

Acct ID: 553665 MTL: 082W23C003000 Date: 10/15/24 Appr: MDL Prop Class: 401 RMV Prop Class: 401
 Situs: 6854 76TH AVE SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 96694 Year: 2025

Last Date Appraised: 02/09/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (TAGS/PERMIT)
 Owner: LARSON, STACI M & LARSON, STEFAN A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 380540
 RMV Land: 277870 RMV Imp: 359060 RMV Total: 636930 MAV: 380540 MSAV: 0 SAV: 0
 Comment: 23-24 L2 2/9/23 CLUKE CREATE TWO BATHS OUT OF ONE 24-006830

Notations
 No notation data available. 25-26: No change on BATHRM ✓ 1/1/26 For completion
ADD LTH ADDITION to BR

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1	Code Area: 05558	Size: 1.85 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 198380	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	02-03: REAPP //04-05: LAND SCHEDULE CHGS FOR RECALCULATION BY #29_					
Site: 2	Code Area: 05558	Size: 0.25 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 29490	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	02-03: REAPP //04-05: LAND SCHEDULE CHGS FOR RECALCULATION BY #29_					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 141 +	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 2092	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 345690				
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	WIR	Exception
First Floor	4 +	Finished	2092	3	FB-1/ HB-1	1973	1973 1986	ROOF, HVAC, KIT-, BTH - 1, BATH - 1, FP - 1		Y N
Garage Attached	4	Finished	580	0	0	1973	1973	ROOF		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <u>PART OF YI</u>	4	619	1973	9285	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1973	24075	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 351	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions:	RMV: 6050				
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	1080	0	0	1987	1987	FAIR	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05558	Stat Class: 321	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 1008	% Complete: 100
Desc: Hay Cover (HC)	Dimensions: 42x24	RMV: 7320				
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
Hay Cover	5	Finished	1008	0	0	2022	2022		Y N

Accessories

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

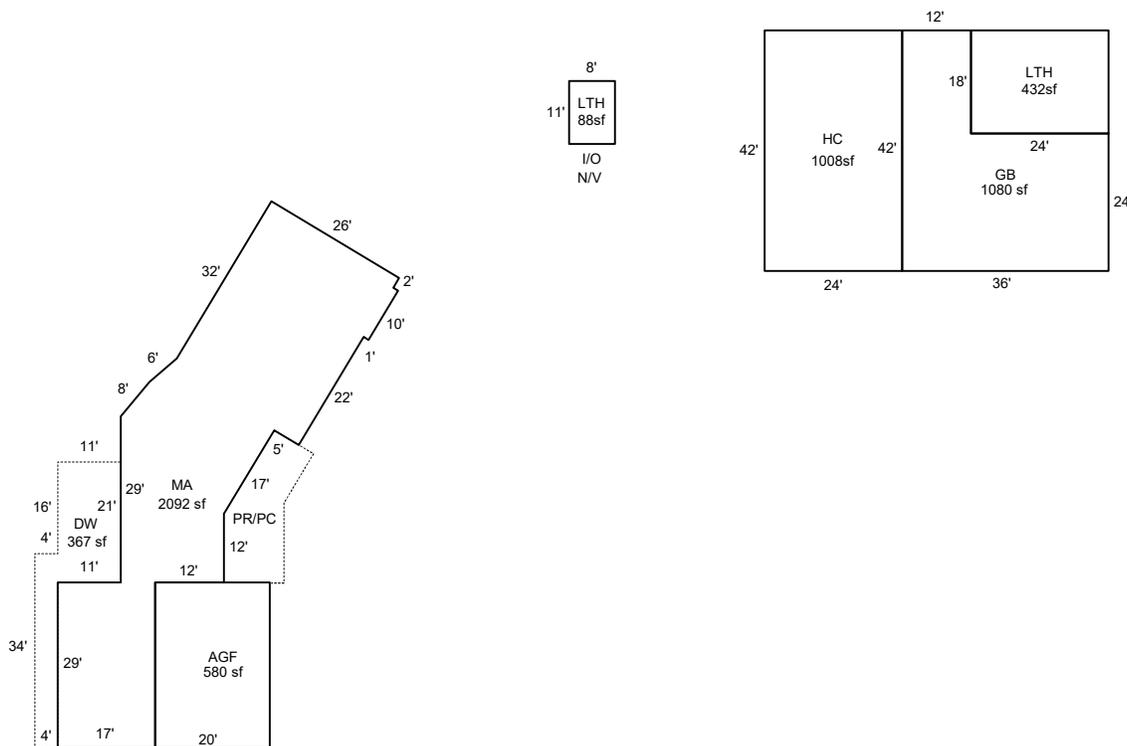
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 553665 Parcel No.: 082W23C 03000
 Property Address: 6854 76TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

