

Acct ID: 551770 MTL: 083W20B004500 Date: 12/20/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2682 WINDMILL CT S SALEM OR 97306 MaSaNh: 06 06 002 Unit: 120119 Year: 2024
 Last Date Appraised: 12/28/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: STROTHER, JOHN & KOSKI, STEPHANIE Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 522480
 RMV Land: 282830 RMV Imp: 670750 RMV Total: 953580 MAV: 522480 MSAV: 0 SAV: 0
 Comment: 24-25: L2 12.28.23 WW
 L2 12.9.21 MDL

Notations

No notation data available.

24-25: 1st floor @ 35%, 2nd floor not enough yet, 23-007316 FRONT ENTRY AND OFFICE ADDITION. ADDIT

OSDs

100% Addn

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.54 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 227830 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 24-25: Update land class

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 142 + Year Blt: 2001 Eff Year Blt: 2003 Sq.Ft: 4741 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 562400
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NEW FLOOR, KITCHEN RELOCATED, NEW BATHROOMS, NEW UTILITY ROOM

Floors REMOD/ADDN

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception	
First Floor	24-25	65	4 +	Finished	3181	2	FB-2/ HB-1	2001	2003	BATH - 2, BTH - 1, ROOF, HVAC+, FP - 1, BATH+, KIT+ Exception: Y N
First Floor	35	35	4 +	Finished	<u>195</u>	0	0	2001	2003	100% Exception: Y N
First Floor	35	35	4 +	Finished	199	0	0	2001	2003	100 Exception: Y N
Second Floor	65	65	4 +	Finished	1292	2 3	FB-1 2	2001	2003	BATH - 1, HVAC+ Exception: Y N
Garage Attached			4	Finished	576	0	0	2003	2003	ROOF Exception: Y N

2ND ADDN 735 yes

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
BARBECUE	4	0	2003	800	1	Exception: Y N
TENNIS COURT	4	1512	2020	10478	0	Exception: Y N
YARD IMPROVEMENTS GOOD	4	0	2003	33480	1	Exception: Y N

Bldg: 4 Code Area: 92430 Stat Class: 108 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 98460
 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
Garage Oversized Detached	4	Finished	1150	0	HB-1	2021	2021	BTH - 1, ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1950
 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	5	Finished	120	0	0	2001	2001	FAIR	Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 92430 Stat Class: 341 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 4390
 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
Multi-Purpose Bldg	5	Finished	192	0	0	2015	2015	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 92430 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 3550
 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
Multi-Purpose Bldg	4	Finished	160	0	0	2020	2020	FAIR	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

AFTER REMOD/ADDN: MA1 HVAC+, ROOF, BATH+, BATH-2, BTH, FP, KIT+ 2bed/2.5bath MA2 BATH-2, HVAC+ 3bed/2bath

Additions		New Homes			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	0%	3%
3%		Foundation	3%	4%	0%
35%	45%	Framing	14%	20%	10%
8%	50%	Trusses	7%	30%	16%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	7%
5%	70%	Siding	5%	5%	6%
4%	75%	Plumbing Rough-In	4%	50%	5%
3%		Electrical Rough-In	3%	3%	60%
2%		Heating Rough-In	2%	55%	2%
	80%	Heating Unit	1%	1%	65%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%		Paint Interior	2%	70%	4%
2%	90%	Paint Exterior	2%	70%	75%
		Cabinets	6%	75%	2%
2%		Electrical Fixtures	3%	80%	5%
2%	95%	Plumbing Fixtures	4%	85%	80%
3%		Floor Coverings & Countertops	7%	90%	3%
2%	100%	Interior Trim Carpentry	7%	95%	85%
		Porch/Entry/Stoop	2%	100%	90%
		Finish Grade	1%	100%	6%
					95%
					100%
					100%

APPR	WJW MA 2 addn	Date	12-28-23	YR For	24-25	% COMP	0
APPR	MA addn	Date	12-28-23	YR For	24-25	% COMP	36
APPR	CPH	Date	12-28-23	YR For	25-26	% COMP	100
APPR		Date		YR For		% COMP	



