

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

Acct ID: 518917 MTL: 062W22CC00900 Date: 11/7/26 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 7607 67TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 42457 Year: 2025

Last Date Appraised: 01/24/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: FLOYD, JAMES C & VAN UMMERSEN, KATRINA Last Sales Date: 05/05/1993 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 147124
 RMV Land: 530450 RMV Imp: 268600 RMV Total: 799050 MAV: 106390 MSAV: 40734 SAV: 96411
 Comment:

Notations Now MA 35% Farm: orchard

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 281 Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 38960 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009

24-25: Updated land class

Site: 3 Code Area: 92410 Size: 10.84 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 281 Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 441490 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 2400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 132 + Year Blt: 1901 Eff Year Blt: 1948 Sq.Ft: 1956 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 189360
 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	3 +	Finished	1392	1	FB-1/ HB-1	1901	1933	BATH - 1, BTH - 1, KIT, ROOF, HVAC+, FP - 1	Y N
Attic	3 +	Finished	564	1	0	1901	1933	HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	<u>1948</u>	18939	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1901 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 42760
 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 Detached	3	Unfinished	520	0	0	1901	2001	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>PATIO</u> <u>part of YI Residential</u>	3	208	2001	1018	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: 6x6 RMV: 0
 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
Pump House	0	Finished	36	0	0	0	0		Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 92410 Stat Class: 312 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1280 % Complete: 100.00
Desc: Loft Barn (LB) Dimensions: RMV: 3460
Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1995 40%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	4	Finished	1280	0	0	1984	1984	FAIR / Avg electric conc Floor	N

Exterior - Still being maintained & used.

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 92410 Stat Class: 357 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 240 % Complete: 100.00
Desc: Frost Control Dimensions: 20x12 RMV: 200
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors on site

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Frost Control	4	Finished	240	0	0	1979	1979		N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 6 Code Area: 92410 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1320 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 60x22 RMV: 9110
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1995 40%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1320	0	0	1990	1990	FAIR / Avg electricity conc	N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 92410 Stat Class: 357 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1920 % Complete: 100.00
Desc: Frost Control Dimensions: 20x96 RMV: 3500
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	1920	0	0	2002	2002		N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 92410 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 144 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 2730
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
Multi-Purpose Bldg	5	Finished	144	0	0	2012	2012	Avg	N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 10 Code Area: 92410 Stat Class: 354 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1178 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: RMV: 950
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
Lean-to Light Duty	4	Finished	1178	0	0	1984	1984		N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 92410 Stat Class: 354 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 320 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 260
 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
Lean-to Light Duty	4	Finished	320	0	0	1979	1979	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 92410 Stat Class: 357 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1920 % Complete: 100.00
 Desc: Frost Control Dimensions: RMV: 3500
 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
Frost Control	4	Finished	1920	0	0	2002	2002	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 92410 Stat Class: 905 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100.00
 Desc: Rural Solar Panel/Array Dimensions: RMV: 12000
 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

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

Bldg: 14 Code Area: 92410 Stat Class: 354 Year Blt: Eff Year Blt: 2001 Sq.Ft: 208 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 450
 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
Lean-to Light Duty	4	Finished	208	0	0	0	2001	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 92410 Stat Class: 354 Year Blt: Eff Year Blt: 1989 Sq.Ft: 260 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 320
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

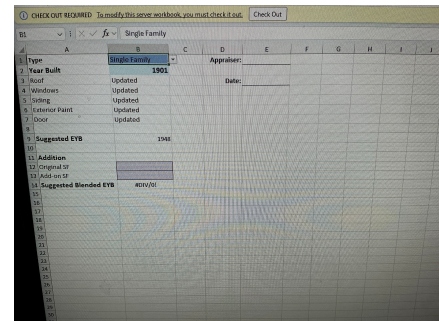
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	260	0	0	0	1989	Exception: Y N

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
25-003039	83716	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	407346	0	R	REPLACEMENT SFD 2 BDRM 2 BATH WITH LOFT



