

Acct ID: 521989 MTL: 072W04D002900 Date: 5/24/24 Appr: MLH Prop Class: 551 RMV Prop Class: 551 451
 Situs: 4726 60TH AVE NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 83806 Year: 2024

Last Date Appraised: 04/24/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: RAPACZ, JOSHUA Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 244532

RMV Land: 187180 RMV Imp: 311930 RMV Total: 499110 MAV: 224990 MSAV: 19542 SAV: 50637

Comment: MCS 811821 bump sale w/ 521990, 521994
81DOM Sales code 15

Notations 25,000 seller Concessions update inventory, update Apex
FARM Seed

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: 37170 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 02400210

Site: 3 Code Area: 92410 Size: 0.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 30670 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 02400210

Site: 4 Code Area: 92410 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 74340 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1969 Eff Year Blt: 1975 Sq.Ft: 2272 % Complete: 100
 Desc: One Story Only EYB Windows, Roof, Paint Dimensions: RMV: 302420
 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	<u>2272</u>	4	FB-2/ HB-1	1969	1975	ROOF, FP - 2, BTH - 1, HVAC+, KIT+, BATH - 2 <u>Bath</u>	Y N
Garage Attached	4	Low Cost	562	0	0	1969	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SWIMMING POOL	4	200	<u>1969</u>	6364	1	Y N
YARD IMPROVEMENTS GOOD	4	1	<u>1975</u>	28272	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1982 Eff Year Blt: 1998 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Fair cond: low Dimensions: 36x24 RMV: 3980
 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
General Purpose Bldg	5	Finished	864	0	0	1982	<u>1982</u>	FAIR	Y N

Accessories

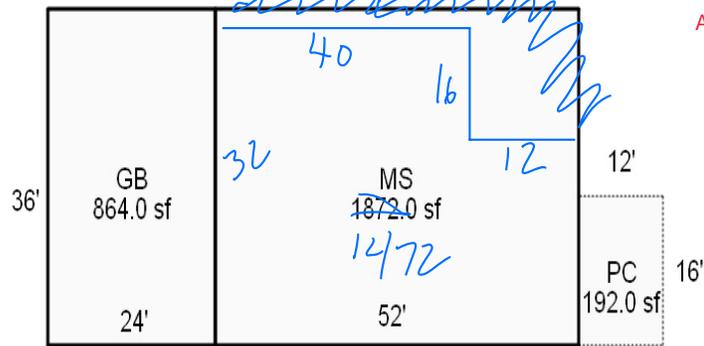
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1982 Eff Year Blt: 1998 Sq.Ft: 1472 % Complete: 100
 Desc: Machine Shed (MS) Fair condition Dimensions: 52x36 RMV: 5530
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

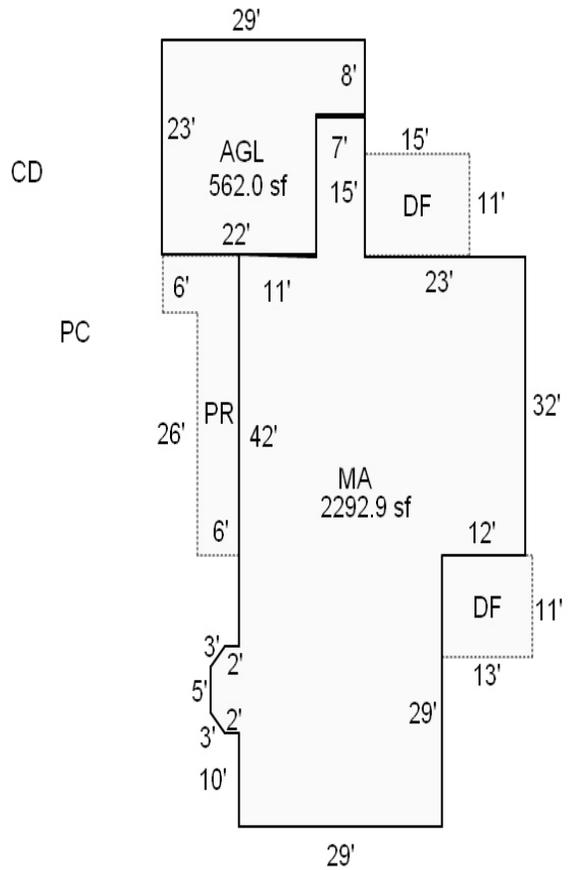
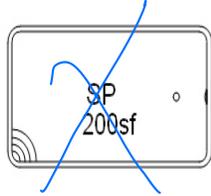
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1872	0	0	1982	1982	FAIR	
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

