

Acct ID: 562818 MTL: 084W23A000800 Date: 6/6/25 Appr: MLH Prop Class: 641 RMV Prop Class: 401  
 Situs: 5091 VITAE SPRINGS RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 105442 Year: 2025  
 Last Date Appraised: 09/13/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MARSHALL, JEFF & MARSHALL, HEATHER Roll Type: R  
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 233690  
 RMV Land: 440550 RMV Imp: 98490 RMV Total: 539040 MAV: 231920 MSAV: 1770 SAV: 3436  
 Comment:

**Notations**

*update Inventory*

Input MLH 7/11/25

| RP/MS | Code | Description             |
|-------|------|-------------------------|
| MS    | 411  | SEE ACCOUNT NOTES - 411 |
| MS    | DFL  | DESIGNATED FORESTLAND   |
| RP    | 411  | SEE ACCOUNT NOTES - 411 |
| RP    | DFL  | DESIGNATED FORESTLAND   |

**OSDs**

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 40000 | 92430     | 0         |

**Land**

|   |                                      |                            |               |                |              |              |
|---|--------------------------------------|----------------------------|---------------|----------------|--------------|--------------|
| Site: 1   | Code Area: 92430                     | Size: 1.00 Acres           | Use Code: 004 | Zone: NREST    | SAV Use:     | Exception: 0 |
| Class: 4HD  | Value Source: Market Homesite        | Description: FOUR HILL DRY | RMV: 47740    | Exception: Y N |              |              |
| Adjustment(s): FSOIL  | Fire Patrol:                         | Description:               |               |                |              |              |
| Comments: 01-02: REAPPRAISAL - CHG SQFT OF AGU; DEL CD; CHG DF'S TO YI; ADD AD.   |                                      |                            |               |                |              |              |
| Site: 3   | Code Area: 92430                     | Size: 4.00 Acres           | Use Code: 004 | Zone: NREST    | SAV Use: 011 | Exception: 0 |
| Class: FTLF   | Value Source: Designated Forest Land | Description: DFL Class F   | RMV: 181420   | Exception: Y N |              |              |
| Adjustment(s): FSOIL  | Fire Patrol:                         | Description:               |               |                |              |              |
| Comments: Liability year - 1971 / 2400230/08-09: FOREST APPLICATION RECEIVED AND APPROVED FOR 4 ACRES//00-01: LAND REAPPRAISAL, CHANGED WOODLOT TO WOODLOT-M /01-02; REAPPRAISAL //05-06: RECALC DECISION TO REVALUE WOODLOT TO WOODLOT-M WHEN UNDER 10 ACRES IN AN UNZONED ZONE. |                                      |                            |               |                |              |              |
| Site: 4   | Code Area: 92430                     | Size: 1.46 Acres           | Use Code: 004 | Zone: NREST    | SAV Use: 011 | Exception: 0 |
| Class: FTLF   | Value Source: Designated Forest Land | Description: DFL Class C   | RMV: 69700    | Exception: Y N |              |              |
| Adjustment(s): FSOIL  | Fire Patrol:                         | Description:               |               |                |              |              |
| Comments: Liability year - 2019   |                                      |                            |               |                |              |              |
| Site: 5   | Code Area: 92430                     | Size: 2.13 Acres           | Use Code: 004 | Zone: NREST    | SAV Use:     | Exception: 0 |
| Class: 4HD  | Value Source: Rural at MKT           | Description: FOUR HILL DRY | RMV: 101690   | Exception: Y N |              |              |
| Adjustment(s): FSOIL  | Fire Patrol:                         | Description:               |               |                |              |              |
| Comments:   |                                      |                            |               |                |              |              |

**Improvements - Residence / Manufactured Structures**

|                               |                  |                   |                |                    |               |                 |
|-------------------------------|------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                       | Code Area: 92430 | Stat Class: 133 + | Year Blt: 1966 | Eff Year Blt: 1885 | Sq.Ft: 1134   | % Complete: 100 |
| Desc: One Story with basement | Dimensions:      | RMV: 97890        |                |                    |               |                 |
| Func Obsc: 100                | Econ %: 100      | Other %: 100      | Exception: 0   | Adjust:            | Adjust RMV: 0 | <i>E/O</i>      |

**Floors**

| Type            | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                           | Exception |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-------------------------------------|-----------|
| First Floor     | 3 +   | Finished      | 1134       | 2    | FB-1  | 1966   | 1885       | BATH - 1, KIT-, ROOF, HVAC+, FP - 2 | Y N       |
| Basement        | 3 +   | Unfinished    | 794        | 0    | 0     | 1966   | 1885       |                                     | Y N       |
| Garage Attached | 3     | Unfinished    | 484        | 0    | 0     | 1983   | 1885       | ROOF                                | Y N       |

**Accessories**

| Description               | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|---------------------------|-------|-----------|------------|------|----------|-----------|
| ASPHALT DRIVEWAY          | 3     | 800       | 2000       | 2112 | 1        | Y N       |
| CONCRETE DRIVEWAY         | 3     | 740       | 1986       | 1948 | 1        | Y N       |
| PATIO                     | 3     | 120       | 1986       | 535  | 1        | Y N       |
| YARD IMPROVEMENTS AVERAGE | 3     | 1         | 1885       | 5778 | 1        | Y N       |

