

Acct ID: 521940 MTL: 072W030000400 Date: **5/24/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: 551
 Situs: 7129 JUNIPER ST NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 79053 Year: 2024

Last Date Appraised: 04/09/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: Roll Type: R

Owner: BEADLE, AMANDA M Cycle Tag **Sales Verification** Other: Inspection level: 1 2 3 **4** LCB TTO INSP AV: 209878
 RMV Land: 540940 RMV Imp: 288310 RMV Total: 829250 MAV: 167940 MSAV: 41938 SAV: 104799

Comment: **MLS 809928**
182 DOM ✓ **Sales Code 30** **update Apex**
update inventory
FARM SEED

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 31140 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 02400210

Site: 3 Code Area: 92410 Size: 11.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 393860 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 02400210

Site: 4 Code Area: 92410 Size: 2.17 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 70940 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 144 Year Blt: 1925 Eff Year Blt: **1945** Sq.Ft: 2016 % Complete: 100
 Desc: Multi Story above grade with basement **EYB Roof, siding, ext paint** Dimensions: RMV: 259260
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1200	2	FB-1	1925	1945	ROOF, FP - 1, HVAC, KIT-, BATH - 1	Exception: Y N
Attic	4	Finished	816	2	FB-1/ FB-1	1925	1945	HVAC, BTH - 1 BATH	Exception: Y N
Basement	4	Unfinished	1200	0	0	1925	1945		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	424	1945	9370	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1945	18135	1	Exception: Y N

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1925 Eff Year Blt: **1945** Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 20500
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	400	0	0	1925	1945	ROOF 400 sq	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1987 Eff Year Blt: **1983** Sq.Ft: 544 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 34x16 RMV: 3510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	544	0	0	1987	1987	FAIR	Exception: Y N

GBAY

256

Accessories

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

Bldg: 4	Code Area: 92410	Stat Class: 312	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 816	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 34x24		RMV: 2980	
Func Obsc: 50	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	5	Finished	816	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 92410	Stat Class: 353	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 384	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 24x16		RMV: 890	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

MP been this way

16

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed <i>MP</i>	<i>5</i>	Finished	384	0	0	1977	1977	<i>Ade p/bq</i>	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 92410	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 80	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 8x10		RMV: 0	
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	
Pump House	0	Finished	80	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 7	Code Area: 92410	Stat Class: 355 <i>351</i>	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 720	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: <i>42x24</i>		RMV: 1170	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Converted to GB

M/M

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	<i>4</i>	Finished	720	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W03 00400

File No R21940

SUBJECT

Property Address 7129 JUNIPER ST NE

City SALEM

County MARION

State OR

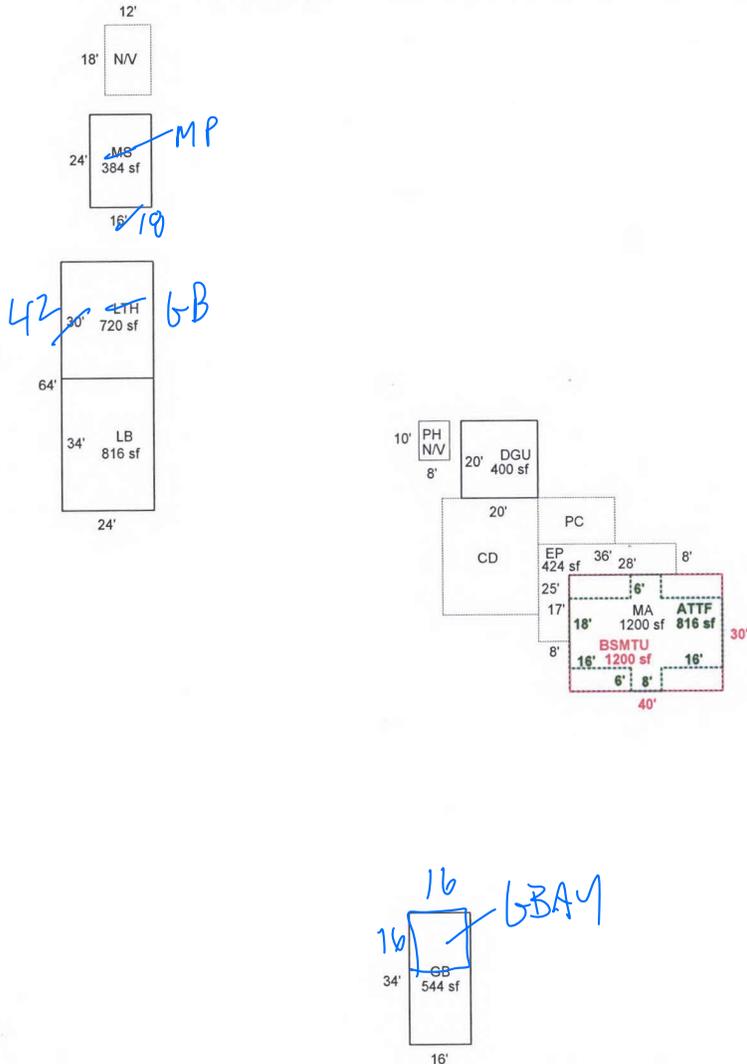
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1200	140	1200
GLA2	ATTF	1.00	816	140	816
GBA1	GB	1.00	544	100	
	LB	1.00	816	116	
	LTH	1.00	720	108	
	MS	1.00	384	80	2464
BSMT	BSMTU	1.00	1200	140	1200
GAR	DGU	1.00	400	80	400
P/P	EP	1.00	424	122	424
Net LIVABLE Area		(rounded w/ factors)			2016
Net BUILDING Area		(rounded w/ factors)			2464

