

Acct ID: 533204 MTL: 083W28DB00700 Date: 11/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 254 HYLO RD SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 45618 Year: 2025

Last Date Appraised: 12/03/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: GANTT, RYAN M ESTATE Last Sales Date: 02/15/2006 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 406410  
 RMV Land: 338090 RMV Imp: 477400 RMV Total: 815490 MAV: 371290 MSAV: 0 SAV: 0  
 Comment: 25-26: L2 12.03.24 GRH  
 24-25: L2 12.18.23 WW  
 23-24: L2 12.13.22 GRH  
 22-23 L3 1/7/21 ML

*New MA 100%*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0
1	MKTN	OSD - NO LANDSCAPE	35000	92430	0

Land

Site: 1	Code Area: 92430	Size: 0.67 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 78470	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	01-02; REAPPRAISAL					
Site: 2	Code Area: 92430	Size: 1.64 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HD	Value Source: Rural at MKT	Description: FOUR HILL DRY	RMV: 174620	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	01-02; REAPPRAISAL					

Improvements - Residence / Manufactured Structures

*1940 owner said not in livable condition*

Bldg: 1	Code Area: 92430	Stat Class: 131	Year Blt: 1963	Eff Year Blt: 1963	Sq.Ft: 1014	% Complete: 100.00
Desc:	One Story Only	Dimensions:	RMV: 137590			
Func Obsc:	100	Econ %:	100	Other %:	100	Exception: 0
Adjust:		Adjust RMV:	0			

Floors

*Owner said it will take several years to remove old home.*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1014	2	FB-1	1963	1963	FP - 1, HVAC, ROOF, KIT-, BATH - 1	Y N
Carport Attached	3	Unfinished	336	0	0	1963	1963	ROOF	Y N

Accessories

*Floors, roof, siding, need repairs, mold & dirt found exterior, deferred maintenance*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1963	13675	1	Y N

*1940*

Bldg: 4	Code Area: 92430	Stat Class: 142	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 2437	% Complete: 65.00 <i>100%</i>
Desc:	Multi Story above grade	Dimensions:	RMV: 336460			
Func Obsc:	100	Econ %:	100	Other %:	100	Exception: 35120
Adjust:		Adjust RMV:	0			

Floors

*Design & Footprint is good & complex. Exterior trims is throughout with a complex roof line*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<i>5</i> / <i>4</i>	Finished	1921	3	FB-2	2022	2022	BATH - 2, KIT-, FP - 1, ROOF, HVAC+	Y N
Attic	<i>4</i>	Finished	516	0	0	2022	2022	HVAC+	Y N
Garage Attached	<i>4</i>	Finished	1013	0	0	2022	2022	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <i>Fair</i>	4	0	2022	20544	1	Y N

Improvements - Accessory Buildings

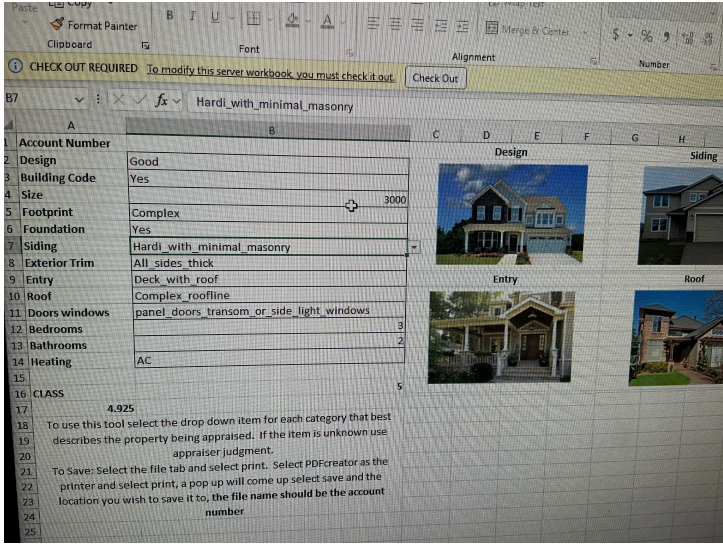
Bldg: 2	Code Area: 92430	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100.00
Desc:	Multi Purpose Shed (MP)	Dimensions: 24x12	RMV: 2920			
Func Obsc:	100	Econ %:	100	Other %:	100	Exception: 0
Adjust:		Adjust RMV:	0			

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	288	0	0	1985	1985	AVG	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 3	Code Area: 92430	Stat Class: 355	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100.00		
Desc: Lean-to Heavy (LTH)			Dimensions: 24x12		RMV: 430			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
<b>Floors</b>								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	288	0	0	1985	1985	Exception: Y N
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								



