

Acct ID: 519538 MTL: 063W13AD00600 Date: **5/31/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 3495 BROOKLAKE RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 29842 Year: 2024

Last Date Appraised: 12/07/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: LOPEZ, MARCOS & GALICIA, YAZMIN ESTEVEZ Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 103840
 RMV Land: 141360 RMV Imp: 176650 RMV Total: 318010 MAV: 103840 MSAV: 0 SAV: 0
 Comment: 22-23: L2 12.07.22 GRH ///
 //LEVEL 2 3.18.21 CL10//

Notations

No notation data available.

INPUT GRH 07.10.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 16988 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 96360 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#42 10-27-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 132 Year Blt: 1935 Eff Year Blt: 2006 Sq.Ft: 1540 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 169110
 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	3	Finished	770	3	FB-2	1935	2006	BATH - 2, KIT-, ROOF, HVAC	Y N
Second Floor	3	Finished	770	1	FB-1	2020	2006	BATH - 1, ROOF, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	25	2020	136	1	Y N
ROOF EXTENSION OR PATIO COVER	3	25	2020	718	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 405 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x27 RMV: 3010
 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
Multi-Purpose Bldg	6	Finished	405	0	0	1982	1982	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 252 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 18x14 RMV: 1590
 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
Machine Shed	4	Finished	252	0	0	2000	2000	Fair	Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 321 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 414 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 23x18 RMV: 2940
 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
No floor data available									

L3

Update inv

I/O

wlc

I/O

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y
Hay Cover	5	Finished	414	0	0	2020	2020	Ang	N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

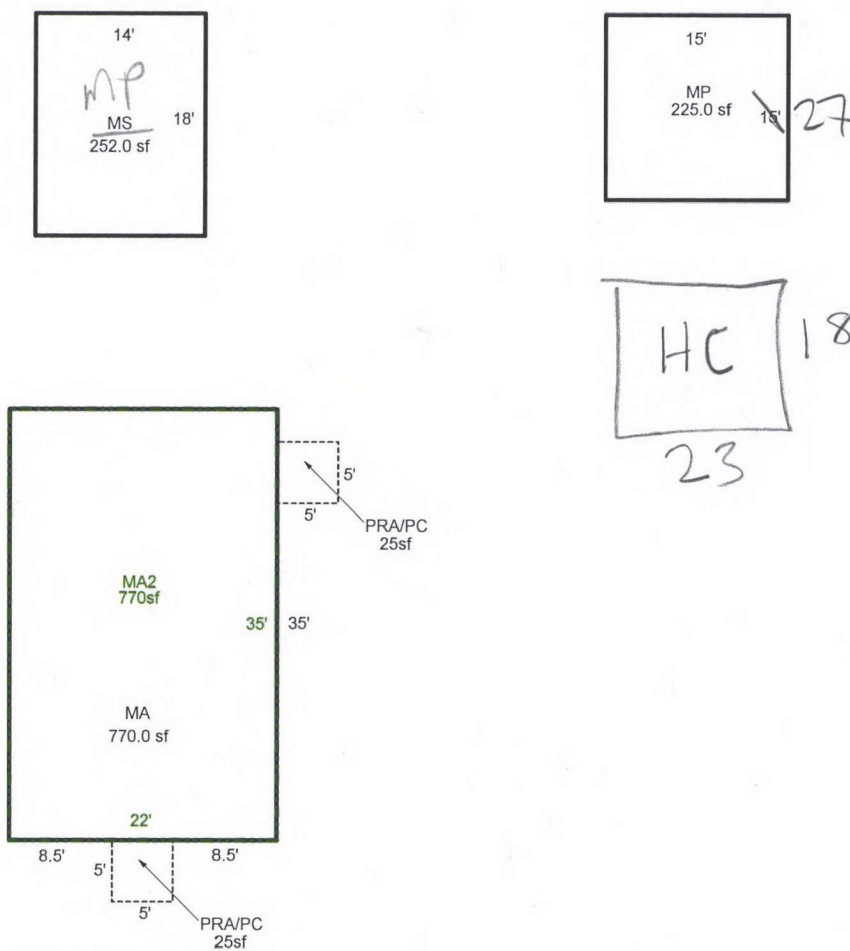
SUBJECT INFO

File No.: R19538 Parcel No.: 063W13AD00600
 Property Address: 3495 BROOKLAKE RD NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

APEX UPDATED

R19538
063W13AD00600
SCALE=1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	225.0	60.0	
	MS	1.0	252.0	64.0	477.0
GLA1	MA	1.0	770.0	114.0	770.0
GLA2	MA2	1.0	770.0	114.0	770.0
P/P	PRA/PC	1.0	25.0	20.0	
	PRA/PC	1.0	25.0	20.0	50.0

