

Summary Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: 9/26/2025

Acct ID: 346198 MTL: 062W21A001102 Date: 12/8/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 8166 LAKESIDE DR NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 26756 Year: 2025

Last Date Appraised: 12/21/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: PRATT, NATHAN & PRATT, GINGER Last Sales Date: 10/16/2015 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 388700  
 RMV Land: 274630 RMV Imp: 463280 RMV Total: 737910 MAV: 388700 MSAV: 0 SAV: 0  
 Comment:

OSDs New GB 50%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.99 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4BD Value Source: Rural Restrictive Description: FOUR BENCH DRY RMV: 224630 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 17-18: ADD OSD / 10-11: DISQ FARM USE// 100210 //F06-643 LLA BETWEEN R18864 AND R18862-IMPS STAY ON R18864

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 141 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 2044 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 463280  
 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	4 +	Finished	2044	4	FB-2	2016	2016	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	660	0	0	2016	2016	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2016	30816	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-005360	83613	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	79440	0	R	40x60 pole building NO PLUMBING

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE	<u>CB</u>	TYPE	_____
STAT / CLASS	<u>5</u>	STAT / CLASS	_____
SIZE	<u>40x60</u>	SIZE	_____
1/2 BTH	_____	1/2 BTH	_____
FAIR	_____	FAIR	_____
<u>AVERAGE</u>	_____	AVERAGE	_____
GOOD	_____	GOOD	_____
EXCELLENT	_____	EXCELLENT	_____
BATH	_____	BATH	_____
YR BLT	<u>2025</u>	YR BLT	_____
EFF YR	_____	EFF YR	_____
% COMP	<u>50</u>	% COMP	_____
EXCEPT	<u>Y</u> N	EXCEPT	Y N
MISC:	_____	MISC:	_____
COMMENT:	_____	COMMENT:	_____
1/2 BTH	_____	1/2 BTH	_____
IN	_____	IN	_____
JC	_____	JC	_____
TYPE	_____	TYPE	_____



