

Acct ID: 520198 MTL: 063W28C000800 Date: 4/18/24 Appr: GRH Prop Class: 641 RMV Prop Class: 401  
 Situs: 2615 NIAGARA ST N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 78740 Year: 2024

Last Date Appraised: 08/02/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: FLANIGAN, DIANA L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCF TTO INSP AV: 276936  
 RMV Land: 315170 RMV Imp: 393650 RMV Total: 708820 MAV: 274360 MSAV: 2576 SAV: 4504  
 Comment:

*update inv*

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

**Land**

Site: 2	Code Area: 92420	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Market Homesite	Description:			RMV: 55360	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments:	02400220					
Site: 3	Code Area: 92420	Size: 3.88 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLB	Value Source: Designated Forest Land	Description: DFL Class B			RMV: 214810	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments:	Liability year - 1988 / 03-04: ROLL 2.0 ACRES INTO FORESTLAND					

**Improvements - Residence / Manufactured Structures** *EXB: updated window 1994*

Bldg: 1	Code Area: 92420	Stat Class: 143 +	Year Blt: 1957	Eff Year Blt: 1957	Sq.Ft: 3981	% Complete: 100
Desc: One Story with basement					Dimensions:	RMV: 378320
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

*siding, roof goma*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2189	3	FB-2	1957	1957	KIT+, BATH+, ROOF, HVAC, FP - 2, BATH - 2	Y N
Basement	4 +	Low Cost	1792	0	0	1957	1957	HVAC	Y N

*1994*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1957	19251	1	Y N

Bldg: 2 Code Area: 92420 Stat Class: 108 Year Blt: 1957 Eff Year Blt: 1957 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 8890  
 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
No floor data available									

*Keep*  
*value and size exceed VI's*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4296	1957	8893	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 92420	Stat Class: 301	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 168	% Complete: 100
Desc: Accessory Improvements & Misc.					Dimensions: 14x12	RMV: 500
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
Pump House	0	Finished	168	0	0	1989	1989		Y N

**Accessories**

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

Bldg: 4    Code Area: 92420    Stat Class: 351    Year Blt: 1987    Eff Year Blt: 1987    Sq.Ft: 1386    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 66x21    RMV: 5940  
 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
General Purpose Bldg	4	Finished	1386	0	0	1987	1987	FAIR / Avg	N

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W28C 00800

File No R20198

SUBJECT

Property Address 2615 Niagara St N

City Salem

State OR

Zip 97303

Owner

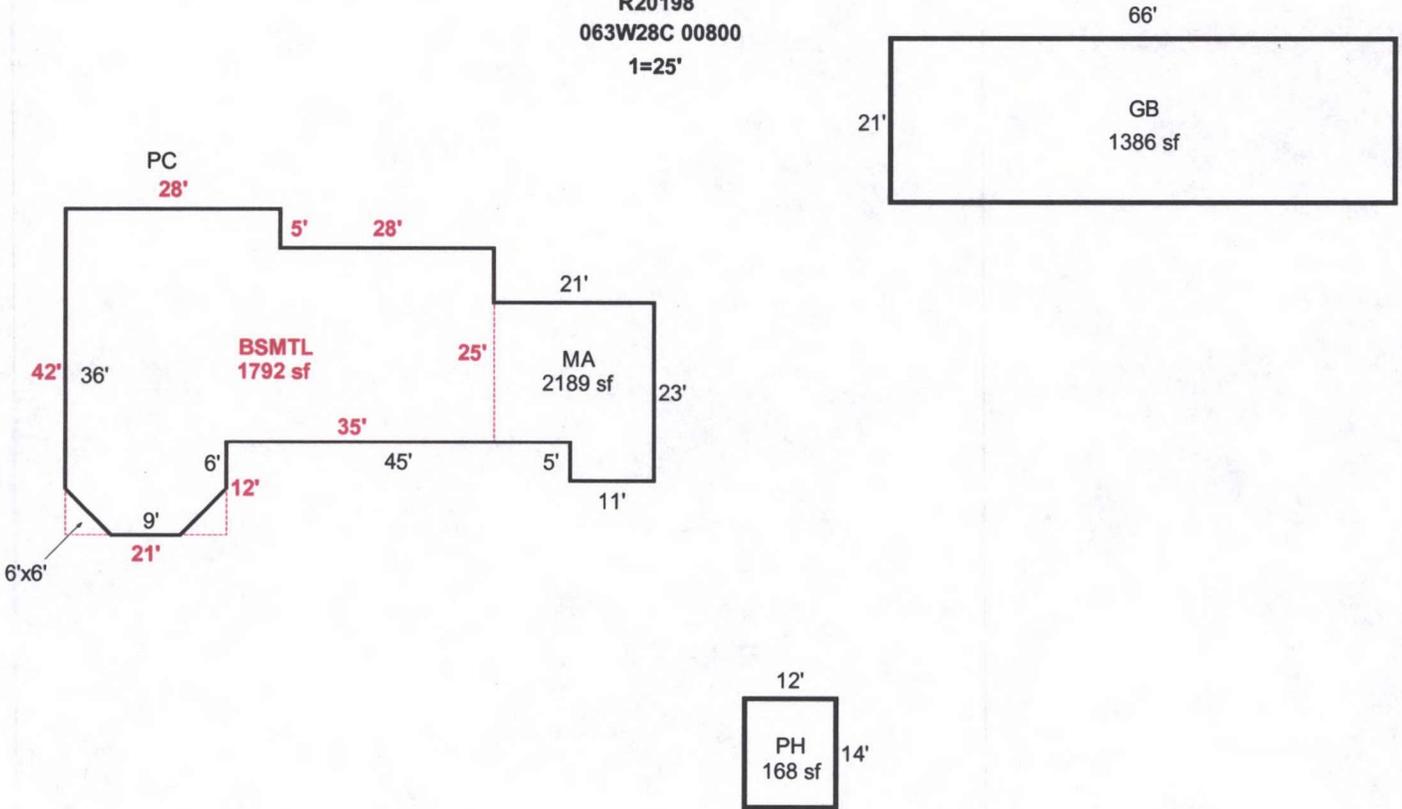
Client

Appraiser Name

IMPROVEMENTS SKETCH



R20198  
063W28C 00800  
1=25'



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2189	241	2189
GLA0	BSMTL	1.00	1792	196	1792
GBA1	PH	1.00	168	52	
	GB	1.00	1386	174	1554

Net LIVABLE Area (Rounded w/ Factors) 3981  
 Net BUILDING Area (Rounded w/ Factors) 1554

#### Comment Table 1

Apex by RW 05/02/08

#### Comment Table 2

*GRH 4/18/24*

#### Comment Table 3

*Cycle 62*