

Summary

WW 10/31

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MSL Imp

Print Date: 9/29/2025

Acct ID: 556069 MTL: 083W24D002900 Date: 10/20/25 Appr: MSL Prop Class: 401 RMV Prop Class: 401
Situs: 3346 FIR TREE DR SE SALEM OR 97317 MaSaNh: 07 06 004 Unit: 97225 Year: 2025

Last Date Appraised: 08/14/2012 Appraiser: MATT LORD Tag: Y M Tag info:
Owner: WALL, ERIC JAMES Last Sales Date: 01/17/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 502590
RMV Land: 287640 RMV Imp: 563690 RMV Total: 851330 MAV: 502590 MSAV: 0 SAV: 0
Comment: 30

OSDs

26-27 SALES

MLS 819967

DOM 172

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

Land

Site: 1 Code Area: 92590 Size: 1.58 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: HHD Value Source: Rural at MKT Description: RMV: 237640 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 00-01; REAPPRAISAL //04-05: RECALC VALUES BEING CHG PER #29

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92590 Stat Class: 141 + Year Blt: 1975 Eff Year Blt: 1990 Sq.Ft: 2821 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 519070
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 | 2821 | 3 | FB-3 | 1975 | 1990 | HVAC+, FP - 2, ROOF, BATH+, KIT+, BATH - 3 | Y N |
| Garage Attached | 4 | Finished | 528 | 0 | 0 | 1975 | 1990 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|-------|----------|-----------|
| DECK | 4 | 1148 | 2000 | 20205 | 1 | Y N |
| GARDEN SHED | 4 | 85 | 1975 | 1034 | 0 | Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 120 | 2000 | 3062 | 1 | Y N |
| WATER FEATURE | 4 | 0 | 1990 | 500 | 1 | Y N |
| YARD IMPROVEMENTS AVERAGE | 4 | 1 | 1990 | 26643 | 1 | Y N |

Bldg: 3 Code Area: 92590 Stat Class: 138 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100.00
Desc: Res other improvements Dimensions: RMV: 44620
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 | 3 | Unfinished | 576 | 0 | 0 | 2002 | 2002 | ROOF | Y N |

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92590 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 96 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
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 | 6 | Finished | 96 | 0 | 0 | 1985 | 1985 | | Y N |

Accessories

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





R56069

083W24D 02900

3346 FIR TREE DR SE
SALEM, OR 97301

401

ZONING 1B

02400190

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R 56069 MAP NO: 83W 24D TAX LOT: 2900

