

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: MLH 4/3/26

Print Date:

9/26/2025

Acct ID: 576107 MTL: 072W29AC00300 Date: 12/10/25 Appr: MLH Prop Class: 409 RMV Prop Class: 409
Situs: 5185 AUBURN RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 18311 Year: 2025

Last Date Appraised: 10/11/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Completion)

Owner: GARCIA, EVERARDO GARCIA Last Sales Date: 06/09/2021 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 296640

RMV Land: 273100 RMV Imp: 472270 RMV Total: 745370 MAV: 91240 MSAV: 0 SAV: 0

Comment: 25-26: L1 10.11.24 MLH
24-25: L2 01.23.24 GRH

MA @ 85% Retag for 27

Input MLH 3/30/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.96 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 233100 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 16-17: CYCLE WORK PER #94 CHG OSD// 90X464 05-06: RECALC SETUP;#10 6-11-04

922 EYB to MATCH manuf % good

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 131 Year Blt: 1909 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100.00
Desc: Yard Improvements Dimensions: RMV: 3450
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type MA Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

No floor data available

456

HVAC Roof

Accessories

Description Y Class 23 Size SqFt 0 Eff Yr Blt 1976 RMV 3253 Quantity 1 Exception: Y N

Bldg: 4 Code Area: 92410 Stat Class: 453 Year Blt: 1966 Eff Year Blt: 1999 Sq.Ft: 1128 % Complete: 100.00
Desc: MANUF STRUCT, CLASS 5, 12' WIDE SINGLE Dimensions: RMV: 36720
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: R

I/O

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

First Floor 5 Finished 672 1128 2 FB-1 1966 1976 SKRT+, BATH - 1, ROOF+, HVAC+, KIT- Exception: Y N

Accessories

Description break out Addn Class Size SqFt Eff Yr Blt RMV Quantity

Bldg: 5 Code Area: 92410 Stat Class: 151 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3646 % Complete: 50.00
Desc: One Story Only Dimensions: RMV: 428730
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 204560 Adjust: Adjust RMV: 0

85

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

First Floor 5 Finished 3646 3 FB-2/ HB-2 2024 2024 HVAC+, ROOF, KIT, BATH - 2, BTH - 2, BATH+ Exception: Y N

Garage Attached 5 Finished 756 0 0 2024 2024 ROOF Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
OUTDOOR AMENITIES FP / KITCHEN	5	0	2024	5000	1	Y N
YARD IMPROVEMENTS AVERAGE	5	0	2024	22300	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: 1990 Sq.Ft: 384 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 3370
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 840 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	0	1990	AVG	Exception: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	0	1990		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

355 LTH 16X26 2025 NEW



Percent Complete Form

Account # _____

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%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		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%

APPR MLH Date 10/11 YR For 25-26 % COMP 50
 APPR MLH Date 12/16/25 YR For 26-27 % COMP 85
 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%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

