

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 12/26/2025

Acct ID: 328463 MTL: 083W320007200 Date: 01/06/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2497 TALIS CT S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 89731 Year: 2026

Last Date Appraised: 12/12/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: **RECHECK FOR COMPLETION 1.1.27**

Owner: LEINASSAR LT & LEINASSAR, CYNTHIA S TRE Last Sales Date: 06/16/2015 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 621920
 RMV Land: 370380 RMV Imp: 766130 RMV Total: 1136510 MAV: 621920 MSAV: 0 SAV: 0
 Comment: 22-23: MDL 34 06/06/22 UPDATED VIEW ADJ //

L3 New DGO 50%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 3.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 330380 Exception: Y N
 Adjustment(s): VIEWE Fire Patrol: Description:
 Comments: 18-19: PER #24 CHG VIEW ADJ// 17-18: ADD OSD / ADD OSD AS EXCEPTION WHEN DEVELOPED FOR HOME. JS #29 11-10-14/\2001-02 NEW SUB; 2002-03 BROUGHT TO MARKET VALUE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 151 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 3361 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 766130
 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
First Floor	5 +	Finished	3361	4	FB-3	2016	2016	ROOF, FP - 1, HVAC, BATH+, KIT, BATH - 3	Exception: Y N
Garage Attached	5	Finished	1582	0	0	2016	2016	ROOF	Exception: Y N
Carport Attached	5	Unfinished	396	0	0	2017	2017	ROOF	Exception: Y N

ATTACHED GABLE ROOF

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	2016	44880	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006046	85469	MARION COUNTY	NEW CONSTRUCTIO N	OUTBUILDING	190656	0	R	60 X 48 SHOP FOR PERSONAL USE, NO PLUMBING



RESIDENCE / MANUFACTURED STRUCTURES

STAT 138 QLTY + - FLOOR 060
 AREA 2880 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PRG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 50 % GOOD _____ FUNC _____
 EXCEPT 0 N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

perm _____
 count # _____

New Homes

	No Basement		Basement	
	% Item	% Sum	% Item	% Sum
	3%		3%	
	2%	0%	4%	0%
	3%		10%	
	14%	20%	16%	35%
	7%	30%	7%	40%
	7%	35%	7%	45%
	7%	45%	6%	55%

7%	65%	Windows/Ext Doors				
5%	70%	Siding	5%			
4%	75%	Plumbing Rough-In	4%		60%	
3%		Electrical Rough-In	3%			
2%	80%	Heating Rough-In	2%	55%	65%	
		Heating Unit	1%			
3%		Insulation	3%	60%		
5%	85%	Drywall (Finished)	5%	65%	70%	
2%	90%	Paint Interior	2%	70%	75%	
2%		Paint Exterior	2%			
		Cabinets	6%	75%	80%	
2%	95%	Electrical Fixtures	3%	80%	85%	
2%		Plumbing Fixtures	4%	85%		
3%		Floor Coverings & Countertops	7%	90%		6%
2%	100%	Interior Trim Carpentry	7%	95%	95%	
		Porch/Entry/Stoop	2%			2%
		Finish Grade	1%	100%		1%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 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: 060

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	5%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

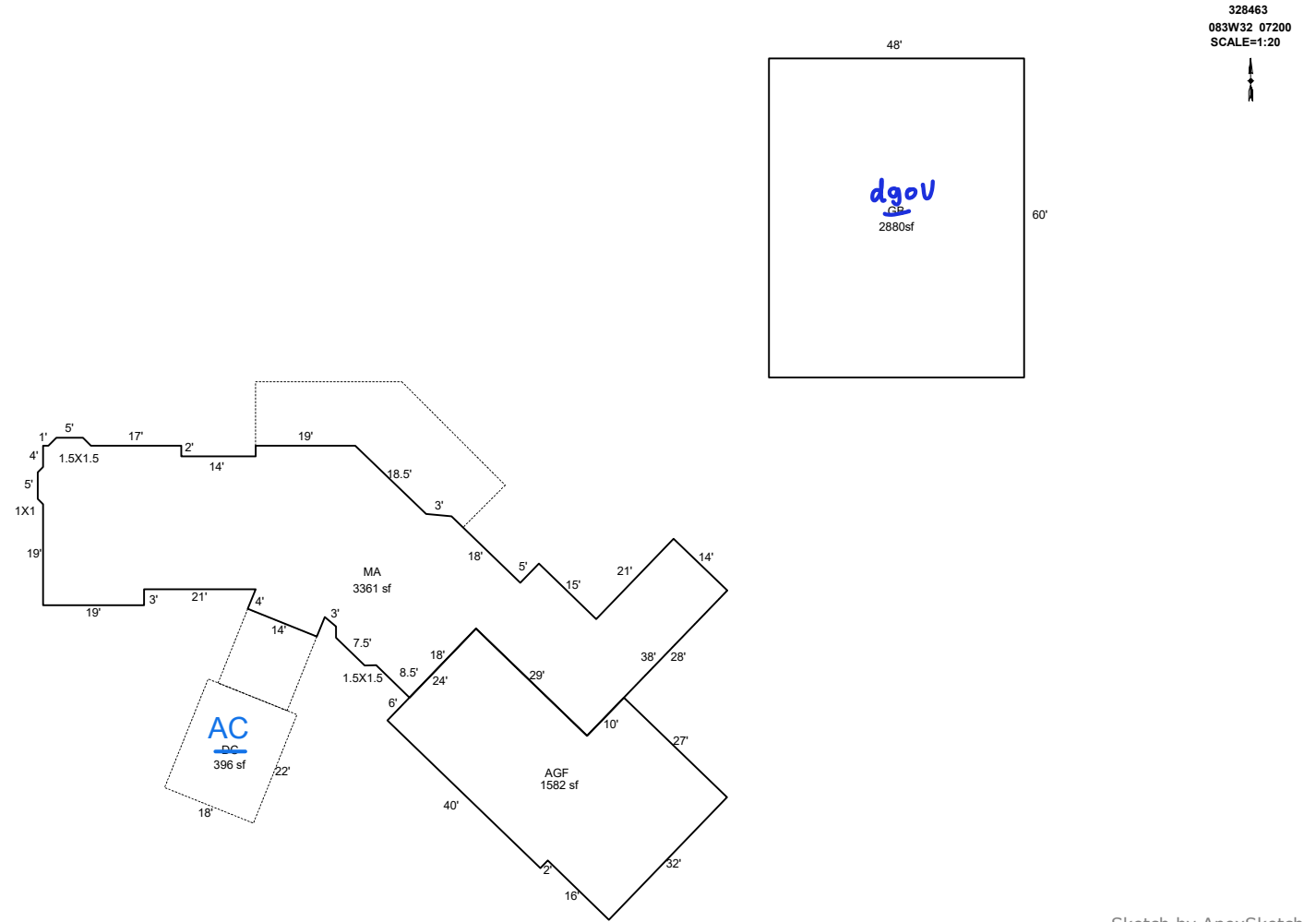
APPR GAT Date 11/26 YR For 2627 % COMP 50
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328463 Parcel No.: 083W32 07200
 Property Address: 2497 TALIC CT S
 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
GBA1	GB	1.0	2880.0	216.0	2880.0
GLA1	MA	1.0	3360.7	364.4	3360.7
GAR	DC	1.0	396.0	80.0	
	AGF	1.0	1582.0	180.0	1978.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/4/16
 UPDATED BY CLOBERG 10/07/25 25-006046 GB

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 3,361
 Net BUILDING cnt 1 (rounded) 2,880