

Acct ID: 544134 MTL: 072W21CD01500 Date: 08/08/24 GRH/WW Appr: GRH/WW Prop Class: 921 RMV Prop Class: 401
 Situs: 5771 FRUITLAND RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 109955 Year: 2024

Last Date Appraised: 07/27/2020 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____
 Owner: OREGON CONFERENCE EDUCATION ASSOC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 525740 RMV Imp: 20594820 RMV Total: 21120560 MAV: 0 MSAV: 0 SAV: 0
 Comment: LEVEL 2 7.27.20 WV06//

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD FAIR <u>A</u>	31000	92410	0

ADD 3 OSD A

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 92410	Size: 4.78 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural at MKT	Description: TWO BENCH IRR			RMV: 169720	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	05-06: RECALC SETUP;#17 6/16/04 //F07-323 LLA BETWEEN R44134 AND R44137 - NO MAV CHANGE					
Site: 2	Code Area: 92410	Size: 9.57 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural at MKT	Description: TWO BENCH DRY			RMV: 325020	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	05-06: RECALC SETUP;#17 6/16/04 //F07-323 LLA BETWEEN R44134 AND R44137 - NO MAV CHANGE					

Improvements - Residence / Manufactured Structures

Bldg: 5	Code Area: 92410	Stat Class: 108	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	RMV: 83560		
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
No floor data available								

add to main school components

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	31970	2008	68490	1
Exception: Y N					

Keep

Bldg: 9	Code Area: 92410	Stat Class: 108	Year Blt: 2017	Eff Year Blt: 2017	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	RMV: 165940		
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
No floor data available								

Keep

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	66990	2017	136020	1
Exception: Y N					

Bldg: 10	Code Area: 92410	Stat Class: 108	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	RMV: 114570		
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
No floor data available								

Keep

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	38330	2019	93909	1
Exception: Y N					

Bldg: 11	Code Area: 92410	Stat Class: 108	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	RMV: 8380		
Func Obsc:	100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

Floors

No floor data available								
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
PATIO	1	1156	2019	6870	1			

Keep

Bldg: 12 Code Area: 92410 Stat Class: 108 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 213230
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
PATIO	1	32427	2018	174781	1			

Keep

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92410 Stat Class: 820 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 5756 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 968580
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	2	Finished	5756	0	0	2003	2003	Exception: Y N

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

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 852 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 17030
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	852	0	0	2008	2008	FAIR AVRAGE Exception: Y N

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 544 % Complete: 100
 Desc: General Purpose Building (GB) EXTERIOR UPDATES Dimensions: 32x17 RMV: 3110 I/O
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	544	0	0	1970	1970	FAIR AVRAGE Exception: Y N

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

Bldg: 4 Code Area: 92410 Stat Class: 322 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 6891 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: RMV: 211610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Metal Componet Bldg	6	Finished	6895	0	FB-3	2016	2016	BATH - 3, AVG Exception: Y N

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

Bldg: 6 Code Area: 92410 Stat Class: 820 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 17982 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 3785710
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type
Gym

1361

6893

428-p - 805-2
Height. 16 Ft

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	2	Finished	17982	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: 820 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 55641 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 1484630
 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
First Floor	2	Finished	55641	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 92410 Stat Class: 820 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 896 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 176800
 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
First Floor	2	Finished	896	0	0	0	0	Exception: Y N

