

Summary Lead Appr: W/W Clerk: _____ Lead Clerk: _____ Appr: MOL Typed Print Date: 9/26/2025

Acct ID: 556058 MTL: 083W24D000600 Date: 12/8/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401
 Situs: 3425 FIR TREE DR SE SALEM OR 97317 MaSaNh: 07 06 004 Unit: 35700 Year: 2025

Last Date Appraised: 08/03/2012 Appraiser: MATT LORD Tag: Y (N) Tag info:
 Owner: WILKE, GREGORY & WILKE, LAURA Last Sales Date: 05/11/2018 Roll Type: R
 Cycle: (Tag) Sales Verification Other: _____ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 467720
 RMV Land: 321340 RMV Imp: 515210 RMV Total: 836550 MAV: 467720 MSAV: 0 SAV: 0
 Comment:

OSDs 26-27 New Deck 100% complete Y/E N/C / updated EYB

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92590	0

Land
 Site: 1 Code Area: 92590 Size: 2.82 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 441D Value Source: Rural at MKT Description: RMV: 271340 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 00-01; REAPPRAISAL, UPDATED MARKET VALUES //04-05: RECALC VALUES BEING CHG PER #29

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92590 Stat Class: 142 + Year Blt: 1975 Eff Year Blt: 1995 Sq.Ft: 2230 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 426570
 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	1798	2	FB-1	1975	1975	ROOF, FP - 2, BATH - 1, HVAC+, KIT+	Y N
Second Floor	4 +	Finished	432	1	FB-1	1975	1975	HVAC+, BATH - 1	Y N
Garage Attached	4	Unfinished	660	0	0	1975	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	6000	2010	13950	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1975	32528	1	Y N

Bldg: 2 Code Area: 92590 Stat Class: 148 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 88640
 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
Garage Detached	4	Finished	864	0	0	2009	2009	ROOF	Y N

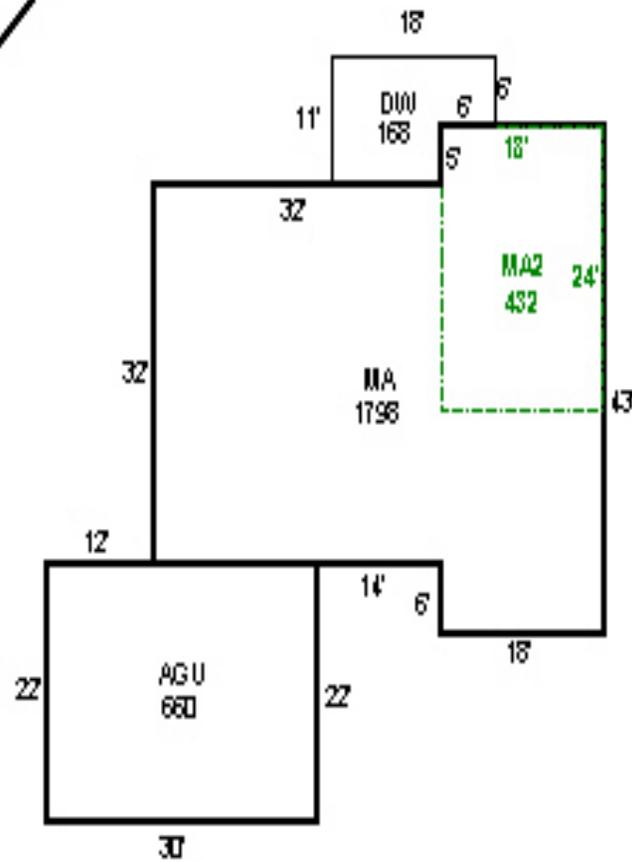
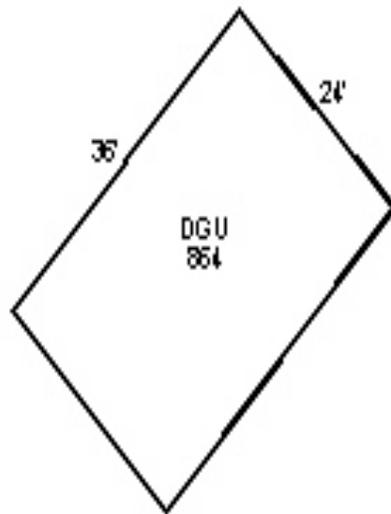
Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004330	83688	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	10592	0	R	Removing existing deck and rebuilding it with a very similar footprint.