553665
082W23C 03000
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1080.0	156.0	
	HC	1.0	1008.0	132.0	
	LTH	1.0	432.0	84.0	
	LTH	1.0	88.0	38.0	2608.0
GLA1	MA	1.0	2091.7	269.1	2091.7
GAR	AGF	1.0	580.0	98.0	580.0
P/P	DW	1.0	367.0	130.0	367.0
	Net LIVABLE	cnt	0 (rounded)		2,092
	Net BUILDING	cnt	4 (rounded)		2,608

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/12/18
 UPDATED BY CJURAN 08/15/2022 555-22-005217
 UPDATED BY CJURAN 02/23/2023
 UPDATED BY CLOBERG 12/02/24 24-006830 REV
 UPDATED BY CLOBERG 02/12/25

COMMENT TABLE 2

CL 02/09/2023
 MDL 10/15/24

COMMENT TABLE 3

TAGS L2
 TAGS L3

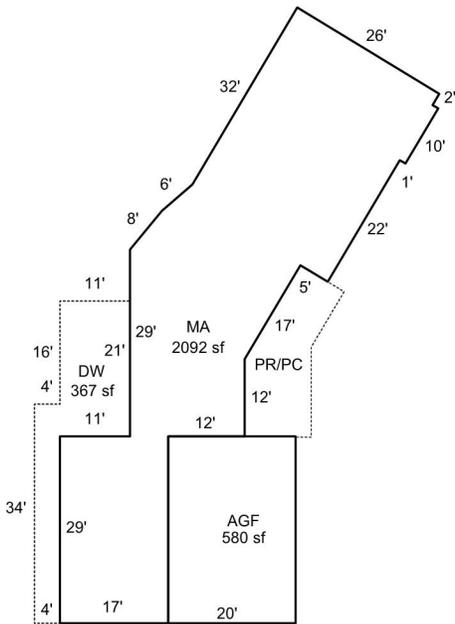
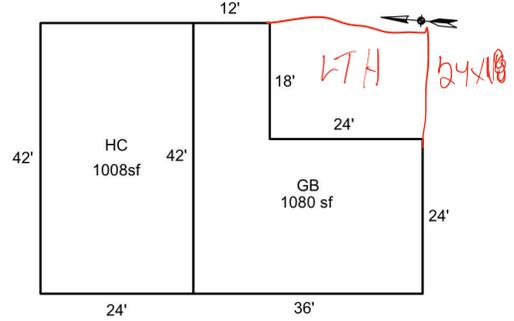
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SKETCH

553665
082W23C 03000
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1080.0	156.0	
	HC	1.0	1008.0	132.0	2088.0
GLA1	MA	1.0	2091.7	269.1	2091.7
GAR	AGF	1.0	580.0	98.0	580.0
P/P	DW	1.0	367.0	130.0	367.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/12/18
 UPDATED BY CJURAN 08/15/2022 555-22-005217
 UPDATED BY CJURAN 02/23/2023

COMMENT TABLE 2

CL 02/09/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,092
Net BUILDING	cnt	2	(rounded)	2,088

