

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 532491 MTL: 083W19C000600 Date: 10/23/25 Appr: GRH Prop Class: 581 RMV Prop Class: 501
Situs: 6855 SKYLINE RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 27983 Year: 2025

Last Date Appraised: 12/19/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW RESIDENCE (Completion)
Check For completion 1.1.27

Owner: ALVAND LLC Last Sales Date: 10/03/2005 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 172929
RMV Land: 1186750 RMV Imp: 182520 RMV Total: 1369270 MAV: 99260 MSAV: 73669 SAV: 125236
Comment: 25-26: L2 12.19.24 GRH
24-25: L3 12.18.23 WW

Notations

MA 50%

Farm christmas trees

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAN	SA OSD - NO LANDSCAPE	35000	92430	0

Land

Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Homesite	Description: FOUR HILL DRY	RMV: 10300	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2024 (was 4HD Liability year - 1981)					
	25-26: Updated land classes					
	24-25: Update land classes					
Site: 2	Code Area: 92430	Size: 40.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: STFC	Value Source: Small Tract Forest land	Description: SMALL TRACT FORESTLAND C	RMV: 412350	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1970, STF - 2004 / 02400230 //04-05: STF APPLICATION APPROVED					
Site: 3	Code Area: 92430	Size: 53.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 548420	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981					
Site: 4	Code Area: 92430	Size: 14.48 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 164190	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981					
Site: 5	Code Area: 92430	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 16490	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 92430	Stat Class: 151 -	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 3280	% Complete: 20.00
Desc: One Story Only	Dimensions:	RMV: 152190				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

change class to 5 - Above Average Footprint, design; classing calculator used

Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	5	Finished	3280	2	FB-2/ HB-1	2023	2023	FP - 1, HVAC, ROOF+, KIT, BTH - 1, BATH+, BATH - 2	Y N
Attic	5	5	Unfinished	503	0	0	2023	2023		Y N
Garage Attached	5	5	Finished	958	0	0	2023	2023	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
Add <u>VI 5 Fair</u>					
No accessory data available					

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92430	Stat Class: 351	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 1656	% Complete: 100.00
Desc: General Purpose Building (GB)	Dimensions: 36x46	RMV: 27610				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	1656	0	0	2014	2014	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 2 Code Area: 92430 Stat Class: 355 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 504 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 36x14 RMV: 2720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	504	0	0	2014	2014		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

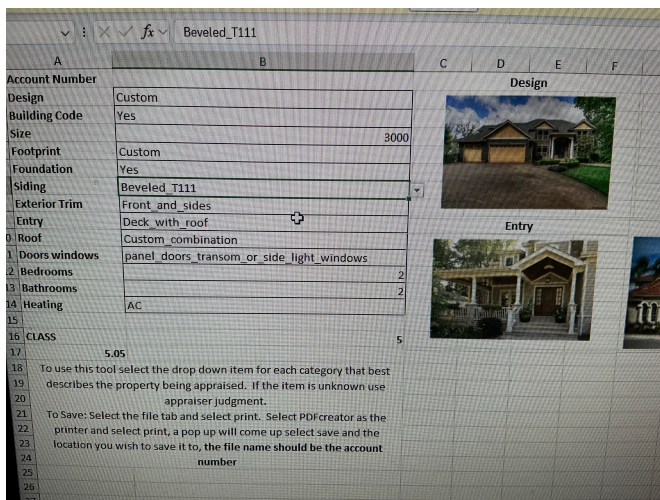
Farm Notes

2023FARM

12/18/23: Inspection by WW L3 forest and farm use ok - Christmas trees

2025FARM

12/19/25: Inspected by GRH L2 during tags, forest and farm use ok - Christmas trees



Percent Complete Form

Account #

532491

Additions

Additions		New Homes		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding missing	5%	50%	60%
4%	75%	Plumbing Rough-In	4%		
3%		Electrical Rough-In	3%		
2%		Heating Rough-In	2%	55%	
	80%	Heating Unit	1%		65%
3%		Insulation	3%	60%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%		
		Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	
2%	95%	Plumbing Fixtures	4%	85%	85%
3%		Floor Coverings & Countertops	7%	90%	90%
2%	100%	Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%		
		Finish Grade	1%	100%	100%

APPR 2 GRH Date 12/19/24 YR For 25-26 % COMP 20
 APPR 3 GRH Date 12/11/26 YR For 26-27 % COMP 50
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form			
2%	100%	2%	100%
1%		1%	

APPR 1 WW Date 12.18.23 YR For 24-25 % COMP 20
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

