

Acct ID: 327185 MTL: 083W320005600 Date: 10/21/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 8439 KONAWAY LOOP S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 66871 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: SHUBA FAM TR & SHUBA, J KEVIN TRE & Last Sales Date: 02/07/2005 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 825310
 RMV Land: 338420 RMV Imp: 1389360 RMV Total: 1727780 MAV: 814650 MSAV: 0 SAV: 0
 Comment: 25-26: L2 01.09.25 GRH
 22-23: LEVEL 2 ML 01/07/22

Basement finished at 100% complete

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 278420 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: Description:
 Comments: 21-22: PER #94 CHG OSD / 16-17: PER #73 MARKET CONDITIONS IMPROVED, REMOVE ADJUDICATION// 14-15: BOPTA, CHG VIEW FROM GOOD TO AVG / 01-02: NEWLY CREATED ACCOUNT FOR CHINNOK FIVE-G

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 154 + Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 6914 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 1389360
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10660 Adjust: Adjust RMV: 0

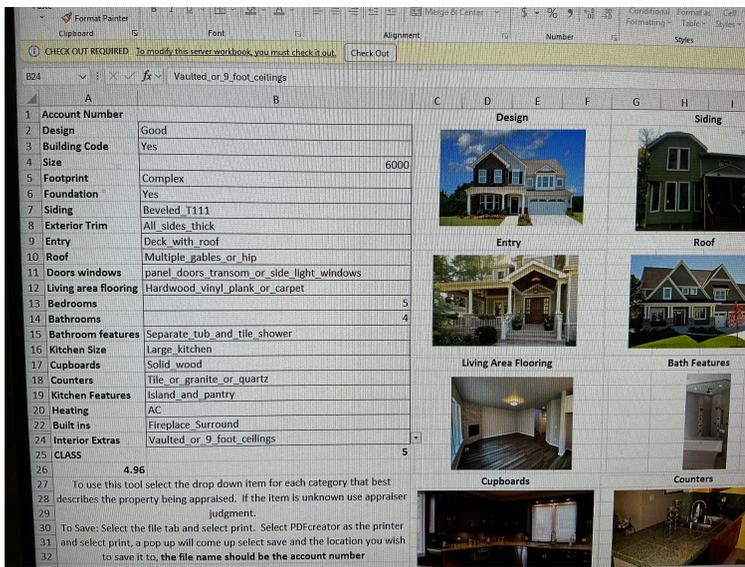
change class to 5 classing calculator I/O

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2924	3	FB-2/ HB-1	2006	2006	FP - 3, HVAC+, ROOF, BATH+, KIT+, BTH - 1, BATH - 2	Exception: Y N
Attic	5	Finished	788	0	FB-1	2006	2006	HVAC+, BATH - 1	Exception: Y N
Attic	5	Finished	285	0	0	2006	2006	HVAC	Exception: Y N
Basement	5	Finished	1378	2	FB-1	2006	2006	HVAC+, BATH - 1 <i>Kitchen - information from plans</i>	Exception: Y N
Basement	5	Finished	1539 1438	0	0	2006	2006	100% difference of 101 sq.ft	Exception: <u>Y</u> N
Garage Attached	5	Finished	1213	0	0	2006	2006	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SWIMMING POOL	5	902	2021	28188	0	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2006	50733	1	Exception: Y N

ADD GARDEN GREENHOUSE 10X20 YR 2025 M/M





10.21.25



MA BSMTF ATTIC 10.21.25

Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%	3%	
2%	0%	Excavation	2%	4%	0%
3%		Foundation	3%	10%	
35%	45%	Framing	14%	16%	35%
8%	50%	Trusses	7%	7%	40%
7%	60%	Roofing	7%	7%	45%
7%	65%	Windows/Ext Doors	7%	6%	55%
5%	70%	Siding	5%	5%	60%
4%	75%	Plumbing Rough-In	4%	3%	
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	4%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

*Bstm Unfinished to Finished @ 65%
~~1500~~ sq Ft*

APPR GRH Date 11/9/25 YR For 25-26 % COMP 65
 APPR GRH Date 10/21/25 YR For 26-27 % COMP 100%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

