

Acct ID: 546651 MTL: 083W18A000906 Date: 12/4/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 5222 COBB LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 96340 Year: 2025

Last Date Appraised: 03/09/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (TAGS/PERMIT)

Owner: ERB, MICHAEL & MONTGOMERY-ERB, MELINDA M Last Sales Date: 10/15/2018 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 620340  
 RMV Land: 287770 RMV Imp: 1122970 RMV Total: 1410740 MAV: 620340 MSAV: 0 SAV: 0  
 Comment:

**OSDs**

*Update inv, update VI*

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

**Land**

Site: 1 Code Area: 92430 Size: 1.64 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 227770 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 99-2000: MKT VALUE REVALUED /01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 153 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 3333 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 888720  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

*M/S Listed in 2018*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	2136	<i>2</i>	FB-2	1997	1997	BATH - 2, FP - 1, HVAC+, ROOF, KIT+	Y <u>N</u>
Basement	5 +	Finished	1197	<i>2</i>	FB-1	1997	1997	HVAC+, BATH - 1	Y <u>N</u>
Basement	5 +	Unfinished	939	0	0	1997	1997		Y N
Garage Attached	5	Finished	886	0	0	1997	1997	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	4722	1998	12324	1	Y N
CONCRETE DRIVEWAY	5	2400	1998	6786	1	Y N
YARD IMPROVEMENTS AVERAGE <i>Good.</i>	5	1	1997	38802	1	Y N

Bldg: 2 Code Area: 92430 Stat Class: 158 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 234250  
 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
Garage Oversized Detached	5	Finished	1800	0	0	1998	1998	ROOF	Y N
Garage Oversized Detached	5	Unfinished	864	0	0	1998	1998		Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002641	83712	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	59750	0	R	ALTER AND ADD TO ROOF AREA IN REAR TO COVER EXISTING DECK. BUILD LOWER DECK THAT ATTACHES TO EXISTING DECK.

*Permit for Adding roof cover, deck part of VI.  
 Patio cover that cover BBQ is better quality than existed before.  
 Part of VI m/m*



DG 10.08.25



MA 10.08.25



HC



HC 10.08.25





REAR MA BSMTF BSMTU



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: \_\_\_\_\_

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 HC  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE 14X32  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2007  
 % COMP 100  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: 21.5 ft since 2007

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE Built in BBQ  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE \$2,000  
 GOOD Average cost  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT 2025  
 EFF YR 2025  
 % COMP 100  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

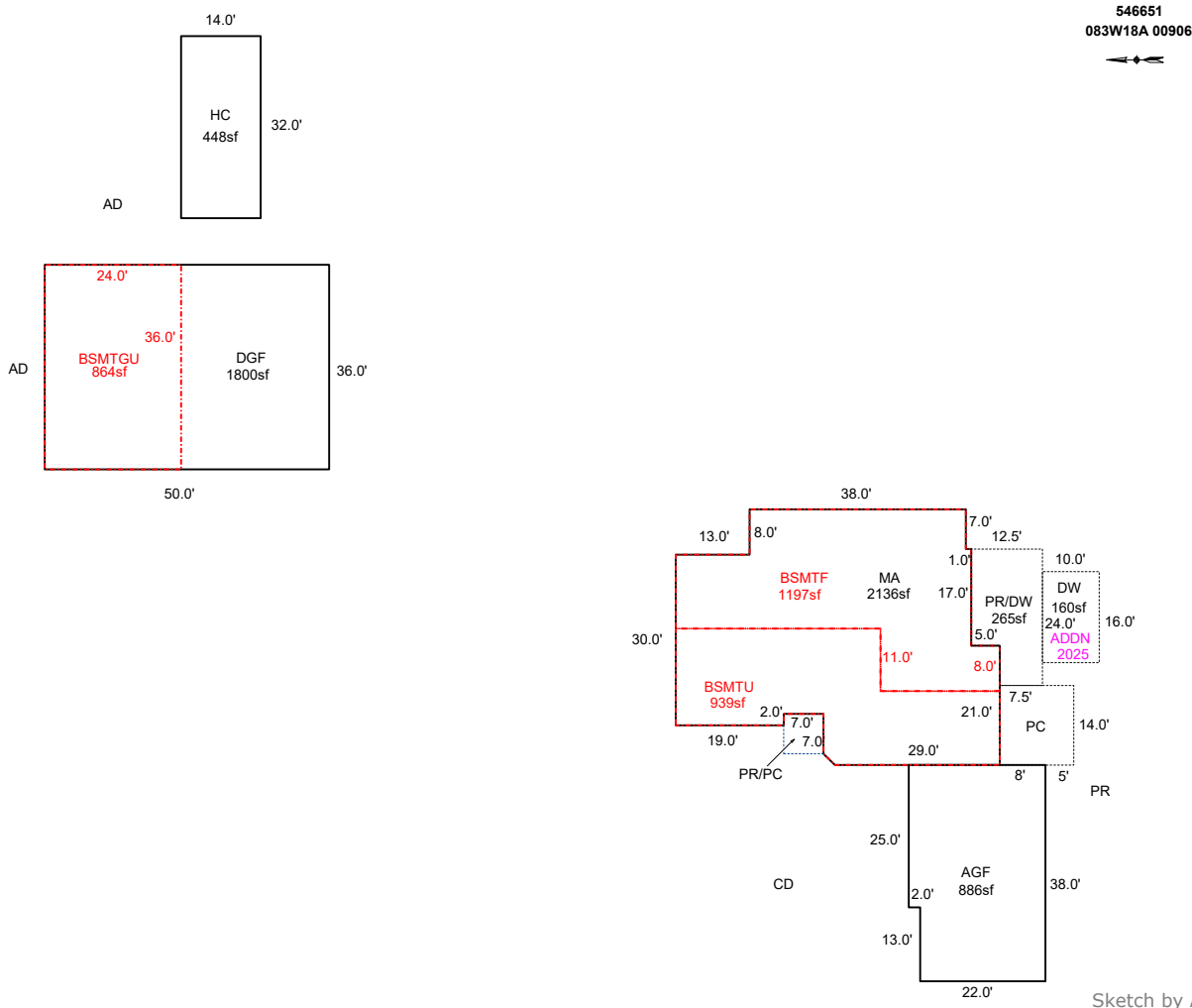
MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 546651 Parcel No.: 083W18A 00906  
 Property Address: 5222 Cobb Ln S  
 City: Salem County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2136.0	206.8	2136.0
BSMT	BSMTF	1.0	1197.0	178.0	
	BSMTU	1.0	939.0	164.8	
	BSMTGU	1.0	864.0	120.0	3000.0
GAR	AGF	1.0	886.0	124.0	
	DGF	1.0	1800.0	172.0	2686.0
HC	HC	1.0	448.0	92.0	448.0
P/P	PC	1.0	182.0	54.0	
	PR/DW	1.0	265.0	73.0	
	DW	1.0	160.0	52.0	607.0
	Net LIVABLE	cnt	3 (rounded)		5,270

### COMMENT TABLE 1

Apex 4/15/2010 Jane  
 UPDATED BY CLOBERG 05/07/25 25-002641 DW ADDN  
 UPDATED BY CLOBERG 03/13/26

### COMMENT TABLE 2

GRH 12/04/25

### COMMENT TABLE 3

TAGS L3

