

Acct ID: 545464 MTL: 103W01B001400 Date: 11/3/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 15042 JEFFERSON HWY 99E SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 131046 Year: 2025

Last Date Appraised: 07/30/2025 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
 Owner: ELEY, RUSSELL K & ELEY, NATIVIDAD G Last Sales Date: 07/18/1985 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 116970  
 RMV Land: 240800 RMV Imp: 13920 RMV Total: 254720 MAV: 116970 MSAV: 0 SAV: 0  
 Comment: 25-26: VETERAN'S DISQUAL 7.30.25 MDL 24-009829  
 24-25 L3 MDL 7.10.24 CYCLE

OSDs 2627: NSFD 100% complete New MA 100%

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 14530     | 0         |

Land

Site: 1 Code Area: 14530 Size: 0.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 190800 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 2003-04 REAPPRAISAL. 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 353 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 900 % Complete: 100.00 ✓  
 Desc: Machine Shed (MS) Dimensions: 30x30 RMV: 10160  
 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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Machine Shed | 5     | Finished      | 900        | 0    | 0     | 2008   | 2008       | FAIR      | Y N       |

Accessories

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

Bldg: 4 Code Area: 14530 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 192 % Complete: 100.00 ✓  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 3760  
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Multi-Purpose Bldg | 5     | Finished      | 192        | 0    | 0     | 2010   | 2010       | FAIR      | 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                    |
|---------------|-----------|---------------|------------------|-----------|----------------|------------|-----------|--------------------------------|
| 24-009829     | 83706     | MARION COUNTY | NEW CONSTRUCTION | RESIDENCE | 317636         | 0          | R         | 3bd/2ba SFD to Replace 3bd/2ba |

|    |   |                               |
|----|---|-------------------------------|
| 1  | Account Number  |                               |
| 2  | Design  | Functional                    |
| 3  | Building Code   | Yes                           |
| 4  | Size  | 1800                          |
| 5  | Footprint   | Rectangle                     |
| 6  | Foundation  | Yes                           |
| 7  | Siding  | Beveled_T111                  |
| 8  | Exterior Trim   | All_sides_thick               |
| 9  | Entry   | Average_entry                 |
| 10 | Roof  | Gable                         |
| 11 | Doors windows   | Minimal_windows_average_doors |
| 12 | Bedrooms  | 3                             |
| 13 | Bathrooms   | 2                             |
| 14 | Heating   | AC                            |
| 15 |   |                               |
| 16 | CLASS   | 4-                            |
| 17 |   | 3.65                          |
| 18 | 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 |                               |
| 19 |   |                               |
| -- |   |                               |

ACCOUNT # 545464 DATE: 1/13/26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GAH TAG Y N  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA  
 AREA 1716 EFF AREA 1716 BED 3  
ROOF + HVAC +  
 BATH PKG: 2 BATH \_\_\_\_\_ BATH+ \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 4 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: \_\_\_\_\_

STAT 141 QLTY + - FLOOR ABF  
 AREA 484 EFF AREA 484 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: \_\_\_\_\_

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  
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 GOOD  
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 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

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



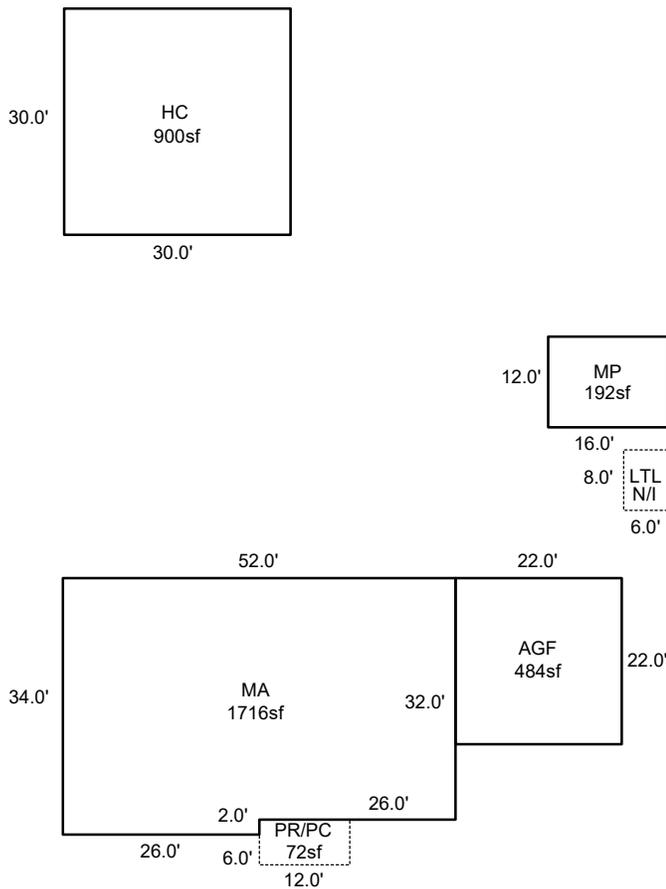
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 545464 Parcel No.: 103W01B 01400  
 Property Address: 15042 JEFFERSON HWY 99E SE  
 City: Salem County: Marion State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**545464**  
**103W01B 01400**  
**SCALE=1:30**



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | MP           | 1.0    | 192.0       | 56.0      |            |
|      | HC           | 1.0    | 900.0       | 120.0     | 1092.0     |
| GAR  | AGF          | 1.0    | 484.0       | 88.0      | 484.0      |
| MA   | MA           | 1.0    | 1716.0      | 172.0     | 1716.0     |
| P/P  | PR/PC        | 1.0    | 72.0        | 36.0      | 72.0       |
|      | Net LIVABLE  | cnt    | 2 (rounded) |           | 2,200      |
|      | Net BUILDING | cnt    | 0 (rounded) |           | 1,092      |

