

Summary Lead Appr: WW Clerk: Lead Clerk: Appr: GRH/W.W Print Date: 7/11/2024

Acct ID: 543742 MTL: 062W17DB00200 Date: 7/25/24 Appr: GRH/W.W Prop Class: 981 RMV Prop Class: 401  
Situs: 5035 ROCKDALE ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 100062 Year: 2024

Last Date Appraised: 01/27/2012 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:  
Owner: OREGON CHILD DEVELOPMENT COALITION INC Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
RMV Land: 300140 RMV Imp: 5908990 RMV Total: 6209130 MAV: 0 MSAV: 0 SAV: 0  
Comment:

Update inv

Notations

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 02410 Size: 2.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 142090 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: 74320 . 06-07 RECALC SETUP; APPR 32 JP 10-13-05.

Site: 2 Code Area: 02410 Size: 3.12 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 158050 Exception: Y N  
Adjustment(s): GSOIL Fire Patrol: Description:  
Comments: 74320 . 06-07 RECALC SETUP; APPR 32 JP 10-13-05.

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 02410 Stat Class: 820 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 10 % Complete: 100  
Desc: OTHER SCHOOLS Dimensions: RMV: 5240360  
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 Elementary PRE-K

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 2 Code Area: 02410 Stat Class: 820 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 10 % Complete: 100  
Desc: OTHER SCHOOLS Dimensions: RMV: 668630  
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 modular classroom.

GONE

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Relocatable





# Commercial Property Appraisal

Marion County

ELEMENTARY SCHOOL

**Stat Class** 820 - OTHER SCHOOLS

**Account ID** 543742

**Notes** 24-25: CYCLE UPDATE INV, DELETE MODULAR CLASSROOM PER GRH/WW//2012-13: UPDATED INSURANCE VALUES #19// 08-09 UPDATED INSURANCE VALUES JP/32 12/24/07\ 97-98 REAPPRAISAL VALUE FOR SCHOOL MISSED BY DATA ENTRY; ADDED TO MARKET VALUE FOR 2001-02. 06-07 RECALC INFO: PER JP, VALUE \$3,588,467 FOR SCHOOL.

**Total Sq Ft** 28,352

**MA-SA-NH** 04-06-000

## Component - OTHER SCHOOLS

**Stat Class** 820 - OTHER SCHOOLS

**Notes**

### Cost Approach

**ZIP Code** 97305

**Data Collected** 8/28/2024

**Local Multiplier** (Default)

**Reporting Date** 1/2024

**Cost Data Set** 1/2024

**Architect's Fees** (Default)

**Eff. Age Adjustment** n/a

### Section - OTHER SCHOOLS

**Type** Building

**Size** 28,352 sq ft

**Shape** Rectangular

**# of Stories** 1

#### Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	3.0	C Masonry Bearing Walls	12.0

#### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	28,352	\$200.82	\$5,693,649	\$2,334,396	\$3,359,253
6604001	Chain Link Fence, Galvanized	1,200	\$25.28	\$30,336	\$0	\$30,336
617	Complete HVAC	28,352	\$43.15	\$1,223,389	\$501,589	\$721,800
6601014	Concrete Sidewalk	4,000	\$7.21	\$28,840	\$0	\$28,840
764	Fire Alarm System	28,352	\$3.25	\$92,144	\$37,779	\$54,365
6403017	Paving, Asphalt	55,000	\$5.41	\$297,550	\$121,996	\$175,554
681	Sprinklers	28,352	\$6.76	\$191,660	\$78,581	\$113,079
892	Stud -Stucco	28,352	\$24.61	\$697,743	\$286,075	\$411,668
				\$8,255,311	\$3,360,416	\$4,894,895

#### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$825,531.00		<input type="checkbox"/>	<input type="checkbox"/>	

#### Depreciation

Marshall & Swift Tables	Eff. Age 25 yrs
Additional Functional	0.0 %
External	0.0 %

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MA-SA-NH 04-06-000

Reconciliation Base Value \$5,381,958

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$5,381,958	+		-		= \$5,381,958	\$5,381,958