

Acct ID: 518417 MTL: 062W110001400 Date: 5/16/24 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 9593 86TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 145176 Year: 2024

Last Date Appraised: 05/06/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: KUSCHNICK, SAMUEL CHRISTIAN Roll Type: R

Cycle 0 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCF TTD INSP AV: 217892

RMV Land: 370130 RMV Imp: 276660 RMV Total: 646790 MA: 195700 SAV: 22192 SAV: 85951

Comment:

Notations No listing update inv Sale code: 06 ²⁰ ✓

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs Farm; Seed crops

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 48090 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 21-22: CYCLE WORK #94 C19 CHG OSD// 00-01; UPDATED MARKET VALUE, 100210

Site: 2 Code Area: 01410 Size: 5.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2B1 Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 287040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 00-01; UPDATED MARKET VALUE, 100210 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 5.19 TTL ACRES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 142 Year Blt: 1938 Eff Year Blt: 1951 Sq.Ft: 2392 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 253890
 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	1392	1	FB-2	1938	1951	FP - 2, HVAC, ROOF, KIT+, BATH - 2	Y N
Attic	4	Finished	1000	3	FB-1	1938	1951	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	550	0	0	1938	1951	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	4	108	1951	398	1	Y N
PATIO	4	290	1951	1069	1	Y N
ROOF EXTENSION OR PATIO COVER	4	108	1951	2098	1	Y N
ROOF EXTENSION OR PATIO COVER	4	290	1951	5635	1	Y N

Bldg: 6 Code Area: 01410 Stat Class: 108 Year Blt: 1951 Eff Year Blt: 1951 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 9380
 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	Exception
ASPHALT DRIVEWAY	1	5600	1951	9380	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 42 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 7x6 RMV: 0
 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
Pump House	0	Finished	42	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 353	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 1000	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 50x20		RMV: 2270	
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
Machine Shed	4	Finished	1000	0	0	1974	1974	FAIR
Exception: Y N								

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 341	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 300	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 25x12		RMV: 1300	
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
Multi-Purpose Bldg	4	Finished	300	0	0	1979	1979	FAIR
Exception: Y N								

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 352	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 2960	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 74x40		RMV: 9820	
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
Utility Building	5	Finished	2960	0	0	1979	1979	FAIR
Exception: Y N								

Accessories

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



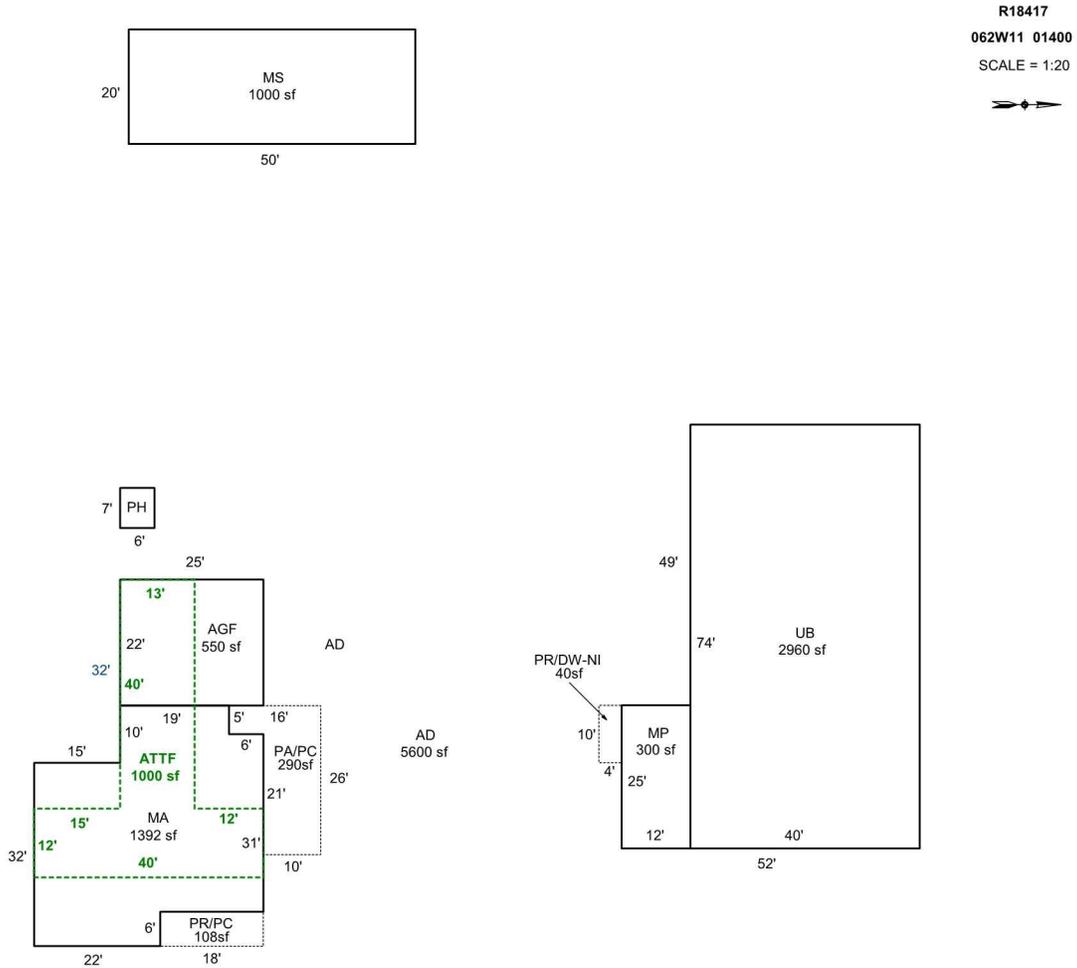
MA UB 05.16.24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18417 Parcel No.: 062W11 01400
 Property Address: 9593 86TH AV 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	PH	1.0	42.0	26.0	
	MS	1.0	1000.0	140.0	
	MP	1.0	300.0	74.0	
	UB	1.0	2960.0	228.0	4302.0
GLA1	MA	1.0	1392.0	164.0	1392.0
GLA2	ATTF	1.0	1000.0	184.0	1000.0
GAR P/P	AGF	1.0	550.0	94.0	550.0
	PR/PC	1.0	108.0	48.0	
	PA/PC	1.0	290.0	84.0	
	PR/DW-NI	1.0	40.0	28.0	438.0
	Net LIVABLE	cnt	2 (rounded)		2,392
	Net BUILDING	cnt	4 (rounded)		4,302

