

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 6/26/2025

Acct ID: 556162 MTL: 084W36CC00700 Date: 7/30/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4858 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 99156 Year: 2025

Last Date Appraised: 02/08/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MCNALLY, ROBERT F JR & MCNALLY, JENNY L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 320420
 RMV Land: 207630 RMV Imp: 357560 RMV Total: 565190 MAV: 320420 MSAV: 0 SAV: 0
 Comment:

Update inv

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14460	0

Land

Site: 1 Code Area: 14460 Size: 14810 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 157630 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

1997-Gomar

Bldg: 1 Code Area: 14460 Stat Class: 141 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1611 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 254470
 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
First Floor	4	Finished	1611	2	FB-1/ HB-1	1971	<u>1971</u>	FP - 1, ROOF, KIT, BTH - 1, BATH - 1, HVAC+	Y N
Garage Attached	3	Finished	598	0	0	1971	<u>1971</u>	ROOF	Y N

Accessories

1997

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1971	23754	1	Y N

Bldg: 2 Code Area: 14460 Stat Class: 148 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 103090
 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	1320	0	FB-1	2015	2015	ROOF, BATH - 1	Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

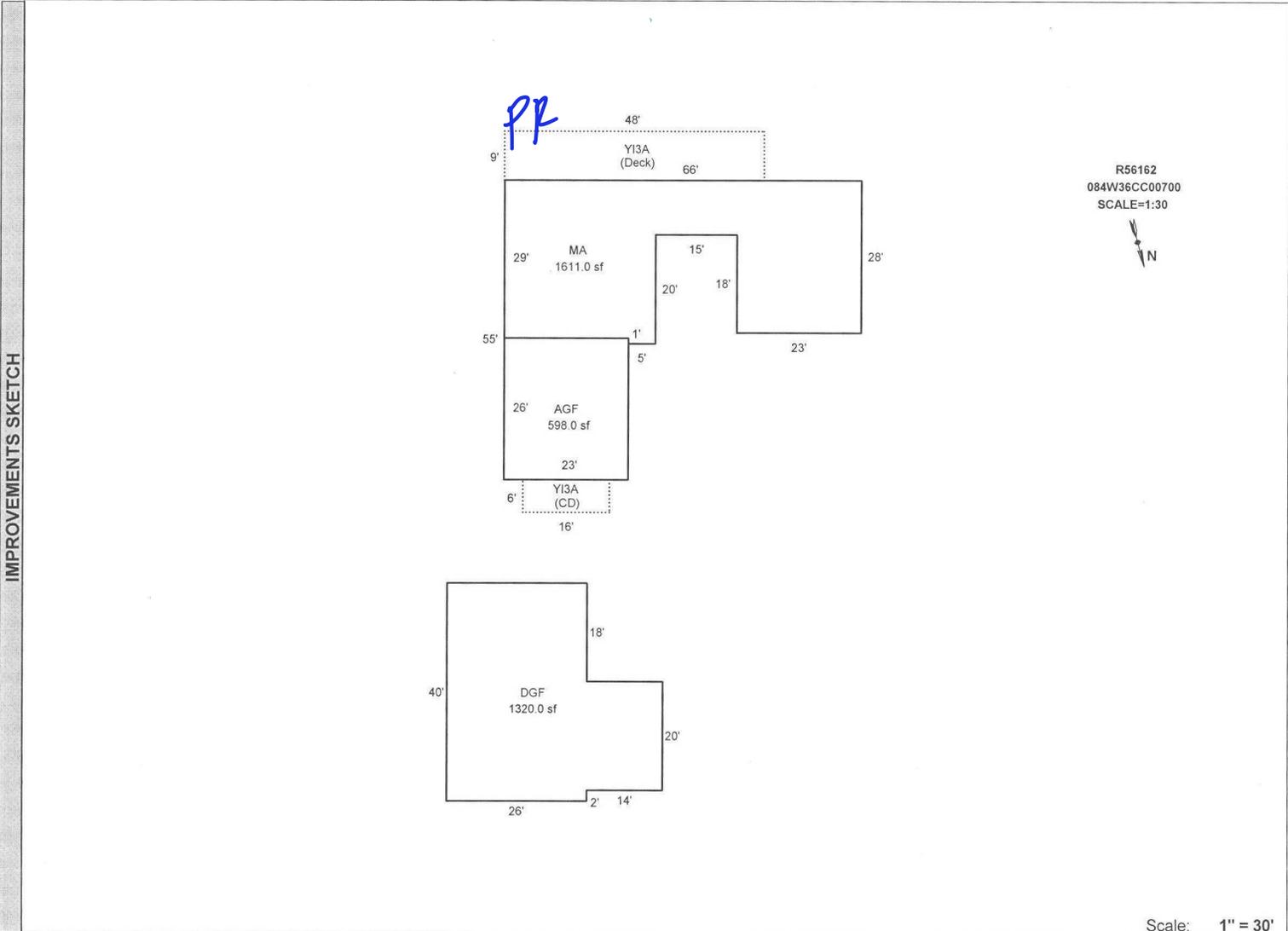


SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36CC00700

File No R56162

SUBJECT	Property Address 4858 FOX LN S
	City SALEM County Marion State OR Zip 97306
	Owner
	Client
	Appraiser Name Kara Driskell Inspection Date 2010



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX by AC 9/28/12 UPDATED BY JRONDEMA 5/7/15	
	GLA1	MA	1.00	1611.00	228.0	1611.00		
	GAR	DGF	1.00	1320.00	160.0	1320.00		
Net LIVABLE Area (rounded w/ factors)						1611	Comment Table 2	Comment Table 3
							GPH 7/31/25 Cycle L3	