

Acct ID: 522022 MTL: 072W05A000100 Date: **5/21/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: 451
 Situs: 5115 55TH AVE NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 86789 Year: 2024

Last Date Appraised: 05/11/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: RAMIREZ, OMAR M Roll Type: R
 Cycle Tag Sales Verification Other: **Farm** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 226061
 RMV Land: 480110 RMV Imp: 290180 RMV Total: 770290 MAV: 189650 MSAV: 36411 SAV: 93295
 Comment: **L4 update inv**

Notations **L3 Farm Nursery**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input 5/29/24 MLH

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land **Chris 8/8/24**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 2	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Value Source: Farm Homesite		Description:		RMV: 41130	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 2400210						
Site: 3	Code Area: 92410	Size: 8.33 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI Value Source: Farm Use - EFU		Description: TWO BENCH IRR		RMV: 393980	Exception: Y N	
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 02400210						

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 92410	Stat Class: 141	Year Blt: 1962	Eff Year Blt: 1974	Sq.Ft: 1802	% Complete: 100
Desc: One Story Only		EYB Roof Paint		Dimensions:	RMV: 252490	
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	1802	3	FB-2	1962	1972	BATH - 2, KIT+, HVAC, FP - 1, ROOF	Exception: Y N
Garage Attached	4	Finished	688	0	0	1962	1972	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1972	20925	1
Exception: Y N					

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1962 Eff Year Blt: 1962 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 6520

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
ASPHALT DRIVEWAY	1	3060	1962	6518	1
Exception: Y N					

Part of JI Made MAD

Improvements - Accessory Buildings

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 92410	Stat Class: 351	Year Blt: 1992	Eff Year Blt: 1998	Sq.Ft: 4056	% Complete: 100
Desc: General Purpose Building (GB)		Fail Condition		Dimensions: 78x52	RMV: 29630	
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	4056	0	0	1992	1992	FAR AJL	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 132 % Complete: 100
 Desc: Lean-to Light (LTL) Match EYB to GB Dimensions: 22x6 RMV: 270
 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
Lean-to Light Duty	4	Finished	132	0	0	1992	1992	FAIR	

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 288 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 18x16 RMV: 1270
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Gone

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	288	0	0	1992	1992	Fair	

Accessories

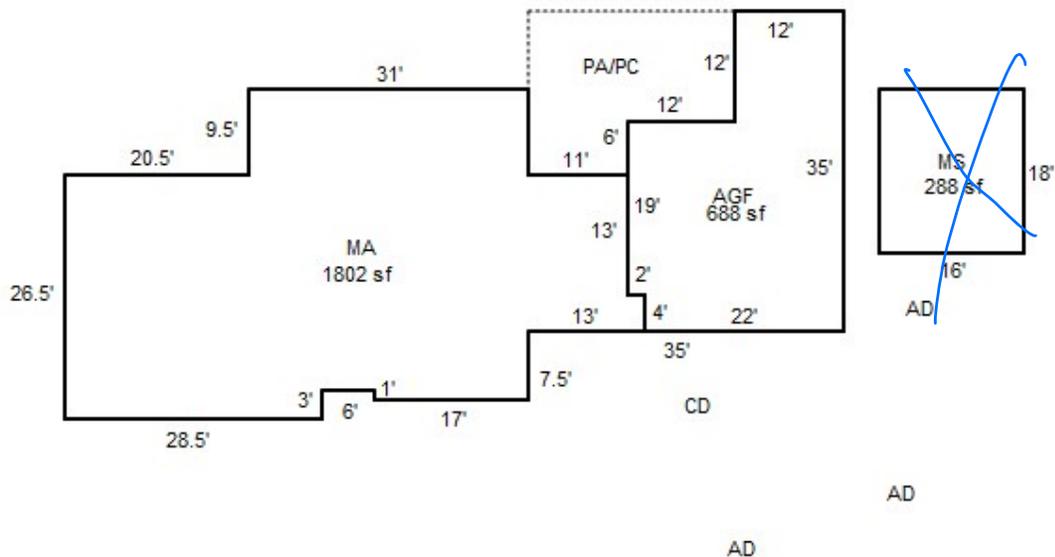
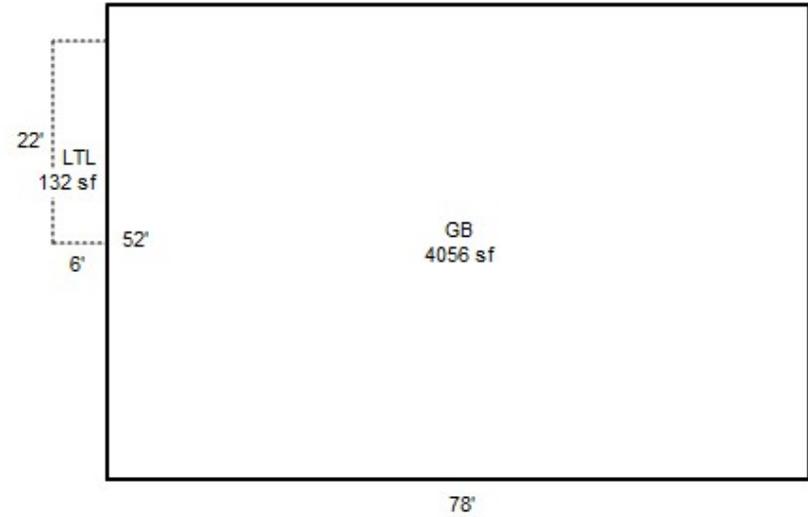
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					



