

Acct ID: 558466 MTL: 084W25D000600 Date: 10/23/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: \_\_\_\_\_ MaSaNh: 06 06 000 Unit: 114775 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: FISCHER, ADRIENNE Last Sales Date: 09/28/2020 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 245780  
 RMV Land: 361280 RMV Imp: 318840 RMV Total: 680120 MAV: 245780 MSAV: 0 SAV: 0  
 Comment: 25-26: L2 01.09.25 GRH  
 24-25 L2 12.18.23 WW

*no change*

**OSDs**

| Count | Code | Description        | RMV   | Code Area | Exception |
|-------|------|--------------------|-------|-----------|-----------|
| 1     | MKTN | OSD - NO LANDSCAPE | 35000 | 92460     | 0         |

**Land**

|                              |                                 |                            |               |              |             |                |
|------------------------------|---------------------------------|----------------------------|---------------|--------------|-------------|----------------|
| Site: 1                      | Code Area: 92460                | Size: 3.71 Acres           | Use Code: 005 | Zone: REST   | SAV Use:    | Exception: 0   |
| Class: 4HD                   | Value Source: Rural Restrictive | Description: FOUR HILL DRY |               |              | RMV: 252060 | Exception: Y N |
| Adjustment(s): FSOIL         |                                 | Fire Patrol:               |               | Description: |             |                |
| Comments: 01-02; REAPPRAISAL |                                 |                            |               |              |             |                |
| Site: 2                      | Code Area: 92460                | Size: 1.15 Acres           | Use Code: 005 | Zone: REST   | SAV Use:    | Exception: 0   |
| Class: 6H                    | Value Source: Rural Restrictive | Description: SIX HILL      |               |              | RMV: 74220  | Exception: Y N |
| Adjustment(s): FSOIL         |                                 | Fire Patrol:               |               | Description: |             |                |
| Comments:                    |                                 |                            |               |              |             |                |

**Improvements - Residence / Manufactured Structures**

Bldg: 4 Code Area: 92460 Stat Class: 142 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 3229 % Complete: 50.00  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 318840  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0

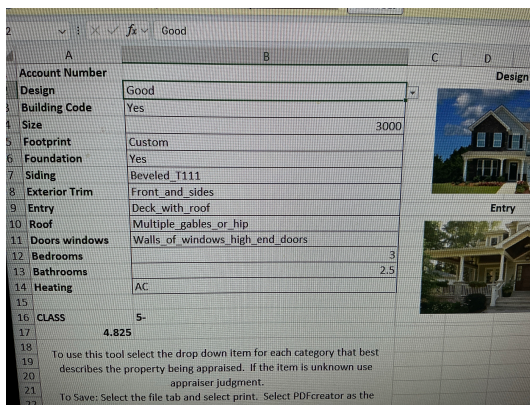
**Floors** *Good design, Footprint custom, multiple gables, large windows*

*exterior characteristics*

| Type            | Class              | Display Group | Floor Size | Beds | Baths         | Yr Blt | Eff Yr Blt | Inventory                                  | Exception      |
|-----------------|--------------------|---------------|------------|------|---------------|--------|------------|--|----------------|
| First Floor     | <i>class 5-</i> 4+ | Finished      | 1858       | 1    | FB-1/<br>HB-1 | 2023   | 2023       | ROOF, HVAC, BATH+, BATH - 1, BTH - 1, KIT+ | Exception: Y N |
| Second Floor    | 4+                 | Finished      | 1371       | 2    | FB-1          | 2023   | 2023       | HVAC, BATH - 1                             | Exception: Y N |
| Garage Attached | 4+                 | Finished      | 576        | 0    | HB-1          | 2023   | 2023       | ROOF, BTH - 1                              | Exception: Y N |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception      |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS AVERAGE | 4     | 0         | 2023       | 16050 | 1        | Exception: Y N |



