

Acct ID: 545399 MTL: 083W31A000200 Date: 12/11/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 3081 CONCOMLY RD S SALEM OR 97306 MaSaNh: 06 06 001 Unit: 129818 Year: 2025

Last Date Appraised: 12/11/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Garage/Carport)
 Check for garage completion.

Owner: JANKE, GARTH Last Sales Date: 06/22/2023 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 TTO INSP AV: 720580

RMV Land: 442240 RMV Imp: 1167950 RMV Total: 1610190 MAV: 720580 MSAV: 0 SAV: 0

Comment: 25-26: L2 12.11.24 GRH
 24-45: L4 12.20.23 WW
 22-23: MDL L4 06/02/22 UPDATED VIEW ADJ //

OSDs *New Garage, not enough to add*

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.30 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 286110 Exception: Y N
 Adjustment(s): VIEWE, GSOIL Fire Patrol: Description:
 Comments: 01-02: REAPP

Site: 2 Code Area: 92430 Size: 1.21 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 106130 Exception: Y N
 Adjustment(s): VIEWE, GSOIL Fire Patrol: Description:
 Comments: 01-02: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 162 + Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 4006 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 1167950
 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	2477	1	FB-1/ HB-1	2004	2004	KIT+, BATH+, ROOF, FP - 1, HVAC, BTH - 1, BATH - 1	Exception: Y N
Second Floor	6 +	Finished	1117	3	FB-2	2004	2004	BATH+, HVAC, BATH - 2	Exception: Y N
Attic	6 +	Finished	412	0	0	2004	2004	HVAC	Exception: Y N
Garage Attached	6 +	Finished	1066	0	0	2004	2004	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	6	0	2004	53235	1	Exception: Y N



Percent Complete Form

Account # _____

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%
2%		Excavation	2%		4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%		1%
3%	85%	Insulation	3%	60%	2%
5%		Drywall (Finished)	5%		65%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%	95%	Electrical Fixtures	3%	80%	2%
2%		Plumbing Fixtures	4%	85%	3%
3%	100%	Floor Coverings & Countertops	7%	90%	6%
2%		Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
	Finish Grade	1%	1%		

APPR _____ Date _____ YR For _____ % COMP _____
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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 _____
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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 _____
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ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 _____
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 EXCELLENT
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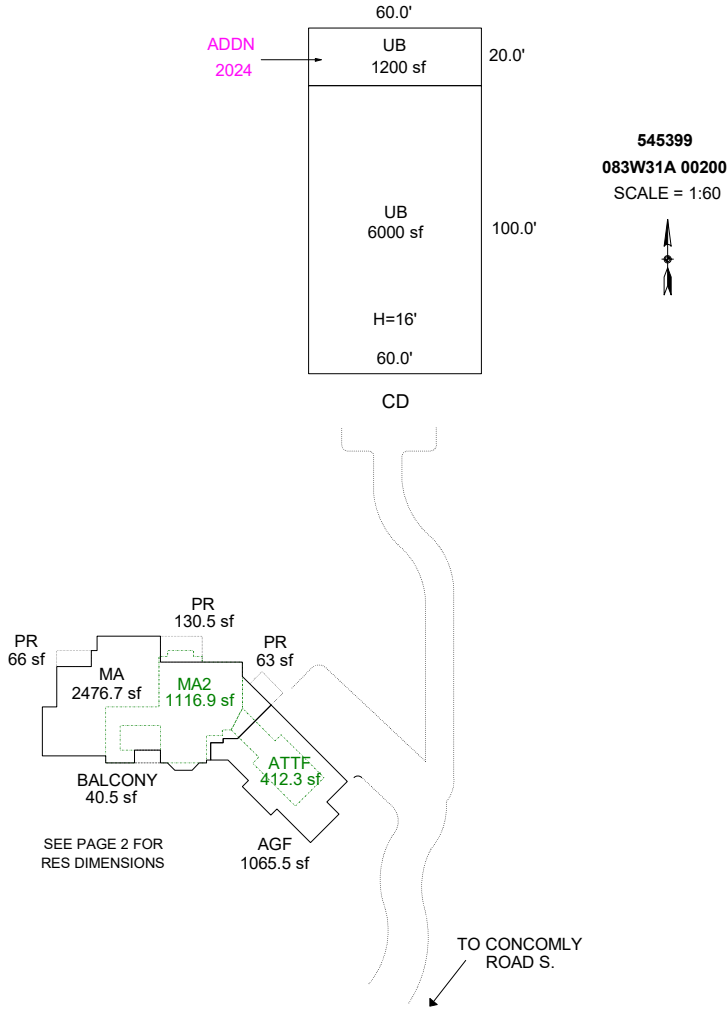
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 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545399 Parcel No.: 083W31A 00200
 Property Address: 3081 CONCOMLY RD S
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	6000.0	320.0	
	UB	1.0	1200.0	160.0	7200.0
GLA1	MA2	1.0	1116.9	206.1	
	MA	1.0	2476.7	245.3	3593.6
GLA3	ATTF	1.0	412.3	99.9	412.3
GAR	AGF	1.0	1065.5	153.2	1065.5
P/P	PR	1.0	66.0	35.0	
	PR	1.0	63.0	33.0	
	PR	1.0	130.5	47.0	
	BALCONY	1.0	40.5	27.0	300.0
	Net LIVABLE	cnt	3 (rounded)		4,006
	Net BUILDING	cnt	2 (rounded)		7,200

