

Acct ID: 545996 MTL: 082W11C001600 Date: 12.10.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 4355 ROSE BOWL LN SE SALEM OR 97317 MaSaNh: 01 06 004 Unit: 132448 Year: 2025

Last Date Appraised: 04/01/2024 Appraiser: CLINT LUKE Tag: 0 Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)
 Owner: LEETH, CHARLES A IV Last Sales Date: 12/08/2022 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 155050
 RMV and: 346490 RMV Imp: 7700 RMV Total: 354190 MAV: 155050 MSAV: 0 SAV: 0
 Comment: 24-25: L4 4.1.24 CL
 24-25: L2 06.29.23 GRH//
 23-24 L4 05.23.23 WW

New MA w LTL @ 45%, 2 new MP @ 100%.

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	50000	05410	0

Land
 Site: 1 Code Area: 92410 Size: 0.71 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 82230 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 23-24 SV UPDATE SOILS 19-20: CYCLE WORK #10 NO CHG// 02-03: REAPP

Site: 2 Code Area: 05410 Size: 1.85 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 214260 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 05410 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2003 Sq.Ft: 480 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x24 RMV: 7360
 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	480	0	0	2001	2003	AVG	Y N

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

Bldg: 3 Code Area: 05410 Stat Class: 354 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 144 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 12x12 RMV: 340
 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
Lean-to Light Duty	5	Finished	144	0	0	2001	2003		Y N

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

Permits *W/ AGF 20x34 + (grant) 15x34*

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009621	83698	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	158783	0	R	Repl 4 Bdrm MH with 1 Bdrm, 1 Bath SFD

*131 MA 3 34x60 2025 45% new
 354 LTL 10x34 2025 45% new
 341 MP S 20x25 2025 100% new
 341 MP S 12x27 2025 100% new*

ACCOUNT # 545996 DATE: 12.6.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR 535 TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 131 QLTY + - FLOOR 1st
 AREA 22x34 EFF AREA _____ BED 1
 ROOF + HVAC +
 BATH PKG: _____ BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR _____ ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + _____ LIN FT _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 341
 SIZE 22x25
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 341
 SIZE 12x27
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 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 LIL
 STAT / CLASS 354
 SIZE 10x34
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE ALF
 STAT / CLASS _____
 SIZE 20x34
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 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 LIL
 STAT / CLASS 354
 SIZE 10x34
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE ALF
 STAT / CLASS _____
 SIZE 20x34
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 45
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

carport 15x34 45%

Percent Complete Form

Account # 545996

Additions

New Homes

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

APPR JIS
 APPR _____
 APPR _____
 APPR _____

Date 12.10.25 YR For 26-27
 Date _____ YR For _____
 Date _____ YR For _____
 Date _____ YR For _____