Percent Complete Form

53

Account # 533204

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%		2%	55%	1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	100%
		1%	100%	1%	100%

rough frame

APPR	<u>GRH</u>	Date <u>12/13/22</u>	YR For <u>23-24</u>	% COMP	<u>35</u>
APPR	<u>WMM</u>	Date <u>12-18-23</u>	YR For <u>24-25</u>	% COMP	<u>50</u>
APPR	<u>GRH</u>	Date <u>12/3/24</u>	YR For <u>25-26</u>	% COMP	<u>65</u>
APPR	<u>GRH</u>	Date <u>11/4/25</u>	YR For <u>26-27</u>	% COMP	<u>100</u>

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: \_\_\_\_\_

	% 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	_____	Date	_____	YR For	_____	% COMP	_____
APPR	_____	Date	_____	YR For	_____	% COMP	_____
APPR	_____	Date	_____	YR For	_____	% COMP	_____
APPR	_____	Date	_____	YR For	_____	% COMP	_____





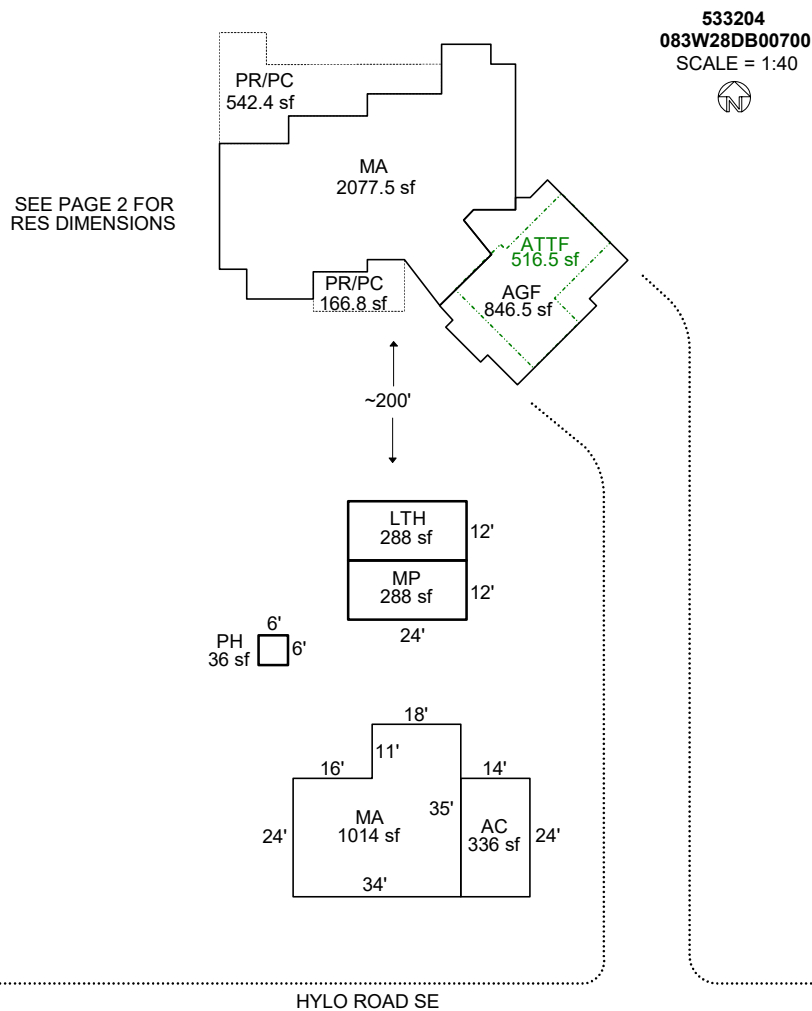


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533204 Parcel No.: 083W28DB00700  
 Property Address: 254 HYLO RD SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



