

Acct ID: 561447 MTL: 083W21DD00900 Date: 04/02/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 340 REES HILL RD SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 120245 Year: 2025

Last Date Appraised: 12/20/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Residence)  
 Owner: BUT, PETER V Last Sales Date: 09/29/2023 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 257730  
 RMV Land: 276240 RMV Imp: 258590 RMV Total: 534830 MAV: 146840 MSAV: 0 SAV: 0

Comment: 25-26: L3 12.20.24 GRH

*Took pictures before owner said no to pictures*

*OSDs gated.*

*House at 70% - January 1 2026*

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

**Land**

Site: 1 Code Area: 92430 Size: 1.64 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 236240 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 2 Code Area: 92430 Stat Class: 128 Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 25030  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Floors on site*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	2	Unfinished	528	0	0	1965	1965	ROOF	Y N

**Accessories**

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

Bldg: 4 Code Area: 92430 Stat Class: 152 - Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3566 % Complete: 30.00  
 Desc: Multi Story above grade Dimensions: RMV: 232400  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 110890 Adjust: Adjust RMV: 0

*Floors change class to 5+*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2174	1	FB-1/ HB-1	2024	2024	FP - 2, BATH - 1, BTH - 1, ROOF, HVAC+, KIT+, BATH+	Y N
Second Floor	5	Finished	1392	3	FB-2	2024	2024	HVAC+, BATH - 2, FP - 1	Y N
Garage Attached	5	Finished	588	0	0	2024	2024	ROOF	Y N

**Accessories**

Description Class Size SqFt Eff Yr Blt RMV Quantity  
 YARD IMPROVEMENTS AVERAGE 5 0 2024 13380 1 Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 92430 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 144 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 6x24 RMV: 1160  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*Floors on site*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	144	0	0	1990	1990	FAIR	Y N

**Accessories**

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



classing calculator

Microsoft Excel spreadsheet titled "classing calculator" showing property details and a classing form.

Account Number	Design	Building Code	Size	Footprint	Foundation	Siding	Exterior Trim	Entry	Roof	Doors/windows	Bedrooms	Bathrooms	Heating	CLASS
561447	Custom	Yes	3800	Custom	Yes	Beveled_T111	Front_and_sides	Large_covered	Multiple_gables_or_hip	Walls_of_windows_high_end_doors	4	3.5	AC	54
														5.375

Instructions:

To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.

To save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number

Percent Complete Form

Account # 561447

Additions

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%		Heating Rough-In	2%		1%
	80%	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 12/20/24 YR For 25-26 % COMP 30  
 APPR GRH Date 4/2/26 YR For 26-27 % COMP 70%  
 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%

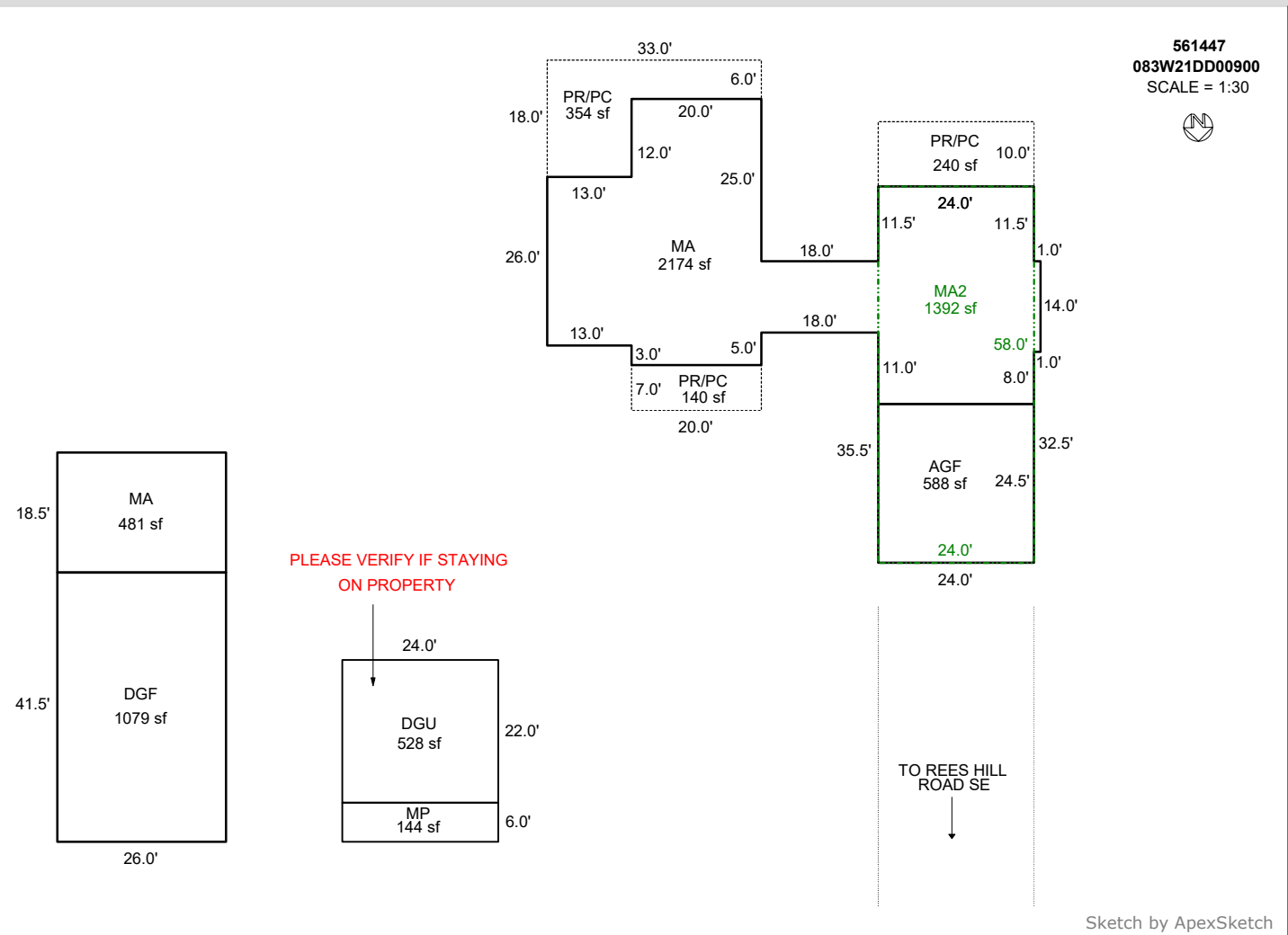
APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
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 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 561447 Parcel No.: 083W21DD00900  
 Property Address: 340 REES HILL RD SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	60.0	144.0
GLA1	MA	1.0	2174.0	279.0	2174.0
GLA2	MA2	1.0	1392.0	164.0	1392.0
GAR	DGU	1.0	528.0	92.0	
	AGF	1.0	588.0	97.0	
	DGF	1.0	1079.0	135.0	2195.0
MA	MA	1.0	481.0	89.0	481.0
P/P	PR/PC	1.0	240.0	68.0	
	PR/PC	1.0	140.0	54.0	
	PR/PC	1.0	354.0	102.0	734.0
	Net LIVABLE	cnt	4 (rounded)		6,242
	Net BUILDING	cnt	0 (rounded)		144

### COMMENT TABLE 1

APEXED BY NRC 07/23/2009  
 UPDATED BY CJURAN 05/07/2024 24-000773 MA  
 UPDATED BY CLOBERG 02/19/26 25-005802 DGF

### COMMENT TABLE 2

### COMMENT TABLE 3