

Acct ID: 529200 MTL: 072W35C002100 Date: **12.10.25** Appr: **JJS** Prop Class: 559 RMV Prop Class: 509  
 Situs: 1250 LIND LN SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 46684 Year: 2025

Last Date Appraised: 07/22/2025 Appraiser: CLINT LUKE Tag: **Y** N Tag info: 2025 - FARM/FOREST APPROVAL (L2: ON-SITE REVIEW EXTERIOR)

Owner: VORONKO, ALEKSANDR Last Sales Date: 06/13/2023 Roll Type: R

Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 74779

RMV Land: 659440 RMV Imp: 41740 RMV Total: 701180 MAV: 20510 MSAV: 54269 SAV: 94259

Comment: 25-26 L3 7/22/25 CLUKE  
 24-25 L2 7/15/24 CLUKE  
 24-25: L4 11.29.23 GRH  
 LEVEL 4 C19 6-9-20 06WV

**Notations** **New MA @ 35, Add 2 Existing FC's, R/T**

| RP/MS | Code  | Description    |
|-------|-------|----------------|
| MS    | ZONED | FARM EFU ZONED |
| RP    | ZONED | FARM EFU ZONED |

**OSDs** **CWO 3/24/26 L4 farm use ok - hay, add 2nd SA Homesite**

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 50000 | 92410     | 0         |

**Land**

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 18680 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2024  
 24-25: Update land classes

Site: 2 Code Area: 92410 Size: 13.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 229300 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2024

Site: 3 Code Area: 92410 Size: 9.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 155930 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2024

Site: 4 Code Area: 92410 Size: 11.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 205530 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2024

**Improvements - Residence / Manufactured Structures**

Bldg: 2 Code Area: 92410 Stat Class: 107 Year Blt: Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements **Farm FC** Dimensions: RMV: 3990  
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |

**Accessories**

| Description            | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity |
|------------------------|-------|-----------|------------|------|----------|
| YARD IMPROVEMENTS FAIR | 2     | 0         | 1999       | 3766 | 1        |

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 92410 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1920 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 40x48 RMV: 37430  
 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      | 1920       | 0    | HB-1  | 2007   | 2007       | GOOD, BTH - 1 |

**Accessories**

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

Bldg: 3 Code Area: 92410 Stat Class: 354 Year Blt: Eff Year Blt: 2007 Sq.Ft: 120 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 320  
 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 | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Light Duty | 4     | Finished      | 120        | 0    | 0     | 0      | 2007       |           |                |

**Accessories**

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

**Permits**

| Permit Number | Permit ID | Origin        | Category         | Type      | Estimate Value | % Complete | Roll Type | Description  |
|---------------|-----------|---------------|------------------|-----------|----------------|------------|-----------|--|
| 25-001811     | 83754     | MARION COUNTY | NEW CONSTRUCTION | RESIDENCE | 1290183        | 0          | R         | REPLACEMENT SFD 3 BDRM 6 BATH W OFFICE AND FAMILY ROOM |

**Farm Notes**

2024FARM  
 9/4/24: CWO Rec'd copy of lease for new tenant farmer with five year contact for hay production on 34.0 acres. Approved for farm use - Hay. Recheck 6/1/25 for continued use.  
 8/12/24: Victoria called and stated they have started treating the land to get rid of weeds and plan to do hay and have wildflowers for bees and to sell.  
 7/15/24: CL and CWO spoke to Victoria during onsite inspection. Only had small patch of garlic as test crop, no other land in use. Will explore leasing to tenant farmer. Sent flyers, recheck 5/1/25.  
 3/12/24: CWO at counter with Victoria. She was looking into DFL and stated that they are farming by rotating garlic and clover. Verify via onsite use for approval farm 5/1/24. Call first for access and for owner to walk the property.

2025FARM

25-26 7/22/25 L3 CLUKE FARM: HAYED OR MOWED BETWEEN 7/1/25 AND 7/22/25 PHOTOS ON FILE FROM 5/27/25-7/22/25

152+ MA ST 7,071 sq YIF 2025 @ 351.  
 W/ 1635 AGF + 237 sq  
 Cold Storage

ACCOUNT # 529200 DATE: 12.10.25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR JSS TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR 1st  
 AREA 4824 EFF AREA \_\_\_\_\_ BED 1  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + 3 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 1035  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR \_\_\_\_\_  
 % COMP 35  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE FC  
 STAT / CLASS 357  
 SIZE 50x20  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2024 1st  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 EXCEPT Y  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 152 QLTY + - FLOOR 2nd  
 AREA 1155 EFF AREA \_\_\_\_\_ BED 2  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT 152 QLTY + - FLOOR 2nd  
 AREA 655 EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE AGF  
 STAT / CLASS \_\_\_\_\_  
 SIZE 237  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR \_\_\_\_\_  
 % COMP 35  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT \_\_\_\_\_ Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY \_\_\_\_\_ - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF \_\_\_\_\_ HVAC \_\_\_\_\_  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - \_\_\_\_\_  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT \_\_\_\_\_ Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: UNFINISH

