

**Summary**

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH

Print Date:  
9/29/2025

Acct ID: 550928 MTL: 083W20B003100 Date: 02.25.26 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
Situs: 2794 VITAE SPRINGS RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 108899 Year: 2025

Last Date Appraised: 02/24/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: PLATO, STEVEN A II Last Sales Date: 05/14/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 556700  
RMV Land: 348410 RMV Imp: 1021300 RMV Total: 1369710 MAV: 556700 MSAV: 0 SAV: 0

Comment: MLS: 823757  
DOM: 156  
SALE CODE:156

**OSDs**

**UPDATE INV**

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

**Land**

Site: 1 Code Area: 92430 Size: 4.26 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: Value Source: Rural Restrictive Description: RMV: 313410 Exception: Y N  
Adjustment(s): VIEW FAIR I/O Fire Patrol: Description:  
Comments: 2011-12: TAGS- REMOVE TOPO| ADJU// 01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 162 - Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 3980 % Complete: 100.00  
Desc: Multi Story above grade Dimensions: RMV: 820740  
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	6 -	Finished	2188	0	<del>FB-1</del> HB-1	2004	2004	HVAC+, ROOF, KIT-, BTH - 1	Y <u>N</u>
Second Floor	6 -	Finished	1792	3	FB-2	2004	2004	BATH+, BATH - 2	Y N
Garage Attached	6	Finished	564	0	0	2004	2004	ROOF	Y N

**Accessories** ADD ASPHALT 4794 SQ.FT AS I/O

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

Bldg: 2 Code Area: 92430 Stat Class: 158 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100.00  
Desc: Res other improvements Dimensions: RMV: 200560  
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
Attic	4	Unfinished	840	0	0	2019	2019	ROOF	Y N
Garage Oversized Detached	5	Unfinished	1512	0	0	2019	2019	ROOF	Y N

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No **083W20B 03100**

File No **R50928**

SUBJECT

Property Address **2794 VITAE SPRINGS RD S**

City **SALEM**

County **MARION**

State **OR**

Zip **97306**

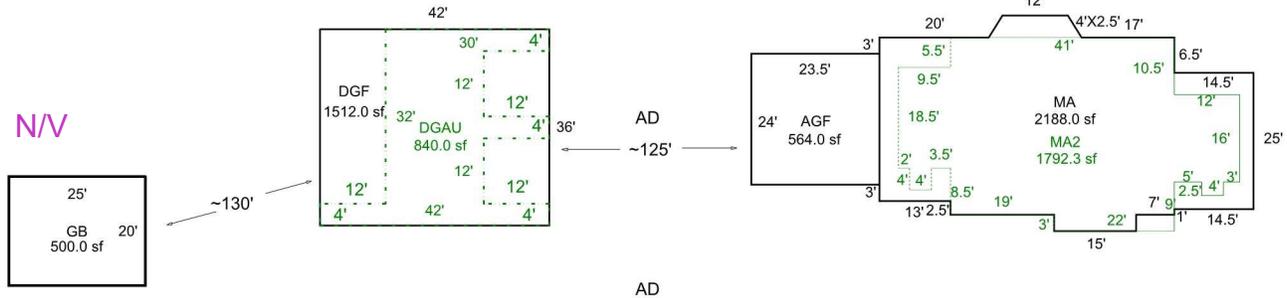
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

N/V



**R50928**  
**083W20B 03100**  
SCALE=1:35

Scale: **1" = 45'**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2188.00	212.4	2188.00
GLA2	MA2	1.00	1792.25	209.0	1792.25
GBA1	GB	1.00	500.00	90.0	500.00
GAR	AGF	1.00	564.00	95.0	564.00
GARG	DGF	1.00	1512.00	156.0	
	DGAU	1.00	840.00	204.0	2352.00

Net LIVABLE Area (rounded w/ factors) 3980  
 Net BUILDING Area (rounded w/ factors) 500

