

Acct ID: 524411 MTL: 072W32A001300 Date: 4/2/25 Appr: Genie Prop Class: 551 RMV Prop Class: 551
 Situs: 5445 CAPLINGER RD SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 55567 Year: 2025
 Last Date Appraised: 01/14/2013 Appraiser: CLINT LUKE Retag: Y N Tag info: INPUT 4-2-25 GENIE
 Owner: JOHNSON, JENNIFFER Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 0 LCB TTO INSP AV: 287648
 RMV Land: 213210 RMV Imp: 471310 RMV Total: 684520 MAV: 266130 MSAV: 21518 SAV: 37221
 Comment: 30

Notations MLS 022650 LP 850K SP 850K DOM 56 LSC 524413 32A 1400 BUYER OWNS ADJ LOT 524413 32A 1400 12/11/24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92410	0

Land FARMED IN CONJUNCTION W/ 32A 1400

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: 2bdss RMV: 33060 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: PER #105 CHG LAND TYPE WOODLOT-M TO WOODLOT / 14-15: 1.75 ACRES DISQ FARM USE, CHG SOIL TYPES

Site: 2 Code Area: 92410 Size: 0.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 10910 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 2400210

Site: 3 Code Area: 92410 Size: 1.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL 1.20 Description: Rural WASTELAND RMV: 1890 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 2400210

Site: 4 Code Area: 92410 Size: 1.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot 1.37 2bd Description: FARM WOODLOT RMV: 59500 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1981 / 2400210

Site: 5 Code Area: 92410 Size: 1.75 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: 4bdss RMV: 57850 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: 2400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1960 Eff Year Blt: 1975 Sq.Ft: 3058 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 430920
 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	4	Finished	1601	2	FB-1	1960	1975	FP - 2, HVAC, ROOF, KIT, BATH - 1	Y N
Basement	4	Finished	1457	1	FB-1	1960	1975	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	555	0	0	1960	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1975	24396	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 353 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1080 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x30 RMV: 8300
 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
Machine Shed	5	Finished	1080	0	0	1999	1999	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 92410	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 800	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x20			RMV: 7800
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
General Purpose Bldg	5	Finished	800	0	0	1998	1998	FAIR	

Accessories

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

Bldg: 4	Code Area: 92410	Stat Class: 354	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 220	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 20x11			RMV: 570
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 Light Duty	4	Finished	220	0	0	1998	1998	FAIR	

Accessories

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

Bldg: 5	Code Area: 92410	Stat Class: 332	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 1920	% Complete: 100
Desc: Commercial Greenhouse (CG)			Dimensions: 96x20			RMV: 3210
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
Commerical Greenhouse	4	Finished	1920	0	0	2000	2000	NC	

Accessories

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

Bldg: 6	Code Area: 92410	Stat Class: 341	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x12			RMV: 1460
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	144	0	0	1998	1998	70% AAS	

Accessories

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

Bldg: 8	Code Area: 92410	Stat Class: 354	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 420	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 14x30			RMV: 1050
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 Light Duty	4	Finished	420	0	0	2005	2005	NC	

Accessories

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

Bldg: 9	Code Area: 92410	Stat Class: 905	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 18000
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
No floor data available									