Comment Table 1

DRAWN BY JRONDEMA 11/02/17

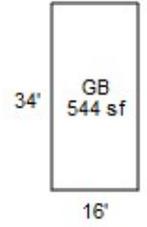
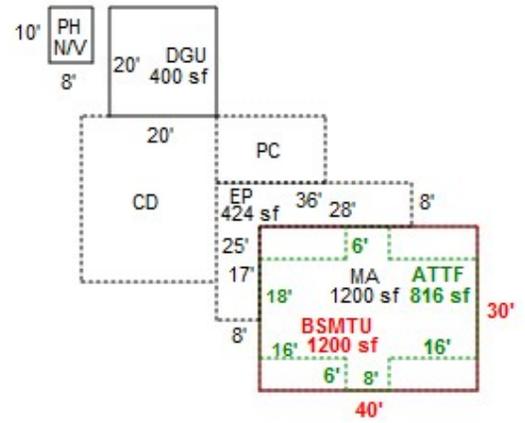
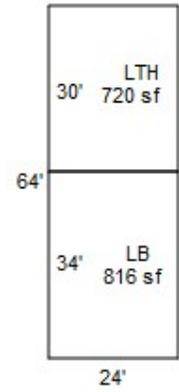
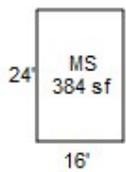
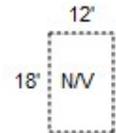
Comment Table 2

5/24/24 MLH

Comment Table 3

SU LY

R21940
072W03 00400
SCALE=1:50



R21940

03 072W
072W-03 -00400 50342-000
502 0-3C A24 024-00-21-0
PATTERSON, CHARLES R & NADINE

14.17 ACRES

7129 JUNIPER ST NE
V0551P0273DE

08/10/93



ACCOUNT NUMBER

CODE AREA NO.