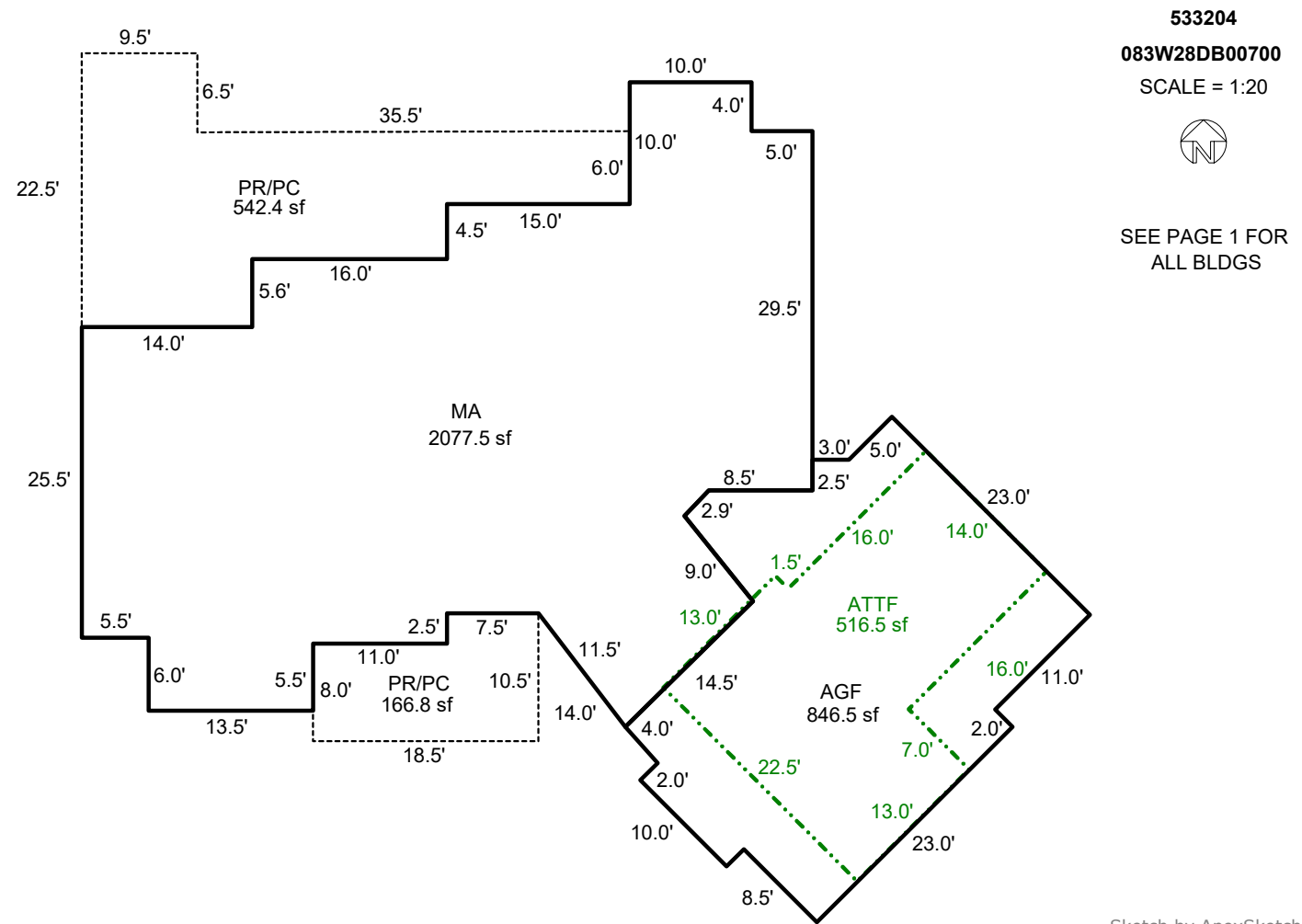
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	288.0	72.0		APEXED BY NRC 07/23/2009 UPDATED BY CJURAN 555-21-004844 UPDATED BY CJURAN 05/03/2023 UPDATED BY CLOBERG 02/27/26	
	LTH	1.0	288.0	72.0			
	PH	1.0	36.0	24.0	612.0		
GLA1	MA	1.0	1014.0	138.0	1014.0		
GLA2	ATTF	1.0	516.5	103.0	516.5		
GAR	AC	1.0	336.0	76.0			
	AGF	1.0	846.5	130.8	1182.5		
P/P	PR/PC	1.0	542.4	135.1			
	PR/PC	1.0	166.8	58.0	709.2		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 12/13/2022	TAGS L2
		Net LIVABLE	cnt	2 (rounded)	2,713		
		Net BUILDING	cnt	0 (rounded)	612		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533204 Parcel No.: 083W28DB00700  
 Property Address: 254 HYLO RD SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2077.3	237.4	2077.3
GLA2	ATTF	1.0	516.5	103.0	516.5
GAR	AGF	1.0	846.5	130.8	846.5
P/P	PR/PC	1.0	542.4	135.1	
	PR/PC	1.0	166.8	58.0	709.2