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 COMMENT: can't stop

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

Percent Complete Form

Account # 529200

Additions

New Homes

| <u>Additions</u> |                         | <u>New Homes</u>    |                               |       |          |       |
|------------------|-------------------------|---------------------|-------------------------------|-------|----------|-------|
| % Item           | % Sum                   |                     | No Basement                   |       | Basement |       |
|                  |                         |                     | % Item                        | % Sum | % Item   | % Sum |
| 3%               |                         | Plans/Survey        | 3%                            |       | 3%       |       |
| 2%               | 0%                      | Excavation          | 2%                            | 0%    | 4%       | 0%    |
| 3%               |                         | Foundation          | 3%                            |       | 10%      |       |
| 35%              | 45%                     | Framing             | 14%                           | 20%   | 16%      | 35%   |
| 8%               | 50%                     | Trusses             | 7%                            | 30%   | 7%       | 40%   |
| 7%               | 60%                     | Roofing             | 7%                            | 35%   | 7%       | 45%   |
| 7%               | 65%                     | Windows/Ext Doors   | 7%                            | 45%   | 6%       | 55%   |
| 5%               | 70%                     | Siding              | 5%                            | 50%   | 5%       | 60%   |
| 4%               | 75%                     | Plumbing Rough-In   | 4%                            | 55%   | 3%       | 65%   |
| 3%               |                         | Electrical Rough-In | 3%                            |       | 2%       |       |
| 2%               | 80%                     | Heating Rough-In    | 2%                            | 60%   | 1%       |       |
|                  |                         | Heating Unit        | 1%                            |       | 1%       |       |
| 3%               |                         | Insulation          | 3%                            |       | 2%       |       |
| 5%               | 85%                     | Drywall (Finished)  | 5%                            | 65%   | 4%       | 70%   |
| 2%               | 90%                     | Paint Interior      | 2%                            | 70%   | 2%       | 75%   |
| 2%               |                         | Paint Exterior      | 2%                            |       | 2%       |       |
|                  |                         | Cabinets            | 6%                            | 75%   | 5%       | 80%   |
| 2%               | 95%                     | Electrical Fixtures | 3%                            | 80%   | 2%       |       |
| 2%               |                         | Plumbing Fixtures   | 4%                            | 85%   | 3%       | 85%   |
| 3%               |                         | 100%                | Floor Coverings & Countertops | 7%    | 90%      | 6%    |
| 2%               | Interior Trim Carpentry |                     | 7%                            | 95%   | 6%       | 95%   |
|                  | Porch/Entry/Stoop       |                     | 2%                            | 100%  | 2%       | 100%  |
|                  | Finish Grade            |                     | 1%                            |       | 1%       |       |

APPR 555  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_

Date 12.10.15 YR For 26-27  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_