R21989
02W04D 02900



APEX UPDATED



Gravel Drive

5/24/24 MLH SOLY



04/24/2012



04/24/2012



04/24/2012

072W04D 02900

R21989

ACRES 3.75
4726 60TH AV NE, SALEM, OR 97305

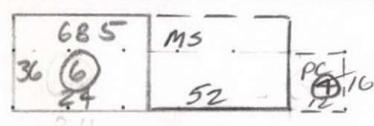
(211) 7950-1-1

1-07-204-0-2753-H646-00
BUILDING DIAGRAM AND OUTBUILDINGS

4-7-2W

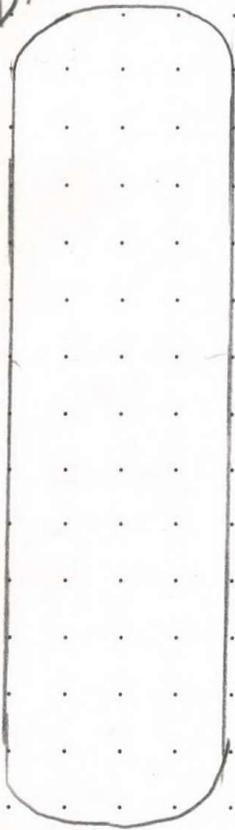
ACCT. NO.

MAP NO.



⑤
SP.
IRR. SHAPE

GRAVEL DRIVE



MEASUREMENT VERIFIED

REMARKS:

