

Acct ID: 553717 MTL: 082W02C000100 Date: **10-25-24** Appr: **LUKE** Prop Class: 641 RMV Prop Class: 401  
 Situs: 2628 HAPPY VALLEY WAY SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 99264 **AUSTIN** Year: 2024

Last Date Appraised: 01/11/2024 Appraiser: CLINT LUKE Retag: Y **N** Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: VILLALOBOS FAM TR & Roll Type: R

Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 466142

RMV Land: 339290 RMV Imp: 892160 RMV Total: 1231450 MAV: 465030 MSAV: 1112 SAV: 2082

Comment: 24-25: L2 01.11.24 GRH

**UNSECURE GATE w/ VERY AGGRESSIVE DOBERMAN ONSITE WILL JUMP AT WINDOW ADD INVENTORY Pen TAG**

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**24-002726 40x84 FINISHED**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Chris 12/2/24

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 79340 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 2400210//09-10: NO SPEC ASSESS FOR HOMESITE/OSD DUE TO PROPERTY BEING IN NON-RESOURCE ZONE//00-01; SEPERATED INCREMENT FROM HOMESITE 02-03: REAPPRAISAL - <10 ACRES, INCREMENT NOT SPECIALLY ASSESSED.

Site: 2 Code Area: 92410 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 144260 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1986 / 2400210

Site: 3 Code Area: 92410 Size: 0.98 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 70690 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: 2400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 152 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 2417 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 550880

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	5	Finished	1240	1	FB-1	1996	1996	BATH - 1, KIT-, HVAC, FP - 2, ROOF	Y N
Second Floor	5	Finished	1177	3	FB-2	1996	1996	BATH - 2, HVAC	Y N
Garage Attached	5	Finished	864	0	0	1996	1996	ROOF	Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 672 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 194960

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
Attic	4	Finished	672	0	FB-1/ HB-1	2009	2009	BTH - 1	Y N
Garage Oversized Detached	4	Finished	1536	0	0	2009	2009	ROOF	Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 4 Code Area: 92410 Stat Class: 107 Year Blt: Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100

Desc: Yard Improvements Dimensions: RMV: 59290

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
No floor data available								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS EXCELLENT	6	0	1996	48600	1

NU

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 92410	Stat Class: 355	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 24x20		RMV: 1750	
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
Lean-to Heavy Duty	4	Finished	480	0	0	2000	2000	Exception: Y N

NC

**Accessories**

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

Bldg: 5	Code Area: 92410	Stat Class: 351	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 2400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x40		RMV: 49920	
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
General Purpose Bldg	5	Finished	2400	0	0	2018	2018	AVG Exception: Y N

NC

**Accessories**

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

Bldg: 6	Code Area: 92410	Stat Class: 341	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 135	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 6020	
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
Multi-Purpose Bldg	6	Finished	135	0	0	2014	2014	AVG Exception: Y N

NC

**Accessories**

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

Bldg: 7	Code Area: 92410	Stat Class: 356	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:		RMV: 4670	
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
Lean-to Excellent	5	Finished	480	0	0	2018	2018	Exception: Y N

NC

**Accessories**

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

Bldg: 8	Code Area: 92410	Stat Class: 356	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:		RMV: 4670	
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
Lean-to Excellent	5	Finished	480	0	0	2018	2018	Exception: Y N

NC

**Accessories**

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

Bldg: 9	Code Area: 92410	Stat Class: 905	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:		RMV: 20000	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

