

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 12/26/2025

Acct ID: 351342 MTL: 083W17B001901 Date: 11/9/26 Appr: GRH Prop Class: 400 RMV Prop Class: 400
Situs: 5361 BALLYNTYNE CREEK LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 43043 Year: 2026

Last Date Appraised: 12/04/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: 0 N Tag info: Recheck for MA completion

Owner: HART JRLT Last Sales Date: 10/09/2018 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 125720

RMV Land: 264210 RMV Imp: 0 RMV Total: 264210 MAV: 125720 MSAV: 0 SAV: 0

Comment:

New MA 45%

Land

Site: 1 Code Area: 92430 Size: 2.83 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 264210 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 19-20: SV #35 NO CHG

2.07 4HD 0.76 2HD

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003290	85465	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	561038	0	R	NSFD 4BED/3BATH W/OFFICE & GAME RM



Percent Complete Form

Account # 351342

Additions

New Homes

No Basement

Basement

% Item		% Sum		% Item		% Sum		% Item		% Sum	
3%				3%		3%		3%			
2%	0%			2%	0%	4%	0%	4%	0%		
3%				3%				10%			
35%		45%				14%		20%		16%	35%
8%	50%			7%	30%	7%	40%				
7%	60%			7%	35%	7%	<u>45%</u>				
7%	65%			7%	45%	6%	55%				
5%	70%			5%	50%	5%	60%	5%	60%		
4%	75%			4%				3%			
3%				3%	55%	2%	65%				
2%				2%				1%			
	80%			1%	60%	1%	70%				
3%				3%				2%			
5%		85%				5%		65%	4%	70%	
2%	90%			2%	70%	2%	75%				
2%				2%				2%			
						6%		75%	5%	80%	
2%	95%			3%	80%	2%	85%				
2%				4%		85%		3%	85%		
3%				7%		90%		6%	90%		
2%	100%			7%	95%	6%	95%				
				2%		100%		2%	100%		
				1%				100%		1%	

APPR GRH Date 11/9/25 YR For 26-27 % COMP 45
 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%

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%	95%
Roof - Sheathing	5%	
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 _____

ACCOUNT # 351342 DATE: 1/9/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GPH TAG (Y) N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 143 QLTY + - FLOOR MA
 AREA _____ EFF AREA _____ BED 2
ROOF + HVAC +
 BATH PKG: 2 BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: 1
KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
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 AVERAGE
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 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 143 QLTY + - FLOOR BsmTUF
 AREA _____ EFF AREA _____ BED 2
ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
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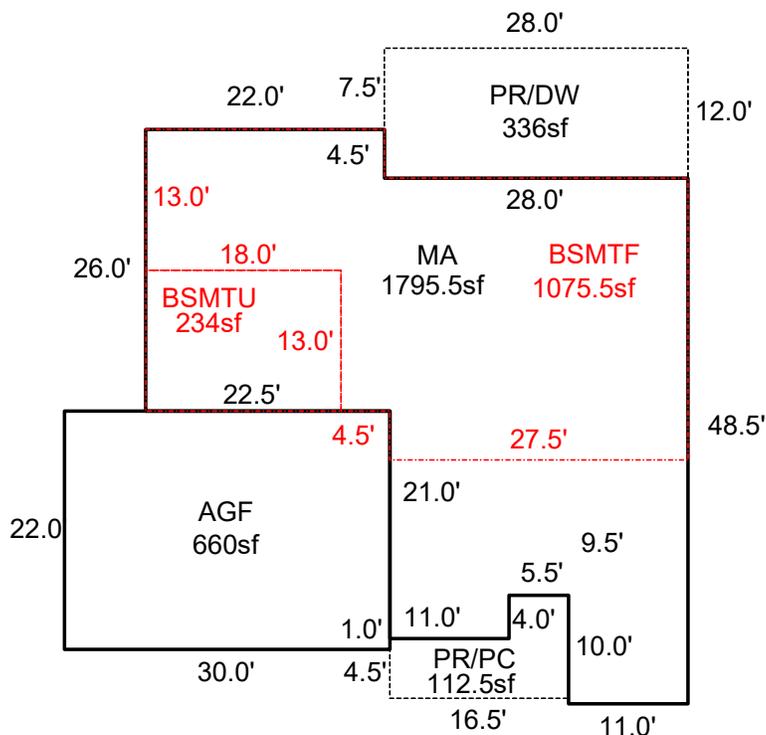
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 351342 Parcel No.: 083W17B001901
 Property Address: 5361 BALLYNTYNE CREEK LN S
 City: SALEM County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

351342
083W17B001901
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
BSMTF	BSMTF	1.0	1063.8	161.0	1063.8	APEX BY CLOBERG 11/28/25 25-003290 MA	
BSMTU	BSMTU	1.0	234.0	62.0	234.0		
GAR	AGF	1.0	660.0	104.0	660.0		
MA	MA	1.0	1795.5	214.0	1795.5		
P/P	PR/PC	1.0	112.7	52.0	112.7		
	PR/DW	1.0	336.0	80.0	448.8		
						COMMENT TABLE 2	COMMENT TABLE 3
Net LIVABLE		cnt	2 (rounded)		2,456		

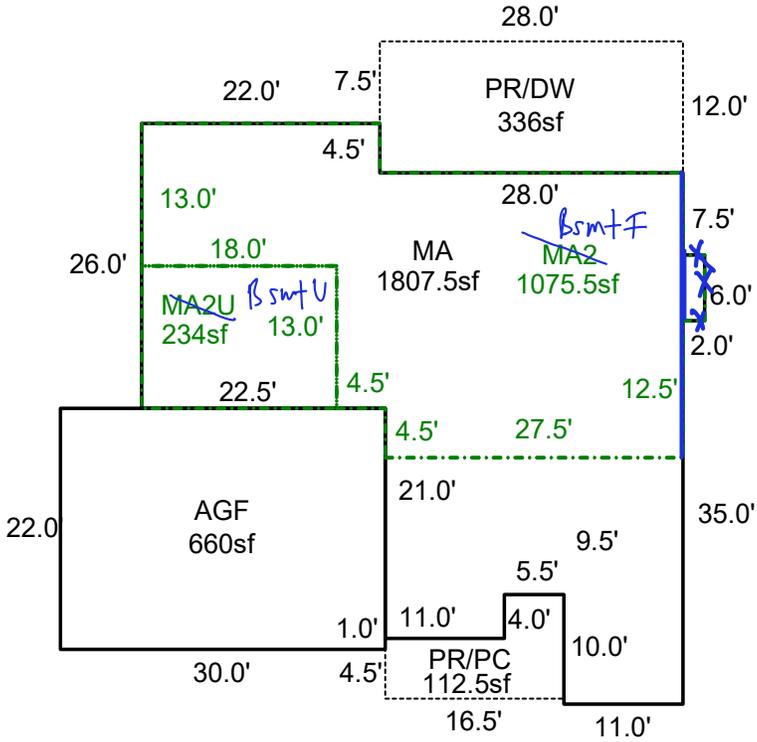
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SKETCH

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SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MA2	MA2	1.0	1075.8	165.0	
	MA2U	1.0	234.0	62.0	1309.8
GAR	AGF	1.0	660.0	104.0	660.0
MA	MA	1.0	1807.5	218.0	1807.5
P/P	PR/PC	1.0	112.8	52.0	
	PR/DW	1.0	336.0	80.0	448.8

COMMENT TABLE 1

APEX BY CLOBERG 11/28/25 25-003290 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 3,117



083W17B 01901

R351342

P.P. 2013-041, PARCEL 2, ACRES 2.83