Accessories

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

delete

FC 30x96 Exempt



SKETCH/AREA TABLE ADDENDUM

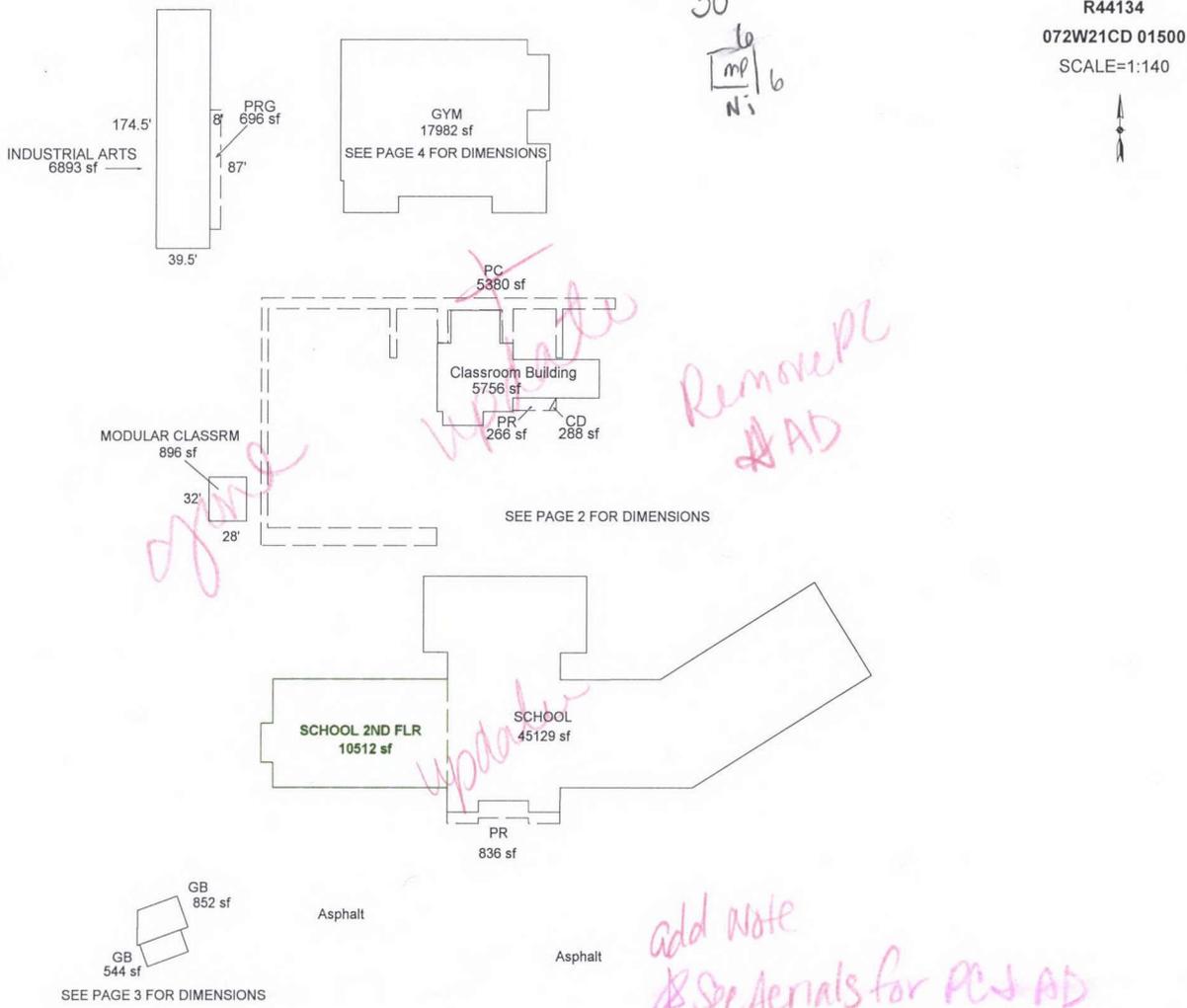
Parcel No 072W21CD01500

File No R44134

SUBJECT

Property Address **5771 FRUITLAND RD NE**
 City **SALEM** County **MARION** State **OR** Zip **97317**
 Owner _____
 Client _____
 Appraiser Name _____

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	CLASSROOM	1.00	6893	428	
	GYM	1.00	17982	619	
	MODULAR CLASSRM	1.00	896	120	
	SCHOOL	1.00	45129	1344	
	Classroom Building	1.00	5756	408	76656
GLA2	SCHOOL 2ND FLR	1.00	10512	435	10512
GBA1	GB	1.00	544	98	544
	CD	1.00	288	82	
YI1	PR	1.00	266	78	
	PRG	1.00	696	190	1250
	GB	1.00	852	121	852
OTH					
Net LIVABLE Area			(rounded w/ factors)		87168
Net BUILDING Area			(rounded w/ factors)		544

