

Acct ID: 518340 MTL: 062W090003101 Date: 11/7/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 9785 PORTLAND RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 67648 Year: 2025

Last Date Appraised: 01/03/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Addition)

Owner: DAVID AND KATHRYN LECOMPTE REV FAM TR Last Sales Date: 05/10/1994 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 570471
 RMV Land: 428810 RMV Imp: 1156301 RMV Total: 1585111 MAV: 515590 MSAV: 38601 SAV: 78352
 Comment: 25-26: L2 01.03.24 GRH
 24-25: L4 12.11.23 MLH
 23-24: L2 1.3.23 MLH

Notations

EP 100%, Addn 100%

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

Land

Site: 2 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 48450 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Land classes ok

Site: 3 Code Area: 01410 Size: 2.84 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 158250 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 4 Code Area: 01410 Size: 0.28 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 14250 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 5 Code Area: 01410 Size: 2.51 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 121620 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 6 Code Area: 01410 Size: 0.68 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 36240 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Improvements - Residence / Manufactured Structures

1997

Bldg: 1 Code Area: 01410 Stat Class: 152 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 3490 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 766860
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16280 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1397	0	FB-1	1994	1994	BATH - 1, KIT-, HVAC+, FP - 2, ROOF	Y N
First Floor	5	Finished	174	0	0	1994	1994	<u>100%</u>	<u>Y</u> N
Second Floor	5	Finished	1447	3	FB-2	1994	1994	BATH - 2, HVAC+	Y N
Attic	5	Finished	472	1	0	1994	1994	HVAC+	Y N
Garage Attached	5	Finished	1066	0	0	1994	1994	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH <u>100% complete</u>	6	365	1994	23070	0	<u>Y</u> N
YARD IMPROVEMENTS AVERAGE	5	0	1994	37910	1	Y N

Bldg: 10 Code Area: 01410 Stat Class: 148 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 233940
 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	
Garage Oversized Detached	4	Finished	3000	0	0	2022	2022	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 2700	% Complete: 100.00
Desc: Frost Control			Dimensions: 90x30		RMV: 3810	
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	
Frost Control	4	Finished	2700	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 2400	% Complete: 100.00
Desc: General Purpose Building (GB)			Dimensions: 40x60		RMV: 37720	
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	2400	0	0	1994	2008	AVG	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 357	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 5760	% Complete: 100.00
Desc: Frost Control			Dimensions: 96x30		RMV: 7521	
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	
Frost Control	4	Finished	5760	0	0	2000	2000		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 352	Year Blt: 2004	Eff Year Blt: 2008	Sq.Ft: 5660	% Complete: 100.00
Desc: Utility Building (UB)			Dimensions:		RMV: 98980	
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	
Utility Building	6	Finished	5660	0	0	2004	2008	AVG	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 01410	Stat Class: 353	Year Blt: 1994	Eff Year Blt: 2008	Sq.Ft: 280	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 14x20		RMV: 2480	
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	
Machine Shed	4	Finished	280	0	0	1994	2008	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 357	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 704	% Complete: 100.00
Desc: Frost Control			Dimensions: 32x22		RMV: 1180	
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
Frost Control	4	Finished	704	0	0	1994	2000	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 01410 Stat Class: 357 Year Blt: Eff Year Blt: 2000 Sq.Ft: 2700 % Complete: 100.00
 Desc: Frost Control Dimensions: 30x90 RMV: 3810
 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
Frost Control	4	Finished	2700	0	0	2000	2000	Exception: Y N

Accessories

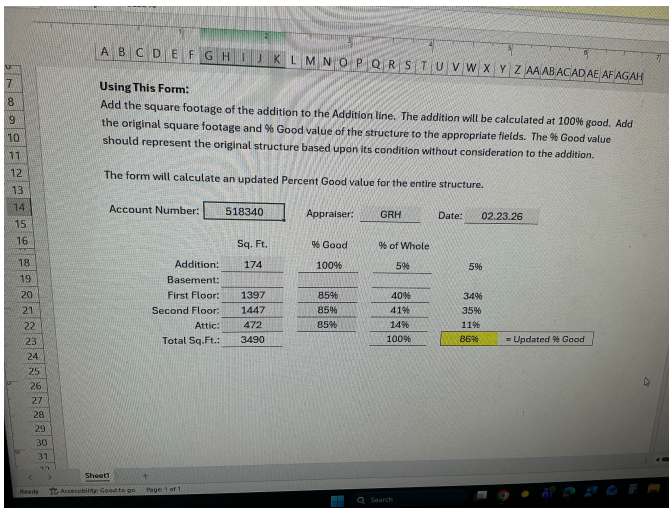
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Farm Notes