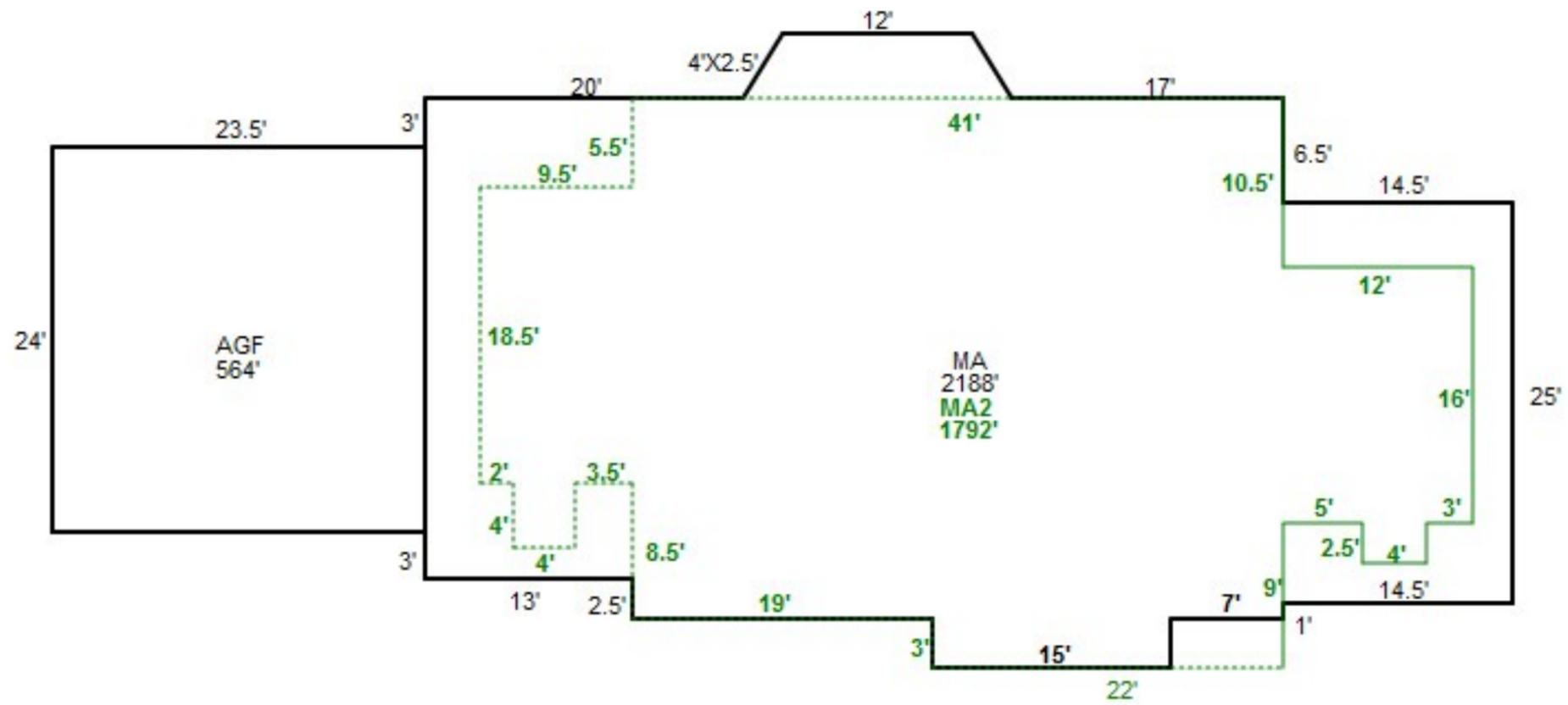
#### Comment Table 1

DRAWN BY BB44  
UPD BY PH 01.14.20

#### Comment Table 2

#### Comment Table 3

R50928  
083W20B 03100





R50928 DGOU Plywood Door  
2021-02-24 12



R50928 DGOU  
2021-02-24 12









083W20B 03100  
451 01C F21  
2400230

R50928