Comment Table 1	
UPDATED BY JRONDEMA 6/2/16 UPDATED BY JRONDEMA 4/27/17 UPDATED BY JRONDEMA 2/13/19 UPD BY PH 02.20.20	
Comment Table 2	Comment Table 3

Scale: 1" = 40'

Commercial Property Appraisal

Marion County

FINE ARTS/CHAPEL

Account ID 544134

Total Sq Ft 5,756

MA-SA-NH 03-06-000

Stat Class 820 - OTHER SCHOOLS

Notes 24-25: CYCLE GRH/WW//20-21: PER #06 ALL BLDGS @ 100%, ADD 2 AD, 2 PC, UPDATE INV// 19-20: PER #35 DEL DUPLICATE GYM, OFF, CLASSROOM AND 2ND GYM// 18-19: PER #10 GYM @ 100%, ADD AD// 17-18: PER #102 MC (GYM) @ 85%, MC W/ OFF @ 100%, DEL 2 CLASSROOMS, PC, GB// 2013-14: MOVE GB FROM R44140 TO THIS ACCT// 04-05: NEW , PC WAS STARTED AFTER 1-04// 05-06: CLASSROOMS @ 100%, ADD NEW PC

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - FINE ARTS/CHAPEL

Type Building

Size 5,756 sq ft

Perimeter 408 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
355	Fine Arts & Crafts Building	52	2.0	D Wood or Steel Framed Exterior Walls	8.0
355	Fine Arts & Crafts Building	48	2.0	D Wood or Steel Framed Exterior Walls	17.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	5,756	\$166.22	\$956,762	\$210,488	\$746,274
3	Default Heating	5,756	\$24.31	\$139,928	\$30,784	\$109,144
764	Fire Alarm System	5,756	\$2.78	\$16,002	\$3,520	\$12,482
681	Sprinklers	5,756	\$6.71	\$38,623	\$8,497	\$30,126
887	Stud -Hardboard Siding	5,756	\$21.02	\$120,991	\$26,618	\$94,373
				\$1,272,306	\$279,907	\$992,399

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	PRA	266	\$29.00	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	PC	288	\$3.25	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP&O (10%)		\$127,230.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 11 yrs
 Additional Functional 0.0 %
 External 0.0 %

FINE ARTS/CHAPEL

Account ID 544134

Total Sq Ft 5,756

MA-SA-NH 03-06-000

Stat Class 820 - OTHER SCHOOLS

Notes 24-25: CYCLE GRH/WW//20-21: PER #06 ALL BLDGS @ 100%, ADD 2 AD, 2 PC, UPDATE INV// 19-20: PER #35 DEL DUPLICATE GYM, OFF, CLASSROOM AND 2ND GYM// 18-19: PER #10 GYM @ 100%, ADD AD// 17-18: PER #102 MC (GYM) @ 85%, MC W/ OFF @ 100%, DEL 2 CLASSROOMS, PC, GB// 2013-14: MOVE GB FROM R44140 TO THIS ACCT// 04-05: NEW , PC WAS STARTED AFTER 1-04// 05-06: CLASSROOMS @ 100%, ADD NEW PC

Reconciliation Base Value \$1,100,202

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total		Improvements (S + M/E - P)
\$0	+	\$1,100,202	+			-		= \$1,100,202		\$1,100,202

Commercial Property Appraisal

Marion County

SCHOOL GYM

Stat Class 820 - OTHER SCHOOLS

Account ID 544134

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 17,982

MA-SA-NH 03-06-000

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SCHOOL GYM

Type Building

Size 17,982 sq ft

Perimeter 619 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
358	Gymnasium (School)	100	2.0	C Masonry Bearing Walls	22.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	17,982	\$139.24	\$2,503,814	\$25,038	\$2,478,776
805	Brick with Block Back-up	17,982	\$39.57	\$711,548	\$7,115	\$704,433
3	Default Heating	17,982	\$19.69	\$354,066	\$3,541	\$350,525
764	Fire Alarm System	17,982	\$2.78	\$49,990	\$500	\$49,490
681	Sprinklers	17,982	\$5.83	\$104,835	\$1,048	\$103,787
				\$3,724,253	\$37,242	\$3,687,011