12.20.24

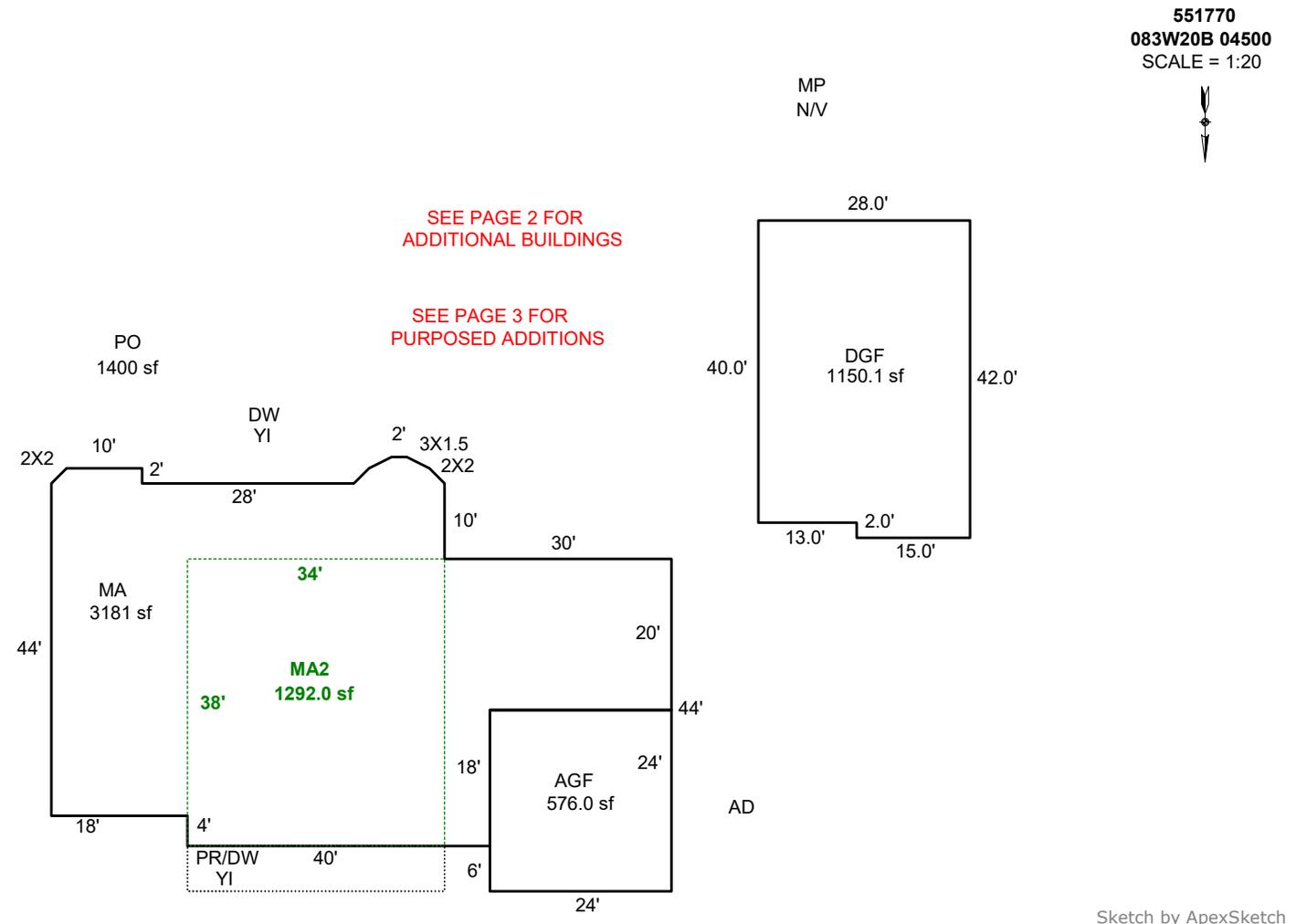


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 551770 Parcel No.: 083W20B 04500
 Property Address: 2682 WINDMILL CT S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3181.5	265.2	3181.5
GLA2	MA2	1.0	1292.0	144.0	1292.0
GAR	DGF	1.0	1150.1	140.0	1150.1
GARAGE	AGF	1.0	576.0	96.0	576.0