Exterior looks updated throughout the years as gomar MA Bld 1



10.22.25



10.22.25



10.22.25



10.22.25



10.22.25



10.22.25



10.22.25



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%		60%	1%
		Heating Unit	1%	1%		
3%		Insulation	3%	2%		
5%	85%	Drywall (Finished)	5%	65%	4%	
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%		Floor Coverings & Countertops	7%	90%	6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	
		Porch/Entry/Stoop	2%		100%	2%
		Finish Grade	1%			1%

APPR GRH Date 1/7/26 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%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
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 # 518917 DATE: 1/7/26 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR CPH TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

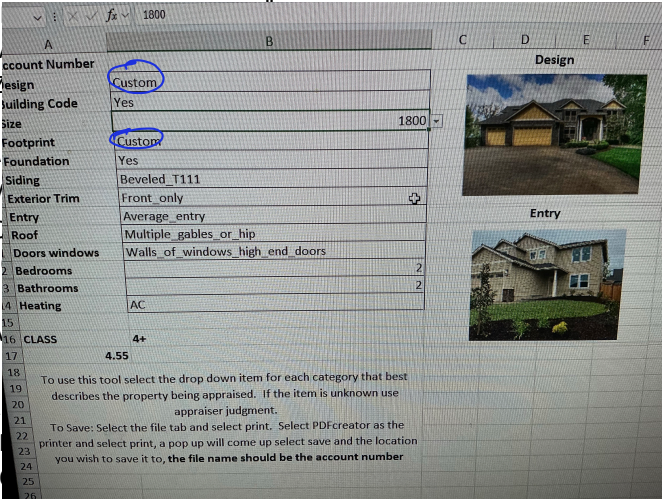
ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 142 QLTY (+) - FLOOR MA
 AREA 1946 EFF AREA _____ BED _____
 ROOF + HVAC + plans show HP
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN (-) +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Add HP for new SFD next year

STAT 142 QLTY (+) - FLOOR MA2
 AREA 252 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 35 % 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: _____

TY _____
 ST _____
 account Number _____
 Design Custom
 Building Code Yes
 Size 1800
 Footprint Custom
 Foundation Yes
 Siding Beveled_T111
 Exterior Trim Front_only
 Entry Average_entry
 Roof Multiple_gables_or_hip
 Doors windows Walls_of_windows_high_end_doors
 Bedrooms 2
 Bathrooms 2
 Heating AC
 CLASS 4+
 4.55
 YR _____
 EF _____
 % _____



To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.
 To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number

EXCEPT Y N
 MISC: _____
 COMMENT: _____

EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

COMMENT: _____

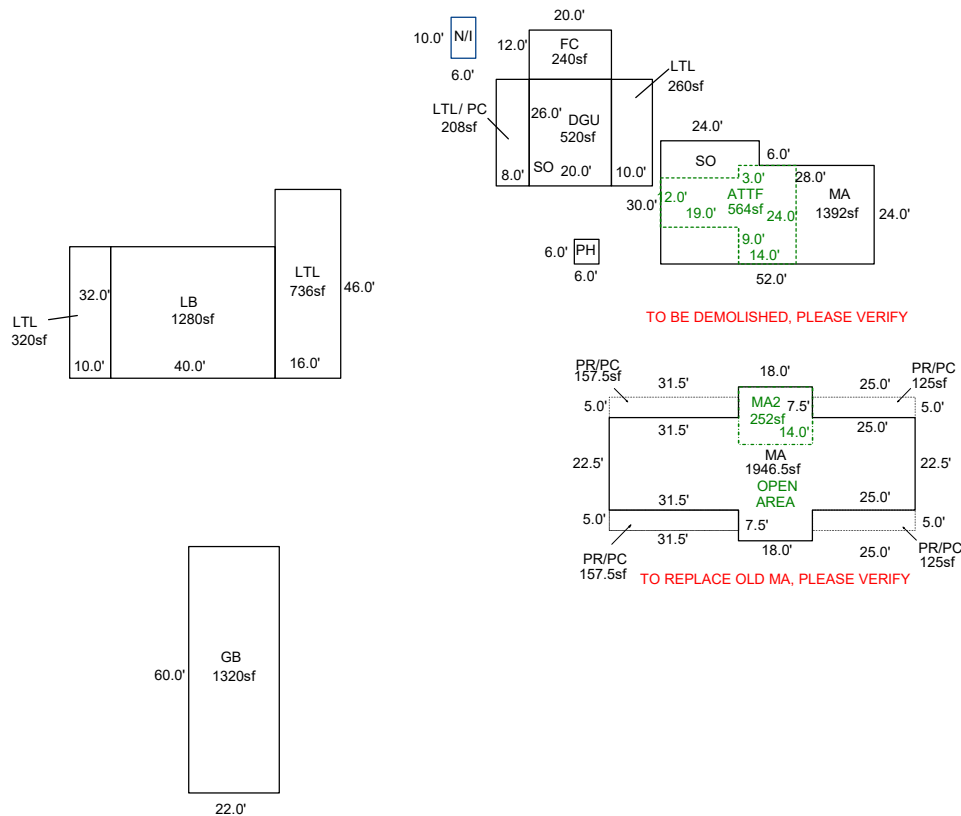
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518917 Parcel No.: 062W22CC00900
 Property Address: 7607 67ST AV NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client:
 Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518917
062W22CC00900
SCALE=1:50



