

Summary

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

Print Date:
9/29/2025

Acct ID: 325737 MTL: 083W28CC00204 Date: 02.23.26 Appr: GRH Prop Class: 541 RMV Prop Class: 401
Situs: 1990 NOBLE FIR LN S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 38678 Year: 2025

Last Date Appraised: 03/15/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - FARM/FOREST MAINTENNACE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: MACRAE, MEGAN L Last Sales Date: 04/29/2025 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 CB TTO INSP AV: 300627

RMV Land: 315920 RMV Imp: 601380 RMV Total: 917300 MAV: 299570 MSAV: 1057 SAV: 1745

Comment:

MLS 821637
DOM 223
SALE CODE 30`

UPDATE INV, ADD MP

RECHECK SOLAR PERMIT FINALED AFTER

Notations

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

PLEASE SEE ACCOUNT NOTES FOR FARM DISQUALIFIED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.23 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Farm Use - Non EFU Description: FOUR HILL DRY RMV: 133780 Exception: Y N

Adjustment(s): VWFR [VIEW AVERAGE](#) Fire Patrol: Description:

Comments: Liability year - 1973 / 02400230 . 00-01: sepm from r61534 to r325736, r325737 , LETTER OF INQUIRY SENT FOR DISQ /01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL

Site: 2 Code Area: 92430 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Market Homesite Description: RMV: 122140 Exception: Y N

Adjustment(s): VWFR Fire Patrol: Description:

Comments: 10-11 42 CORRECTED OSD FROM FAIR TO GOOD

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 153 - Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2592 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 601380

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	1752	1	FB-1/ HB-1	2001	2001	HVAC, BTH - 1, ROOF, KIT, BATH - 1	Y <u>N</u>
Basement	5 -	Finished	840	2	FB-1	2001	2001	HVAC, BATH - 1	Y <u>N</u>
Garage Basement	5 -	Unfinished	912	0	0	2001	2001		<u>N</u>

BATH +

FINISHED MISSED FROM LAST APPRAISAL

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	1	2001	49618	1	Y N

Farm Notes

2025FARM

7-28-25: Owner's prepaid PAT LIAB for 2026-27. Property will be disqual after 2025 roll turn. Emailed her to this effect.

7-22-25: Rec'd emailed questions in response to Informational report. Megan wanted to know how much the taxes would increase if disqual (again). Also whether they could ever go back into farm deferral if they paid off the PAT LIAB.

7-18-25: Rec'd request for Calculation of Deferred Taxes

7-15-25: AK spoke w/Megan, they ultimately want to grow trees and vegetables, not to sell. Explained income requirements and she is unsure they want to stay in farm deferral. Wanted to know who could come replant the trees and I referred her to OSU Extension. Sent her the form to request calculation of deferred taxes via email.

7-2-25: CWO emailed estimate of increase if disqual (approx \$800)

7/1/25: CWO spoke to Megan on phone. They plan to continue farming Christmas trees. Explained that the property is understocked. Sent flyer for Christmas trees, the list of seedling contacts and OSU extension office contact information. Check status 5/1/26.

ACCOUNT # 325737 DATE: _____ 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 MP
 STAT / CLASS _____
 SIZE _____
 FAIR 10X20
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2012
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

COMMENT: _____

MISSED FROM LAST APPRAISAL
USED GOOGLE EARTH PRO

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: _____
 COMMENT: _____

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

Design	Good
Building Code	Yes
Size	3000
Footprint	Square_plus
Foundation	Yes
Siding	Hardi_with_minimal_masonry
Exterior Trim	All_sides_thick
Entry	Average_entry
Roof	Multiple_gables_or_hip
Doors windows	Walls_of_windows_high_end_doors
Bedrooms	3
Bathrooms	2.5
Heating	AC
CLASS	5-
	4.6

