

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: 9/26/2025

Acct ID: 519654 MTL: 063W23AC00200 Date: 11/8/26 Appr: GRH Prop Class: 451 RMV Prop Class: 401  
 Situs: 8182 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 37726 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)

Owner: SINGH, NIRMAL Last Sales Date: 09/30/2022 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 327870  
 RMV Land: 146090 RMV Imp: 469430 RMV Total: 615520 MAV: 103890 MSAV: 0 SAV: 0  
 Comment: 25-26: L3 12.17.24 GRH  
 23-24: L3 04.28.23 MLH

OSDs NEW MAJORITY NEW Accessory structure 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE <u>Good m/m</u>	35000	92410	0

Land  
 Site: 2 Code Area: 92410 Size: 1.86 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 281 Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 111090 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: 000-2001; MARKET LAND VALUES UPDATED TO \$27925/ACRE. 06-07: RECALC SETUP;#10 11-01-05.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 92410 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 6626 % Complete: 35.00  
 Desc: Multi Story above grade Dimensions: RMV: 469430  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 223980 Adjust: Adjust RMV: 0

Floors Exterior: Multiple siding front, rear, back & windows large in size. Masonry covered is plentiful also on garage. A custom design with attention to detail

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>5</u>	Finished	4277	2	FB-2/ HB-1	2024	2024	ROOF, HVAC+, FP - 1, KIT, BATH+	Exception: Y N
Second Floor	<u>5</u>	Finished	2349	3	FB-3	2024	2024	BATH - 3, HVAC+	Exception: Y N
Garage Attached	<u>5</u>	Finished	1365	0	0	2024	2024	ROOF	Exception: Y N

Accessories

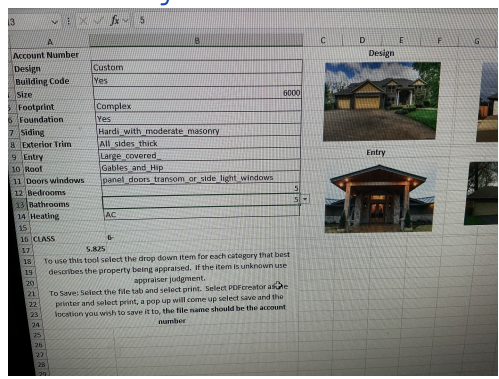
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE <u>Excellent</u>	<u>5</u>	0	2024	15610	1	Exception: <u>Y</u> N

Sauna, 5x5 m/m, Gate and driveway part of VI valued on taxlot 200 not on taxlot 100

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000668	83563	MARION COUNTY	NEW CONSTRUCTION	GARAGE/CARPORT	216613	0	R	30 X 34 Residential Accessory Building with Bathroom

classing calculator



ACCOUNT # \_\_\_\_\_ DATE: \_\_\_\_\_ RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GRH TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 14A QLTY + - FLOOR 1st Floor  
 AREA 1035 EFF AREA 1035 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: 1 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 \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: Acting as an ADU

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: \_\_\_\_\_

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 ~~AC~~  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR 486  
 AVERAGE Porch roof part of yis  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR \_\_\_\_\_  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