DATE	BY
10-69	BM. 4
7-23-86	Align
5-4-94	Q#10

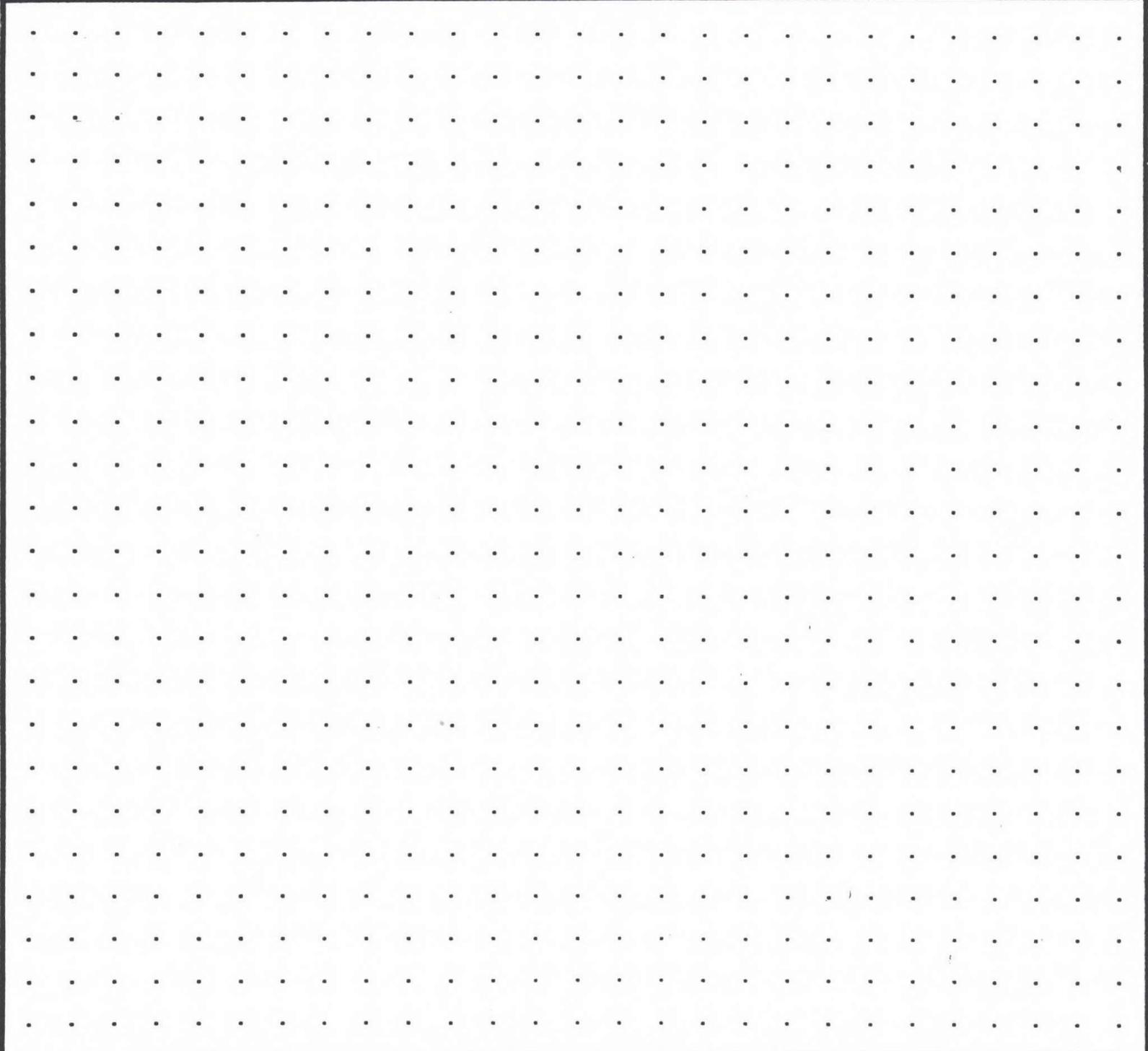
$$\begin{array}{r}
 29 \times 29 + 32 \times 40 + 7 \times 15 = 2226 \\
 (841) \quad (1280) \quad (105) \\
 + \\
 1997 \text{ ADD'N} = 2 \times 11 + 3 \times 3 + 3 \times 5 = 46 \\
 (22) \quad (9) \quad (15) \\
 \hline
 2272A
 \end{array}$$

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO:

MAP NO:

