

Summary

Lead Appr: _____ Clerk: **lak 11.20.24** Lead Clerk: _____ Appr: _____

Print Date:
7/10/2024

Acct ID: 523174 MTL: 072W19AB04500 Date: **9-13-24** Appr: **Gm** Prop Class: 109 RMV Prop Class: 109
 Situs: 1985 45TH AVE NE SALEM OR 97305 MaSaNh: 14 00 000 Unit: 89602 Year: 2024 **2025**
 Last Date Appraised: 08/10/2023 Appraiser: PAUL HUPPERT Retag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)
 Owner: **FERNANDO, MEGAN** Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 114380
 RMV Land: 238170 RMV Imp: 0 RMV Total: 238170 MAV: 114380 MSAV: 0 SAV: 0
 Comment: 24-25: Tag; L2 08.10.23 PH
 23-24: L2 08.10.23 PH

No change

House complete, full tag

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	24013	0

Land

Site: 1 Code Area: 24013 Size: 0.93 Acres Use Code: 006 Zone: SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 225670 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 24-25: Tag LUC 006 lak 3.15.24 No other changes to land account, PH
 23-24: Cycle; All Imp=GONE, PH
 //2018-19 SALES; UPDATE OSDA TO OSDF, 96. //98X415 //2005-06: RECALC SETUP; JP 32, 06/04/04.

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.

AB



Improvement Detail

MARION County

For Assessment Year 2024

Account ID 606736

Map 072W19AB04500P1

Mailing FERRANDO, MEGAN ANNE
FERRANDO, RENEE JOYCE
1985 45TH AVE NE
SALEM OR 97305

Situs 1985 45TH AVE NE SALEM OR 97305

Appraiser PAUL HUPPERT

Inspected 12/11/2023

Appraisal Area 14-00-000

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24013	1987	1987	100	20	231	Tabled	36,400	36,400	0	36,400	36,400	1,716

Rooms: 3 - BD, 2 - FB

Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1987	1987	20	5	100		1,716	133,319

Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS HEATING/COOLING	1,716	436	1st	AVERAGE CLASS KITCHEN	2	1,848
1st	ABOVE CLASS ROOF	1,716	0	1st	BATH - FULL	2	1,386

Totals

Description	RMV
First Floor	\$30,333
Inventory	\$0
Accessories	\$0
Calculation	Tabled
Trend	120.00 %
Total RMV	\$36,400

Size Breakdown

Finished 1,716

No change

Comments 24-25: Tag; Add New MS 100%, no skirting, PH

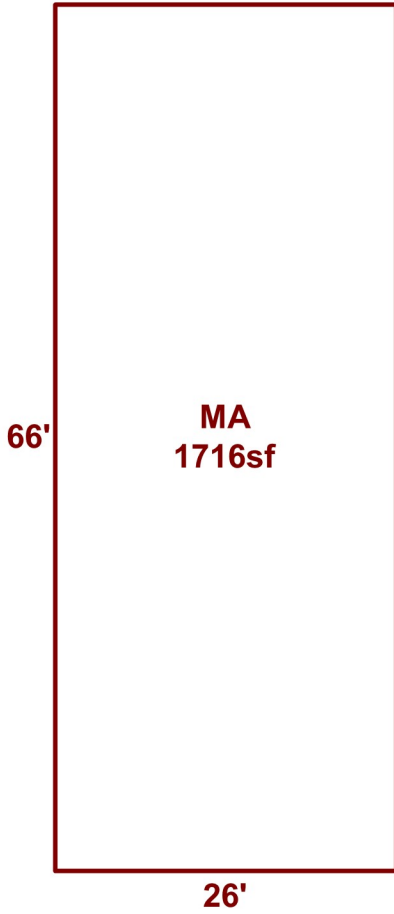
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 523174 Parcel No.: 072W19AB04500
 Property Address: 1985 45TH AV NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

523174
072W19AB04500



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1716.0	184.0	1716.0
	Net LIVABLE	cnt	1	(rounded)	1,716

COMMENT TABLE 1

APEX BY MJB 09-02-2010
 UPDATED BY LK 3-26-18
 UPDATED BY LK 8.21.23

COMMENT TABLE 2

NV 28 6-19-13
 8.10.23 CYCLE ALL IMP GO
 NEW MS PLACED, PH

COMMENT TABLE 3

Summary Lead Appr: _____ Clerk: **lak** 3-15-24 Lead Clerk: _____ Appr: **PH 4/23/24** Print Date: 7/12/2023

Acct ID: 523174 MTL: 072W19AB04500 Date: **4/10/23** Appr: **PH42** Prop Class: 101 RMV Prop Class: 101
 Situs: 1985 45TH AVE NE SALEM OR 97305 MaSaNh: 14 00 000 Unit: 89602 Year: 2023

