

Summary

Lead Appr: ww 11/7 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/29/2025

Acct ID: 556154 MTL: 084W36CD01200 Date: 11/5/25 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: 07/30/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: PA & JE SHEPHERD TR Last Sales Date: 05/14/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 350400
RMV Land: 316970 RMV Imp: 417400 RMV Total: 734370 MAV: 0 MSAV: 0 SAV: 0
Comment: 25-26: L3 07.30.25 GRH

MLS: 827839
DOM: 26
SALE CODE 30

No changes

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14460	23860

Land

Site: 1 Code Area: 14460 Size: 14375 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 127380
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 266970 Exception: Y N
Adjustment(s): H2OGR, VWFR, GSOIL 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: 100.00
Desc: One Story Only Dimensions: RMV: 415480
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 198240 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1671	3	FB-2	1990	1990	ROOF, HVAC, KIT, BATH - 2, FP - 1	Y N
Garage Attached	4	Finished	550	0	0	1990	1990	ROOF	Y N
Garage Attached	4	Finished	392	0	0	1990	1990		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	1716	1990	28486	1	Y N
YARD IMPROVEMENTS GOOD	4	0	1990	35524	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 168 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 1920
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 920 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

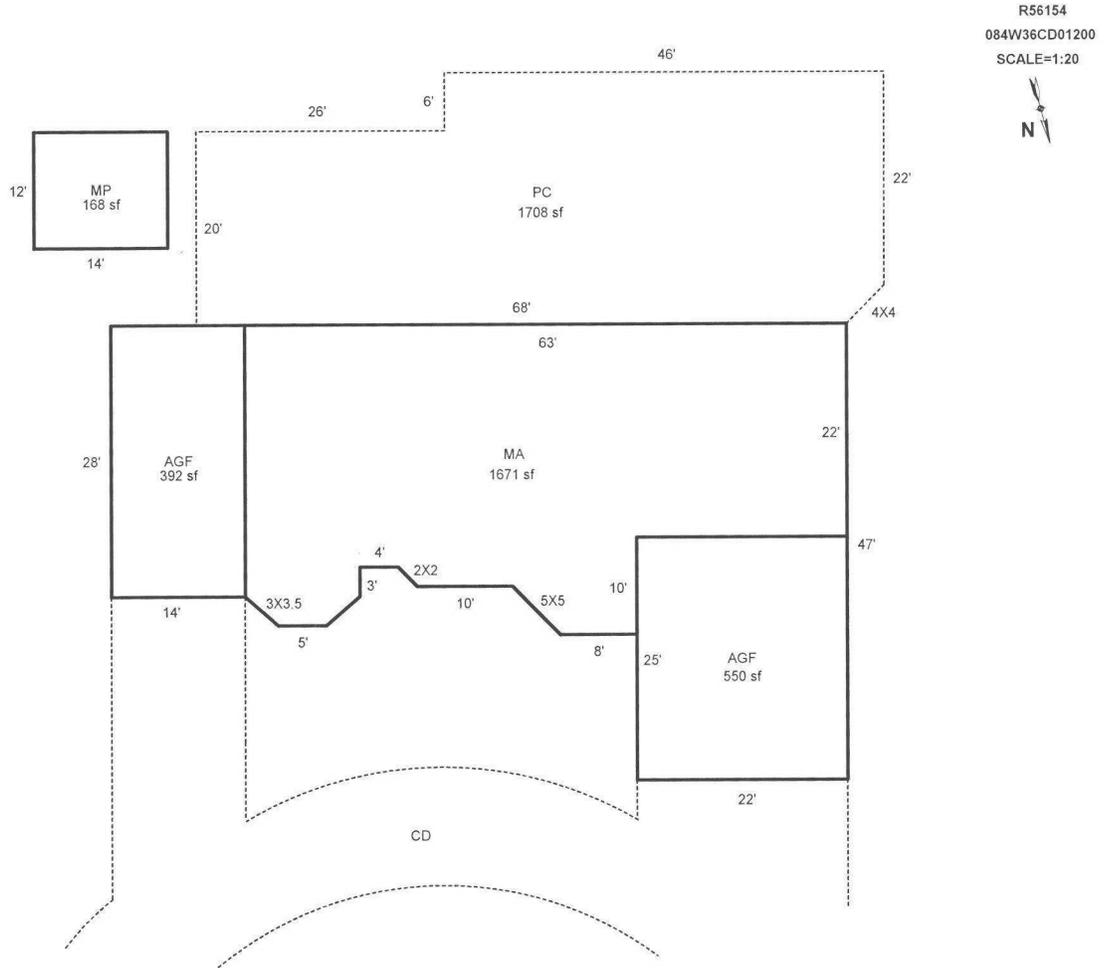
Owner

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

Comment Table 1

DRAWN BY JRONDEMA 5/14/18

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1671
168

AREA CALCULATIONS