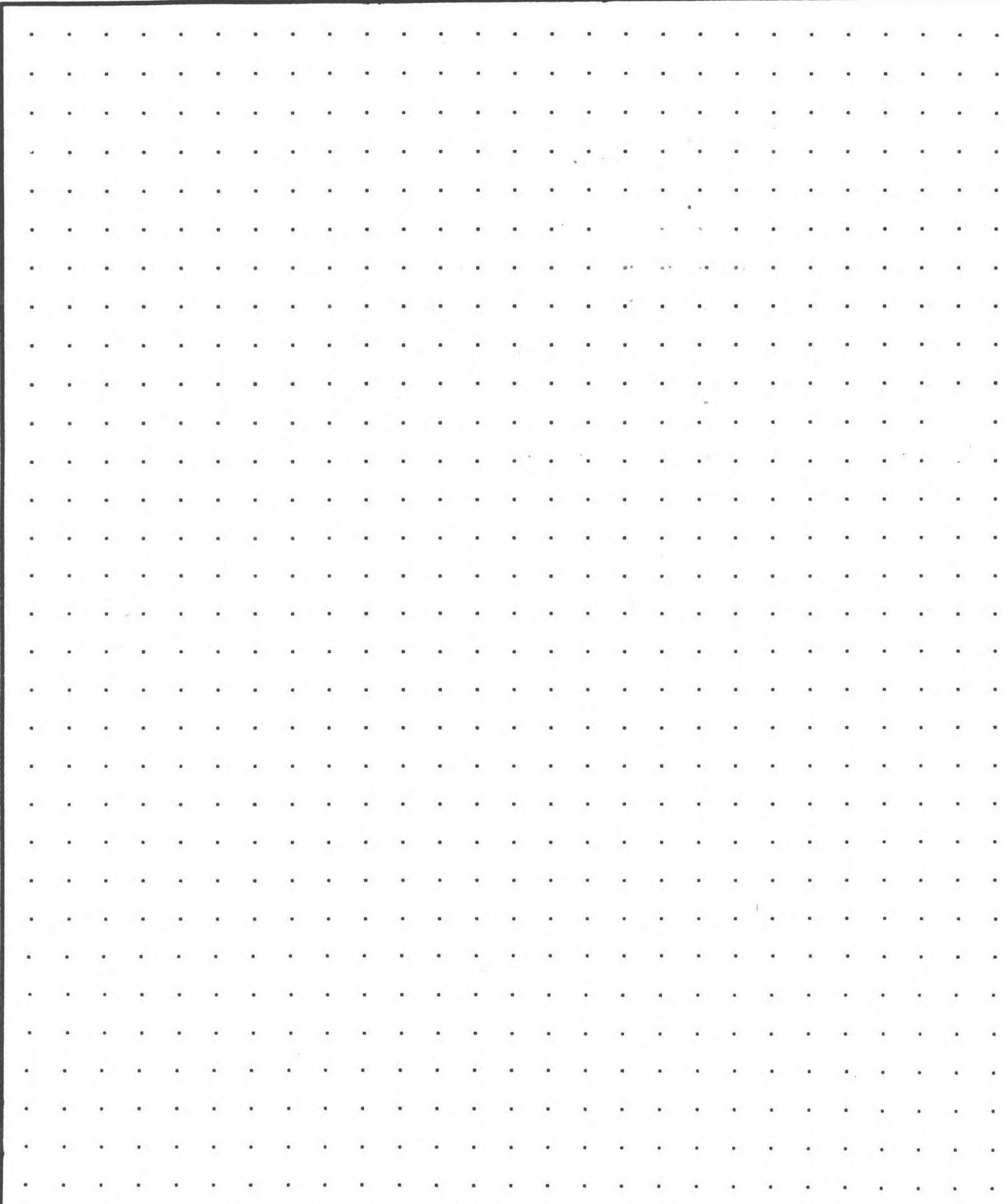
TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W04D 02900

File No R21989

SUBJECT

Property Address 4726 60th Av NE

City Salem

State OR

Zip 97305

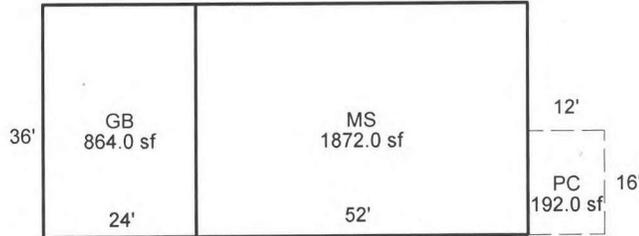
Owner

Client

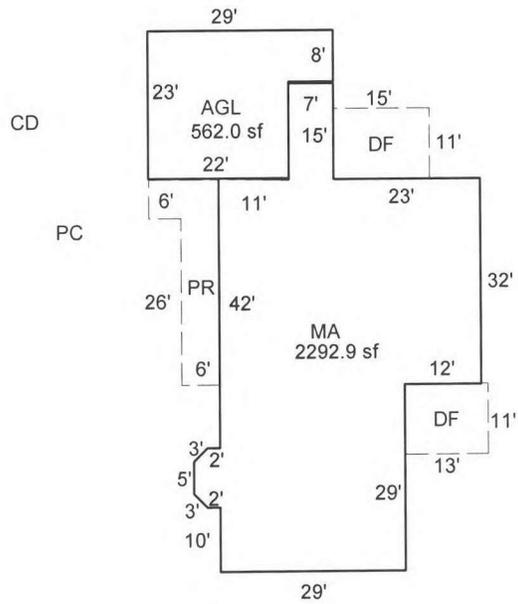
Appraiser Name

IMPROVEMENTS SKETCH

R21989
02W04D 02900



Gravel Drive



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2292.9	240.0	2292.9
GBA1	GB	1.00	864.0	120.0	
	MS	1.00	1872.0	176.0	2736.0
GAR	AGL	1.00	562.0	104.0	562.0
P/P	PC	1.00	192.0	56.0	
	DF	1.00	143.0	48.0	
	DF	1.00	165.0	52.0	
	PR	1.00	222.0	86.0	722.0

