

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

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 6400 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 1352260
 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

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 11 Code Area: 04500 Stat Class: 390 Year Blt: 2021 Eff Year Blt: Sq.Ft: 7496 % Complete: 100
 Desc: Farm Marshall Swift Dimensions: RMV: 214660
 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

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

1486

Height: 16 ft.

Class p-lowest 266-p

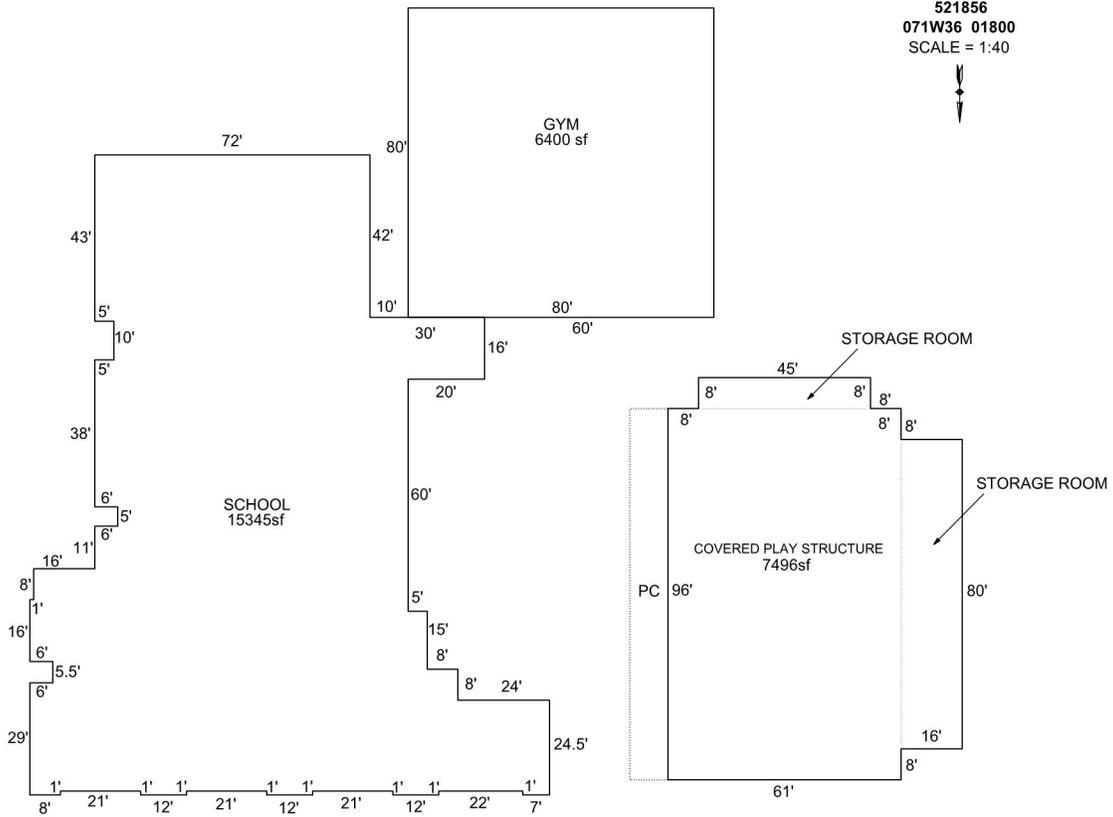


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521856 Parcel No.: 071W36 01800
 Property Address: 1175 VICTOR POINT RD SE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	COVERED PLAY S	1.0	7496.0	362.0	7496.0
GLA1	GYM	1.0	6400.0	320.0	
	SCHOOL	1.0	15345.0	685.0	21745.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/31/17
 UPDATED BY CJURAN 11/28/2022

COMMENT TABLE 2

11/25/2022 MLH

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	2	(rounded)	21,745
Net BUILDING	cnt	1	(rounded)	7,496

Commercial Property Appraisal

Marion County

ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 521856

Notes 24-25: CYCLE UPDATE INV PER GRH/WW

Total Sq Ft 15,345

MA-SA-NH 01-06-000

Component - ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97381

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 - ELEMENTARY SCHOOL

Type Building

Size 15,345 sq ft

Perimeter 685 ft

of Stories 2

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	C Masonry Bearing Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	15,345	\$176.23	\$2,704,249	\$1,406,209	\$1,298,040
812	Concrete Block	15,345	\$30.84	\$473,240	\$246,085	\$227,155
6601014	Concrete Sidewalk	8,390	\$7.21	\$60,492	\$0	\$60,492
3	Default Heating	15,345	\$18.20	\$279,279	\$145,225	\$134,054
764	Fire Alarm System	15,345	\$2.78	\$42,659	\$22,183	\$20,476
6403017	Paving, Asphalt	7,500	\$5.41	\$40,575	\$21,099	\$19,476
681	Sprinklers	15,345	\$5.83	\$89,461	\$46,520	\$42,941
				\$3,689,955	\$1,887,321	\$1,802,634

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10% OF RCN)		\$368,995.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 30 yrs
Additional Functional	0.0 %
External	0.0 %

Reconciliation **Base Value** \$2,171,629 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+\$2,171,629	+	-	= \$2,171,629	\$2,171,629

Commercial Property Appraisal

Marion County

GYM

Stat Class 820 - OTHER SCHOOLS

Account ID 521856

Notes 24-25: CYCLE PER GRH/WW

Total Sq Ft 6,400

MA-SA-NH 01-06-000

Component - GYM

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97381

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 - GYM

Type Building

Size 6,400 sq ft

Perimeter 320 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
358	Gymnasium (School)	100	3.0	A Fireproof Structural Steel Frame	14.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	6,400	\$260.43	\$1,666,752	\$1,300,067	\$366,685
3	Default Heating	6,400	\$23.65	\$151,360	\$118,061	\$33,299
764	Fire Alarm System	6,400	\$3.44	\$22,016	\$17,172	\$4,844
888	Stud -Metal Siding	6,400	\$24.56	\$157,184	\$122,604	\$34,580
				\$1,997,312	\$1,557,904	\$439,408

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O (10% OF RCN)		\$199,731.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 45 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$483,349

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$483,349	+	-	= \$483,349
					\$483,349

Commercial Property Appraisal

Marion County

Covered Play Structure

Stat Class 820 - OTHER SCHOOLS

Account ID 521856

Notes 24-25: Cycle Per GRH/WW

Total Sq Ft 7,496

MA-SA-NH 01-06-000

Component - Covered Play Structure

Stat Class 820 - OTHER SCHOOLS

Notes 23-24 Covered play structure 100% complete

Cost Approach

ZIP Code 97381

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 - Covered Play Structure

Type Building

Size 7,496 sq ft

Perimeter 362 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
486	Fieldhouse	100	2.0	P Pole Frame	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	7,496	\$103.53	\$776,061	\$15,521	\$760,540
3	Default Heating	7,496	\$16.91	\$126,757	\$2,535	\$124,222
916	Single -Metal on Steel Frame	7,496	\$11.12	\$83,356	\$1,667	\$81,689
				\$986,174	\$19,723	\$966,451

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$98,617.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 1 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$1,063,096

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$1,063,096	+		-		=	\$1,063,096	\$1,063,096