

Acct ID: 523501 MTL: 072W21A001300 Date: 3/27/24 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 1674 63RD AVE NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 43261 Year: 2024

Last Date Appraised: 11/16/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____ Roll Type: R

Owner: ARCHER, DANIEL D
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 131230

RMV Land: 217380 RMV Imp: 83050 RMV Total: 300430 MAV: 131230 MSAV: 0 SAV: 0

Comment: MLS 787703
334 DOM

Notations

No notation data available. Input MLH 3/29/24

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 172380 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 05-06 RECALC SETUP #T19 6/03/04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 445 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1152 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 20' WIDE DOUBLE Dimensions: 48x20 RMV: 22580
 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	1152	3	FB-2	1971	1971	SKIRT, HVAC+, KIT, ROOF+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	64	1971	384	0	Y N
ROOF EXTENSION OR PATIO COVER	4	64	1971	371	0	Y N
ROOF EXTENSION OR PATIO COVER	4	98	1971	568	0	Y N

Bldg: 1 Code Area: 92410 Stat Class: 121 Year Blt: 1970 Eff Year Blt: 1974 Sq.Ft: 320 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 52660
 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	2	Finished	320	1	FB-1	1970	1974	BATH - 1, ROOF, HVAC, KIT-	Y N
Garage Attached	2	Unfinished	320	0	0	1970	1974	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1995 Sq.Ft: 624 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x26 RMV: 4470
 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	4	Finished	624	0	0	1992	1995	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: 321 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 288 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 24x12 RMV: 910
 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	
Hay Cover	4	Finished	288	0	0	1997	1997	Fair pkg	

I/O

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

Bldg: 4 Code Area: 92410 Stat Class: 353 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 192 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 12x16 RMV: 2090
 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	
Machine Shed	5	Finished	192	0	0	2004	2004	Fair pkg	

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 224 % Complete: 100
 Desc: Lean-to Light (LTL) EYB to match GB Dimensions: 14x16 RMV: 340
 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	
Lean-to Light Duty	4	Finished	224	0	0	1992	1992		