### COMMENT TABLE 1

APEXED BY NRC 07/23/2009  
 UPDATED BY CJURAN 555-21-004844  
 UPDATED BY CJURAN 05/03/2023  
 UPDATED BY CLOBERG 02/27/26

### COMMENT TABLE 2

GRH 12/13/2022

### COMMENT TABLE 3

TAGS L2

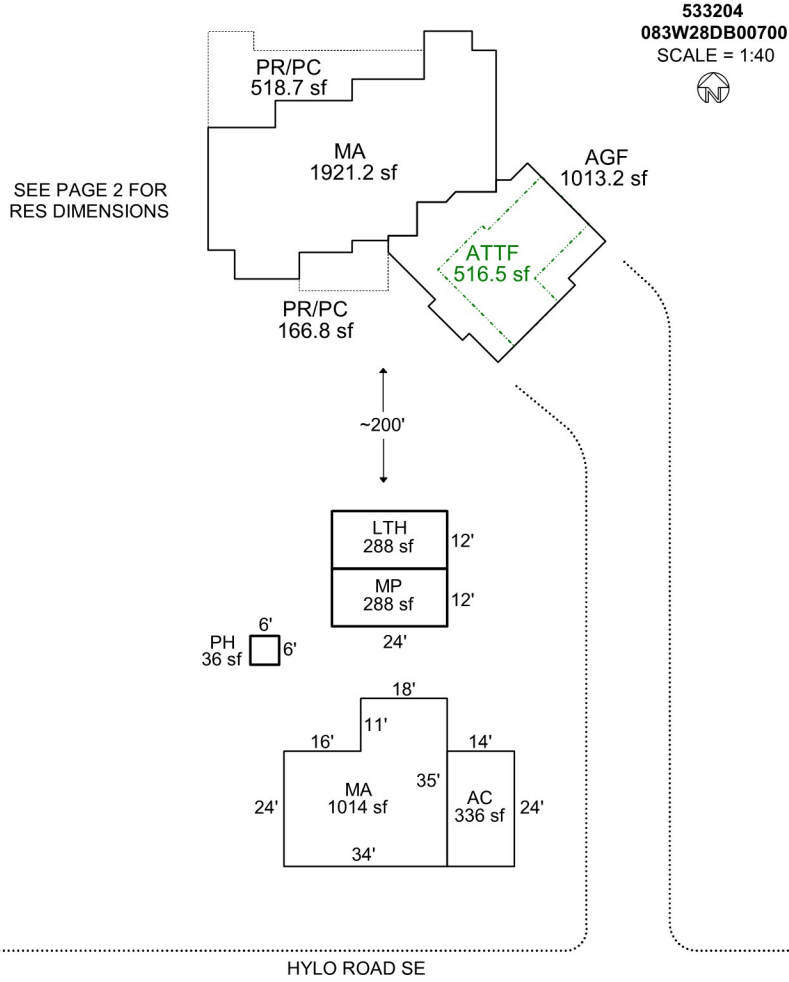
Net LIVABLE                      cnt                      1                      (rounded)                      3,440

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533204 Parcel No.: 083W28DB00700  
 Property Address: 254 HYLO RD SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	288.0	72.0	
	LTH	1.0	288.0	72.0	
	PH	1.0	36.0	24.0	612.0
GLA1	MA	1.0	1014.0	138.0	
	MA	1.0	1921.2	222.0	2935.2
GLA2	ATTF	1.0	516.5	103.0	516.5
GAR	AC	1.0	336.0	76.0	
	AGF	1.0	1013.2	139.5	1349.2
P/P	PR/PC	1.0	166.8	58.0	
	PR/PC	1.0	518.7	130.1	685.4
	Net LIVABLE	cnt	3 (rounded)		3,452
	Net BUILDING	cnt	3 (rounded)		612