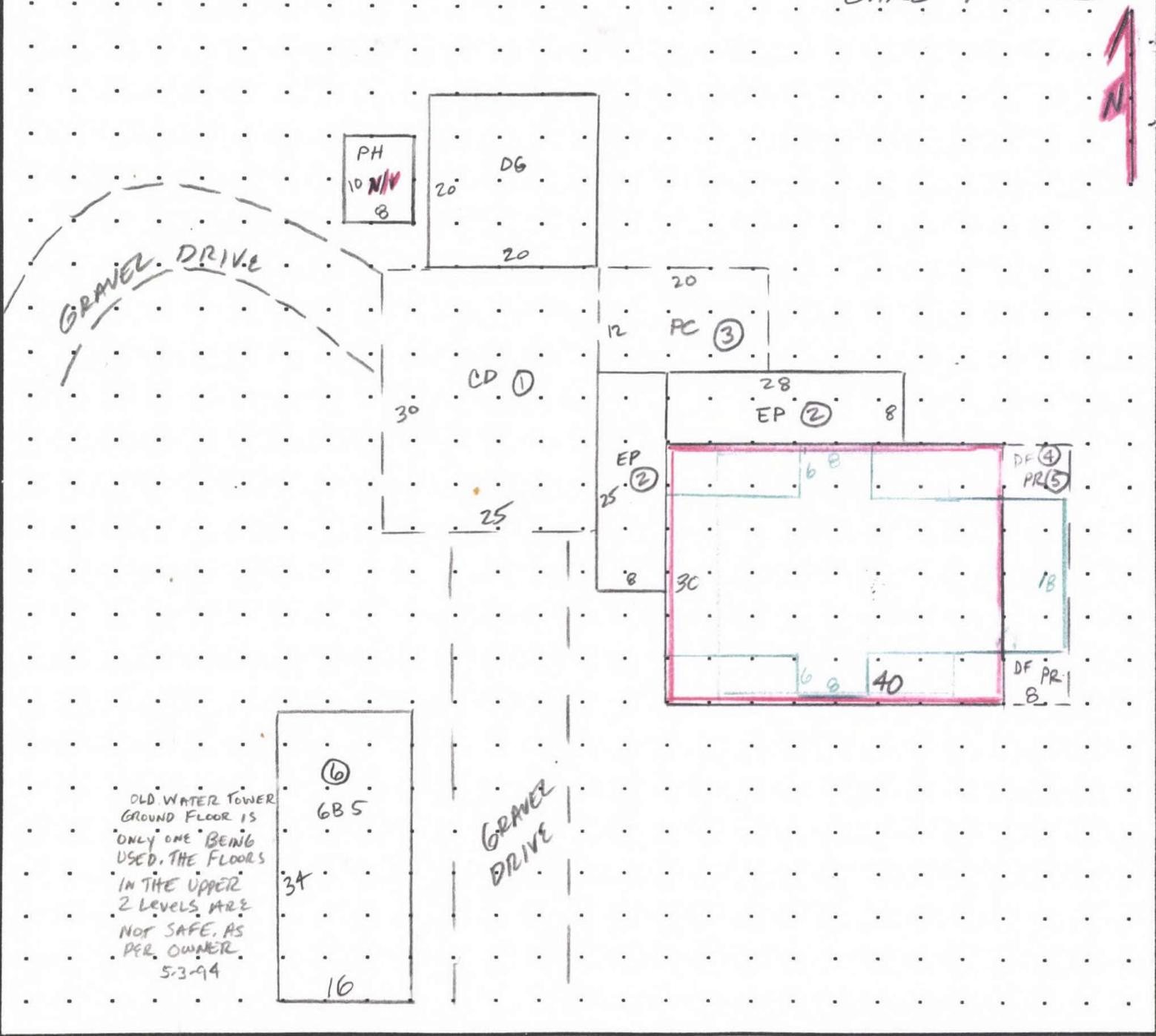
VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							Homestead					
							All Other					
							Homestead					
							All Other					

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: ^{R21940} 50342-000 MAP NO: 3 72W TAX LOT: 00400