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	240.0	64.0	
	MP	1.0	144.0	48.0	
	GB	1.0	1320.0	164.0	
	LTL	1.0	208.0	68.0	
	LTL	1.0	260.0	72.0	
	LTL	1.0	320.0	84.0	
	LB	1.0	1280.0	144.0	
	LTL	1.0	736.0	124.0	4508.0
GLA1	MA	1.0	1392.0	164.0	1392.0
GLA2	ATTF	1.0	564.0	114.0	564.0
MA2	MA2	1.0	252.0	64.0	252.0
GAR	DGU	1.0	520.0	92.0	520.0
MA	MA	1.0	1946.3	224.0	1946.3
P/P	PR/PC	1.0	125.0	60.0	
	PR/PC	1.0	157.5	73.0	
	PR/PC	1.0	125.0	60.0	
	2 addl items				
	Net LIVABLE	cnt	2	(rounded)	4,422
	Net BUILDING	cnt	0	(rounded)	4,508

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/9/17
 UPDATED BY CLOBERG 07/07/25 25-003039 MA
 UPDATED BY CLOBERG 03/12/26

COMMENT TABLE 2

GRH 01/07/26

COMMENT TABLE 3

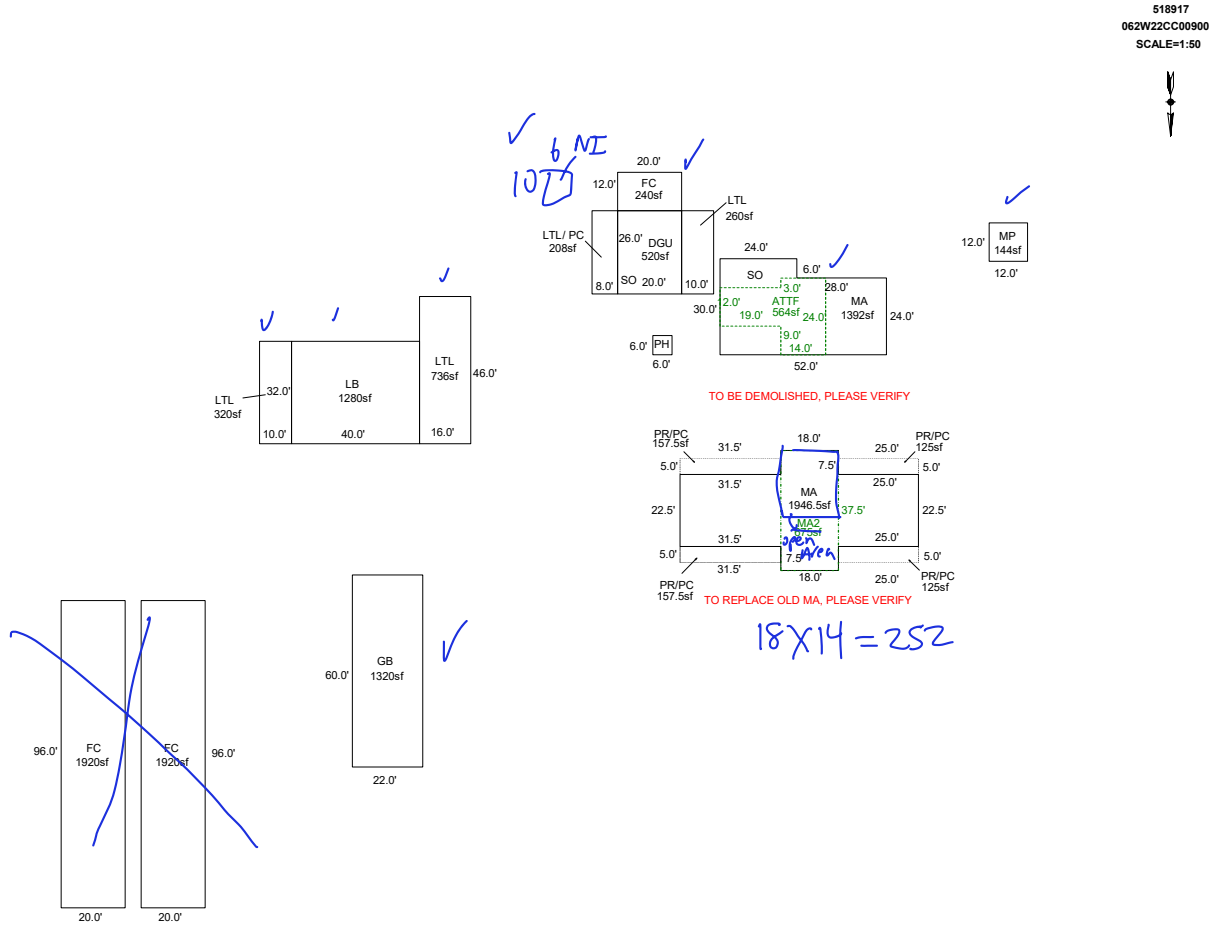
TAGS L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518917 Parcel No.: 062W22CC00900
 Property Address: 7607 67ST AV NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1320.0	164.0	
	MP	1.0	144.0	48.0	
	FC	1.0	1920.0	232.0	
	LTL	1.0	208.0	68.0	
	LTL	1.0	260.0	72.0	
	FC	1.0	1920.0	232.0	
	LB	1.0	1280.0	144.0	
	LTL	1.0	736.0	124.0	
	LTL	1.0	320.0	84.0	
	FC	1.0	240.0	64.0	8348.0
	GLA1	MA	1.0	1392.0	164.0
GLA2	ATTF	1.0	564.0	114.0	564.0
MA2	MA2	1.0	675.0	111.0	675.0
GAR	DGU	1.0	520.0	92.0	520.0
MA	MA	1.0	1946.3	224.0	1946.3
P/P	PR/PC	1.0	157.5	73.0	