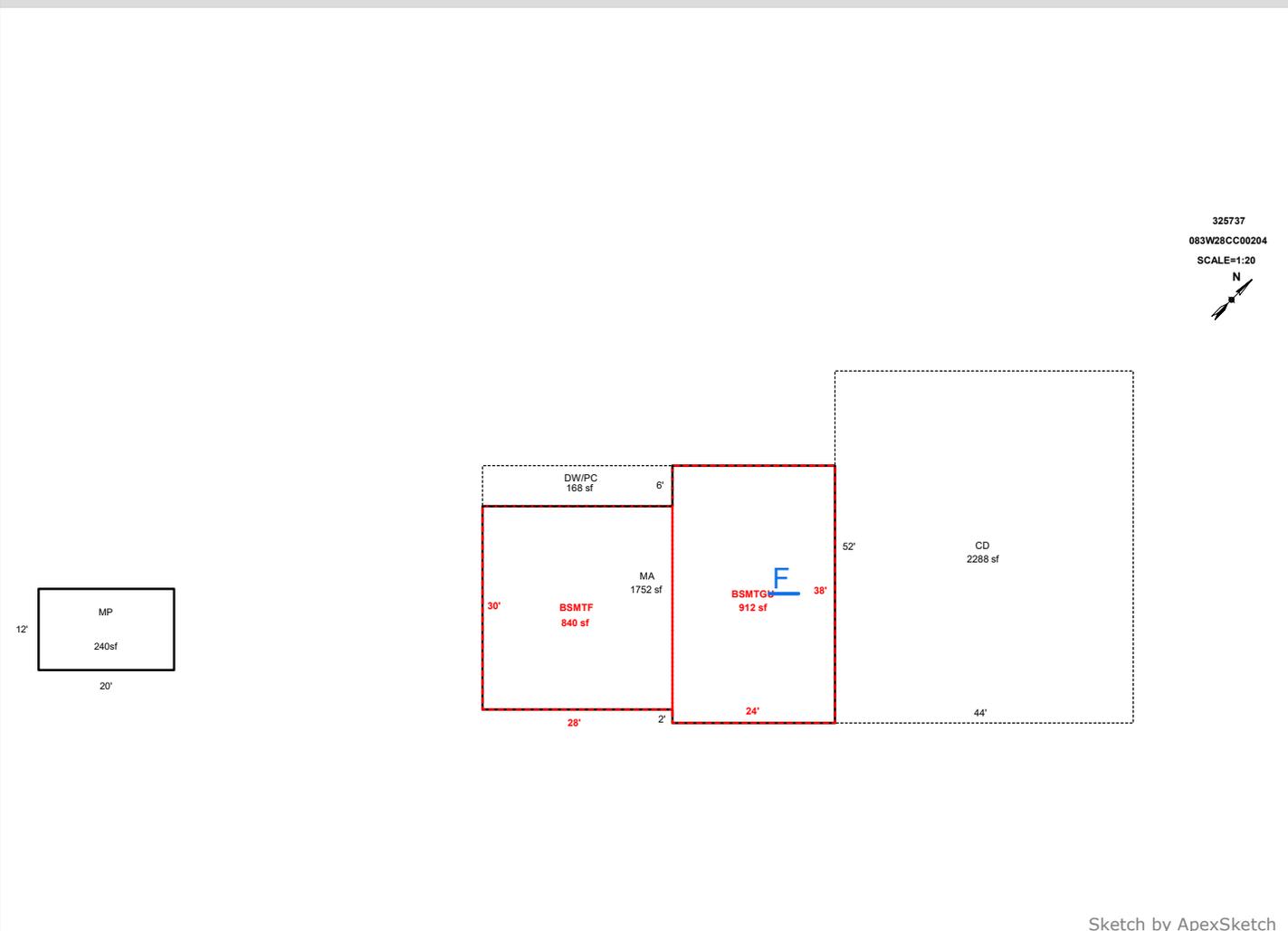
To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 325737 Parcel No.: 083W28CC00204
 Property Address: 1990 NOBLE FIR LN S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

