

Acct ID: 536515 MTL: 093W270000900 Date: 2/2/26 Appr: GH Prop Class: 551 RMV Prop Class: 501
 Situs: 397 TALBOT RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 79134 Year: 2025

Last Date Appraised: 11/05/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - %COMPLETE (Completion)
 Owner: AGUILAR, MARK Last Sales Date: Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 308133
 RMV Land: 419310 RMV Imp: 428889 RMV Total: 848199 MAV: 181820 MSAV: 55073 SAV: 111236
 Comment: 25-26: L2 11.5.24 MDL 24-005141

L2
Notations

26-27: NSFD @ 100% MA 100% complete

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	14530	0
1	SAF	SA OSD - FAIR	40000	14530	0

Land



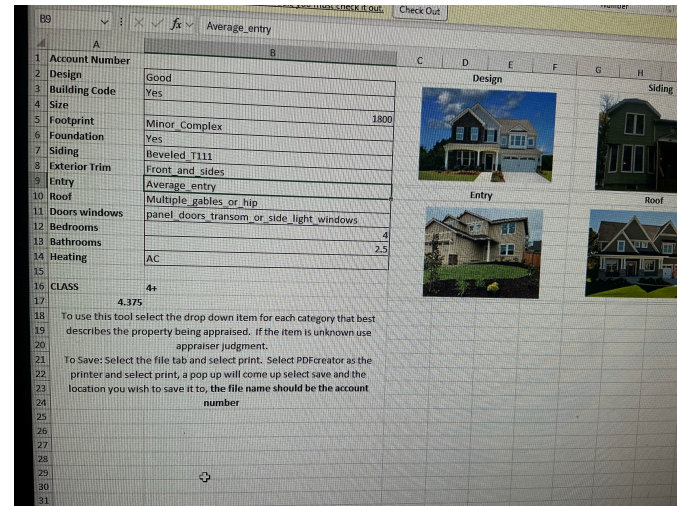


Add Back AD, separate

house classing

Description	Class	Size SqFt	Eff Yr Bit	RMV	Quantity	Exception: Y N		
YARD IMPROVEMENTS AVERAGE	3	1	0	5022	1			
Bldg: 8 Code Area: 14530 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100								
Desc: Residential Other Improvements				Dimensions: RMV: 13500				
Func Obsc: 100 Econ %: 100 Other %: 100		Exception: 0		Adjust: Adjust RMV: 0				
Floors								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Bit	Eff Yr Bit	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Bit	RMV	Quantity	Exception: Y N		
ASPHALT DRIVEWAY	1	5000	2002	13500	1			
Improvements - Accessory Buildings								
Bldg: 2	Code Area: 14530	Stat Class: 342	Year Blt: 1980	Eff Year Blt: 1980	Sq Ft: 5100	% Complete: 100		

AD surrounds outbuildings



Site: 2 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 10850 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009

25-26 SOIL VERIFIED

Site: 3 Code Area: 14530 Size: 15.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 171310 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 14530 Size: 18.82 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 5570 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982

Site: 5 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Homesite Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 9870 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025

Site: 6 Code Area: 14530 Size: 4.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 44390 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025

03-04: PER #87 USE MARKET VALUE, NOT COMMERCIAL LUMP SUM VALUE

Site: 7 Code Area: 14530 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDSS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 49330 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982

Site: 8 Code Area: 14530 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 27130 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025

03-04: PER #87 USE MARKET VALUE, NOT COMMERCIAL LUMP SUM VALUE

Site: 9 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 10360 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025

03-04: PER #87 USE MARKET VALUE, NOT COMMERCIAL LUMP SUM VALUE

Site: 10 Code Area: 14530 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 200 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982

Site: 11 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 300 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:
 Comments: Liability year - 2025

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 14530 Stat Class: 107 Year Blt: Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: RMV: 16949
 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
No floor data available								

Accessories *delete part of old mth - gone now*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	2000	16949	1

Bldg: 15 Code Area: 14530 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2276 % Complete: 35.00
 Desc: Multi Story above grade Dimensions: RMV: 149300
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 71240 Adjust: Adjust RMV: 0

