

Acct ID: 518188 MTL: 062W03C001900 Date: **4.9.23** Appr: **JJS** Prop Class: 451 RMV Prop Class: 451
 Situs: 10750 PORTLAND RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 45919 Year: 2024

Last Date Appraised: 07/23/2019 Appraiser: JORDAN SCHULTZ Retag: **Y** Tag info: _____
 Owner: FERNANDEZ, GUILLERMO LUNA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB **TTO** INSP AV: 144210
 RMV Land: 200300 RMV Imp: 175370 RMV Total: 375670 MAV: 144210 MSAV: 0 SAV: 0
 Comment: _____

Notations **UPD Inv Input, JJS, 4.12.24**
 No notation data available.

OSDs

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

Land
 Site: 1 Code Area: 01600 Size: 0.51 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: **230** Value Source: Rural Restrictive Description: _____ RMV: 155300 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 00-01; UPDATE MARKET VALUE 06-07: RECALC SETUP, APPR NO 19, 10/14/05

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 01600 Stat Class: 131 Year Blt: 1952 Eff Year Blt: 1985 Sq.Ft: 1360 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 147370
 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 | 3 | Finished | 1360 | 3 | FB-1 | 1952 | 1985 | KIT-, FP - 1, ROOF, BATH - 1 | Y N |

Accessories **413A**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|-----------|
| DECK | 3 | 204 | 1985 | 3635 | 1 | Y N |
| DECK | 3 | 320 | 1985 | 5702 | 1 | Y N |
| PATIO | 3 | 156 | 1985 | 695 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 3 | 156 | 1985 | 3664 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 3 | 204 | 1985 | 4792 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 3 | 320 | 1985 | 7517 | 1 | Y N |

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 01600 Stat Class: 352 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 2240 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 16x70 RMV: 13150
 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 |
|------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Utility Building | 6 | Finished | 1120 | 0 | 0 | 1950 | 1950 | | Y N |
| Finished Office | 6 | Finished | 1120 | 0 | 0 | 1950 | 1950 | | Y N |

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 568 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: _____ RMV: 6920
 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 | 5 | Finished | 568 | 0 | 0 | 2003 | 2003 | | 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: 1976 Eff Year Blt: 1976 Sq.Ft: 760 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x38 RMV: 1520
 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 | 760 | 0 | 0 | 1976 | 1976 | | |

Accessories

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

Bldg: 5 Code Area: 01600 Stat Class: 354 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 4x30 RMV: 100
 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 | 4 | Finished | 120 | 0 | 0 | 1950 | 1950 | | |

Accessories

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

Bldg: 6 Code Area: 01600 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 5120
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 6 | Finished | 200 | 0 | 0 | 2003 | 2003 | | |

Accessories

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

Bldg: 7 Code Area: 01600 Stat Class: 354 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 516 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 420
 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 | 4 | Finished | 516 | 0 | 0 | 1950 | 1950 | | |

Accessories

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

Bldg: 8 Code Area: 01600 Stat Class: 341 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 196 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

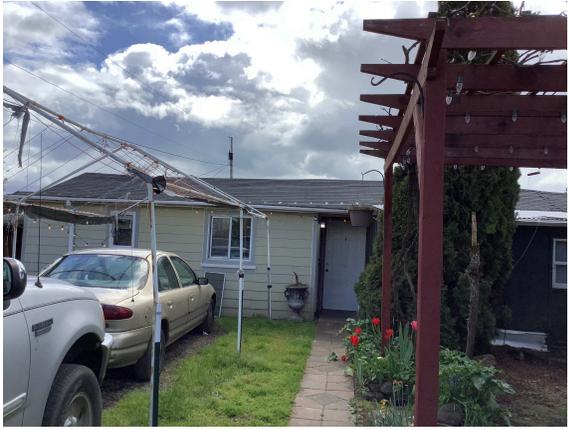
Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4 | Finished | 196 | 0 | 0 | 1976 | 1976 | | |

