

Summary

Lead Appr: *input 10/22 4-8*

Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 3/9/2026

Acct ID: 530995 MTL: 082W30C001600 Date: *3/12/26* Appr: *10/22* Prop Class: 401 RMV Prop Class: 401
Situs: 3475 CASCADE PL SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 148251 Year: 2026

Last Date Appraised: 05/02/2012 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: GRUMBO, AARON Last Sales Date: 12/19/2025 Roll Type: R

Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 281630

RMV Land: 295880 RMV Imp: 267230 RMV Total: 563110 MAV: 281630 MSAV: 0 SAV: 0

Comment:

upd pkg, eub

*MGS 830686
DOM 174
33 ✓*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	05590	0

Land

Site: 1 Code Area: 05590 Size: 2.28 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 250880 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 01-02: F01-317 LLA AND SEPM BETWEEN R32858, R328169, R30995

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 05590 Stat Class: 141 Year Blt: 1968 Eff Year Blt: *2004* 1968 Sq.Ft: 1644 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 220850
 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	1644	3	FB-1/ HB-1	1968	1968	FP - 1, HVAC, KIT, BTH - 1, BATH - 1, ROOF	Y N
Garage Attached	4	Finished	638	0	0	1968	1968	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1968	19548	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05590 Stat Class: 313 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 3960 % Complete: 100.00
 Desc: Free Stall Barn (SB) Dimensions: 66x60 RMV: 15710
 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
Free Stall Barn	4	Finished	3960	0	0	1968	1968	<i>fair</i>	Y N

Accessories

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

Bldg: 2 Code Area: 05590 Stat Class: 341 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 320 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 1190
 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
Multi-Purpose Bldg	4	Finished	320	0	0	1968	1968	<i>fair</i>	Y N

Accessories

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

Bldg: 3 Code Area: 05590 Stat Class: 316 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 10800 % Complete: 100.00
 Desc: Arenas (HA) Dimensions: 180x60 RMV: 29480
 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
Horse Arena	4	Finished	10800	0	0	1978	<i>2002</i> 1978	FAIR	Y N

Accessories

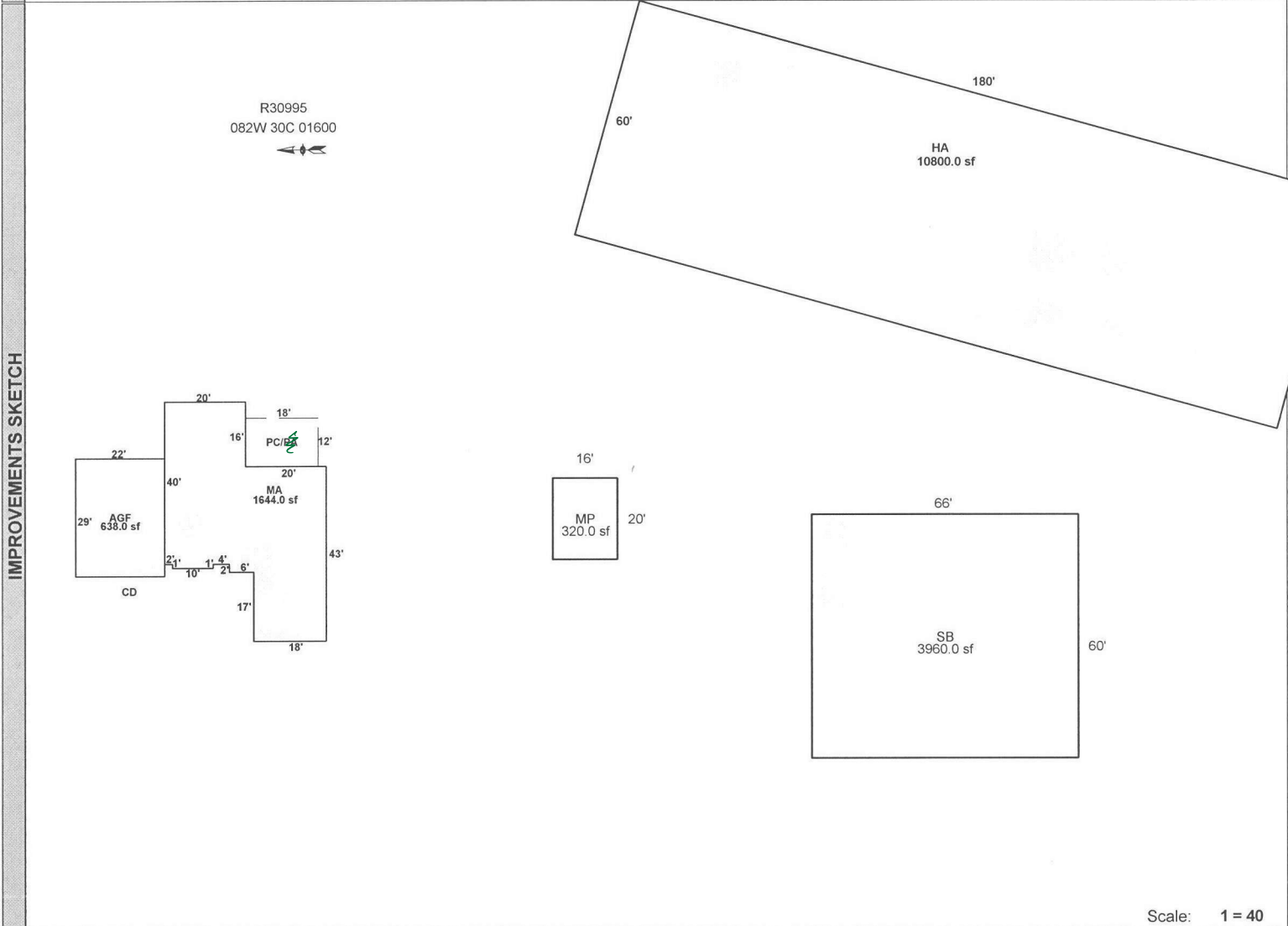
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W30C 01600

