

Summary Lead Appr: ww 2.10.25 Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/24/2024

Acct ID: 545440 MTL: 083W320002100 Date: 12/11/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 2865 ETOMINA LN S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 129859 Year: 2024

Last Date Appraised: 12/18/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
Owner: STANKO, OLEXY Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 547560
RMV Land: 329040 RMV Imp: 692480 RMV Total: 1021520 MAV: 194590 MSAV: 0 SAV: 0
Comment: 24-25: L1 12.18.23 WW
23-24 L4 10.04.22 WV
22-23: L4 06.01.22 MP AND UPDATED VIEW ADJ

MA @ 100

MA @ 100%

Notations

No notation data available.

24-25 MA @ 75% WW 23-000270 NSFD 3 BDRM 4 BATH W/ ATTACHED GARAGE, 1 FULL KITCHEN, NAD 1 KETCHENETT

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	16290

Land

Site: 1 Code Area: 92430 Size: 2.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 284040 Exception: Y N
Adjustment(s): VIEWE Fire Patrol: Description:
Comments: 20-21: #06 C19 CYCLE WORK, NO CHG / 01-02: REAPPRAISAL 05-06: F05-0058 LLA BETWEEN R45440 & R45429; NO ACREAGE OR VALUE CHANGE.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 151 - Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 4708 % Complete: 75
Desc: One Story Only Dimensions: RMV: 692480 100
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 336680 Adjust: Adjust RMV: 0

Floors class change- custom roof, custom interior and exterior changes class. m/m

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>5</u>	Finished	4708	3	FB-3/ HB-1	2023	2023	ROOF, HVAC+, BATH - 3, BATH+, BTH - 1, KIT+, FP - 2	Y N
Garage Attached	<u>5</u>	Finished	853	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	0	2023	28350	1	Y N

ADD 20X8 POOL AS M/M

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Percent Complete Form

545440

Account # _____

Additions

75

New Homes

No Basement

Basement

Additions		New Homes			
% Item	% Sum	No Basement		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%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		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%	100%	2%
		Finish Grade	1%		1%

APPR NW
 APPR GRH
 APPR _____
 APPR _____

Date 12-18-23 YR For 24-25
 Date 12/11/24 YR For 25-26
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 75
 % COMP 100
 % COMP _____
 % COMP _____

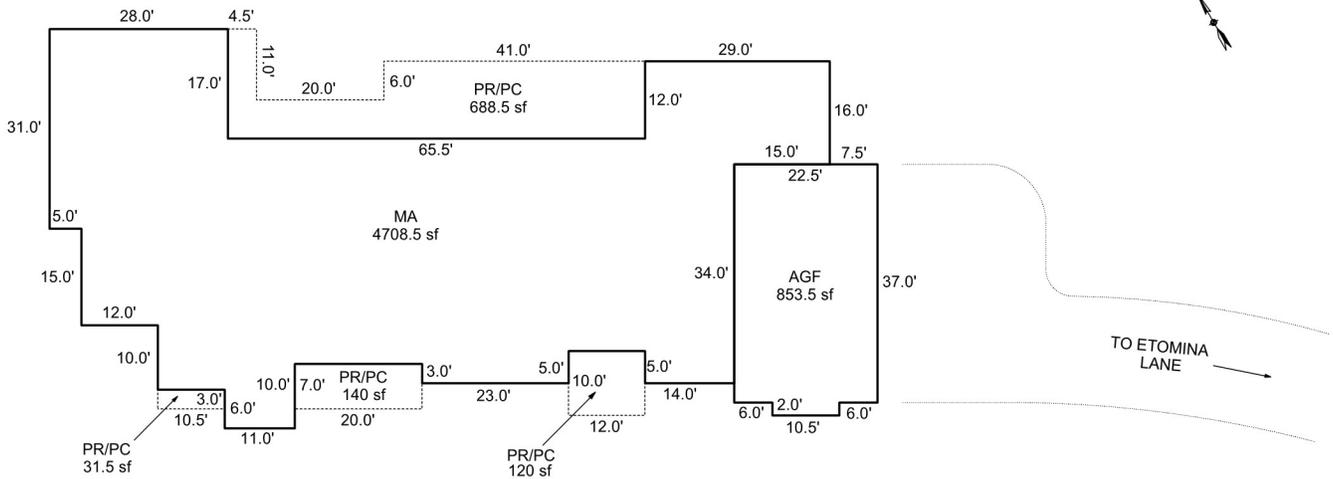
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545440 Parcel No.: 083W320002100
 Property Address: 2865 ETOMINA LANE S.
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

545440
083W320002100
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4708.5	409.0	4708.5
GAR	AGF	1.0	853.5	123.0	853.5
P/P	PR/PC	1.0	688.5	177.0	
	PR/PC	1.0	120.0	44.0	
	PR/PC	1.0	140.0	54.0	
	PR/PC	1.0	31.5	27.0	980.0

COMMENT TABLE 1

APEX BY CJURAN 05/08/2023 555-23-000270

COMMENT TABLE 2

COMMENT TABLE 3

12-18-23
L1 TAGS
GRH 12/11/24

TAGS
WW
TAGS L2

Net LIVABLE cnt 1 (rounded) 4,709