% COMP 35  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_



12/10/25  
MA @ %  
Road is Gated,  
Send Access  
letter first  
1/1/27



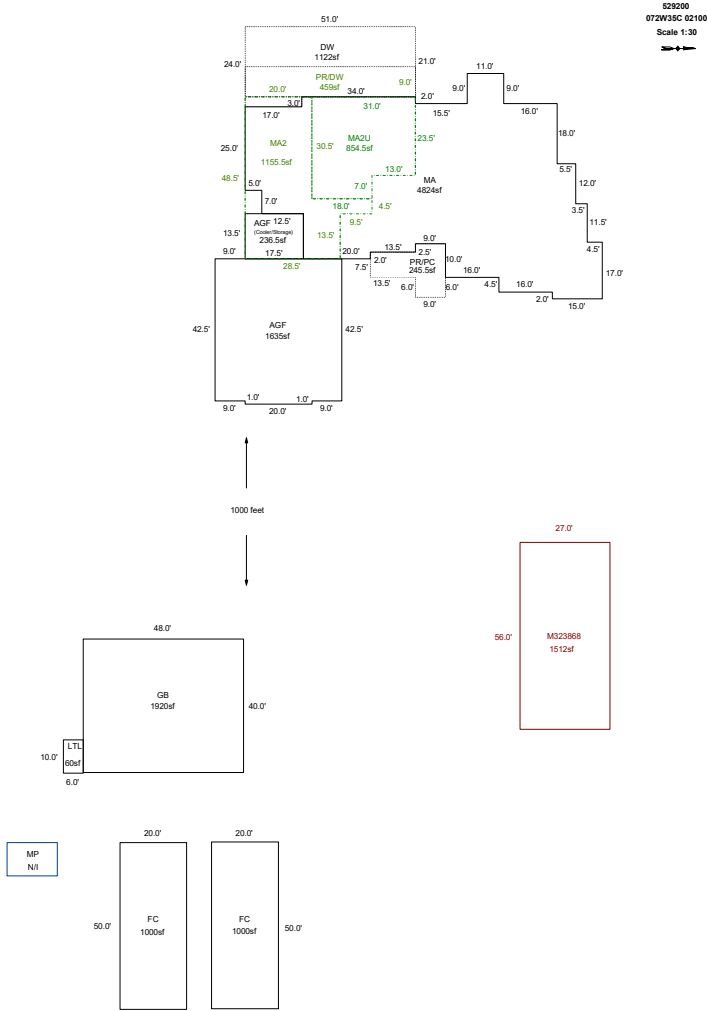
OCT  
2025  
MA NOT  
DONE, NO  
ACCESS

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 529200 Parcel No.: 072W35C 02100  
 Property Address: 1323 78TH AVE SE  
 City: SALEM County: State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | GB           | 1.0    | 1920.0      | 176.0     |            |
|      | AGF          | 1.0    | 236.3       | 62.0      | 2156.3     |
| GBA5 | LTL          | 1.0    | 60.0        | 32.0      | 60.0       |
|      | MA2          | 1.0    | 1165.8      | 173.0     |            |
|      | MA2U         | 1.0    | 854.5       | 123.0     | 2020.3     |
| FC   | FC           | 1.0    | 1000.0      | 140.0     |            |
|      | FC           | 1.0    | 1000.0      | 140.0     | 2000.0     |
| GAR  | AGF          | 1.0    | 1635.0      | 163.0     | 1635.0     |
| MA   | MA           | 1.0    | 4824.0      | 362.0     | 4824.0     |
| OTH  | M323868      | 1.0    | 1512.0      | 166.0     | 1512.0     |
| P/P  | PR/PC        | 1.0    | 245.3       | 77.0      |            |
|      | DW           | 1.0    | 1122.0      | 150.0     |            |
|      | PR/DW        | 1.0    | 459.0       | 120.0     | 1826.3     |
|      | Net LIVABLE  | cnt    | 1 (rounded) |           | 4,824      |
|      | Net BUILDING | cnt    | 1 (rounded) |           | 3,851      |

### COMMENT TABLE 1

Apex by JA 12/15/08  
 Updated by CW 2/13/15  
 UPDATED BY WWILLIAMS 4/10/24  
 UPDATED BY CLOBERG 09/29/25 25-001811 MA  
 UPDATED BY CLOBERG 02/23/26  
 UPD BY WWILLIAMS 3.4.26