R56058
083W24D 00600



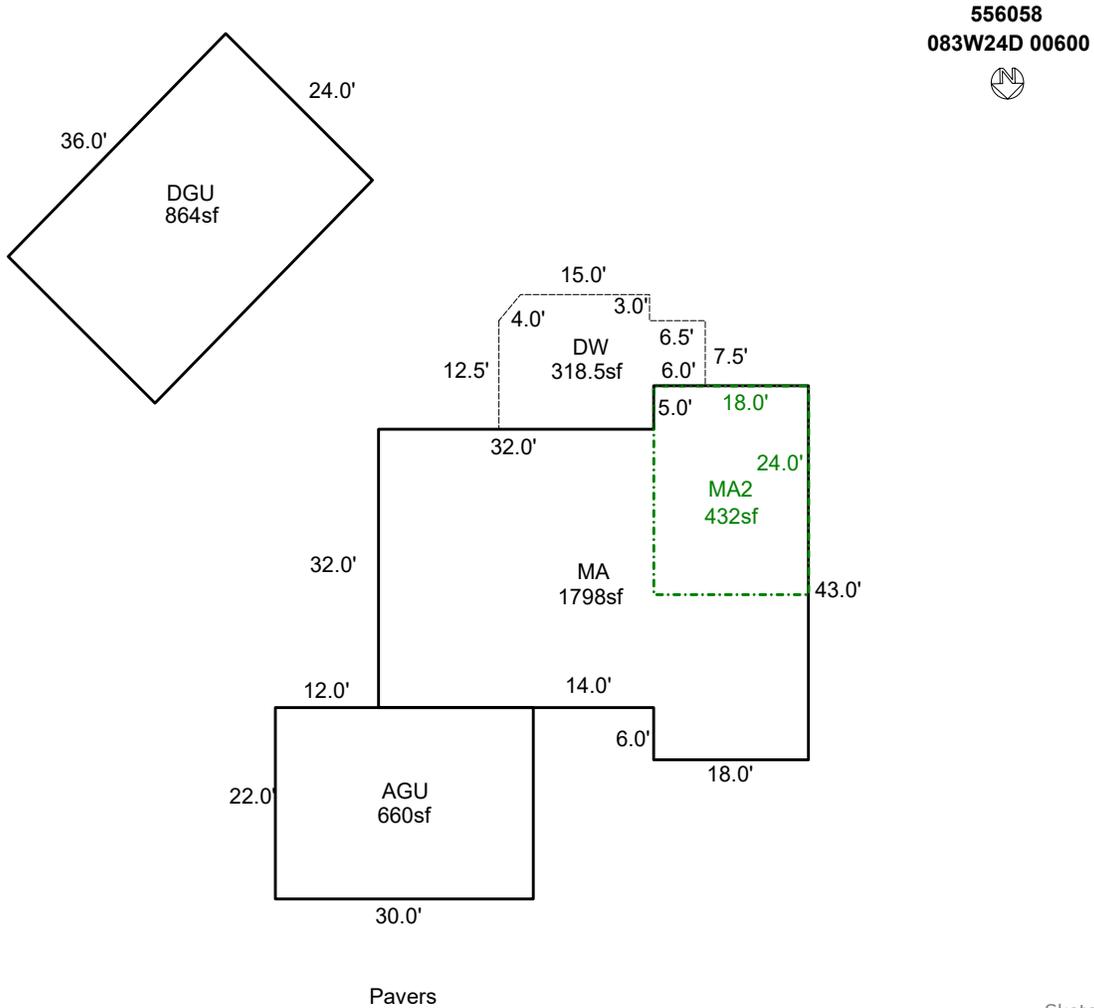
Pavers

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 556058 Parcel No.: 083W24D 00600
 Property Address: 3425 FIR TREE DR SE
 City: SALEM County: State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1798.0	186.0	1798.0
GLA2	MA2	1.0	432.0	84.0	432.0
GAR	AGU	1.0	660.0	104.0	
	DGU	1.0	864.0	120.0	1524.0
P/P	DW	1.0	318.8	77.4	318.8

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 Add DGU - CE 2/24/10
 UPDATED BY CLOBERG 08/11/25 25-004330 DW