Last Date Appraised: 03/01/2018 Appraiser: PAUL HUPPERT Retag: Y N Tag info: 2024 - Tags/Permit (MS PLACEMENT)
 Owner: FERRANDO, MEGAN Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 162630
 RMV Land: 238170 RMV Imp: 87180 RMV Total: 325350 MAV: 162630 MSAV: 0 SAV: 0
 Comment:

66x27 ms in place. 1st Floor, Attic & Attached garage all gone

Notations

No notation data available. Retag 1/1/25 for Completion, RW

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	24013	0

Land

Site: 1 Code Area: 24013 Size: 0.93 Acres Use Code: 001 Zone: SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 225670 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: //2018-19 SALES; UPDATE OSDA TO OSDF, 96. //98X415 //2005-06: RECALC SETUP; JP 32, 06/04/04.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24013 Stat Class: 132 Year Blt: 1939 Eff Year Blt: 1885 Sq.Ft: 2032 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 87180
 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	Imps already gone, no form required, RW	Exception: Y N
First Floor	3	Finished	1252	1	FB-1	1939	1885	KIT-, HVAC, ROOF, BATH - 1		Exception: Y N
Attic	3	Finished	780	3	FB-1	1939	1885	HVAC, BATH - 1		Exception: Y N
Garage Attached	3	Unfinished	450	0	0	1939	1885	ROOF		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	1	1885	5103	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



yes, stat 457
 100% except for skirting
 add kit
 EYB = 1987



66x27

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: *DH2*

Print Date: 7/12/2023

Acct ID: 606736 MTL: 072W19AB04500P1 Date: *12/11/23 DH2* Appr: *DH2* Prop Class: 019 RMV Prop Class: 019

Situs: 1985 45TH AVE NE SALEM, OR 97305 MaSaNh: 14 00 000 Unit: 147329 Year: 2023 *2024*

Last Date Appraised: _____ Appraiser: _____ Retag: Y Tag info: 2024 - Tags/Permit (MS PLACEMENT) Tag for *2024*
Owner: *A3285* Roll Type: MS
Cycle: *Tag* Sales Verification Other: _____ Inspection level: 1 *2* 3 4 LCB TTO INSP AV: 0
RMV Land: 0 RMV Imp: 0 RMV Total: 0 MAV: 0 *2/23/24* MSAV: 0 SAV: 0
Comment:

Notations

MS in place - No skirting, etc

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

45

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24013 Stat Class: ~~444~~ 457 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100
Desc: MANUF STRUCT, CLASS 4, 8'WIDE SINGLE Dimensions: RMV: 0
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
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No floor data available

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



60 x 27

Account 523174 MTL 072W19AB04500 APPD 24 DATE 12/11/23 RMV Class 109 MA/SA/NH Prop Class 109 Unit # 1024
 Situs 1985 45th Ave Sales Verification Other Inspection Level 1 2 3 4 LCB TTO INSP PICT RMV Class Tax Year 2024
 Cycle Permits
 Tag? NO
 Please update soils and add new OSDN

Account Notations RMV Imp RMV Land RMV Total MAV/MSAV AV/SAV
 Comment

Land:	Code area	Segment #	Size	Eff Size	Land Class	Description	Land use code	Zoning	SAV Land Use Code	Adjustment	Fire Patrol	RMV	Exception
OSD:	Type	Adjustment			Exception								
	OSDN				NEW								
Comments	45												

Segment	Class	Area	Eff Area
Stat Class:			
Roof:	ARCMP	BLTUP	COMP
ROLL	SHAKE	TCLAY	TCONC
Plumbing:	BTH 2	JTTUB	
Heat:	AC	BB	CEIL
	HP	ZONAL	ST
Fireplace:	DBLE	DBLP	ECLVE
HRTHP	PREFE	PREFP	SGLE
Interior comp:	CKTP	CKTPE	CRNG
H&F	OVEND/S	MICRO	RNG
Bedrooms:			
Yr Bilt	1987		
% Comp	100		
NEW			

Segment	Class	Area	Eff Area
Stat Class:			
Roof:	ARCMP	BLTUP	COMP
ROLL	SHAKE	TCLAY	TCONC
Plumbing:		JTTUB	
Heat:	AC	BB	CEIL
	HP	ZONAL	ST
Fireplace:	DBLE	DBLP	ECLVE
HRTHP	PREFE	PREFP	SGLE
Interior comp:	CKTP	CKTPE	CRNG
H&F	OVEND/S	MICRO	RNG
Bedrooms:			
Yr Bilt			
% Comp			
Exception			

Comments
 Interior Walls: Panel Drywall no skirting
 Skirting Metal Wood Vinyl Fbrgl Cblock
 Brick