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	PRG	1,832	\$36.65	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	PRG	200	\$36.65	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP&O (10%)		\$372,425.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 1 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$4,129,441

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$4,129,441	+	=	\$4,129,441
			-	\$4,129,441	\$4,129,441

Commercial Property Appraisal

Marion County

LIVINGSTONE ACADEMY

Stat Class 820 - OTHER SCHOOLS

Account ID 544134

Notes FULL SPRINGLER SYSTEM, ALL GRADES, LECTURE HALLS

Total Sq Ft 55,641

MA-SA-NH 03-06-000

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - LIVINGSTONE ACADEMY

Type Building

Size 55,641 sq ft

Perimeter 1779 ft

of Stories 1.5

Occupancy

Code	Description	%	Quality	Class	Height (ft)
484	High School (Entire)	82	2.0	C Masonry Bearing Walls	12.0
484	High School (Entire)	18	2.0	C Masonry Bearing Walls	32.0

Components

Code	Description	Quantity	Unit Cost	Total Cost		Total Cost Depreciated
				New	Less Depreciation	
1	Base Cost	55,641	\$167.39	\$9,313,747	\$93,137	\$9,220,610
617	Complete HVAC	55,641	\$48.21	\$2,682,453	\$26,825	\$2,655,628
6601014	Concrete Sidewalk	33,583	\$7.21	\$242,133	\$0	\$242,133
764	Fire Alarm System	55,641	\$2.78	\$154,682	\$1,547	\$153,135
6403017	Paving, Asphalt	137,290	\$5.41	\$742,739	\$7,427	\$735,312
681	Sprinklers	55,641	\$4.86	\$270,415	\$2,704	\$267,711
882	Stud -Brick Veneer	41,731	\$37.16	\$1,550,724	\$15,507	\$1,535,217
887	Stud -Hardboard Siding	13,910	\$25.86	\$359,713	\$3,597	\$356,116
				\$15,316,606	\$150,744	\$15,165,862

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	PRG	865	\$36.65	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	PRG	351	\$36.65	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	PRG	2,000	\$36.65	1 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP&O (10%)		\$1,531,660.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 1 yrs
Additional Functional	0.0 %
External	0.0 %

LIVINGSTONE ACADEMY

Stat Class 820 - OTHER SCHOOLS

Account ID 544134

Notes FULL SPRINGLER SYSTEM, ALL GRADES, LECTURE HALLS

Total Sq Ft 55,641

MA-SA-NH 03-06-000

Reconciliation	Base Value	\$16,798,892			Calculation Type	Marshall & Swift	
	Land		Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
	\$0	+	\$16,798,892	+	-	= \$16,798,892	\$16,798,892

Commercial Property Appraisal

Marion County

INDUSTRIAL ARTS

Stat Class 820 - OTHER SCHOOLS

Account ID 544134

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 6,893

MA-SA-NH 03-06-000

Component - INDUSTRIAL ARTS

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - INDUSTRIAL ARTS

Type Building

Size 6,893 sq ft

Perimeter 428 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
361	Manual Arts Bldg (School)	100	2.0	P Pole Frame	16.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	6,893	\$126.30	\$870,586	\$174,117	\$696,469
805	Brick with Block Back-up	6,893	\$36.07	\$248,631	\$49,726	\$198,905
3	Default Heating	6,893	\$14.63	\$100,845	\$20,169	\$80,676
764	Fire Alarm System	6,893	\$2.78	\$19,163	\$3,833	\$15,330
681	Sprinklers	6,893	\$6.71	\$46,252	\$9,250	\$37,002
				\$1,285,477	\$257,095	\$1,028,382

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$128,547.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$1,131,220 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,131,220	+	-	= \$1,131,220
					\$1,131,220