CARD 2052

B MP6
12

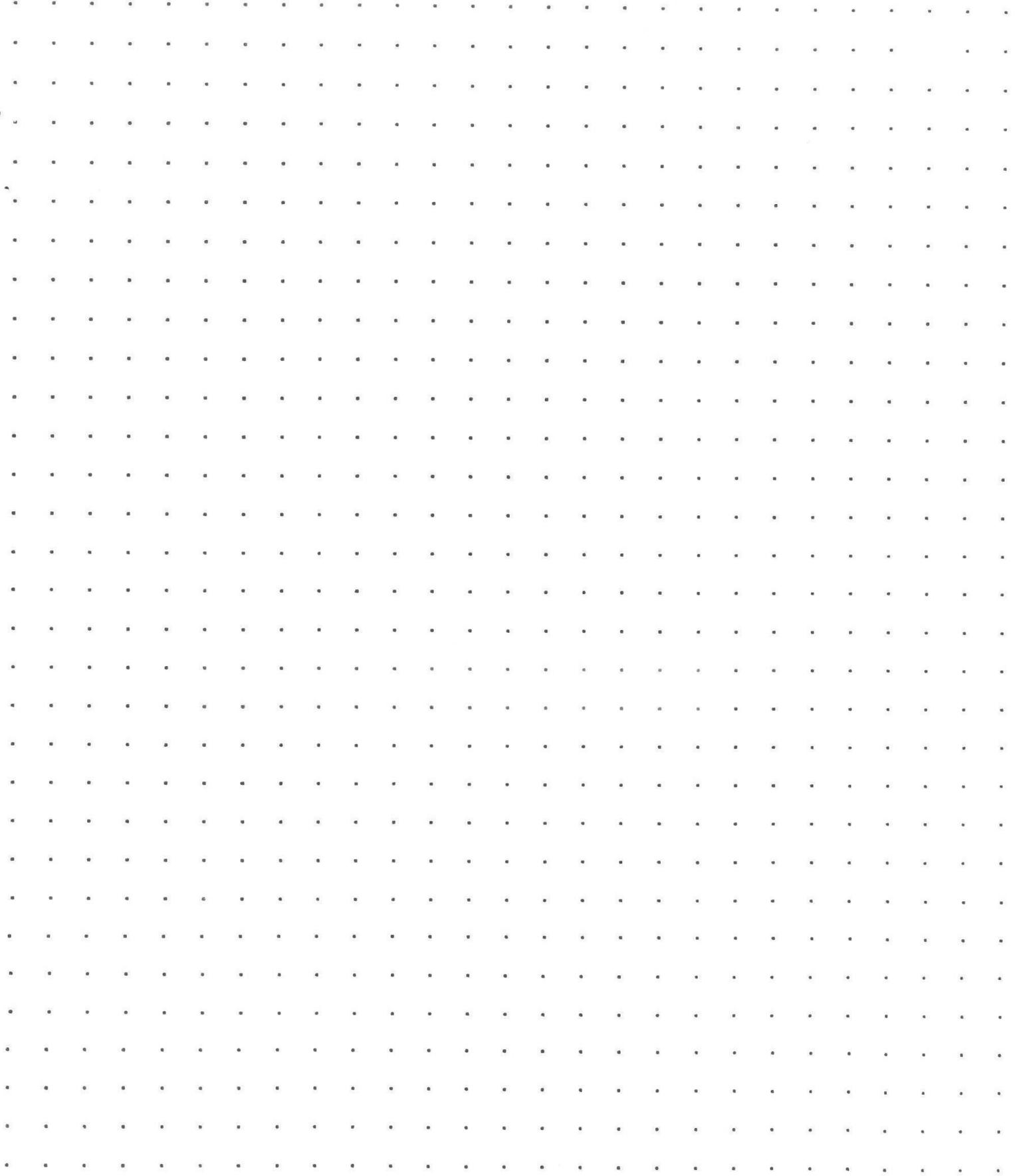
2002
24 DGU

24

CALCULATIONS:

SCALE: 1" = 20'

| MEASUREMENT VERIFIED | | YR BLT: | ADDRESS: | SALES | |
|--|----------------------|---------|----------|-------|------|
| DATE | BY | | | Date | Amt. |
| 16-22-02 2-7-05 8-14-12 | RR17 (10) (53) | | | | |
| REMARKS: <u>REDRAWN FROM ORIG SKETCH TO MARK ROOM FOR ADDN TO HOUSE</u> | | | | | |
| BUILDER: _____ | | | | | |