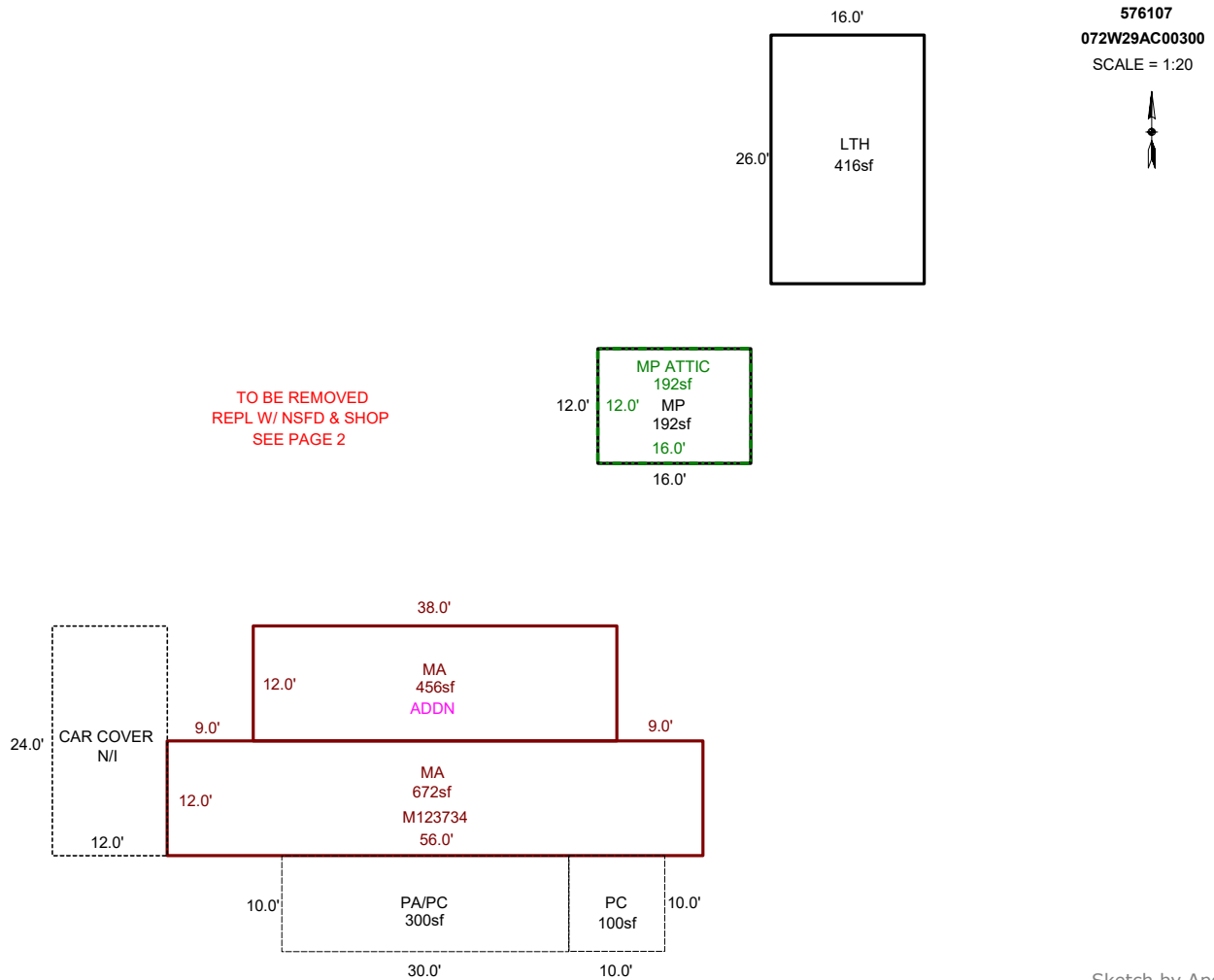
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD 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	192.0	56.0	192.0
GBA2	MP ATTIC	1.0	192.0	56.0	192.0
GLA1	MA	1.0	672.0	136.0	672.0
LTH	LTH	1.0	416.0	84.0	416.0
MANF	MA	1.0	456.0	100.0	456.0
YI1	PC	1.0	100.0	40.0	
	PA/PC	1.0	300.0	80.0	400.0
	Net LIVABLE	cnt	2 (rounded)		1,544
	Net BUILDING	cnt	0 (rounded)		384

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/3/18
 UPD BY PH 09.20.19
 UPDATED BY CJURAN 11/08/2023 23-003346 MA
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 10/16/24
 UPDATED BY CLOBERG 02/26/25
 UPDATED BY CLOBERG 04/06/26

