

Summary

Lead Appr: *WVW 4-8*

Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_

Print Date:

3/9/2026

Acct ID: 530998 MTL: 082W30C002101 Date: *3-12-26* Appr: *WVW* Prop Class: 451 RMV Prop Class: 451  
Situs: 7751 FORREST GUMP LN SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 29871 Year: 2026

Last Date Appraised: 09/03/2015 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: GUERRERO, ELISEO Last Sales Date: 12/08/2025 Roll Type: R

Cycle Tag *Sales Verification* Other: \_\_\_\_\_ Inspection level: 1 2 3 *4* LCB TTO INSP AV: 268290

RMV Land: 280220 RMV Imp: 292080 RMV Total: 572300 MAV: 268290 MSAV: 0 SAV: 0

Comment:

*upd soil, add LT*

*MS 829842  
DOM 180*

Notations

RP/MS	Code	Description
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05590	0

Land

Site: 1 Code Area: 05590 Size: 1.54 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Permanently Disqualified Description: RMV: 225220 Exception: Y N  
 Adjustment(s): *0.97 4H 0.57 6H* Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 141 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1626 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 275300  
 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	1626	3	FB-2	1997	1997	ROOF, HVAC+, KIT, BATH - 2 <i>bath+</i>	Y N
Garage Attached	4	Finished	483	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1997	23349	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05590 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1152 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 16780  
 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
General Purpose Bldg	6	Finished	1152	0	0	2000	2000	FAIR	Y N

Accessories

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

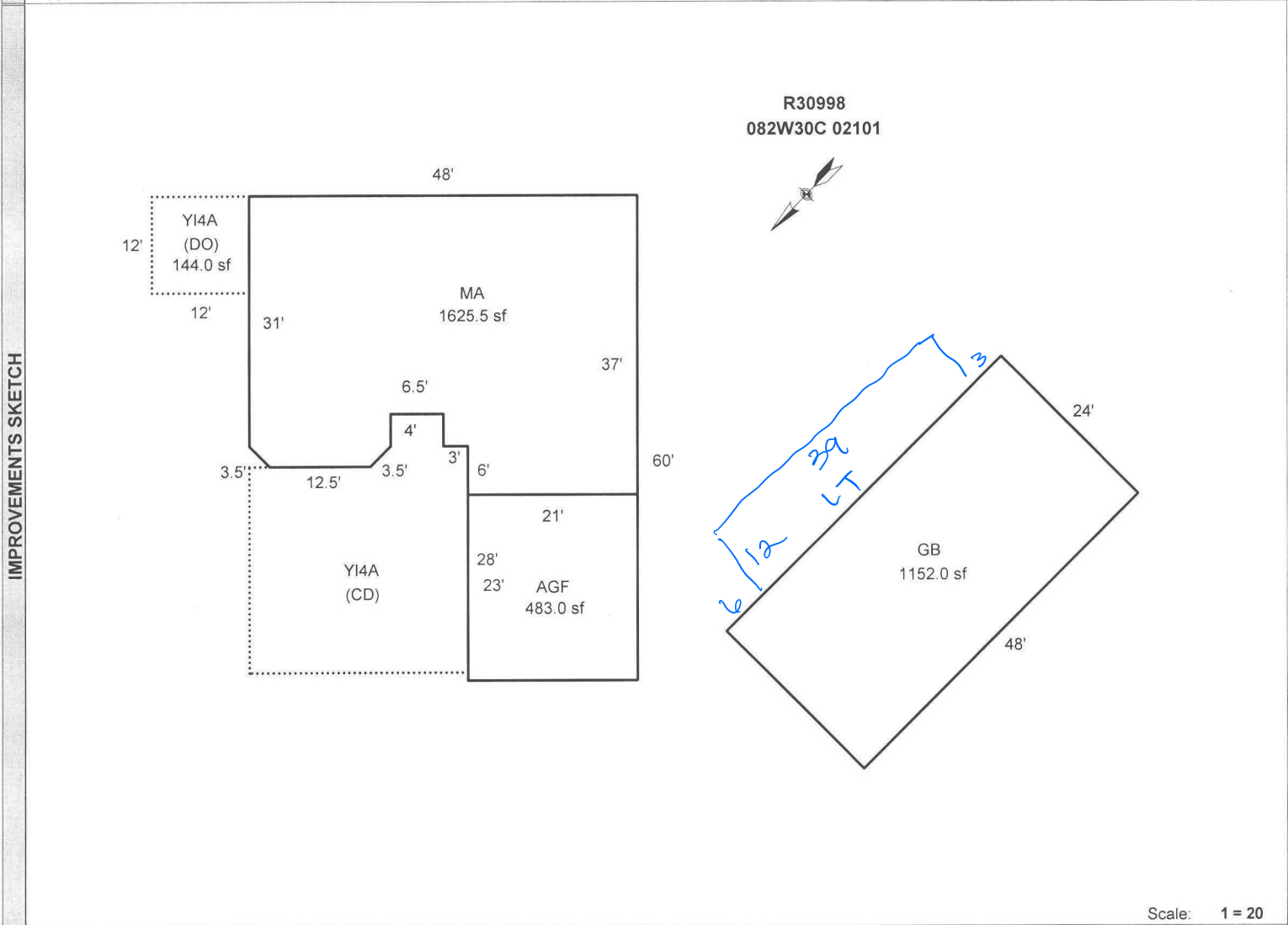
*LT 39x12 2022 new*

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W30C 02101

File No R30998

SUBJECT	Property Address 7751 FORREST GUMP LN SE			
	City SALEM	County Marion	State OR	Zip
	Owner			
	Client			
	Appraiser Name Morrie Efsaaff		Inspection Date 2012	