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

2293
2736

Comment Table 1

Apex 6/18/2012 Jane

Comment Table 2

Comment Table 3

R21989 072W04D 02900 Appr #: _____ Date _____ Prop Class 551 Prop Code A04
 Situs Address 4726 60TH AV NE Franchise Code 19 Year For: 2012-2013
 Owner BARBARA L RUSSELL REV LIV TRUST &
 Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 97,490 RMV Imp: 150,470 RMV Total: 247,960 M50 Total: 170,540

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

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 DRY	009CG	2.75	1.55	

Eff Acres 10.86 Companion Accounts R21994 R21990 072W04D 02700;072W04D 02600
 4 Bench Dry (3270) 009C 1.20

Date 6-20-12 Clerk Jone **ROUTING SLIP**

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

Data entry reviewed by/comments you have 4 Bench as 009CG, but you put 009C in computer?

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

Appraiser response See 6/22/12

Reviewed by lead appraiser/comments _____

R21989 072W04D 02900 Appr #: 19 Date 4-24-12 Prop Class 551 Prop Code A04

Situs Address 4726 60TH AV NE Franchise Code 19 Year For: 2012-2013

Owner BARBARA L RUSSELL REV LIV TRUST & *Correct soil classes*

Tags Cycle Sales Verification Other:

Notes: *N/C in res & out bldgs - about 2 acres in lawn*

RMV Land: 97,490	RMV Imp: 150,470	RMV Total: 247,960	M50 Total: 170,540		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2272	Eff Area 2272
Length	Width	Roof Cover COMP	Plumbing BATH2.5	2292 appt	Heat HP
Fireplace DBL-E		Inter. Comp: DW;H&F;CKTP;OVEN-S			Bedrooms 4
Year Built 1969	Eff. Year Built 1969/1975		Cond. P F A G E		
Adj Codes RLCM4		Qty ___ % Comp ___	Func ___ Econ ___		RMV: 109,080
Lump Sum	Except Code/Year	Comments <i>new vinyl windows</i>			
Seg.Type AGL	Seg. # 1.2	Method: R05	Class 4	Area 562	Eff Area 562
Length	Width	Roof Cover COMP	Plumbing		Heat
Fireplace		Inter. Comp:			Bedrooms
Year Built 1969	Eff. Year Built 1969/1975		Cond. P F A G E		
Adj Codes RLCM4		Qty ___ % Comp ___	Func ___ Econ ___		RMV: 17,990
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Seg.Type YI4G	Seg. # 1.3	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: 7,000
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type SP	Seg. # 1.4	Method: R05	Class	Area 200	Eff Area 200
Length 20	Width 0.5	Foundation	Ex. Wall	Roof Cover	
Roof Style		Floor CONC	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: 1969
Cond. P F <u>A</u> G E	Adj. Codes FUNC		% Comp ___ Func ___	Econ ___	RMV: 4,940
Lump Sum	Except Code/Year	Comments			
Seg.Type GB	Seg. # 2.1	Method: F09	Class 5	Area 864	Eff Area 864
Length 36	Width 24	Foundation FRAME	Ex. Wall BKENAM	Roof Cover BKENAM	
Roof Style		Floor CONC	Plumbing		
Heat	Int. Comp.		Elect. <i>220v</i>	Yr. Blt.	Eff. Yr. Blt: 1982
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ___ Func ___	Econ ___	RMV: 5,370
Lump Sum	Except Code/Year	Comments			
Seg.Type MS	Seg. # 3.1	Method: F09	Class 5	Area 1872	Eff Area 1872
Length 52	Width 36	Foundation FRAME	Ex. Wall 12FT;BKENA	Roof Cover BKENAM	
Roof Style		Floor DIRT	Plumbing		
Heat	Int. Comp.		Elect. <i>110v</i>	Yr. Blt.	Eff. Yr. Blt: 1982
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ___ Func ___	Econ ___	RMV: 6,090
Lump Sum	Except Code/Year	Comments			