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W24D 02900

File No R56069

Property Address 3346 FIR TREE DR SE

City SALEM

State OR

Zip 97317

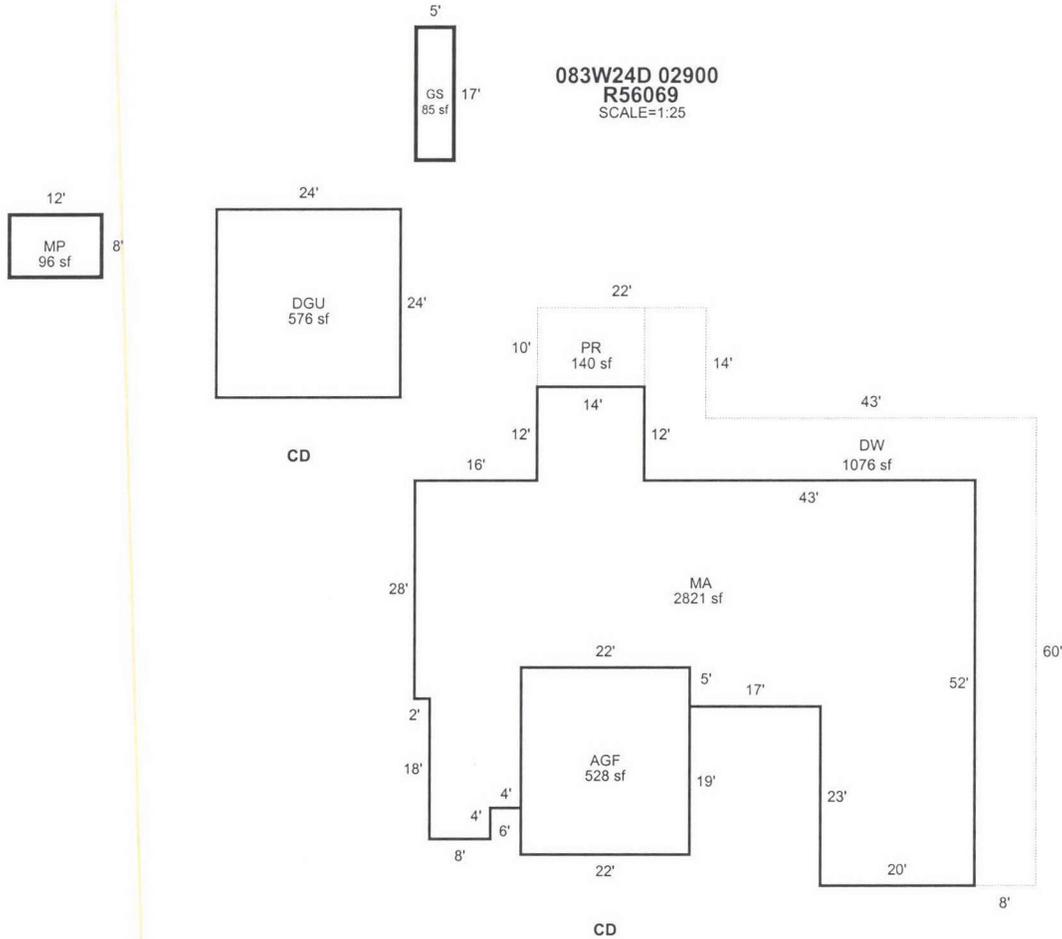
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------------------|-------------|--------|----------------------|-----------|------------|
| GLA1 | MA | 1.00 | 2821 | 318 | 2821 |
| GBA1 | MP | 1.00 | 96 | 40 | |
| | GS | 1.00 | 85 | 44 | 181 |
| P/P | DW | 1.00 | 1076 | 278 | |
| | PR | 1.00 | 140 | 48 | 1216 |
| GAR | AGF | 1.00 | 528 | 92 | |
| | DGU | 1.00 | 576 | 96 | 1104 |
| Net LIVABLE Area | | | (Rounded w/ Factors) | | 2821 |
| Net BUILDING Area | | | (Rounded w/ Factors) | | 181 |

Comment Table 1

APEXED BY NRC 08/05/2009

Comment Table 2

Comment Table 3

R56069 083W24D 02900 Appr #: 73 Date 8-14-12 Prop Class 401 Prop Code F41
 Situs Address 3346 FIR TREE DR SE Franchise Code 73 Year For: 2012-2013
 Owner PINHEIRO, HOLLY A &

Notes: spoke to owner
 Tags Cycle Sales Verification Other: _____

| | | | | | |
|-------------------------|-------------------------------------|--------------------|------------------------|------------|---------------|
| RMV Land: 154,360 | RMV Imp: 228,700 | RMV Total: 383,060 | M50 Total: 344,130 | | |
| Seg.Type MA | Seg. # 1.1 | Method: R05 | Class 4 | Area 2821 | Eff Area 2821 |
| Length | Width | Roof Cover ARCOMP | Plumbing BATH3;GRDNTUB | Heat HP | |
| Fireplace SGL-E;SGL-P | Inter. Comp: DW;H&F;DSP;CKTP;OVEN-D | | | Bedrooms 3 | |
| Year Built 1975 | Eff. Year Built 1990 | Cond. P F A G E | | | |
| Adj Codes RLCM4;R4+QLTY | Qty | % Comp | Func | Econ | RMV: 160,100 |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-----------------|----------------------|-------------------|----------|----------|--------------|
| Seg.Type AGF | Seg. # 1.2 | Method: R05 | Class 4 | Area 528 | Eff Area 528 |
| Length 24 | Width 22 | Roof Cover ARCOMP | Plumbing | Heat | |
| Fireplace | Inter. Comp: | | | Bedrooms | |
| Year Built 1975 | Eff. Year Built 1990 | Cond. P F A G E | | | |
| Adj Codes RLCM4 | Qty | % Comp | Func | Econ | RMV: 20,030 |
| Lump Sum | Except Code/Year | Comments | | | |