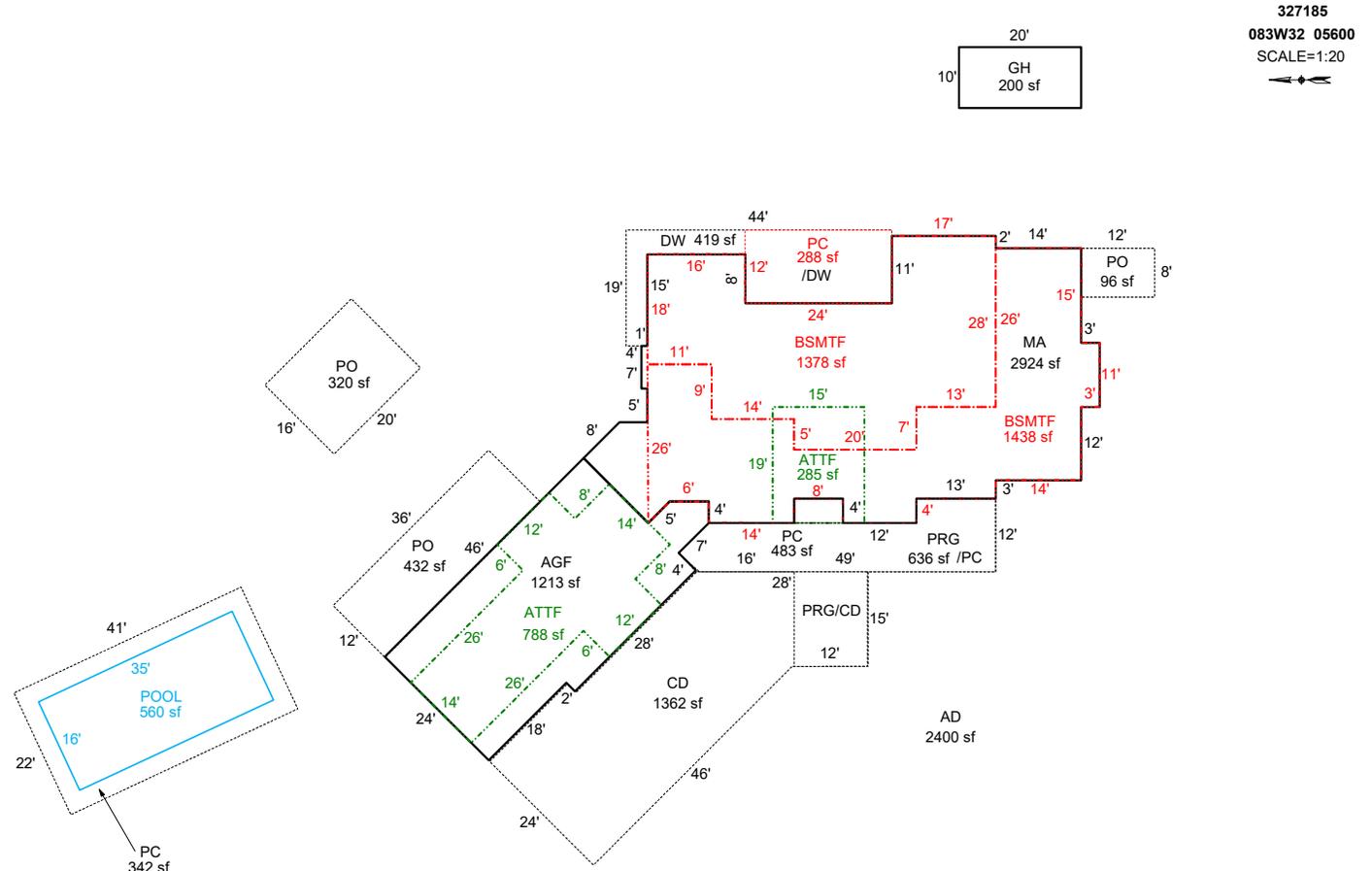
APPR _____ Date _____ YR For _____ % COMP _____
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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 327185 Parcel No.: 083W32 05600
 Property Address: 8439 KONA WAY LP S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA2	ATTF	1.0	788.0	144.0	788.0	
GLA1	MA	1.0	2924.0	284.2	2924.0	
GLA2	ATTF	1.0	285.0	68.0	285.0	
BSMT	BSMTF	1.0	1377.5	200.0		
	BSMTF	1.0	1438.4	278.7	2815.9	
GAR	AGF	1.0	1213.0	158.8	1213.0	
GH	GH	1.0	200.0	60.0	200.0	
OTH	POOL	1.0	560.0	102.0	560.0	
P/P	PC	1.0	288.0	72.0		
	PC	1.0	342.0	126.0		
	CD	1.0	1361.9	173.9		
	PC	1.0	482.7	131.2		
	PO	1.0	432.0	96.0		
	PO	1.0	320.0	72.0		
	PO	1.0	96.0	40.0		
	DW	1.0	418.5	141.0		
		1 addl items				
		Net LIVABLE	cnt	1 (rounded)		4,422
	Net BUILDING	cnt	0 (rounded)		788	

