

Summary

Lead Appr: WW 12/1

Clerk:

Lead Clerk:

Appr: MLH 4/6/26

Print Date:

9/29/2025

Acct ID: 576028

MTL: 072W29AA01300

Date: 10/6/25

Appr: MLH

Prop Class: 541

RMV Prop Class: 401

Situs: 5454 CENTER ST NE SALEM OR 97317

MaSaNh: 03 06 000

Unit: 14006

Year: 2025

2026

Last Date Appraised: 04/16/2025

Appraiser: MATTHEW HAMILTON

Tag: Y N

Tag info:

Owner: HAJEK, BRANDAN

Last Sales Date: 01/24/2025

Roll Type: R

Cycle Tag Sales Verification

Other:

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 370380

RMV Land: 398450

RMV Imp: 619510

RMV Total: 1017960

MAV: 0

MSAV: 4820

SAV: 11997

Comment: 25-26: L2 4.16.25 MLH

MLS 816476

DOM 241

Sales Code 30

update inventory

Input MLH

Notations

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

11/28/25

Farm?

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92410	28630

Land

CWO 1/12/26 farm use will be looked at with GI quest info submitted

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 41340  
 Class: 2BI Value Source: Market Homesite Description: TWO BENCH IRR RMV: 86640 Exception: Y N

Adjustment(s): GSOIL, IRR

Fire Patrol:

Description:

Comments: 16-17: CYCLE WORK PER #90 CHG OSD, ADJ SOIL CLASS ACRES// 00-01; SEPERATED INCREMENT FROM HOMESITE /00-01; LAND REAPPRAISAL / 02-03: F02-251 SEPM FROM R76028 TO R330394 05-06: RECALC SETUP; APPR 10, 06/10/04.

Site: 2 Code Area: 92410 Size: 1.95 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - Non EFU Description: TWO BENCH IRR RMV: 168940 Exception: Y N

Adjustment(s): GSOIL, IRR

Fire Patrol:

Description:

Comments: Liability year - 1975 / 2400210,/00-01; LAND REAPPRAISAL; per questionnaire, all of this property is dry / 02-03: F02-31 SEPE FROM R76028 TO R330072 AND R33007

Site: 3 Code Area: 92410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Woodlot Description: TWO BENCH DRY RMV: 82870 Exception: Y N

Adjustment(s): GSOIL, IRR

Fire Patrol:

Description:

Comments: Liability year - 1975 / 2400210 /00-01; LAND REAPPRAISAL, CHANGED WOODLOT TO WOODLOT-M /03-04: 02-0889(F) PARTITION FROM R76028 TO CREATE R331792

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 144 Year Blt: 1948 Eff Year Blt: 1985 Sq.Ft: 2999 % Complete: 100.00  
 Desc: Multi Story above grade with basement Dimensions: RMV: 531440

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 253570

Adjust:

Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	2340	2	FB-1	1948	1985	KIT-, FP - 2, HVAC, ROOF, BATH - 1	Y N
Attic	4	Finished	659	2	FB-1	1948	1985	HVAC, BATH - 1	Y N
Basement	4	Unfinished	1397 790	0	0	1948	1948	FP - 1 HVAC	Y N

607

790

✓

HVAC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
SWIMMING POOL	4	648	1985	38054	1	Y N
YARD IMPROVEMENTS AVERAGE	45	1	1985	36126	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 1948 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 51050

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 24360

Adjust:

Adjust RMV: 0

N/L

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Garage Detached	4	Low Cost	528	0	0	1948	1985	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 2014 Sq.Ft: 1456 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 56x26 RMV: 35440

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 16910

Adjust:

Adjust RMV: 0

N/L

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1456	0	FB-1	1985	2014	AVG, BATH - 1	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 92410    Stat Class: 341    Year Blt: 1985    Eff Year Blt: 1985    Sq.Ft: 286    % Complete: 100.00  
 Desc: Multi Purpose Shed (MP)    Dimensions: 22x13    RMV: 1580  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 750    Adjust:    Adjust RMV: 0

*W/L*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	286	0	0	1985	1985	FAIR	Exception: Y N