**Floors**

NC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

VB 5 40x84 Av8 PACK 2025 NSW  
2024



25-26 10/29/24 40x84



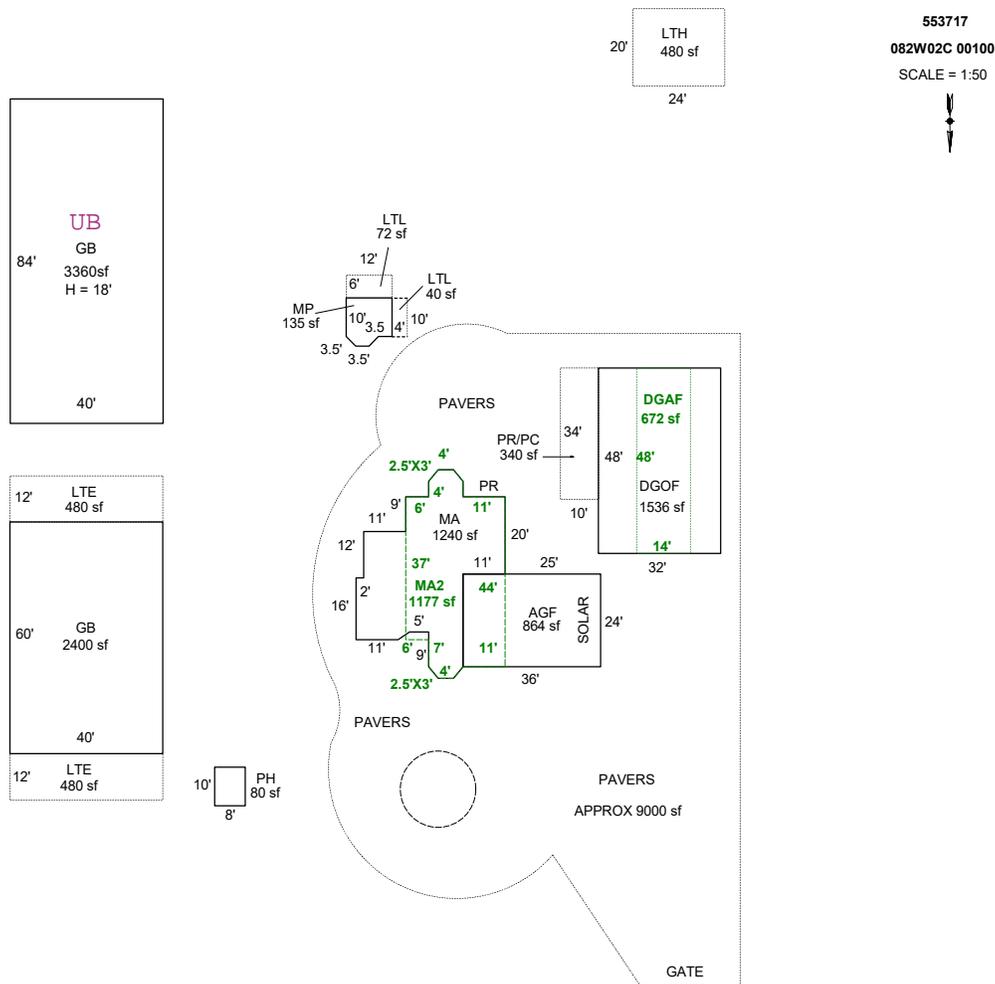
10/29/24 40x60

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 553717 Parcel No.: 082W02C 00100  
 Property Address: 2628 HAPPY VALLEY WY SE  
 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
GBA1	PH	1.0	80.0	36.0	
	LTH	1.0	480.0	88.0	
	GB	1.0	2400.0	200.0	
	LTE	1.0	480.0	104.0	
	LTE	1.0	480.0	104.0	
	LTL	1.0	72.0	36.0	
	LTL	1.0	40.0	28.0	
	MP	1.0	134.8	46.1	
	GB	1.0	3360.0	248.0	7526.8
	GBA2	DGAF	1.0	672.0	124.0
GLA1	MA	1.0	1240.0	182.2	1240.0
GLA2	MA2	1.0	1177.0	153.6	1177.0
GAR	AGF	1.0	864.0	120.0	864.0
P/P	PR/PC	1.0	340.0	88.0	340.0
	Net LIVABLE	cnt	2 (rounded)		2,417
	Net BUILDING	cnt	10 (rounded)		8,199

### COMMENT TABLE 1

APEXED BY NRC 06/11/2009  
 UPDATED BY JRONDEMA 9/21/18  
 UPDATED BY JRONDEMA 1/9/19  
 UPDATED BY CJURAN 01/31/2024  
 UPDATED BY CLOBERG 06/20/2024 24-002786 GB

### COMMENT TABLE 2

GRH 01/11/2024

### COMMENT TABLE 3

TAGS L2

Grh 10/29/24 TAGS L2