COMMENT TABLE 1

DRAWN BY BB44
 DRAWN BY PHU 11.10.20
 UPDATED BY CJURAN 04/23/2021 555-21-002062
 UPDATED BY CLOBERG 12/18/24 24-008494 REMODEL
 UPDATED BY CLOBERG 02/20/26

COMMENT TABLE 2

09.24.20 SR #94: TAGS

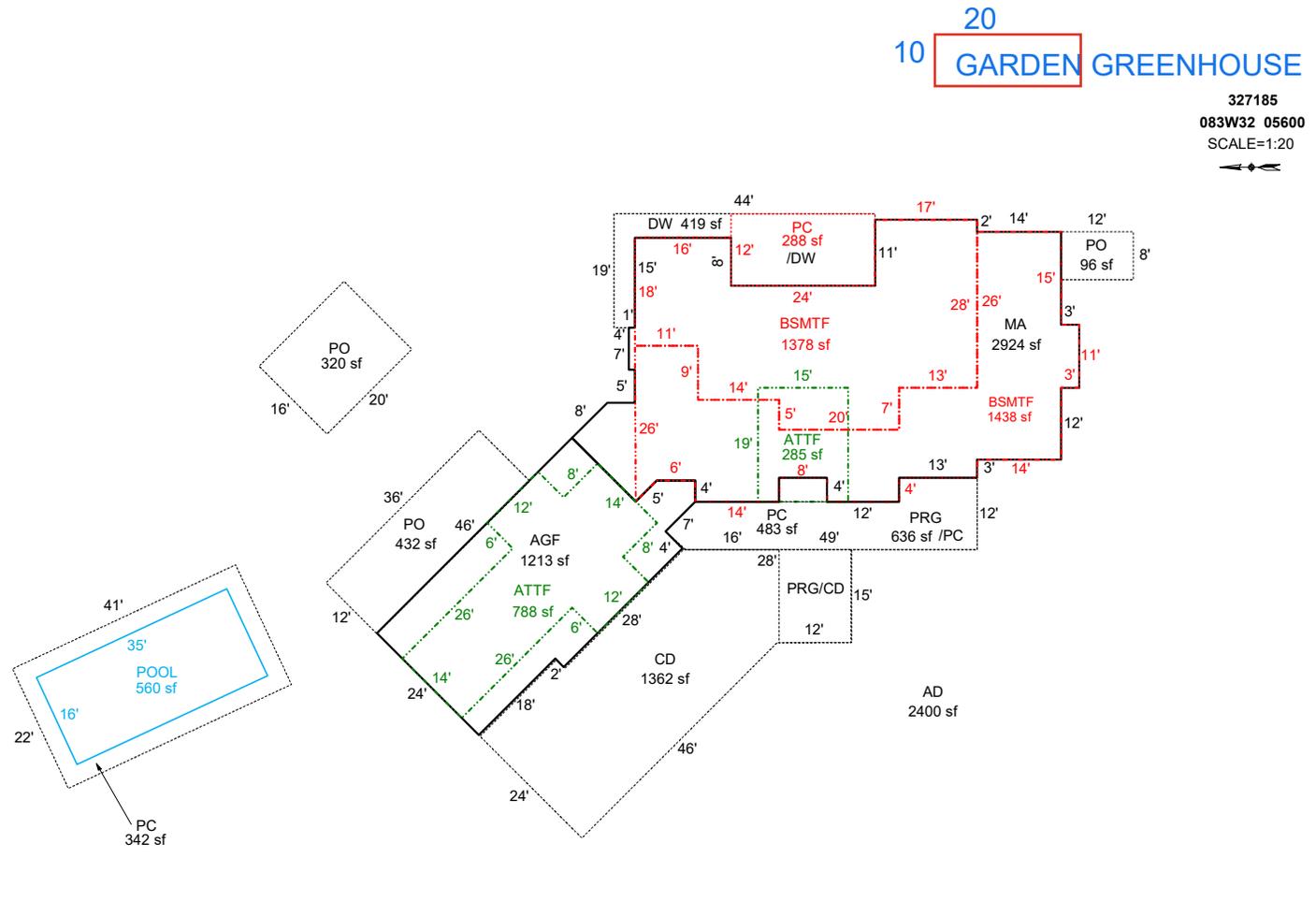
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 327185 Parcel No.: 083W32 05600
 Property Address: 8439 KONAWAY LP S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
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 Appraiser Name: Client Address: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTF	1.0	788.0	144.0	788.0
GLA1	MA	1.0	2924.0	284.2	2924.0
GLA2	ATTF	1.0	285.0	68.0	285.0
BSMT	BSMTF	1.0	1377.5	200.0	2815.9
	BSMTF	1.0	1438.4	278.7	
GAR	AGF	1.0	1213.0	158.8	1213.0
OTH	POOL	1.0	560.0	102.0	560.0
P/P	DW	1.0	418.5	141.0	4377.2
	PC	1.0	288.0	72.0	
	PRG	1.0	636.1	154.1	
	CD	1.0	1361.9	173.9	
	PC	1.0	482.7	131.2	
	PO	1.0	432.0	96.0	
	PO	1.0	320.0	72.0	
	PO	1.0	96.0	40.0	
	PC	1.0	342.0	126.0	
		Net LIVABLE	cnt	1	
	Net BUILDING	cnt	0	(rounded)	788

