

Acct ID: 593755 MTL: 083W22C001300 Date: 11/12/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451  
 Situs: 590 REES HILL RD SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 72882 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: SIMNITT, JUSTIN Last Sales Date: 01/14/2022 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 228210  
 RMV Land: 408190 RMV Imp: 273850 RMV Total: 682040 MAV: 191890 MSAV: 36320 SAV: 83926  
 Comment: 25-26: L3 01.09.25 GRH  
 23-24 L4 04.13.23 WW

**CWO 2/5/26**

**Notations** Add solar, update inv

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

**Farm use cows 3 + garden**

**OSDs**

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

**Land**

Site: 2 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 73200 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Land classes ok

Site: 3 Code Area: 92430 Size: 4.03 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 294990 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1982 / 02400230: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 108 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 8240  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors** *Move*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	3	320	1986	7776	1

Bldg: 3 Code Area: 92430 Stat Class: 455 Year Blt: 1977 Eff Year Blt: 1993 Sq.Ft: 1428 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: RMV: 55420  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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First Floor 5 Finished 1428 0 FB-2 1977 1993 HVAC+, ROOF+, FP - 1, SKIRT, KIT- Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 92430 Stat Class: 131 Year Blt: 1985 Eff Year Blt: 1993 Sq.Ft: 1440 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 167980  
 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
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First Floor 3 Finished 1440 3 FB-1 1985 1993 BATH+, HVAC+, ROOF, KIT-, BATH - 1 Exception: Y N

**Accessories**

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

*3 average*

*Y/I 3 Good T/I - missed from last appraisal*

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92430 Stat Class: 312 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1152 % Complete: 100.00

Desc: Loft Barn (LB)

Dimensions: 48x24 RMV: 7050

Func Obsc: 50

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: Y N
Loft Barn	5	Finished	1152	0	0	1992	1992	FAIR	Y N

**Accessories**

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

Bldg: 4 Code Area: 92430 Stat Class: 342 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1800 % Complete: 100.00

Desc: Metal Component Building (MC)

Dimensions: 30x60 RMV: 35160

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: Y N
Metal Componet Bldg	4	Finished	1800	0	0	2003	2003	FAIR Avg	Y N

**Accessories**

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

**Farm Notes**

2022FARM

FEB to MAY 2022 - several back and forth emails between new owner and #77 CWO regarding farm use. They initially planned to plant Xmas trees but missed the time window. Will be putting 3 head of cattle on before the end of the year, and will plant Xmas next year. Tag for 5-1-23 to check farm use per CWO 6-1-22.

2023FARM

9/18/23: WW rec'd message from owner, farm use ok - cows, garden.

9/14/23: Inspected 5/31/23 by WW L3 no farm use evident, wood fences removed, send intent letter.

2025FARM

1/9/25: Inspected by GRH L3 during tags, farm use ok - livestock

ACCOUNT # 593755 DATE: 11/12/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GRH TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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

TYPE Solar  
 STAT / CLASS 905  
 SIZE \_\_\_\_\_  
 FAIR 20K Flat  
 AVERAGE Valve  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR 2025  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

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

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

COMMENT: Exempt

COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % 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: \_\_\_\_\_

