

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date: 9/26/2025

Acct ID: 562826 MTL: 084W23A002500 Date: 3/3/26 Appr: GPH Prop Class: 401 RMV Prop Class: 401  
Situs: 5397 VITAE SPRINGS RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 105450 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion) class, YE update & do overall percent good.

Owner: FILIPENKO, PAUL & FILIPENKO, LAURA S Last Sales Date: 05/08/1997 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 482840

RMV Land: 449560 RMV Imp: 596150 RMV Total: 1045710 MAV: 327960 MSAV: 0 SAV: 0

Comment: 25-26: L2 01.09.25 GRH

Owner adamant at 95 %  
for addition

Addition 95%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 4.37 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 307420 Exception: Y N  
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:  
 Comments: 10-11: CYCLE WORK PER #42 ADD TREED ADJ,VIEW ADJ// 01-02: COMBINED LAND SEGS - SAME LAND TYPE, 5.88 TTL ACRES 01-02: REAPPRAISAL

Site: 2 Code Area: 92430 Size: 1.51 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 92140 Exception: Y N  
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:  
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 133 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 2668 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 293350  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10400 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	950	2	FB-2	1982	1982	HVAC, BATH+, FP - 1, ROOF, KIT, BATH - 1	Y N
First Floor	3	Finished	768	0	0	1982	1982	<u>95%</u>	Y N
Basement	3	Finished	950	2	FB-1	1982	1982	HVAC, BATH - 1	Y N
Garage Attached	3	Finished	440	0	0	1982	1982	ROOF	Y N
Garage Basement	3	Finished	240	0	0	1982	1982	<u>95%</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1982	15215	1

Bldg: 3 Code Area: 92430 Stat Class: 148 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1200 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 302800  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 144480 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Attic	4	Finished	1200	0	0	2015	2015	HVAC	Y N
Garage Oversized Detached	4	Unfinished	2400	0	0	2015	2015	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 80 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 RMV: 0  
 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
Multi-Purpose Bldg	5	Finished	80	0	0	2000	2000		Y N





Percent Complete Form

Account # 562826

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% 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%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%		5%
4%	75%	Plumbing Rough-In	4%	50%	3%
3%		Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%	55%	1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	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%		2%
		Finish Grade	1%	100%	1%

Addn  
& Bsmtg F  
combined.  
26-27  
-deck, stairs  
& railing not  
done  
owner adamant  
about addition  
not done

APPR GRH Date 1/1/25 YR For 25-26 % COMP 35  
 APPR GRH Date 3/3/26 YR For 26-27 % COMP 95  
 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%

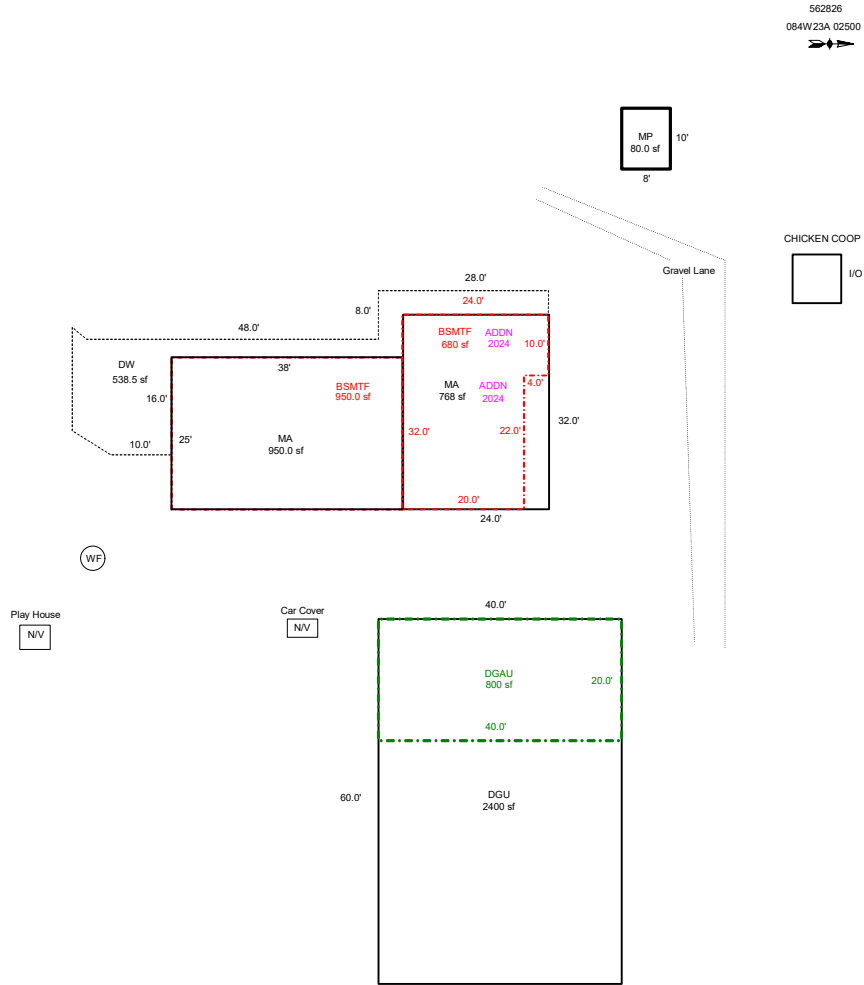
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
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 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 562826 Parcel No.: 084W23A 02500  
 Property Address: 5397 Vitae Springs Rd  
 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	MP	1.0	80.0	36.0	80.0
GBA2	DGAU	1.0	800.0	120.0	800.0
GLA1	MA	1.0	768.0	112.0	
	MA	1.0	950.0	126.0	1718.0
BSMT	BSMTF	1.0	950.0	126.0	950.0
BSMTF	BSMTF	1.0	680.0	112.0	680.0
GAR	DGU	1.0	2400.0	200.0	2400.0
P/P	DW	1.0	538.5	210.7	538.5

### COMMENT TABLE 1

Apex 11/01/2012 Jane  
 UPDATED BY CLOBERG 10/17/24 24-005002 MA ADDN  
 UPDATED BY CLOBERG 02/27/25

### COMMENT TABLE 2

GRH 01/09/25

### COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 1,718  
 Net BUILDING cnt 2 (rounded) 880