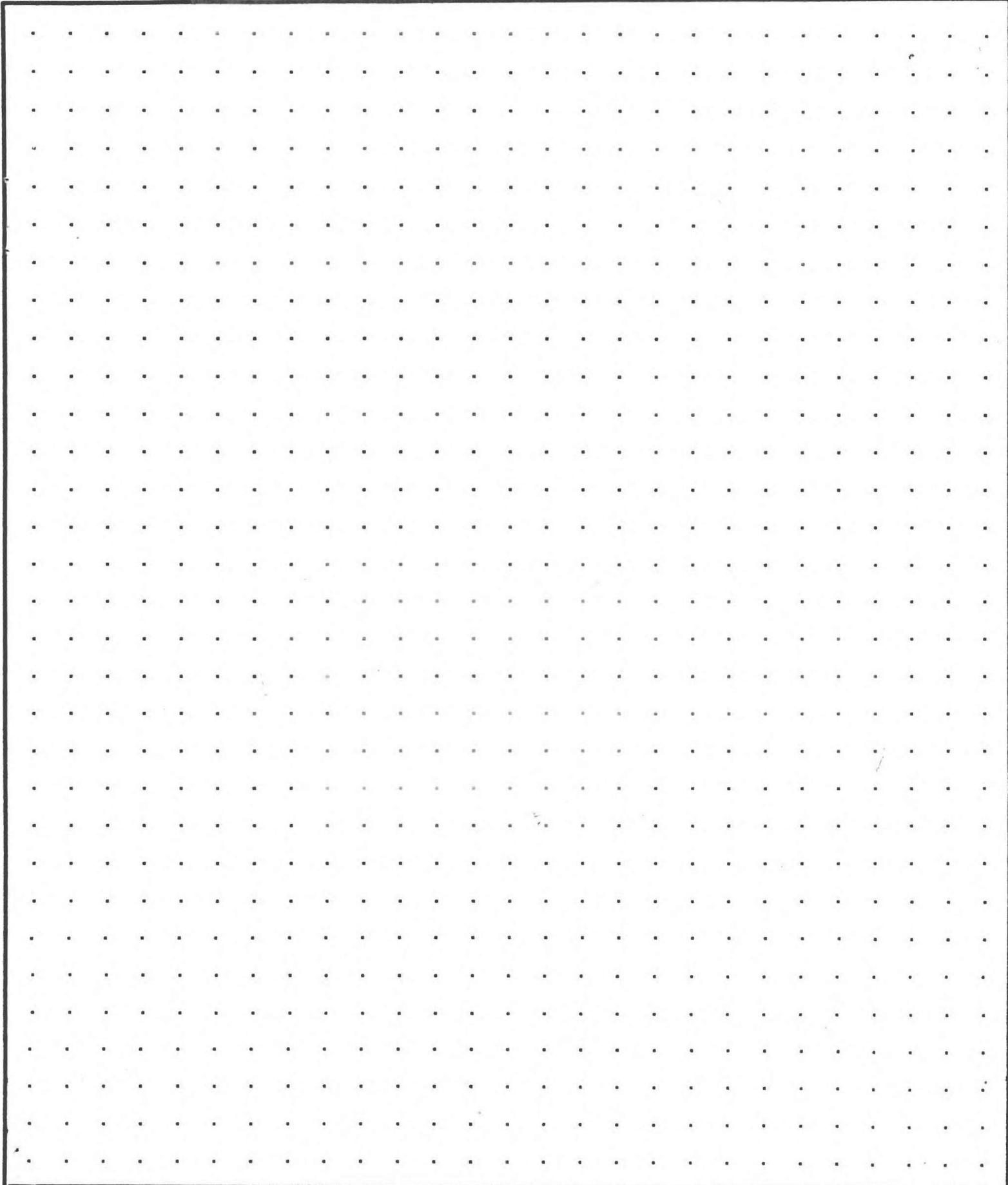
CARD 1 OF 2



CALCULATIONS: $30 \times 40 = 1200$ \square
 $30 \times 40 = 1200$ \square
 $18 \times 40 + 2 @ 6 \times 8 = 816$
 $(720) \quad (96)$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 25	ADDRESS: 7129 JUNIPER ST NE	SALES	
DATE	BY	REMARKS:	BUILDER: SALEM OIL 97303	Date	Amt.
5-3-94	Q#10				
4-9-12	19 Jul				



CALCULATIONS:

SCALE: 1" = 20'

