

Acct ID: 552257 MTL: 062W32B001600 Date: 01/07/26 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 6314 LAKE LABISH RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 126139 Year: 2025

Last Date Appraised: 04/04/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Addition) *Recheck for completion.*
 Owner: SANFORD, JOHN MARK Last Sales Date: 11/08/2024 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 278860
 RMV Land: 288540 RMV Imp: 508700 RMV Total: 797240 MAV: 216830 MSAV: 62030 SAV: 122938
 Comment: 25-26: L4 04.04.25 GRH
 25-26: L2 1.6.25 ZH

Notations

New Addn 70%

Farm ok christmas trees

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	15000	24410	0

Land

Site: 1 Code Area: 24410 Size: 1.00 Acres Use Code: 005 Zone: UT-5 SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 124210 Exception: Y N
 Adjustment(s): GSOIL, VWFR Fire Patrol: Description:
 Comments: Liability year - 2025

Site: 2 Code Area: 24410 Size: 1.12 Acres Use Code: 005 Zone: UT-5 SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 124140 Exception: Y N
 Adjustment(s): GSOIL, VWFR Fire Patrol: Description:
 Comments: Liability year - 2025

Site: 3 Code Area: 24410 Size: 0.25 Acres Use Code: 005 Zone: UT-5 SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 25190 Exception: Y N
 Adjustment(s): GSOIL, VWFR Fire Patrol: Description:
 Comments: Liability year - 2025

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24410 Stat Class: 142 Year Blt: 1979 Eff Year Blt: 1990 Sq.Ft: 2591 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 437510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Remodel with addition taking place

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1583	1	FB-1	1979	1990	FB - 2, ROOF+, KIT+, BATH - 1, HVAC+	Y N
Second Floor	4	Finished	1008	3	FB-2	1979	1990	HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	440	0	0	1979	1990	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1990	35524	1

Bldg: 2 Code Area: 24410 Stat Class: 148 Year Blt: 1979 Eff Year Blt: 1979 1982 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements *exterior updates* Dimensions: RMV: 71190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

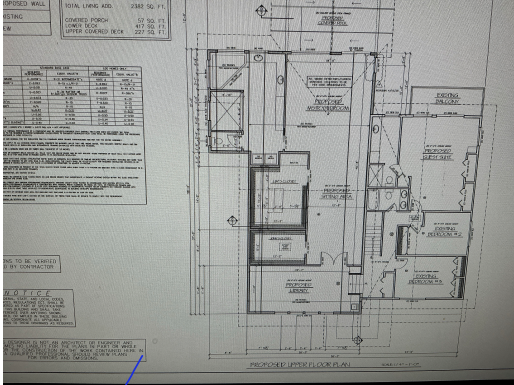
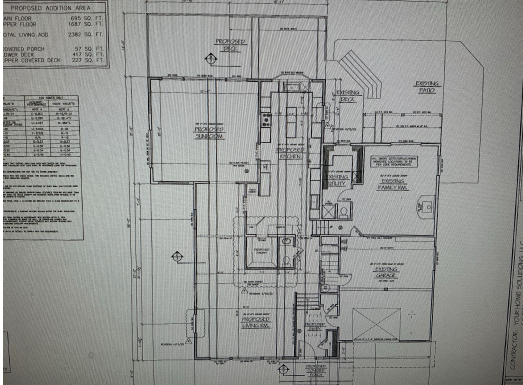
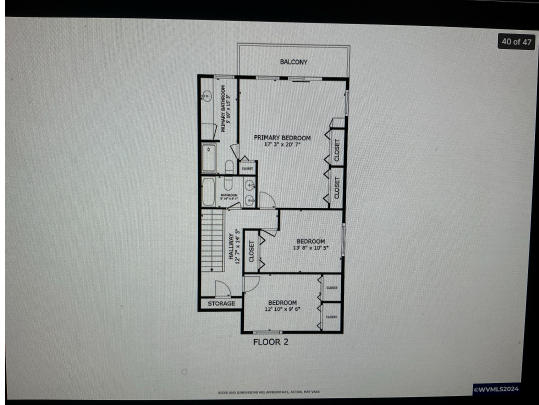
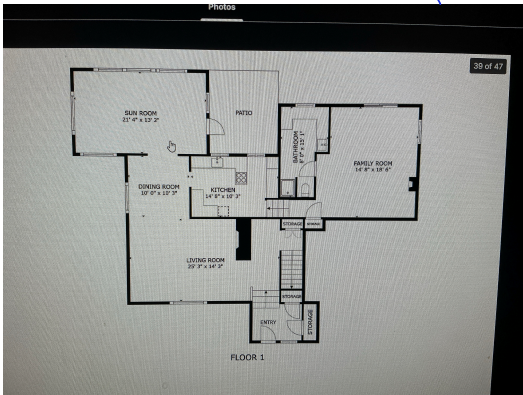
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	4	Unfinished	840	0	0	1980	1980	ROOF+ <i>Roof</i>	Y N