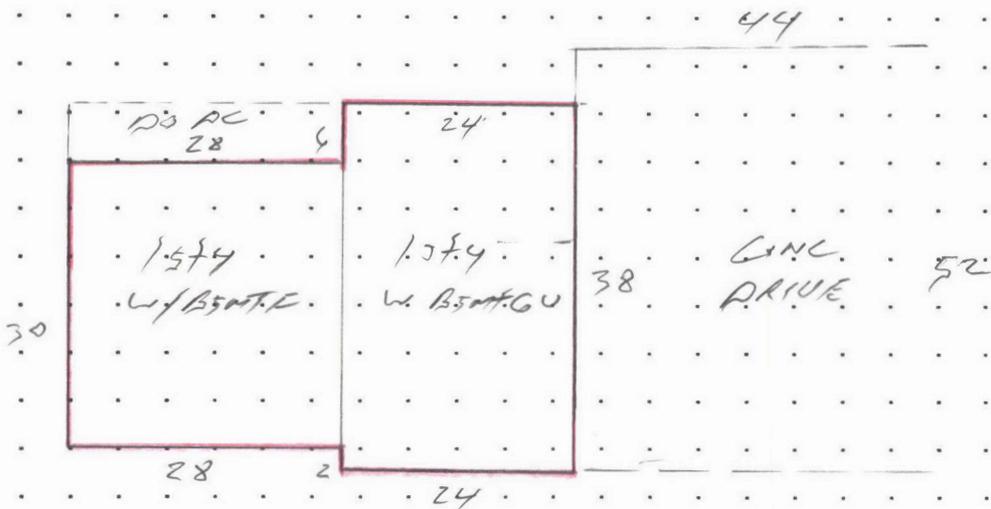
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	840.0	116.0	840.0	DRAWN BY JRONDEMA 4/27/18 UPD BY WWILLIAMS 3/2/26	
GLA1	MA	1.0	1752.0	180.0	1752.0		
GAR	BSMTGU	1.0	912.0	124.0	912.0		
MULTI P	MP	1.0	240.0	64.0	240.0		
P/P	CD	1.0	2288.0	192.0	2288.0		
	DW/PC	1.0	168.0	68.0	168.0		
	Net LIVABLE	cnt	0 (rounded)		2,592		
	Net BUILDING	cnt	2 (rounded)		1,152		
						COMMENT TABLE 2	COMMENT TABLE 3
						2.23.26 GRH	L4 SV

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 325737

MAP NO: 28CC.8.3W

TAX LOT: 204



CALCULATIONS: $1574 (28 \times 30) + (24 \times 38) = 1752$
 BSM+R $(30 \times 28) = 840$
 BSM+GU $(24 \times 38) = 912$

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT: 2001	ADDRESS: 1990 Noble Fir Lane	SALES	
DATE	BY	BUILDER:	Date	Amt.
12-27-00	Reyer	REMARKS:		

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W28CC00204

File No R325737

Property Address 1990 NOBLE FIR LN S

City SALEM County MARION State OR Zip 97306

Owner

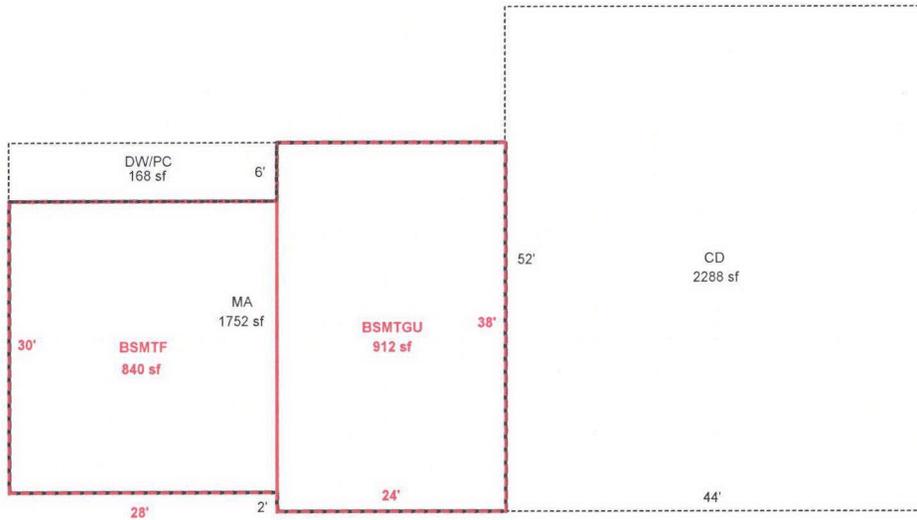
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R325737
083W28CC00204
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1752	180	1752
GLA0	BSMTF	1.00	840	116	840
GAR	BSMTGU	1.00	912	124	912
P/P	CD	1.00	2288	192	
	DW/PC	1.00	168	68	2456

Comment Table 1

DRAWN BY JRONDEMA 4/27/18

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2592

AREA CALCULATIONS