

Summary

WW 10/20

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 9/26/2025

Acct ID: 553644 MTL: 082W02BB00300 Date: **10-7-25** Appr: **Gene** Prop Class: 401 RMV Prop Class: 401
 Situs: 1853 77TH AVE SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 96673 Year: 2025
 Last Date Appraised: 09/26/2024 Appraiser: CLINT LUKE Tag: **Y** Tag info: 2026 - Tags/Permit (T, CS, PERMIT)
 Owner: KROEKER, STEPHEN J & KROEKER, TERRILYN A Last Sales Date: Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 401710
 RMV Land: 304060 RMV Imp: 469360 RMV Total: 773420 MAV: 383020 MSAV: 0 SAV: 0
 Comment: 25-26 L4 9/26/24 CLUKE

Imp 10/17/25 Gene

OSDs

24-006405 UPGRADE EXISTING SOLAR FINISHED 11/8/24

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.53 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 254060 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 142 - Year Blt: 1971 Eff Year Blt: 1976 Sq.Ft: 2796 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 372380
 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: Y N
First Floor	4 -	Finished	2004	2	FB-2	1971	1976	HVAC, KIT, ROOF, FP - 1, BATH - 2	NC
Second Floor	4 -	Finished	792	1	0	2011	1976	HVAC	Exception: Y N
Garage Attached	4	Unfinished	211	0	0	1971	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	5	1	1976	42370	1	Exception: Y N

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 4030
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	1440	1999	3802	1	Exception: Y N

Bldg: 6 Code Area: 92410 Stat Class: 907 Year Blt: Eff Year Blt: 2024 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Solar Panel/Array Dimensions: RMV: 7200
 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
No floor data available								

UPDATE TO 15K EXEMPT

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1986 Eff Year Blt: 2009 Sq.Ft: 540 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x18 RMV: 11810
 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: Y N
General Purpose Bldg	6	Finished	540	0	0	1986	2009	AVG	NC

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1986 Eff Year Blt: 2014 Sq.Ft: 1780 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 68910
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 18690 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	1780	0	HB-1	1986	2014	GOOD, BTH - 1	Y N
GP Building Attic	6	Finished	384	0	0	1986	2014		Y N

NL

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 1986 Eff Year Blt: 2014 Sq.Ft: 288 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x24 RMV: 5030
 Func Obsc: 75 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: Y N
Multi-Purpose Bldg	5	Finished	288	0	0	1986	2014	AVG	Y N

NL

Accessories

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

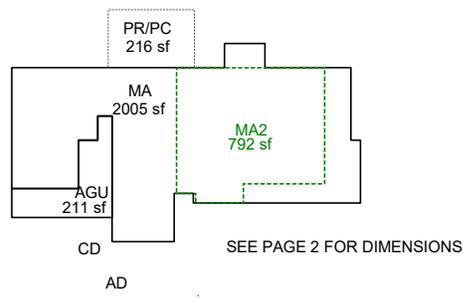
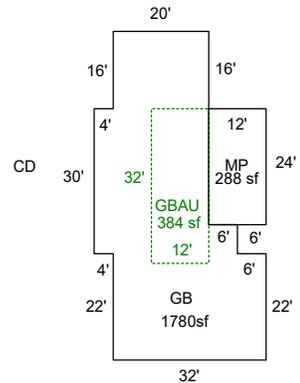
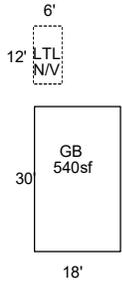
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 553644 Parcel No.: 082W 02BB 00300
 Property Address: 1853 77th Ave SE
 City: Salem County: Marion State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

553644
082W02BB00300
SCALE=1:40



77th Ave

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	540.0	96.0	
	GB	1.0	1780.0	208.0	2320.0
GLA1	MA	1.0	2004.5	262.0	2004.5
GLA2	MA2	1.0	792.0	118.0	792.0
BSMT	MP	1.0	288.0	72.0	288.0
GAR	GBAU	1.0	384.0	88.0	
	AGU	1.0	211.0	84.0	595.0
P/P	PR/PC	1.0	216.0	60.0	216.0

COMMENT TABLE 1

Apex 5/08/2012 Jane
 UPDATED BY JRONDEMA 6/7/17
 UPDATED BY JRONDEMA 7/3/17
 UPDATED BY CLOBERG 10/30/24

COMMENT TABLE 2

5/19/17 SR #94 CYCLE, N
 CLUKE 09/26/24

COMMENT TABLE 3

TAGS SOLAR L4

Net LIVABLE cnt 2 (rounded) 2,797
 Net BUILDING cnt 2 (rounded) 2,320

Done 10-7-25
 TAGS L4