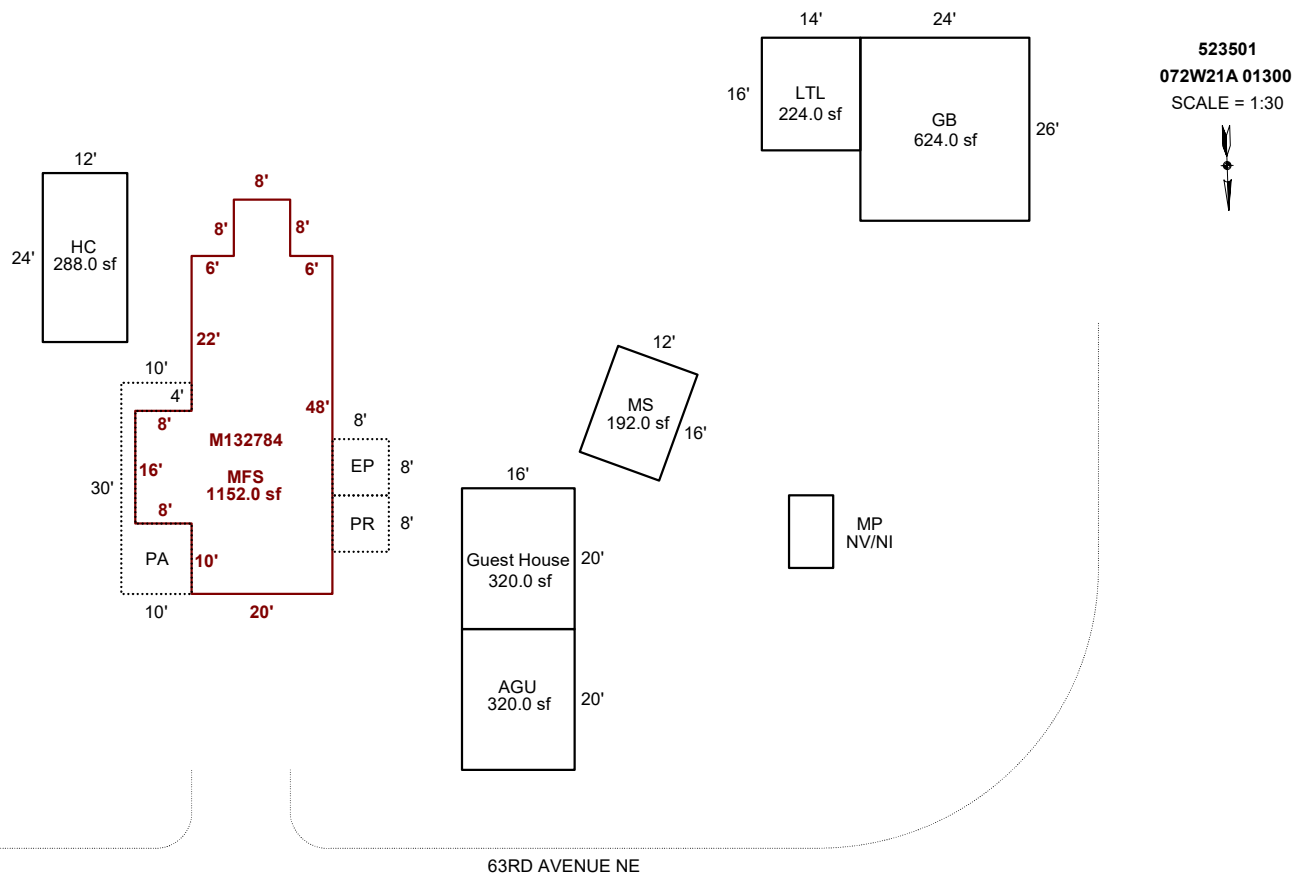
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 523501 Parcel No.: 072W21A 01300
 Property Address: 1674 63RD AV NE
 City: SALEM County: MARION State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Sue Smith Inspection Date: 2012

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTL	1.0	224.0	60.0		APEX by AC 1/14/13 UPDATED BY CJURAN 03/27/2024	
	GB	1.0	624.0	100.0			
	MS	1.0	192.0	56.0			
HC	1.0	288.0	72.0	1328.0			
GLA1	Guest House	1.0	320.0	72.0			
	MFS	1.0	1152.0	168.0	1472.0		
AGU	AGU	1.0	320.0	72.0	320.0		
EP	EP	1.0	64.0	32.0	64.0		
PA	PA	1.0	172.0	96.0	172.0		
PR	PR	1.0	64.0	32.0	64.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 03/27/2024	SV L4
		Net LIVABLE	cnt	2 (rounded)	1,472		
		Net BUILDING	cnt	4 (rounded)	1,328		

