

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date:
9/26/2025

Acct ID: 542637 MTL: 083W26BA00900 Date: 12/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 1777 TIMBERLINE LN SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 121651 Year: 2025

Last Date Appraised: 08/26/2013 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: CARBUHN, WAYNE MCKINZIE & Last Sales Date: _____ Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 366700
 RMV Land: 278850 RMV Imp: 305100 RMV Total: 583950 MAV: 366700 MSAV: 0 SAV: 0

Comment:

Redcheck For garage completion.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

New detached garage (65%), New Solar 100%

Land

Site: 1 Code Area: 92430 Size: 1.05 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural at MKT Description: _____ RMV: 238850 Exception: Y N
 Adjustment(s): VVWGR Fire Patrol: _____ Description: _____
 Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1881 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 305100
 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	4	Finished	1881	3	FB-2	1976	1976	HVAC, ROOF+, FP - 1, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	418	0	0	1976	1976	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	234	1976	3912	1	Y N
YARD IMPROVEMENTS FAIR	4	1	1976	14638	1	Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003229	83493	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	6581	0	R	SOLAR ARRAY 5.3kW ON RES ROOF @ \$6,581
25-004766	83632	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	119160	0	R	Construct NEW 1800 sf (36' x 50') GARAGE/SHOP, NO PLUMBING

ACCOUNT # 542637 DATE: 12/4/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GPH TAG (Y) N _____
 COMMENTS: pecheck for garage completion

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 138 QLTY + - FLOOR DBV
 AREA 1800 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 5565 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE Solar
 STAT / CLASS 905
 SIZE _____
 FAIR 6,600
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 100
 EXCEPT (Y) N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 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 _____
 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: _____

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 _____
 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: _____

Percent Complete Form

Account # 542637

Additions

New Homes

		No Basement		Basement		
% Item	% Sum	% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	3%	0%	
2%		Excavation	2%	4%		
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%		3%	
3%		Electrical Rough-In	3%	55%	2%	
2%	80%	Heating Rough-In	2%		1%	65%
		Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%	
2%	90%	Paint Interior	2%	70%	75%	
2%		Paint Exterior	2%			2%
		Cabinets	6%	75%	80%	
2%	95%	Electrical Fixtures	3%	80%	85%	
2%		Plumbing Fixtures	4%	85%		3%
3%		Floor Coverings & Countertops	7%	90%		6%
2%	100%	Interior Trim Carpentry	7%	95%	95%	
		Porch/Entry/Stoop	2%	100%	2%	
		Finish Grade	1%		1%	100%

APPR GRH Date 12/4/25 YR For 26-27 % COMP 35%
 APPR _____ Date _____ YR For _____ % COMP _____
 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%	10
Floor - Concrete/Wood	30%		
Walls - Framing	10%	65%	25
Walls - Covering/Siding	15%		
Roof - Framing/Trusses	15%		
Roof - Sheathing	5%	95%	30
Roof - Cover	10%		
Doors & Windows	5%	100%	65

APPR GRH Date 12/4/25 YR For 26-27 % COMP 65
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