COMMENT TABLE 2

09.16.19 WV #06
 GRH 01/23/2024
 MLH 10/11/24
 MLH 12/16/25

COMMENT TABLE 3

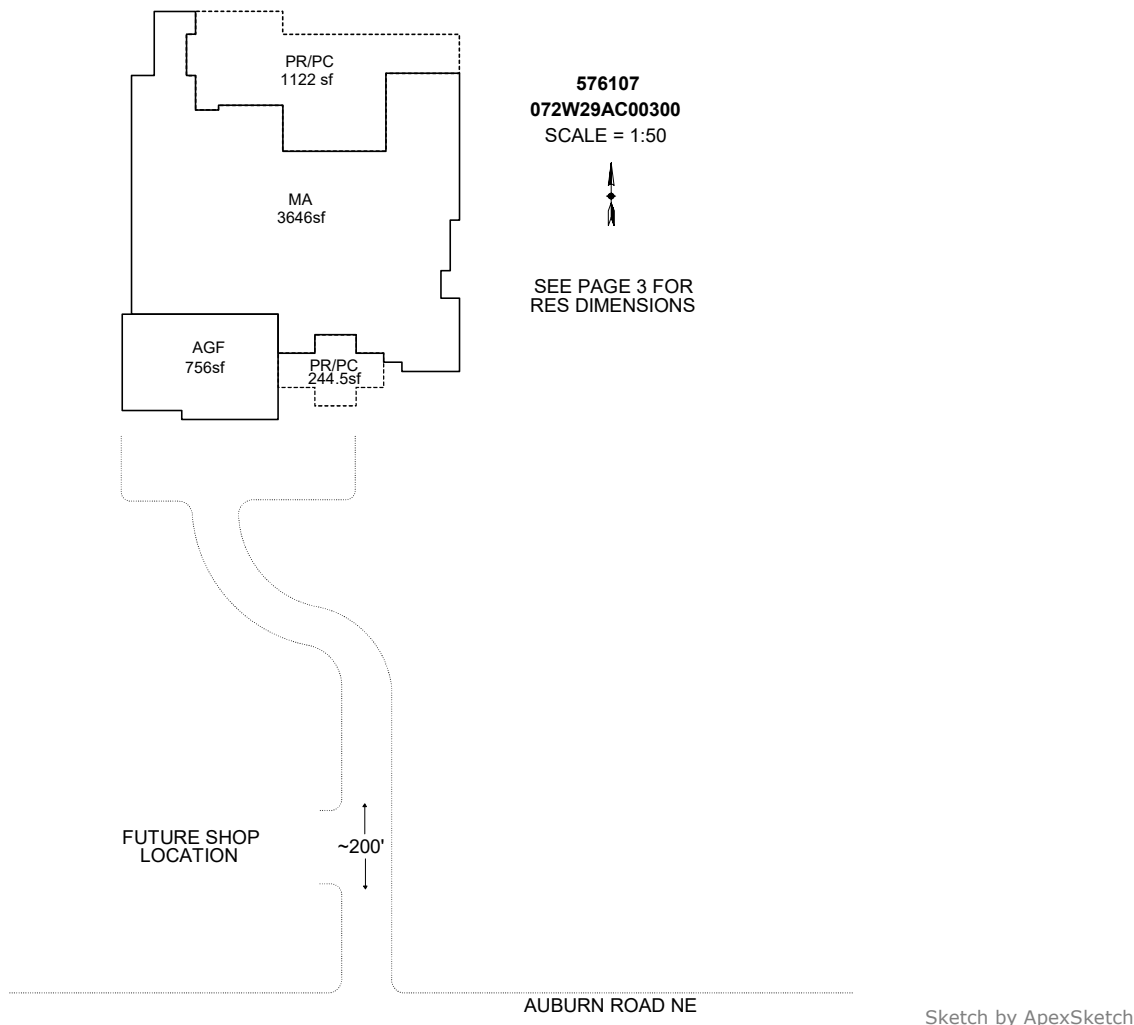
S.V. FROM PICTO
 TAGS L2
 TAGS L1
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD NE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



