

Acct ID: 336308 MTL: 082W21B001302 Date: 1/31/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 6175 PEAR TREE LN SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 35251 Year: 2024

Last Date Appraised: 10/14/2019 Appraiser: MATT LORD Retag: Y (N) Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)  
 Owner: PRATT HOUSE JRLT & PRATT, JACOB L TRE & Roll Type: R  
 Cycle: (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 (LCB) TTO INSP AV: 345620  
 RMV Land: 266530 RMV Imp: 339920 RMV Total: 606450 MAV: 345620 MSAV: 0 SAV: 0  
 Comment: 23-007291

**Notations** 40x48 LB / 100% complete  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

**Land**

Site: 1 Code Area: 05590 Size: 3.10 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 221530 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 18-19: PER #102 ADD OSD FOR NEW RES// 16-17: COMB LIKE SEGS 15-16: DISQ FARM/FOREST / 10-11: EDIT LISTS, MAP ROOM CHGD ACREAGE W/O WORK ORDER IN MAR 2007 / 500190: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /02-03: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05590 Stat Class: 141 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 1832 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 308500  
 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	4	Finished	<u>1832</u>	3	FB-2	2017	2017	HVAC, ROOF, BATH+, KIT, BATH - 2	Y N
Garage Attached	4	Finished	<u>800</u>	0		2017	2017	ROOF	Y N

**Accessories**

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

Bldg: 2 Code Area: 05590 Stat Class: 108 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 15530  
 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									

**Accessories**

YI4A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	1	624	2017	1967	1
DECK	1	336	2017	7170	1
PATIO	1	144	2017	768	1
ROOF EXTENSION OR PATIO COVER	1	72	2017	2025	1
ROOF EXTENSION OR PATIO COVER	1	128	2017	3601	1

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 05590 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2690  
 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	5	Finished	120	0	0	2018	2018		Y N

**Accessories**

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

Bldg: 4    Code Area: 05590    Stat Class: 353    Year Blt: 2019    Eff Year Blt: 2019    Sq.Ft: 864    % Complete: 100  
 Desc: Machine Shed (MS)    Dimensions: 24x36    RMV: 13200  
 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: Y N
Machine Shed	5	Finished	864	0	0	2019	2019	FAIR	

**Accessories**

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

ACCOUNT # 336308 DATE: 1/31/23 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y N  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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 \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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 \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE LB  
 STAT / CLASS 5  
 SIZE 1920  
40x48  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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

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

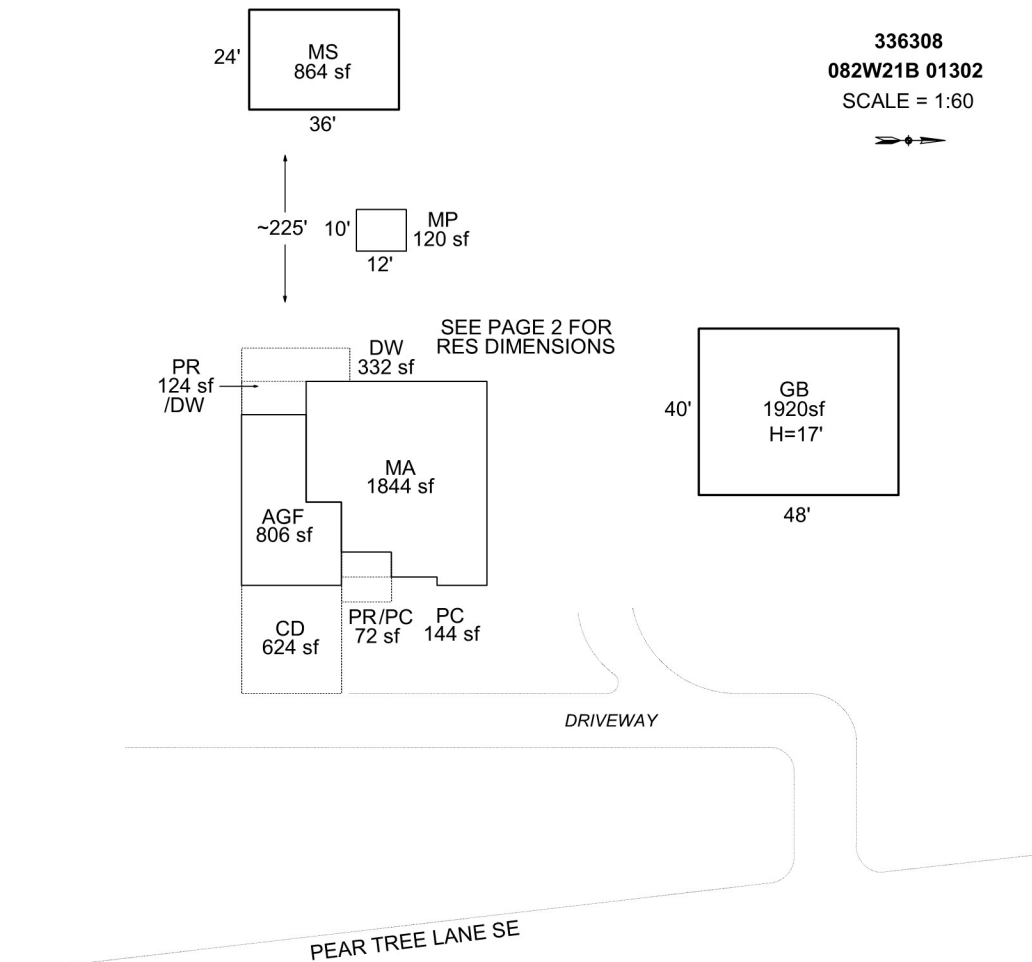
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 336308 Parcel No.: 082W21B 01302  
 Property Address: 6175 PEAR TREE LN SE  
 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	MS	1.0	864.0	120.0	
	MP	1.0	120.0	44.0	
	GB	1.0	1920.0	176.0	2904.0
GLA1	MA	1.0	1843.5	185.0	1843.5
GAR	AGF	1.0	805.5	130.0	805.5
P/P	DW	1.0	332.0	84.0	
	PR	1.0	124.0	47.0	
	CD	1.0	624.0	100.0	
	PC	1.0	144.0	48.0	
	PR	1.0	72.0	36.0	1296.0
	Net LIVABLE	cnt	1 (rounded)		1,844
	Net BUILDING	cnt	3 (rounded)		2,904