Comments

Segment	Class	Area	Eff Area
Stat Class:			
Roof:	ARCMP	BLTUP	COMP
ROLL	SHAKE	TCLAY	TCONC
Plumbing:		JTTUB	
Heat:	AC	BB	CEIL
	HP	ZONAL	ST
Fireplace:	DBLE	DBLP	ECLVE
HRTHP	PREFE	PREFP	SGLE
Interior comp:	CKTP	CKTPE	CRNG
H&F	OVEND/S	MICRO	RNG
Bedrooms:			
Yr Bilt			
% Comp			
Exception			

Segment	Class	Area	Eff Area
Stat Class:			
Roof:	ARCMP	BLTUP	COMP
ROLL	SHAKE	TCLAY	TCONC
Plumbing:		JTTUB	
Heat:	AC	BB	CEIL
	HP	ZONAL	ST
Fireplace:	DBLE	DBLP	ECLVE
HRTHP	PREFE	PREFP	SGLE
Interior comp:	CKTP	CKTPE	CRNG
H&F	OVEND/S	MICRO	RNG
Bedrooms:			
Yr Bilt			
% Comp			
Exception			

Segment	Land and/or OSD
Stat Class	
Class	
Dimensions/Size	
Foundation	
Exterior Wall	
Interior Finish	
Roof Cover	
Roof Style	
Flooring	
Plumbing	
Heat	
Electric	
Misc.	
Year Built	
Eff. Year	
Condition	
% Complete	
Lump Sum	
Exception Code	
Segment	
Stat Class	
Class	
Dimensions/Size	
Foundation	
Exterior Wall	
Interior Finish	
Roof Cover	
Roof Style	
Flooring	
Plumbing	
Heat	
Electric	
Misc.	
Year Built	
Eff. Year	
Condition	
% Complete	
Lump Sum	
Exception Code	

Clerk Date
 Appraiser Date

574485 Building permit
04 00 000

PH



Building and Safety

PAC: (503) 588-6256
Inspections: (503) 588-6256
Fax: (503) 588-6115

City Hall

555 Liberty St SE
Room 320
Salem, OR 97301-3503

RENEE FERRANDO
1985 45TH AV NE
SALEM OR 97305-1813

Dwelling Seq #: 22-115020-DW
Date Issued: February 06, 2023

Property Address: 1985 45TH AV NE
Legal Description: Blk. 0
Tax Lot#: 072W19AB04500 Twn: 7 Rng: 2 Sec: 19
Description of Work: Single Family - Demolition - TEAR DOWN OF EXISTING HOME AND GARAGE

Info:

In City Limits?: Yes
Zoning: RA
Historic Building: No
Is a Sewer Cap Required?: Yes

Edition of Oregon Specialty Code?: ORSC 2021 Edition
In Floodplain?: No
Historic Zone: No
Proof of ownership (attach info): No

Contractors' Construction Board #: 216560
Removal of trees?: Yes
Is there a well on the property?: Yes

Owner:

MEGAN FERRANDO
1985 45TH AV NE
SALEM OR 97305

Contractor:

SAVAGE CONSTRUCTION LLC
10024 WISEACRE LN LN NE
AURORA OR 97002
Work: (503) 348-7551

Contact:

RENEE FERRANDO
1985 45TH AV NE
SALEM OR 97305-1813
Work: (503) 949-0503

Salem
Permit

This permit expires if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.

523174 Buildingpermit
04 00 000

PH

Mindy



606736
on
(523174)

Building and Safety

PAC: (503) 588-6256
Inspections: (503) 588-6256
Fax: (503) 588-6115

City Hall

555 Liberty St SE
Room 320
Salem, OR 97301-3503

RENEE FERRANDO
1985 45TH AV NE
SALEM OR 97305-1813

Dwelling Seq #: 22-122498-DW
Date Issued: May 02, 2023

Property Address: 1985 45TH AV NE
Legal Description: Blk: 0
Tax Lot#: 072W19AB04500 TwN: 7 Rng: 2 Sec: 19
Description of Work: Manufactured Dwelling - New - Install 1987 manufactured home on lot

Info:

In City Limits?: Yes
Middle Housing?: No
In Floodplain?: No
Inside Park/Outside Park MFH: Outside Park

Edition of Oregon Specialty Code?: ORSC 2021 Edition
Contractors' Construction Board #: 216560
Subdivision Name: not applicable
Historic Zone: No

Radon Mitigation Required?: None
Zoning: RA
Geological Assessment #: NA
Historic Building: No

Owner:

MEGAN FERRANDO
1985 45TH AV NE
SALEM OR 97305

Contractor:

SAVAGE CONSTRUCTION LLC
10024 WISEACRE LN LN NE
AURORA OR 97002
Work: (503) 348-7551

Contact:

RENEE FERRANDO
1985 45TH AV NE
SALEM OR 97305-1813
Work: (503) 949-0503

This permit expires if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.