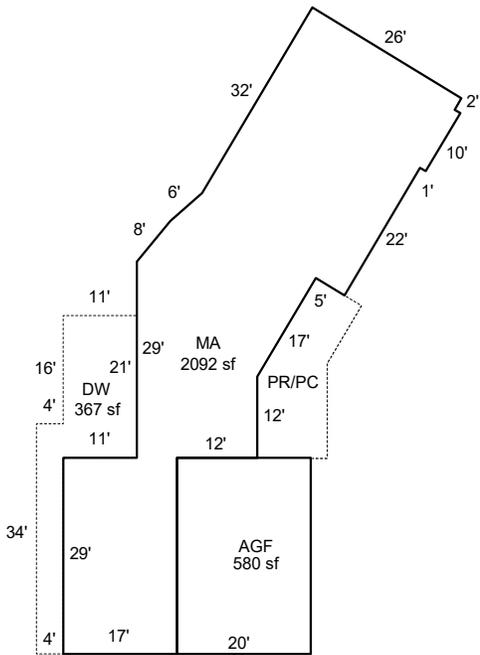
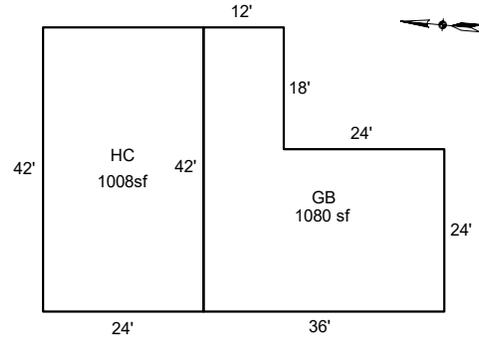
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 Property Address: 6854 76TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

553665
082W23C 03000
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1080.0	156.0	
	HC	1.0	1008.0	132.0	2088.0
GLA1	MA	1.0	2091.7	269.1	2091.7
GAR	AGF	1.0	580.0	98.0	580.0
P/P	DW	1.0	367.0	130.0	367.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/12/18
 UPDATED BY CJURAN 08/15/2022 555-22-005217
 UPDATED BY CJURAN 02/23/2023
 UPDATED BY CLOBERG 12/02/24 24-006830 REV

COMMENT TABLE 2

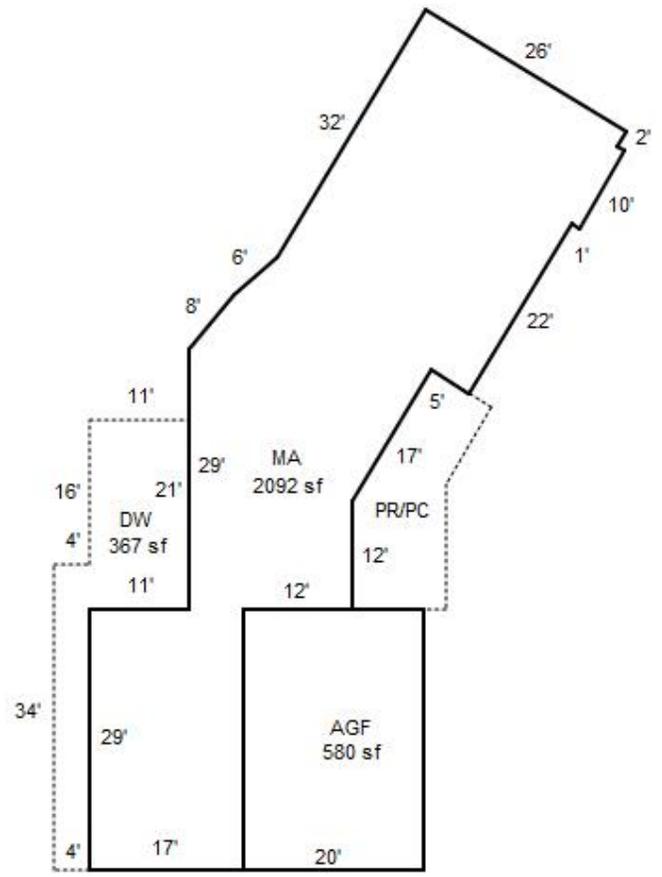
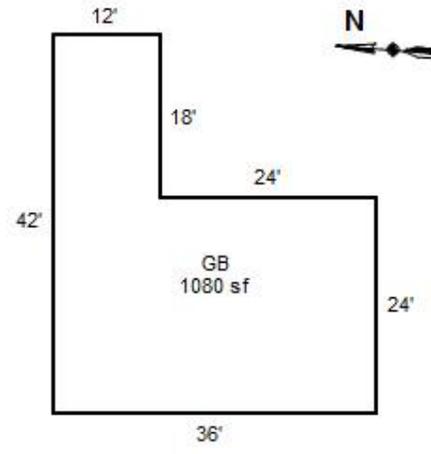
CL 02/09/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	0	(rounded)		2,092
Net BUILDING	cnt	2	(rounded)		2,088