AFONIN, PAUL & MARY JO

4.26 Acres

2/7/01

✓ 1-13

BUILDING DIAGRAM AND OUTBUILDINGS

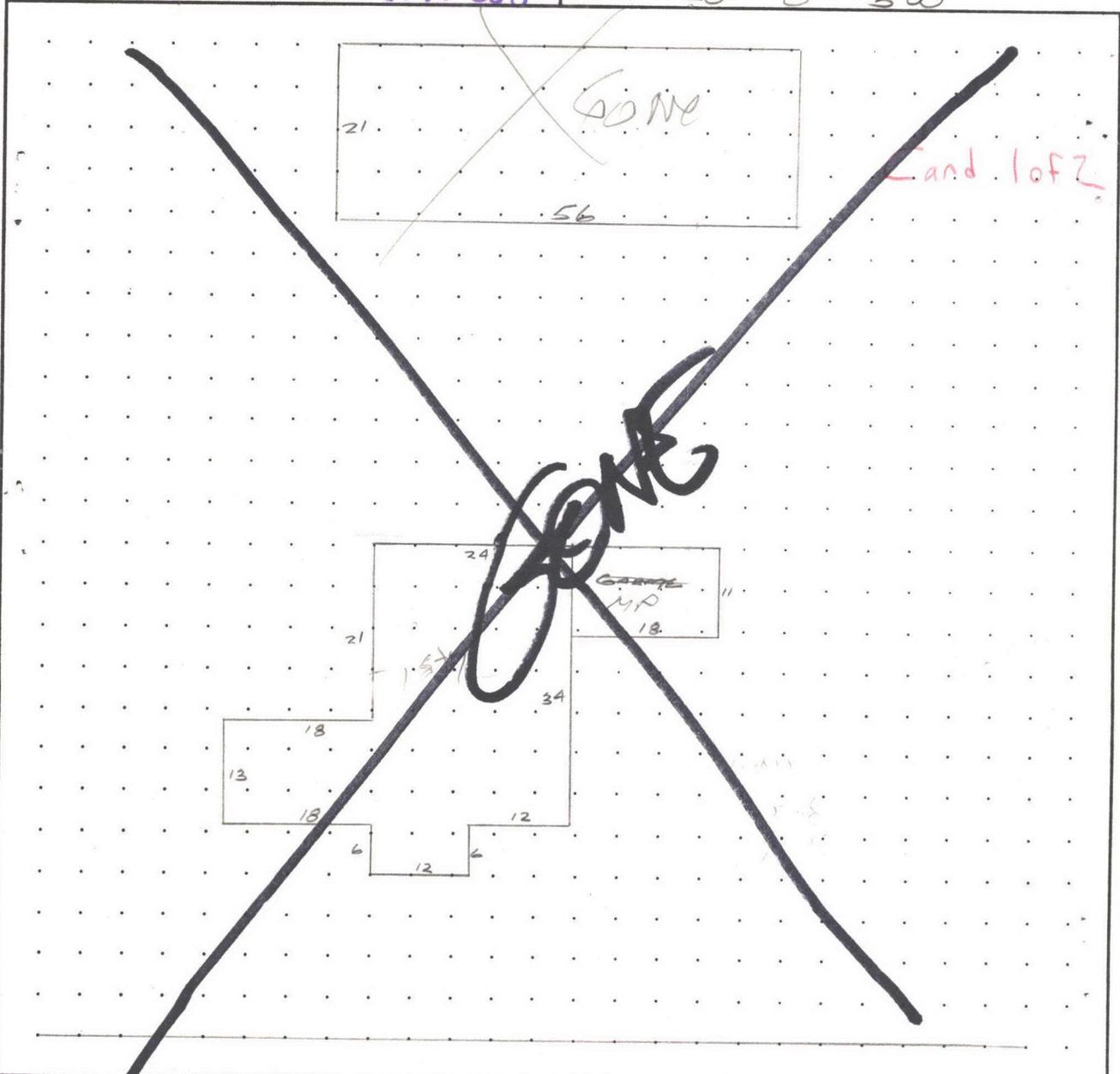
T.L. 3100

ACCT. NO.

# 18757-000 72096-000

MAP NO.

8  
20 - B - 3 W



MEASUREMENT  
VERIFIED

REMARKS:  $(13 \times 18) + (6 \times 12) + (24 \times 34) = 1122 \square$   
(RES. built 1925)