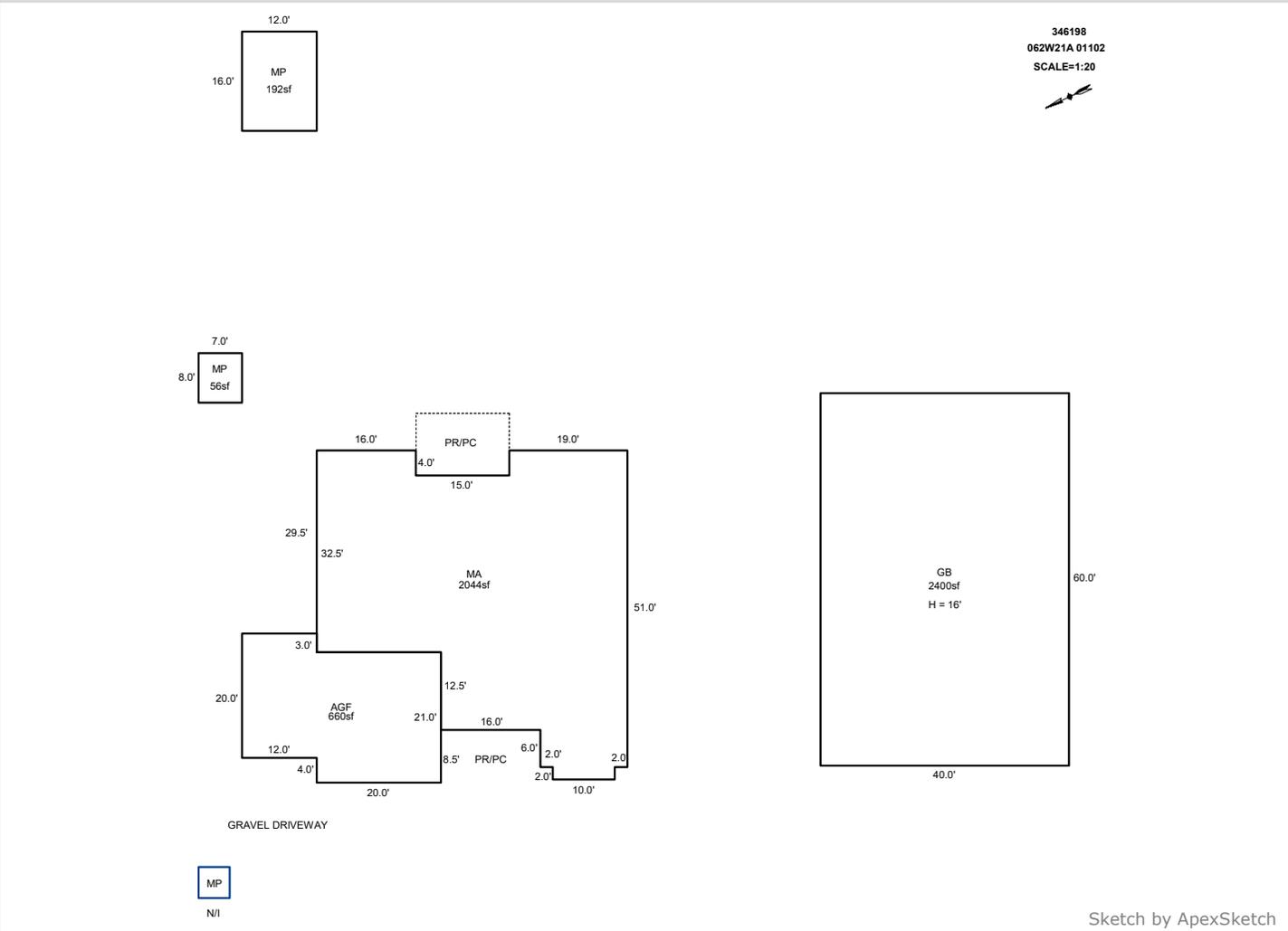
12.08.25

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 346198 Parcel No.: 062W21A 01102  
 Property Address: 8166 LAKESIDE DR NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	200.0	2400.0
GLA1	MA	1.0	2044.0	214.0	2044.0
GAR	AGF	1.0	660.0	112.0	660.0
MP	MP	1.0	192.0	56.0	
	MP	1.0	56.0	30.0	248.0
	Net LIVABLE	cnt	3 (rounded)		2,952
	Net BUILDING	cnt	0 (rounded)		2,400

### COMMENT TABLE 1

DRAWN BY JRONDEMA 1/8/16  
 UPDATED BY JRONDEMA 12/27/16  
 UPDATED BY CLOBERG 08/07/25 25-005360 GB  
 UPDATED BY CLOBERG 02/24/26