R53665
082W23C 03000
SCALE=1:30





1-29-18
R53665 MA Rear



1/22/2018

1-29-18
R53665 MA



1/22/2018



Summary

Acct ID: 553665 MTL: 082W23C003000 Date: 29-23 Appr: ML Prop Class: 401 RMV Prop Class: 401
 Situs: 6854 76TH AVE SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 96694 Year: 2022
 Owner: LARSON, STACI M & LARSON, STEFAN A **CLUKE 4/18/23** Roll Type: R
 Cycle Tag Permits Sales Verification Other: _____ Inspection level: 1 | 3 4 LCB TTO INSP PICT MLS AV: 348260
 RMV Land: 240560 RMV Imp: 399350 RMV Total: 639910 MAV: 348260 MSAV: 0 SAV: 0
 Comment:

~~Notations 22-005217 1020sf cover for existing shop (Finaled)~~

PLEASE ADD HC POW TAG

No notation data available.

Input Reviewed WW 4/25/23

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	05558	0

Land

Code Area: 05558 Site: 1 Size: 2.10 Acres Use Code: 004 Zone: AR SAV Use: Exception: 0
 Class: Description: RMV: 200560
 Adjustment(s): NOZNE, 07IMP **2hd 0.25 ac 4hd 1.85 ac** Fire Patrol: Description:
 Comments: 02-03: REAPP //04-05: LAND SCHEDULE CHGS FOR RECALCULATION BY #29_

Improvements - Residence / Manufactured Structures

Imp ID: 332081 Bldg 1 Code Area: 0555 Year Blt: 1973 Eff Year Blt: 1973 Dimensions: % Complete: 100
 Stat Class: 141 + Desc: One Story Only Sq.Ft: 2092 RMV: 391830
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
Garage Attached	580	0	0	0		4	1973	1973	ARCMP
First Floor	2092	0	0	3	FB-1/HB-1	4 +	1973	1973	FA, SGLP, BATH - 1, BTH - 1, ARCMP, H&F, DW

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
WOOD DECK	4	619	1973	5598	1
YARD IMPROVEMENTS AVERAGE	4	1	1973	11400	1

Improvements - Accessory Buildings

Imp ID: 332083 Bldg 2 Code Area: 05558 Year Blt: 1987 Eff Year Blt: 1987 Dimensions: % Complete: 100
 Stat Class: 351 Desc: General Purpose Building (GB) Sq.Ft: 1080 RMV: 7520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Finished SqFt	Low Cost SqFt	Unfinished SqFt	Beds	Baths	Class	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	1080	0	0	0		5	1987	1987	12FT, BKEWL, BKENM, GABLE, DIRT, CNCFD, 110V

Accessories

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

Comments: _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Year Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Interior Walls: PANEL DRYWALL