**Improvements - Accessory Buildings**

|                                      |                  |                 |              |               |               |                 |
|--------------------------------------|------------------|-----------------|--------------|---------------|---------------|-----------------|
| Bldg: 2                              | Code Area: 92430 | Stat Class: 301 | Year Blt:    | Eff Year Blt: | Sq.Ft: 48     | % Complete: 100 |
| Desc: Accessory Improvements & Misc. | Dimensions: 8x6  | RMV: 0          |              |               |               |                 |
| Func Obsc: 100                       | Econ %: 100      | Other %: 100    | Exception: 0 | Adjust:       | Adjust RMV: 0 | <i>N/C</i>      |

**Floors**

| Type       | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory      |
|------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Pump House | 0     | Finished      | 48         | 0    | 0     | 0      | 0          | Exception: Y N |

**Accessories**

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

Bldg: 3 Code Area: 92430 Stat Class: 301 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 64 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Garden Shed > 100 SF delete*

| Floors Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory      |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Building Structure | 0     | Finished      | 64         | 0    | 0     | 1980   | 1980       | Exception: Y N |

**Accessories**

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

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 1960 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 600  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *14x20* Adjust RMV: 0 *I/O*

*Fails*

| Floors Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory      |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Multi-Purpose Bldg | 4     | Finished      | 144        | 0    | 0     | 2000   | 1960       | Exception: Y N |

**Accessories**

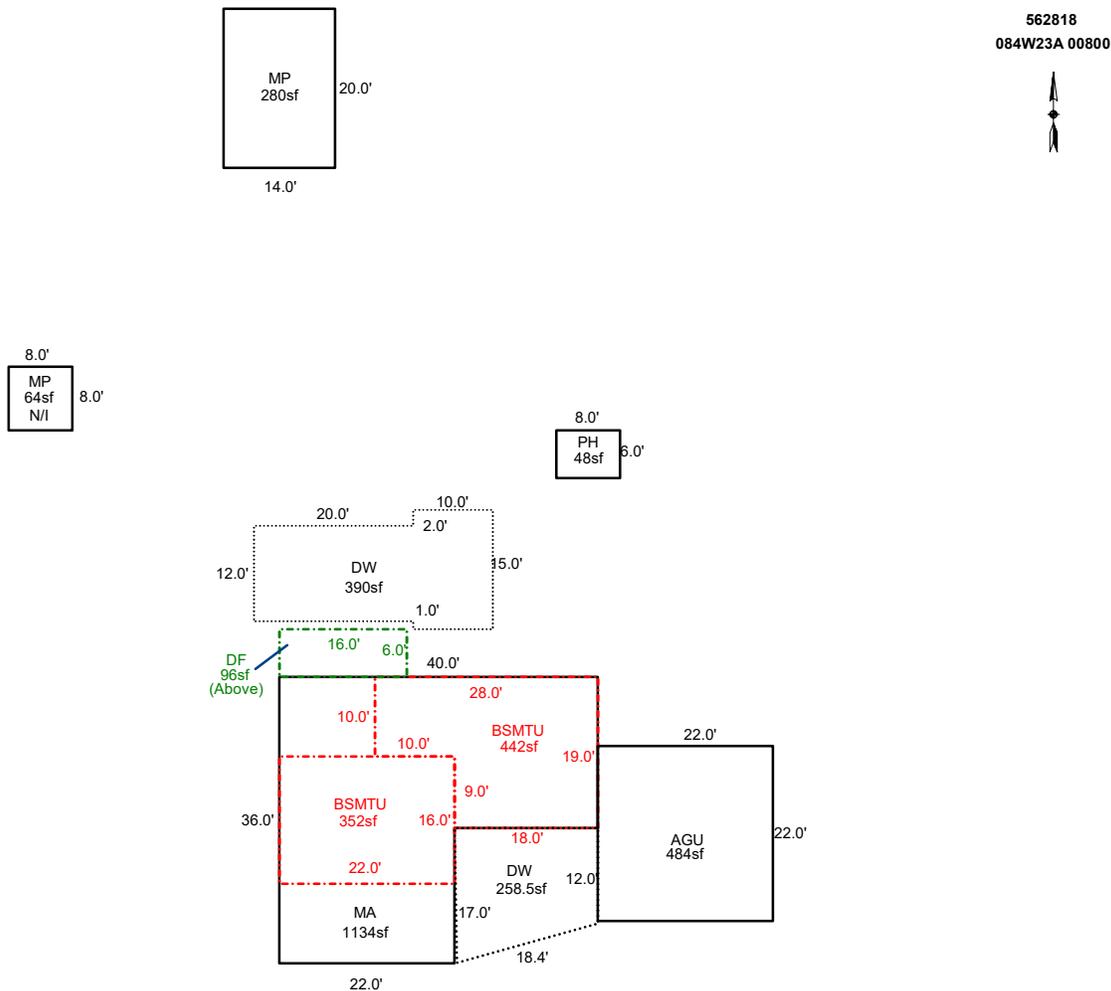
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 562818 Parcel No.: 084W23A 00800  
 Property Address: 5091 VITAE SPRINGS RD S  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | MP           | 1.0    | 280.0       | 68.0      | 280.0      |
| GLA1 | MA           | 1.0    | 1134.0      | 152.0     | 1134.0     |
| BSMT | BSMTU        | 1.0    | 352.0       | 76.0      |            |
|      | BSMTU        | 1.0    | 442.0       | 94.0      | 794.0      |
| GAR  | AGU          | 1.0    | 484.0       | 88.0      | 484.0      |
| OTH  | MP           | 1.0    | 64.0        | 32.0      | 64.0       |
| P/P  | DF           | 1.0    | 96.0        | 44.0      |            |
|      | DW           | 1.0    | 390.0       | 90.0      |            |
|      | DW           | 1.0    | 258.7       | 65.3      | 744.7      |
|      | Net LIVABLE  | cnt    | 0 (rounded) |           | 1,134      |
|      | Net BUILDING | cnt    | 1 (rounded) |           | 280        |

