

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 328455 MTL: 083W320006400 Date: 10/21/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 8455 KOOSAW LN S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 89723 Year: 2025

Last Date Appraised: 12/03/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Completion)

Owner: HAKIM, PETER Last Sales Date: 06/11/2021 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 640410
 RMV Land: 357810 RMV Imp: 667800 RMV Total: 1025610 MAV: 305080 MSAV: 0 SAV: 0
 Comment: 25-26: L2 12.03.24 GRH

OSDs

New MA 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92430	16700

Land

Site: 1 Code Area: 92430 Size: 2.26 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 322810 Exception: Y N
 Adjustment(s): VIEWE Fire Patrol: Description:
 Comments: 20-21: #06 C19 CYCLE WORK, NO CHG / ADD OSD AS EXCEPTION WHEN DEVELOPED FOR HOME. JS #29 11-10-14//\2001-02 NEW SUB; 2002-03 BROUGHT TO MARKET VALUE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 154 + Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 6298 % Complete: 45.00
 Desc: Multi Story above grade with basement Dimensions: RMV: 667800
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 318630 Adjust: Adjust RMV: 0

100%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:	Y	N
First Floor	5 +	Finished	2932	1	FB-2/ HB-2	2024	2024	ROOF, FP - 1, BTH - 2, BATH - 2, KIT, HVAC+	Exception:	Y	N
Second Floor	5 +	Finished	1449	3	FB-2	2024	2024	HVAC+, BATH - 2	Exception:	Y	N
Attic	5 +	Unfinished	810	0	0	2024	2024		Exception:	Y	N
Basement	5 +	Finished	1917	1	FB-1	2024	2024	HVAC+, BATH - 1	Exception:	Y	N
Basement	5 +	Unfinished	438	0	0	2024	2024		Exception:	Y	N
Garage Attached	5 +	Finished	1050	0	0	2024	2024	ROOF	Exception:	Y	N

Accessories

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

Add VI 5 Average m/m



classing calculator

Photos are automatically saved to your Screenshots folder. You can turn it off in the app settings. Open Snipping Tool

Account Number	Custom	
Design	Yes	
Building Code	Yes	
Size	Minor_Complex	6000
Footprint	Yes	
Foundation	Hardi_with_moderate_masonry	
Siding	All_sides_thick	
Exterior Trim	Average_entry	
Entry	Multiple_gables_or_hip	
Roof	paneled_doors_transoms_or_side_light_windows	
Doors/windows		5
Bedrooms		5
Bathrooms	AC	
Heating		
CLASS	5+	
	5,425	



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%	
		Finish Grade	1%	1%	100%

APPR GRH Date 12/3/24 YR For 25-26 % COMP 45
 APPR GRH Date 10/24/25 YR For 26-27 % COMP 100
 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%