COMMENT: built during house

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: \_\_\_\_\_

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





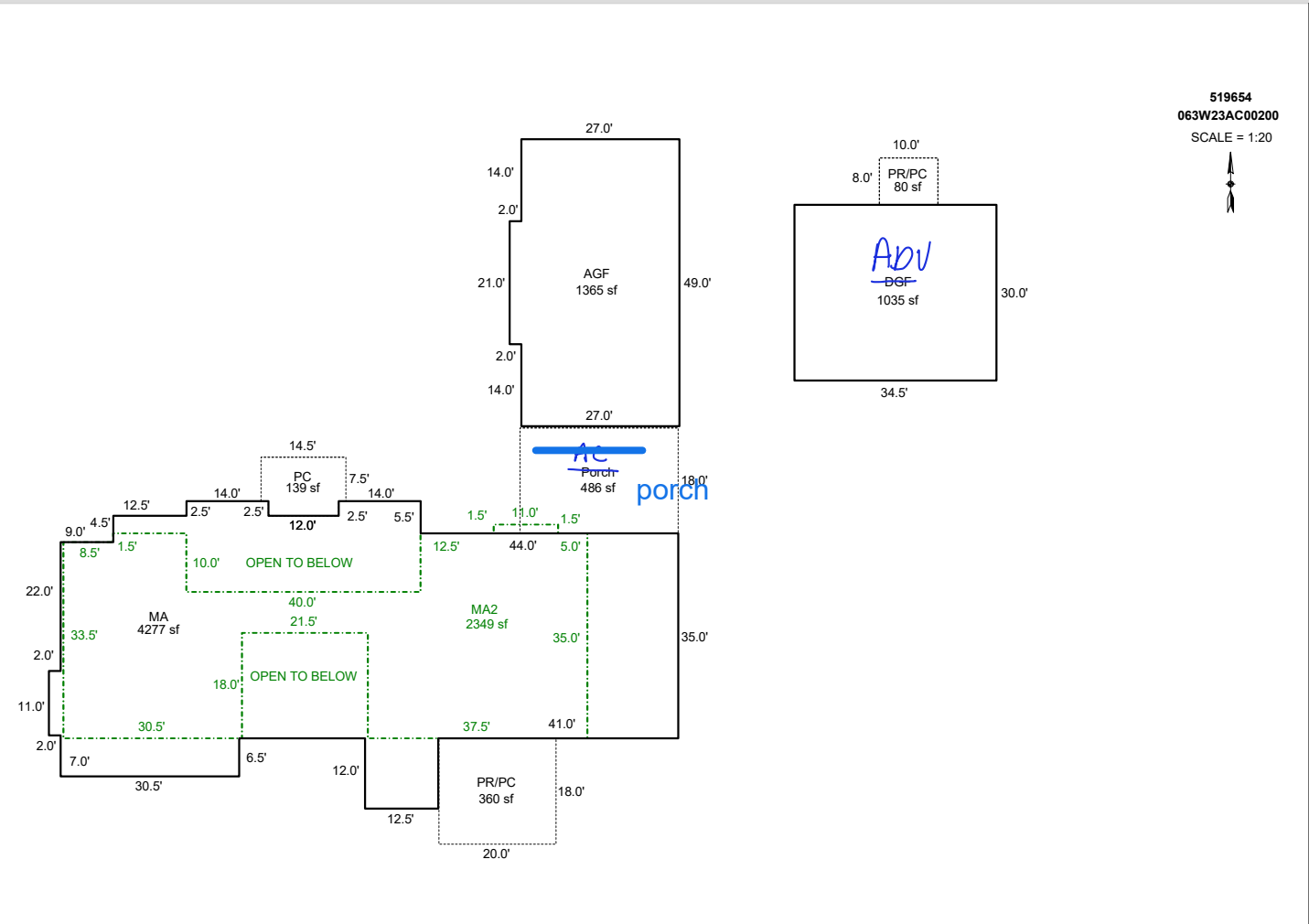


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519654 Parcel No.: 063W23AC00200  
 Property Address: 8182 WHEATLAND ROAD NE  
 City: Salem County: Marion State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	4276.8	338.0	4276.8
GLA2	MA2	1.0	2349.3	308.0	2349.3
GAR	AGF	1.0	1365.0	156.0	
	DGF	1.0	1035.0	129.0	2400.0
P/P	PC	1.0	138.8	49.0	
	PR/PC	1.0	360.0	76.0	
	Porch	1.0	486.0	90.0	
	PR/PC	1.0	80.0	36.0	1064.8
	Net LIVABLE	cnt	0 (rounded)		6,626

### COMMENT TABLE 1

UPDATED BY CJURAN 05/03/2023  
 UPDATED BY CLOBERG 07/16/24 24-003300 MA  
 UPDATED BY CLOBERG 08/06/24 WO #609448 LLA  
 UPDATED BY CLOBERG 03/11/25 25-000668 DGF  
 UPDATED BY CLOBERG 03/28/25

### COMMENT TABLE 2

MHL 04/28/2023  
 GRH 12/17/24

### COMMENT TABLE 3

SV L3  
 TAGS L3

Percent Complete Form

Account # 519654

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% 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%	
4%	75%	Plumbing Rough-In	4%	3%	60%
3%		Electrical Rough-In	3%	2%	
2%		Heating Rough-In	2%	1%	65%
	80%	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%		Electrical Fixtures	3%	2%	
2%	95%	Plumbing Fixtures	4%	3%	85%
3%		Floor Coverings & Countertops	7%	6%	90%
2%	100%	Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	
		Finish Grade	1%	1%	100%

APPR GRH Date 12/17/24 YR For 25-26 % COMP 35  
 APPR GRH Date 1/8/26 YR For 26-27 % COMP 100  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

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 \_\_\_\_\_

ACCOUNT # 519654 DATE: 10/11/24 RMV CLASS 451 PROP CLASS 451  
 MTL \_\_\_\_\_ APPR GRH TAG Y N \_\_\_\_\_  
 COMMENTS: Retag for completion.

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA  
 AREA 4277 EFF AREA 4277 BED 2  
 ROOF + HVAC +  
 BATH PKG: 2 BATH 1 BATH + 1 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS 5 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

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

STAT 152 QLTY + - FLOOR MA  
 AREA 2349 EFF AREA 2349 BED 3  
 ROOF + HVAC +  
 BATH PKG: 3 BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 35 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
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MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
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STAT \_\_\_\_\_ QLTY + - FLOOR AGF  
 AREA 1365 EFF AREA 1365 BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2024 EFF YR 2024 ECON \_\_\_\_\_  
 % COMP 35 % 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: \_\_\_\_\_  
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TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
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