### COMMENT TABLE 1

APEXED BY NRC 07/23/2009  
 UPDATED BY CJURAN 555-21-004844  
 UPDATED BY CJURAN 05/03/2023

### COMMENT TABLE 2

GRH 12/13/2022

### COMMENT TABLE 3

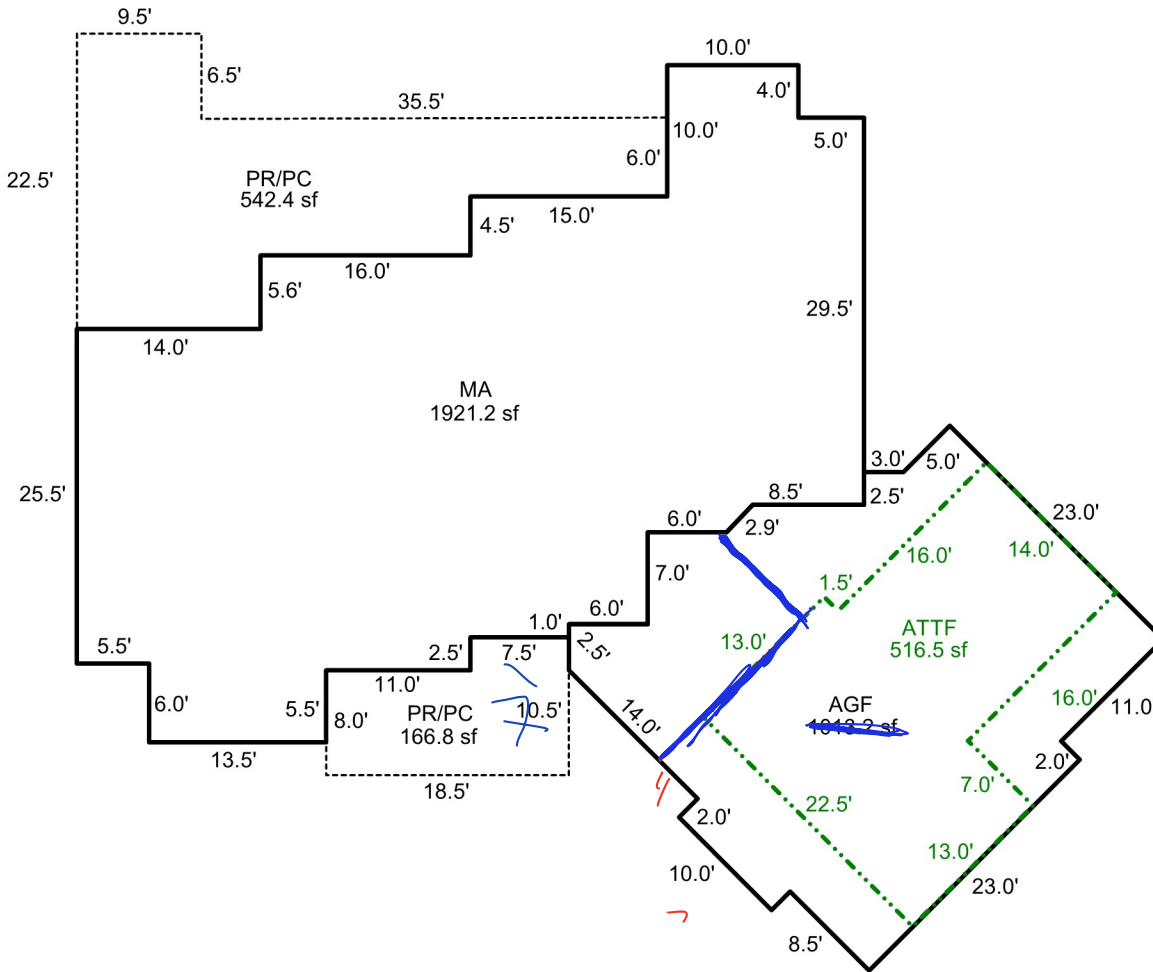
TAGS L2

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533204 Parcel No.: 083W28DB00700  
 Property Address: 254 HYLO RD SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
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 Appraiser Name: Inspection Date:

## SKETCH



533204

083W28DB00700

SCALE = 1:20



SEE PAGE 1 FOR ALL BLDGS

Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1921.2	222.0	1921.2
GLA2	ATTF	1.0	516.5	103.0	516.5
GAR	AGF	1.0	1013.2	139.5	1013.2
P/P	PR/PC	1.0	542.4	135.1	
	PR/PC	1.0	166.8	58.0	709.2

### COMMENT TABLE 1

APEXED BY NRC 07/23/2009  
 UPDATED BY CJURAN 555-21-004844  
 UPDATED BY CJURAN 05/03/2023

### COMMENT TABLE 2

GRH 12/13/2022

### COMMENT TABLE 3

TAGS L2

Net LIVABLE                      cnt                      2                      (rounded)                      2,438

Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								
Bldg: 3	Code Area: 92430	Stat Class: 355	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 288	% Complete: 100		
Desc: Lean-to Heavy (LTH)			Dimensions: 24x12		RMV: 580			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
<b>Floors</b>								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	288	0	0	1985	1985	Exception: Y N
<b>Accessories</b>								
Description		Class	Size SqFt	Eff Yr Blt	RMV	Quantity		
No accessory data available								