COMMENT TABLE 1

APEX BY CE 9/22/10
 UPD BY PH 10.30.19
 UPDATED BY CJURAN 02/25/2021 555-20-003724
 UPDATED BY CJURAN 06/15/2021

COMMENT TABLE 2

08.28.19 JS #29
 #10 CL03/18/2021
 12/7/21 T47
 TAGS L2

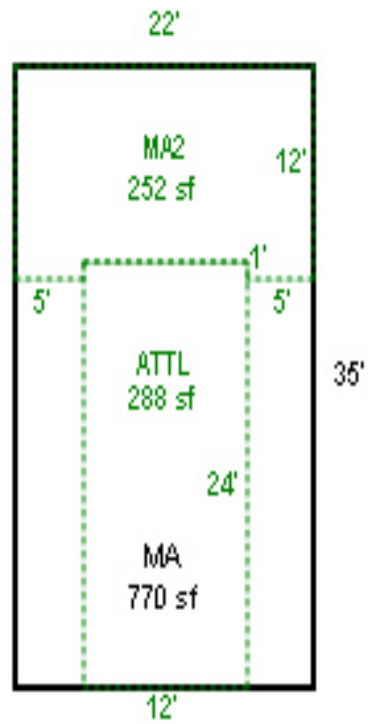
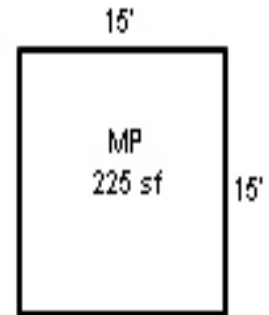
COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 1,540
 Net BUILDING cnt 2 (rounded) 477

GPH 5/31/24 Cycle L3

R19538
063W13AD00600

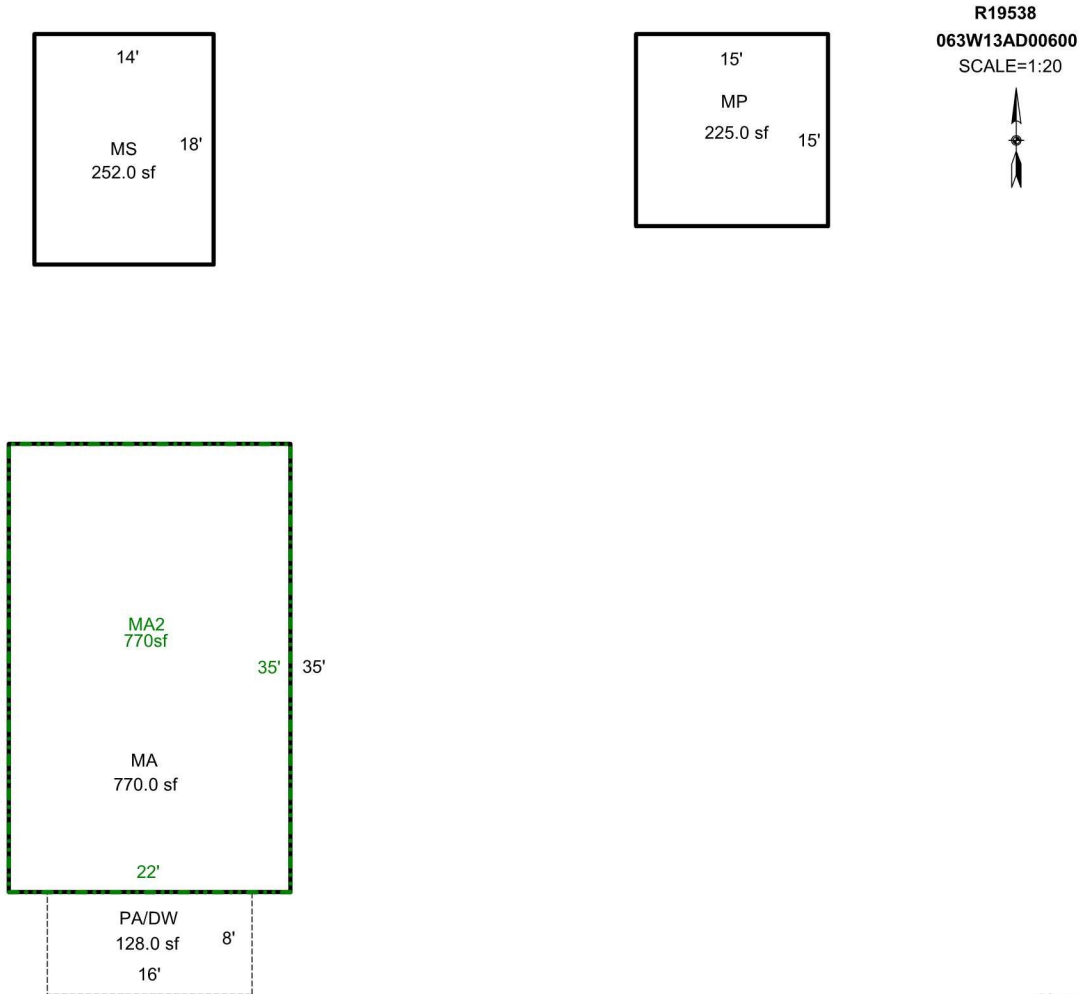


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R19538 Parcel No.: 063W13AD00600
 Property Address: 3495 BROOKLAKE RD NE
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	225.0	60.0	
	MS	1.0	252.0	64.0	477.0
GLA1	MA	1.0	770.0	114.0	770.0
GLA2	MA2	1.0	770.0	114.0	770.0
YI1	PA/DW	1.0	128.0	48.0	128.0