**Accessories**

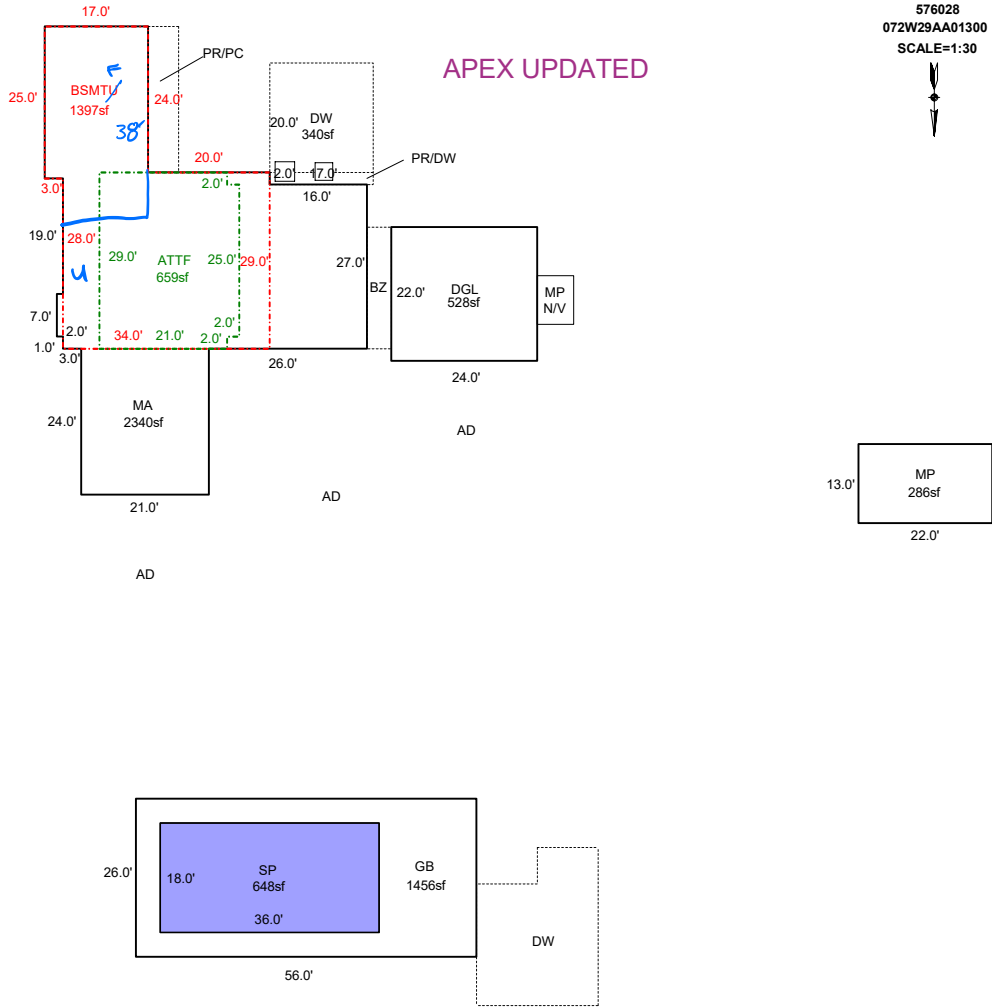
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 576028 Parcel No.: 072W29AA01300  
 Property Address: 5454 CENTR ST NE  
 City: SALEM County: MARION State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	286.0	70.0	286.0
GBA2	GB	1.0	1456.0	164.0	1456.0
GLA1	MA	1.0	2340.0	262.0	2340.0
GLA2	ATTF	1.0	659.0	104.0	659.0
BSMT	BSMTU	1.0	1397.0	180.0	1397.0
GAR	DGL	1.0	528.0	92.0	528.0
OTH	SP	1.0	648.0	108.0	648.0
P/P	BZ	1.0	80.0	48.0	
	DW	1.0	340.0	74.0	420.0
	Net LIVABLE	cnt	0 (rounded)		2,999
	Net BUILDING	cnt	2 (rounded)		1,742

### COMMENT TABLE 1

DRAWN BY JRONDEMA 11/3/15  
 UPDATED BY CLOBERG 04/17/25

### COMMENT TABLE 2

MLH 04/16/25  
 MLH 10/6/25

### COMMENT TABLE 3

DQ L2  
 SJ LY