### COMMENT TABLE 2

GRH 12/08/25

### COMMENT TABLE 3

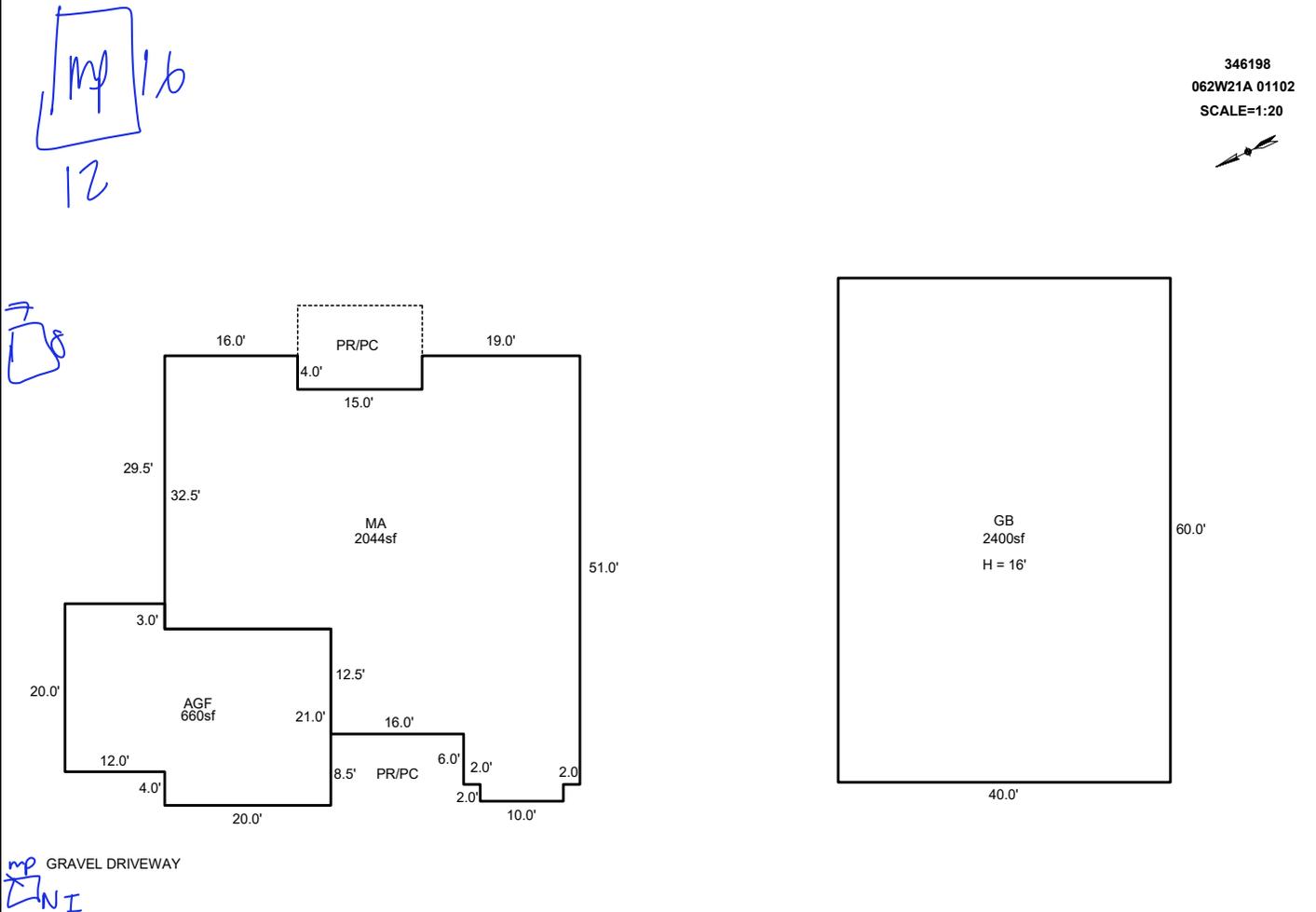
TAGS L3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 346198 Parcel No.: 062W21A 01102  
 Property Address: 8166 LAKESIDE DR NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2400.0	200.0	2400.0
GLA1	MA	1.0	2044.0	214.0	2044.0
GAR	AGF	1.0	660.0	112.0	660.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 1/8/16  
 UPDATED BY JRONDEMA 12/27/16  
 UPDATED BY CLOBERG 08/07/25 25-005360 GB

### COMMENT TABLE 2

*GRH 12/8/25*

### COMMENT TABLE 3

*TAGS L3*

Net LIVABLE	cnt	0	(rounded)	2,044
Net BUILDING	cnt	1	(rounded)	2,400

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%		Heating Rough-In	2%		1%	
	80%	Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR GRH Date 12/8/25 YR For 26-27 % COMP 50  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-005360-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 7/16/2025  
 SUB-TYPE: Structural ISSUED: 7/29/2025  
 CATEGORY: Comprehensive EXPIRES: 1/25/2026

OFFICE: MC

PARCEL#: 062W21A001102 R346198

ACRES: 1.99

SUBDIV: PP 2009-034

LOT/BLOCK: 3 /

ADDRESS: 8166 LAKESIDE DR NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT		5324 HOLLY LOOP SE TURNER, OR 97392	9712214580
CCB	DREAM CREATIONS INC	5324 HOLLY LOOP SE TURNER, OR 97392	9712214580
OWNER	PRATT, NATHAN & PRATT, GINGER	8166 LAKESIDE DR NE SALEM, OR 97305	
SITE CONTACT	DOMINICK MANCUSO	5324 HOLLY LOOP SE TURNER, OR 97392	9712214580

CONST CAT: Detached Accessory Structure

WORK TYPE: New

WORK DESC: 40x60 pole building NO PLUMBING

VALUATION: \$79,440.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 2400

**TOTAL SQ. FT.:**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
U Utility, misc. - half rate	VB	2400 Sq Ft