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

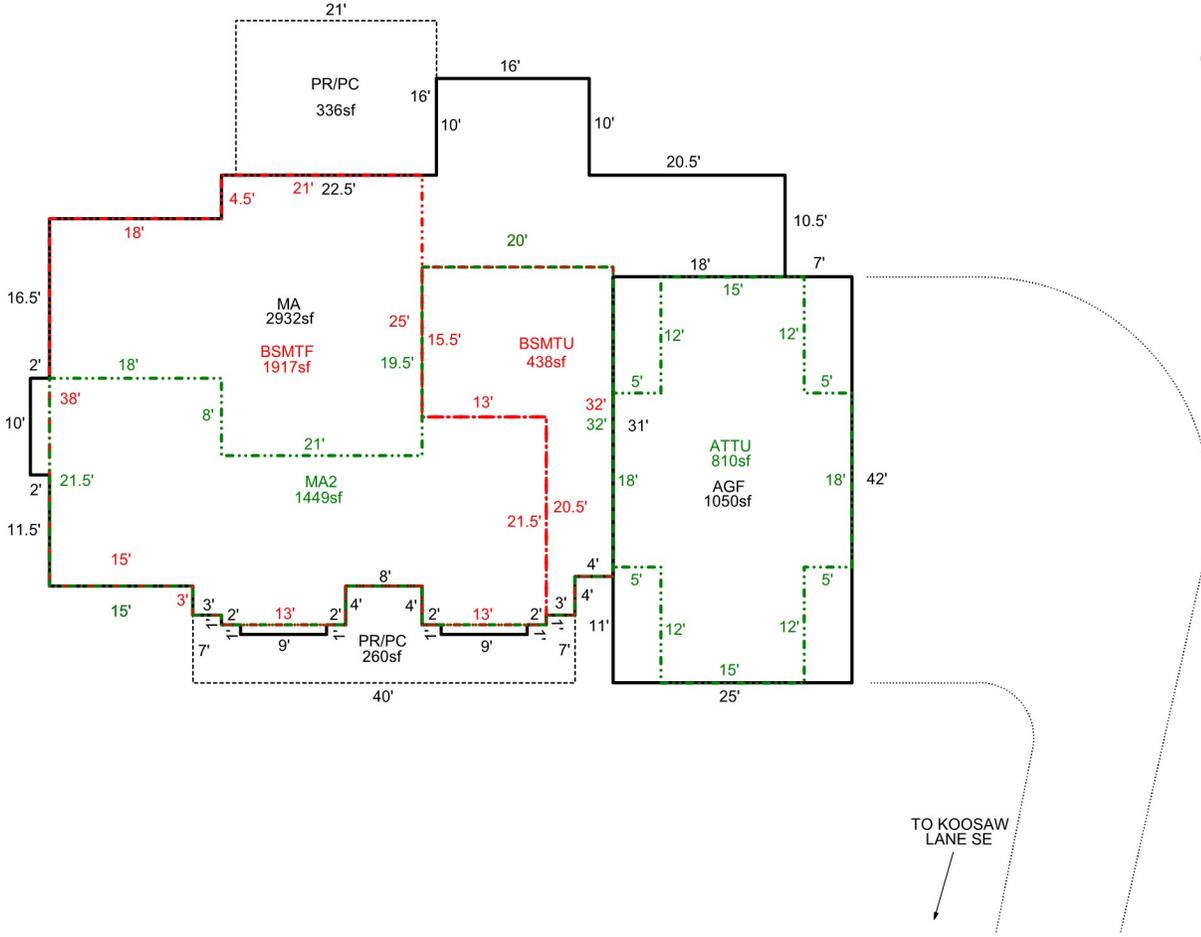
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328455 Parcel No.: 083W320006400
 Property Address: 8455 KOOSAW LANE SE
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

328455
083W320006400
SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2931.5	283.0	2931.5
GLA2	ATTU	1.0	810.0	134.0	
	MA2	1.0	1448.5	216.0	2258.5
BSMT	BSMTU	1.0	437.5	112.0	
	BSMTF	1.0	1917.0	205.0	2354.5
GAR	AGF	1.0	1050.0	134.0	1050.0
P/P	PR/PC	1.0	336.0	74.0	
	PR/PC	1.0	260.0	108.0	596.0
Net LIVABLE		cnt	3 (rounded)		5,190

COMMENT TABLE 1

UPDATED BY CJURAN 03/11/2024 23-010147 MA

COMMENT TABLE 2

GrH 10k1 h2s

COMMENT TABLE 3

TAGS L2

Assessor Monthly Issued Permit Report

For 2/1/2024 to 2/29/2024

PERMIT#: 555-23-010147-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 12/15/2023
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 2/29/2024
 CATEGORY: Comprehensive EXPIRES: 8/27/2024

OFFICE: MC
 PARCEL#: 083W320006400 R328455
 ACRES: 2.26
 SUBDIV: CHINOOK FIVE - H
 LOT/BLOCK: 61 /
 ADDRESS: 8455 KOOSAW LN S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	503-851-2932
CCB	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	5038512932
OWNER	HAKIM, PETER	5748 LONE CREST ST SE SALEM, OR 97306	
SITE CONTACT	NOLAN FRIDLEY CONSTRUCTION LLC	457 EAGLET ST NW SALEM, OR 97304-4266	503-851-2932

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: NSFD 5BD / 6BTH W/ ATTACHED GARAGE, BONUS RM, OFFICE, GYM, STUDY,
UNFINISHED BASEMENT

VALUATION: \$1,273,331.76

STORIES: 3

BATHS: 6

KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 8130

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	7020 Sq Ft
U Utility, misc.	VB	1110 Sq Ft
U Utility, misc. - half rate	VB	344 Sq Ft
Unfinished basements	All use groups	418 Sq Ft