

Acct ID: 556163 MTL: 084W36CC00800 Date: 7/30/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4878 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 99157 Year: 2025

Last Date Appraised: 10/12/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CARL F & LYN M HARBAUGH TR & Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP

RMV Land: 194280 RMV Imp: 370130 RMV Total: 564410 MAV: 376510 MSAV: 0 SAV: 0

Comment: Gated

Notations

No notation data available.

New Addn 2nd Floor, 100% update inv

OSDs

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

Land

Site: 1 Code Area: 14460 Size: 0.38 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 144280 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL //06-07: PER #39, ADD % ADJUSTMENT FOR SELF-CORRECTION AS LOT BASE CHANGES.

Improvements - Residence / Manufactured Structures

1990 exterior updates

Bldg: 1 Code Area: 14460 Stat Class: 142 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 2141 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 370130
 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	1291	0	FB-1 HB-1	1983	1983	FP - 1, KIT, BTH - 1, HVAC+, ROOF	Exception: Y N
Second Floor	4	Finished	850	3	FB-2	1983	1983	HVAC+, BATH - 2	Exception: Y N
Garage Detached	3	Unfinished	720	0	0	1983	1983	ROOF	Exception: Y N

3x Finished 1026
Separate detached garage

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	1395	1980	3264	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER <u>part of YI</u>	4	202	1983	4686	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1983	34240	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 301 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 24 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 6x4 RMV: 0
 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
Pump House	0	Finished	24	0	0	1983	1983		Exception: Y N

Accessories

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



Using This Form:
 Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good.
 Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.
 The form will calculate an updated Percent Good value for the entire structure.

Account Number: Appraiser: GRH Date: 8/5/2023

	Sq. Ft.	% Good	% of Whole	
Addition:	176	100%	8%	8%
Basement:				
First Floor:	1291	89%	56%	45%
Second Floor:	850	89%	37%	29%
Attic:				
Total Sq. Ft.:	2317	100%		82% * Updated % Good

Sheet1 +
 Accessibility: Good to go Page 1 of 1
 Type here to search

SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36CC00800

File No R56163

SUBJECT

Property Address 4878 FOX LN S

City SALEM

County MARION

State OR

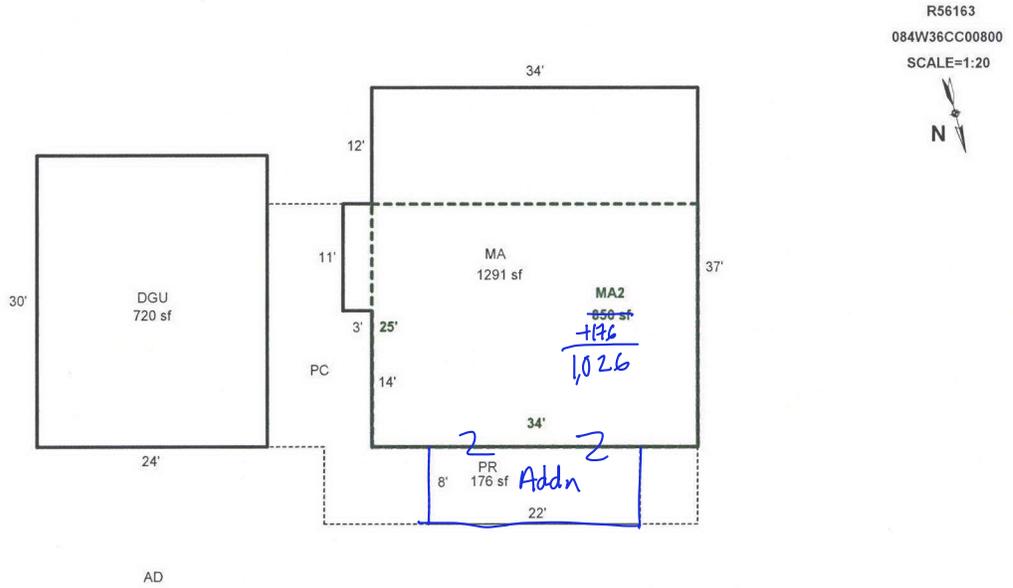
Zip 97306

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1291	148	1291
GLA2	MA2	1.00	850	118	850
GAR	DGU	1.00	720	108	720
P/P	PR	1.00	176	60	176

Comment Table 1

DRAWN BY JRONDEMA 5/14/18

Comment Table 2

GAT 7/30/25

Comment Table 3

Cycle L3

Net LIVABLE Area (rounded w/ factors) 2141