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1		
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX by AC 7/5/12		
	GLA1	MA	1.00	1625.5	180.1	1625.5			
	GBA1	GB	1.00	1152.0	144.0	1152.0			
	AGF	AGF	1.00	483.0	88.0	483.0			
YI	YI4A	1.00	144.0	48.0	885.4				
	YI4A	1.00	741.4	116.5					
						Comment Table 2		Comment Table 3	
			Net LIVABLE Area (rounded w/ factors)		1626				
			Net BUILDING Area (rounded w/ factors)		1152				

## Value Comparison MARION County

**Account ID** 530998      **Map** 082W30C002101      **RMV Class** 451      **Property Class** 451      **Situs** 7751 FORREST GUMP LN SE SALEM OR 97317  
**Workflow ID** 7608828      **Last** wwilliams      **Status** Open      **Operation** Sales Verification  
**Year** 2026      **Changed** 08-Apr-2026      **Comments** UPD SOIL, ADD LT

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Permanently Disqualified 1.54 Acres	\$225,220	\$225,220	\$0	\$135,710	\$0	\$135,710
New	Permanently Disqualified 0.97 Acres	\$141,860	\$141,860	\$0	\$66,990	\$0	\$66,990
		(\$83,360)	(\$83,360)	\$0	(\$68,720)	\$0	(\$68,720)
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$26,210	\$0	\$26,210
New	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$25,970	\$0	\$25,970
		\$0	\$0	\$0	(\$240)	\$0	(\$240)
Prev	141 RESIDENCE 1626 Sqft	\$275,300	\$275,300	\$0	\$98,920	\$0	\$98,920
New	141 RESIDENCE 1626 Sqft	\$275,300	\$275,300	\$0	\$130,010	\$0	\$130,010
		\$0	\$0	\$0	\$31,090	\$0	\$31,090
Prev	351 FARM BLDG 1152 Sqft	\$16,780	\$16,780	\$0	\$7,450	\$0	\$7,450
New	351 FARM BLDG 1152 Sqft	\$16,780	\$16,780	\$0	\$7,920	\$0	\$7,920
		\$0	\$0	\$0	\$470	\$0	\$470
Prev							
New	Permanently Disqualified 0.57 Acres	\$79,190	\$79,190	\$0	\$37,400	\$0	\$37,400
		\$79,190	\$79,190	\$0	\$37,400	\$0	\$37,400
Prev							
New	354 FARM BLDG 468 Sqft	\$1,970	\$1,970	\$0	\$0	\$0	\$0
		\$1,970	\$1,970	\$0	\$0	\$0	\$0
	<b>Total Prev</b>	<b>\$572,300</b>	<b>\$572,300</b>	<b>\$0</b>	<b>\$268,290</b>	<b>\$0</b>	<b>\$268,290</b>
	<b>Total New</b>	<b>\$570,100</b>	<b>\$570,100</b>	<b>\$0</b>	<b>\$268,290</b>	<b>\$0</b>	<b>\$268,290</b>
	<b>Total Change</b>	<b>(\$2,200)</b>	<b>(\$2,200)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$26,210	\$0	\$26,210
New	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$25,970	\$0	\$25,970
		\$0	\$0	\$0	(\$240)	\$0	(\$240)
Prev	141 RESIDENCE 1626 Sqft	\$275,300	\$275,300	\$0	\$98,920	\$0	\$98,920
New	141 RESIDENCE 1626 Sqft	\$278,790	\$278,790	\$0	\$130,010	\$0	\$130,010
		\$3,490	\$3,490	\$0	\$31,090	\$0	\$31,090
Prev	351 FARM BLDG 1152 Sqft	\$16,780	\$16,780	\$0	\$7,450	\$0	\$7,450
New	351 FARM BLDG 1152 Sqft	\$16,780	\$16,780	\$0	\$7,920	\$0	\$7,920
		\$0	\$0	\$0	\$470	\$0	\$470
Prev							
New	Permanently Disqualified 0.57 Acres	\$79,190	\$79,190	\$0	\$37,400	\$0	\$37,400
		\$79,190	\$79,190	\$0	\$37,400	\$0	\$37,400
Prev							
New	354 FARM BLDG 468 Sqft	\$1,970	\$1,970	\$0	\$0	\$0	\$0
		\$1,970	\$1,970	\$0	\$0	\$0	\$0
	<b>Total Prev</b>	<b>\$572,300</b>	<b>\$572,300</b>	<b>\$0</b>	<b>\$268,290</b>	<b>\$0</b>	<b>\$268,290</b>
	<b>Total New</b>	<b>\$573,590</b>	<b>\$573,590</b>	<b>\$0</b>	<b>\$268,290</b>	<b>\$0</b>	<b>\$268,290</b>
	<b>Total Change</b>	<b>\$1,290</b>	<b>\$1,290</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>