

Acct ID: 355498 MTL: 083W08C003401 Date: 12/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 2928 RANGE VIEW LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 44562 Year: 2025

Last Date Appraised: 08/26/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: Permit not started

Owner: COOPER, SEAN & COOPER, CHERYL Last Sales Date: 10/10/2018 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 659450
 RMV Land: 296400 RMV Imp: 1218500 RMV Total: 1514900 MAV: 659450 MSAV: 0 SAV: 0
 Comment: LEVEL 2 8.26.20 MH31//

Appears Not started

OSDs

Update inv

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 246400 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 21-22: PER #31 CHG OSD// 20-21: PER #35 ADD OSD FOR NEW RES// 19-20: #35 SALES VERIF, NO CHG / 18-19: DISQ FARM USE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 153 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 5326 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 1168860
 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	5	Finished	3923	3	FB-3	2019	2019	HVAC+, BATH - 3, ROOF, KIT	Y N
Basement	5	Finished	1403	0	FB-1/ HB-1	2019	2019	HVAC+, BTH - 1	Y N
Garage Attached	5	Finished	1138	0	0	2019	2019	ROOF	Y N

Accessories

YI S excellent

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	800	2020	2352	1	Y N
ASPHALT DRIVEWAY	5	1520	2020	4469	1	Y N
DECK	5	1106	2020	21678	1	Y N
PATIO	5	136	2020	733	1	Y N
PATIO	5	300	2020	1617	1	Y N
PATIO	5	984	2020	5304	1	Y N
ROOF EXTENSION OR PATIO COVER	5	84	2020	2387	1	Y N
ROOF EXTENSION OR PATIO COVER	5	136	2020	3865	1	Y N
ROOF EXTENSION OR PATIO COVER	5	216	2020	6139	1	Y N
ROOF EXTENSION OR PATIO COVER	5	322	2020	9151	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 1512 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x42 RMV: 43140
 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
General Purpose Bldg	6	Finished	1512	0	0	2019	2019	AVG	Y N

Accessories

part of YI

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	6	1368	2020	4430	1	Y N
PATIO	6	112	2020	567	1	Y N

Bldg: 4 Code Area: 92430 Stat Class: 905 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 6500
 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
No floor data available								

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004771	83437	MARION COUNTY	NEW CONSTRUCTION	ADDITION	9533	0	R	Installation of a 12' x 24' louvered pergola over existing deck



10.08.25



10.08.25



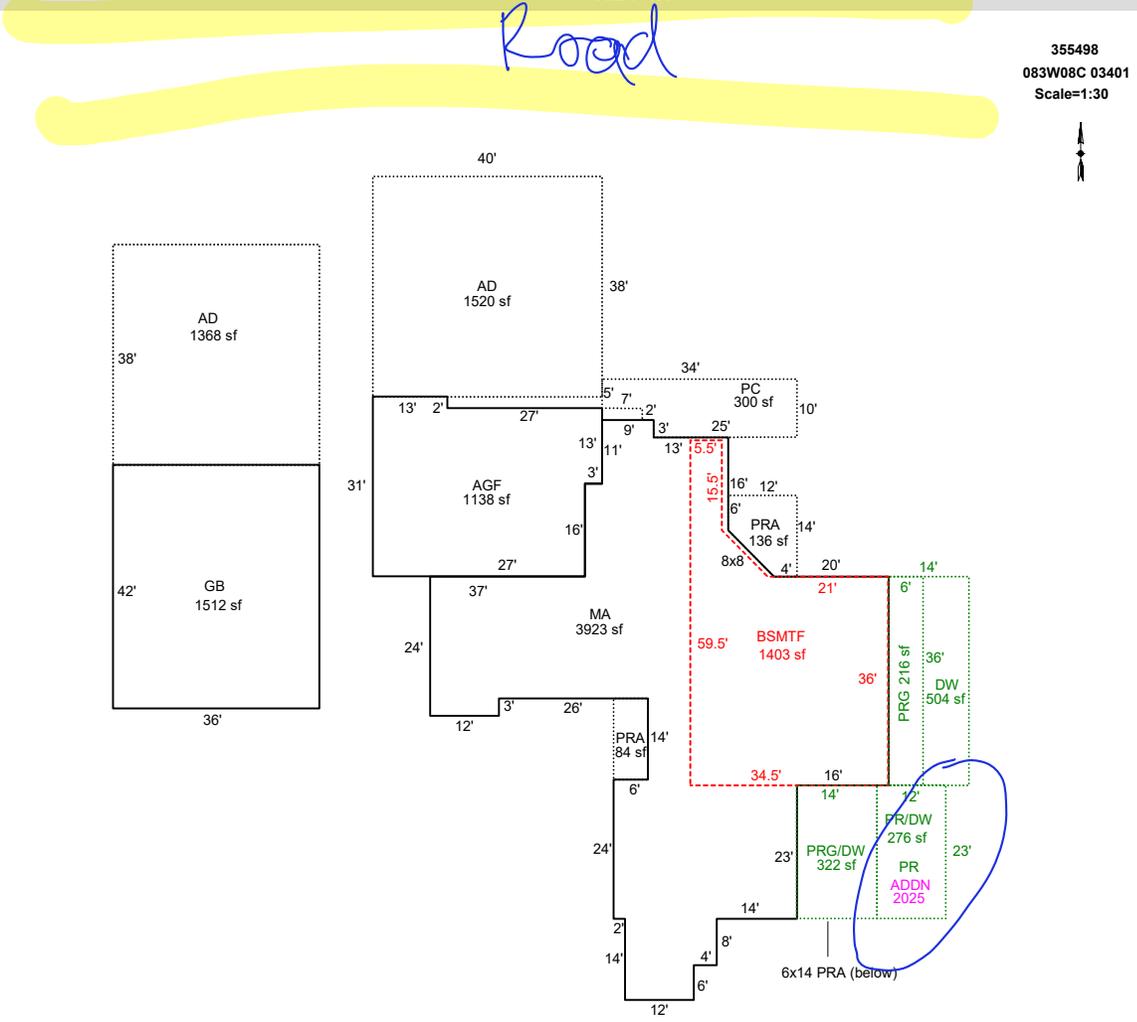
12.04.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 355498 Parcel No.: 083W08C 03401
 Property Address: 2928 RANGE VIEW LN S
 City: SALEM County: MARION State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3923.0	373.3	3923.0
AGF	AGF	1.0	1138.0	142.0	1138.0
BSMT	Basement	1.0	1403.3	183.3	1403.3
GB	GB	1.0	1512.0	156.0	1512.0
YI	DW	1.0	504.0	100.0	
	prg	1.0	216.0	84.0	
	PRG	1.0	322.0	74.0	
	PR/DW	1.0	276.0	70.0	
	AD	1.0	1520.0	156.0	
	PC	1.0	300.2	88.0	
	PRA	1.0	136.0	47.3	
	pra	1.0	84.0	40.0	
	AD	1.0	1368.0	148.0	4726.2
	Net LIVABLE	cnt	0 (rounded)		3,923

COMMENT TABLE 1

UPDATED BY CLOBERG 08/07/25 25-004771 PR ADDN

COMMENT TABLE 2

COMMENT TABLE 3