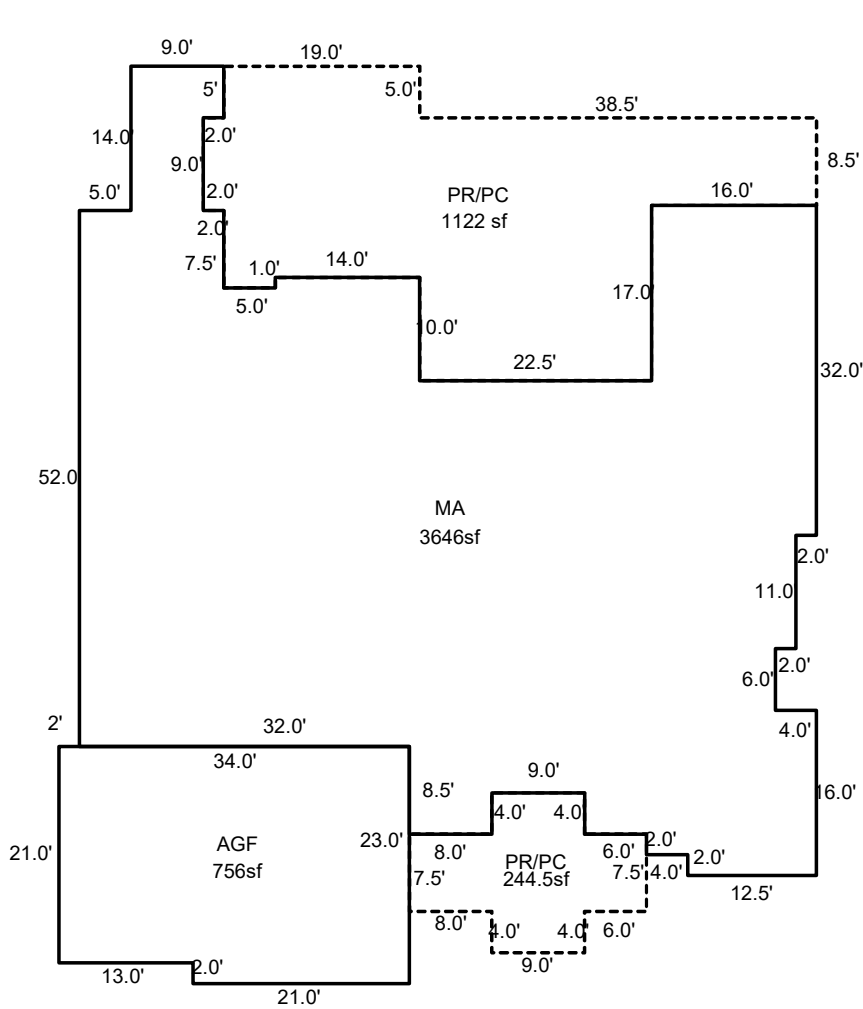
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	3646.0	356.0	3646.0	DRAWN BY JRONDEMA 1/3/18 UPD BY PH 09.20.19 UPDATED BY CJURAN 11/08/2023 23-003346 MA UPDATED BY CJURAN 02/08/2024 UPDATED BY CLOBERG 10/16/24 UPDATED BY CLOBERG 02/26/25 UPDATED BY CLOBERG 04/06/26	
GAR	AGF	1.0	756.0	114.0	756.0		
P/P	PR/PC	1.0	244.5	77.0			
	PR/PC	1.0	1122.3	182.0	1366.8		
	Net LIVABLE	cnt	1 (rounded)		4,402		
						COMMENT TABLE 2	COMMENT TABLE 3
						09.16.19 WV #06 GRH 01/23/2024 MLH 10/11/24 MLH 12/16/25	S.V. FROM PICTO TAGS L2 TAGS L1 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD 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
GLA1	MA	1.0	3646.0	356.0	3646.0
GAR	AGF	1.0	756.0	114.0	756.0
P/P	PR/PC	1.0	1122.3	182.0	
	PR/PC	1.0	244.5	77.0	1366.8

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/3/18
 UPD BY PH 09.20.19
 UPDATED BY CJURAN 11/08/2023 23-003346 MA
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 10/16/24
 UPDATED BY CLOBERG 02/26/25
 UPDATED BY CLOBERG 04/06/26

COMMENT TABLE 2

09.16.19 WV #06
 GRH 01/23/2024
 MLH 10/11/24
 MLH 12/16/25

COMMENT TABLE 3

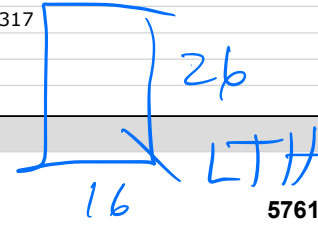
S.V. FROM PICTO
 TAGS L2
 TAGS L1
 TAGS L3

Net LIVABLE cnt 1 (rounded) 4,402

SKETCH/AREA TABLE ADDENDUM

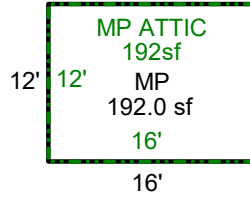
SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD NE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