COMMENT TABLE 1

APEX BY CE 9/22/10
 UPD BY PH 10.30.19
 UPDATED BY CJURAN 02/25/2021 555-20-003724

COMMENT TABLE 2

08.28.19 JS #29

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)		1,540
Net BUILDING	cnt	2	(rounded)		477





8-28-19

R19538 MP 15x15



8-28-19

R19538 MS-MA side



8-28-19

R19538 MA



13AD063W
063W-13AD-00600 *R19538* 48402-000
131 (451) 0-4H F32 001-00-21-0
KEUSCHER, PHYLLIS M

ACRES

CHEMEKETA VACATED
LOTS 1 & 8 BLK 14
ANNEXATION NO 91-632
3595 BROOKLAKE RD NE
V0090P0524RD V0595P0382DC 07/27/95

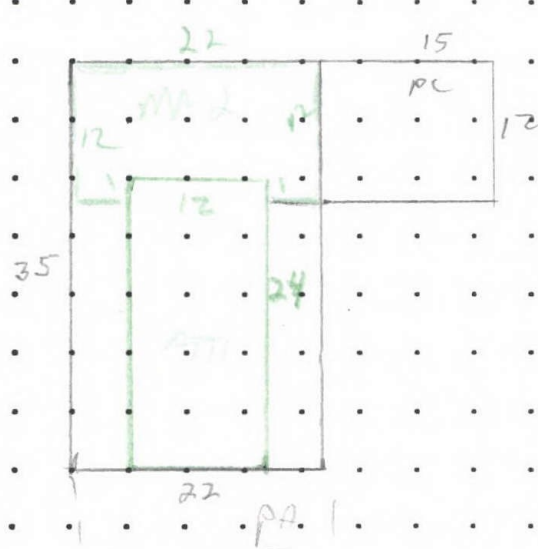
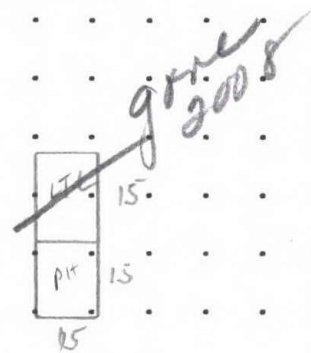
R19538