% COMP 45
 % COMP _____
 % COMP _____
 % COMP _____



12/10/25
NIC



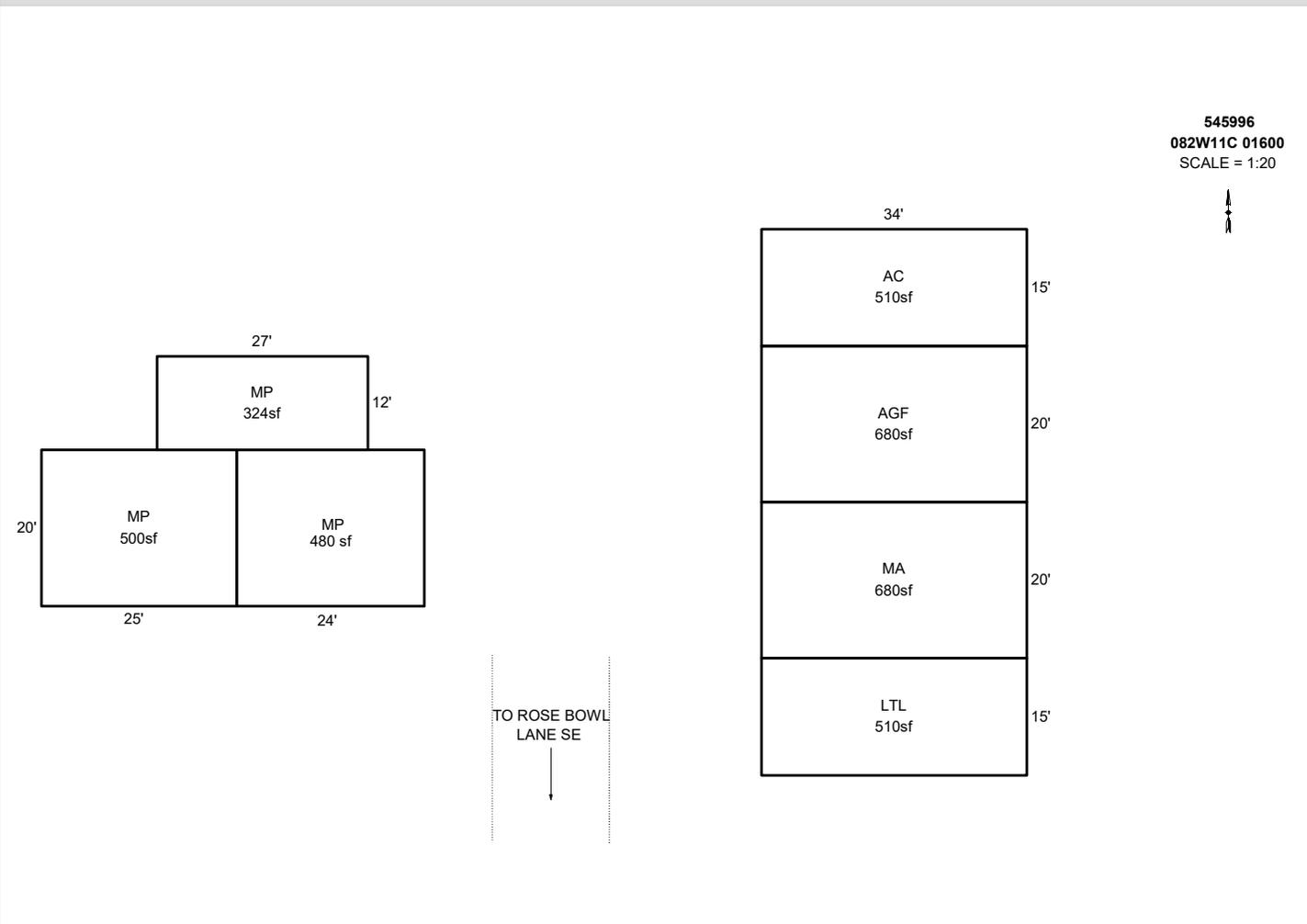
OCT
2025

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545996 Parcel No.: 082W11C 01600
 Property Address: 4355 ROSE BOWL LN SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



545996
082W11C 01600
SCALE = 1:20

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	480.0	88.0	480.0	DRAWN BY JRONDEMA 2/27/18 UPDATED BY CJURAN 11/13/2023 UPDATED BY CLOBERG 02/23/26	
AC	AC	1.0	510.0	98.0	510.0		
GAR	AGF	1.0	680.0	108.0	680.0		
LTL	LTL	1.0	510.0	98.0	510.0		
MA	MA	1.0	680.0	108.0	680.0		
MP	MP	1.0	500.0	90.0	500.0		
	MP	1.0	324.0	78.0	824.0		
	Net LIVABLE	cnt	6 (rounded)		3,204		
	Net BUILDING	cnt	0 (rounded)		480		