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/7/17  
 UPDATED BY JRONDEMA 12/27/18  
 UPDATED BY JRONDEMA 1/31/19  
 UPDATED BY CJURAN 11/15/2023 23-007291 GB

### COMMENT TABLE 2

01.24.19 CL #10: TAGS

### COMMENT TABLE 3

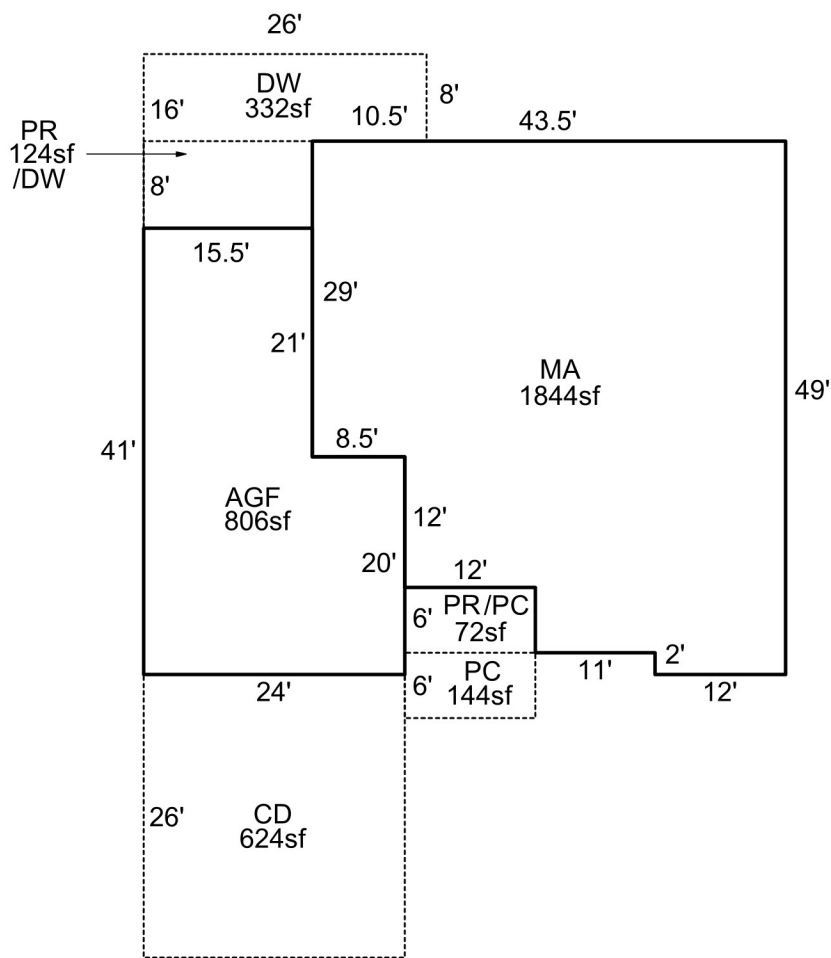
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## SKETCH

**336308**  
**082W21B 01302**  
 SCALE = 1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1843.5	185.0	1843.5
GAR	AGF	1.0	805.5	130.0	805.5
P/P	DW	1.0	332.0	84.0	
	CD	1.0	624.0	100.0	
	PR	1.0	124.0	47.0	
	PC	1.0	144.0	48.0	
	PR	1.0	72.0	36.0	1296.0

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### COMMENT TABLE 2

01.24.19 CL #10: TAGS

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1                      (rounded)                      1,844



MA Rear

R336308

1/03/2018



MA

R336308

1/03/2018

**R336308 MA Rear-N End**



1/24/2019  
**01/24/19**

**R336308 MA Front**



1/24/2019  
**01/24/19**

**R336308 24x36 GB**



1/24/2019  
**01/24/19**

**R336308 NV MP**



1/24/2019  
**01/24/19**







1/31/24