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48 402 -000

MAP NO: 13 AB 6-3W

TAX LOT: 600

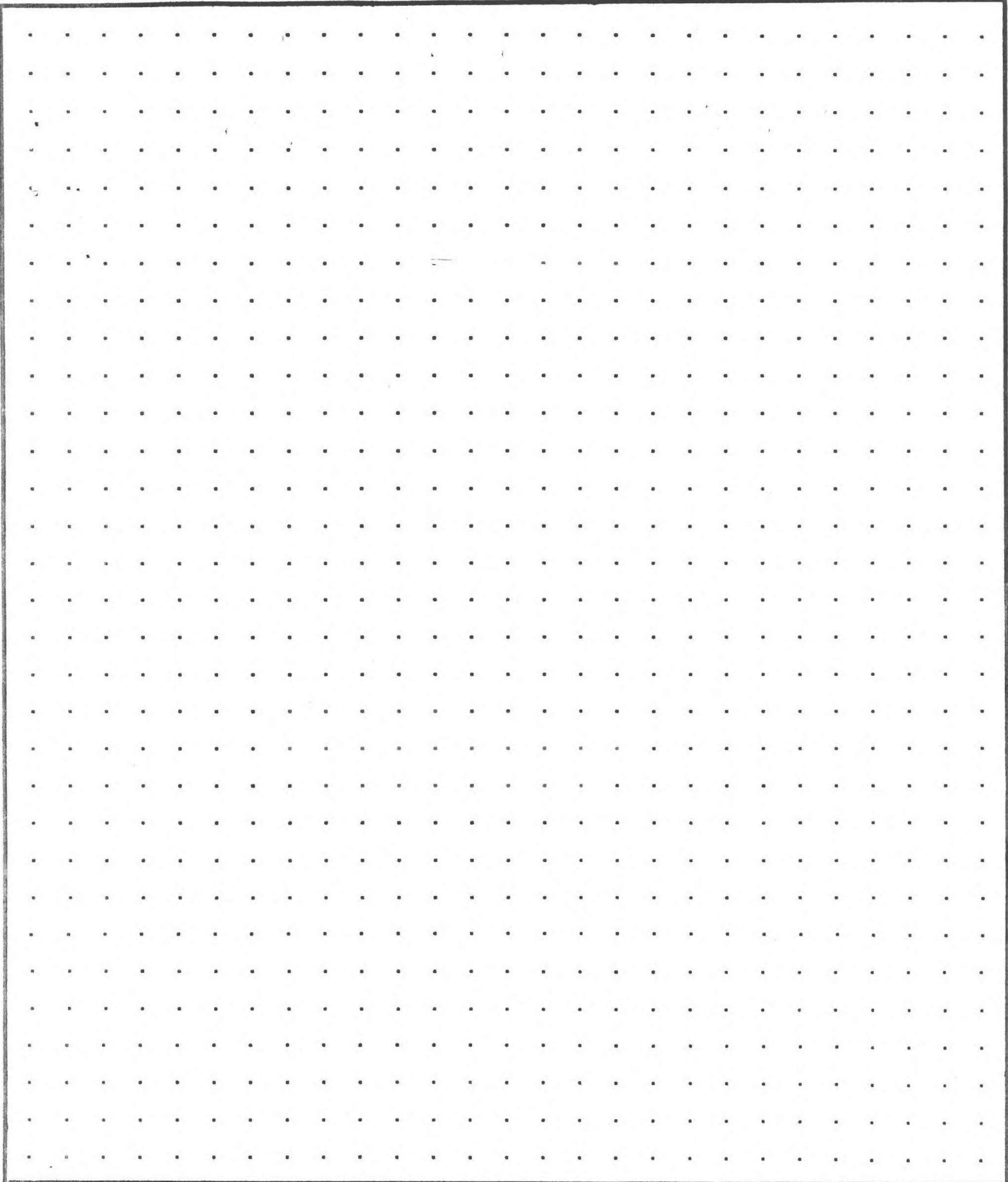


CALCULATIONS:

$22 \times 35 = 7704$ $4 \times 12 \times 24 = 288 \text{ @}$
 $MA2 (12 \times 22) - (1 \times 12) = 252 \text{ @}$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 1935	ADDRESS: 3595 BROOKLAKA RD NE	SALES	
DATE	BY	REMARKS: P/O MA2 - RECALC	BUILDER:	Date	Amt.
5/12/90	52				
10-27-05	42				
17-9-08	19 Sup				
8-28-18	29				



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13AD00600

File No R19538

SUBJECT

Property Address 3495 BROOKLAKE RD NE

City SALEM

State OR

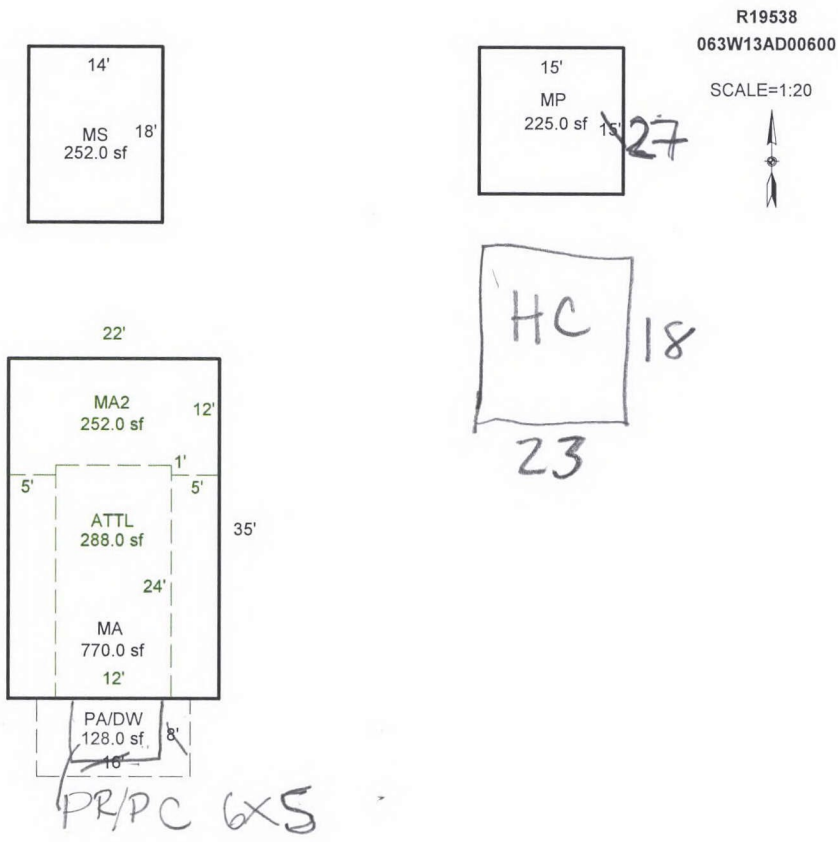
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	770.00	114.0	770.00
GLA2	MA2	1.00	252.00	70.0	
	ATTL	1.00	288.00	72.0	540.00
GBA1	MP	1.00	225.00	60.0	
	MS	1.00	252.00	64.0	477.00
YI1	PA/DW	1.00	128.00	48.0	128.00
Net LIVABLE Area (rounded w/ factors)					1310
Net BUILDING Area (rounded w/ factors)					477

Comment Table 1 APEX BY CE 9/22/10 UPD BY PH 10.30.19	
Comment Table 2 08.28.19 JS #29	Comment Table 3

R19538 063W13AD00600 Appr #: _____ Date _____ Prop Class 451 Prop Code F62
 Situs Address 3495 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009
 Owner OVCHINNIKOFF, VASILY &
 Notes: _____

RMV Land: 107,940 RMV Imp: 49,430 RMV Total: 157,370

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.39		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	0.39	Companion Accounts			

Date 7/14/08 Clerk Chris **ROUTING SLIP**
Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments Need class for MP -6
 Appraiser response Sue 7/14/08
 Reviewed by lead appraiser/comments _____

R19538 063W13AD00600 Appr #: 19 Date 7-9-08 Prop Class 451 Prop Code F62
 Situs Address 3495 BROOKLAKE RD NE Franchise Code 19 Year For: 2008-2009
 Owner OVCHINNIKOFF, VASILY &
 Notes: update info