12.4.25



12.4.25

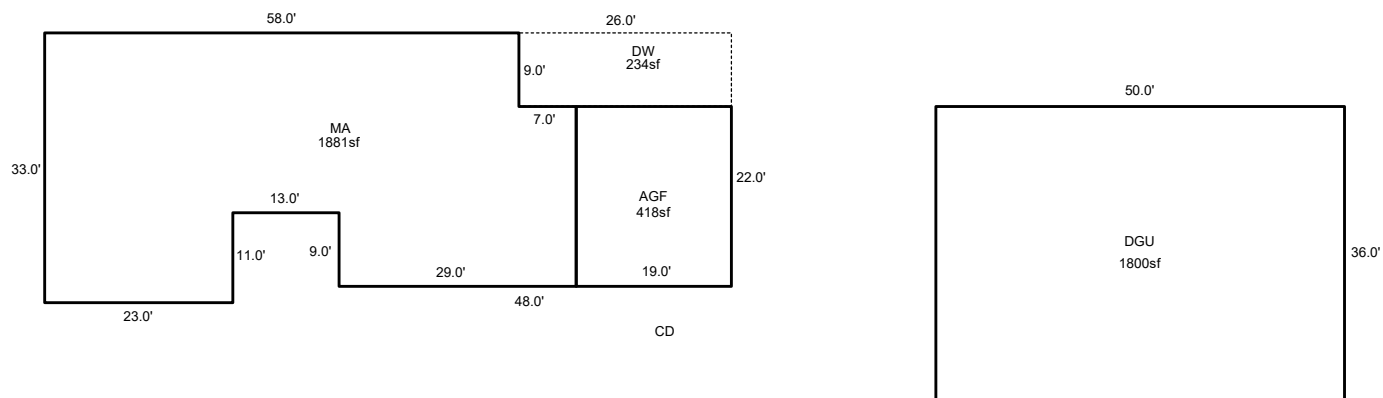
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 542637 Parcel No.: 083W26BA00900
 Property Address: 1777 TIMBERLINE LN SE
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

542637
083W26BA00900
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1881.0	214.0	1881.0	UPDATED BY JRONDEMA 4/20/18 UPDATED BY CLOBERG 09/19/25 25-004766 GB UPDATED BY CLOBERG 03/12/26	
GAR	AGF	1.0	418.0	82.0			
	DGU	1.0	1800.0	172.0	2218.0		
P/P	DW	1.0	234.0	70.0	234.0		
Net LIVABLE cnt 2 (rounded) 4,099						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 12/04/25	TAGS L3

SKETCH/AREA TABLE ADDENDUM

Parcel No 083W26BA00900

File No R42637

SUBJECT

Property Address 1777 TIMBERLINE LN SE

City SALEM

County MARION

State OR

Zip 97306

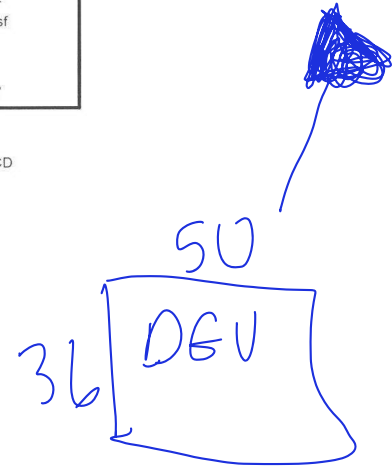
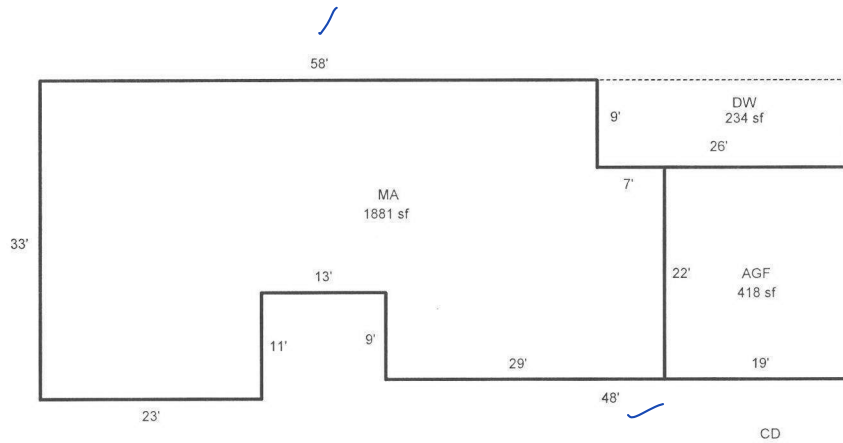
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R42637
083W26BA00900
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1881	214	1881
GAR	AGF	1.00	418	82	418
P/P	DW	1.00	234	70	234

Net LIVABLE Area (rounded w/ factors) 1881

Comment Table 1

UPDATED BY JRONDEMA 4/20/18

Comment Table 2

Comment Table 3