BUILDING DIAGRAM AND OUTBUILDINGS

R2194D

ACCT NO: 50342-000 MAP NO: 3 72W TAX LOT: 00400

CARD 2 OF 2

OLD CHICKEN HOUSE
18 12 MN

MS.
2A (9)
16

30 LT
(8)

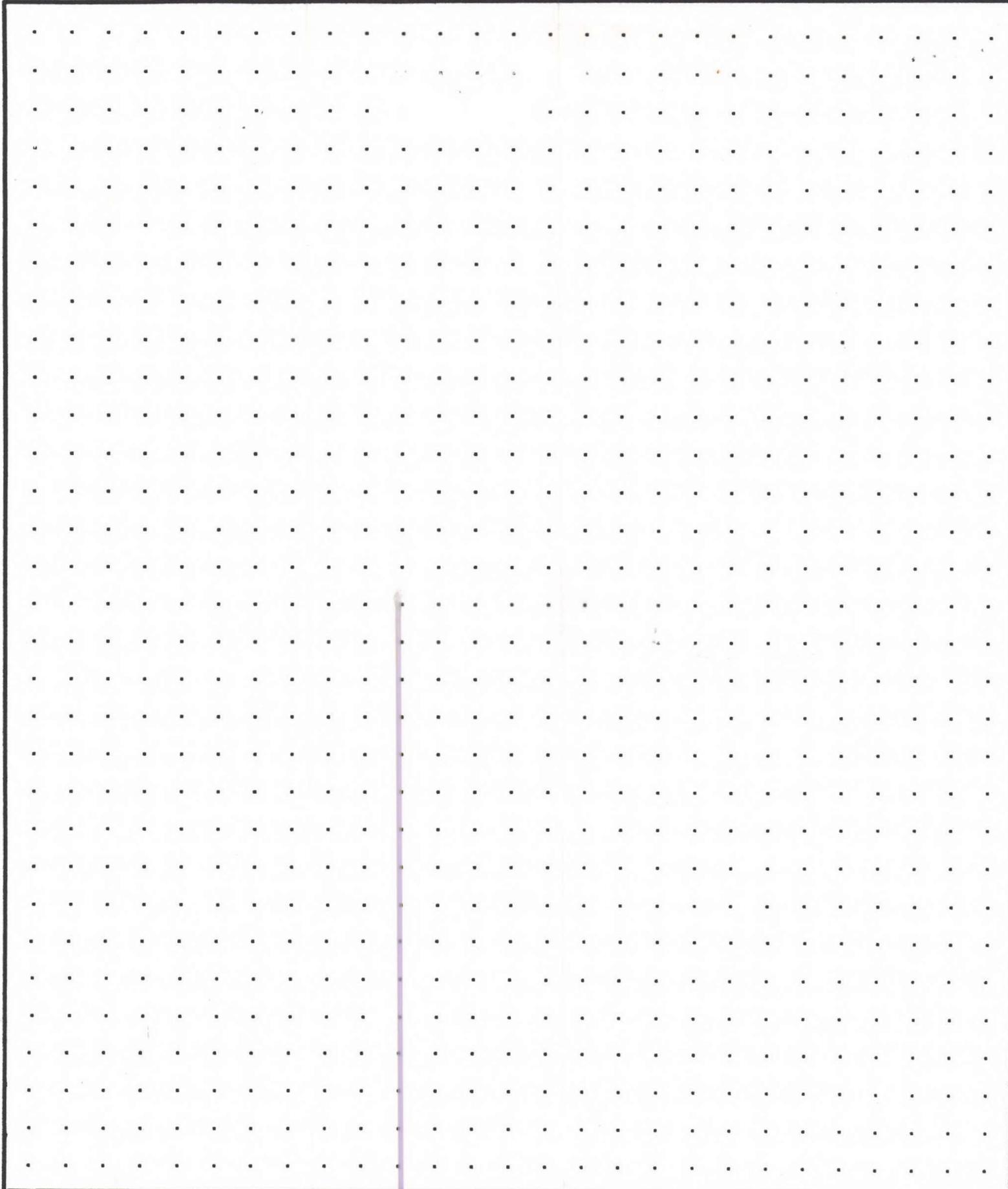
LBS
(7)
3A
24



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:		SALES	
DATE	BY	REMARKS:	BUILDER:		Date	Amt.
5-3-94	C #10					
4-9-12	19 Sue					



CALCULATIONS:

SCALE: 1" = 20'

R21940 072W03 00400 Appr #: 19 Date 4-9-12 Prop Class 551 Prop Code A44
 Situs Address 7129 JUNIPER ST NE Franchise Code 19 Year For: 2012-2013
 Owner PATTERSON, NADINE V

Notes: NO HLCB Cycle Spoke w/MS. Tags _____ Cycle _____ Sales Verification _____ Other: _____