RMV Land: 107,940 RMV Imp: 49,430 RMV Total: 157,370

Seg. Type MA Segment # 1.1 Class 2 Area 770 Eff Area 770 Length Width
 Roof Cover METAL Blenam Plumbing BATH1
 Heat BB Fireplace Inter. Comp Rng
 Bedrooms 2 Year Built 1935 Eff. Year Built 1935 Cond. P F A G E
 Adj Codes RLCM2 Qty 2 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type ATTL Segment # 1.2 Class 2 Area 288 Eff Area 288 Length Width
 Roof Cover Plumbing
 Heat BB Fireplace Inter. Comp
 Bedrooms Year Built 1935 Eff. Year Built 1935 Cond. P F A G E
 Adj Codes RLCM2 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments TV Room

Seg. Type MA2 Segment # 1.4 Class 2 Area 252 Eff Area 252 Length Width
 Roof Cover Plumbing
 Heat bb Fireplace Inter. Comp
 Bedrooms 2 Year Built 2000 Eff. Year Built 1935 Cond. P F A G E
 Adj Codes RLCM2 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg. Type YI2A Segment # 1.3 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___

Out Buildings

Seg. Type PH MP Segment # 2.1 Class 0 Area 225 Length 15 Width 15
 Foundation CONC Ex. Wall B&B Height
 Roof Cover ROLL Roof Style HIP Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1982
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type LTL Segment # 3.1 Class Area 225 Length 15 Width 15
 Foundation FRAME Ex. Wall Height
 Roof Cover FBRGL Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1977
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

R19538 063W13AD00600 Prop Class: 451 Prop Code: F26S Fran: 11 Appr #: 29 Date: 8-28-19
 Situs Address 3495 BROOKLAKE RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner OVCHINNIKOFF,PETER Pictom Other: _____

RMV Land: 67,780 RMV Imps: 74,710 RMV Total: 142,490 M50 Total: 90,410 For: 2019-2020

Notes: Apex ETB KE Add 154

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: BKENAM Int Comp: RNG Adj: RLCM2 13
 Class: 2 3 (AS) Roof: _____
 Area: 770 Eff 770 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 1950 % Comp: _____
 Ex Wall: Fireplace: Year: 1935 Eff: 1935 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 44,410
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 ATTL RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM2 13
 Class: 2 3 (AS) Roof: _____
 Area: 288 Eff 288 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: _____ % Comp: _____
 Ex Wall: Fireplace: Year: 1935 Eff: 1935 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 11,130
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM2 13
 Class: 2 3 (AS) Roof: _____
 Area: 252 Eff 252 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 1950 % Comp: _____
 Ex Wall: Fireplace: Year: 2000 Eff: 1935 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 11,450
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 Y12A RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: Year: _____ Eff: _____ RMV: 5,250
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: PA-1w 16x8 L/S: _____

Out Buildings

Seg: 2.1 MP MULTIPURPOSE BLDG
 Method: F09 Roof Cover: ROLL Int Comp: _____ Adj: FLCM
 Class: 6 Roof Style: HIP
 Area: 225 Eff: 225 Flooring: CONC
 Dimens: 15 x 15 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall B&B Fireplace: Year: _____ Eff: 1982 Value: 2,470
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R19538 063W13AD00600 Prop Class: 451 Prop Code: F26S Fran: 06 Appr #: 10 Date: 3-18-2021
 Situs Address 3495 BROOKLAKE RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner LOPEZ, MARCOS & Pictom Sales Verif Other: _____

RMV Land: 118,000 RMV Imps: 92,590 RMV Total: 210,590 M50 Total: 95,910 For: 2021-2022

Notes: PLEASE MAKE NOTED CHANGES, RETAG 2022 FOR COMPLETION

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: BKENAM Int Comp: RNG Adj: RLCM3
 Class: 3 Roof Style: _____
 Area: 770 Eff: 770 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: 23 % Comp: 50
 Ex Wall: Fireplace: _____ Year: 1935 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: _____ AddFactor3: _____ RMV: 57,130
 Exc Code: ~~M/M~~ Comment/Adj: GUTTED, ALL NEW L/S: _____

Seg: 1.2 ATFL RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3
 Class: 3 Roof Style: _____
 Area: 288 Eff: 288 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: _____ % Comp: _____
 Ex Wall: Fireplace: _____ Year: 1935 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: _____ AddFactor3: _____ RMV: 13,380
 Exc Code: _____ Comment/Adj: GONE L/S: _____

Seg: 1.3 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3
 Class: 3 Roof Style: _____
 Area: 252 Eff: 252 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: _____ Year: 2000 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: _____ AddFactor3: _____ RMV: 14,010
 Exc Code: _____ Comment/Adj: NC L/S: _____

Accessory Improvements

Seg: 3.1 Y12A YI'S
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 4,800
 AddFactor1: AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: Break out GONE L/S: _____

Out Buildings

Seg: 2.1 MP MP6
 Method: F09 Roof Cover: ROLL Int Comp: _____ Adj: FLCMCP
 Class: 6 Roof Style: HIP
 Area: 225 Eff: 225 Flooring: CONC
 Dimens: 15 x 15 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall B&B Fireplace: _____ Year: _____ Eff: 1982 Value: 1,880
 AddFactor1: AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: NC L/S: _____

