

Acct ID: 548814 MTL: 082W17D000300 Date: 5/9/25 Appr: MLH Prop Class: 401 RMV Prop Class: 401
 Situs: 5584 54TH CT SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 126256 Year: 2025

Last Date Appraised: 06/10/2022 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: YU, JASON ZELIANG Roll Type: R
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 601950
 RMV Land: 332290 RMV Imp: 763260 RMV Total: 1095550 MAV: 601950 MSAV: 0 SAV: 0
 Comment: 22-23 L4 6/10/22 CLUKE LEVEL 3 4.8.20 WV06//

update Inventory

Input MLH 5/9/25

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	56000	05590	0

Land

Site: 1 Code Area: 05590 Size: 5.13 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: RMV: 276290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 02-03: REAPP //04-05 LAND ADJUSTMENT PROJECT FOR RECALCULATION //04-05 LAND SCHEDULE CHG FOR RECALCULATION BY #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 152 Year Blt: 1986 Eff Year Blt: 1992 Sq.Ft: 2642 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 470210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2290	<u>1</u>	FB-2	1986	1992	BATH - 2, KIT+, ROOF, HVAC+, <i>FP</i>	Y N
Attic	5	Finished	352	<u>2</u>	FB-1	1986	1992	BATH - 1, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	3450	1997	9754	1	Y N
DECK	5	138	1994	2581	1	Y N
DECK	5	250	1994	4675	1	Y N
PATIO	5	70	1994	327	1	Y N
PATIO	5	800	2017	4268	1	Y N
ROOF EXTENSION OR PATH COVER	5	70	1994	1726	1	Y N

Bldg: 3 Code Area: 05590 Stat Class: 138 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 24280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *N/C*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	256	0	0	2001	2001	ROOF	Y N

Accessories

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

Bldg: 5 Code Area: 05590 Stat Class: 158 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 768 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 186770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Attic	<u>5</u>	Finished	768	0	FB-1	1997	1997	HVAC, BATH - 1	Y N
Garage Detached	5	Finished	768	0	FB-1	1997	1997	ROOF+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	112	1997	2144	1	Y N

Bldg: 6 Code Area: 05590 Stat Class: 108 Year Blt: 1986 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements

Dimensions: RMV: 12150

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
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No floor data available

part of YI move MAJ

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	4500	2004	12150	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: RMV: 2000

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

gate move MAJ

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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Building Structure	0	Finished	0	0	0	0	0	Exception: Y N
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Accessories

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

Bldg: 4 Code Area: 05590 Stat Class: 342 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2880 % Complete: 100

Desc: Metal Component Building (MC)

Dimensions: 60x48 RMV: 67850

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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Metal Componet Bldg	5	Finished	2880	0	0	2007	2007	FAIR <i>ADJ</i> Exception: Y N
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Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	5	200	2007	726	1

