

**Summary** Lead Appr: ww 12.30.24 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MNL Inpt Print Date: 9/24/2024

Acct ID: 348841 MTL: 082W16D000702 Date: 12/3/24 Appr: MNL Prop Class: 641 RMV Prop Class: 401  
 Situs: \_\_\_\_\_ MaSaNh: 07 06 000 Unit: 69181 Year: 2024  
2025  
 Last Date Appraised: 12/21/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: O'DONNELL, NEIL SHANE Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 230814  
 RMV Land: 229180 RMV Imp: 415920 RMV Total: 645100 MAV: 40860 MSAV: 944 SAV: 1774  
 Comment: 24-25: L2 12.21.23 GRH 23-104110 45%  
 LEVEL 2 4.13.21 CL10 / LEVEL 4 5-26-20 WV06//

Chris 1/8/25

**Notations** 25-26 SFD 100% ; PullTAB ; Exception  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE <u>AUB</u>	30000	05410	14590

**Land**

Site: 1	Code Area: 05410	Size: 0.55 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 20890
Class: 4BD <u>SS</u>	Value Source: Market Homesite	Description: FOUR BENCH DRY	RMV: 42960	Exception: Y N		
Adjustment(s):	Comments: 24-25: Disq 0.55 ac homesite <u>NO WATER</u>	Liability year - 1982 / 20-21: CYCLE WORK #06 C19 NO CHG	Fire Patrol:	Description:		
Site: 2	Code Area: 05410	Size: 2.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTL D	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 156220	Exception: Y N		
Adjustment(s):	Comments: Liability year - 1982 / 20-21: CYCLE WORK #06 C19 NO CHG		Fire Patrol:	Description:		

**Improvements - Residence / Manufactured Structures**

Bldg: 2	Code Area: 05410	Stat Class: 143 +	Year Blt: 2023	Eff Year Blt: 2023	Sq.Ft: 2543	% Complete: <u>45/100</u>
Desc: One Story with basement	Dimensions:	RMV: 315780				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 153530	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 +	Finished	2543	<u>23</u>	FB-2	2023	2023	ROOF, HVAC, KIT-, BATH - 2	Y N
Attic	4 +	Unfinished	468	0	0	2023	2023		Y N
Basement	4 +	Unfinished	1406	0	0	2023	2023		Y N
Garage Attached	4 +	Finished	991	0	0	2023	2023	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 1	Code Area: 05410	Stat Class: 351	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 2304	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 48x48	RMV: 100140				
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:
General Purpose Bldg	5	Finished	2304	0	0	2016	2016	FAIR	Y N
GP Building Attic	5	Finished	1344	0	0	2016	2016		Y N