COMMENT TABLE 1

DRAWN BY SH 1-18-11
 UPDATED BY CJURAN 06/15/2021 555-21-003745
 UPDATED BY CJURAN 10/26/2023 23-007316 AD
 UPDATED BY WWILLIAMS 4.4.24
 UPDATED BY CLOBERG 02/19/25

COMMENT TABLE 2

WW 12.28.23
 GRH 12/20/24

COMMENT TABLE 3

TAGS L2
 TAGS L2

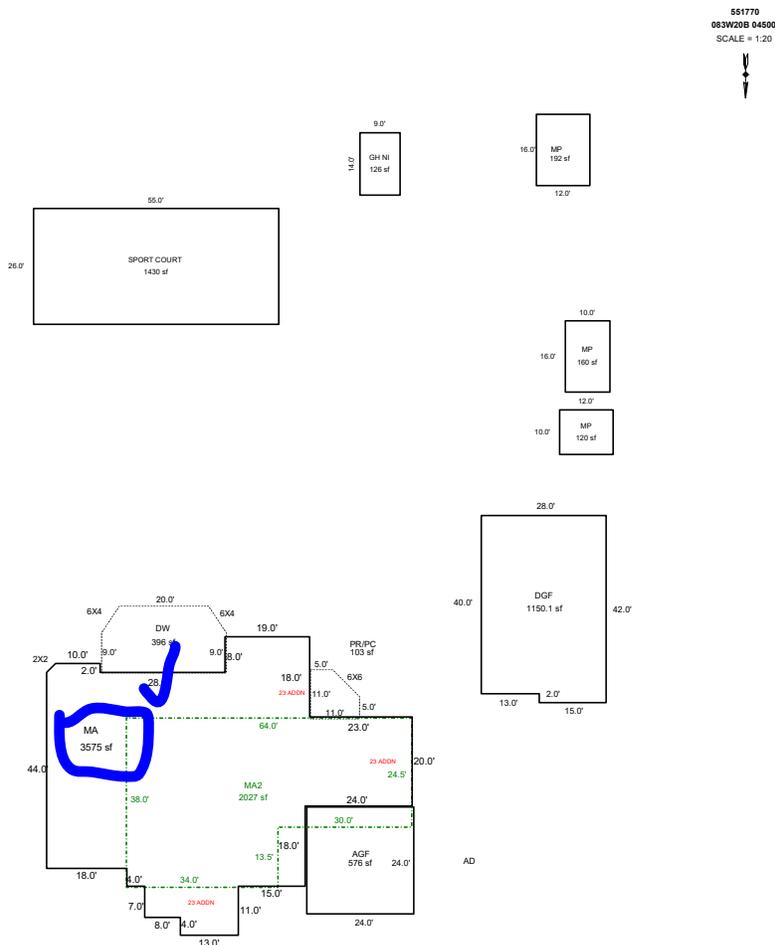
Net LIVABLE cnt 0 (rounded) 4,474

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SKETCH



Sketch by ApexSketch

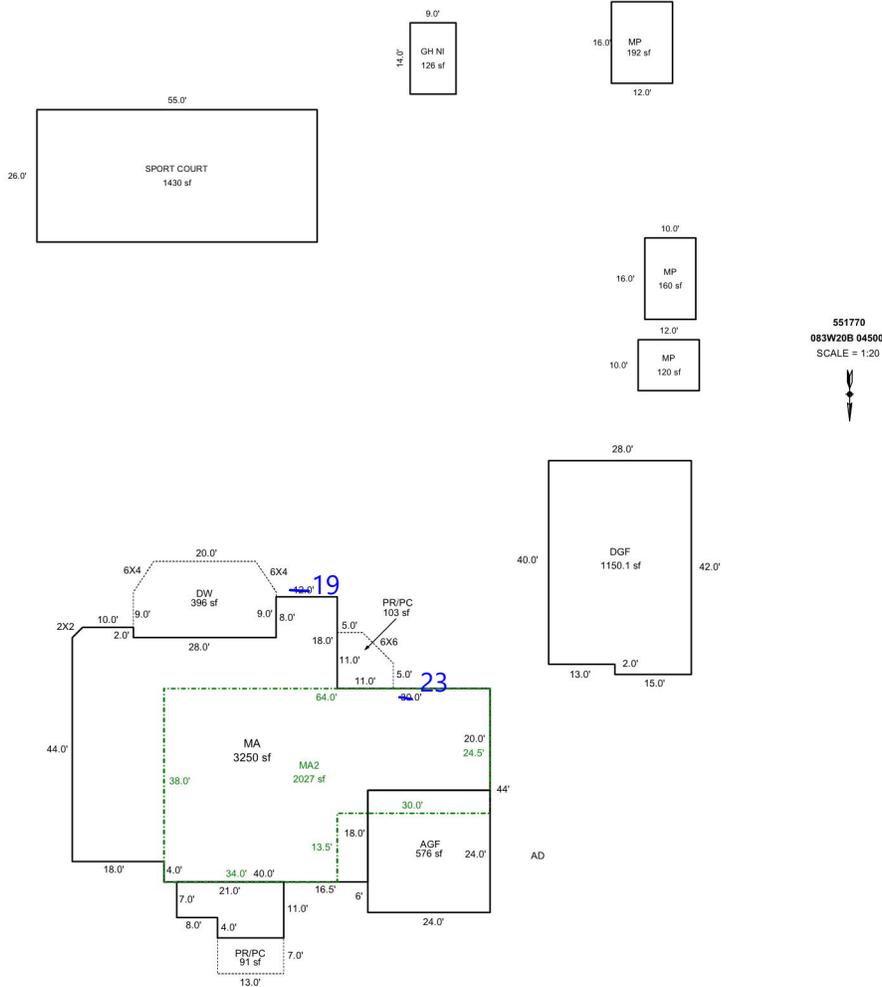
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA3	MP	1.0	120.0	44.0		DRAWN BY SH 1-18-11 UPDATED BY CJURAN 06/15/2021 555-21-003745 UPDATED BY CJURAN 10/26/2023 23-007316 AD UPDATED BY WWILLIAMS 4.4.24 UPDATED BY CLOBERG 02/19/25			
	MP	1.0	160.0	52.0					
	MP	1.0	192.0	56.0	472.0				
GBA6	SPORT COURT	1.0	1430.0	162.0					
	GH NI	1.0	126.0	46.0	1556.0				
GLA1	MA	1.0	3575.0	300.8	3575.0				
GLA2	MA2	1.0	2027.0	204.0	2027.0				
GAR	DGF	1.0	1150.1	140.0	1150.1				
