

Acct ID: 545496 MTL: 082W03C003200 Date: **12-16-24** Appr: **Luke** Prop Class: 551 RMV Prop Class: 451  
 Situs: 6842 GANON ST SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 131078 Year: 2024

**IMPACT 1-10-25**  
**Luke**

Last Date Appraised: 01/12/2016 Appraiser: CLINT LUKE Retag: **0** N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)  
 Owner: BUSH, TIMOTHY J & BUSH, TINA A Roll Type: R  
 Cycle: **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 4 LCB TTO INSP AV: 382828  
 RMV Land: 281280 RMV Imp: 847810 RMV Total: 1129090 MAV: 348650 MSAV: 34178 SAV: 62663  
 Comment:

Notations **24-002819 60x80 SHOP + BATH OFFICE**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

**(GRAVITY FLOW)**

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

**1.0 Homesite 4BISS  
2.33 Farm 4BISS  
1.0 Farm 2BISS  
0.45 Waste**

**Chris 1/31/25 L4 farm use ok - horses**

Land  
 Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 63960 Exception: Y N  
 Adjustment(s): IRR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2016 / 09-10: GW39 changed land type per Excel analysis// 02-03: REAPPRAISAL - HAS A HARDSHIP MH, NO ADDITIONAL OSD.

Site: 3 Code Area: 92410 Size: 2.53 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 169920 Exception: Y N  
 Adjustment(s): IRR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2016

Site: 4 Code Area: 92410 Size: 1.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 2400 Exception: Y N  
 Adjustment(s): IRR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2016

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92410 Stat Class: 152 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 3273 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 820650  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2367	2	FB-2	2014	2014	BATH - 2, KIT, ROOF, HVAC+, FP - 1	Y N
Attic	5	Finished	906	4	FB-1	2014	2014	BATH - 1, HVAC+	Y N
Garage Attached	5	Finished	1343	0	0	2014	2014	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	6	1	2014	48048	1

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1500 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x30 RMV: 27160  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1500	0	0	2015	2015	FAIR	Y N

**Accessories**

No accessory data available

**UB 6 3800 OFF 1040 #  
LTH 1000 GBAF 1040 #  
2025 NEW  
2025 NEW**

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	<del>3%</del>	
2%	0%	Excavation	2%	<del>4%</del>	0%
3%		Foundation	3%	<del>10%</del>	
35%	45%	Framing	14%	<del>16%</del>	35%
8%	50%	Trusses	7%	<del>7%</del>	40%
7%	60%	Roofing	7%	<del>7%</del>	45%
7%	65%	Windows/Ext Doors	7%	<del>6%</del>	55%
5%	70%	Siding	5%	<del>5%</del>	60%
4%	75%	Plumbing Rough-In	4%	<del>3%</del>	
3%		Electrical Rough-In	3%	<del>2%</del>	
2%	80%	Heating Rough-In	2%	<del>1%</del>	65%
		Heating Unit	1%	<del>1%</del>	
3%		Insulation	3%	<del>2%</del>	
5%	85%	Drywall (Finished)	5%	<del>4%</del>	70%
2%	90%	Paint Interior	2%	<del>2%</del>	75%
2%		Paint Exterior	2%	<del>2%</del>	
		Cabinets	6%	<del>5%</del>	80%
2%		Electrical Fixtures	3%	<del>2%</del>	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	100%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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	<del>10%</del>	40%
Floor - Concrete/Wood	<del>30%</del>	
Walls - Framing	<del>10%</del>	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	<del>15%</del>	
Roof - Sheathing	5%	95%
Roof - Cover	<del>10%</del>	
Doors & Windows	5%	100%