### COMMENT TABLE 1

APEX BY CE 12/8/09  
 UPDATED BY JRONDEMA 9/11/18  
 UPDATED BY JRONDEMA 9/21/18  
 UPDATED BY JRONDEMA 3/13/19  
 UPDATED BY CLOBERG 08/27/24  
 UPDATED BY CLOBERG 04/21/25 24-009829 MA  
 UPDATED BY CLOBERG 02/25/26

### COMMENT TABLE 2

MDL 08/19/24  
 GRH 11/13/25

### COMMENT TABLE 3

CYCLE L3  
 TAGS L2

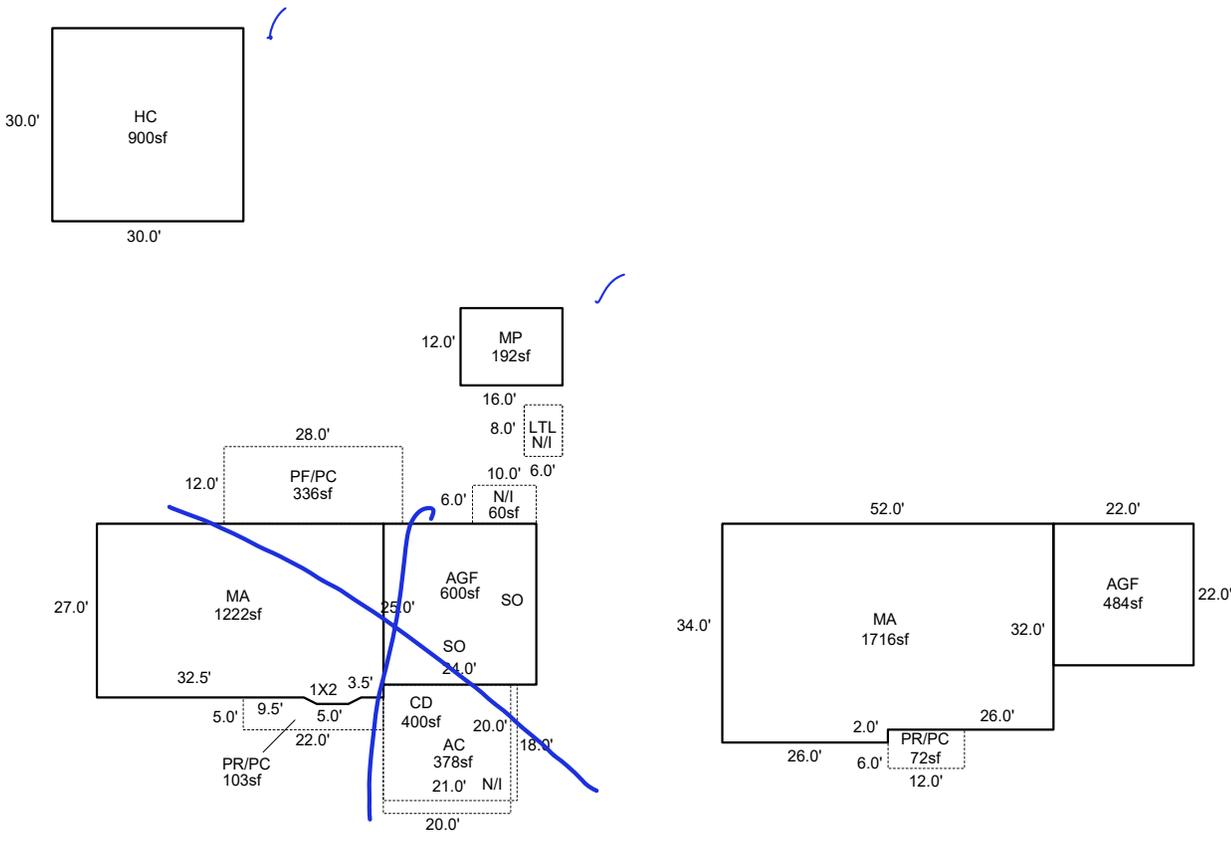
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## SKETCH

545464  
 103W01B 01400  
 SCALE=1:30



TO BE REPLACED WITH NEW MA, PLEASE VERIFY

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | MP           | 1.0    | 192.0       | 56.0      |            |
|      | HC           | 1.0    | 900.0       | 120.0     | 1092.0     |
| GLA1 | MA           | 1.0    | 1222.0      | 144.5     | 1222.0     |
| GAR  | AGF          | 1.0    | 600.0       | 98.0      |            |
|      | AC           | 1.0    | 378.0       | 78.0      |            |
|      | AGF          | 1.0    | 484.0       | 88.0      | 1462.0     |
| MA   | MA           | 1.0    | 1716.0      | 172.0     | 1716.0     |
| P/P  | PF/PC        | 1.0    | 336.0       | 80.0      |            |
|      | CD           | 1.0    | 400.0       | 80.0      |            |
|      | PR/PC        | 1.0    | 103.0       | 54.5      |            |
|      | PR/PC        | 1.0    | 72.0        | 36.0      | 911.0      |
|      | Net LIVABLE  | cnt    | 1 (rounded) |           | 2,938      |
|      | Net BUILDING | cnt    | 2 (rounded) |           | 1,092      |

APEX BY CE 12/8/09  
 UPDATED BY JRONDEMA 9/11/18  
 UPDATED BY JRONDEMA 9/21/18  
 UPDATED BY JRONDEMA 3/13/19  
 UPDATED BY CLOBERG 08/27/24  
 UPDATED BY CLOBERG 04/21/25 24-009829 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

MDL 08/19/24  
*GPH 11/3/25*

CYCLE L3  
*TAGS L2*