

12.22
 Acct ID: 559189 MTL: 084W12D001000 Date: 12/11/25 Appr: GRH Prop Class: 641 RMV Prop Class: 401
 Situs: 4196 ROBERTS RIDGE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 125290 Year: 2025

Last Date Appraised: 06/18/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (TAGS/PERMIT)

Owner: PLOWHEAD, JEREMY J & PLOWHEAD, ANGELA D Last Sales Date: 04/20/2018 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 394633
 RMV Land: 326940 RMV Imp: 682610 RMV Total: 1009550 MAV: 393310 MSAV: 1323 SAV: 2573

Comment: **Bath remodel final** CWO 2/5/26
MLS listing 818668 2024

Notations

Add HC, update in v and EYB

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

DFL OK

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 0.25 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Market Homesite Description: SIX HILL RMV: 23040 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: 19-20: PER #94 CHG OSD, REMOVE TREED ADJ// 2010-11: CYCLE WORK BY #41- ADD TREED ADJU// 01-02; REAPPRAISAL /02-03: UPDATED MARKET VALUE, NO LONGER PART TOTALED DUE TO AR ZONING 04-05: PART TOTAL W/R33631 (ZONED SA, UNBUILDABLE) PER #82//04 -05: F03-0576 ACREAGE CORRECTION AS REQUESTED BY OWNER//06-07: REMOVED PART TOTAL ACREAGE AND ACCOUNT

Site: 3 Code Area: 92430 Size: 2.72 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 263900 Exception: Y N
 Adjustment(s): FSOIL Fire Patrol: Description:
 Comments: Liability year - 2019 / 2010-11: CYCLE WORK BY #41- ADD TREED ADJU// 01-02; REAPPRAISAL /02-03: UPDATED MARKET VALUE, NO LONGER PART TOTALED DUE TO AR ZONING 04-05: PART TOTAL W/R33631 (ZONED SA, UNBUILDABLE) PER #82//04-05: F03-0576 ACREAGE CORRECTION AS REQUESTED BY OWNER//06-07: REMOVED PART TOTAL ACREAGE AND ACCOUNT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 154 - Year Blt: 1976 Eff Year Blt: 1985 Sq.Ft: 3310 % Complete: 100.00
 Desc: Multi Story above grade with basement Dimensions: *1989 - GOMAP exterior update*
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
2003 eyb RMV: 682610

Floors **mls listing 818668 shows updated kitchen and updated bathrooms, add exception**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	1278	1	FB-1	1976	1985	BATH - 1, ROOF, FP - 2, HVAC+, KIT-, ELEVP	Exception: Y N
Second Floor	5 -	Finished	754	2	FB-1	1976	1985	HVAC+, BATH - 1	Exception: Y N
Basement	5 -	Finished	1278	1	FB-1	1976	1985	HVAC+, BATH - 1	Exception: Y N
Garage Attached	5	Finished	825	0	0	1976	1985	ROOF	Exception: Y N

add bath + for new free standing tub

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	500	1976	1235	1	Exception: Y N
DECK	5	559	1985	9056	1	Exception: Y N
DECK	5	879	1985	14240	1	Exception: Y N

YI 4 Good, yi5a

Bldg: 3 Code Area: 92430 Stat Class: 108 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 0 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	Exception
ASPHALT DRIVEWAY	4	6750	1910	0	1	Exception: Y N

part of YI

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 RMV: 0

Func Obsc: 0

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
Pump House	0	Finished	64	0	0	0	0	Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-001814	83687	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	5500	0	R	Bathroom Remodel, move lavatories, rework shower, add freestanding tub

Finalized



12.11.25



12.11.25

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE <u>HC</u>	TYPE _____
STAT / CLASS <u>4</u>	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR <u>10x24</u>	FAIR _____
AVERAGE	AVERAGE _____
GOOD	GOOD _____
EXCELLENT	EXCELLENT _____
BATH _____	BATH _____
YR BLT <u>2023</u>	YR BLT _____
EFF YR <u>2023</u>	EFF YR _____
% COMP <u>100</u>	% COMP _____
EXCEPT <u>N</u>	EXCEPT Y N
MISC: _____	MISC: _____
COMMENT: _____	COMMENT: _____



12.11.25

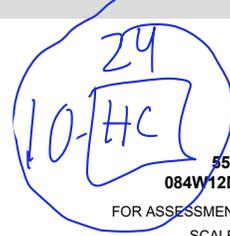
	A	B	C
Type			
Year Built		1976	
Roof		Updated	
Windows		Updated	
Siding			
Exterior Paint			
Door			
Floors			
Interior Paint			
Bathrooms		Updated	
Kitchen counters		Updated	
Kitchen cupboards		Updated	
Suggested EYB		2003	