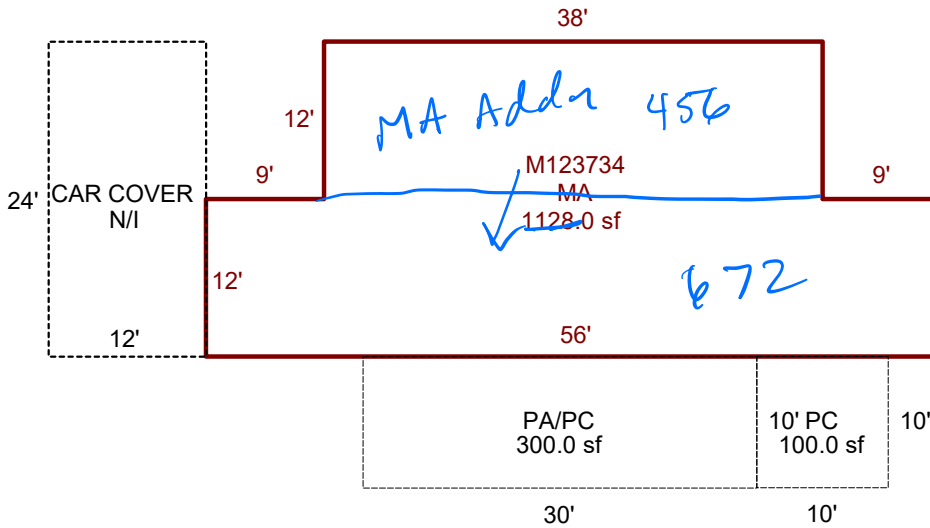


SKETCH

TO BE REMOVED
 REPL W/ NSFD & SHOP
 SEE PAGE 2



576107
072W29AC00300
 SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	192.0
GBA2	MP ATTIC	1.0	192.0	56.0	192.0
GLA1	MA	1.0	1128.0	160.0	1128.0
YI1	PC	1.0	100.0	40.0	
	PA/PC	1.0	300.0	80.0	400.0
	Net LIVABLE	cnt	0 (rounded)		1,128
	Net BUILDING	cnt	2 (rounded)		384

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/3/18
 UPD BY PH 09.20.19
 UPDATED BY CJURAN 11/08/2023 23-003346 MA
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 10/16/24
 UPDATED BY CLOBERG 02/26/25

COMMENT TABLE 2

09.16.19 WV #06
 GRH 01/23/2024
 MLH 10/11/24

MLH 12/16/25

COMMENT TABLE 3

S.V. FROM PICTO
 TAGS L2
 TAGS L1

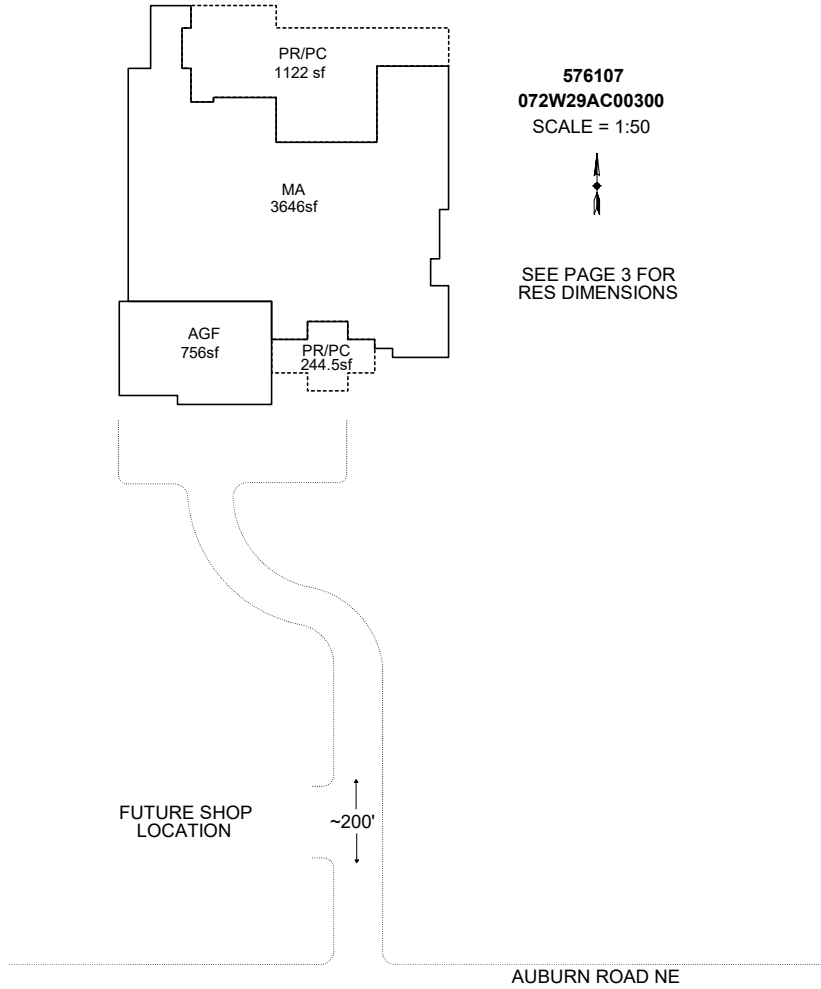
Tags L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD NE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3646.0	356.0	3646.0
GAR	AGF	1.0	756.0	114.0	756.0
P/P	PR/PC	1.0	244.5	77.0	
	PR/PC	1.0	1122.3	182.0	1366.8