Accessory Improvements

| | | | | | |
|---------------|------------------|-----------------|----------|------------|------------|
| Seg.Type YI4A | Seg. # 1.3 | 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 |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-----------------|-----------------------|-----------------|----------|------------|---------------|
| Seg.Type DW | Seg. # 1.5 | Method: R05 | Class | Area 1148 | Eff Area 1148 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | |
| Roof Style | Floor | | Plumbing | | |
| Year Built 2000 | Eff. Year Built: 2000 | Cond. P F A G E | | % Comp | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-----------------|-----------------------|-----------------|----------|------------|--------------|
| Seg.Type PR | Seg. # 1.6 | Method: R05 | Class | Area 120 | Eff Area 120 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | |
| Roof Style | Floor | | Plumbing | | |
| Year Built 2000 | Eff. Year Built: 2000 | Cond. P F A G E | | % Comp | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-------------|------------------|-----------------|----------|------------|------------|
| Seg.Type WF | Seg. # 1.7 | Method: F;LS | Class | Area | Eff Area 0 |
| Length | Width | Foundation | Ex. Wall | Roof Cover | |
| Roof Style | Floor | | Plumbing | | |
| Year Built | Eff. Year Built: | Cond. P F A G E | | % Comp | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

Out Buildings

| | | | | | |
|-----------------|------------------|-----------------|----------|-----------------|--------------------|
| Seg.Type GS | Seg. # 1.4 | Method: F;N | Class | Area 85 | Eff Area 85 |
| Length 5 | Width 17 | Foundation MASN | Ex. Wall | Roof Cover COMP | |
| Roof Style | Floor | | Plumbing | | |
| Heat | Int. Comp. | Elect. | | Yr. Blt. | Eff. Yr. Blt: 1975 |
| Cond. P F A G E | Adj. Codes | % Comp | | Func | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-----------------|------------------|------------------|--------------------|------------------|--------------------|
| Seg.Type MP | Seg. # 2.1 | Method: F;N | Class 6 | Area 96 | Eff Area 96 |
| Length 12 | Width 8 | Foundation FRAME | Ex. Wall 8FT;PLYWD | Roof Cover SHAKE | |
| Roof Style SHED | Floor WOOD | | Plumbing | | |
| Heat | Int. Comp. | Elect. | | Yr. Blt. | Eff. Yr. Blt: 1985 |
| Cond. P F A G E | Adj. Codes FLCM | % Comp | | Func | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

R56069 083W24D 02900 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
Situs Address 3346 FIR TREE DR SE Franchise Code 73 Year For: 2012-2013
Owner PINHEIRO, HOLLY A &

Tags Cycle Sales Verification Other: _____

Notes: _____

| | | | | | |
|-------------------|------------------------|--------------------|-----------------------|---------------|--------------------|
| RMV Land: 154,360 | RMV Imp: 228,700 | RMV Total: 383,060 | M50 Total: 344,130 | | |
| Seg.Type DGU | Seg. # 3.1 | Method: R05 | Class 3 | Area 576 | Eff Area 576 |
| Length 24 | Width 24 | Foundation CONC | Ex. Wall VERT | Roof Cover | ARCMP |
| Roof Style GABLE | | Floor CONC | Plumbing | | |
| Heat | Int. Comp. | | Elect. | Yr. Blt. 2002 | Eff. Yr. Blt: 2002 |
| Cond. P F A G E | Adj. Codes RLCM3 | | % Comp ____ Func ____ | Econ ____ | RMV: 17,770 |
| Lump Sum _____ | Except Code/Year _____ | Comments _____ | | | |

R56069 083W24D 02900 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 3346 FIR TREE DR SE Franchise Code 73 Year For: 2012-2013
 Owner PINHEIRO, HOLLY A &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 154,360 RMV Imp: 228,700 RMV Total: 383,060 M50 Total: 344,130

| 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 | 1.58 | | |
| 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 _____



8-14-12 R 56069



10-22-07 by RA

05-06



R56069

2-7-05

2004 ADDN

2004 ADDN

05-06

2-7-05