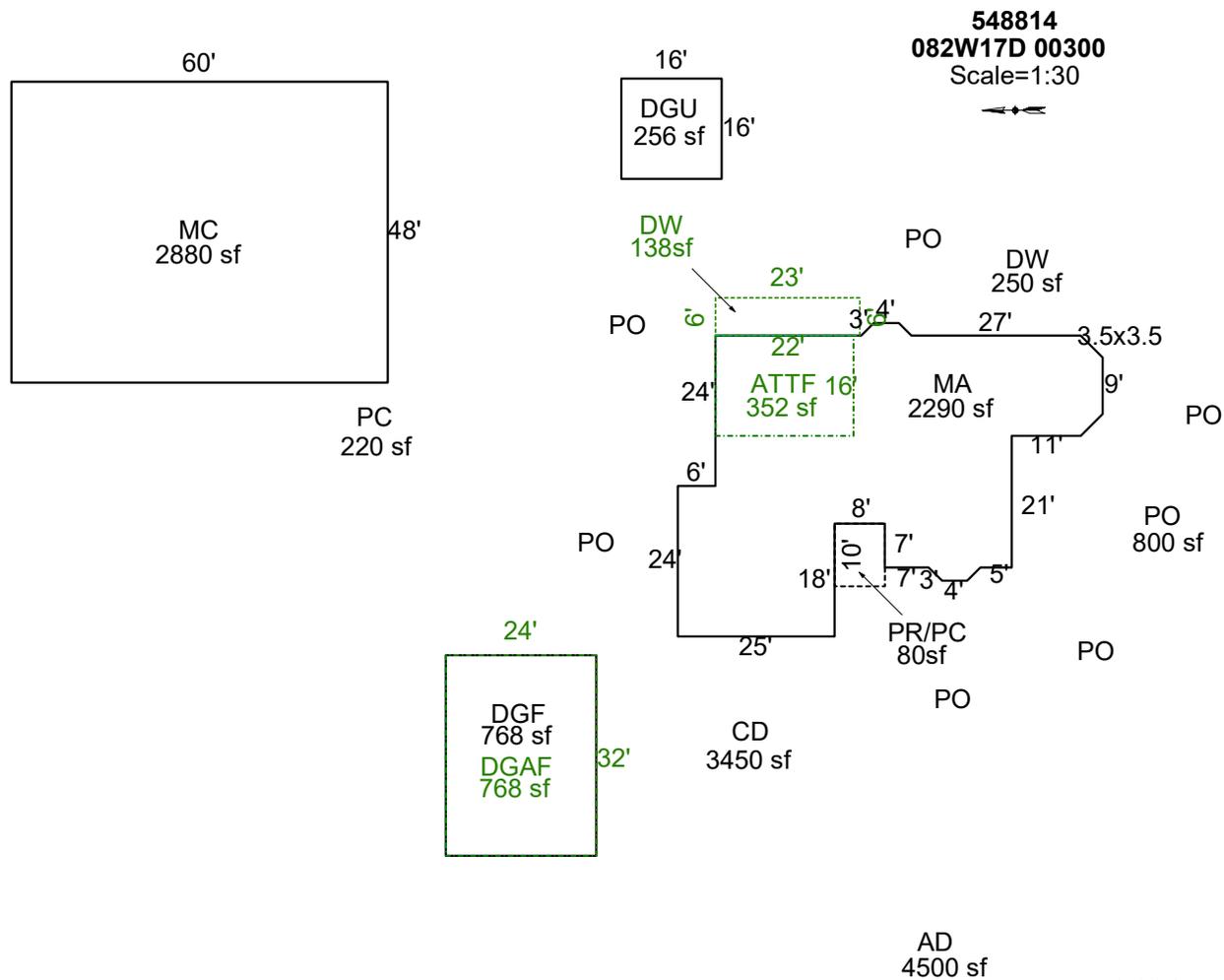
Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 548814 Parcel No.: 082W17D 00300
 Property Address: 5584 54TH CT 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	MC	1.0	2880.0	216.0	2880.0	APEX BY CW 3/20/17 UPD BY PHU 07.21.20 UPDATED BY CLOBERG 05/13/25	
GBA2	DGAF	1.0	768.0	112.0	768.0		
GLA1	MA	1.0	2289.7	244.8	2289.7		
GLA2	ATTF	1.0	352.0	76.0	352.0		
GAR	DGF	1.0	768.0	112.0	768.0		
	AGF	1.0	256.0	64.0	1024.0		
P/P	DW	1.0	138.0	58.0	138.0		
	PR/PC	1.0	80.0	36.0	80.0		
	Net LIVABLE	cnt	0	(rounded)	2,642		
	Net BUILDING	cnt	2	(rounded)	3,648		

COMMENT TABLE 2	COMMENT TABLE 3
04.08.20 WV #06: S.V; C1 10.06.17 #101: CYCLE; NV MLH 05/09/25	CLEAN UP L4



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