

Acct ID: 520199 MTL: 063W28C000700 Date: **4/17/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 2525 NIAGARA ST N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 78741 Year: 2024
 Last Date Appraised: 10/24/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: WILLIAMS, BLAKE M & WILLIAMS, MONICA L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 478920
 RMV Land: 238460 RMV Imp: 407310 RMV Total: 645770 MAV: 478920 MSAV: 0 SAV: 0
 Comment:

Notations

No notation data available.

Update inv, add new HC

OSDs

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

Land

Site: 1 Code Area: 92420 Size: 1.22 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 193460 Exception: Y N
 Adjustment(s): H2OGR, VWFR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 20-21: SV #06 ADD WATER AND VIEW ADJ// 06-07: RECALC SETUP;# 36, 11/9/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92420 Stat Class: 141 + Year Blt: 1978 Eff Year Blt: 1986 Sq.Ft: 2652 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 371380
 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	2652	3	FB-2/ HB-1	1978	1986	BATH - 2, BTH - 1, ROOF, HVAC+, FP - 1, KIT+	Y N
Garage Attached	4	Finished	480	0	0	1986	1986		Y N

Accessories

Yr Blt 4 Average

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	2800	1986	7462	1	Y N
PATIO	4	128	1986	577	1	Y N
PATIO	4	152	1986	686	1	Y N
PATIO	4	180	1986	812	1	Y N
PATIO	4	330	1986	1488	1	Y N
ROOF EXTENSION OR PATIO COVER	4	128	1986	3044	1	Y N
ROOF EXTENSION OR PATIO COVER	4	152	1986	3615	1	Y N
ROOF EXTENSION OR PATIO COVER	4	330	1986	7847	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92420 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 222 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 20x10 RMV: 10000
 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
Building Structure	0	Finished	222	0	0	0	0		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 92420 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 72x24 RMV: 25930
 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	5	Finished	1728	0	0	2009	2009	FAIR	Y N



GB MA 04.10.24



04.10.24

ACCOUNT # 520199 DATE: 4/17/24 RMV CLASS 451 PROP CLASS 451
 MTL _____ APPR GRH TAG Y (N)
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE HC
 STAT / CLASS S
 SIZE _____
12x25
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W28C 00700

File No R20199

SUBJECT

Property Address 2525 Niagara St N

City Salem

State OR

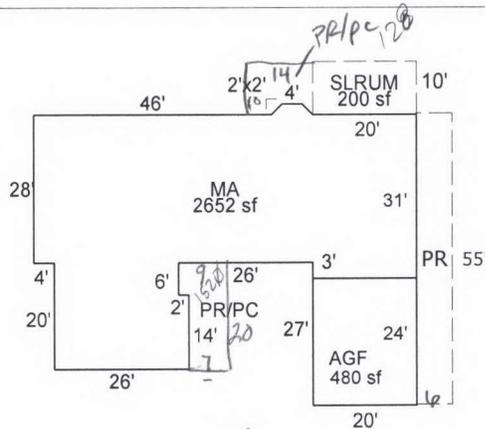
Zip 97303

Owner

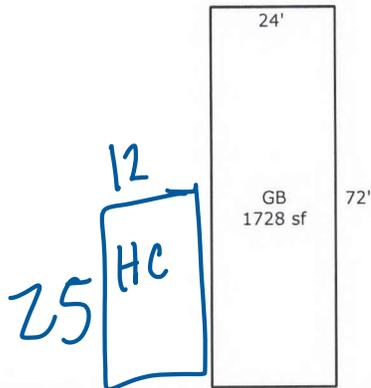
Client

Appraiser Name

IMPROVEMENTS SKETCH



R20199
063W28C 00700
1=37'



Scale: 1 = 37

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2652	256	2652
GBA1	GB	1.00	1728	192	1728
GAR	AGF	1.00	480	88	480
P/P	SLRUM	1.00	200	60	
	PR	1.00	385	124	585

Comment Table 1

Apex by RW 05/02/08
Updated 9/2/2011 to add PR and Addn to GB

Comment Table 2

10.24.19 TOB
GRH 4/10/24

Comment Table 3

SV
Cycle L3

Net LIVABLE Area (rounded w/ factors) 2652
Net BUILDING Area (rounded w/ factors) 1728