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 2,230

R56058

083W24D 00600

3425 FIR TREE DR SE
SALEM, OR 97301

401

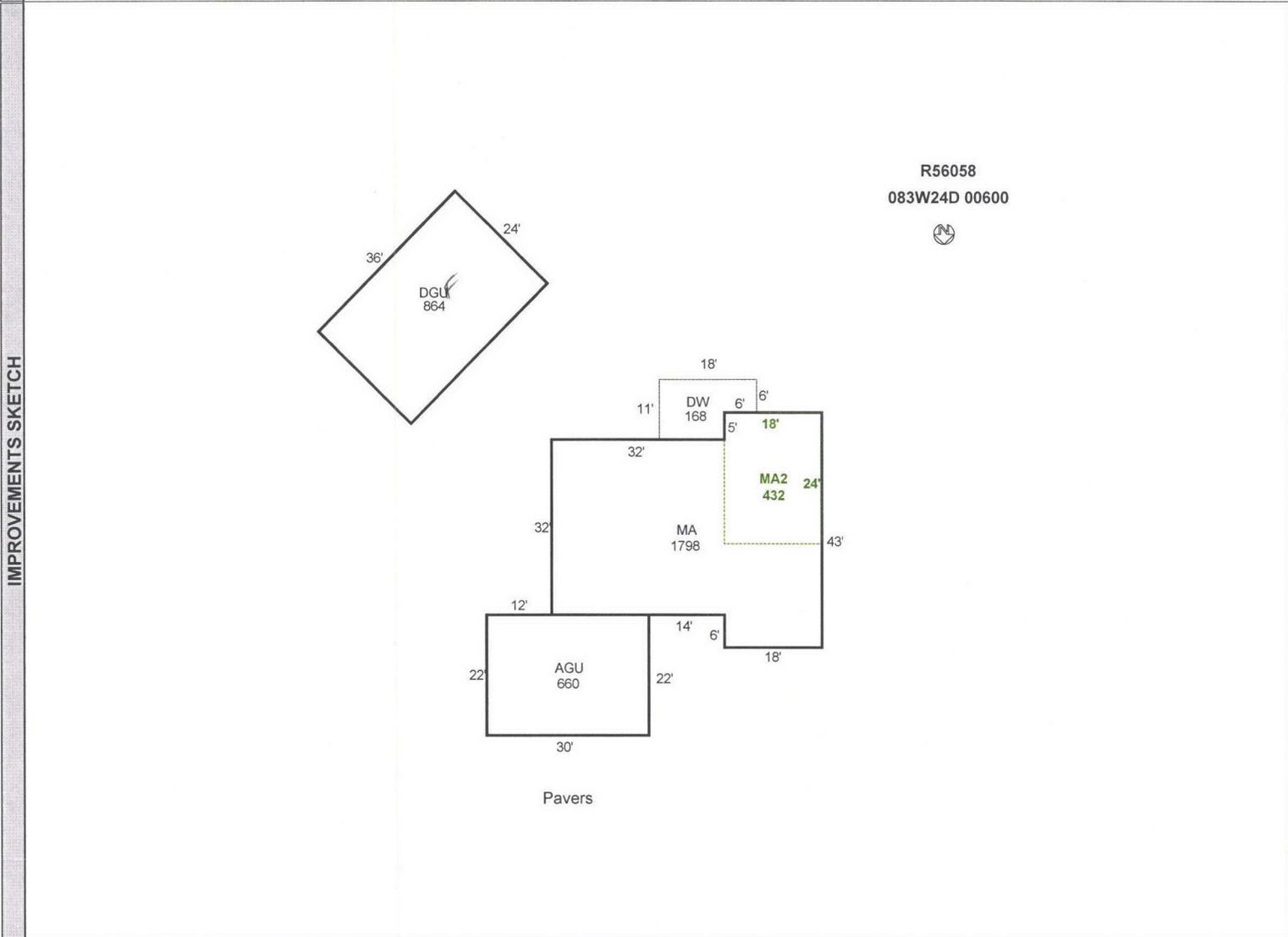
02400190

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W24D 00600

File No R56058

SUBJECT	Property Address 3425 FIR TREE DR SE		
	City SALEM	State OR	Zip 97317
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1798	186	1798
	GLA2	MA2	1.00	432	84	432
	P/P	DW	1.00	168	58	168
GAR	AGU	1.00	660	104	104	
	DGU	1.00	864	120	1524	
Net LIVABLE Area (Rounded w/ Factors)					2230	