Accessories

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

Permits

MLS Listing



New addition

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-000657	83471	MARION COUNTY	NEW CONSTRUCTION	ADDITION	417121	0	R	2382 sqft Addition to include expanding Sun Rm, Kitchen, Front Entry, 2 Floors (Master, Bath, Library & Closets) REV-01 TO ADD PANTRY, HALF BATH TO 1ST FLOOR FOR

Farm Notes

2025FARM

1/17/25: Inspected by CWO L4 approved for farm SA - Christmas trees



01.07.25



01.07.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25



10.31.25

ACCOUNT # 552257 DATE: 1/7/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GPH TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

Addn

STAT 142 QLTY + - FLOOR MA
 AREA 658 EFF AREA 658 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Addn appears 70% complete kitchen expansion, new bed & bath

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

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

STAT 142 QLTY + - FLOOR MA2
 AREA 1673 EFF AREA 1673 BED 1
 ROOF + HVAC +
 BATH PKG: 1 BATH 1 BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Addn appears 70% complete

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
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 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 _____
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TYPE _____
 STAT / CLASS _____
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 FAIR
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # _____

Additions

*expanding kitchen
new bath, new bed.*

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	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%	60%	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%		Electrical Fixtures	3%	80%	2%
2%	95%	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 1/7/25 YR For 26-27 % COMP 70%
 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%	
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 _____

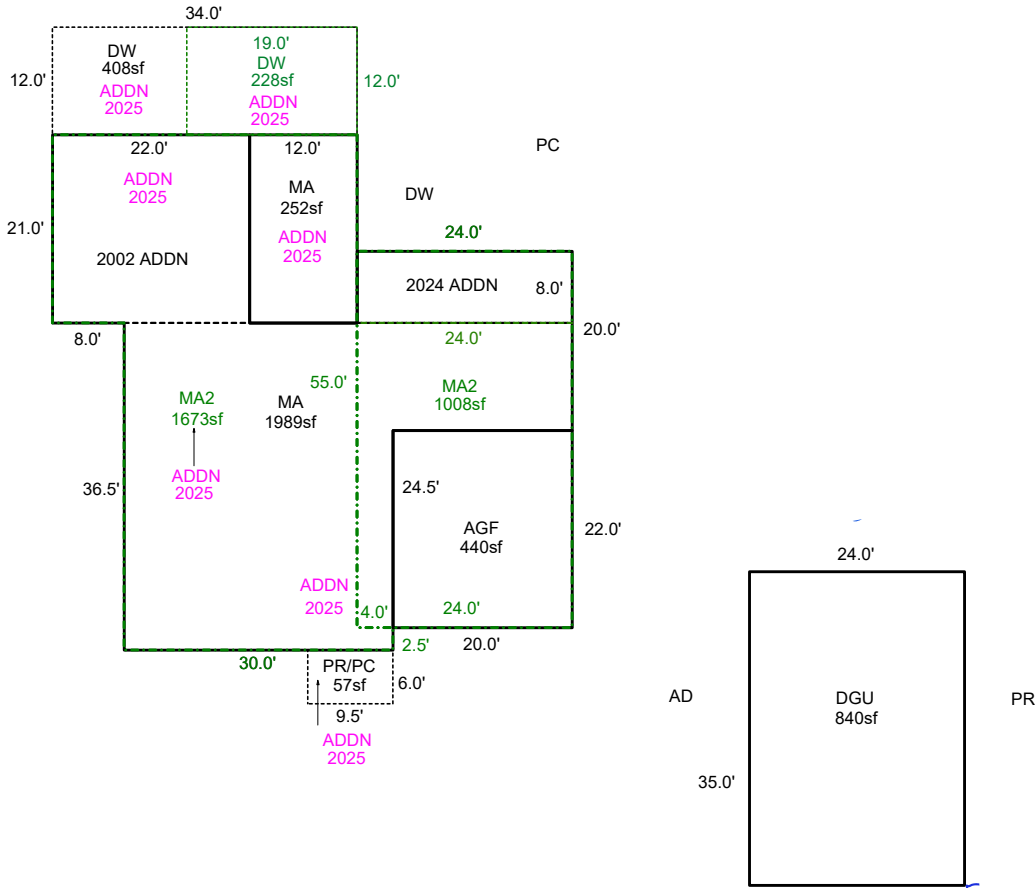
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552257 Parcel No.: 062W32B01600
 Property Address: 6314 LAKE LABISH RD NE
 City: SALEM County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