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W21A 01300

File No R23501

Property Address 1674 63RD AV NE

City SALEM

County Marion

State OR

Zip

Owner

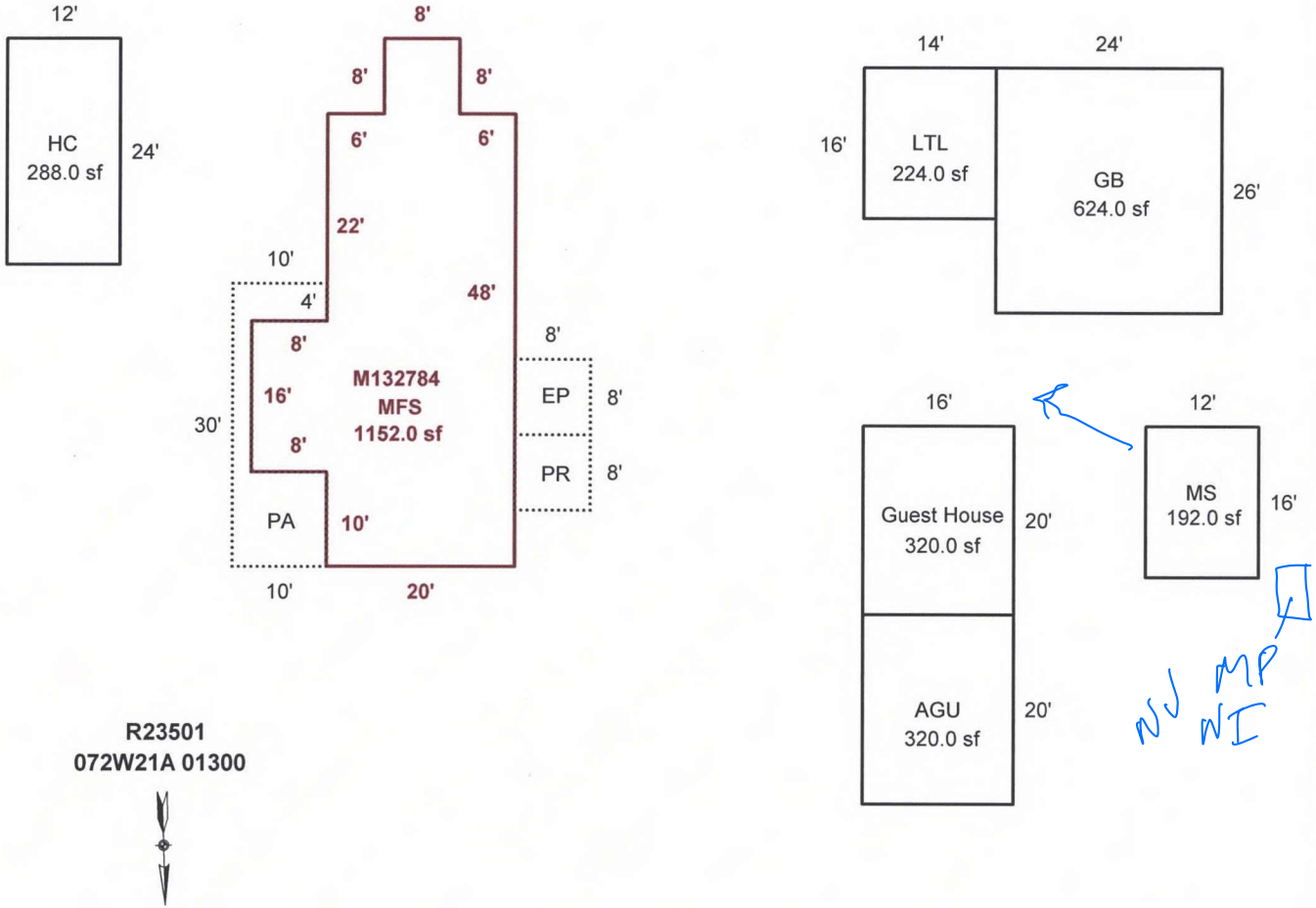
Client

Appraiser Name Sue Smith

Inspection Date 2012

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Guest House	1.00	320.0	72.0	
	MFS	1.00	1152.0	168.0	1472.0
GBA1	LTL	1.00	224.0	60.0	
	GB	1.00	624.0	100.0	
	MS	1.00	192.0	56.0	
	HC	1.00	288.0	72.0	1328.0
AGU	AGU	1.00	320.0	72.0	320.0
EP	EP	1.00	64.0	32.0	64.0
PA	PA	1.00	172.0	96.0	172.0
PR	PR	1.00	64.0	32.0	64.0
Net LIVABLE Area		(rounded w/ factors)			1472
Net BUILDING Area		(rounded w/ factors)			1328