DATE

BY

1122□

5-14-68 CLARK

5-21-71 Hicks

10-25-89 Jeff #83

7-17-01 Keith

# Outbuilding Construction Completion Guide

ACCOUNT# R50928 DG04 36x42

Construction Progress Percentage    %Item    %Sum    % per Appraiser

**Excavation & Foundation**    10%    10%    \_\_\_\_\_  
 (Concrete, Prep. & Posts etc.)

**Floor: Concrete, Wood**    30%    40%    \_\_\_\_\_

**Walls:**    5  
 Framing    10%    50%    \_\_\_\_\_

Cover (Metal, Wood etc.)    10    15%    65%    \_\_\_\_\_

**Roof:**  
 Framing & Trusses    15%    80%    \_\_\_\_\_

Sheathing    5%    85%    \_\_\_\_\_

Cover (Metal, Comp etc.)    10%    95%    \_\_\_\_\_

**Doors & Windows**    5%    100%    \_\_\_\_\_

SUM    ~~85~~ / 100

Attic \_\_\_\_\_ Finished Int \_\_\_\_\_ Electrical \_\_\_\_\_

Loft \_\_\_\_\_ Plumbing \_\_\_\_\_ Functional \_\_\_\_\_

Office \_\_\_\_\_ Heating \_\_\_\_\_ Other \_\_\_\_\_

Appraiser 35    Date 12.09.19    YR FOR 20-21    % COMP 85  
 Appraiser \_\_\_\_\_    Date \_\_\_\_\_    YR FOR \_\_\_\_\_    % COMP \_\_\_\_\_  
 Appraiser \_\_\_\_\_    Date \_\_\_\_\_    YR FOR \_\_\_\_\_    % COMP \_\_\_\_\_  
 Appraiser \_\_\_\_\_    Date \_\_\_\_\_    YR FOR \_\_\_\_\_    % COMP \_\_\_\_\_  
 Appraiser \_\_\_\_\_    Date \_\_\_\_\_    YR FOR \_\_\_\_\_    % COMP \_\_\_\_\_

Appraiser discretion will be used to determine % complete.  
 Remember this is merely a guide.

# BUILDING DIAGRAM AND OUTBUILDINGS

Card  
2 of 2

ACCT NO:

MAP NO:

TAX LOT:

4787

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
10-5-09	42				
11-10-10	42	REMARKS:	BUILDER:		

**CALCULATIONS:**

**SCALE: 1" = 20'**





R50928 083W20B 03100 Appr #: 73 Date 9-26-13 Prop Class 451 Prop Code F67  
 Situs Address 6025 SKYLINE RD S 97306 Franchise Code 73 Year For: 2013-2014  
 Owner CERNAVA,STEPHEN A

Notes: NOI Tags Cycle Sales Verification N/C Other: \_\_\_\_\_

RMV Land:	168,920	RMV Imp:	281,010	RMV Total:	449,930	M50 Total:	335,280
Seg.Type MA	Seg. # 2.1	Method: R05	Class 6	Area 2188	Eff Area 2188		
Length	Width	Roof Cover ARCMP	Plumbing BATH.5		Heat HP		
Fireplace		Inter. Comp: DW;DSP;CKTP-E;OVEN-S			Bedrooms		
Year Built 2004	Eff. Year Built 2004		Cond. P F A G E				
Adj Codes RLCM6;R6-QLTY		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 166,410
Lump Sum _____	Except Code/Year <u>nc</u>	Comments _____					
Seg.Type MA2	Seg. # 2.2	Method: R05	Class 6	Area 1792	Eff Area 1792		
Length	Width	Roof Cover	Plumbing BATH2;JETTUB		Heat		
Fireplace		Inter. Comp:			Bedrooms 3		
Year Built 2004	Eff. Year Built 2004		Cond. P F A G E				
Adj Codes RLCM6;R6-QLTY		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 85,280
Lump Sum _____	Except Code/Year <u>nc</u>	Comments _____					
Seg.Type AGF	Seg. # 2.3	Method: R05	Class 6	Area 564	Eff Area 564		
Length	Width	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 2004	Eff. Year Built 2004		Cond. P F A G E				
Adj Codes RLCM6		Qty _____	% Comp _____	Func _____	Econ _____		RMV: 29,320
Lump Sum _____	Except Code/Year <u>nc</u>	Comments _____					

**Accessory Improvements**

**Out Buildings**

Seg.Type MP	Seg. # 1.1	Method: F;N	Class 5	Area 198	Eff Area 198		
Length 11	Width 18	Foundation FRAME	Ex. Wall SHAKE	Roof Cover BLTUP			
Roof Style FLAT		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1975	Eff. Yr. Blt: 1975		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____		RMV: 0
Lump Sum _____	Except Code/Year <u>nc</u>	Comments _____					

R50928 083W20B 03100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F67  
 Situs Address 6025 SKYLINE RD S 97306 Franchise Code 73 Year For: 2013-2014  
 Owner CERNAVA,STEPHEN A

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 168,920 RMV Imp: 281,010 RMV Total: 449,930 M50 Total: 335,280

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	009S	4.26		
2	ON SITE DEVELOPMENT	OSDN.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date 10/3/13 Clerk Chris

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

R50928 083W20B 03100 Prop Class: 451 Prop Code: F67 Fran: 35 Appr #: <sup>35</sup> Date: 12-09-19  
 Situs Address 2794 VITAE SPRINGS RD S  TTO  LCB  Insp Cycle  Tags Farm Forest Sales Verif  
 Owner CERNAVA,STEPHEN A &  Pictom Other: \_\_\_\_\_