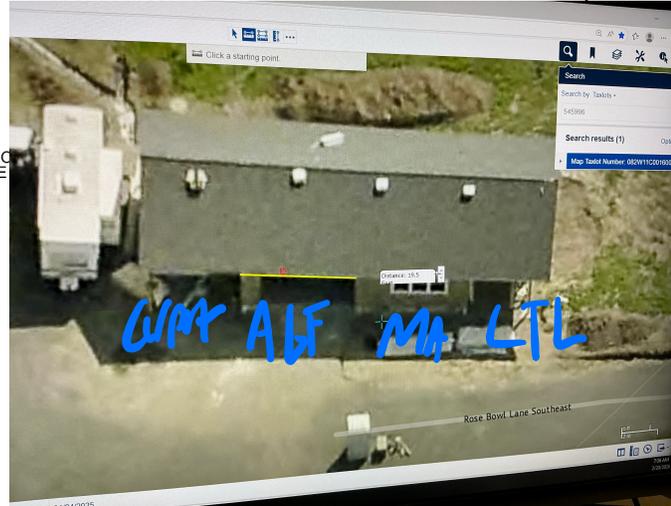
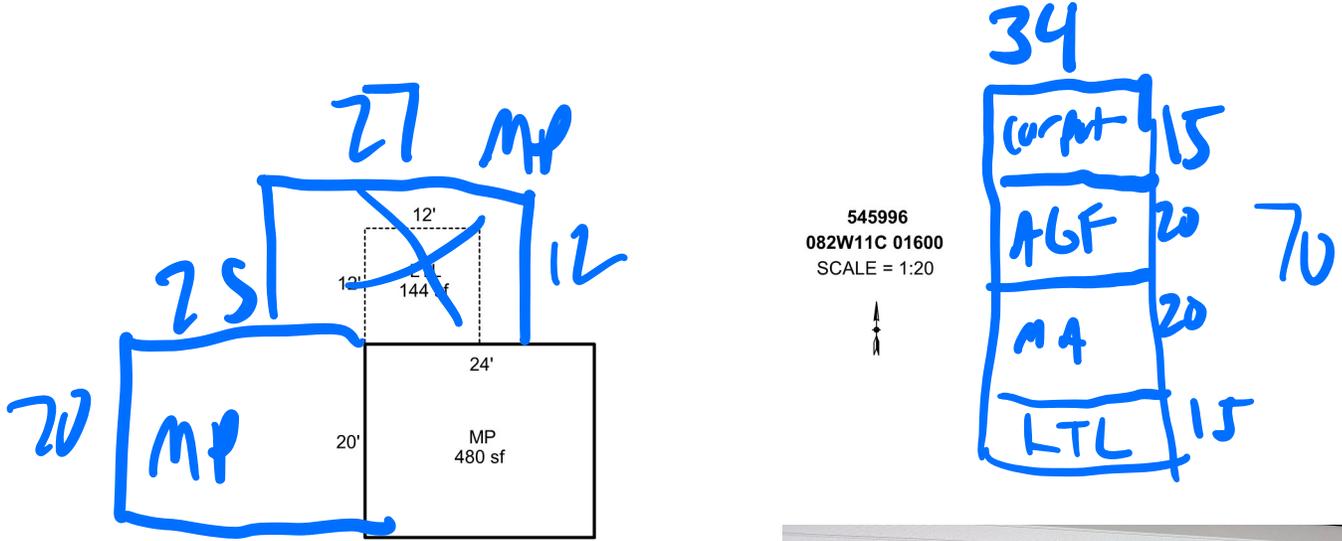
COMMENT TABLE 2	COMMENT TABLE 3
GRH 06/29/2023 JJS 12/10/25	TAGS L3 TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545996 Parcel No.: 082W11C 01600
 Property Address: 4355 ROSE BOWL LN SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



TO ROSE BOWL LANE SE

COMMENT TABLE 1

DRAWN BY JRONDEMA 2/27/18
 UPDATED BY CJURAN 11/13/2023

COMMENT TABLE 2

GRH 06/29/2023
JSS 12.10.25

COMMENT TABLE 3

TAGS L3
Tags L3

Net BUILDING cnt 2 (rounded) 624