

Summary

Lead Appr: WW 11/13 Clerk: _____ Lead Clerk: _____ Appr: MLH 12/24/25 Print Date: 9/29/2025

Acct ID: 521987 MTL: 072W04D002500 Date: 10/3/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
Situs: 4666 60TH AVE NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 83804 Year: 2025
2026

Last Date Appraised: 09/10/2021 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info:

Owner: GASPAR JUAREZ, DOROTEO Last Sales Date: 03/26/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 294180

RMV Land: 267020 RMV Imp: 342720 RMV Total: 609740 MAV: 294180 MSAV: 0 SAV: 0

Comment: 22-23: GRH L2 09/10/21

MLS 825484
DOM 42

update Inventory

OSDs Sales Code 30

Input MLH 11/12/25

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

Land

Site: 1 Code Area: 92410 Size: 1.06 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0

Class: 2BD Value Source: Rural Restrictive Description: RMV: 217020 Exception: Y N

Adjustment(s): 650±1 Fire Patrol: Description:

Comments: 05-06: RECALC SETUP;#T19//06-13-06 (GW39): changed land schedule per ratio analysis by JS29.

Kit
EVB Roof paint door
1999 → 2004 windows floor → M/M Bathroom
Kit Counter

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1978 Eff Year Blt: 1990 Sq.Ft: 1623 % Complete: 100.00

Desc: One Story Only

Dimensions: 1688 RMV: 315900

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	4	Finished	<u>1623</u>	<u>3</u>	FB-2	1978	1990	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	561	0	0	1978	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>ER</u> YARD IMPROVEMENTS AVERAGE	4	1	1990	26643	1	Y N

264 I/O

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2010 Sq.Ft: 576 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 24x24 RMV: 7690

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	576	0	0	2003	2003	<u>Avg</u> <u>12x24 loft u</u>	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2010 Sq.Ft: 192 % Complete: 100.00

Desc: Multi Purpose Shed (MP)

Dimensions: 12x16 RMV: 2760

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	192	0	0	2005	2005	<u>Fair</u>	Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 2012 Eff Year Blt: 2010 Sq.Ft: 121 % Complete: 100.00

Desc: Lean-to Light (LTL)

Dimensions: 11x11 RMV: 370

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Lean-to Light Duty	4	Finished	121	0	0	2012	2012		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 6	Code Area: 92410	Stat Class: 905	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100.00		
Desc: Rural Solar Panel/Array			Dimensions:		RMV: 16000			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C		
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								

CTH

20x14

2010

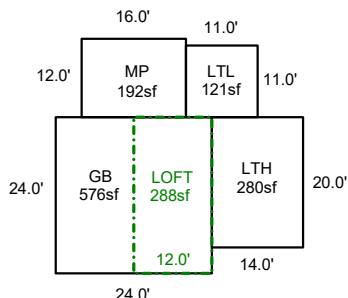
I/O

SKETCH/AREA TABLE ADDENDUM

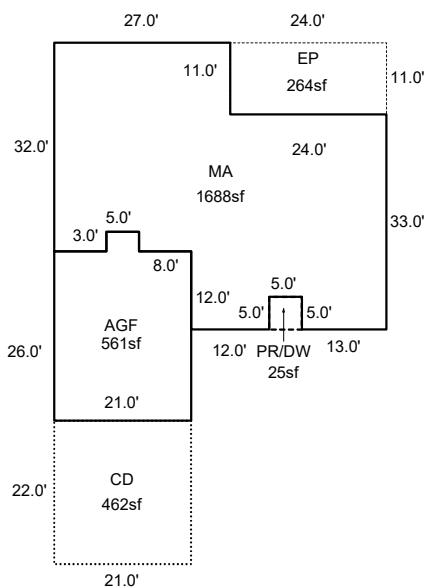
SUBJECT INFO

File No.: 521987 Parcel No.: 072W04D 02500
 Property Address: 4666 60TH AV NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