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/29/17
 UPDATED BY CJURAN 08/17/2021

COMMENT TABLE 2

05/06/2020 SR #94

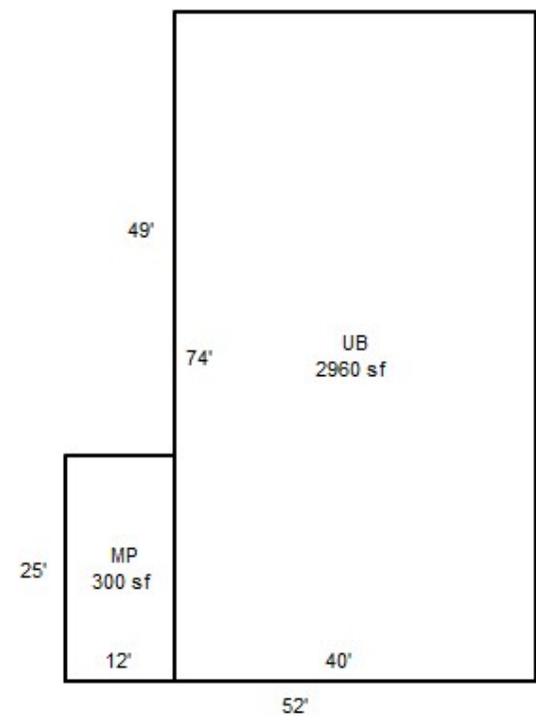
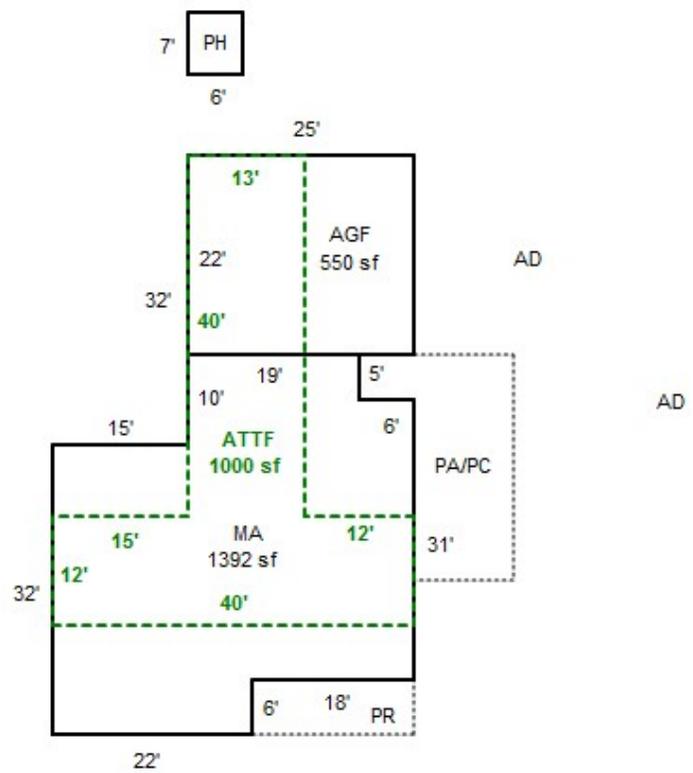
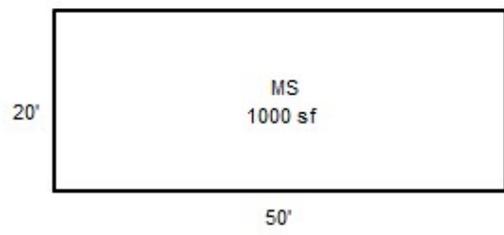
GRH 5/16/24