RMV Land: 210,400 RMV Imps: 437,450 RMV Total: 647,850 M50 Total: 400,310 For: 2020-2021

Notes: Update Seg, Add DGOU @ 85% Re-tag 01-21

**Seg: 2.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: DW;DSP;CKTP-E;OVEN-S Adj: RLCM6;R6-QLTY  
 Class: 6 Roof: \_\_\_\_\_  
 Area: 2188 Eff 2188 Flooring: \_\_\_\_\_  
 Dimens: x Plumbing: BATH.5 Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 262,970  
 Exc Code: N/C Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.2 MA2 RESIDENTIAL**  
 Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: RLCM6;R6-QLTY  
 Class: 6 Roof: \_\_\_\_\_  
 Area: 1792 Eff 1792 Flooring: \_\_\_\_\_  
 Dimens: x Plumbing: BATH2;JETTUB Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Found: Heat/AC: \_\_\_\_\_ Bedrooms: 3 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 134,770  
 Exc Code: N/C Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.3 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: \_\_\_\_\_ Adj: RLCM6  
 Class: 6 Roof: \_\_\_\_\_  
 Area: 564 Eff 564 Flooring: \_\_\_\_\_  
 Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Found: Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: \_\_\_\_\_ Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 39,710  
 Exc Code: N/C Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Out Buildings**

**Seg: 1.1 MP MULTI-PURPOSE BLDG**  
 Method: F;N Roof Cover: BLTUP Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: 5 Roof Style: FLAT  
 Area: 198 Eff: 198 Flooring: DIRT  
 Dimens: 11 x 18 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: FRAME Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall SHAKE Fireplace: \_\_\_\_\_ Year: 1975 Eff: 1975 Value: 0  
 AddFactor1: AddFactor2: AddFactor3: RMV: \_\_\_\_\_  
 Exc Code: delete Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R50928 083W20B 03100 Prop Class: 451 Prop Code: F67 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 2794 VITAE SPRINGS RD S  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner CERNAVA,STEPHEN A &  Pictom Other: \_\_\_\_\_

RMV Land: 210,400 RMV Imps: 437,450 RMV Total: 647,850 M50 Total: 400,310 For: 2020-2021

Notes: \_\_\_\_\_

Segment	DGAU	DGAU				Land
Class	5	5				
Dim/Size	30x42	840				
Foundation	conc					
Exter Wall	stucco	stucco				
Wall Height						
Inter Finish						
Roof Cover	aromp	aromp				
Roof Style	hip	hip				
Flooring	conc					
Plumbing						
Electric						
Misc.						
Yr Blt						
Eff Yr	2019	2019				
Cond.						
% Good						
% Comp	85	85				
Lump Sum						
Except.Code	New	New				

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008S	4.26		
2	ON SITE DEVELOPMENT	OSDN.RUR			

Eff Acres Companion Accounts

Zone: SA

Date: 1/31 Clerk: Amy Routing Slip Clerk Comments: DGAU can't be class 5 "



Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R50928 083W20B 03100 Prop Class: 451 Prop Code: F67 Fran: 35 Appr #: 10 Date: 2-24-2021  
 Situs Address 2794 VITAE SPRINGS RD S  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
 Owner CERNAVA,STEPHEN A &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 210,400 RMV Imps: 527,550 RMV Total: 737,950 M50 Total: 508,120 For: 2021-2022

Notes: Please MAKE NOTED CHANGES PER TAG

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: DW;DSP;CKTP- Adj: RLCM6;R6-QLTY  
 Class: 6 Roof Style: E;OVEN-S  
 Area: 2188 Eff 2188 Flooring:  
 Dimens: x Plumbing: BATH.5 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 257,740  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 MA2 RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj: RLCM6;R6-QLTY  
 Class: 6 Roof Style:  
 Area: 1792 Eff 1792 Flooring:  
 Dimens: x Plumbing: BATH2;JETTUB Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: 3 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 132,080  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.3 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM6  
 Class: 6 Roof Style:  
 Area: 564 Eff 564 Flooring:  
 Dimens: x Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 2004 Eff: 2004 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 41,920  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