521987
072W04D 02500
SCALE 1.30



Sketch by ApexSketch

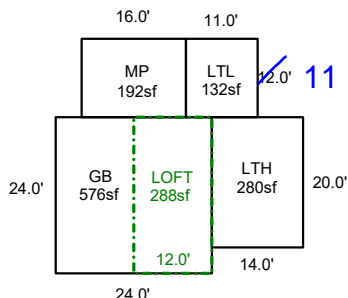
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	576.0	96.0		DRAWN BY TJS 6-20-12 UPDATED BY CLOBERG 12/30/25 UPDATED BY CLOBERG 04/01/26	
	MP	1.0	192.0	56.0	768.0		
GLA1	MA	1.0	1688.0	206.0	1688.0		
ATTF	LOFT	1.0	288.0	72.0	288.0		
CD	CD	1.0	462.0	86.0	462.0		
GARAGE	AGF	1.0	561.0	100.0	561.0	COMMENT TABLE 2	
LTH	LTH	1.0	280.0	68.0	280.0		
LTL	LTL	1.0	121.0	44.0	121.0	COMMENT TABLE 3	
P/P	EP	1.0	264.0	70.0	264.0		
PR	PR/DW	1.0	25.0	20.0	25.0	T47 09/10/21 MLH 10/03/25	
	Net LIVABLE	cnt	2 (rounded)		2,089	TAGS L2 SV L4	
	Net BUILDING	cnt	1 (rounded)		1,056		

SKETCH/AREA TABLE ADDENDUM

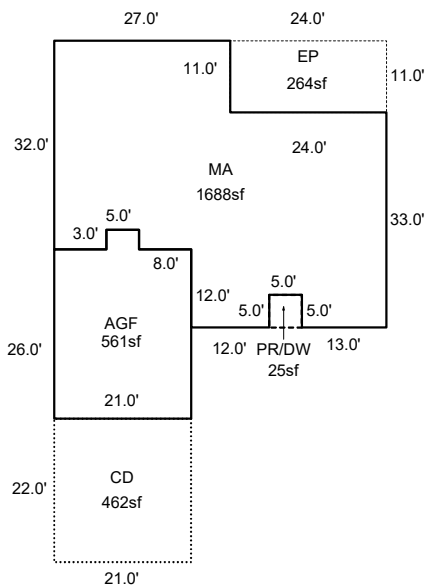
SUBJECT INFO

File No.: 521987 Parcel No.: 072W04D 02500
 Property Address: 4666 60TH AV NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