FARM 5/21/24



FARM 5/21/24



APEX UPDATED

5/21/24 MLH Farms ✓ L3

R22022

05A 072W
072W-05A -00100 50420-000
502 (551) 0-3B A75 024-00-21-0
ANDERSEN, GORDON H & GLADYS E

8.83 ACRES

5115 55TH AV NE
V0784P0741DE

08/22/94



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

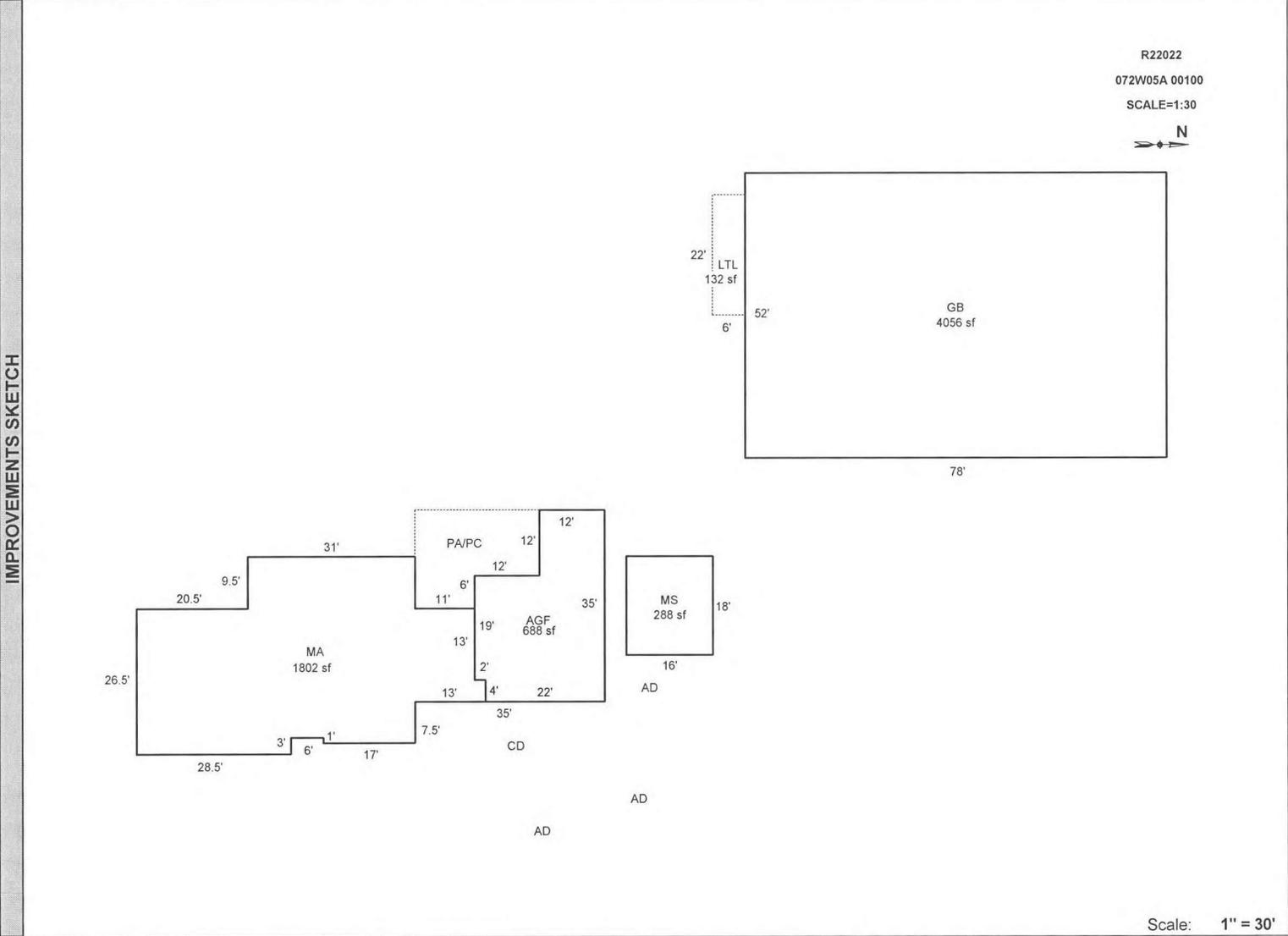
ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
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							All Other					