2025FARM

1/3/24: Inspected by GRH L2 during tags, farm use ok - nursery stock, row crops

percent good calculator



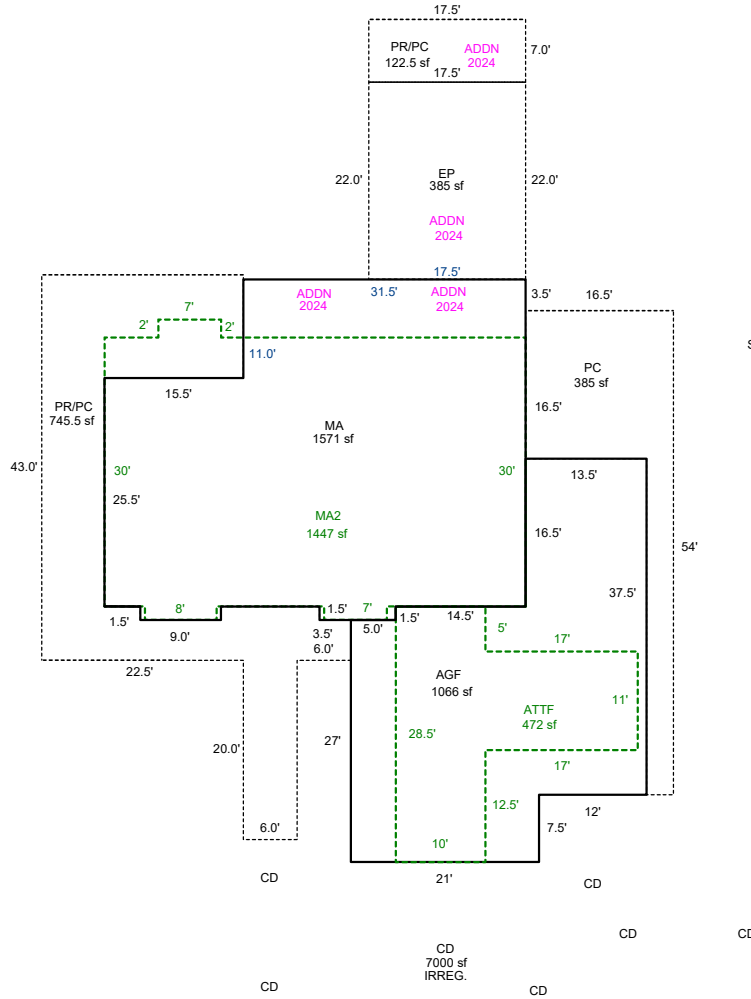


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518340 Parcel No.: 062W09 03101
 Property Address: 9785 PORTLAND RD NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1571.2	173.0	1571.2
GLA2	MA2	1.0	1446.6	164.0	
	ATTF	1.0	472.0	111.0	1918.6
GAR	AGF	1.0	1065.8	156.0	1065.8
P/P	PR/PC	1.0	745.7	229.0	
	PC	1.0	385.0	141.0	
	PR/PC	1.0	122.5	49.0	
	EP	1.0	385.0	79.0	1638.2

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CJURAN 03/09/2021
 UPDATED BY CJURAN 08/03/2021
 UPDATED BY CJURAN 05/11/2023
 UPDATED BY CJURAN 02/14/2024
 UPDATED BY CLOBERG 10/16/24 23-009036 MA ADDN
 UPDATED BY CLOBERG 01/08/25
 UPDATED BY CLOBERG 01/21/25