Comment Table 1	
APEXED BY NRC 07/23/2009 Add DGU - CE 2/24/10	
Comment Table 2	Comment Table 3

R56058 083W24D 00600 Appr #: 73 Date 8-3-12 Prop Class 401 Prop Code F45
 Situs Address 3425 FIR TREE DR SE Franchise Code 73 Year For: 2012-2013
 Owner JOHN W & CAROLYN J ESTELLE TR &

Tags Cycle Sales Verification Other: _____

Notes: NOH

RMV Land:	176,590	RMV Imp:	200,940	RMV Total:	377,530	M50 Total:	318,550
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1798	Eff Area 1798		
Length	Width	Roof Cover ARCMP	Plumbing BATH1		Heat AC		
Fireplace DBL-E		Inter. Comp: DW;DSP;MICRO;CKTP-E;OVEN-S			Bedrooms 2		
Year Built 1975	Eff. Year Built 1975		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 101,030		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 432	Eff Area 432		
Length	Width	Roof Cover	Plumbing BATH1		Heat AC		
Fireplace		Inter. Comp:			Bedrooms 1		
Year Built 1975	Eff. Year Built 1975		Cond. P F A G E				
Adj Codes RLCM4;R4+QLTY		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 22,810		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type AGU	Seg. # 1.3	Method: R05	Class 4	Area 660	Eff Area 660		
Length 30	Width 22	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1975	Eff. Year Built 1975		Cond. P F A G E				
Adj Codes RLCM4		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 20,060		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

Accessory Improvements

Seg.Type AD	Seg. # 1.4	Method: R05	Class	Area 6000	Eff Area 6000		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built 1980	Eff. Year Built: 2010		Cond. P F A G E % Comp ____ Econ ____		RMV: 15,000		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					
Seg.Type YI4G	Seg. # 1.5	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built:		Cond. P F A G E % Comp ____ Econ ____		RMV: 7,000		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

Out Buildings

Seg.Type DGF	Seg. # 2.1	Method: R05	Class 4	Area 864	Eff Area 864		
Length 24	Width 36	Foundation	Ex. Wall	Roof Cover ARCMP			
Roof Style GABLE		Floor	Plumbing				
Heat \$500	Int. Comp.		Elect.	Yr. Blt. 2009	Eff. Yr. Blt: 2009		
Cond. P F A G E Adj. Codes RLCM4		Qty ____ % Comp ____ Func ____ Econ ____			RMV: 35,040		
Lump Sum _____	Except Code/Year <u>n/c</u>	Comments _____					

R56058 083W24D 00600 Appr #: _____ Date _____ Prop Class 401 Prop Code F45
 Situs Address 3425 FIR TREE DR SE Franchise Code 73 Year For: 2012-2013
 Owner JOHN W & CAROLYN J ESTELLE TR &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 176,590 RMV Imp: 200,940 RMV Total: 377,530 M50 Total: 318,550

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	2.82		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____



8-3-12 R56058 MA



8-3-12

R56058

DGF



R 56058 2-4-10

12/3/10







Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-004330-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 6/10/2025
 SUB-TYPE: Structural ISSUED: 7/24/2025
 CATEGORY: Comprehensive EXPIRES: 1/20/2026

OFFICE: MC
 PARCEL#: 083W24D000600 R56058
 ACRES: 2.82
 SUBDIV: MOSS WOOD ESTATES
 LOT/BLOCK: 13 / 1
 ADDRESS: 3425 FIR TREE DR SE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		3291 BLUFF AVE SE SALEM, OR 97302	5039744933
CCB	BEYOND BORDERS FENCES AND DECKS LLC	3291 BLUFF AVE SE SALEM, OR 97302	5039744933
OWNER	WILKE, GREGORY & WILKE, LAURA	3425 FIR TREE DR SE SALEM, OR 97317	
SITE CONTACT	WILKE, GREGORY & WILKE, LAURA	3425 FIR TREE DR SE SALEM, OR 97317	15039744933

CONST CAT: Detached Accessory Structure
 WORK TYPE: Replacement
 WORK DESC: Removing existing deck and rebuilding it with a very similar footprint.
 VALUATION: \$10,592.00
 STORIES: 1

BATHS: KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 350

NEW: 370

TOTAL SQ. FT.:

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	320 Sq Ft