

Summary Lead Appr: WW 12.30.24 Clerk: _____ Lead Clerk: _____ Appr: MDL Impref Print Date: 9/24/2024

Acct ID: 530291 MTL: 082W23C000200 Date: 12/3/24 Appr: MDL Prop Class: 581 RMV Prop Class: 451
Site: 6680 76th AV SE, Salem 97317 MaSaNh: 07 06 000 Unit: 43462 Year: 2024
2025

Last Date Appraised: 02/02/2024 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - NEW RESIDENCE (Completion)
Owner: THOMAS WILLIAM FRY LT & Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 219367
RMV Land: 327830 RMV Imp: 422640 RMV Total: 750470 MAV: 28680 MSAV: 6077 SAV: 8238
Comment: 24-25: L3 MDL 2.2.24 TAGS 23-004239 60% complete

Notations 25-26 USFS 70% complete
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	05558	0

Land 1/8/25 Chris

Site: 1 Code Area: 05558 Size: 10.32 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: STF Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 255810 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: Liability year - 1983, STF - 2004

24-25: Too late to disqual from STF this year for new homesite. Remove for 2025-26.

02-03: REAPPRAISAL //04-05: STF APPLICATION APPROVED 05-06: UPDATE PART TOTALS

Site: 2 Code Area: 05558 Size: 1.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 27020 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: Liability year - 1983, STF - 2004

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05558 Stat Class: 142 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2748 % Complete: 60
Desc: Multi Story above grade Dimensions: RMV: 377300 70
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 183440 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 +	Finished	2456	2	FB-3	2023	2023	BATH - 2, ROOF, KIT, HVAC, FP - 1	Y N
Second Floor	4 +	Finished	292	0	HB-1	2023	2023	BTH - 1, HVAC	Y N
Garage Attached	4	Finished	412	0	0	2023	2023	ROOF	Y N
Garage Attached	4	Finished	473	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	0	2023	16740	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1440 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 11800
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	1440	0	0	1992	1992	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1320 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 30x44 RMV: 33540
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1170 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1320	0	0	2018	2018	FAIR	

Accessories

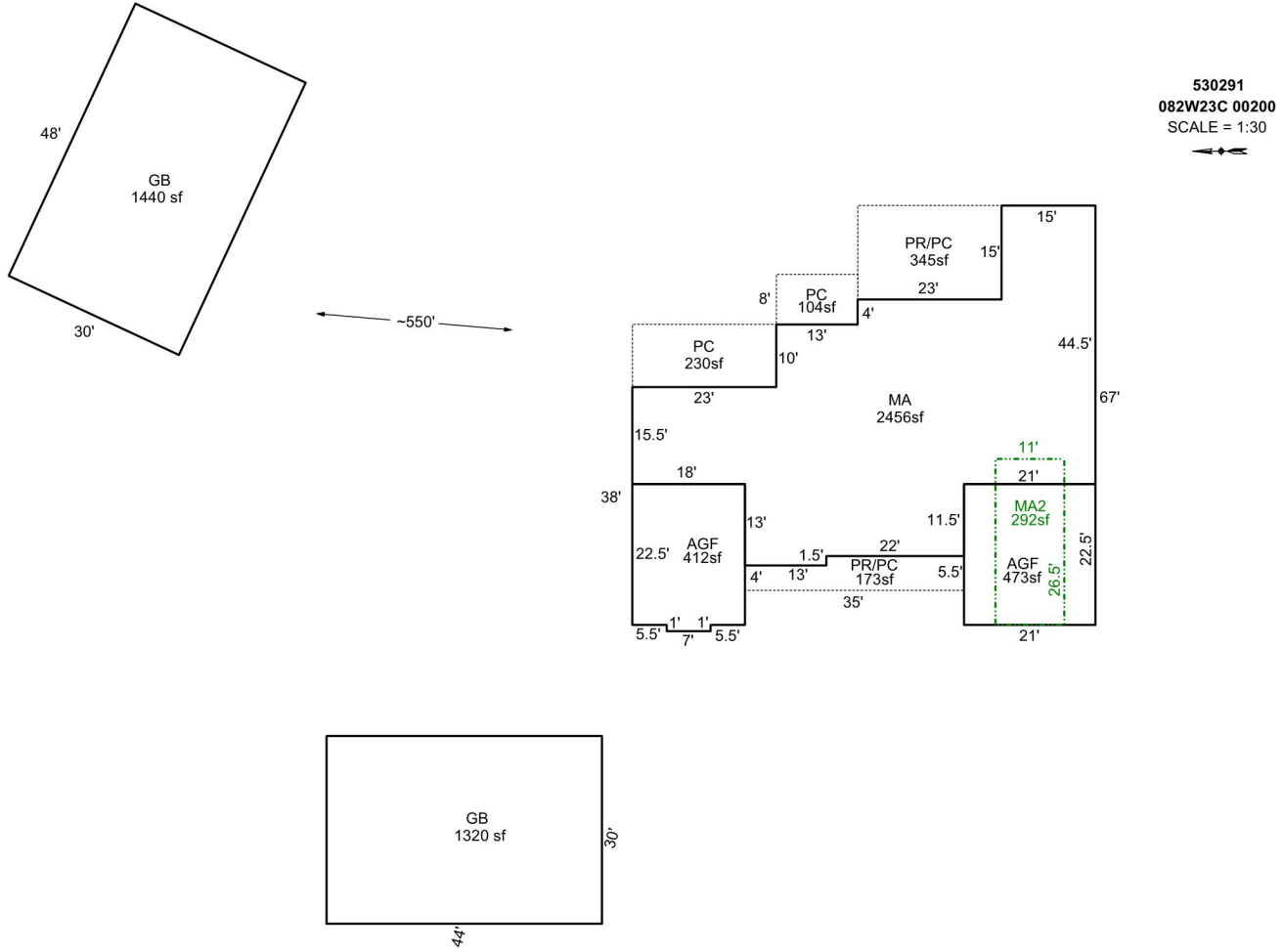
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	6	432	2019	2186	1	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530291 Parcel No.: 082W23C 00200
 Property Address: 6680 76TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1440.0	156.0	
	GB	1.0	1320.0	148.0	2760.0
GLA1	MA	1.0	2456.0	263.0	2456.0
GLA2	MA2	1.0	291.5	75.0	291.5
GAR	AGF	1.0	472.5	87.0	
	AGF	1.0	412.0	83.0	884.5
P/P	PC	1.0	230.0	66.0	
	PC	1.0	104.0	42.0	
	PR/PC	1.0	345.0	76.0	
	PR/PC	1.0	173.0	81.0	852.0
	Net LIVABLE	cnt	2 (rounded)		2,748
	Net BUILDING	cnt	2 (rounded)		2,760

DRAWN BY JRONDEMA 3/14/18
 UPDATED BY JRONDEMA 6/18/18
 UPDATED BY JRONDEMA 2/7/19
 UPDATED BY CJURAN 10/02/2023 23-004239

COMMENT TABLE 2

COMMENT TABLE 3

Percent Complete Form

Account #

530291

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%		3%	
2%		Excavation	2%	0%	4%	
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%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%	60%	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%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
	Finish Grade	1%	1%			

APPR MSL Date 12/3/24 YR For 25-26 % COMP 70

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 _____



12/3/24







R30291 GB 30X44
2019-06-21