

Summary

Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 4/6/26 Print Date: 9/26/2025

Acct ID: 523919 MTL: 072W20D002100 Date: 1/7/26 Appr: MLH Prop Class: 401 RMV Prop Class: 401  
Situs: 5015 CORDON LN NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 84606 Year: 2025  
Last Date Appraised: 01/17/2025 Appraiser: MATTHEW HAMILTON Tag: N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
Owner: DE JESUS VALLEJO NAJERA, MARIA Last Sales Date: 12/14/2020 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 180900  
RMV Land: 309250 RMV Imp: 214900 RMV Total: 524150 MAV: 61660 MSAV: 0 SAV: 0  
Comment: 25-26: L2 1/17/25 MLH  
LEVEL 4 C19 4-27-20 06WV

*MA @ 100% close tag Input MLH 3/24/26*

OSDs

| Count | Code | Description        | RMV   | Code Area | Exception |
|-------|------|--------------------|-------|-----------|-----------|
| 1     | MKTN | OSD - NO LANDSCAPE | 35000 | 92410     | 16700     |

*M/cm*

Land

Site: 1 Code Area: 92410 Size: 1.89 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 274250 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: 22-23: Disq forest use / 21-22: #06 CYCLE C19, NO CHG //2400210// ALSO FORESTED R23918 AND R328451// 01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT .01-02: F01 - 421 SEPM FROM R23919 TO R328451 / 02-03: ROLLOVER INTO FOREST DEFERRAL 05-06: RECALC SETUP; APPR NO.17, 6/21/04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 142 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 2538 % Complete: 45.00  
Desc: Multi Story above grade Dimensions: RMV: 214900  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 102540 Adjust: Adjust RMV: 0

*100%*

Floors

| Type            | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                         | Exception |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------------------------------|-----------|
| First Floor     | 4     | Finished      | 1059       | 0    | FB-1  | 2024   | 2024       | ROOF, HVAC, KIT, BATH - 1, FP - 1 | Y N       |
| Second Floor    | 4     | Finished      | 1479       | 5    | FB-2  | 2024   | 2024       | HVAC, BATH - 2                    | Y N       |
| Garage Attached | 4     | Finished      | 420        | 0    | 0     | 2024   | 2024       | ROOF                              | Y N       |

*M/cm*

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS AVERAGE | 4     | 0         | 2024       | 14445 | 1        | Y N       |

Farm Notes

2021FARM  
10-21-21: No response, proceeding w/disqual  
5-16-21: #06 insp, noted there are only 1.89 acres of DFL on this property. Intent letter sent 9-20-21.

