

Acct ID: 562852 MTL: 084W23D002500 Date: 3/10/25 Appr: GPH Prop Class: 401 RMV Prop Class: 401  
 Situs: 5402 VITAE SPRINGS RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 105475 Year: 2025

Last Date Appraised: 09/13/2010 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: LORD PROTECTOR TR Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 271490  
 RMV Land: 285180 RMV Imp: 238280 RMV Total: 523460 MAV: 271490 MSAV: 0 SAV: 0

Comment: **MLS 829652**  
**Dom 77**

Notations **sale code 30**

*Update inv*

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	40000	92430	0

**Land**

Site: 1	Code Area: 55430	Size: 1.56 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 185860	Exception: Y N
Adjustment(s):	VWAR		Fire Patrol:	Description:		
Comments:	01-02; REAPPRAISAL					
Site: 2	Code Area: 92430	Size: 0.33 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 59320	Exception: Y N
Adjustment(s):	VWAR		Fire Patrol:	Description:		
Comments:	2011-12 CYCLE OWRK BY #42- ADD VIEWA ADJ AND CHG OSDA TO OSDF// 01-02; REAPPRAISAL					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 92430	Stat Class: 142	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 1353	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 226230		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	825	0	<i>pl</i>	1985	1985	BATH - 1, KIT-, ROOF, HVAC, FP - 1 <i>+ new HP</i>	Exception: <input checked="" type="checkbox"/> N
Attic	4	Finished	528	<i>1</i>	<i>1</i>	1985	1985	BATH - 1, BATH+, HVAC <i>+ new HP</i>	Exception: <input checked="" type="checkbox"/> N

**Accessories**

*Listing floor plans show bed & bath cant*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
HOT TUB / SPA	4	0	1985	1215	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1985	26001	1	Exception: Y N

Bldg: <del>4</del>	Code Area: 92430	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	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
No floor data available								

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 92430	Stat Class: 351	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 768	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 32x24	RMV: 3430		
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
General Purpose Bldg	5	Finished	768	0	0	1985	1985		Exception: Y N

**Accessories**

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

Bldg: 3    Code Area: 92430    Stat Class: 351    Year Blt: 2000    Eff Year Blt: 2000    Sq.Ft: 720    % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 24x30

RMV: 8620

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
General Purpose Bldg	5	Finished	720	0	0	2000	2000	FAIR	

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No **R62851**

File No **084W23D 02500**

SUBJECT

Property Address **5402 Vitae Springs Rd S**

City **Salem**

State **OR**

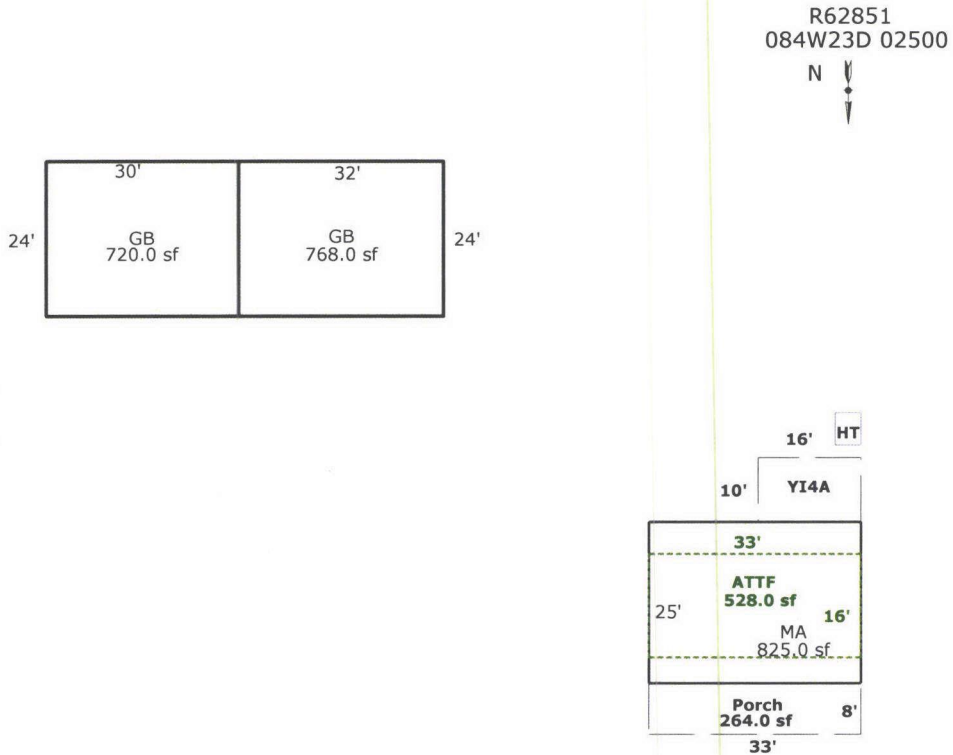
Zip **97306**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1 = 30**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	825.0	116.0	825.0
GLA2	ATTF	1.00	528.0	98.0	528.0
GBA1	GB	1.00	768.0	112.0	
	GB	1.00	720.0	108.0	1488.0
P/P	Porch	1.00	264.0	82.0	
	YI4A	1.00	160.0	52.0	424.0
Net LIVABLE Area			(rounded w/ factors)		1353
Net BUILDING Area			(rounded w/ factors)		1488

### Comment Table 1

Apex 11/19/10 Jane

### Comment Table 2

### Comment Table 3