COMMENT TABLE 1

DRAWN BY BB44
 UPDATED BY CJURAN 03/07/2024 23-009601 UB
 UPDATED BY CLOBERG 07/10/2024 23-009601 UB REV

COMMENT TABLE 2

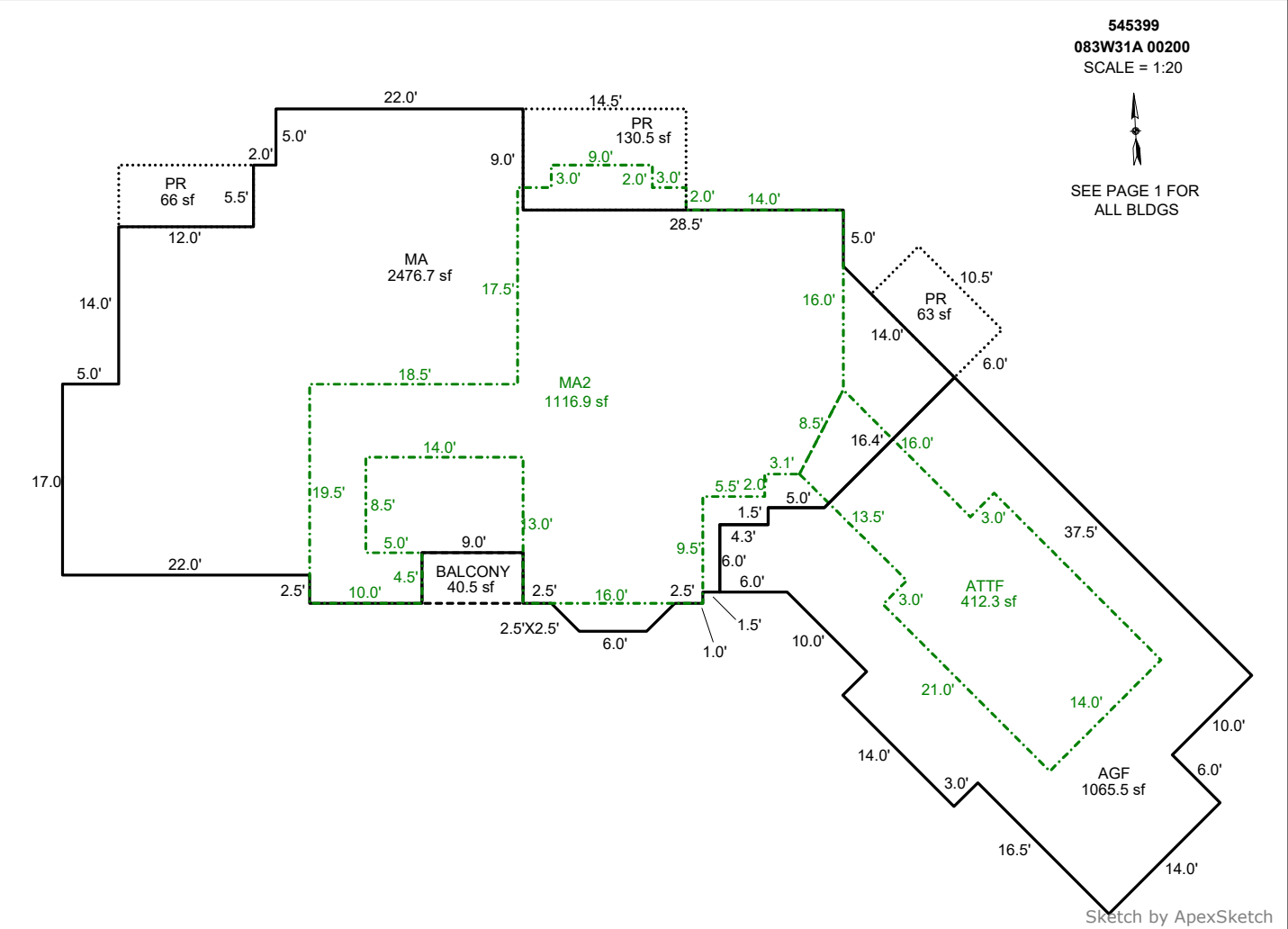
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 545399 Parcel No.: 083W31A 00200
 Property Address: 3081 CONCOMLY RD S
 City: Salem County: Marion 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	2476.7	245.3	
	MA2	1.0	1116.9	206.1	3593.6
GLA3	ATTF	1.0	412.3	99.9	412.3
GAR	AGF	1.0	1065.5	153.2	1065.5
P/P	PR	1.0	66.0	35.0	
	BALCONY	1.0	40.5	27.0	
	PR	1.0	63.0	33.0	
	PR	1.0	130.5	47.0	300.0
	Net LIVABLE	cnt	3	(rounded)	4,006

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DRAWN BY BB44
 UPDATED BY CJURAN 03/07/2024 23-009601 UB
 UPDATED BY CLOBERG 07/10/2024 23-009601 UB REV

COMMENT TABLE 2

COMMENT TABLE 3

12.06.05 Front view



12.06.07

12.06.07 Front

R45399



Front view/entry/upstairs balcony



FRONT

12.06.07