

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

Acct ID: 328460 MTL: 083W320006900 Date: 10/21/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 8405 KOOSAW LN S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 89728 Year: 2025

Last Date Appraised: 11/14/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: LINDSAY A BALL LT Last Sales Date: 03/30/2022 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 515290
 RMV Land: 358720 RMV Imp: 606530 RMV Total: 965250 MAV: 471880 MSAV: 0 SAV: 0
 Comment: 25-26: L3 11.14.24 GRH
 24-25: L2 12.18.23 WW

Detached Garage 100%

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.28 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 323720 Exception: Y N
 Adjustment(s): VIEWE Fire Patrol: Description:
 Comments: 23-24 added view per MLS BES 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: 141 + Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2676 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 606530
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 43410 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2676	3	FB-2/ HB-1	2023	2023	FP - 1, BATH+, BTH - 1, BATH - 2, KIT+, ROOF, HVAC+	Y N
Garage Attached	4 +	Finished	1015	0	0	2023	2023	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2023	32100	1	Y N

RESIDENCE / MANUFACTURED STRUCTURES			
STAT <u>148</u>	QLTY + -	FLOOR <u>DGF</u>	
AREA <u>672</u>	EFF AREA <u>672</u>	BED	
<u>ROOF</u> +	HVAC +		
BATH PKG: _____	BATH _____	BATH + _____	1/2 BTH
FIREPLACE: _____			
KITCHEN - +			
YR BLT <u>2025</u>	EFF YR <u>2025</u>	ECON	
% COMP <u>100</u>	% GOOD	FUNC	
EXCEPT <u>Y</u> N	LUMP SUM: _____		
MISC: _____			
YI CLASS _____	F G A E		
SKIRT +	LIN FT _____		
COMMENT: _____			
STAT _____	QLTY + -	FLOOR _____	
ARFA _____	FFF ARFA	RFD	