File No R30995

SUBJECT	Property Address 3475 Cascade PI SE		
	City Salem	State OR	Zip 97317
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 40

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 6/4/2012 Jane <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Comment Table 2</td> <td style="width: 50%; text-align: center;">Comment Table 3</td> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		Comment Table 2	Comment Table 3		
	Comment Table 2	Comment Table 3										
	GLA1	MA	1.00	1644.0	200.0	1644.0						
GBA1	HA	1.00	10800.0	480.0								
	SB	1.00	3960.0	252.0								
	MP	1.00	320.0	72.0	15080.0							
GAR	AGF	1.00	638.0	102.0	638.0							
P/P	PC/PA	1.00	216.0	60.0	216.0							
Net LIVABLE Area					(rounded w/ factors)	1644						
Net BUILDING Area					(rounded w/ factors)	15080						

Value Comparison MARION County

Account ID 530995 **Map** 082W30C001600 **RMV Class** 401 **Property Class** 401 **Situs** 3475 CASCADE PL SE SALEM OR 97317
Workflow ID 7608837 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** UPD PKG, EYB

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2.28 Acres	\$250,880	\$250,880	\$0	\$120,700	\$0	\$120,700
New	Rural at MKT 2.28 Acres	\$250,880	\$250,880	\$0	\$120,700	\$0	\$120,700
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - FAIR	\$45,000	\$45,000	\$0	\$27,040	\$0	\$27,040
New	OSD - FAIR	\$45,000	\$45,000	\$0	\$27,040	\$0	\$27,040
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	313 FARM BLDG 3960 Sqft	\$15,710	\$15,710	\$0	\$9,330	\$0	\$9,330
New	313 FARM BLDG 3960 Sqft	\$18,070	\$18,070	\$0	\$9,330	\$0	\$9,330
		\$2,360	\$2,360	\$0	\$0	\$0	\$0
Prev	341 FARM BLDG 320 Sqft	\$1,190	\$1,190	\$0	\$700	\$0	\$700
New	341 FARM BLDG 320 Sqft	\$1,470	\$1,470	\$0	\$700	\$0	\$700
		\$280	\$280	\$0	\$0	\$0	\$0
Prev	316 FARM BLDG 10800 Sqft	\$29,480	\$29,480	\$0	\$15,390	\$0	\$15,390
New	316 FARM BLDG 10800 Sqft	\$29,480	\$29,480	\$0	\$15,390	\$0	\$15,390
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	141 RESIDENCE 1644 Sqft	\$220,850	\$220,850	\$0	\$108,470	\$0	\$108,470
New	141 RESIDENCE 1644 Sqft	\$220,850	\$220,850	\$0	\$108,470	\$0	\$108,470
		\$0	\$0	\$0	\$0	\$0	\$0
	Total Prev	\$563,110	\$563,110	\$0	\$281,630	\$0	\$281,630
	Total New	\$565,750	\$565,750	\$0	\$281,630	\$0	\$281,630
	Total Change	\$2,640	\$2,640	\$0	\$0	\$0	\$0

Value Comparison MARION County

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Year 2026 **Comments** UPD PKG, EYB

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2.28 Acres	\$250,880	\$250,880	\$0	\$120,700	\$0	\$120,700
New	Rural at MKT 2.28 Acres	\$250,880	\$250,880	\$0	\$120,700	\$0	\$120,700
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - FAIR	\$45,000	\$45,000	\$0	\$27,040	\$0	\$27,040
New	OSD - FAIR	\$45,000	\$45,000	\$0	\$27,040	\$0	\$27,040
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	313 FARM BLDG 3960 Sqft	\$15,710	\$15,710	\$0	\$9,330	\$0	\$9,330
New	313 FARM BLDG 3960 Sqft	\$18,070	\$18,070	\$0	\$9,330	\$0	\$9,330
		\$2,360	\$2,360	\$0	\$0	\$0	\$0
Prev	341 FARM BLDG 320 Sqft	\$1,190	\$1,190	\$0	\$700	\$0	\$700
New	341 FARM BLDG 320 Sqft	\$1,470	\$1,470	\$0	\$700	\$0	\$700
		\$280	\$280	\$0	\$0	\$0	\$0
Prev	316 FARM BLDG 10800 Sqft	\$29,480	\$29,480	\$0	\$15,390	\$0	\$15,390
New	316 FARM BLDG 10800 Sqft	\$79,600	\$79,600	\$50,120	\$15,390	\$0	\$65,510
		\$50,120	\$50,120	\$50,120	\$0	\$0	\$50,120
Prev	141 RESIDENCE 1644 Sqft	\$220,850	\$220,850	\$0	\$108,470	\$0	\$108,470
New	141 RESIDENCE 1644 Sqft	\$276,060	\$276,060	\$55,210	\$108,470	\$0	\$163,680
		\$55,210	\$55,210	\$55,210	\$0	\$0	\$55,210
	Total Prev	\$563,110	\$563,110	\$0	\$281,630	\$0	\$281,630
	Total New	\$671,080	\$671,080	\$105,330	\$281,630	\$0	\$386,960
	Total Change	\$107,970	\$107,970	\$105,330	\$0	\$0	\$105,330