Floors *change to 4+ - used closing calculator*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	4	Finished	1416	1	FB-1/ HB-1	2024	2024	BATH - 1, BATH+, BTH - 1, KIT, HVAC, ROOF	Exception: Y N
Second Floor	4	Finished	860	3	FB-1	2024	2024	BATH - 1, HVAC	Exception: Y N
Garage Attached	4	Finished	484	0	0	2024	2024	ROOF	Exception: Y N

Accessories

Y14A

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

Improvements - Commercial Industrial

Bldg: 14 Code Area: 14530 Stat Class: 581 Year Blt: 1997 Eff Year Blt: Sq.Ft: 1056 % Complete: 100.00
 Desc: OFFICE LOW RISE Dimensions: RMV: 161280
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Section 1

SC Desc: OFFICE - VACANT Sq.Ft: 1056 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: 136 Shape: Exception: Y N Depreciation Value: 20

Occupancies

Code	Description	Quality	Class	Description	Height	%Area
344	Office Building	2.00	D	Wood or Steel Framed Exterior Walls	10.0	100

Components

Code	Description	%	Quality	Depr %	Input 1 Value	Input 2 Value	Input 3 Value	Input 4 Value	Input 5 Value
1	Base Cost	100							
602	Electric Wall	100							
887	Stud -Hardboard Siding	100							
12035	Single Family Porch, Roof				264				
6602040	Concrete Sidewalk				264				

Additions

Type	Description	Units	Cost	Depr %
Base Cost	EP&O 10%	0	14127	

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 342 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 5100 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 85x60 RMV: 36970
 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: Y N
Metal Componet Bldg	6	Finished	5100	0	0	1980	1980	EXCLT, AVG	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 342 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 6240 % Complete: 100.00
 Desc: Metal Component Building (MC) Dimensions: 80x78 RMV: 55690
 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: Y N
Metal Componet Bldg	4	Finished	6240	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 14530 Stat Class: 357 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 5400 % Complete: 100.00
 Desc: Frost Control Dimensions: 60x90 RMV: 8700
 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: Y N
Frost Control	4	Finished	5400	0	0	2006	2006		Exception: Y N

Accessories

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

Farm Notes

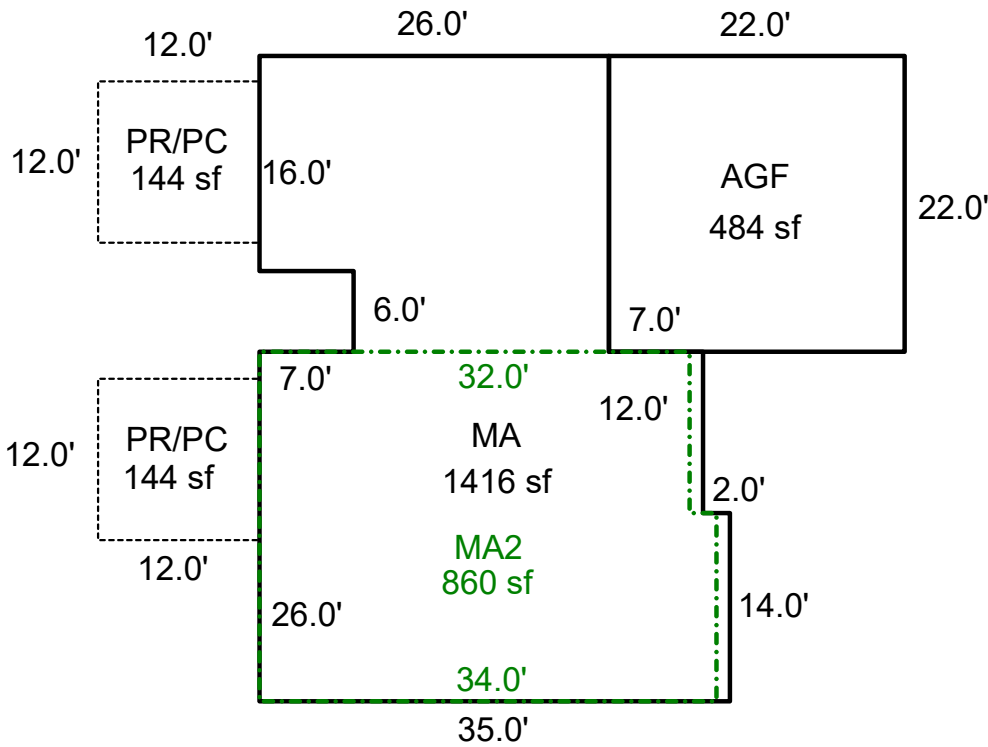
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536515 Parcel No.: 093W27 00900
 Property Address: 397 TALBOT RD SE
 City: Salem County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536515
093W27 00900
SCALE = 1:30'