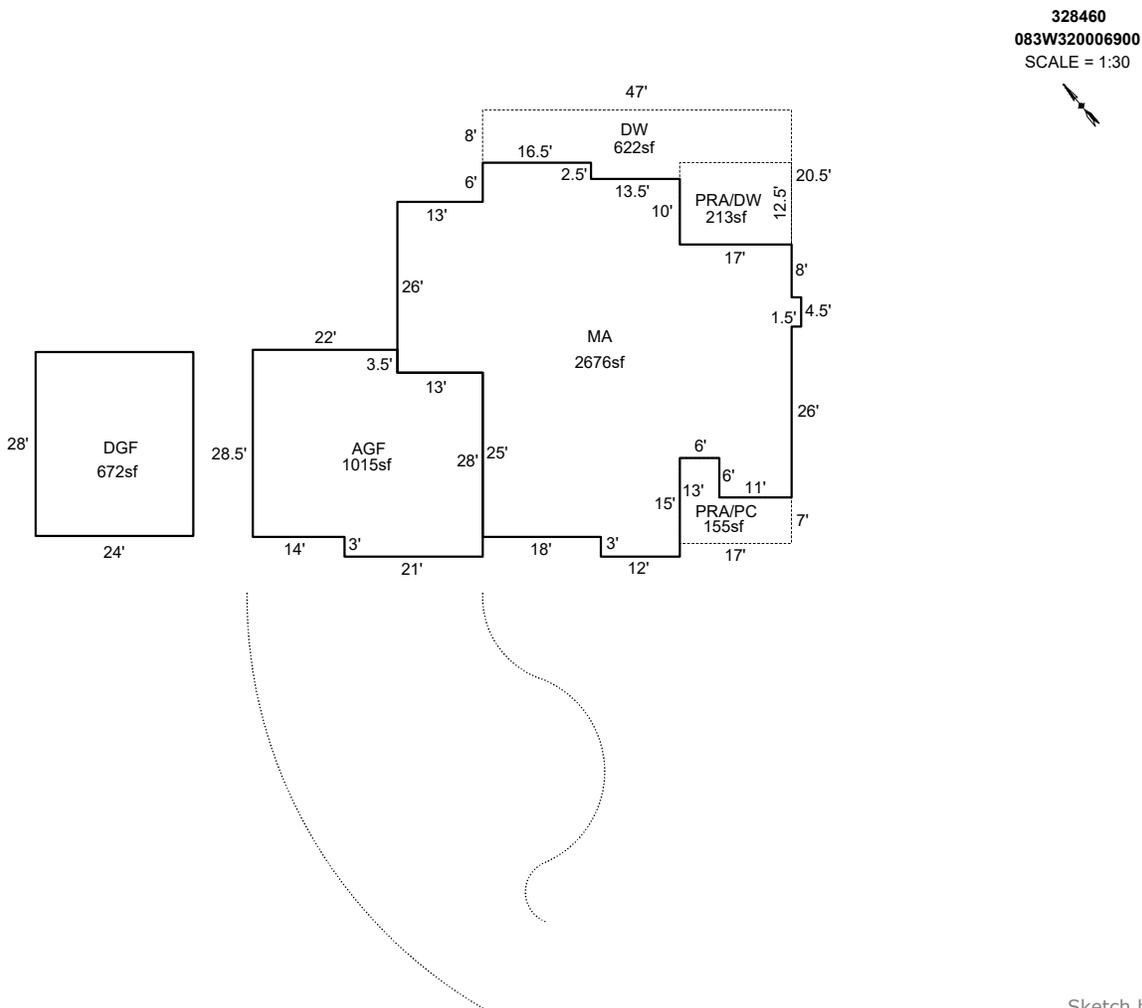


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328460 Parcel No.: 083W320006900
 Property Address: 8405 KOOSAW LANE S.
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

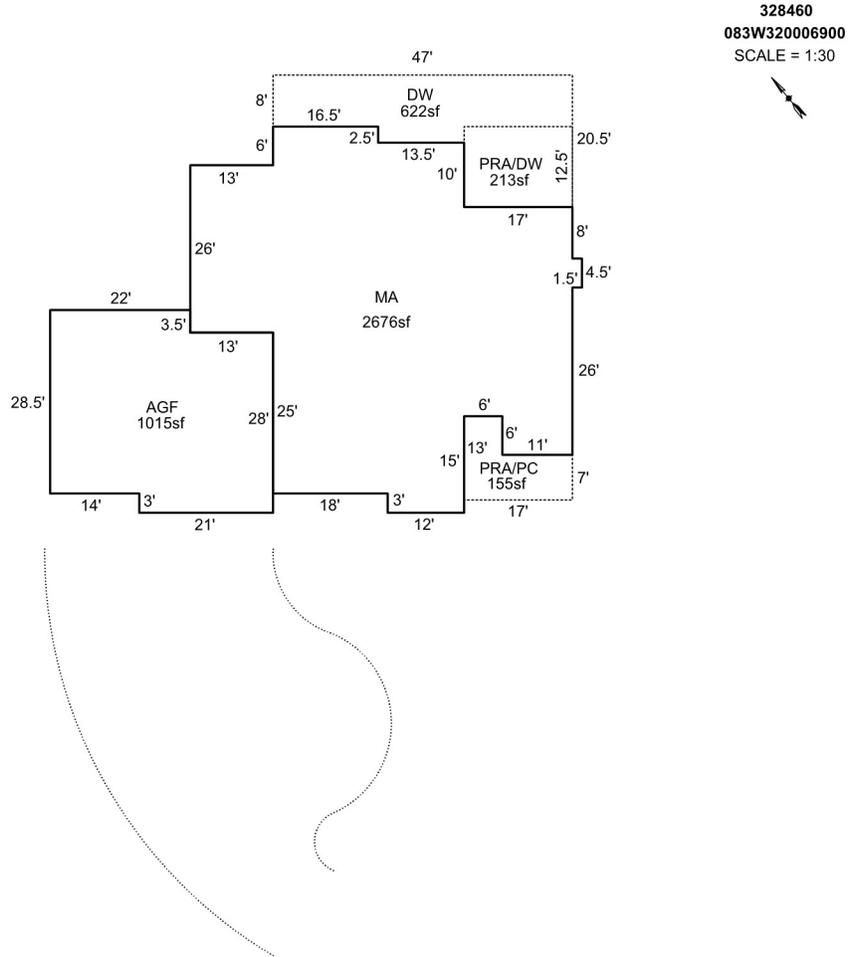
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	2675.5	255.0	2675.5	APEX BY CJURAN 03/07/2023 555-22-010705 UPDATED BY CLOBERG 10/03/24 24-006232 DGF UPDATED BY CLOBERG 11/12/24 24-006232 DGF REV UPDATED BY CLOBERG 02/20/26		
GAR	AGF	1.0	1015.0	133.0				
	DGF	1.0	672.0	104.0	1687.0			
P/P	DW	1.0	622.3	135.0				
	PRA/DW	1.0	212.5	59.0				
	PRA/PC	1.0	155.0	60.0	989.8			
Net LIVABLE						cnt	2 (rounded)	4,363
						COMMENT TABLE 2	COMMENT TABLE 3	
						WW 12/18/23 GRH 11/14/24	TAGS L2 TAGS L3	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328460 Parcel No.: 083W320006900
 Property Address: 8405 KOOSAW LANE S.
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2675.5	255.0	2675.5
GAR	AGF	1.0	1015.0	133.0	1015.0
P/P	DW	1.0	622.3	135.0	
	PRA/DW	1.0	212.5	59.0	
	PRA/PC	1.0	155.0	60.0	989.8