**Accessories**

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



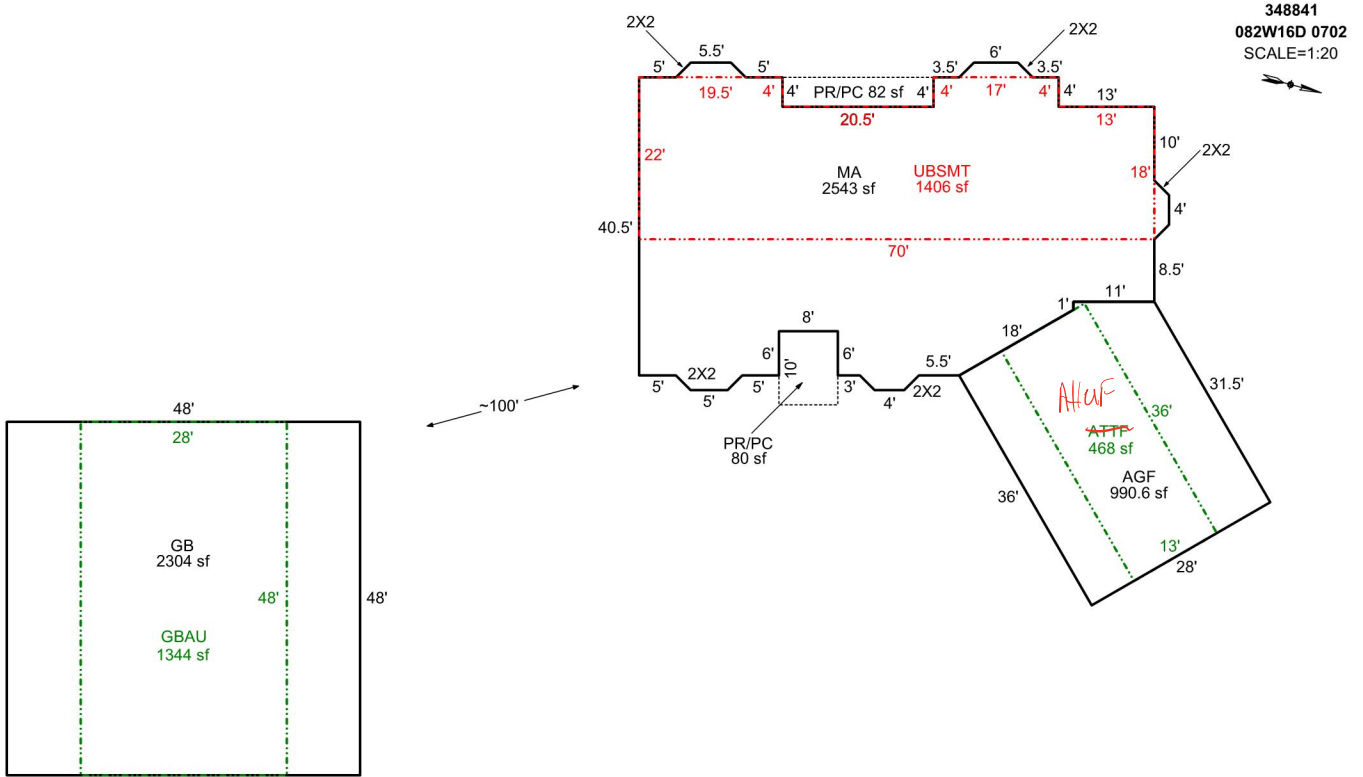
12/3/24

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 348841 Parcel No.: 082W16D 0702  
 Property Address: 6221 FIDDLERS LANE 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	GB	1.0	2304.0	192.0	2304.0
GBA2	GBAU	1.0	1344.0	152.0	1344.0
GLA1	MA	1.0	2543.0	242.8	2543.0
GLA2	ATTF	1.0	468.0	98.0	468.0
BSMT	UBSMT	1.0	1406.0	192.0	1406.0
GAR	AGF	1.0	990.6	125.5	990.6
P/P	PR/PC	1.0	80.0	36.0	
	PR/PC	1.0	82.0	49.0	162.0
	Net LIVABLE	cnt	2 (rounded)		3,011
	Net BUILDING	cnt	2 (rounded)		3,648

### COMMENT TABLE 1

UPDATED BY CJURAN 07/06/2021  
 UPDATED BY CJURAN 08/07/2023 555-23-004118  
 UPDATED BY CJURAN 02/08/2024

### COMMENT TABLE 2

#10 CL 04/13/2021  
 GRH 12/21/2023

### COMMENT TABLE 3

TAGS L2  
 TAGS L2



Acct ID: 348841 MTL: 082W16D000702 Date: **12/14/23** Appr: **GRH** Prop Class: 641 RMV Prop Class: 401  
 Situs: MaSaNh: 04 06 000 Unit: 69181 Year: 2024

Last Date Appraised: 04/13/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **0** N Tag info: 2024 - NEW CONSTRUCTION (Residence)  
 Owner: O'DONNELL, NEIL SHANE Roll Type: R

Cycle: **Tag** Sales Verification Other: Inspection level: 1 **0** 3 4 LCB TTO: **INSP** AV: 42064  
 RMV Land: 207310 RMV Imp: 69840 RMV Total: 277150 MAV: 40860 MSAV: 1204 SAV: 2117  
 Comment: LEVEL 2 4.13.21 CL10 / LEVEL 4 5-26-20 WV06//

Notations **Add New MA at 45%** INPUT GRH 02.09.24  
 No notation data available.

OSDs **OSDN - New m/m** DQ - MORE THAN .55 CLEAR FOR HOME/SHOP/YARD  
 No OSD data available. Per CWG disqual 0.55 ac for homesite, done in a separate workflow.

Land **Amy 6-12-24**

Site: 1	Code Area: 05410	Size: 2.55 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: <b>FTLD</b>	Value Source: Designated Forest Land	Description: DFL Class D	RMV: 207310	Exception: Y	N	
Adjustment(s):	Fire Patrol:	Description:				
Comments: Liability year - 1982 / 20-21: CYCLE WORK #06 C19 NO CHG						

Improvements - Residence / Manufactured Structures  
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 05410	Stat Class: 351	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 3648	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 48x48		RMV: 69840	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<b>NIC</b>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Attic	5	Finished	1344	0	0	2016	2016		Exception: Y N
General Purpose Bldg	5	Finished	2304	0	0	2016	2016	FAIR	Exception: Y N

Accessories

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



MA BSMTU 12.21.23 L2



MA AGF 12.21.23 L2



ACCOUNT # 348841 DATE: 12/21/23 RMV CLASS 641 PROP CLASS 401  
 MTL 082W160000702 APPR GRH TAG Y N  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR MA  
 AREA 2,543 EFF AREA 2,543 BED 2  
ROOF + HVAC +  
 BATH PKG: 2 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 45 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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

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

STAT 143 QLTY + - FLOOR Bsm+ Unfinished  
 AREA 1,406 EFF AREA 1,406 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 45 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAT 143 QLTY + - FLOOR AGF  
 AREA 991 EFF AREA 991 BED \_\_\_\_\_  
ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 45 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: Add under MA segment

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



ACCOUNT # 348841 DATE: 12/21/23 RMV CLASS 641 PROP CLASS 401  
 MTL 082W160000702 APPR GRH TAG Y N  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR Attic  
 AREA 468 EFF AREA 468 8 BED  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2023 EFF YR 2023 ECON \_\_\_\_\_  
 % COMP 45 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 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: \_\_\_\_\_

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 \_\_\_\_\_  
 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: \_\_\_\_\_

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 \_\_\_\_\_  
 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: \_\_\_\_\_



Percent Complete Form

Account # 348841

Additions

New Homes

No Basement

Basement

% Item		% Sum	% Item		% Sum	% Item		% Sum
3%			3%			3%		
2%	0%		2%	0%		4%	0%	
3%			3%			10%		
35%	45%		14%	20%		16%	35%	
8%	50%		7%	30%		7%	40%	
7%	60%		7%	35%		7%	45%	
7%	65%		7%	45%		6%	55%	
5%	70%		5%	50%		5%	60%	
4%	75%		4%			3%		
3%			3%	55%		2%		
2%			2%			1%	65%	
	80%		1%			1%		
3%			3%	60%		2%		
5%	85%		5%	65%		4%	70%	
2%			2%	70%		2%	75%	
2%	90%		2%			2%		
			6%	75%		5%	80%	
2%			3%	80%		2%		
2%	95%		4%	85%		3%	85%	
3%			7%	90%		6%	90%	
2%	100%		7%	95%		6%	95%	
			2%	100%		2%	100%	
			1%			1%		

APPR GRH Date 12/11/23 YR For 2024 % COMP 45

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

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 \_\_\_\_\_