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1416.0	180.0	1416.0
GLA2	MA2	1.0	860.0	120.0	860.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PR/PC	1.0	144.0	48.0	
	PR/PC	1.0	144.0	48.0	288.0

COMMENT TABLE 1

DRAWN BY BB #44
 UPDATED BY SH 9-12-08
 UPDATED BY CLOBERG 09/06/24 24-005141 MA
 UPDATED BY CLOBERG 11/27/24

COMMENT TABLE 2

MDL 11/05/24

COMMENT TABLE 3

TAGS L2

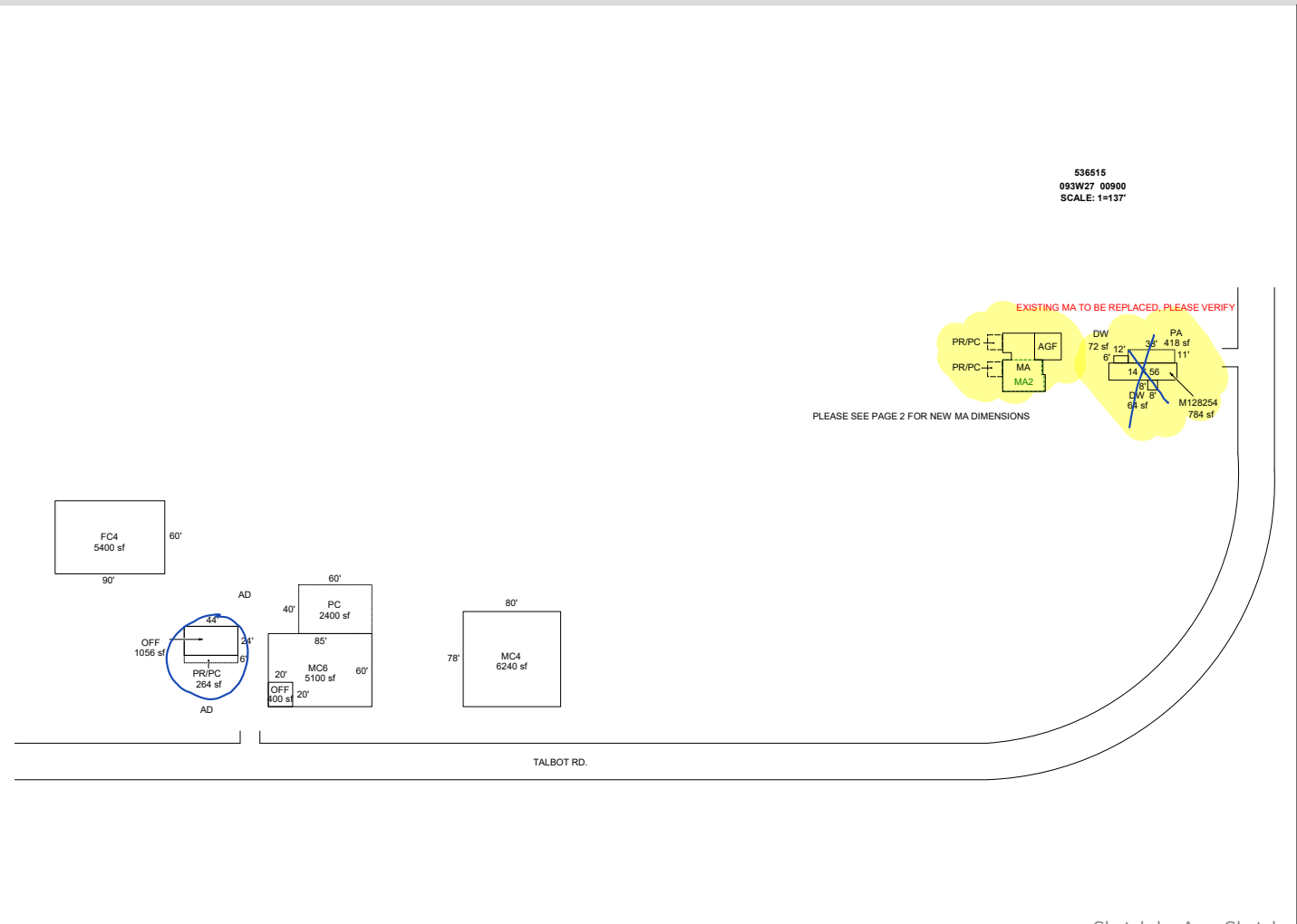
Net LIVABLE cnt 0 (rounded) 2,276

SKETCH/AREA TABLE ADDENDUM

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 Property Address: 397 TALBOT RD SE
 City: Salem County: Marion State: OR ZipCode: 97352
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 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC4	1.0	6240.0	316.0	