04/24/2012

R21989



04/24/2012

R21989

pool

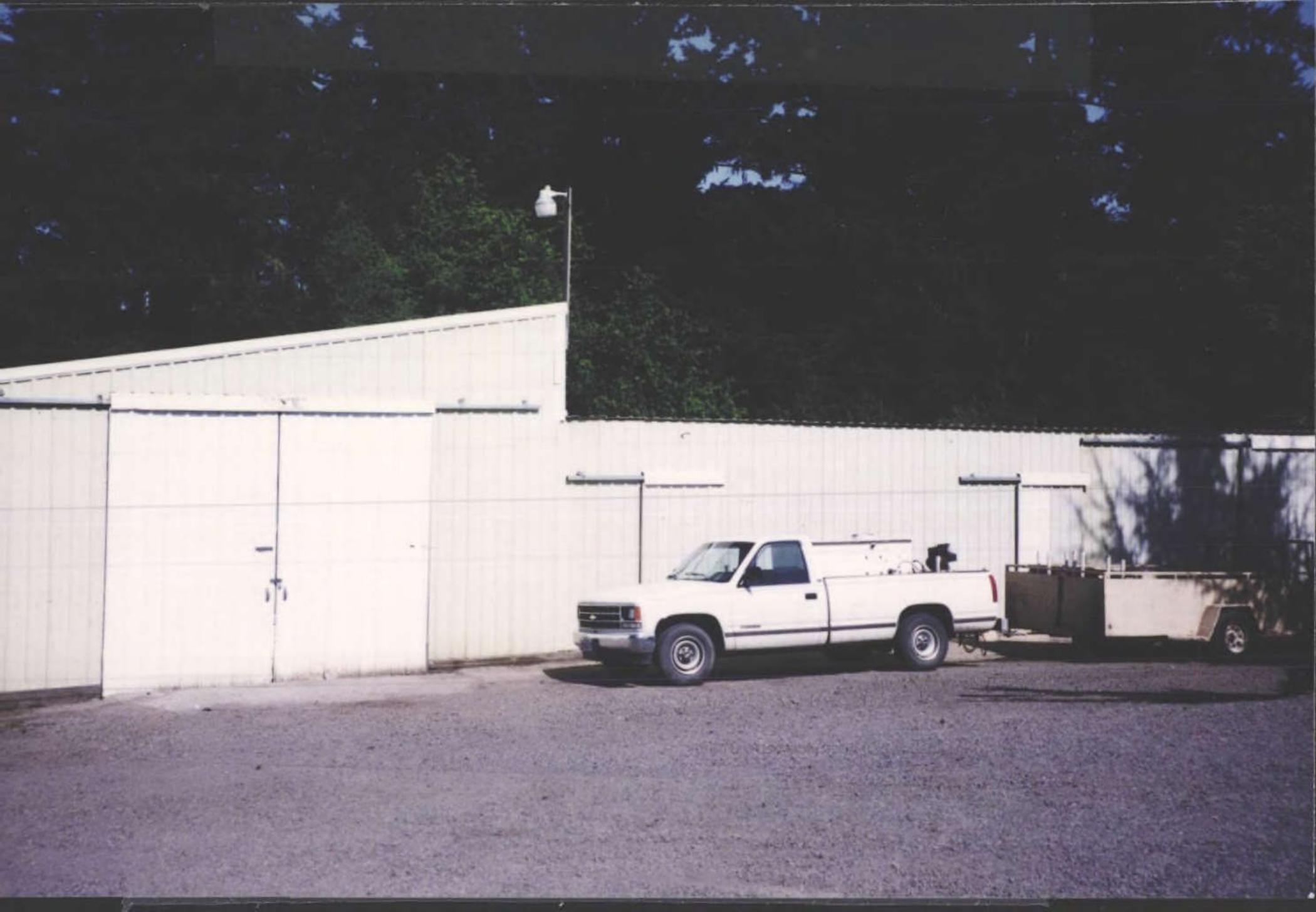


04/24/2012

R 21989

24 x 36 GB

36 x 52 MS

















9-28-94

#7



9-28-94

#4



9-28-94

#5



9-28-94

#6



9-26-94

#3



9.28.94

#2



9.28.54

1/2