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/3/18
 UPD BY PH 09.20.19
 UPDATED BY CJURAN 11/08/2023 23-003346 MA
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 10/16/24
 UPDATED BY CLOBERG 02/26/25

COMMENT TABLE 2

09.16.19 WV #06
 GRH 01/23/2024
 MLH 10/11/24

COMMENT TABLE 3

S.V. FROM PICTO
 TAGS L2
 TAGS L1

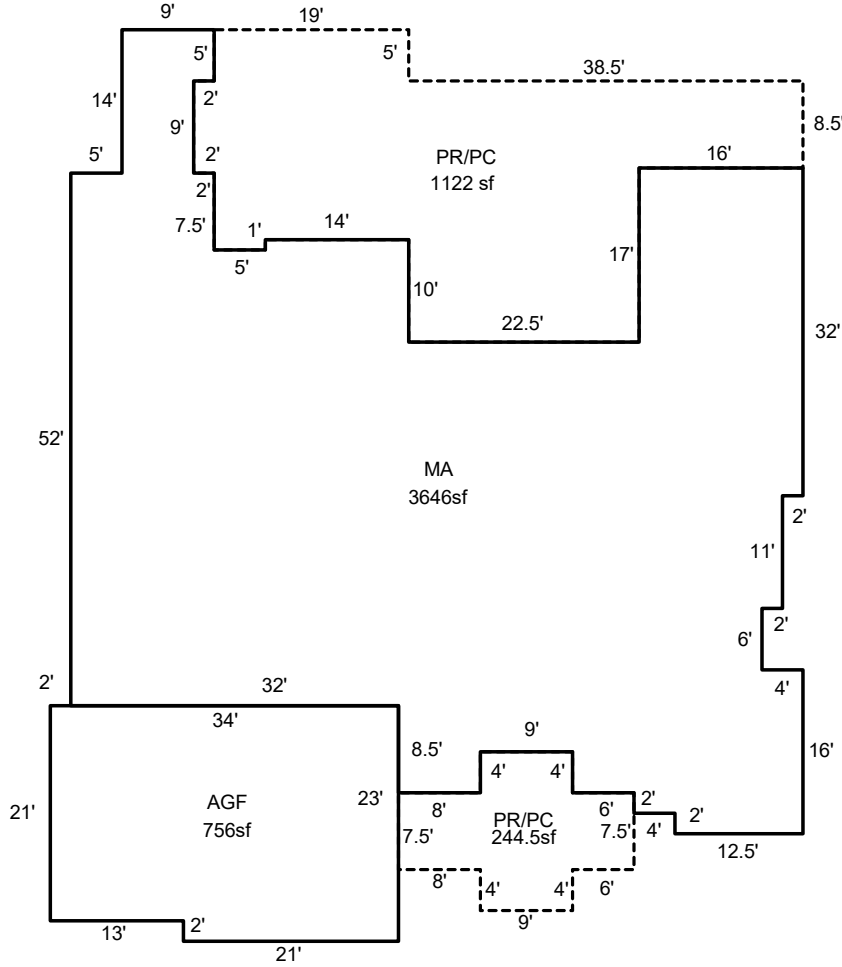
Net LIVABLE cnt 0 (rounded) 3,646

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 576107 Parcel No.: 072W29A 00300
 Property Address: 5185 AUBURN RD NE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



576107
072W29AC00300
 SCALE = 1:20



SEE PAGE 2 FOR
 SITE VIEW

SEE PAGE 1 FOR
 PRE DEMO VIEW

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3646.0	356.0	3646.0
GAR	AGF	1.0	756.0	114.0	756.0
P/P	PR/PC	1.0	1122.3	182.0	
	PR/PC	1.0	244.5	77.0	1366.8

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/3/18
 UPD BY PH 09.20.19
 UPDATED BY CJURAN 11/08/2023 23-003346 MA
 UPDATED BY CJURAN 02/08/2024
 UPDATED BY CLOBERG 10/16/24
 UPDATED BY CLOBERG 02/26/25

COMMENT TABLE 2

09.16.19 WV #06
 GRH 01/23/2024
 MLH 10/11/24

COMMENT TABLE 3

S.V. FROM PICTO
 TAGS L2
 TAGS L1

Net LIVABLE cnt 0 (rounded) 3,646