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

COMMENT: \_\_\_\_\_

COMMENT: \_\_\_\_\_

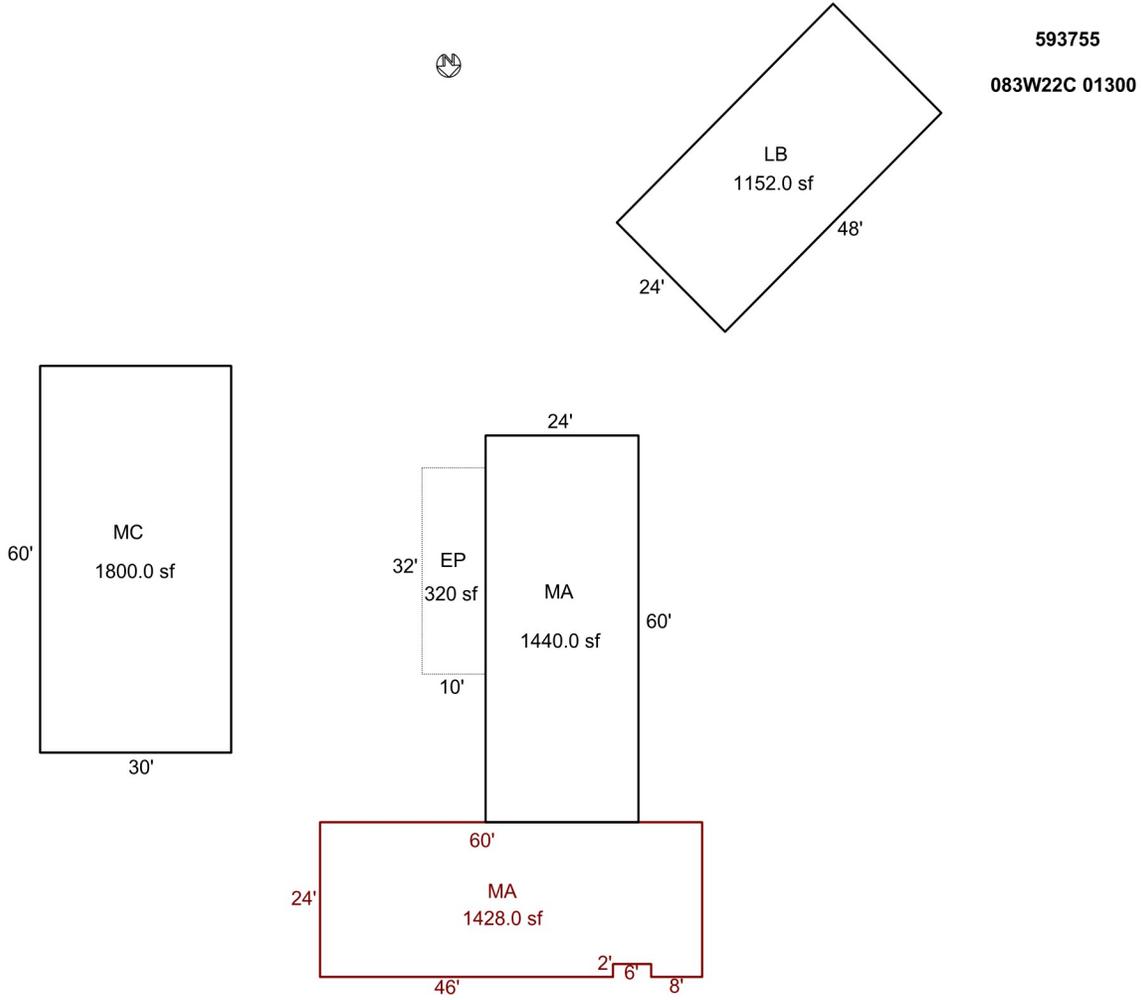


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 593755 Parcel No.: 083W22C 01300  
 Property Address: 590 REES HILL RD SE  
 City: Salem County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1.0	1800.0	180.0	
	LB	1.0	1152.0	144.0	2952.0
GLA1	MA	1.0	1428.0	172.0	
	MA	1.0	1440.0	168.0	2868.0
P/P	EP	1.0	320.0	84.0	320.0

### COMMENT TABLE 1

DRAWN BY BY SRAGSDALE 9/20/13  
 UPDATED BY WW 04.24.23

### COMMENT TABLE 2

9/5/13 #73, CYCLE, NV  
 WW 04.13.23

*G2H-11/12/23*  
*- -11/12/23*

### COMMENT TABLE 3

SV L4  
*Tags L3*  
*Tags L2*

Net LIVABLE	cnt	2	(rounded)		2,868
Net BUILDING	cnt	2	(rounded)		2,952