

Acct ID: 518174 MTL: 062W02BC00300 Date: **4.9.23** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 7656 WABASH DR NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 43487 Year: 2024

Last Date Appraised: 04/13/2020 Appraiser: JORDAN SCHULTZ Retag: Y **(N)** Tag info: _____
 Owner: DEREK J PAVLICEK LT 50% & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **(2)** 3 4 LCB TTO **(INSP)** AV: 306247
 RMV Land: 203810 RMV Imp: 491040 RMV Total: 694850 MAV: 299810 MSAV: 6437 SAV: 20514
 Comment: LEVEL 4 C19 4.13.20 CL10//

Notations **VPd Inv** **Input, JJS, 4.12.24**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01600	0

Land

Site: 1	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:			RMV: 29570	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: 09-10: PER #19 CHG FARM HOMESITE TO MARKET HOMESITE, RENTED OUT// 100030						
Site: 2	Code Area: 01600	Size: 3.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 129240	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 141	Year Blt: 1972	Eff Year Blt: 1984	Sq.Ft: 1530	% Complete: 100
Desc: One Story Only				Dimensions:	RMV: 217580	
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	1530	3	FB-2	1972	1972	BATH - 2, KIT+, ROOF+, FP - 2, HVAC	Y N
Garage Attached	4	Low Cost	462	0	0	1972	1972	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	396	1972	965	1	Y N
PATIO	4	160	1930	510	1	Y N
PATIO	4	176	1930	561	1	Y N
ROOF EXTENSION OR PATIO COVER	4	160	1930	2691	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 100	% Complete: 100
Desc: Accessory Improvements & Misc.				Dimensions: 10x10	RMV: 0	
Func Obsc: 0	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
Pump House	0	Finished	100	0	0	0	0		Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 342	Year Blt: 1997	Eff Year Blt: 2004	Sq.Ft: 13992	% Complete: 100
Desc: Metal Component Building (MC)				Dimensions: 106x132	RMV: 273460	
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
Metal Componet Bldg	5	Finished	13992	0	0	1997	2004	AVG	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available



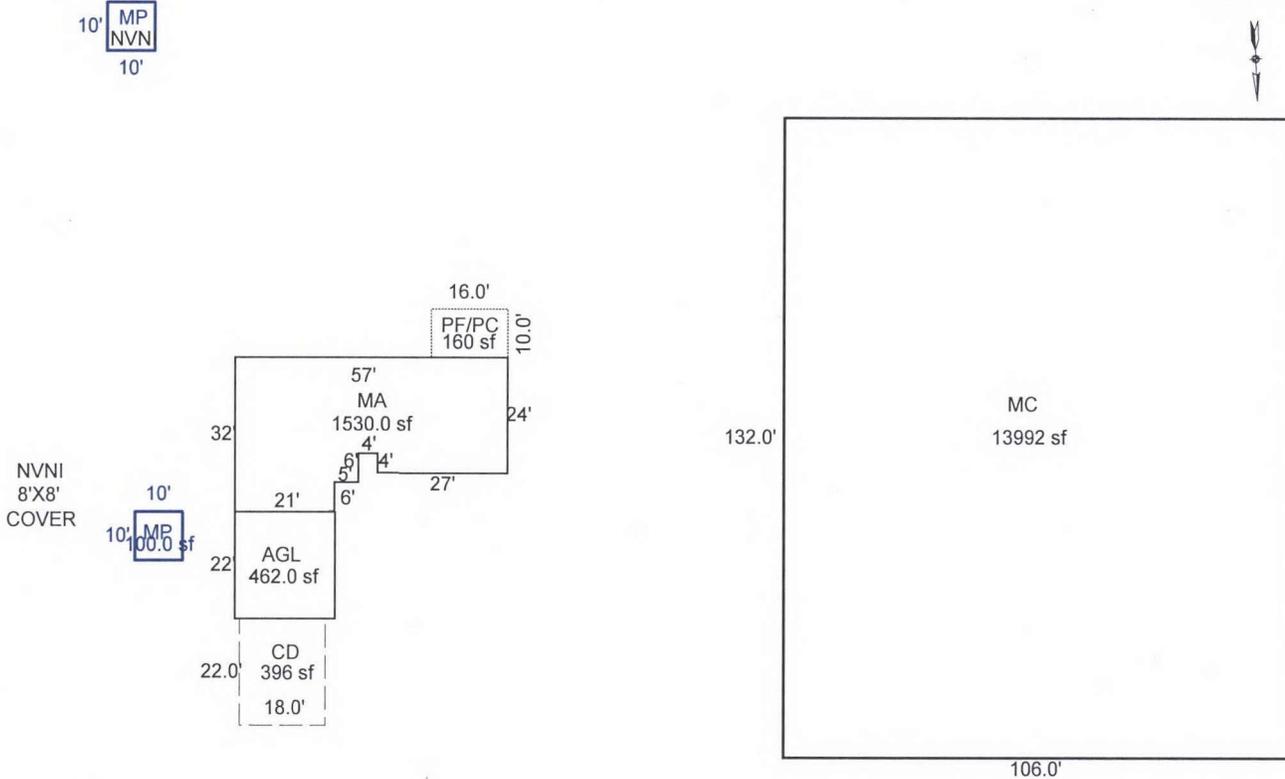
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18174 Parcel No.: 062W02BC00300
 Property Address: 7656 WABASH DR NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R18174
062W02BC00300
SCALE=1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1	13992	476	
	MP	1	100	40	
	MP	1	100	40	14192
GLA1	MA	1	1530	186	1530
GAR	AGL	1	462	86	462
P/P	CD	1	396	80	
	PF/PC	1	160	52	556

COMMENT TABLE 1

DRAWN BY AC 5/19/10
UPD BY PH 05.21.20

COMMENT TABLE 2

04.13.20 CL #10

JSS 4.9.24

COMMENT TABLE 3

CYCLE: C19

Code LZ

Net LIVABLE	cnt	1	(rounded)	1,530
Net BUILDING	cnt	3	(rounded)	14,192