

Acct ID: 556154 MTL: 084W36CD01200 Date: 7/30/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 4718 FOX LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 96841 Year: 2025

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

Owner: PA & JE SHEPHERD TR Roll Type: R  
 Cycle Tag Sales Verification Other: veteran Inspection level: 1 2 3 4 LCB TTO INSP AV: 327410  
disaval RMV Land: 227320 RMV Imp: 429300 RMV Total: 656620 MAV: 327410 MSAV: 0 SAV: 0  
 Comment:

**Notations**

Update inv

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD <u>/ Avg</u>	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: 167320 Exception: Y N  
 Adjustment(s): H2OGR / view-fair 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: 141 + Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1671 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 427380  
 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	1669	3	FB-2	1990	1990	ROOF, FP - 1, HVAC, KIT, BATH - 2	Y N
Garage Attached	4	Finished	392	0	0	1990	1990	ROOF	Y N
Garage Attached	4	Finished	550	0	0	1990	1990	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>part of YI</u> CONCRETE DRIVEWAY	4	2900	1990	7823	1	Y N
<u>Keep oversized</u> DECK	4	1716	1990	28486	1	Y N
<u>Good</u> YARD IMPROVEMENTS AVERAGE	4	1	1990	26643	1	Y <u>N</u>

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14460 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 168 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 1920  
 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	168	0	0	1995	1995	FAIR	Y N

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36CD01200

File No R56154

Property Address 4718 FOX LN S

City SALEM

County MARION

State OR

Zip 97306

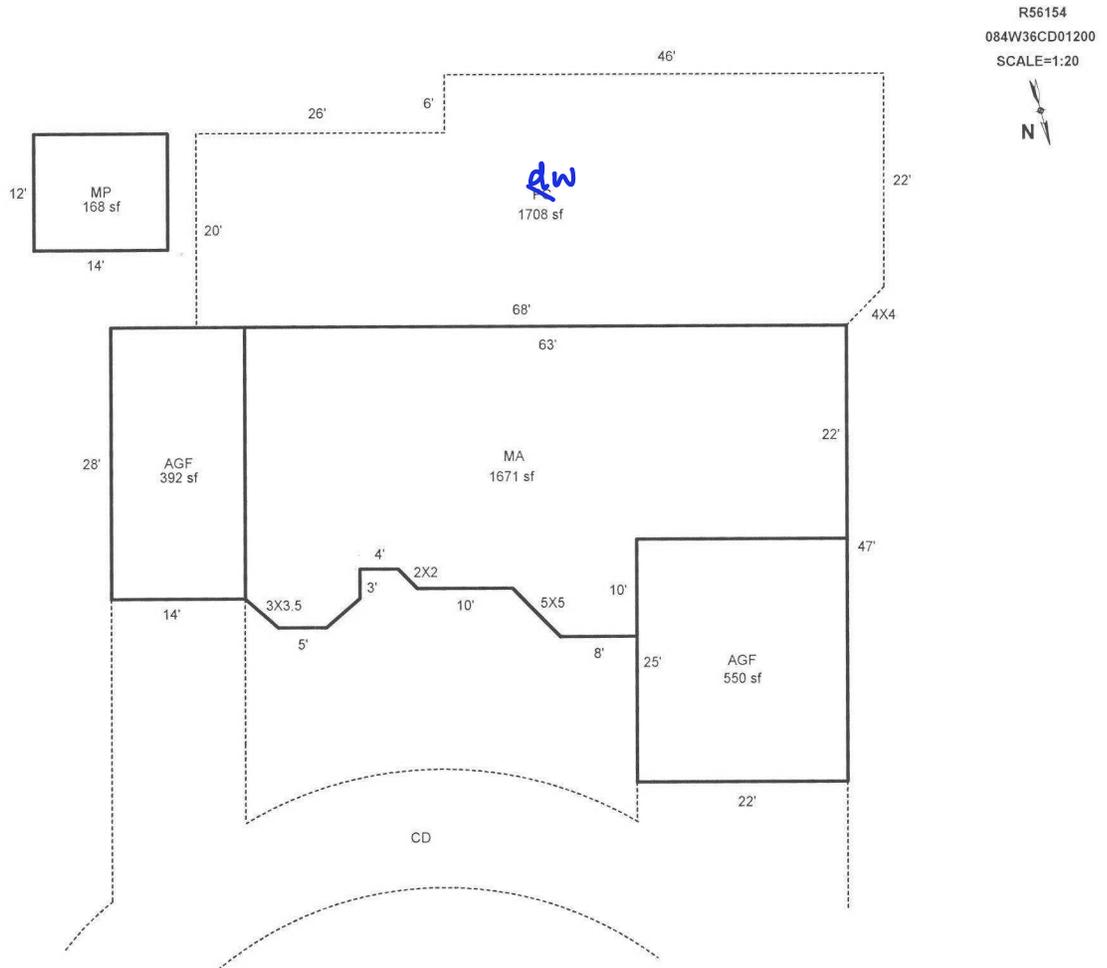
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1671	194	1671
GBA1	MP	1.00	168	52	168
GAR	AGF	1.00	392	84	
	AGF	1.00	550	94	942
P/P	PC	1.00	1708	194	1708

Net LIVABLE Area (rounded w/ factors) 1671  
 Net BUILDING Area (rounded w/ factors) 168

### Comment Table 1

DRAWN BY JRONDEMA 5/14/18

### Comment Table 2

GAH 7/30/25

### Comment Table 3

cycle L3

AREA CALCULATIONS