RMV Land:	246,490	RMV Imp:	136,840	RMV Total:	383,330	M50 Total:	133,600
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1200	Eff Area 1200		
Length	Width	Roof Cover <u>Arcomp COMP</u>	Plumbing BATH1		Heat FA		
Fireplace SGL-P		Inter. Comp: <u>Rng, HF,</u>			Bedrooms <u>1 2</u>		
Year Built 1925	Eff. Year Built <u>1945</u>		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp _____	Func _____	Econ _____		RMV: 57,350
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type BSMTU	Seg. # 1.2	Method: R05	Class 4	Area 1200	Eff Area 1200		
Length	Width	Roof Cover	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1925	Eff. Year Built 1945		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp _____	Func _____	Econ _____		RMV: 26,990
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type ATTF	Seg. # 1.3	Method: R05	Class 4	Area 816	Eff Area 816		
Length	Width	Roof Cover	Plumbing <u>Bath. 5</u>		Heat FA		
Fireplace		Inter. Comp:			Bedrooms <u>2</u>		
Year Built 1925	Eff. Year Built 1945		Cond. P F <u>(A)</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp _____	Func _____	Econ _____		RMV: 24,880
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style		Floor	Plumbing				
Year Built	Eff. Year Built:		Cond. P F A G E	% Comp _____	Econ _____		RMV: 6,000
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type EP	Seg. # 1.5	Method: <u>PLS</u>	Class <u>3 4</u>	Area 424	Eff Area 424		
Length 25	Width 8	Foundation <u>Post</u>	Ex. Wall <u>Snake</u>	Roof Cover COMP			
Roof Style <u>Shed</u>		Floor <u>wood</u>	Plumbing				
Year Built	Eff. Year Built: <u>1945</u>		Cond. P F <u>(A)</u> G E	% Comp _____	Econ _____		RMV: 2,000
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type DGU	Seg. # 2.1	Method: R05	Class 3	Area 400	Eff Area 400		
Length 20	Width 20	Foundation <u>Conc</u>	Ex. Wall BEVEL	Roof Cover <u>COMP Arcomp</u>			
Roof Style GABLE		Floor <u>Conc</u>	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1925	Eff. Yr. Blt: 1945		
Cond. P F A G E	Adj. Codes RLCM3		% Comp _____	Func _____	Econ _____		RMV: 9,760
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type GB	Seg. # 3.1	Method: F09	Class 5	Area 544	Eff Area 544		
Length 34	Width 16	Foundation CONC	Ex. Wall BEVEL	Roof Cover COMP			
Roof Style <u>Sip/Gable</u>		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. <u>110V</u>	Yr. Blt.	Eff. Yr. Blt: 1987		
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____		RMV: 4,530
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type LB	Seg. # 4.1	Method: F09	Class 5	Area 816	Eff Area 816		
Length 34	Width 24	Foundation CONC	Ex. Wall METAL	Roof Cover METAL			
Roof Style <u>Gambrel</u>		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. <u>110V</u>	Yr. Blt.	Eff. Yr. Blt: 1977		
Cond. P F A G E	Adj. Codes FLCM;FUNC		% Comp _____	Func _____	Econ _____		RMV: 3,230
Lump Sum _____	Except Code/Year _____	Comments <u>Has LT</u>					

R21940 072W03 00400 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 7129 JUNIPER ST NE Franchise Code 19 Year For: 2012-2013
 Owner PATTERSON,NADINE V

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 246,490	RMV Imp: 136,840	RMV Total: 383,330	M50 Total: 133,600			
Seg.Type LTH	Seg. # 5.1	Method: F09	Class	Area 720	Eff Area 720	
Length 30	Width 24	Foundation CONC	Ex. Wall METAL	Roof Cover METAL		
Roof Style		Floor CONC	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1977	
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____	RMV: 1,090
Lump Sum _____	Except Code/Year _____	Comments	W/LB			

Seg.Type MS	Seg. # 6.1	Method: F09	Class 4	Area 384	Eff Area 384	
Length 24	Width 16	Foundation FRAME	Ex. Wall METAL	Roof Cover METAL		
Roof Style		Floor DIRT	Plumbing			
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1977	
Cond. P F A G E	Adj. Codes FLCM		% Comp _____	Func _____	Econ _____	RMV: 1,010
Lump Sum _____	Except Code/Year _____	Comments				

R21940 072W03 00400 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 7129 JUNIPER ST NE Franchise Code 19 Year For: 2012-2013
 Owner PATTERSON, NADINE V

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 246,490 RMV Imp: 136,840 RMV Total: 383,330 M50 Total: 133,600

Segment	PH						Land
Class							
Dim/Size	8x10 = 80						
Foundation	Conc						
Exter Wall	Stucco						
Wall Height							
Inter Finish							
Roof Cover	Asph/Flt						
Roof Style	Gable						
Flooring	Conc						
Plumbing							
Electric	110V						
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum	<100 \$						
Except. Code	None						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00		
3	TWO BENCH IRR	009CGI	9.00		
4	TWO BENCH IRR	009CGI	2.50		
5	FOUR BENCH IRR	009CI	1.67		

Eff Acres Companion Accounts

Date 19 Clerk 4-17-12 **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response See 4/17/12

Reviewed by lead appraiser/comments _____









04/09/2012

R 21940



04/09/2012

R21940

16x34 GB

old water tower. Upper floors are
dangerous to enter.



04/09/2012

R 21940



04/09/2012

R21940



04/09/2012

R21940

8x10 PH



04/09/2012

R 21940

24 x 34 LB



04/09/2012

R21940

30 x 24 LTH



04/09/2012

R21940

10x24 MS

old rotten chicken coop
on end















