

Acct ID: 518164 MTL: 062W010000300 Date: **7.2.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 8626 WABASH DR NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 63288 Year: 2024

Last Date Appraised: 04/09/2020 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:  
 Owner: OAK GROVE FAMILY FARM LLC 78% & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 325415  
 RMV Land: 715510 RMV Imp: 280760 RMV Total: 996270 MAV: 168180 MSAV: 157235 SAV: 490707  
 Comment:

**Upd Inv**

**Input, JJS, 7.3.24**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

**Land**

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: **2BD** RMV: 6500 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / 00100030 04-05: F03-0659 LLA BETWEEN R18164 & R320357; IMPS NOT MOVING. 06-07: RECALC SETUP, APPR NO 19, 10/5/05

Site: 3 Code Area: 01600 Size: 88.83 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 664010 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976 / 00100030; 02-03: MOVE 2 ACRES FROM 2BENCH IRR TO WASTELAND

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 142 Year Blt: 1914 Eff Year Blt: 1970 Sq.Ft: 2334 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 258970  
 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	1467	1	FB-1	1914	1970	BATH - 1, FP - 1, HVAC, ROOF, KIT	Y N
Attic	4	Finished	867	3	FB-1	1914	1970	HVAC, BATH - 1	Y N
Garage Detached	3	Unfinished	624	0	0	1938	1938	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1800	1970	4329	1	Y N
DECK	4	72	1970	1172	1	Y N
ENCLOSED PORCH	3	70	1970	1554	1	Y N
ROOF EXTENSION OR PATIO COVER	4	72	1970	1545	1	Y N

**KEEP EP**

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 3770  
 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
Multi-Purpose Bldg	6	Finished	144	0	0	1999	1999	FAIR	Y N

**Accessories**

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

Bldg: 3 Code Area: 01600 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 3000 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 100x30 RMV: 14390  
 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 visible in this section]									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	3000	0	0	1989	1989	FAIR

Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	832	1898	915	1

Exception: Y N

Bldg: 4    Code Area: 01600    Stat Class: 355    Year Blt: 1989    Eff Year Blt: 1989    Sq.Ft: 1400    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions:    RMV: 3630  
 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
Lean-to Heavy Duty	5	Finished	1400	0	0	1989	1989	FAIR