	MC6	1.0	5100.0	290.0	
	OFF	1.0	400.0	80.0	
	GB6	1.0	1056.0	136.0	
	FC4	1.0	5400.0	300.0	
	OFF	1.0	1056.0	136.0	19252.0
GLA1	M128254	1.0	784.0	140.0	
	MA	1.0	1416.0	180.0	2200.0
GLA2	MA2	1.0	860.0	120.0	860.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PR/PC	1.0	264.0	100.0	
	PA	1.0	418.0	98.0	
	DW	1.0	72.0	36.0	
	DW	1.0	64.0	32.0	
	PR/PC	1.0	144.0	48.0	
	PR/PC	1.0	144.0	48.0	
	1 addl items				
	Net LIVABLE	cnt	0	(rounded)	3,060
	Net BUILDING	cnt	6	(rounded)	19,252

COMMENT TABLE 1

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 UPDATED BY CLOBERG 09/06/24 24-005141 MA
 UPDATED BY CLOBERG 11/27/24

COMMENT TABLE 2

MDL 11/05/24

COMMENT TABLE 3

TAGS L2

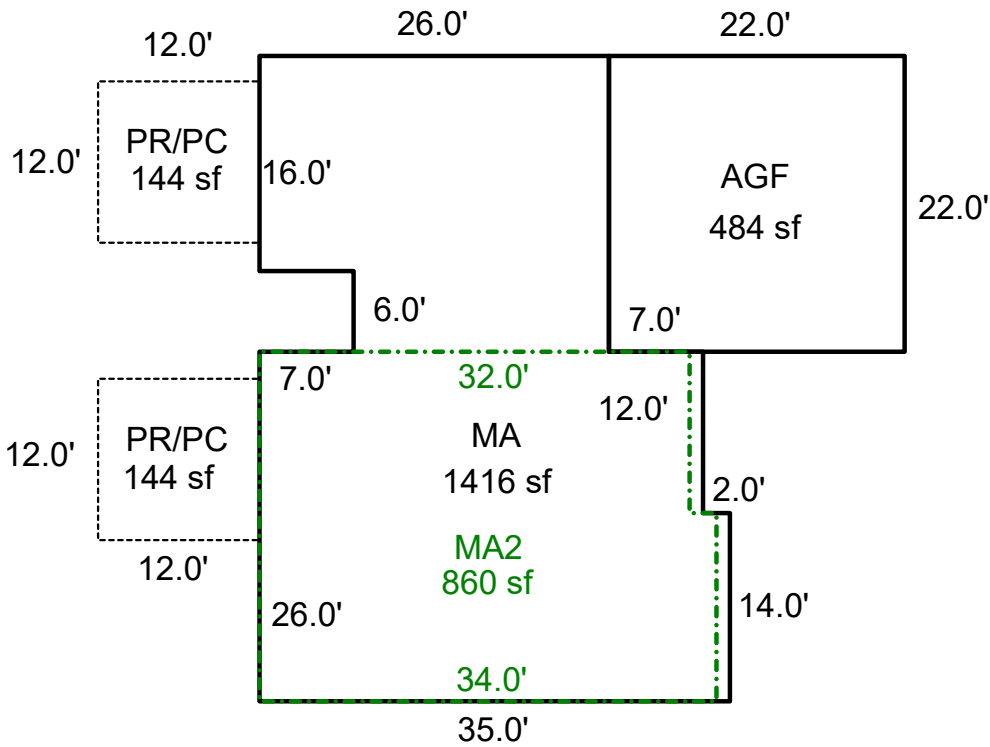
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SKETCH