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 UPDATED BY CJURAN 04/23/2021 555-21-002062
 UPDATED BY CLOBERG 12/18/24 24-008494 REMODEL

COMMENT TABLE 2

09.24.20 SR #94: TAGS

COMMENT TABLE 3

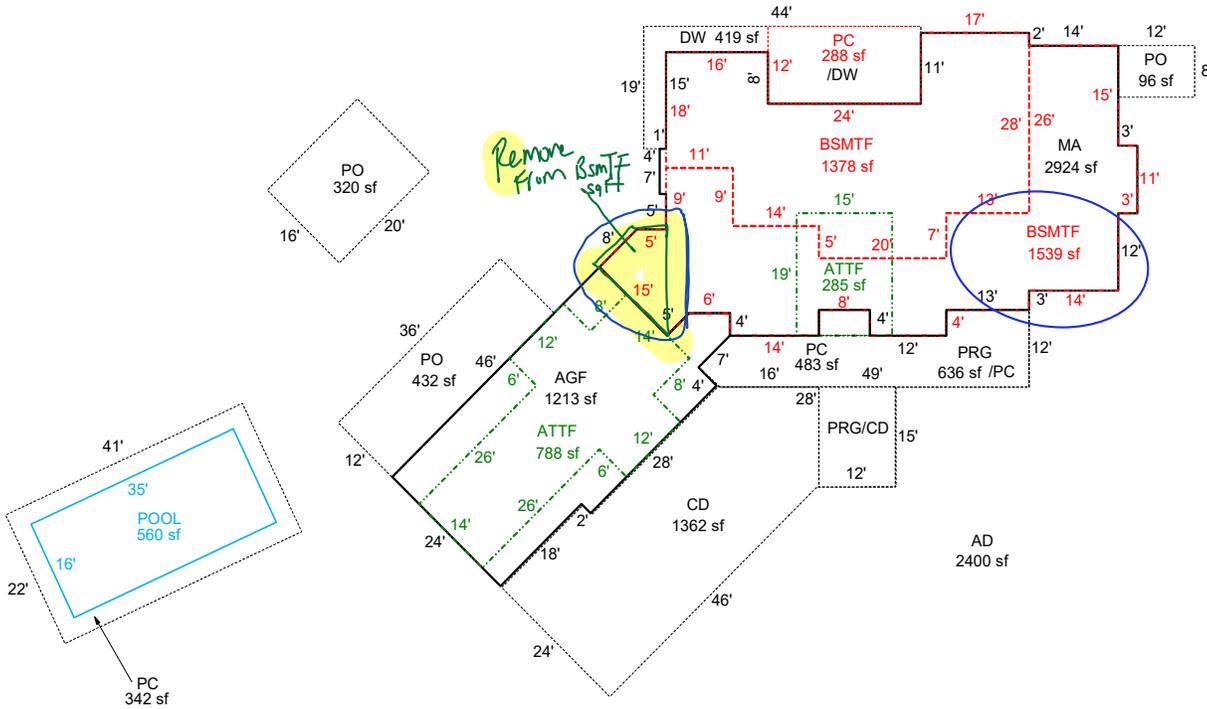
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SUBJECT INFO