Skirting: METAL WOOD VINYL FBRGL CBLOCK BRICK

Segment: HC Plumbing: _____

Stat Class: 321 Heat: _____

Class: 5 Electric: _____

Dimension/Size: 24x42 1008 Misc.: _____

Foundation: POST Year Built: 2022

Exterior Wall: 12FT Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: BE % Complete: 100

Roof Style: GAS Lump Sum: _____

Flooring: DLX Exception Code: NEW

Tag: Y N _____

Segment: _____ Class: _____ Area: _____

Stat Class: _____ Effective Area: _____

Roof: ARCMP BLTUP COMP ISHKE METAL ROLL
SHAKE TCLAY TCONC WOOD Other: _____

Plumbing: _____ JTTUB GRDTB

Heat: AC BB CEIL FA H-WTR HP ZONAL ST SC

Fireplace: DBLE DBLP ECLVE ECLVP HRTHE HRTHP
PREFE PREFP SGLE SGLP ZROCL

Interior Components: CKTP CKTPE CRNG DSP DW H&F
OVEND/S MICRO RNG TRASH Other: _____

Bedrooms: _____ Qty: _____ Yr Blt: _____ Eff Yr Blt: _____

% Good: _____ % Complete: _____ Functional: _____

Economic: _____ Exception: _____ Lump Sum: _____

Comments: _____

Segment: _____ Plumbing: _____

Stat Class: _____ Heat: _____

Class: _____ Electric: _____

Dimension/Size: _____ Misc.: _____

Foundation: _____ Year Built: _____

Exterior Wall: _____ Effective Yr Built: _____

Interior Finish: _____ Condition: _____

Roof Cover: _____ % Complete: _____

Roof Style: _____ Lump Sum: _____

Flooring: _____ Exception Code: _____

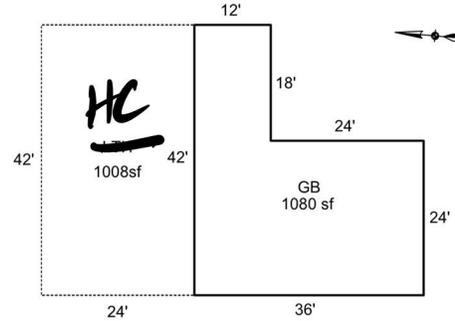
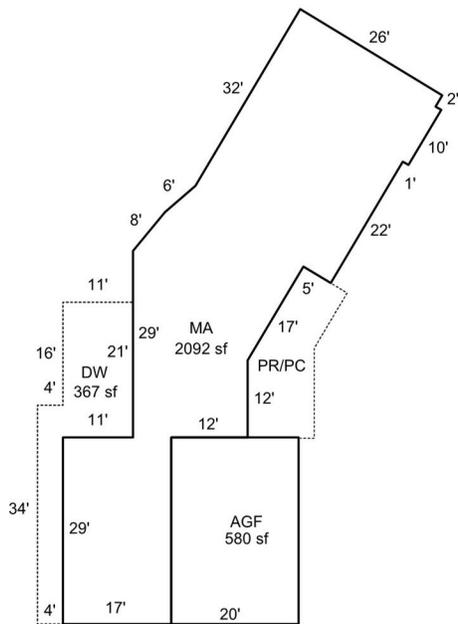
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553665
 082W23C 03000
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Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
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GLA1	MA	1.0	2091.7	269.1	2091.7
GAR	AGF	1.0	580.0	98.0	580.0
P/P	DW	1.0	367.0	130.0	
	LTH	1.0	1008.0	132.0	1375.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/12/18
 UPDATED BY CJURAN 08/15/2022 555-22-005217

COMMENT TABLE 2

2-9-23 G

COMMENT TABLE 3

TRUS L2

Net LIVABLE	cnt	1	(rounded)	2,092
Net BUILDING	cnt	1	(rounded)	1,080