*classing calculator*

Percent Complete Form

558466

Account # \_\_\_\_\_

53

Additions

New Homes

| Additions |       | New Homes                     |             |       |          |       |
|-----------|-------|-------------------------------|-------------|-------|----------|-------|
| % 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%        |       | Electrical Fixtures           | 3%          | 80%   | 2%       |       |
| 2%        | 95%   | Plumbing Fixtures             | 4%          | 85%   | 3%       | 85%   |
| 3%        | 100%  | Floor Coverings & Countertops | 7%          | 90%   | 6%       | 90%   |
| 2%        |       | Interior Trim Carpentry       | 7%          | 95%   | 6%       | 95%   |
|           |       | Porch/Entry/Stoop             | 2%          | 100%  | 2%       | 100%  |
|           |       | Finish Grade                  | 1%          |       | 1%       |       |

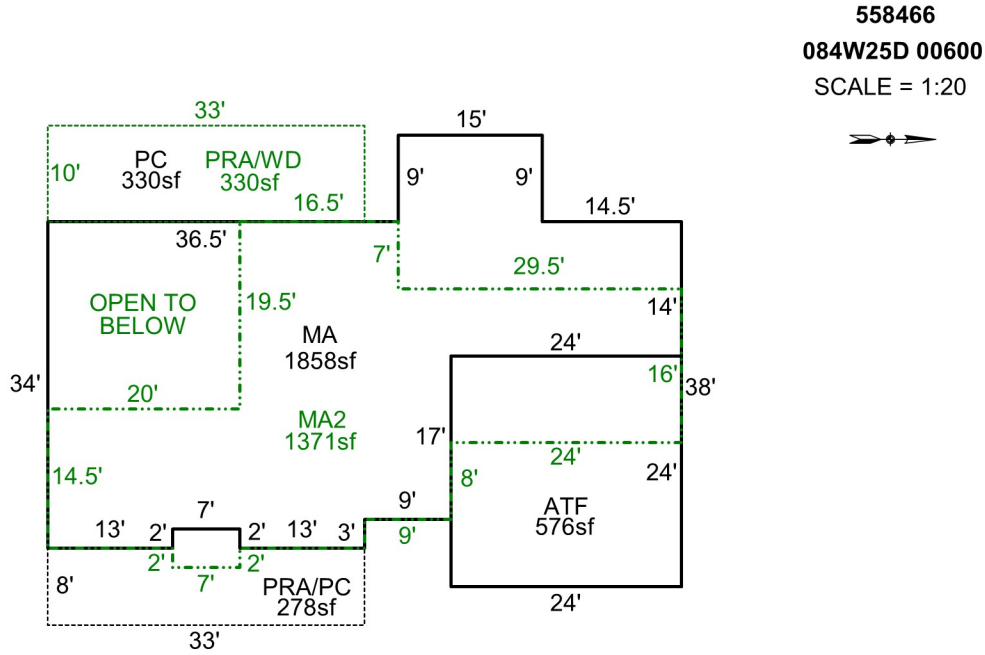
|                 |                      |                     |                  |
|-----------------|----------------------|---------------------|------------------|
| APPR <u>WHL</u> | Date <u>12-10-23</u> | YR For <u>24-25</u> | % COMP <u>50</u> |
| APPR <u>GPH</u> | Date <u>1/9/25</u>   | YR For <u>25-26</u> | % COMP <u>50</u> |
| APPR _____      | Date _____           | YR For _____        | % COMP _____     |
| APPR _____      | Date _____           | YR For _____        | % COMP _____     |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 558466 Parcel No.: 084W25D 00600  
 Property Address:  
 City: SALEM County: MARION State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.0    | 1858.0   | 222.0     | 1858.0     |
| GLA2 | MA2         | 1.0    | 1370.5   | 204.0     | 1370.5     |
| GAR  | ATF         | 1.0    | 576.0    | 96.0      | 576.0      |
| P/P  | PC          | 1.0    | 330.0    | 86.0      |            |
|      | PRA/WD      | 1.0    | 330.0    | 86.0      |            |
|      | PRA/PC      | 1.0    | 278.0    | 86.0      | 938.0      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 5/11/18  
 UPDATED BY CJURAN 12/08/2022 555-22-009360  
 UPDATED BY CJURAN 01/03/2024

### COMMENT TABLE 2

WW 12/18/2023

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      2      (rounded)                      3,229