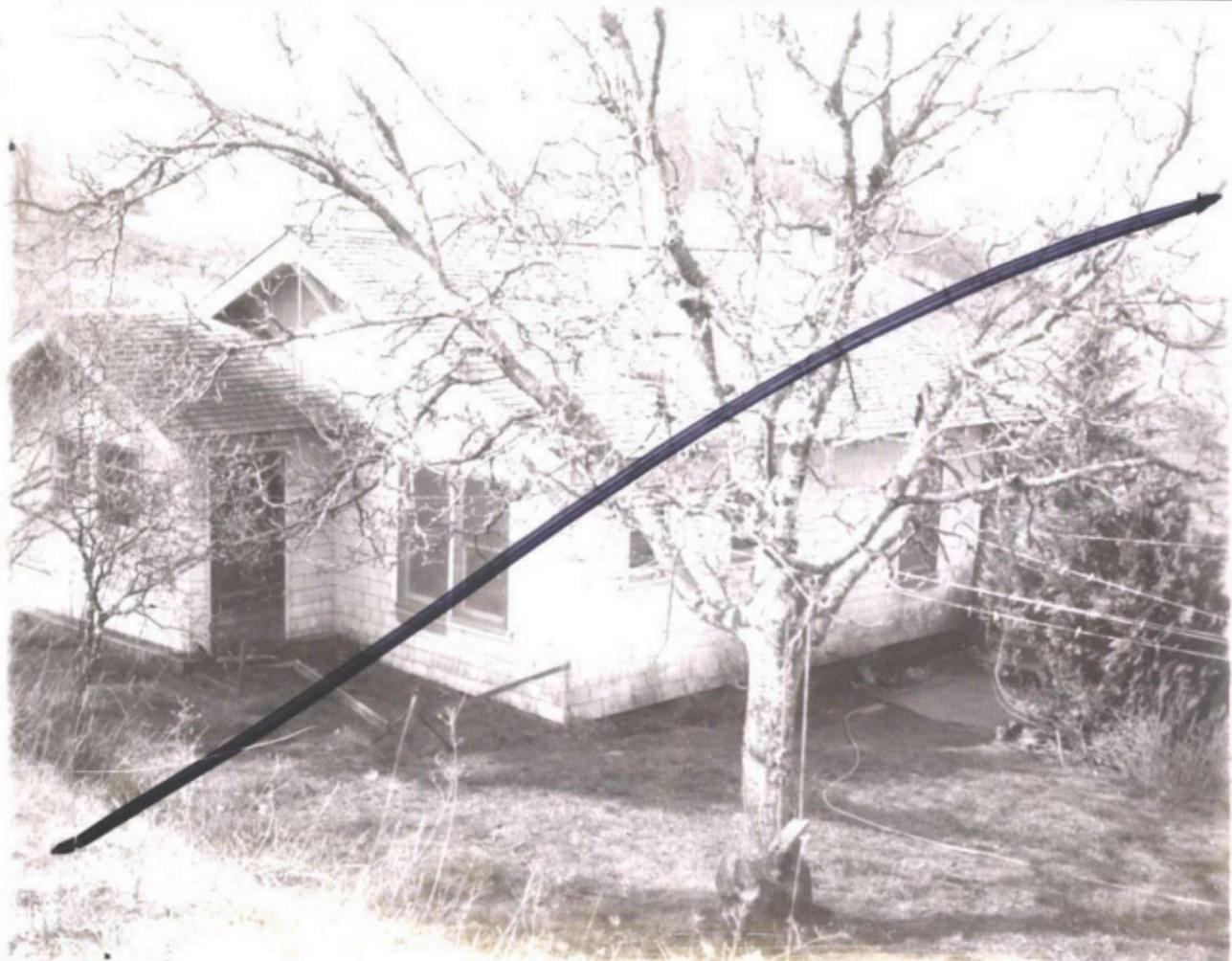
**Accessory Improvements**

**Out Buildings**

**Seg: 2.1 DGOU DGOFF/DGAU**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5;COMPL X  
 Class: 5 Roof Style: HIP  
 Area: 1512 Eff: 1512 Flooring: CONC  
 Dimens: 36 x 42 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: 100  
 Ex. Wall STUCCO Fireplace: Year: 2019 Eff: 2019 Value: 68,330  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: M/m Comment/Adj: PLYWOOD DOORS L/S: \_\_\_\_\_

**Seg: 2.2 DGAU DGOFF/DGAU**  
 Method: R05 Roof Cover: ARCMP Int Comp: Adj: ~~COMPL~~;RLCM4 X  
 Class: 4 Roof Style: HIP  
 Area: 840 Eff: 840 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: 100  
 Found: Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall STUCCO Fireplace: Year: 2019 Eff: 2019 Value: 27,480  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: M/m Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_













12-28-07



RS0928

9-26-13



R50928 VIEW 12.09.19



R50928 DGOU SIDE 12.09.19



R50928 DGOU FRONT 12.09.19



R50928 MA 12.09.19