### COMMENT TABLE 2

GRH 11.29.23  
 JJS 12/10/25

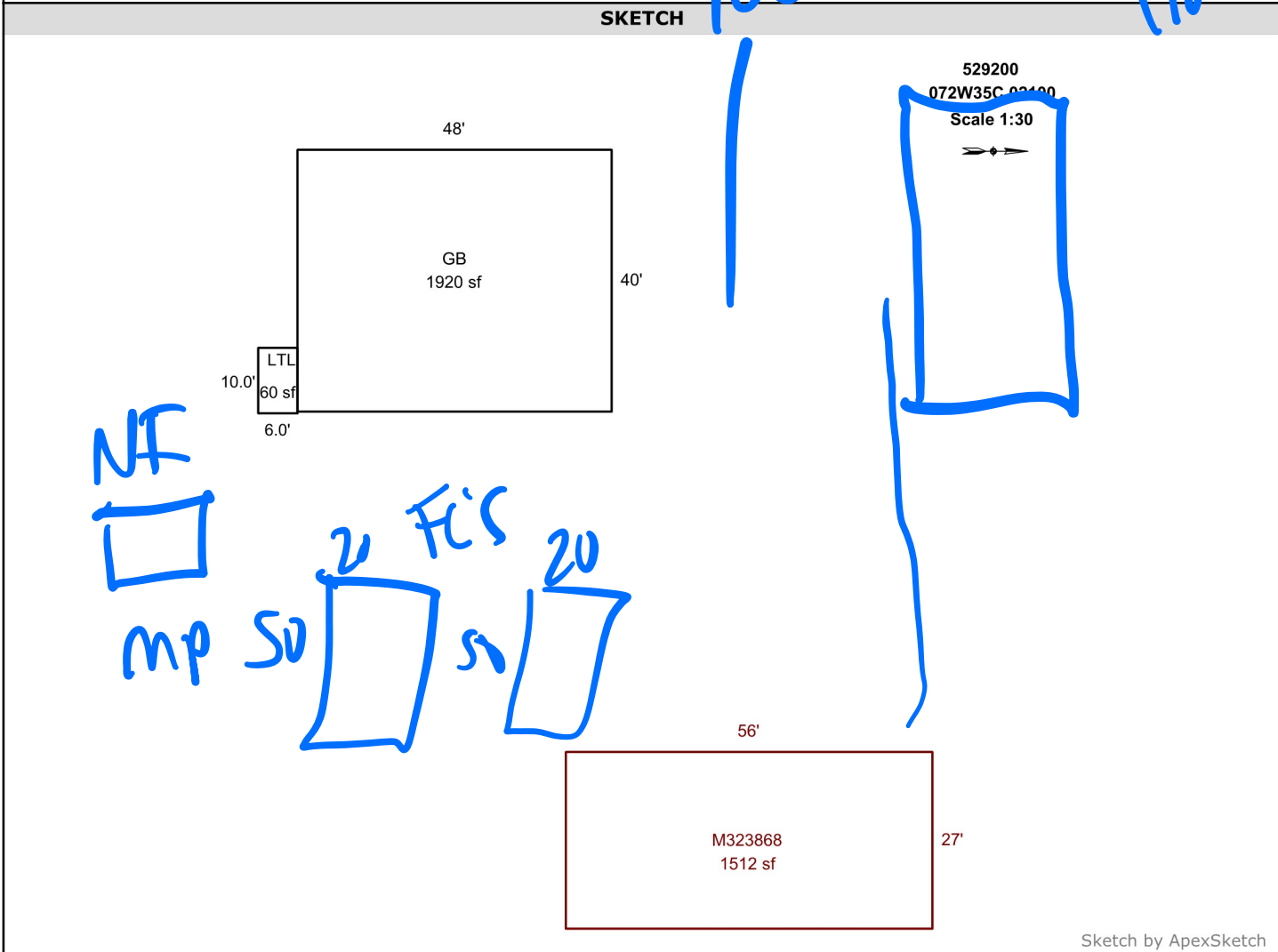
### COMMENT TABLE 3

SV L4  
 TAGS L3

# SKETCH/AREA TABLE ADDENDUM

1000 feet New Home

| SUBJECT INFO      |                           |                  |          |
|-------------------|---------------------------|------------------|----------|
| File No.: 529200  | Parcel No.: 072W35C 02100 |                  |          |
| Property Address: |                           |                  |          |
| City:             | County:                   | State:           | ZipCode: |
| Owner:            |                           |                  |          |
| Client:           |                           | Client Address:  |          |
| Appraiser Name:   |                           | Inspection Date: |          |



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY |                 |        |          |           | COMMENT TABLE 1 |  |                 |                 |              |       |              |         |
|---------------------------|-----------------|--------|----------|-----------|-----------------|--|-----------------|-----------------|--------------|-------|--------------|---------|
| Code                      | Description     | Factor | Net Size | Perimeter | Net Totals      |  |                 |                 |              |       |              |         |
| GBA                       |                 |        | 1920.0   |           | 1920.0          | Apex by JA 12/15/08<br>Updated by CW 2/13/15<br>UPDATED BY WWILLIAMS 4/10/24   |                 |                 |              |       |              |         |
| GBA                       |                 |        | 60.0     |           | 60.0            |  |                 |                 |              |       |              |         |
| OTH                       |                 |        | 1512.0   |           | 1512.0          |  |                 |                 |              |       |              |         |
|                           |                 |        |          |           | 1,980           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>GRH 11.29.23</td> <td>SV L4</td> </tr> <tr> <td style="font-size: 1.5em; color: blue;">JJS 12.10.25</td> <td style="font-size: 1.5em; color: blue;">Tags L3</td> </tr> </tbody> </table> | COMMENT TABLE 2 | COMMENT TABLE 3 | GRH 11.29.23 | SV L4 | JJS 12.10.25 | Tags L3 |
| COMMENT TABLE 2           | COMMENT TABLE 3 |        |          |           |                 |  |                 |                 |              |       |              |         |
| GRH 11.29.23              | SV L4           |        |          |           |                 |  |                 |                 |              |       |              |         |
| JJS 12.10.25              | Tags L3         |        |          |           |                 |  |                 |                 |              |       |              |         |