### COMMENT TABLE 1

APEX BY CE 12/29/10  
 7/9/12: comb of R62821 into R62818 Jane  
 UPDATED BY CLOBERG 07/11/25

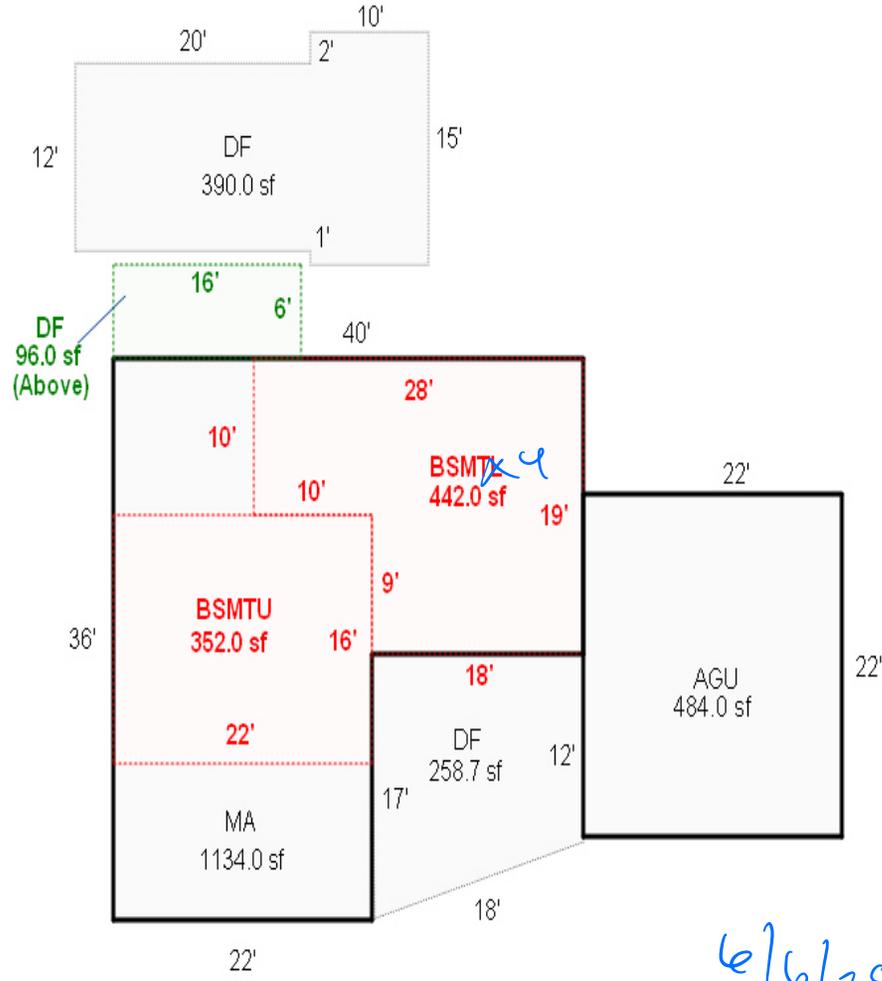
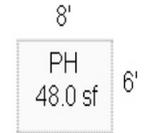
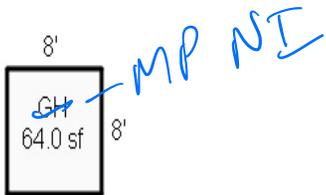
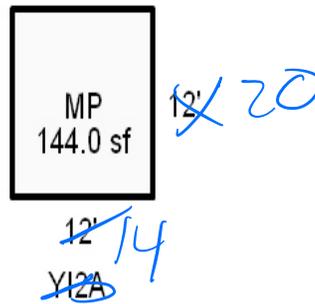
### COMMENT TABLE 2

MLH 06/06/25

### COMMENT TABLE 3

CLEAN UP L4

R62818  
084W23A 00800



6/6/25 MLH Clean up L4