

Acct ID: 556146 MTL: 084W36CD00400 Date: 7/30/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4568 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 96833 Year: 2025

Last Date Appraised: 12/16/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: SPIVAK & KOZHEVNIKOV LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 330940
 RMV Land: 216370 RMV Imp: 386330 RMV Total: 602700 MAV: 330940 MSAV: 0 SAV: 0

Comment: Gated

Notations No changes

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	14460	0

Land

Site: 1 Code Area: 14460 Size: 14375 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 156370 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 142 + Year Blt: 1979 Eff Year Blt: 1990 Sq.Ft: 1740 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 383030
 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	1740 <u>4</u>	3	FB-2	1979	1990	FP - 2, HVAC+, ROOF, KIT+, BATH - 2	Y <u>N</u>
Attic	4 +	Unfinished	540	0	0	1979	1990		Y N
Garage Attached	4	Finished	504	0	0	1979	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1990	35524	1	Y N

Bldg: 2 Code Area: 14460 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 800
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN SHED	1	60	1980	796	0	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14460 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 6x24 RMV: 2500
 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
Multi-Purpose Bldg	5	Finished	144	0	0	2004	2004	FAIR	Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No R56146

File No 084W36CD00400

SUBJECT

Property Address 4568 Fox Ln S

City Salem

State OR

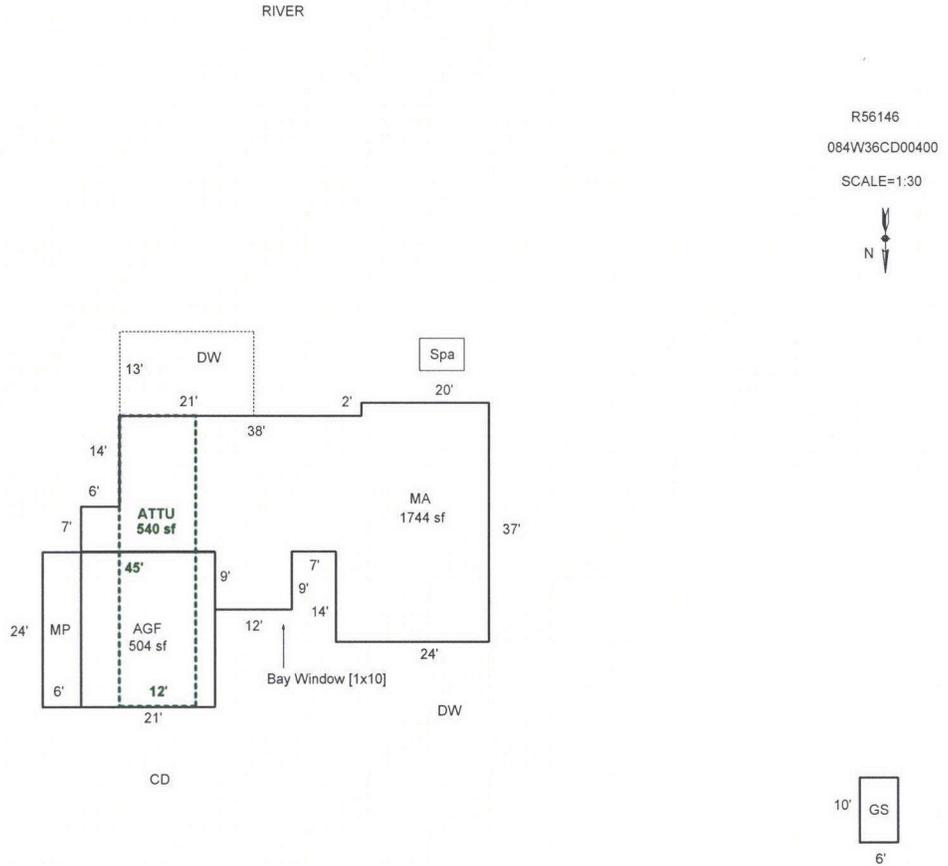
Zip 97306

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1744	220	1744
GBA1	GS	1.00	60	32	
	MP	1.00	144	60	204
GAR	AGF	1.00	504	90	504
E/P	DW	1.00	273	68	273

Comment Table 1

Apex 1/06/2011 Jane
UPDATED BY JRONDEMA 12/30/16

Comment Table 2

GAH 7/30/25

Comment Table 3

Cycle 13

Net LIVABLE Area	(rounded w/ factors)	1744
Net BUILDING Area	(rounded w/ factors)	204