Accessories

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





SKETCH/AREA TABLE ADDENDUM

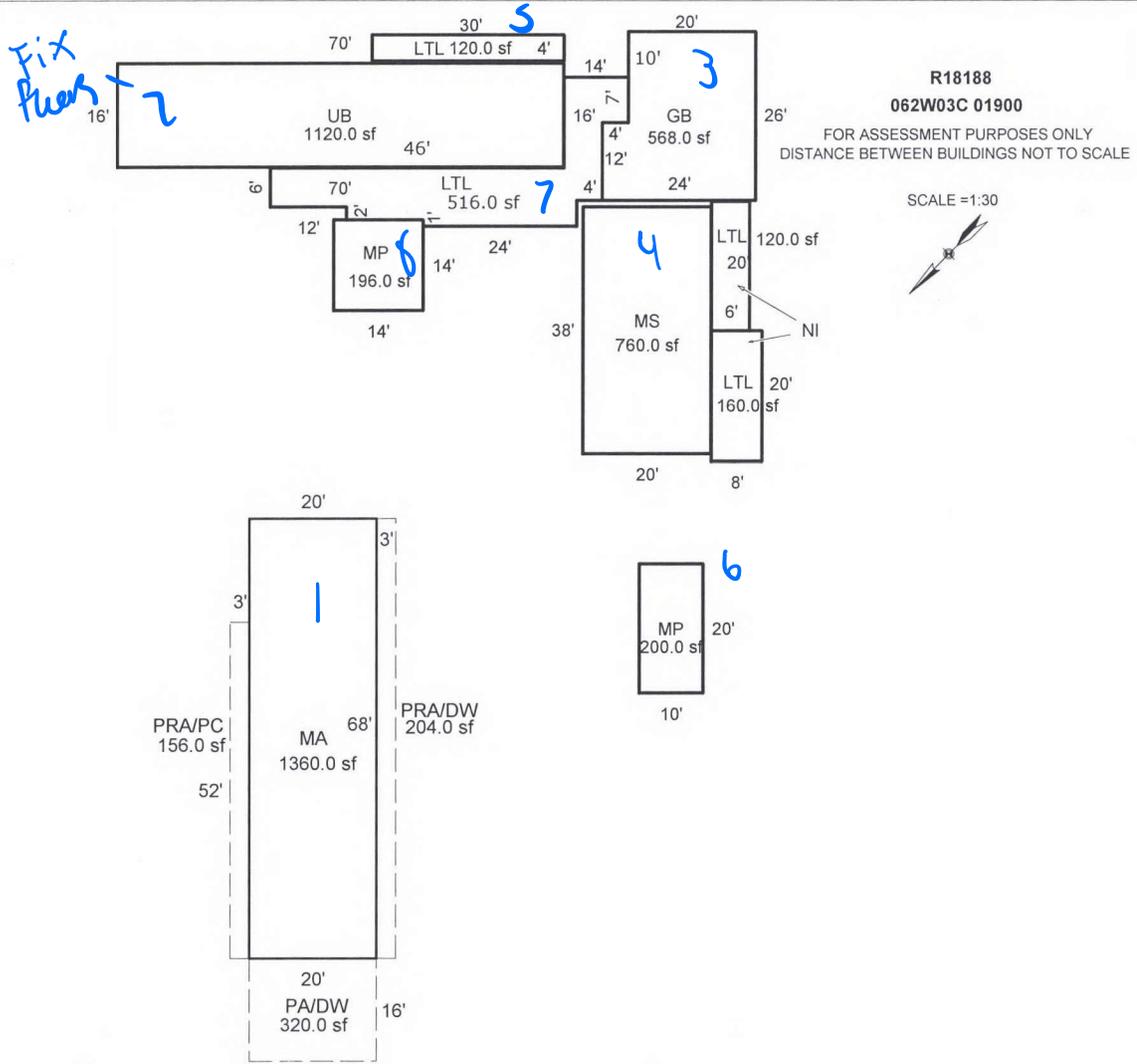
Parcel No 062W03C 01900

File No R18188

SUBJECT

| | | |
|------------------|----------------------|--------------------|
| Property Address | 10750 PORTLAND RD NE | |
| City | SALEM | State OR Zip 97305 |
| Owner | | |
| Client | | |
| Appraiser Name | | |

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------------|----------------------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 1360.00 | 176.0 | 1360.00 |
| GBA1 | GB | 1.00 | 568.00 | 100.0 | |
| | UB | 1.00 | 1120.00 | 172.0 | 3760.00 |
| | LTL | 1.00 | 120.00 | 68.0 | |
| | MS | 1.00 | 760.00 | 116.0 | |
| | LTL | 1.00 | 516.00 | 158.0 | |
| | MP | 1.00 | 196.00 | 56.0 | |
| | LTL | 1.00 | 120.00 | 52.0 | |
| | LTL | 1.00 | 160.00 | 56.0 | |
| | MP | 1.00 | 200.00 | 60.0 | |
| | PRA/PC | | 156.0 sf | | |
| | PRA/DW | | 204.0 sf | | |
| | PA/DW | | 320.0 sf | | |
| | Net LIVABLE Area | (rounded w/ factors) | 1360 | | |
| | Net BUILDING Area | (rounded w/ factors) | 3760 | | |

Comment Table 1

DRAWN BY AC 5/24/10
 UPD BY PH 08.28.19

Comment Table 2

7/23/19 #35
 JS 4.12.29 cycle L2

Comment Table 3