

Acct ID: 518178 MTL: 062W02BC00100 Date: 4.9.24 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: 7746 WABASH DR NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 43497 Year: 2024

Last Date Appraised: 01/13/2016 Appraiser: JORDAN SCHULTZ Retag: Y Tag info: _____
 Owner: MANLEY, JOHN P & MANLEY, GINA M Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 343657
 RMV Land: 290830 RMV Imp: 470580 RMV Total: 761410 MAV: 267170 MSAV: 76407 SAV: 167531
 Comment: _____

Notations UPD Inv Input, JJS, 4.10.24

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 45000 | 01600 | 0 |

Land

| | | | | | | |
|----------------|----------------------------------|----------------------------|---------------|--------------|--------------|----------------|
| Site: 2 | Code Area: 01600 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: | Value Source: Farm Homesite | Description: | | | RMV: 152740 | Exception: Y N |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 2009 / 00100030 | | | | | |
| Site: 3 | Code Area: 01600 | Size: 0.53 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BI | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | | | RMV: 93090 | Exception: Y N |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | | Description: | | |
| Comments: | Liability year - 1982 / 00100030 | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|----------------------|------------------|-------------------|----------------|--------------------|---------------|-----------------|
| Bldg: 5 | Code Area: 01600 | Stat Class: 141 + | Year Blt: 2015 | Eff Year Blt: 2015 | Sq.Ft: 2031 | % Complete: 100 |
| Desc: One Story Only | | | | | Dimensions: | RMV: 404990 |
| 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 | 2031 | 3 | FB-2/ HB-1 | 2015 | 2015 | HVAC+, FP - 1, BATH - 2, ROOF, KIT, BTH - 1 | Y N |
| Garage Attached | 4 | Finished | 784 | 0 | 0 | 2015 | 2015 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| CONCRETE DRIVEWAY | 4 | 640 | 2015 | 1997 | 1 | Y N |
| YARD IMPROVEMENTS GOOD | 5 | 1 | 2015 | 45360 | 1 | Y N |

Bldg: 6 Code Area: 01600 Stat Class: 108 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4300
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available | | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------|-------|-----------|------------|------|----------|-----------|
| ASPHALT DRIVEWAY | 1 | 1492 | 2015 | 4297 | 1 | Y N |

more info to U/I

Improvements - Accessory Buildings

| | | | | | | |
|--------------------------------------|------------------|-----------------|--------------|---------------|-----------------|-----------------|
| Bldg: 1 | Code Area: 01600 | Stat Class: 301 | Year Blt: | Eff Year Blt: | Sq.Ft: 48 | % Complete: 100 |
| Desc: Accessory Improvements & Misc. | | | | | Dimensions: 8x6 | 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 | 48 | 0 | 0 | 0 | 0 | | Y N |

Accessories

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

No accessory data available

Bldg: 2 Code Area: 01600 Stat Class: 312 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 3290 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: RMV: 42650
 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: Y N |
|-----------------|-------|---------------|------------|------|---------------|--------|------------|-----------|----------------|
| Finished Office | 6 | Finished | 270 | 0 | FB-1/ HB-1 | 1989 | 1989 | BTH - 1 | Exception: Y N |
| Loft Barn | 6 | Finished | 3020 | 0 | 0 | 1989 | 1989 | AVG | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------------|-------|-----------|------------|-----|----------|
| CONCRETE DRIVEWAY | 6 | 126 | 1970 | 139 | 1 |

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 2592 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 72x36 RMV: 17600
 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: Y N |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 2592 | 0 | 0 | 1990 | 1990 | FAIR | Exception: Y N |

Accessories

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

No accessory data available

Bldg: 4 Code Area: 01600 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 140 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 10x14 RMV: 880
 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: Y N |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 4 | Finished | 140 | 0 | 0 | 2000 | 2000 | | Exception: Y N |

Accessories

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

No accessory data available

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 160
 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: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Light Duty | 6 | Finished | 120 | 0 | 0 | 1989 | 1989 | | Exception: Y N |