Comment Table 1

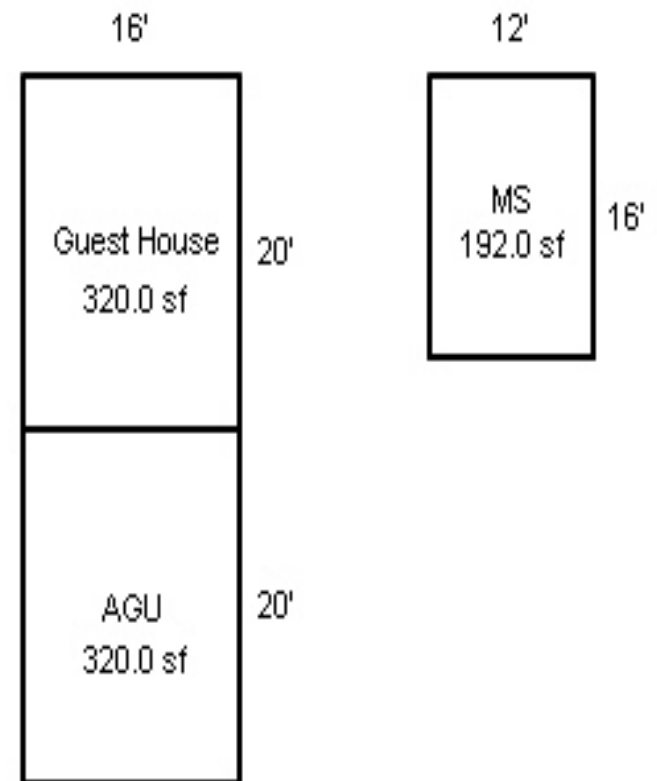
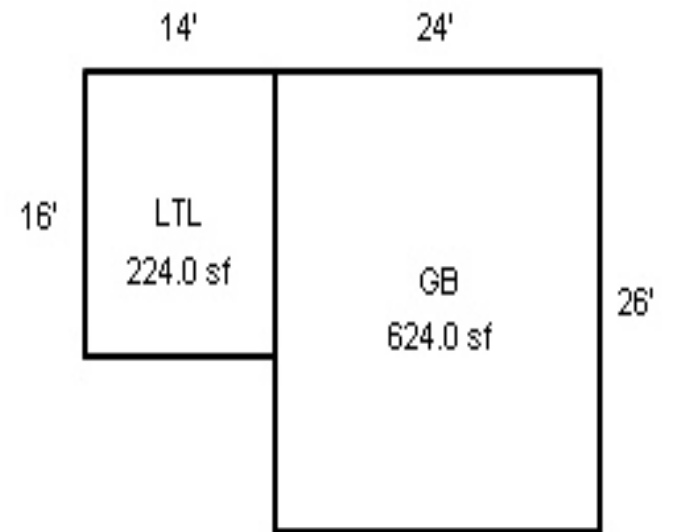
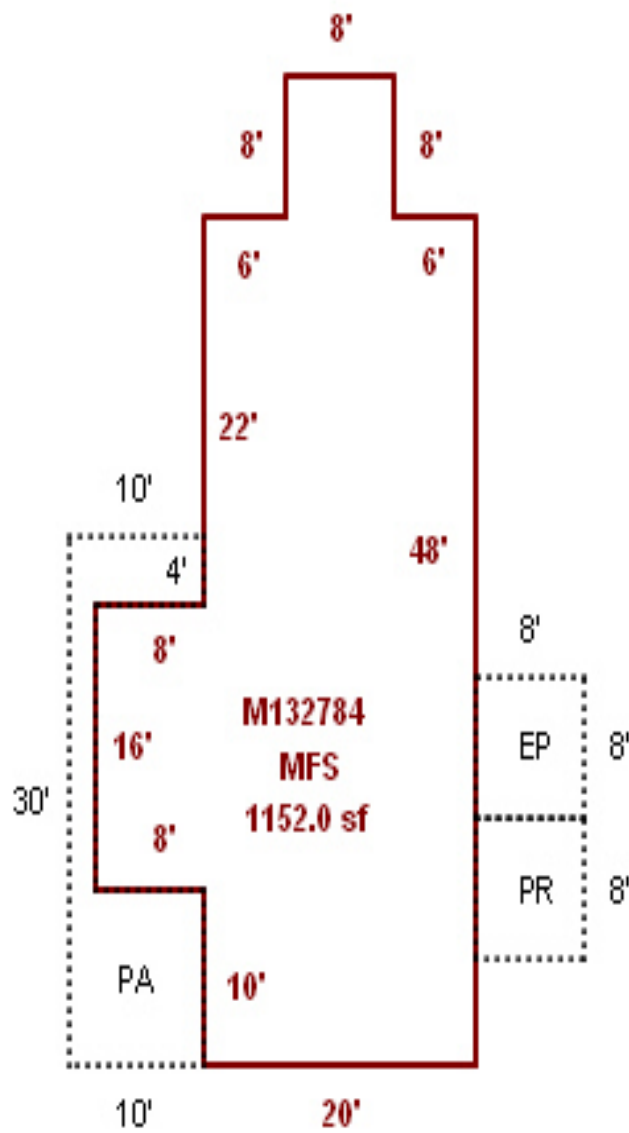
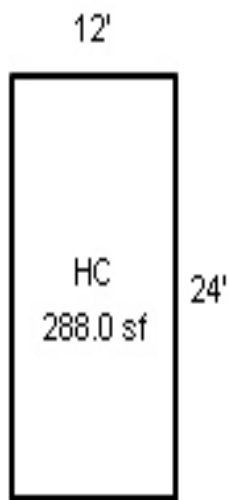
APEX by AC 1/14/13