COMMENT TABLE 2

#19 02/25/2009
 #10 CL 04/24/2020
 MLH 01/03/2023
 MLH 12/11/2023
 GRH 01/03/25

COMMENT TABLE 3

CYCLE
 CYCLE C-19
 TAGS L2
 TAGS L4
 TAGS L2

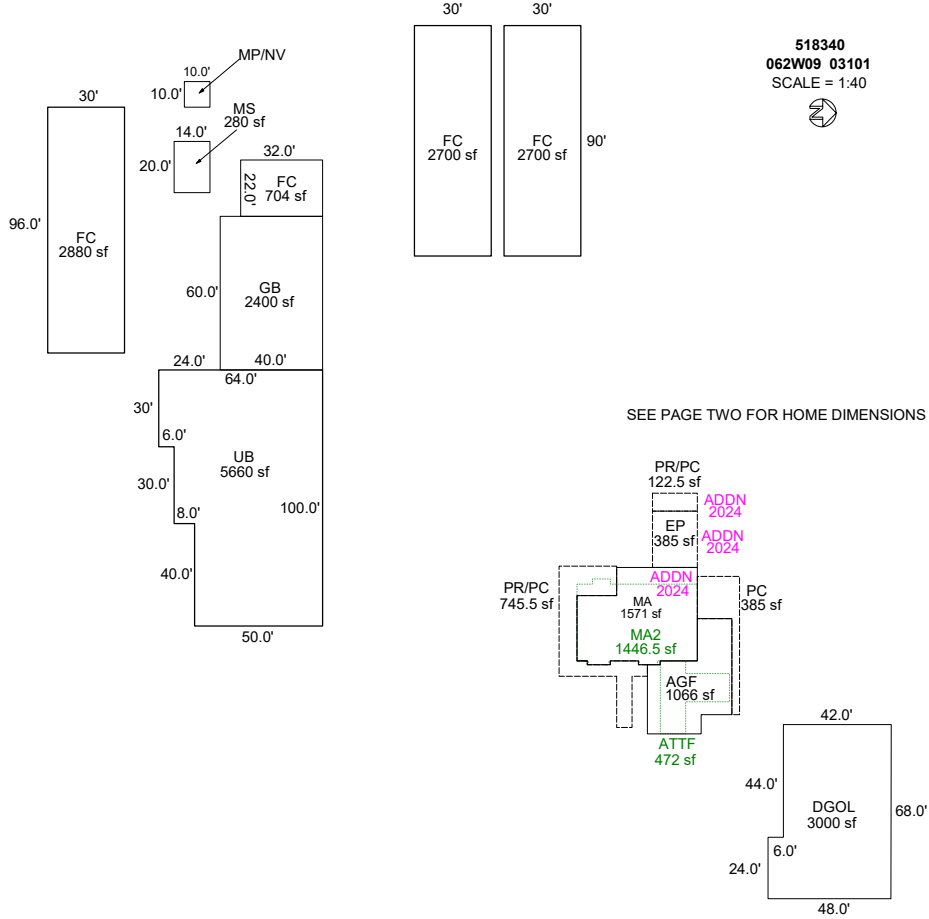
Net LIVABLE cnt 0 (rounded) 3,490

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518340 Parcel No.: 062W09 03101
 Property Address: 9785 PORTLAND RD NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	2700.0	240.0	
	FC	1.0	2700.0	240.0	
	UB	1.0	5660.0	328.0	
	FC	1.0	2880.0	252.0	
	MS	1.0	280.0	68.0	
	FC	1.0	704.0	108.0	
	GB	1.0	2400.0	200.0	
	DGOL	1.0	3001.5	232.0	20325.5
GLA1	MA	1.0	1571.2	173.0	1571.2
GLA2	MA2	1.0	1446.6	164.0	
	ATTF	1.0	472.0	111.0	1918.6
GAR	AGF	1.0	1065.8	156.0	1065.8
P/P	PR/PC	1.0	745.7	229.0	
	EP	1.0	385.0	79.0	
	PR/PC	1.0	122.5	49.0	
	PC	1.0	385.0	141.0	1638.2
	Net LIVABLE	cnt	0	(rounded)	3,490
	Net BUILDING	cnt	8	(rounded)	20,325

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CJURAN 03/09/2021
 UPDATED BY CJURAN 08/03/2021
 UPDATED BY CJURAN 05/11/2023
 UPDATED BY CJURAN 02/14/2024
 UPDATED BY CLOBERG 10/16/24 23-009036 MA ADDN
 UPDATED BY CLOBERG 01/08/25
 UPDATED BY CLOBERG 01/21/25

COMMENT TABLE 2

#19 02/25/2009
 #10 CL 04/24/2020
 MLH 01/03/2023
 MLH 12/11/2023
 GRH 01/03/25

COMMENT TABLE 3

CYCLE
 CYCLE C-19
 TAGS L2
 TAGS L4
 TAGS L2

Percent Complete Form

Account # 518340

Additions

New Homes

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

APPR GPH Date 1/3/25 YR For 25-26 % COMP 65
 APPR GPH Date 1/7/25 YR For 26-27 % COMP 100
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
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 _____