Seg: 4.1 MS MS4
 Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCMMP
 Class: 4 Roof Style: SHED
 Area: 252 Eff: 252 Flooring: DIRT
 Dimens: 18 x 14 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall WOOD;8FT Fireplace: _____ Year: _____ Eff: 2000 Value: 1,390
 AddFactor1: AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: NC L/S: _____

R19538 063W13AD00600 Prop Class: 451 Prop Code: F26S Fran: 06 Appr #: _____ Date: _____

Situs Address 3495 BROOKLAKE RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LOPEZ, MARCOS & Pictom Sales Verif Other: _____

RMV Land: 118,000 RMV Imps: 92,590 RMV Total: 210,590 M50 Total: 95,910 For: 2021-2022

Notes: _____

Segment	PC	PNA	MA 2	Land
Class			3	
Dim/Size	① 5x5 25	① 5x5 25	518 14	
Foundation				
Exter Wall				
Wall Height				
Inter Finish	② 5x5 25	② 5x5 25		
Roof Cover				
Roof Style			ALUMP GABLE	
Flooring				
Plumbing				
Electric				
Misc.				
Yr Blt			2020	
Eff Yr	2020	2020	2020	
Cond.				
% Good				
% Comp			50	
Lump Sum				
Except.Code	NEW	NEW	NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	005	0.39		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

Date: 5/12 Clerk: Chris Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

R19538 063W13AD00600 Prop Class: 451 Prop Code: F26S Fran: 06 Appr #: T47 Date: 12/7/24
 Situs Address 3495 BROOKLAKE RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner LOPEZ, MARCOS & Pictom Sales Verif Other: _____

RMV Land: 125,800 RMV Imps: 73,810 RMV Total: 199,610 M50 Total: 87,930 For: 2022-2023

Notes: Changes as noted, Remodel & Addition @ 100% close tag
Talked to Owner; 12.8.24 phone. Determined as complete.

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: BKENAM Int Comp: RNG Adj: RLCM3; COMPL
 Class: 3 Roof Style: Gable
 Area: 770 Eff 770 Flooring:
 Dimens: x Plumbing: BATH1 2bath Electrical: 1998 Qty: _____
 Found: Heat/AC: BB Bedrooms: 3 % Comp: 100 1/0
 Ex Wall: Fireplace: Year: 1935 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 34,850
 Exc Code: m/m Comment/Adj: BYB change only-exception L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM3
 Class: 3 770 770 Roof Style:
 Area: 252 Eff 252 Flooring:
 Dimens: x Plumbing: Electrical: 1998 Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 2000 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 17,080
 Exc Code: Comment/Adj: L/S: _____

Seg: 1.3 MA2 RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM3; COMPL
 Class: 3 Roof Style: GABLE
 Area: 518 Eff 518 Flooring:
 Dimens: x Plumbing: bath 1.0 Electrical: Qty: _____
 Found: Heat/AC: BB Bedrooms: 1 % Comp: 100
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 16,220
 Exc Code: m/m Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.4 PRA RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 25 Eff: 25 Flooring:
 Dimens: 5 x 5 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 800
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S: _____

Seg: 1.5 PC RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 25 Eff: 25 Flooring:
 Dimens: 5 x 5 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 150
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S: _____

Seg: 1.6 PRA RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 25 Eff: 25 Flooring:
 Dimens: 5 x 5 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 800
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S: _____

Seg: 1.7 PC RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 25 Eff: 25 Flooring:
 Dimens: 5 x 5 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 2020 Eff: 2020 RMV: 150
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: L/S: _____

Out Buildings

R19538 063W13AD00600 Prop Class: 451 Prop Code: F26S Fran: 06 Appr #: _____ Date: _____

Situs Address 3495 BROOKLAKE RD NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LOPEZ,MARCOS & Pictom Sales Verif Other: _____

RMV Land: 125,800 RMV Imps: 73,810 RMV Total: 199,610 M50 Total: 87,930 For: 2022-2023

Notes: _____

Seg: 2.1 MIP MIPb
 Method: F09 Roof Cover: ROLL Int Comp: Adj: FLCMCP
 Class: 6 405 405 Roof Style: ~~HR~~ Shed
 Area: 225 Eff: 225 Flooring: CONC
 Dimens: 15.7 x 15 Plumbing: Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex. Wall B&B Fireplace: Year: Eff: 1982 Value: 2,160
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: 1/0 Comment/Adj: _____ L/S: _____

Seg: 3.1 MS-MP MS4
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 4 Roof Style: ~~SHED~~ f
 Area: 252 Eff: 252 Flooring: DIRT
 Dimens: 18 x 14 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex. Wall WOOD;8FT Fireplace: Year: Eff: 2000 Value: 1,600
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: I/O Comment/Adj: _____ L/S: _____

20-003724

FOUNDATION REPLACEMENT CHANGE ATTN TO MA 2

12/16/20 INSULATION

Percent Complete Form

ADDING OFF +BTH

3/5/21 FINAL DENIED COMPLETE

Account #

519538

Additions

SUB + RESTRUCTURE ROOF LINE

New Homes

No Basement

Basement

Additions		New Homes				
% Item	% Sum	% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		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%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		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%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR 10 Date 3/18/2021 YR For 2021-22 % COMP 50

APPR 147 Date 12/7/21 YR For 22-23 % COMP 100

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%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
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 _____

R19538

3/13/2021

Q10

12/7/21 T47

OK

Type	Single Family
Year Built	1935
Roof	Updated
Windows	Updated
Siding	Updated
Exterior Paint	Updated
Door	Updated
Floors	Updated
Interior Paint	Updated
Bathrooms	Updated
Kitchen counters	Updated
Kitchen cupboards	Updated
Suggested EYB	1998

% Complete % Good

Use % Complete for additions to existing improvements to determine the blended percentage complete of the total improvement.
 Use % Good for improvements with finished additions that need a blend of effective year built to apply to the whole improvement.