	4 addl items				
	Net LIVABLE	cnt	2 (rounded)		4,577
	Net BUILDING	cnt	10 (rounded)		8,348

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/9/17
 UPDATED BY CLOBERG 07/07/25 25-003039 MA

COMMENT TABLE 2

GPH 1/7/26

COMMENT TABLE 3

TAGS L3

Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-25-003039-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 4/23/2025
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 6/18/2025
 CATEGORY: Comprehensive EXPIRES: 12/15/2025

OFFICE: MC
 PARCEL#: 062W22CC00900 R18917
 ACRES: 11.84
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 7607 67TH AVE NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	DANA SMITH	SECOND NATURE CONSTRUCTION INC SILVERTON, OR 97381	5038734921
CCB	SECOND NATURE CONSTRUCTION INC	200 WELCH STREET SILVERTON, OR 97381	9712180075
OWNER	FLOYD, JAMES C & VAN UMMERSEN, KATRINA	PO BOX 9246 BROOKS, OR 97305	
SITE CONTACT		200 WELCH ST SILVERTON, OR 97381	9712180075

CONST CAT: Single Family Dwelling

WORK TYPE: New

WORK DESC: REPLACEMENT SFD 2 BDRM 2 BATH WITH LOFT

VALUATION: \$407,345.71

STORIES: 2

BATHS: 2

KITCHENS: 1

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

TOTAL SQ. FT.: 2280

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2319 Sq Ft
U Utility, misc. - half rate	VB	460 Sq Ft