Comment Table 2

3/27/24
MLH

Comment Table 3

SU
LH



R23501
072W21A 01300



R23501

21A 072W
072W-21A -01300 51777-000
131 0-3C F09 024-00-21-0
HODGINS, HARRY J ET AL
FORRISTAL, PAULINE E
.85 ACRES

1674 63RD AV NE
V0731P0077DE V0155P0152RD 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					
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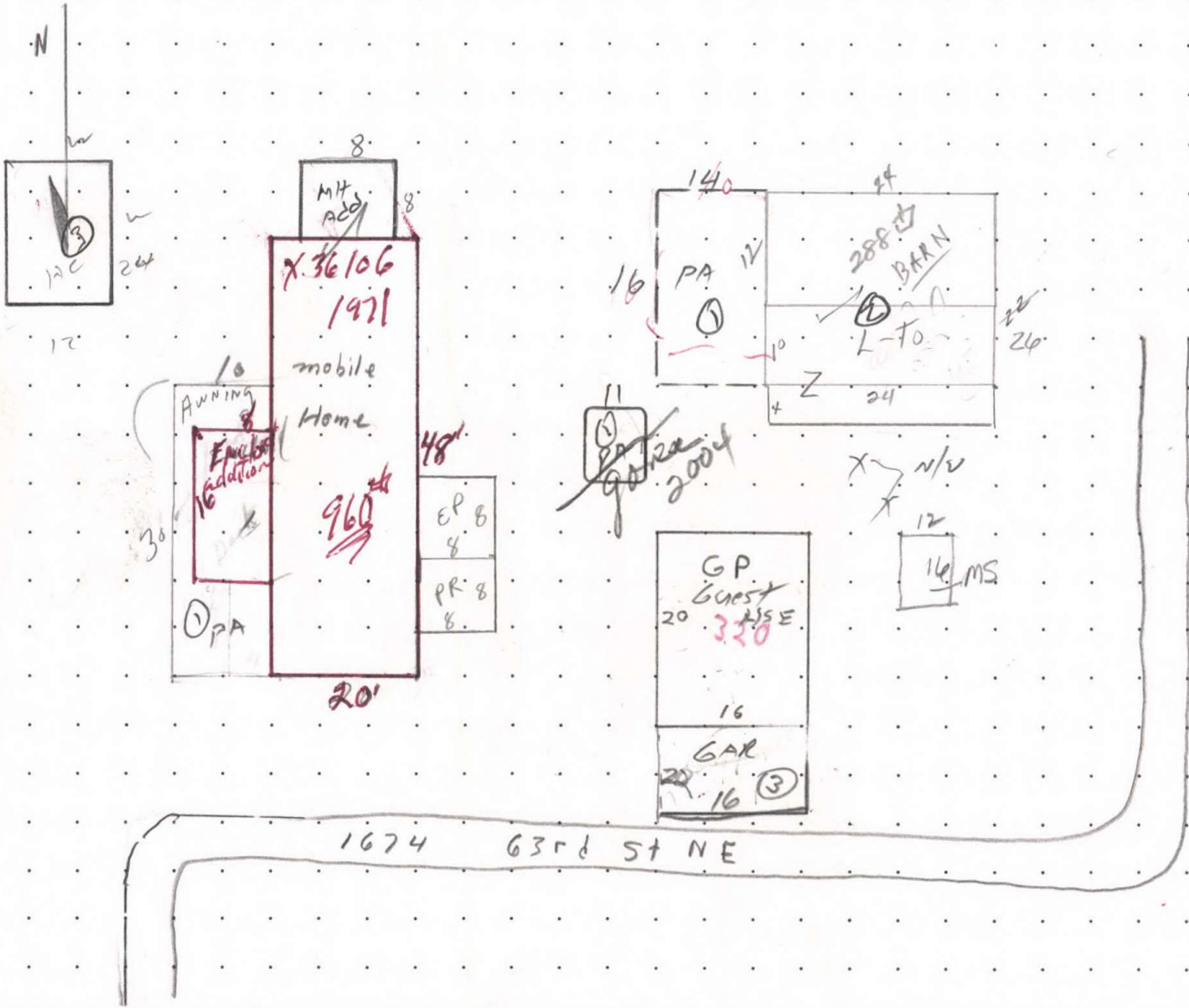
9553-2

BUILDING DIAGRAM AND OUTBUILDINGS

5-1777-000

ACCT. NO. 1-07-2-21-0-4133-5530-00

MAP NO. 21-7-2W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-5-78	ALLEN	- addn to GB, EP & PR on Manuf. Struct.
1-9-87	ALLEN	
5-17-94	REYES	
11-16-12	19200	

R23501 072W21A 01300 Appr #: 19 Date 11-16-12 Prop Class 451 Prop Code F11E
 Situs Address 1674 63RD AV NE Franchise Code 19 Year For: 2012-2013
 Owner HODGINS, HARRY J &

Notes: Tags Cycle Sales Verification addn to GB, add LTV Other: _____

RMV Land: **125,840** RMV Imp: **29,230** RMV Total: **155,070** M50 Total: **79,090**
 Seg.Type MA Seg. # **1.1** Method: R05 Class **x 2** Area 320 Eff Area 320
 Length **20** Width **16** Roof Cover METAL Plumbing BATH1 Heat BB
 Fireplace Inter. Comp: None Bedrooms 1
 Year Built 1970 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM1 Qty 2 % Comp _____ Func _____ Econ _____ RMV: 14,620
 Lump Sum _____ Except Code/Year _____ Comments Guest house

Seg.Type AGU Seg. # **1.2** Method: R05 Class **x 2** Area 320 Eff Area 320
 Length 20 Width 16 Roof Cover METAL Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1970 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM1 Qty 2 % Comp _____ Func _____ Econ _____ RMV: 7,490
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

