

Acct ID: 518193 MTL: 062W030000600 Date: 6.29.24 Appr: JJS Prop Class: 551 RMV Prop Class: 551  
 Situs: 11094 71ST AVE NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 45924 Year: 2024

Last Date Appraised: 04/14/2020 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: \_\_\_\_\_  
 Owner: LEGACY LEASING LLC 51% & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 193673  
 RMV Land: 846610 RMV Imp: 120450 RMV Total: 967060 MAV: 143780 MSAV: 49893 SAV: 155712  
 Comment: \_\_\_\_\_

**UPD INV**

**INPUT, JJS, 7.1.24**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

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

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	01600	1.00 Acres	005	REST		0
Class: Value Source: Market Homesite Description: RMV: 23100 Exception: Y N Adjustment(s): GSOIL, IRR Fire Patrol: Description: Comments: 09-10: PER #19 CHG FARM HOMESITE TO MARKET HOMESITE, HOUSE RENTED OUT// 00100030						
Site: 2	01600	22.28 Acres	005	REST	011	0
Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 591780 Exception: Y N Adjustment(s): GSOIL, IRR Fire Patrol: Description: Comments: Liability year - 1976 / 00100030						
Site: 3	01600	7.70 Acres	005	REST	011	0
Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 186730 Exception: Y N Adjustment(s): GSOIL, IRR Fire Patrol: Description: Comments: Liability year - 1976 / 00100030						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	01600	131	1961	1961	1096	100
Desc: One Story Only Dimensions: RMV: 99590 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	3	Finished	1096	2	FB-1	1961	1961	BATH - 1, KIT-, HVAC, ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	320	1961	1232	1	Y N
ROOF EXTENSION OR PATIO COVER	3	320	1961	6496	1	Y N

Bldg: 3 Code Area: 01600 Stat Class: 108 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 5000  
 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									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	3335	1910	5003	1	Y N

**Improvements - Accessory Buildings**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 2	01600	341	1961	2004	320	100
Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 7920 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	320	0	0	1961	2004	FAIR	Y N

1974 W/R

YI3A

More MAV

**Accessories**

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

Bldg: 4    Code Area: 01600    Stat Class: 301    Year Blt:    Eff Year Blt:    Sq.Ft: 60    % Complete: 100  
Desc: Accessory Improvements & Misc.    Dimensions: 10x6    RMV: 0  
Func Obsc: 0    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: Y N
Pump House	0	Finished	60	0	0	0	0		

**Accessories**

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

Bldg: 5    Code Area: 01600    Stat Class: 353    Year Blt: 1989    Eff Year Blt: 1989    Sq.Ft: 1680    % Complete: 100  
Desc: Machine Shed (MS)    Dimensions: 28x60    RMV: 7940  
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: Y N
Machine Shed	5	Finished	1680	0	0	1989	1989	FAIR	

**Accessories**

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

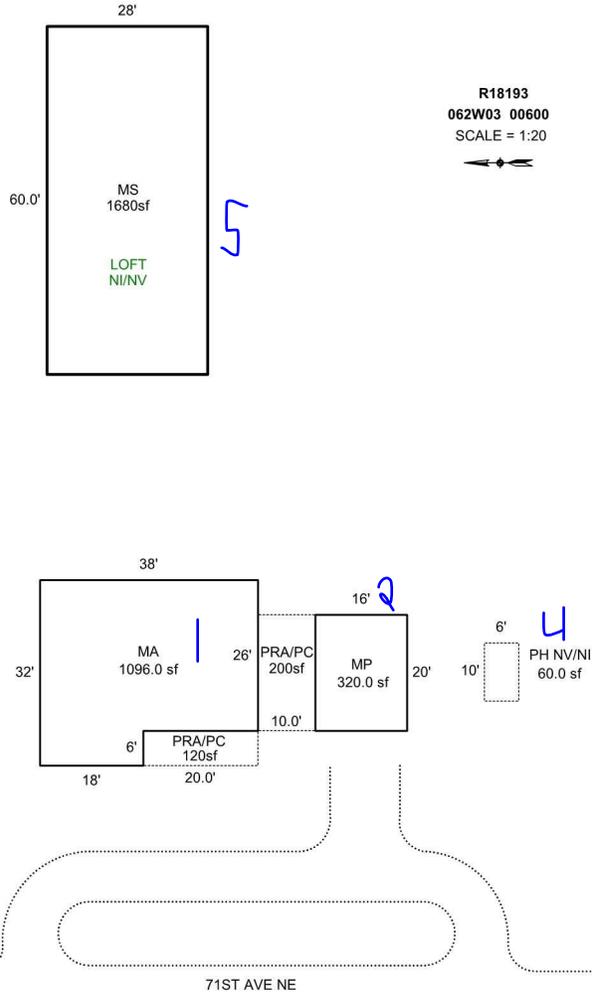


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R18193 Parcel No.: 062W03 00600  
 Property Address: 11094 71ST AV NE  
 City: SALEM County: State: OR ZipCode: 97305  
 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	MS	1.0	1680.0	176.0	
	MP	1.0	320.0	72.0	2000.0
GLA1	MA	1.0	1096.0	140.0	1096.0
P/P	PH NV/NI	1.0	60.0	32.0	
	PRA/PC	1.0	200.0	60.0	
	PRA/PC	1.0	120.0	52.0	380.0
	Net LIVABLE	cnt	1 (rounded)		1,096
	Net BUILDING	cnt	2 (rounded)		2,000

### COMMENT TABLE 1

DRAWN BY AC 5/20/10  
 UPDATED BY CJURAN 06/17/2021

### COMMENT TABLE 2

#10 CL 04/14/2020

*JSS 6.28.24*

### COMMENT TABLE 3

PICTOM CYCLE C-19

*cycle L3*