COMMENT TABLE 1

APEX BY CJURAN 03/07/2023 555-22-010705

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,676

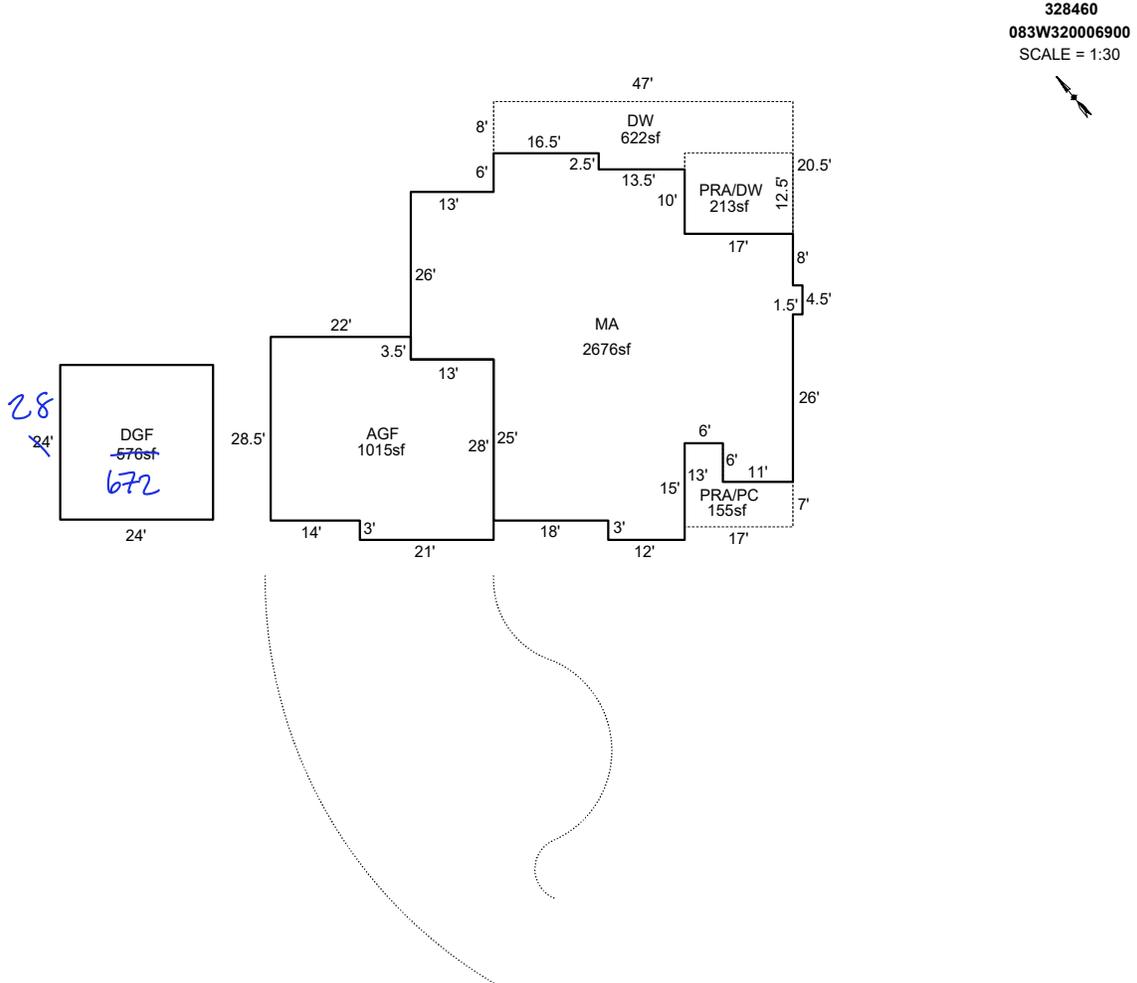
127P. 23
L2 WW
tag
GRH 11/14/24 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 328460 Parcel No.: 083W320006900
 Property Address: 8405 KOOSAW LANE S.
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2675.5	255.0	2675.5
GAR	AGF	1.0	1015.0	133.0	
	DGF	1.0	576.0	96.0	1591.0
P/P	DW	1.0	622.3	135.0	
	PRA/DW	1.0	212.5	59.0	
	PRA/PC	1.0	155.0	60.0	989.8

COMMENT TABLE 1

APEX BY CJURAN 03/07/2023 555-22-010705
 UPDATED BY CLOBERG 10/03/24 24-006232 DGF

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 1 (rounded) 2,676