536515
093W27 00900
SCALE = 1:30'



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1416.0	180.0	1416.0
GLA2	MA2	1.0	860.0	120.0	860.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PR/PC	1.0	144.0	48.0	
	PR/PC	1.0	144.0	48.0	288.0

COMMENT TABLE 1

DRAWN BY BB #44
 UPDATED BY SH 9-12-08
 UPDATED BY CLOBERG 09/06/24 24-005141 MA

COMMENT TABLE 2

COMMENT TABLE 3

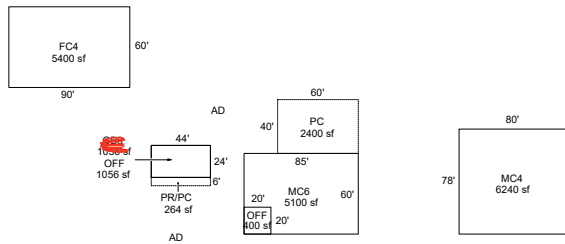
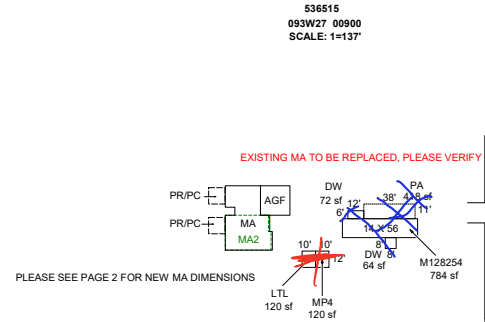
Net LIVABLE cnt 2 (rounded) 2,276

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536515 Parcel No.: 093W27 00900
 Property Address: 397 TALBOT RD SE
 City: Salem County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



TALBOT RD.

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC4	1.0	6240.0	316.0	
	MC6	1.0	5100.0	290.0	
	OFF	1.0	400.0	80.0	
	GB6	1.0	1056.0	136.0	
	LTL	1.0	120.0	44.0	
	OFF	1.0	1056.0	136.0	
	MP4	1.0	120.0	44.0	
GLA1	FC4	1.0	5400.0	300.0	19492.0
	MA	1.0	1416.0	180.0	
	M128254	1.0	784.0	140.0	2200.0
GLA2	MA2	1.0	860.0	120.0	860.0
GAR	AGF	1.0	484.0	88.0	484.0
P/P	DW	1.0	72.0	36.0	
	DW	1.0	64.0	32.0	
	PC	1.0	2400.0	200.0	
	PR/PC	1.0	264.0	100.0	
	3 addl items				
	Net LIVABLE	cnt	3 (rounded)		3,060
	Net BUILDING	cnt	8 (rounded)		19,492

COMMENT TABLE 1

DRAWN BY BB #44
 UPDATED BY SH 9-12-08
 UPDATED BY CLOBERG 09/06/24 24-005141 MA

COMMENT TABLE 2

COMMENT TABLE 3

Percent Complete Form

Account # 536515

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%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	55%	65%
3%		Electrical Rough-In	3%	60%	
2%	80%	Heating Rough-In	2%	65%	
		Heating Unit	1%	65%	
3%		Insulation	3%	65%	
5%	85%	Drywall (Finished)	5%	70%	70%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%	75%	
		Cabinets	6%	80%	80%
2%	95%	Electrical Fixtures	3%	85%	85%
2%		Plumbing Fixtures	4%	85%	
3%		Floor Coverings & Countertops	7%	90%	90%
2%	100%	Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	100%	100%

APPR MDL Date 11/5/24 YR For 25-26 % COMP 35
 APPR GRH Date 2/2/26 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 _____