Accessories

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

Hc 5 10x25 FAN 60% 40

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W32A 01300

File No R24411

SUBJECT

Property Address 5445 CAPLINGER RD SE

City SALEM

County Marion

State OR

Zip

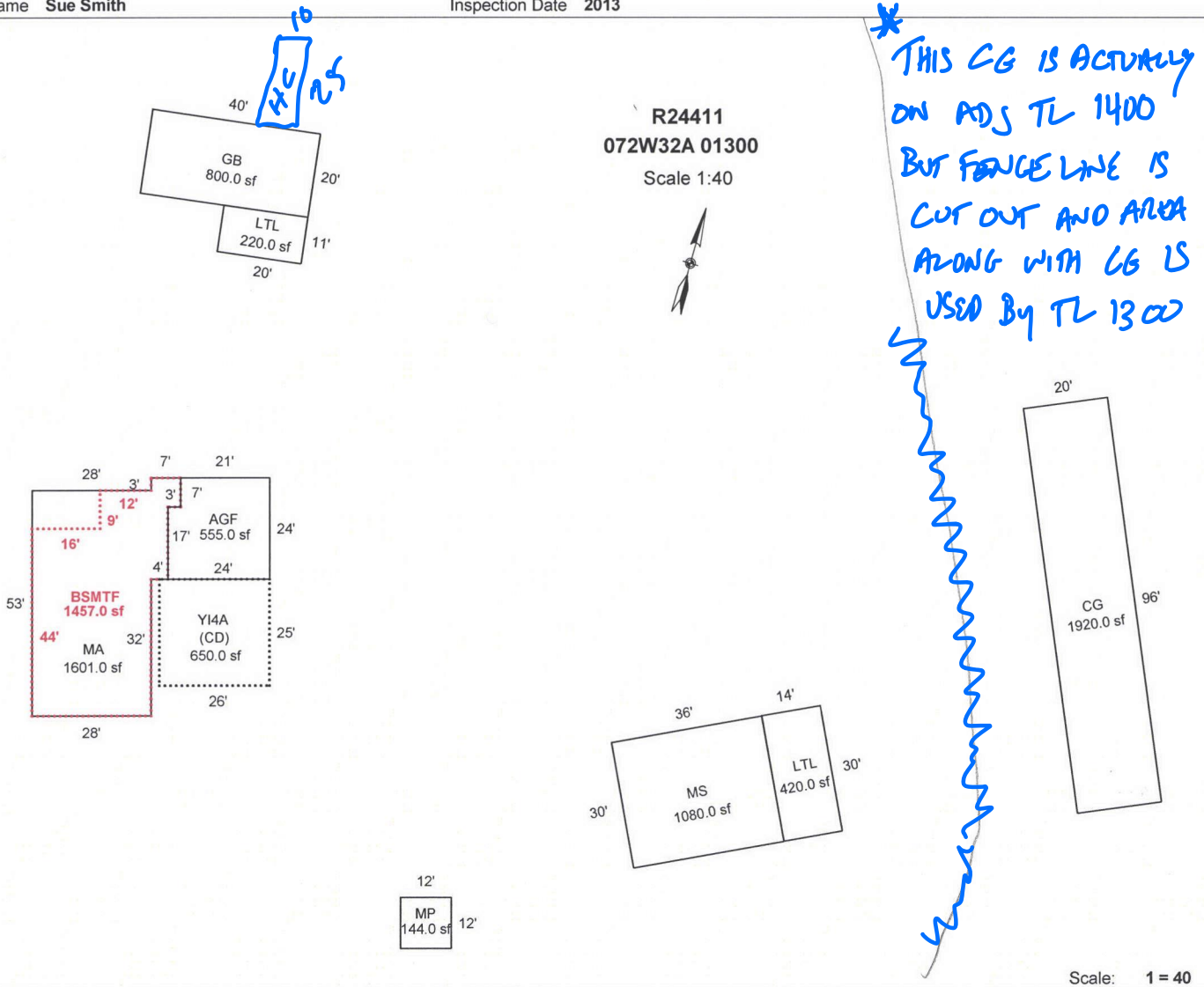
Owner

Client

Appraiser Name Sue Smith

Inspection Date 2013

IMPROVEMENTS SKETCH



Scale: 1 = 40

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	1601.0	182.0	1601.0	
GLA10	BSMTF	1.00	1457.0	182.0	1457.0	
GBA1	CG	1.00	1920.0	232.0		
	MS	1.00	1080.0	132.0		
	GB	1.00	800.0	120.0		
	LTL	1.00	220.0	62.0		
	MP	1.00	144.0	48.0		
	LTL	1.00	420.0	88.0	4584.0	
	AGF	AGF	1.00	555.0	96.0	555.0
	YI	YI4A	1.00	650.0	102.0	650.0
Net LIVABLE Area			(rounded w/ factors)		3058	
Net BUILDING Area			(rounded w/ factors)		4584	

Comment Table 1

APEX by AC 2/27/13

Comment Table 2

FENCE 4-2-25 SV 24

Comment Table 3