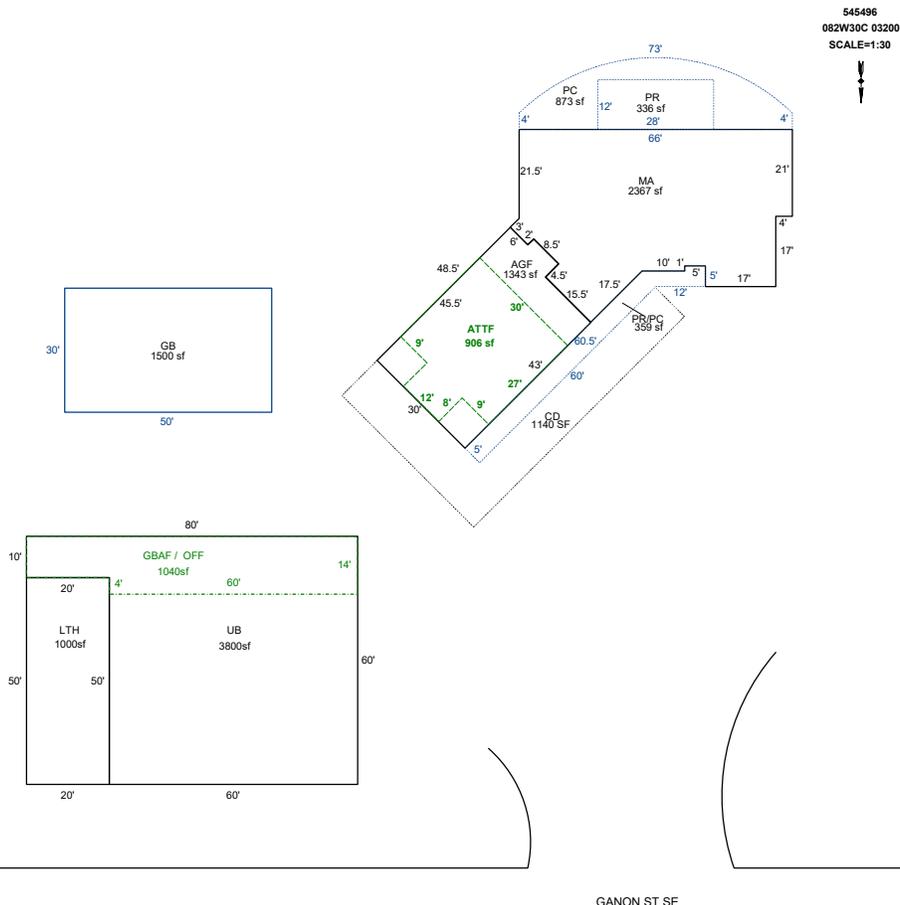
APPR Crunch Date 12-17-24 YR For 25-26 % COMP 80  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 545496 Parcel No.: 082W03C 03200  
 Property Address: 6842 GANON ST SE  
 City: Salem County: Marion State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	UB	1.0	3800.0	280.0	4800.0	APEXED BY NRC 07/07/2009 UPDATED BY SRAGSDALE 9/16/14 Updated by CW 1/14/15 UPDATED BY JRONDEMA 2/12/16 UPDATED BY CLOBERG 07/15/24 24-002819 GB/GBAF UPDATED BY CLOBERG 12/26/24					
	LTH	1.0	1000.0	140.0							
GBA2	GB	1.0	1500.0	160.0	2540.0			<b>COMMENT TABLE 2</b> KH 90 1/12/16 CLUKE 10/29/24 CLUKE 12/17/24			
	GBAF / OFF	1.0	1040.0	188.0							
GLA1	MA	1.0	2366.9	225.0	2366.9					<b>COMMENT TABLE 3</b> TAGS L2 TAGS L3	
GLA2	ATTF	1.0	906.0	130.0	906.0						
GAR	AGF	1.0	1343.2	155.0	1343.2						
	P/P	1.0	873.4	147.0							
	PR	1.0	336.0	80.0	1568.9						
	PR/PC	1.0	359.5	159.3							
	Net LIVABLE	cnt	0 (rounded)		3,273						
	Net BUILDING	cnt	4 (rounded)		7,340						



10/29/24



10/29/24



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12/17/24