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 Property Address: 8439 KONAWAY LP S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
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SKETCH

327185
 083W32 05600
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTF	1.0	788.0	144.0	788.0
GLA1	MA	1.0	2924.0	284.2	2924.0
GLA2	ATTF	1.0	285.0	68.0	285.0
BSMT	BSMTF	1.0	1377.5	200.0	
	BSMTF	1.0	1539.2	290.1	2916.7
GAR	AGF	1.0	1213.0	158.8	1213.0
OTH	POOL	1.0	560.0	102.0	560.0
P/P	DW	1.0	418.5	141.0	
	PC	1.0	288.0	72.0	
	PRG	1.0	636.1	154.1	
	CD	1.0	1361.9	173.9	
	PC	1.0	482.7	131.2	
	PO	1.0	432.0	96.0	
	PO	1.0	320.0	72.0	
	PO	1.0	96.0	40.0	
	PC	1.0	342.0	126.0	4377.2
		Net LIVABLE	cnt	0 (rounded)	
	Net BUILDING	cnt	1 (rounded)		788

COMMENT TABLE 1

DRAWN BY BB44
 DRAWN BY PHU 11.10.20
 UPDATED BY CJURAN 04/23/2021 555-21-002062
 UPDATED BY CLOBERG 12/18/24 24-008494 REMODEL

COMMENT TABLE 2

09.24.20 SR #94: TAGS

COMMENT TABLE 3

Assessor Monthly Issued Permit Report

For 11/1/2024 to 11/30/2024

PERMIT#: 555-24-008494-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 10/28/2024
 SUB-TYPE: Structural ISSUED: 11/19/2024
 CATEGORY: Comprehensive EXPIRES: 5/19/2025

OFFICE: MC
 PARCEL#: 083W320005600 R327185
 ACRES: 2.11
 SUBDIV: CHINOOK FIVE-G
 LOT/BLOCK: 53 /
 ADDRESS: 8439 KONAWAY LOOP S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PRECISION BUILT STRUCTURES INC	15205 LIBBY LN SE JEFFERSON, OR 97352	503-302-6747
CCB	PRECISION BUILT STRUCTURES INC	15205 LIBBY LN SE JEFFERSON, OR 97352	5033026747
OWNER	SHUBA FAM TR & SHUBA, J KEVIN TRE	8439 KONAWAY LOOP S SALEM, OR 97306	
SITE CONTACT	PRECISION BUILT STRUCTURES INC	15205 LIBBY LN SE JEFFERSON, OR 97352	503-302-6747

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: 1200 SQ FT REMODEL TO FINISH OUT BASEMENT OF SFD WITH MEDIA, LEGO, MUSIC, AND STORAGE ROOMS, NO CHANGE TO FOOTPRINT

VALUATION: \$198,804.00

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 5375

NEW: 0

TOTAL SQ. FT.: 5375

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1200 Sq Ft