552257
062W32B01600



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1989.0	247.0	1989.0
GLA2	MA2	1.0	1008.0	132.0	1008.0
	MA2	1.0	1673.0	191.0	1673.0
GAR	AGF	1.0	440.0	84.0	
	DGU	1.0	840.0	118.0	1280.0
MA	MA	1.0	252.0	66.0	252.0
P/P	PR/PC	1.0	57.0	31.0	
	DW	1.0	408.0	92.0	
	DW	1.0	228.0	62.0	693.0
Net LIVABLE		cnt	2 (rounded)		4,922

COMMENT TABLE 1

Apex by tjs 9-28-09
 Updated by AE 11.6.24
 UPDATED BY CLOBERG 06/04/25 25-000657 MA ADDN

COMMENT TABLE 2

COMMENT TABLE 3

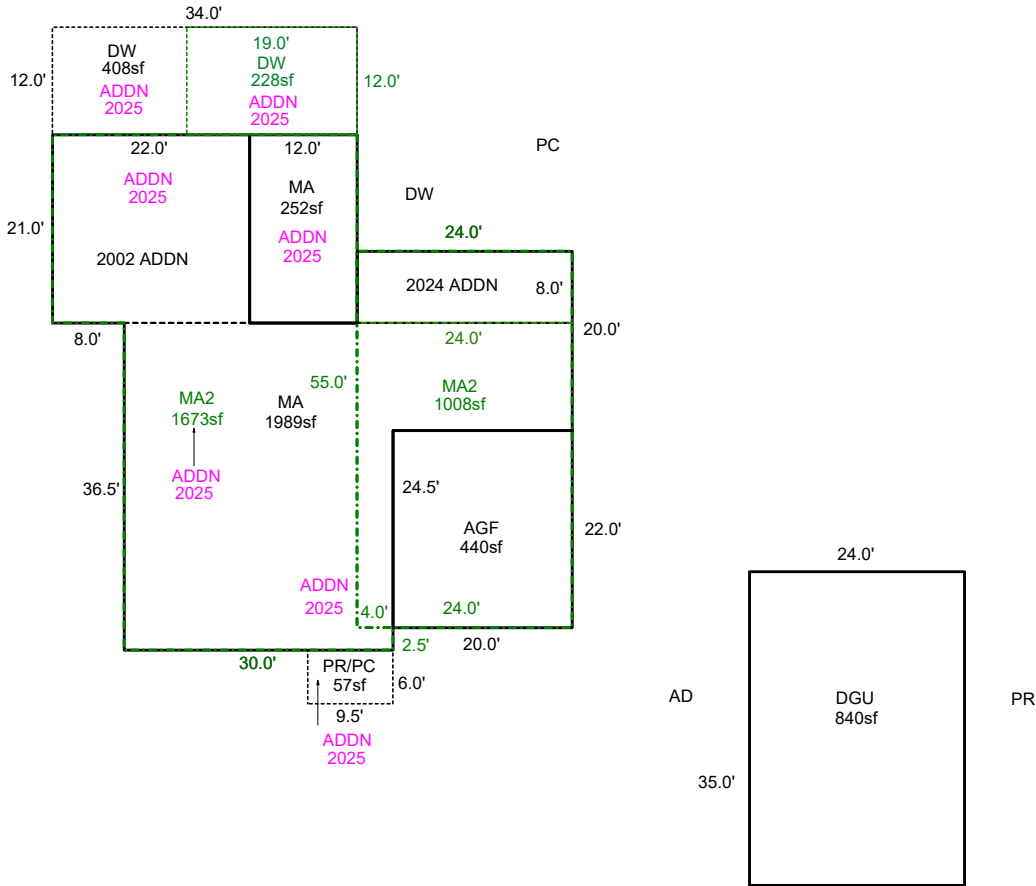
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 Property Address: 6314 LAKE LABISH RD NE
 City: SALEM County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

552257
062W32B01600



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1989.0	247.0	1989.0
GLA2	MA2	1.0	1008.0	132.0	1008.0
MA2	MA2	1.0	1673.0	191.0	1673.0
GAR	AGF	1.0	440.0	84.0	
	DGU	1.0	840.0	118.0	1280.0
MA	MA	1.0	252.0	66.0	252.0
P/P	PR/PC	1.0	57.0	31.0	
	DW	1.0	408.0	92.0	
	DW	1.0	228.0	62.0	693.0

COMMENT TABLE 1

Apex by tjs 9-28-09
 Updated by AE 11.6.24
 UPDATED BY CLOBERG 06/04/25 25-000657 MA ADDN
 UPDATED BY CLOBERG 07/03/25 25-000657 REV 1/2 B

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 4,922