Account Num: 519538

Appraiser Num.: 49

Date (mm/dd/yy): 07/15/22

% Complete

	Sq.Ft.:	.25 = 25%	% of Whole	
Basement:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
1st Floor:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
2nd Floor:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0
Attic:				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0

% Good

	Sq.Ft.	.25 = 25%	% of Whole	
Basement Finished:			0%	0
1st floor:	770	89%	50%	0.45
2nd Floor:	252	89%	16%	0.15
Attic Finished:			0%	0
Addition:	518	100%	34%	0.34
Total Sq.Ft.:	1,540		100%	0.93

2006



MLS #: **748875 3495 Brooklake Rd NE**

Price **\$239,900**

Status: **SOLD**

Approx Total SqFt **1310**

Zoning **EFU**
 Elem **Gervais**
 Middle **Gervais**
 High **Gervais**
 55+ HOUSING **No**
 Deferral **None**
 Taxes **\$1,048**
 Tax # **R19538**
 Tax Years **18-19**
 Assessment **No**

City **Salem**
 State **OR**
 Zip **97303**
 County **Marion**
 Lot **8**
 Block **14**
 Subdivision **Chemeketa**
 XStreet **River Road**
 Dirs **I-5, Brooks Exit #263, WEST on Brooklake From Keizer River Road NORTH, left (WEST) on Brooklake**

Year Built **1935**
 Beds **3**
 Total Baths **2**
 Full Baths **2**
 Half Baths **0**
 Garage Capacity **0**
 Garage Type **None**
 Acres **0.390**
 Class **RE**
 Type **Residence**
 Area **10**
 Auction **No**

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **MLS Public Listing**

Home Interior: Approx Total SqFt: **1310** SqFt Data Source: **County**
 Basement:
 Bonus Rms:
 Dining: **Area (Combination)**
 Dishwasher: **No**
 Disposal: **No**
 Dual Living: **No**
 Fireplace:
 Flooring: **Carpet, Wood, Tile**
 Handicap Amnties:
 Heating/Cooling: **Electric, Baseboard**
 Range Facility: **Electric, Microwave Included, Range Included**
 Security System: **No**
 Smart Hm Feat:
 Water Heater: **Electric**
 Wood Brn Stv:
 View: **Territorial**

Private Country Living on .39 acre in Salem area. 2 separate lots, fenced in. 3 BD 2 BA. Large kitchen, laundry room and covered porch. On private well and septic. Sold "AS IS".

Private Remarks / Confidential Data:
 Listing Broker related to Seller. Call Zina Ovchinnikoff (503) 931-1777 Tenants occupy home, 24 HOUR notice and appointment necessary for showing. NO SHOWINGS ON WEEKENDS. Buyer to do own due diligence.

WVMLS Lockbox **No**

Location

SHOWING INSTRUCTIONS **Appt Nec, 24-Hr Notice, Call L/Broker**

Listing Broker / Company

**ZINA OVCHINNIKOFF LLC - Direc: 503-931-1777
 980600115
 zina@zinarealty.com
 ZINA OVCHINNIKOFF REALTY LLC
 200912012**

Co-List:

Negotiable Inclusions
 Exclusions

Seller Terms **Cash, FHA, Conv**

Selling Office Commission **3** Percent

Expected Active Date

Agency Type **Exclusive Right to Sell**

DFCoopOf **No**

Price Per SQFT **\$187.02**

DualVar **No**

Orig Price **\$239,900**

Escrow At **Fidelity**

Lst Date **5/16/2019**

Possess **AT CLOSE**

DOM **25**

CDOM **25**

Owner/Occupant:

Owner **Peter Ovchinnikoff**

Owner Phn

Owner US Citizen (FRPTA) **Yes**

Occ Name

Occupied?

Occ Phone

SaleSign

Yes

Sold Information:

Sold for: **\$245,000**

Contract Date

5/30/2019

Closing Date

6/10/2019

How Sold

Cash

Closing Notes

Buyer Name

LOPEZ / GALICIA

Sell Brk - Agt Name

PAUL KNIGHTON

Sell Ofc - Ofc Name

MORE REALTY

SellTeam - Team Name

Structure(s):
 City Sewer? **No**
 Exterior Color: **TAN**
 Foundation: **Continuous**
 Green Home: **No**
 HiSpd Comms: **Available**
 Home Style: **2 Story**
 Home Warranty: **No**
 New Constr? **N**
 Patio: **Covered Patio**
 Roof: **Metal or Aluminum**
 Septic:
 Siding: **Fiber Cement**
 Siding Type:
 Water: **Well**