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W05A 00100

File No R22022

SUBJECT	Property Address 5115 55TH AV NE		
	City SALEM	County MARION	State OR Zip 97305
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1802	203	1802
	GBA1	GB	1.00	4056	260	4476
		LTL	1.00	132	56	
GAR	MS	1.00	288	68	688	
	AGF	1.00	688	118		
<p>Net LIVABLE Area (rounded w/ factors) 1802</p> <p>Net BUILDING Area (rounded w/ factors) 4476</p>						
Comment Table 1						
DRAWN BY JRONDEMA 11/03/17						
Comment Table 2			Comment Table 3			

R22022 072W05A 00100 Appr #: 19 Date 5-11-12 Prop Class 551 Prop Code A94
 Situs Address 5115 55TH AV NE Franchise Code 19 Year For: 2012-2013
 Owner ANDERSEN, GORDON H & GLADYS E

Notes: NOH LCB Tags Cycle Sales Verification Other: _____

RMV Land: 208,540	RMV Imp: 147,750	RMV Total: 356,290	M50 Total: 165,620		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 1802	Eff Area 1802
Length	Width	Roof Cover COMP	Plumbing BATH2	Heat FA	
Fireplace SGL-P	Inter. Comp: DW;H&F;DSP, Rng			Bedrooms 3	
Year Built 1962	Eff. Year Built 1962 1972	Cond. P F <u>A</u> G E			
Adj Codes RLCM4	Qty <u>4</u>	% Comp	Func	Econ	RMV: 85,040
Lump Sum	Except Code/Year	Comments			
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 4	Area 688	Eff Area 688
Length	Width	Roof Cover COMP	Plumbing	Heat	
Fireplace	Inter. Comp:			Bedrooms	
Year Built 1962	Eff. Year Built 1962 1972	Cond. P F <u>A</u> G E			
Adj Codes RLCM4	Qty <u>4</u>	% Comp	Func	Econ	RMV: 20,620
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Seg.Type YI4A	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built:	Cond. P F A G E		% Comp	Econ
Lump Sum	Except Code/Year	Comments			
Seg.Type AD	Seg. # 2.1	Method: R05	Class	Area 3060	Eff Area 3060
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built: 1962	Cond. P F A G E		% Comp	Econ
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type <u>MS CB</u>	Seg. # 3.1	Method: F09	Class 5	Area 4056	Eff Area 4056
Length 78	Width 52	Foundation CONC	Ex. Wall B&B	Roof Cover METAL	<u>Bkenam</u>
Roof Style <u>Sable</u>	Floor CONC		Plumbing		
Heat	Int. Comp.	Elect. <u>220V</u>		Yr. Blt.	Eff. Yr. Blt: 1992
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp		Func	Econ
Lump Sum	Except Code/Year	Comments			
Seg.Type LTL	Seg. # 4.1	Method: F09	Class	Area 132	Eff Area 132
Length 22	Width 6	Foundation FRAME	Ex. Wall METAL	Roof Cover METAL	<u>Bkenam</u>
Roof Style <u>Shed</u>	Floor CONC		Plumbing		
Heat	Int. Comp.	Elect.		Yr. Blt.	Eff. Yr. Blt: 1992
Cond. P F A G E	Adj. Codes FLCM	% Comp		Func	Econ
Lump Sum	Except Code/Year	Comments			
Seg.Type <u>MP MS</u>	Seg. # 5.1	Method: F09	Class 4	Area 288	Eff Area 288
Length 18	Width 16	Foundation FRAME	Ex. Wall BKENAM	Roof Cover METAL	
Roof Style <u>Sable</u>	Floor DIRT		Plumbing		
Heat	Int. Comp.	Elect. <u>None</u>		Yr. Blt.	Eff. Yr. Blt: 1992
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp		Func	Econ
Lump Sum	Except Code/Year	Comments <u>Woodshed</u>			

R22022 072W05A 00100 Appr #: _____ Date _____ Prop Class 551 Prop Code A94
 Situs Address 5115 55TH AV NE Franchise Code 19 Year For: 2012-2013
 Owner ANDERSEN, GORDON H & GLADYS E

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 208,540 RMV Imp: 147,750 RMV Total: 356,290 M50 Total: 165,620

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00		
3	TWO BENCH IRR	009CGI	7.83		
4	TWO BENCH IRR	009CGI	0.50		

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____









R 22022

16 x 18 MS



05/11/2012

R 22022

6X22 LTL



R22022

52x78 GB

PLAN



05/11/2012

R 22022

52 x 78 GB

Front



05/11/2012

05/11/2012

R 20

R 22027