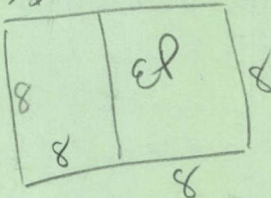
Out Buildings

Seg.Type GB Seg. # **2.1** Method: F09 Class 4 Area 528 Eff Area 528
 Length 24 Width 22 26 Foundation FRAME Ex. Wall PLYWD Roof Cover COMP 624
 Roof Style Shed Floor CONC Plumbing
 Heat Int. Comp. 1350 Elect. 110V Yr. Blt. 1992 Eff. Yr. Blt: 1992
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 4,430
 Lump Sum _____ Except Code/Year 13RMq/min Comments _____

Seg.Type HC MS Seg. # **3.1** Method: F09 Class 4 Area 288 Eff Area 288
 Length 24 Width 12 Foundation POST Ex. Wall BKENAM;8FT Roof Cover METAL
 Roof Style Shed Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1997 Eff. Yr. Blt: 1997
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 910
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MS Seg. # **4.1** Method: F09 Class 5 Area 192 Eff Area 192
 Length 12 Width 16 Foundation Ex. Wall Roof Cover BKENAM
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2004 Eff. Yr. Blt: 2004
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 1,780
 Lump Sum _____ Except Code/Year _____ Comments _____

Shed/Bkenam
PR
DW



R23501 072W21A 01300 Appr #: _____ Date _____ Prop Class 451 Prop Code F11E
 Situs Address 1674 63RD AV NE Franchise Code 19 Year For: 2012-2013
 Owner HODGINS, HARRY J &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 125,840 RMV Imp: 29,230 RMV Total: 155,070 M50 Total: 79,090

Segment	PA	LTL					Land
Class							
Dim/Size		14x16 = 224					
Foundation		Post					
Exter Wall		Bkenam					
Wall Height							
Inter Finish							
Roof Cover		Bkenam					
Roof Style		Shed					
Flooring		Dirt					
Plumbing							
Electric							
Misc.							
Yr Blt		1992					
Eff Yr		1992					
Cond.		A					
% Good							
% Comp							
Lump Sum		WAS PA					
Except. Code		None					

290

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	009C	0.85		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres **Companion Accounts** 5-00036106 n/a;n/a;072W21A 01300
 M140846
 M132784

Date 1/14 Clerk Amy **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 Sue 1/18/13

Reviewed by lead appraiser/comments _____

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R23501 072W21A 01300

Imp 2 Of 4

Owners Name: HODGINS,HARRY J &

Nbhd:LE.RUR

Living Area/Value : 0 / \$0

- | | | | |
|-----------------|-------------------------|-----------------|----------------|
| 1. Type Imp | : F | 7. Appr Method | : C Cost Value |
| 2. Description | : GENERAL PURPOSE BUILD | 8. Cost Value | : \$3,160 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$3,160 |
| 6. Comment | : 13-14: ADDTN TO GB | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	GB - GENERAL PURPOSE BUIL	4	528	F09	\$3,160
Totals:				0	\$3,160

