

Acct ID: 545440 MTL: 083W320002100 Date: 12-18-23 Appr: WW Prop Class: 401 RMV Prop Class: 401
 Situs: 2865 ETOMINA LN S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 129859 Year: 2023

Last Date Appraised: 10/04/2022 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Residence)

Owner: STANKO, OLEXY Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 194700

RMV Land: 248900 RMV Imp: 0 RMV Total: 248900 MAV: 183200 MSAV: 0 SAV: 0

Comment: 23-24 L4 10.04.22 WV
 22-23: L4 06.01.22 MP AND UPDATED VIEW ADJ

23-000270 NSFD 3 BDRM 4 BATH W/
 ATTACHED GARAGE, 1 FULL KITCHEN,
 AND KITCHENETTE
 SHOWER PAN 10/12/23

new ma @ 75% chg osd

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	WELL	PRIVATE WELL <i>osda mjm</i>	11500	92430	11500
					M/M

3/3.5
 161
 BTH-1, BATH-3, BATH+-1
 KIT+ & KIT-
 FP-2
 HVAC+
 ROOF
 MA 4708
 AGF 853

Land

Site: 1 Code Area: 92430 Size: 2.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 237400 Exception: Y N
 Adjustment(s): VIEWE ✓ Fire Patrol: Description:
 Comments: 20-21: #06 C19 CYCLE WORK, NO CHG / 01-02: REAPPRAISAL 05-06: F05-0058 LLA BETWEEN R45440 & R45429; NO ACREAGE OR VALUE CHANGE.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



View E

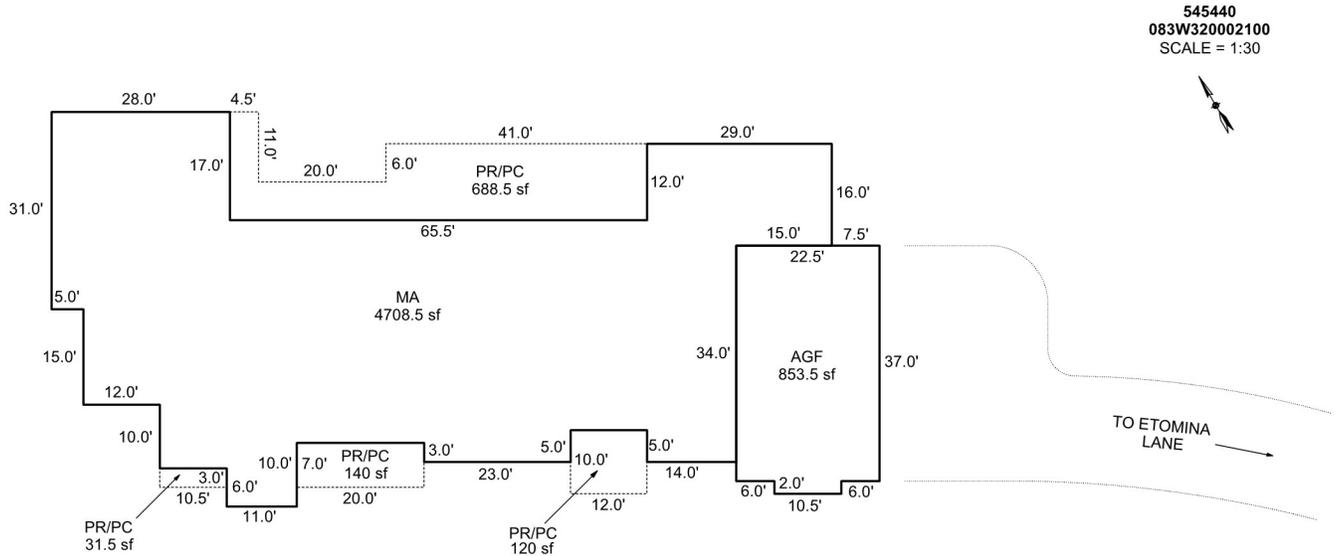


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545440 Parcel No.: 083W320002100
 Property Address: 2865 ETOMINA LANE S.
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4708.5	409.0	4708.5
GAR	AGF	1.0	853.5	123.0	853.5
P/P	PR/PC	1.0	688.5	177.0	
	PR/PC	1.0	120.0	44.0	
	PR/PC	1.0	140.0	54.0	
	PR/PC	1.0	31.5	27.0	980.0

APEX BY CJURAN 05/08/2023 555-23-000270

COMMENT TABLE 2

COMMENT TABLE 3

12-18-23
L1 LA

TJW
WW

Net LIVABLE cnt 1 (rounded) 4,709

Percent Complete Form

Account # 545440

Additions

New Homes

75

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	
		Heating Unit	1%		1%	
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%		Floor Coverings & Countertops	7%	90%	6%	90%
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR NW Date 12-18-23 YR For 24-25 % COMP 75
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

ACCOUNT # 545440 DATE: 12-18-22 RMV CLASS 401 PROP CLASS 401
 MTL 083W320002100 APPR WW TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 151 QLTY + - FLOOR MA
 AREA 4708 EFF AREA 4708 BED 3
 ROOF + HVAC +
 BATH PKG: 3 BATH 1 BATH + 1 1/2 BTH
 FIREPLACE: 2
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 75 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT + LIN FT _____
 COMMENT: _____
5- PER CLASS CALC

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
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 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR AGF
 AREA 853 EFF AREA 853 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 75 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

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STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
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