LR Level	LR Dim
DR Level	DR Dim
Kit Level	Kit Dim
FR Level	FR Dim
Util Level	Util Dim
BR1 Level	BR1 Dim
BR2 Level	BR2 Dim
BR3 Level	BR3 Dim
BR4 Level	BR4 Dim
AddRmLv	AddRmDm

#Baths 1L **1**
 #Baths LL **0**
 #Baths 2L **1**
 #Baths NMS

Garage Dims:

Manufactured Home Data:	
MH Size	Moved 2x?
MH Type	
MHDetailed	
MH Make	
MH Model	

Outbuildings: Shed
 Building Description: Used For: Size:

Lot/Land: Acres: **0.390** Acres Irrigated:
 Approx Lot SqFt: **16,951** Appr Lot Dims:
 Fenced Yard: **Yes**
 Flood Plain **No**
 Inspec Rpt Avail? **No**
 Landscape: **No**
 Lot Type:
 RV Amenities: **Area/Room For**
 Soil Type:
 Swimming Pool:
 Timber:
 UG Sprinklers: **No**
 Water Rights? **Unknown**
 Water Rights Source:
 HOA?
 HOMEOWNERS ASSN **No Association**
 HOA Fee
 HOAFeeFreq

Land Description: Used For: Size:



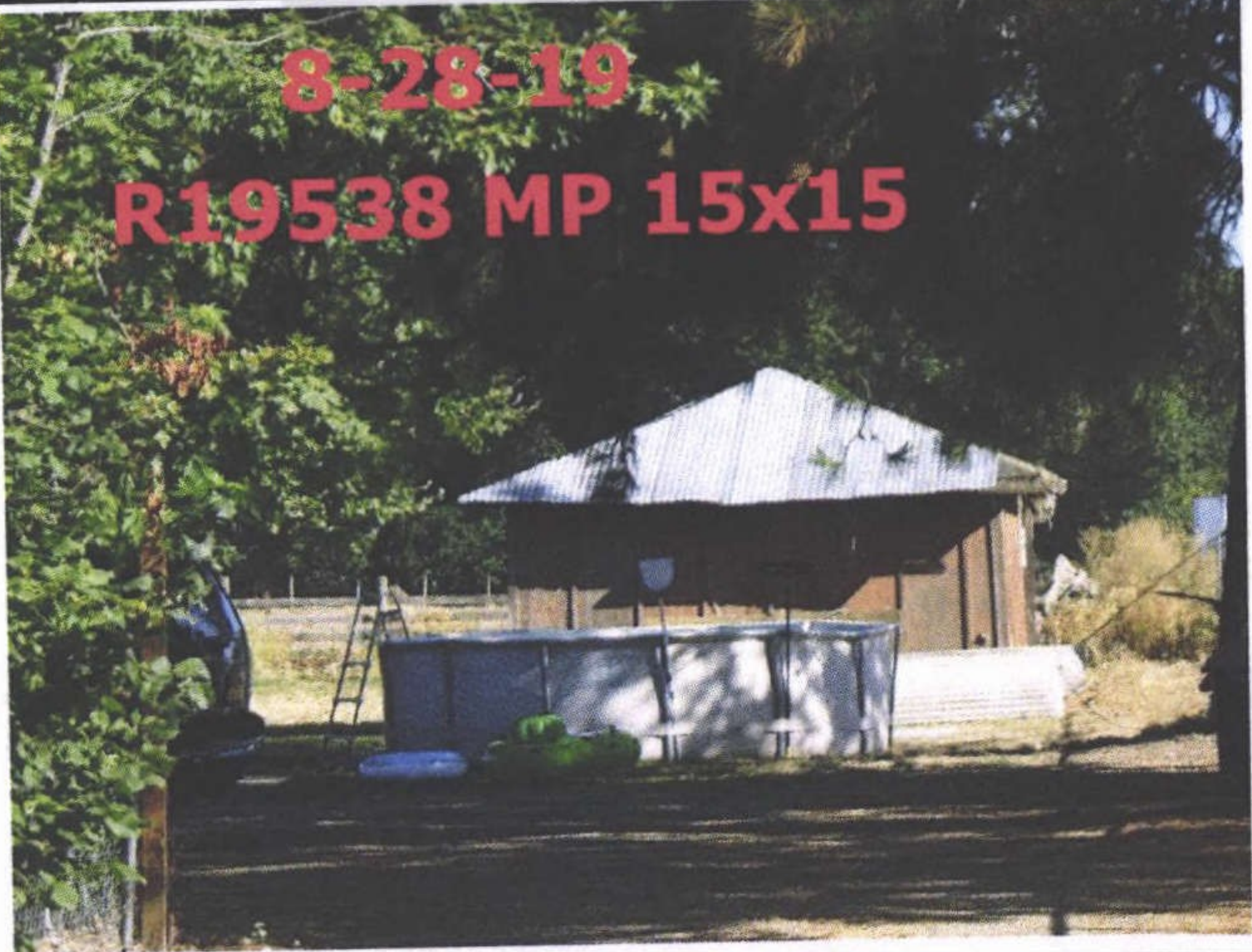
5 2 '96



5 2 96

8-28-19

R19538 MP 15x15



8-28-19

R19538 MS-MA side

MS
↓



8-28-19

R19538 MA