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

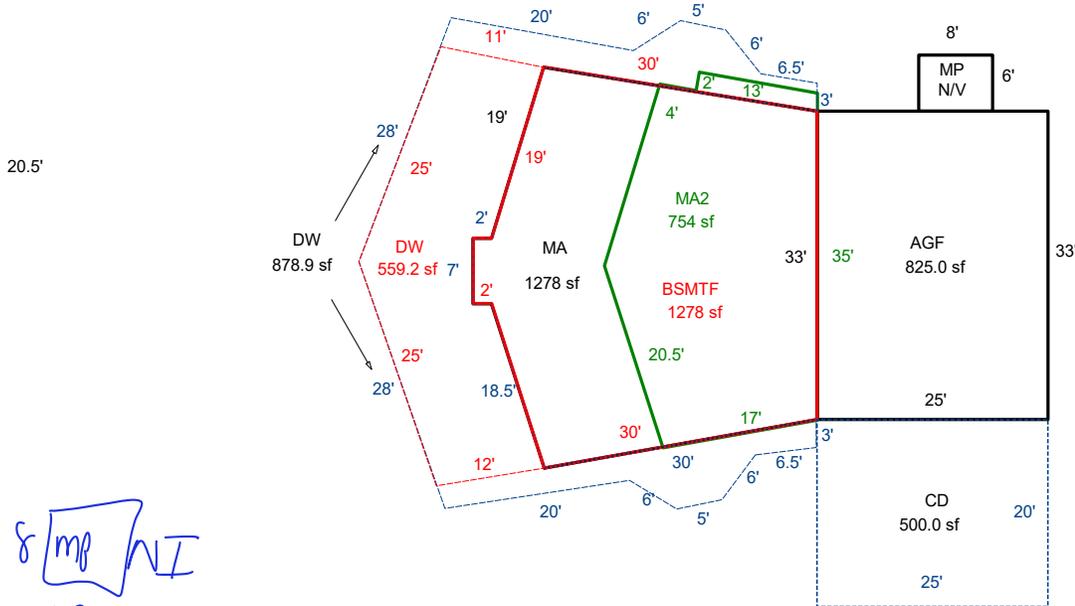
File No.: 559189 Parcel No.: 084W12D 01000
 Property Address: 5196 ROBERTS RIDGE RD S
 City: SALEM County: MARION State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



559189
084W12D 01000

FOR ASSESSMENT PURPOSES ONLY
SCALE=1:20



8 mp NI
12

AD ← NV
6750 sf

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1278.5	141.7	1278.5
GLA1	MA	1.0	1278.5	141.7	1278.5
GLA2	MA2	1.0	754.4	111.8	754.4
YI	CD	1.0	500.0	90.0	500.0
YI1	DW	1.0	878.9	257.6	
	DW	1.0	559.2	121.8	1438.2

COMMENT TABLE 1

DRAWN BY SH 9-1-10
 UPD BY PH 08.27.19
 UPDATED BY CLOBERG 04/07/25 25-001814 BATH REV

COMMENT TABLE 2

GPH 12/11/25

COMMENT TABLE 3

TABS L3

Net LIVABLE cnt 0 (rounded) 3,311

Assessor Monthly Issued Permit Report

For 3/1/2025 to 3/31/2025

PERMIT#: 555-25-001814-STR STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 3/12/2025
 SUB-TYPE: Structural ISSUED: 3/25/2025
 CATEGORY: Comprehensive EXPIRES: 9/21/2025

OFFICE: MC

PARCEL#: 084W12D001000 R59189

ACRES: 2.97

SUBDIV: PP 2024-020

LOT/BLOCK: 1 /

ADDRESS: 4196 ROBERTS RIDGE RD S SALEM, OR 97302

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		PO BOX 4314 SALEM, OR 97302	9717010995
CCB	ECKHART PLUMBING LLC	PO BOX 4314 SALEM, OR 97302	9717010995
OWNER	PLOWHEAD, JEREMY J & PLOWHEAD, ANGELA D	4196 ROBERTS RIDGE RD S SALEM, OR 97302	
SITE CONTACT	GREG ECKHART	3960 DAKOTA RD SE SALEM, OR 97302	9717010995

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: Bathroom remodel. Move lavatories. Rework shower, add freestanding tub

VALUATION: \$5,500.00

STORIES: 2

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 3310

NEW: 0

TOTAL SQ. FT.: 3310

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	21 Sq Ft