

Acct ID: 533204 MTL: 083W28DB00700 Date: **12/3/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 254 HYLO RD SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 45618 Year: 2024
 Last Date Appraised: 12/18/2023 Appraiser: WENDY WILLIAMS Retag: **Y** N Tag info: 2025 - Tags/Permit (Completion)
 Owner: **GANTT, RYAN M ESTATE** Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 360480
 RMV Land: 322030 RMV Imp: 404240 RMV Total: 726270 MAV: 300600 MSAV: 0 SAV: 0
 Comment: 24-25: L2 12.18.23 WW
 23-24: L2 12.13.22 GRH
 22-23 L3 1/7/21 ML

Notations **MA 65%** replacement
 No notation data available. 24-25 MA @ 50% 23-24: NEW MA @ 35%, RECHECK FOR COMPLETION 21-004844

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	0
1	MKTN	OSD - NO LANDSCAPE	30000	92430	14590

Land

Site: 1	Code Area: 92430	Size: 0.67 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 76590	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 01-02; REAPPRAISAL						
Site: 2	Code Area: 92430	Size: 1.64 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 170440	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 01-02; REAPPRAISAL						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 131	Year Blt: 1963	Eff Year Blt: 1963	Sq.Ft: 1014	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 137630				
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	3	Finished	1014	2	FB-1	1963	1963	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Carport Attached	3	Unfinished	336	0	0	1963	1963	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1963	11885	1	Y N

Bldg: 4	Code Area: 92430	Stat Class: 142	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 2437	% Complete: 50
Desc: Multi Story above grade	Dimensions:	RMV: 262960				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 45290	Adjust:	Adjust RMV: 0	

65 M/M

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1921	3	FB-2	2022	2022	BATH - 2, KIT-, HVAC+, FP - 1, ROOF	Y N
Attic	4	Finished	516	0	0	2022	2022	HVAC+	Y N
Garage Attached	4	Finished	1013	0	0	2022	2022	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2022	13950	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92430	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 24x12	RMV: 3180				
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	6	Finished	288	0	0	1985	1985	AVG	Y N

Accessories

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

Bldg: 3	Code Area: 92430	Stat Class: 355	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 24x12			RMV: 470
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
Lean-to Heavy Duty	4	Finished	288	0	0	1985	1985		

Accessories

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

Percent Complete Form

53

Account # 533204

Additions

New Homes

Additions		New Homes		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

rough frame

APPR	<u>GRH</u>	Date	<u>12/13/22</u>	YR For	<u>23-24</u>	% COMP	<u>35</u>
APPR	<u>WMM</u>	Date	<u>12-18-23</u>	YR For	<u>24-25</u>	% COMP	<u>50</u>
APPR	<u>GRH</u>	Date	<u>12/3/24</u>	YR For	<u>25-26</u>	% COMP	<u>65</u>
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	_____

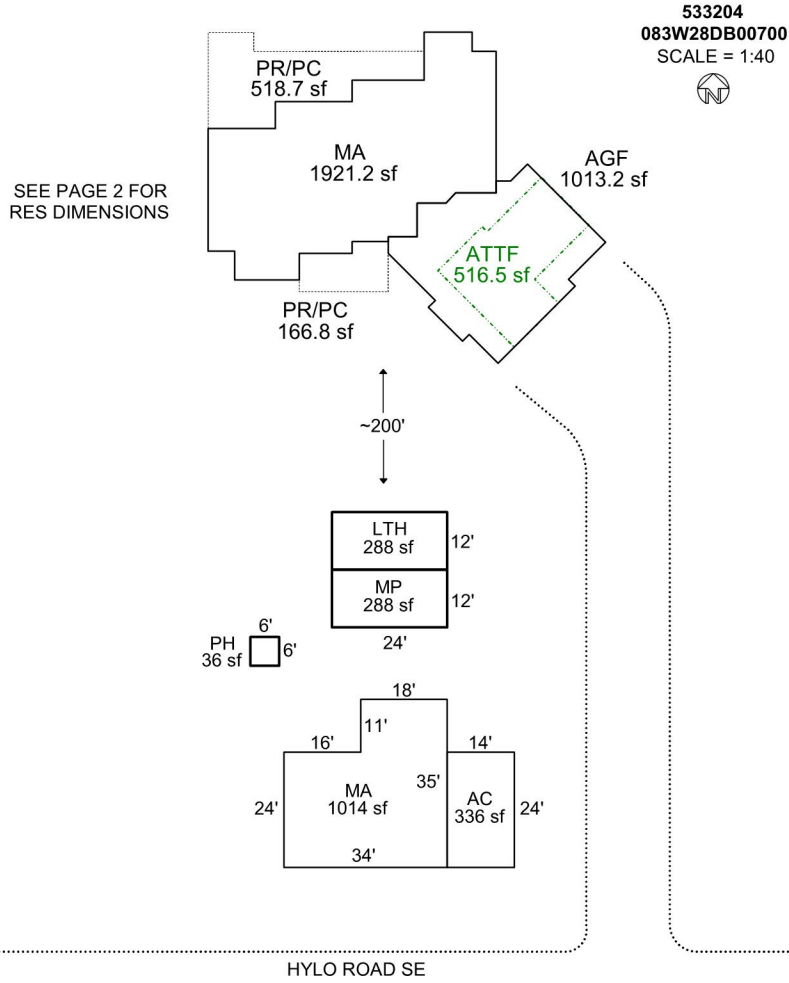


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533204 Parcel No.: 083W28DB00700
 Property Address: 254 HYLO RD SE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	288.0	72.0	
	LTH	1.0	288.0	72.0	
	PH	1.0	36.0	24.0	612.0
GLA1	MA	1.0	1014.0	138.0	
	MA	1.0	1921.2	222.0	2935.2
GLA2	ATTF	1.0	516.5	103.0	516.5
GAR	AC	1.0	336.0	76.0	
	AGF	1.0	1013.2	139.5	1349.2
P/P	PR/PC	1.0	166.8	58.0	
	PR/PC	1.0	518.7	130.1	685.4
	Net LIVABLE	cnt	3 (rounded)		3,452
	Net BUILDING	cnt	3 (rounded)		612

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 UPDATED BY CJURAN 555-21-004844
 UPDATED BY CJURAN 05/03/2023

COMMENT TABLE 2

GRH 12/13/2022

GRH 12/13/24

COMMENT TABLE 3

TAGS L2

TAGS L2