T-Trend

CM-Comment

S*-Add Seg

(.) More

Enter Field #, Seg ID, or <RET> to Exit: ___



1111 PINE
RANCHETTE

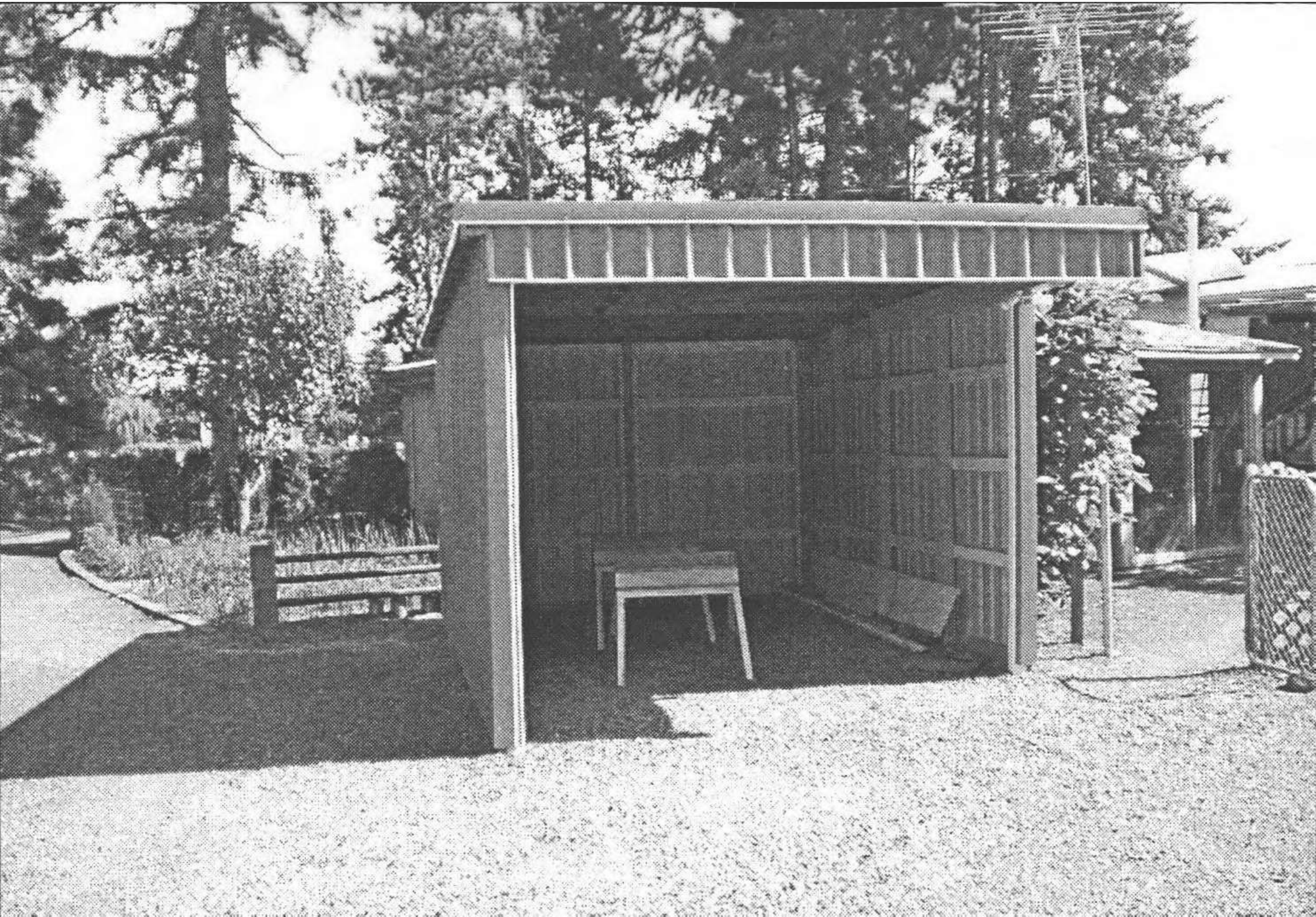


R23501

072W21A 1300

6-3-04

HC by (to the left or South
of MH)



R23501

072W21A 1300

6-3-04

New MS



11/16/2012

R 23501

14 x 14 LTL

24 x 26 GB



11/16/2012

R23501

MS 12x14



11/16/2012

R 23501

N/v



11/16/2012

R23501

Guest house & garage



A wooden structure, possibly a shed or a covered walkway, with a sign on its front wall. The sign contains text, but it is not legible. The structure has a wooden railing in front of it.

A single-story house with a chimney on the roof. The house has a window with a flower box and a door with a decorative metal screen. There are some bushes and plants in front of the house.

11/16/2012

R23501

12 x 24 HC



11/16/2012

M132784

8x8 addn to M#



LIT. EBERT
& SANICHELLA

11/16/2012

M132784