GARAGE P/P	AGF	1.0	576.0	96.0	576.0				
	DW	1.0	396.0	80.4					
	PR/PC	1.0	103.0	40.5	499.0	COMMENT TABLE 2	COMMENT TABLE 3		
						WW 12.28.23 GRH 12/20/24	TAGS L2 TAGS L2		
	Net LIVABLE	cnt	0 (rounded)		5,602				
	Net BUILDING	cnt	5 (rounded)		2,028				

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA3	MP	1.0	120.0	44.0	472.0
	MP	1.0	160.0	52.0	
	MP	1.0	192.0	56.0	
GBA6	SPORT COURT	1.0	1430.0	162.0	1556.0
	GH NI	1.0	126.0	46.0	
GLA1	MA	1.0	3250.0	278.8	3250.0
GLA2	MA2	1.0	2027.0	204.0	2027.0
GAR	DGF	1.0	1150.1	140.0	1150.1
GARAGE	AGF	1.0	576.0	96.0	576.0
P/P	DW	1.0	396.0	80.4	590.0
	PR/PC	1.0	91.0	40.0	
	PR/PC	1.0	103.0	40.5	
	Net LIVABLE	cnt	2 (rounded)		5,277
	Net BUILDING	cnt	5 (rounded)		2,028

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 UPDATED BY CJURAN 06/15/2021 555-21-003745
 UPDATED BY CJURAN 10/26/2023 23-007316 AD
 UPDATED BY WWILLIAMS 4.4.24

COMMENT TABLE 2

WW 12.28.23
 GAH 12/20/24

COMMENT TABLE 3

TAGS L2
 TAGS L2