Accessories

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

No accessory data available



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W02BC00100

File No R18178

SUBJECT

Property Address 7746 WABASH DR NE

City SALEM

County MARION

State OR

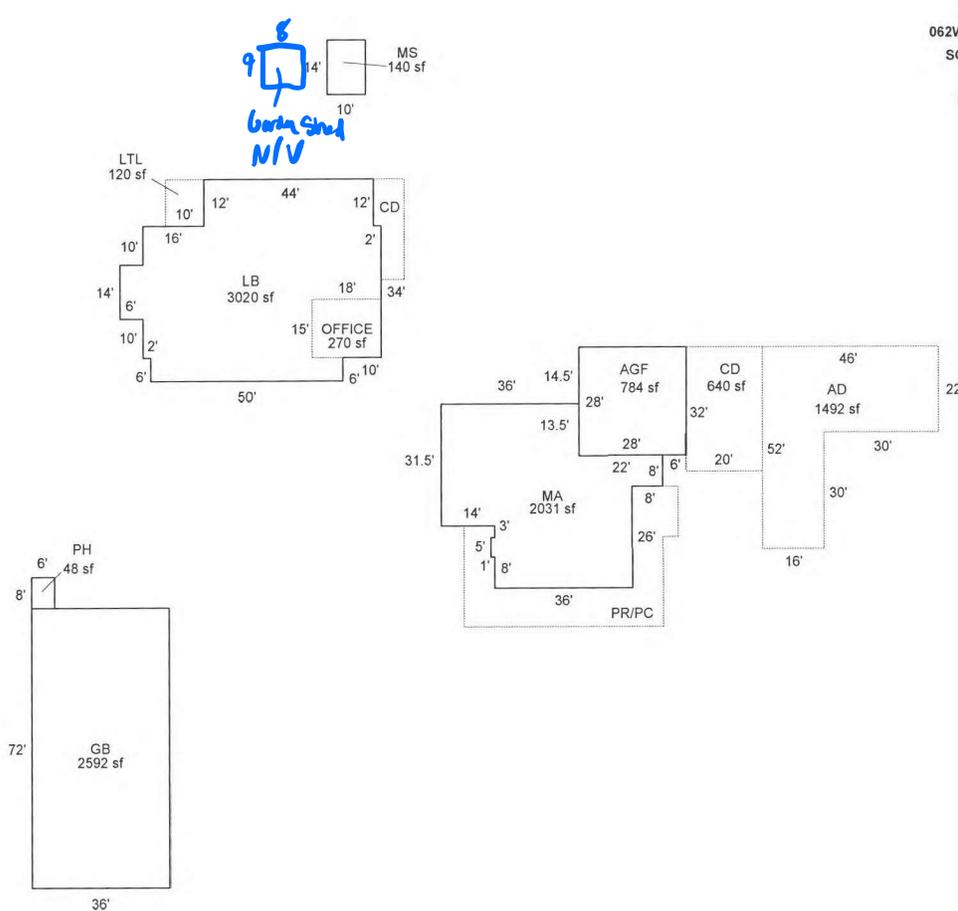
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R18178
062W02BC00100
SCALE=1:50
N
→

Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------------------|-------------|--------|----------------------|-----------|------------|
| GLA1 | MA | 1.00 | 2031 | 213 | 2031 |
| GBA1 | LB | 1.00 | 3020 | 240 | |
| | LTL | 1.00 | 120 | 44 | |
| | GB | 1.00 | 2592 | 216 | |
| | MS | 1.00 | 140 | 48 | |
| | PH | 1.00 | 48 | 28 | 5920 |
| GAR | AGF | 1.00 | 784 | 112 | 784 |
| P/P | CD | 1.00 | 640 | 104 | |
| | AD | 1.00 | 1492 | 196 | 2132 |
| OTH | OFFICE | 1.00 | 270 | 66 | 270 |
| Net LIVABLE Area | | | (rounded w/ factors) | | 2031 |
| Net BUILDING Area | | | (rounded w/ factors) | | 5920 |

DRAWN BY NRC 01/28/2009
UPDATED BY JRONDEMA 6/4/15
UPDATED BY JRONDEMA 2/12/15

1/13/16 KH 90

JJS 4.9.24

CYCLE L2



01/13/2016 R18178 GB 2592 sf



01/13/2016 R18178 GB 3020sf and OFF east



01/13/2016 R18178 GB 3020sf



01/13/2016 R18178 MA



01/13/2016 R18178 MA southeast

01/13/2016 R18178 MA southwest





01/13/2016 R18178 MS 14x10



01/13/2016 R18178 MS 14x10



01/13/2016 R18178 GB 3020sf and OFF east



01/13/2016 R18178 GB 2592 sf



01/13/2016 R18178 GB 3020sf



01/13/2016 R18178 MA



01/13/2016 R18178 MA southeast

01/13/2016 R18178 MA southwest





01/13/2016 R18178 pasture



8/18/85



2:17:36



2 12 '96