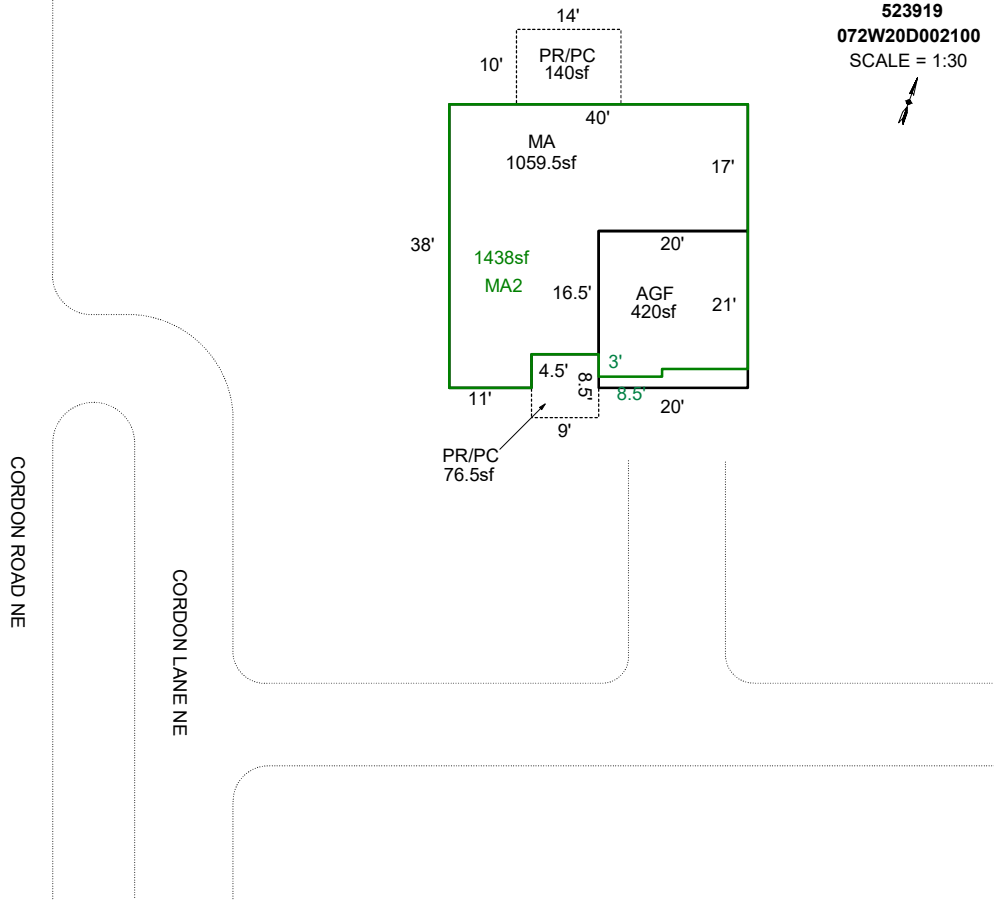


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 523919 Parcel No.: 072W20D002100  
 Property Address: 5015 CORDON LANE NE  
 City: TURNER County: MARION State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.0    | 1059.5   | 156.0     | 1059.5     |
| GAR  | AGF         | 1.0    | 420.0    | 82.0      | 420.0      |
| MA2  | MA2         | 1.0    | 1438.0   | 162.0     | 1438.0     |
| P/P  | PR/PC       | 1.0    | 140.0    | 48.0      |            |
|      | PR/PC       | 1.0    | 76.5     | 35.0      | 216.5      |

### COMMENT TABLE 1

APEX BY CJURAN 04/09/2024 23-007701 MA  
 UPD BY WWILLIAMS 3/24/26

### COMMENT TABLE 2

1/7/26 MLH

### COMMENT TABLE 3

L2 TAGS

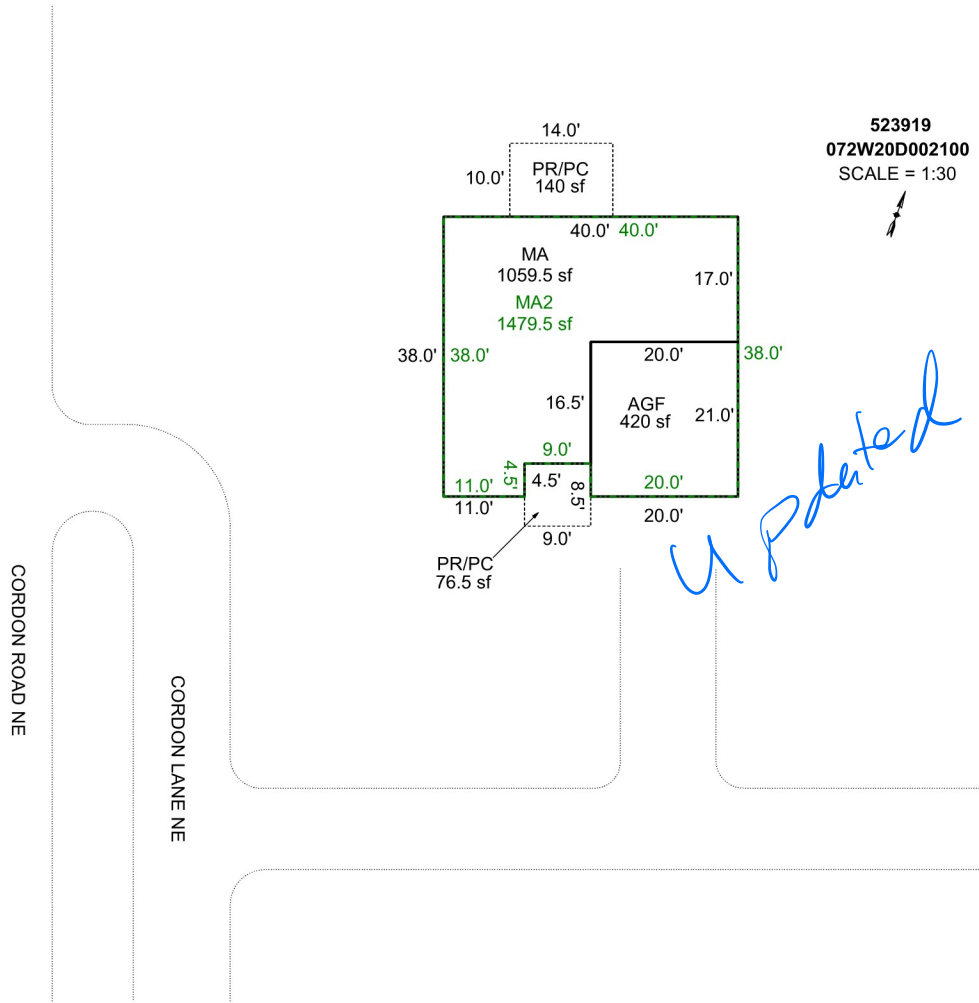
Net LIVABLE cnt 1 (rounded) 2,498  
 Net BUILDING cnt 1 (rounded) 420

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## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.0    | 1059.5   | 156.0     | 1059.5     |
| GLA2 | MA2         | 1.0    | 1479.5   | 165.0     | 1479.5     |
| GAR  | AGF         | 1.0    | 420.0    | 82.0      | 420.0      |
| P/P  | PR/PC       | 1.0    | 140.0    | 48.0      |            |
|      | PR/PC       | 1.0    | 76.5     | 35.0      | 216.5      |

### COMMENT TABLE 1

APEX BY CJURAN 04/09/2024 23-007701 MA

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      2,539