521987
072W04D 02500
SCALE 1.30



Sketch by ApexSketch

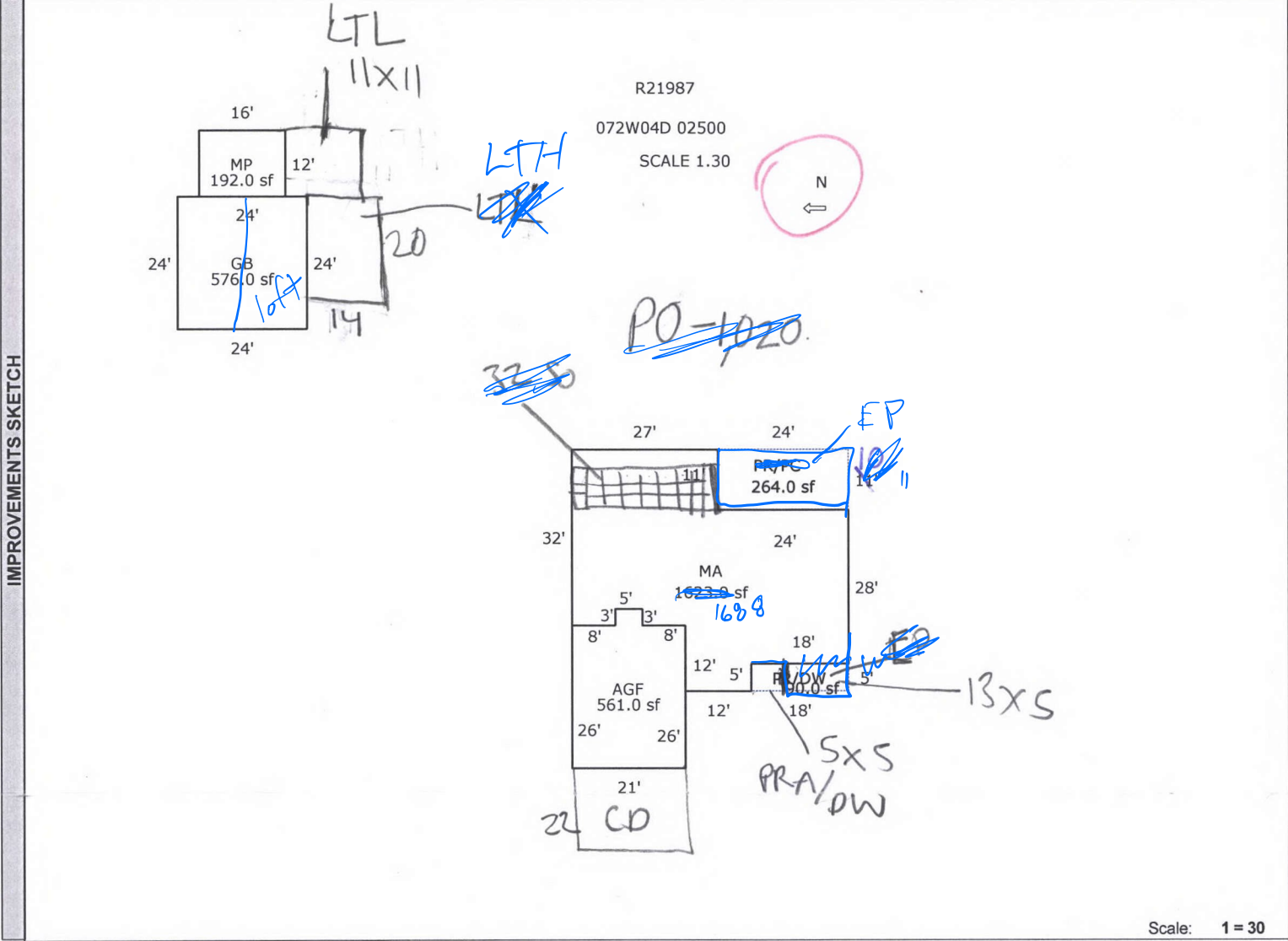
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	576.0	96.0		DRAWN BY TJS 6-20-12 UPDATED BY CLOBERG 12/30/25					
	MP	1.0	192.0	56.0	768.0						
GLA1	MA	1.0	1688.0	206.0	1688.0						
ATTF	LOFT	1.0	288.0	72.0	288.0						
CD	CD	1.0	462.0	86.0	462.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">T47 09/10/21 MLH 10/03/25</td> <td style="vertical-align: top;">TAGS L2 SV L4</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	T47 09/10/21 MLH 10/03/25	TAGS L2 SV L4
COMMENT TABLE 2	COMMENT TABLE 3										
T47 09/10/21 MLH 10/03/25	TAGS L2 SV L4										
GARAGE	AGF	1.0	561.0	100.0	561.0						
LTH	LTH	1.0	280.0	68.0	280.0						
LTL	LTL	1.0	132.0	46.0	132.0						
P/P	EP	1.0	264.0	70.0	264.0						
PR	PR/DW	1.0	25.0	20.0	25.0						
	Net LIVABLE	cnt	2 (rounded)		2,100						
	Net BUILDING	cnt	1 (rounded)		1,056						

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W04D 02500

File No R21987

SUBJECT	Property Address 4666 60TH AV NE
	City SALEM State OR Zip 97305
	Owner
	Client
	Appraiser Name



Scale: 1 = 30

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1623.0	196.0	1623.0	DRAWN BY TJS 6-20-12	
GBA1	GB	1.00	576.0	96.0			
	MP	1.00	192.0	56.0	768.0		
GARAGE	AGF	1.00	561.0	100.0	561.0		
P/P	PR/PC	1.00	264.0	70.0			
	PR/DW	1.00	90.0	46.0	354.0		
<p>Net LIVABLE Area (rounded w/ factors) 1623</p> <p>Net BUILDING Area (rounded w/ factors) 768</p>						<p>Comment Table 2 Comment Table 3</p> <p style="font-size: 1.2em; color: blue;">9/10/21 T47 L2 TAGS 10/3/25 MLT+ SU LY</p>	