Exception: Y N

**Accessories**

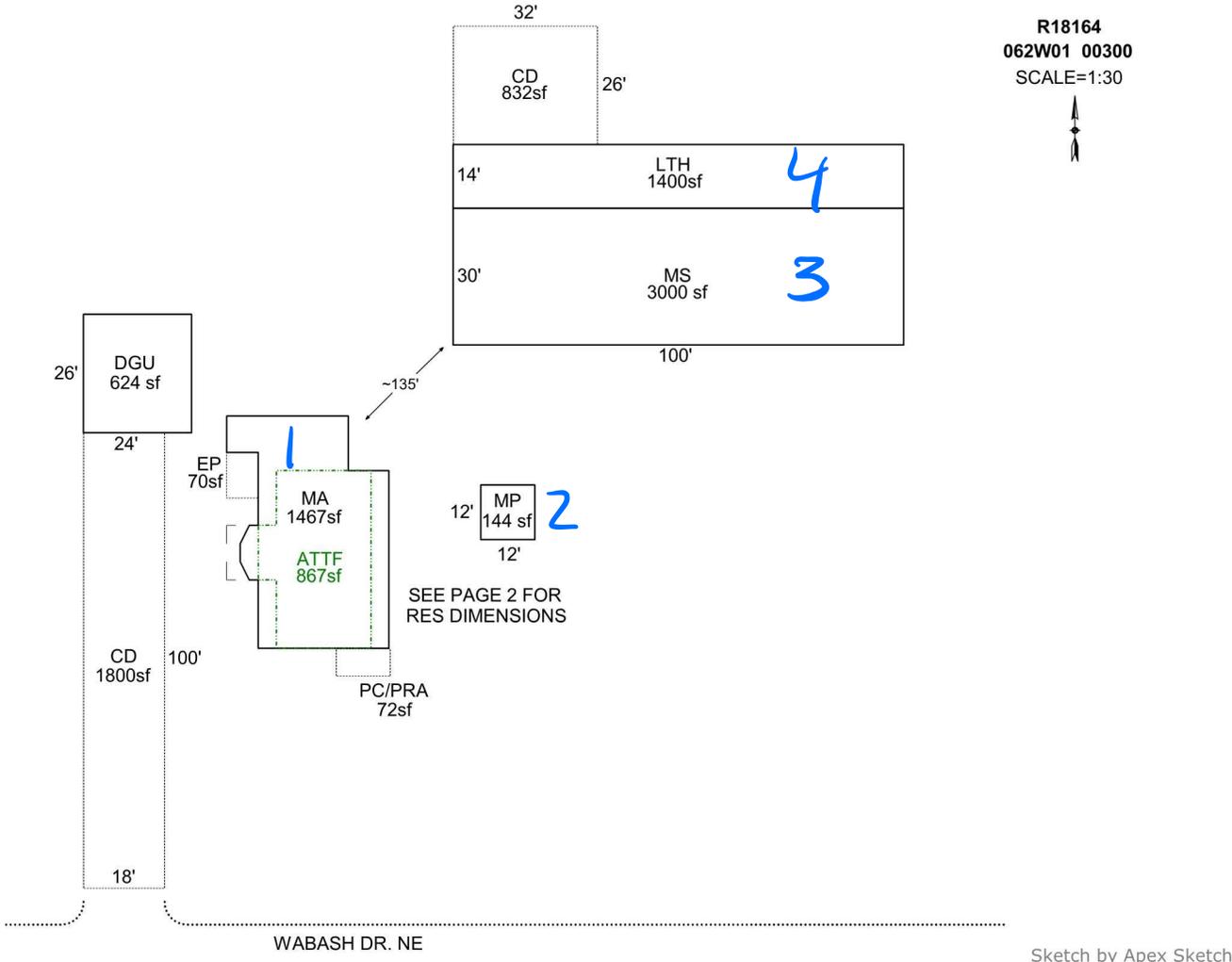
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R18164 Parcel No.: 062W01 00300  
 Property Address: 8626 WABASH DR NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	144.0	48.0	
	MS	1.0	3000.0	260.0	
	LTH	1.0	1400.0	228.0	4544.0
GBA2	ATTF	1.0	867.0	128.0	867.0
GLA1	MA	1.0	1467.0	178.9	1467.0
GAR	DGU	1.0	624.0	100.0	624.0
P/P	EP	1.0	70.0	34.0	
	CD	1.0	1800.0	236.0	
	CD	1.0	832.0	116.0	
	PC/PRA	1.0	72.0	36.0	2774.0
	Net LIVABLE	cnt	1	(rounded)	1,467
Net BUILDING	cnt	4	(rounded)	5,411	

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17  
 UPDATED BY CJURAN 03/26/2021

### COMMENT TABLE 2

#19 1/23/2009  
 CL #10 02/18/2021  
**JSS 7.2.24**

### COMMENT TABLE 3

PICTOM CYCLE C-19  
**Cycle L3**

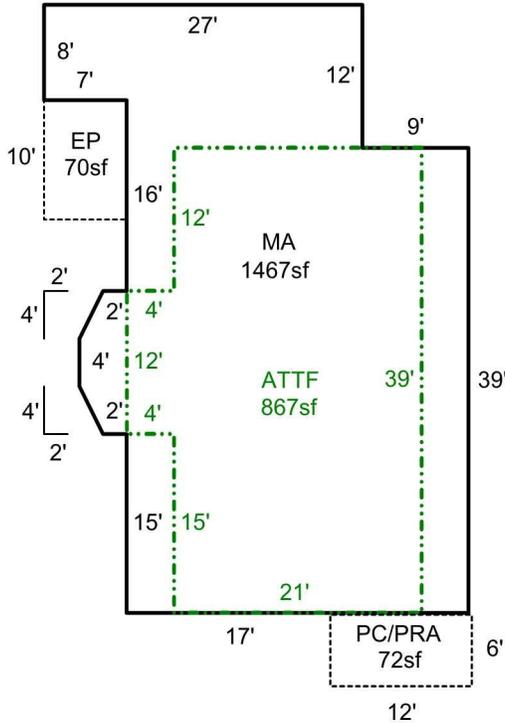
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## SKETCH

**R18164**  
**062W01 00300**  
 SCALE=1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTF	1.0	867.0	128.0	867.0
GLA1	MA	1.0	1467.0	178.9	1467.0
P/P	PC/PRA	1.0	72.0	36.0	
	EP	1.0	70.0	34.0	142.0

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#19 1/23/2009  
 CL #10 02/18/2021

### COMMENT TABLE 3

PICTOM CYCLE C-19

Net LIVABLE	cnt	1	(rounded)		1,467
Net BUILDING	cnt	1	(rounded)		867