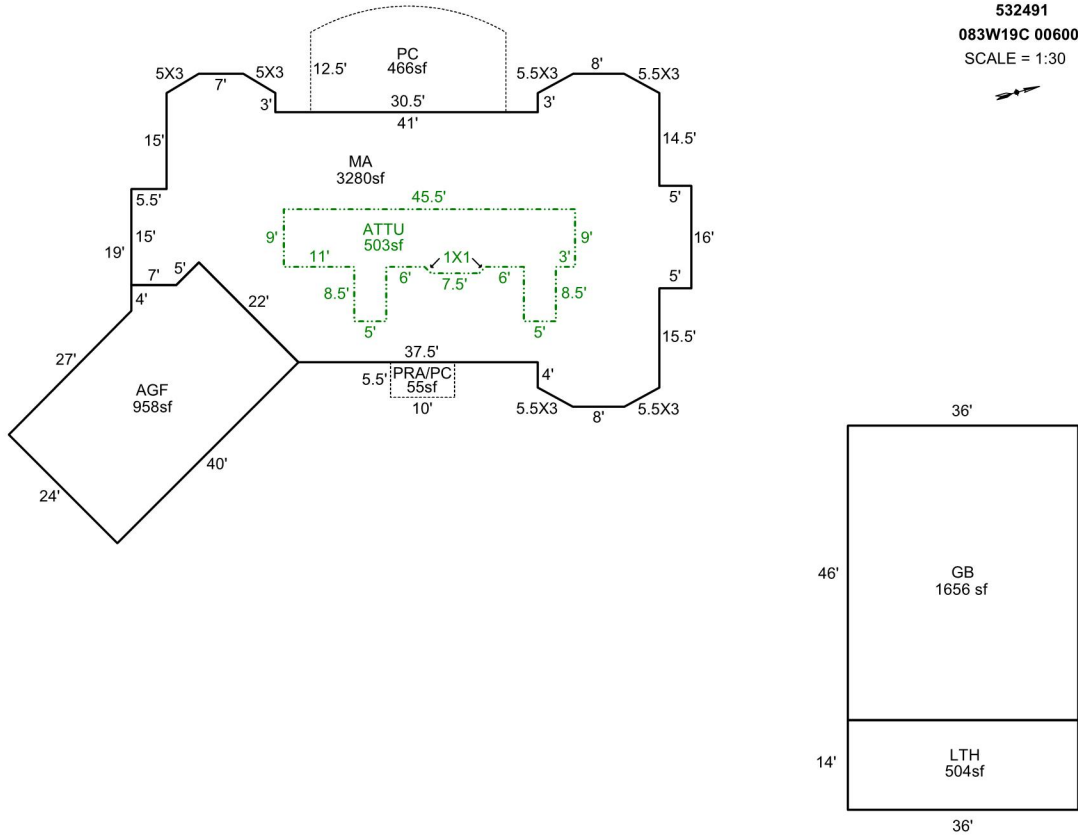


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 532491 Parcel No.: 083W19C 00600
 Property Address: 6855 SKYLINE RD S
 City: SALEM County: MARION State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1656.0	164.0	
	LTH	1.0	504.0	100.0	2160.0
GLA1	MA	1.0	3279.9	273.6	3279.9
GLA2	ATTU	1.0	503.0	143.8	503.0
GAR	AGF	1.0	958.3	129.2	958.3
P/P	PRA/PC	1.0	55.0	31.0	
	PC	1.0	465.5	87.4	520.5

COMMENT TABLE 1

DRAWN BY JRONDEMA 4/9/18
 UPDATED BY CJURAN 02/16/2023 555-22-009684
 UPDATED BY CJURAN 02/01/2024

COMMENT TABLE 2

WW 12/18/2023
GPH 12/19/24

COMMENT TABLE 3

TAGS L3
TAGS L2

Net LIVABLE cnt 2 (rounded) 3,783
 Net BUILDING cnt 2 (rounded) 2,160

Assessor Monthly Issued Permit Report

For 1/1/2023 to 1/31/2023

PERMIT#: 555-22-009684-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 10/21/2022
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 1/31/2023
 CATEGORY: Comprehensive EXPIRES: 7/30/2023

OFFICE: MC
 PARCEL#: 083W19C 00600 R32491
 ACRES: 110.28
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 6855 SKYLINE RD S SALEM, OR 97302

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	ALVAND LLC	PO BOX 3772 SALEM, OR 97302	503-999-8866
OWNER	ALVAND LLC	PO BOX 3772 SALEM, OR 97302	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	ALVAND LLC	PO BOX 3772 SALEM, OR 97302	503-999-8866

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: NSFD 3 BDRM 2.5 BATH
 VALUATION: \$417,085.93
 STORIES: 1
 BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE:
 EXISTING:
 NEW:

TOTAL SQ. FT.: 3329

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2369 Sq Ft
U Utility, misc.	VB	960 Sq Ft
U Utility, misc. - half rate	VB	55 Sq Ft