COMMENT TABLE 3

CYCLE C-19 I 4

S.V.L.Z

R18417
062W11 01400
SCALE=1:30



R 18417

11 062W
062W-11 -01400 47385-000
502 (551) 0-4H F52 001-00-21-0
LELACK, PETER T & CATHERINE M
<VAN OTTERLOO, HOWARD W & ELAINE
6.19 ACRES
ANNEXATION NO 92-689

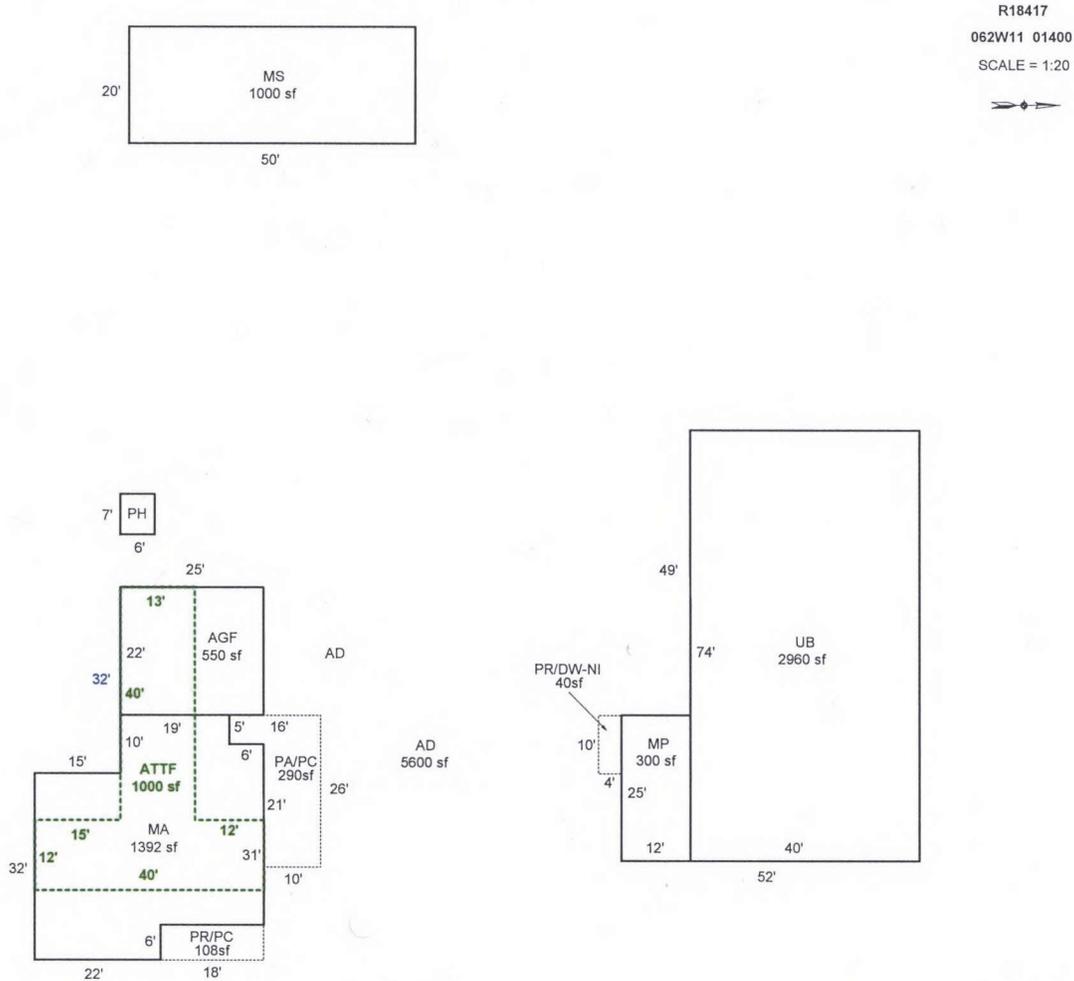
9593 86TH AV NE
EV1175P0014RD V1183P0328RC 07/27/95

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18417 Parcel No.: 062W11 01400
 Property Address: 9593 86TH AV NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



R18417
 062W11 01400
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	42.0	26.0	
	MS	1.0	1000.0	140.0	
	MP	1.0	300.0	74.0	
	UB	1.0	2960.0	228.0	4302.0
GLA1	MA	1.0	1392.0	164.0	1392.0
GLA2	ATTF	1.0	1000.0	184.0	1000.0
GAR	AGF	1.0	550.0	94.0	550.0
P/P	PR/PC	1.0	108.0	48.0	
	PA/PC	1.0	290.0	84.0	
	PR/DW-NI	1.0	40.0	28.0	438.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/29/17
 UPDATED BY CJURAN 08/17/2021

COMMENT TABLE 2

05/06/2020 SR #94

COMMENT TABLE 3

CYCLE C-19 L4

Net LIVABLE	cnt	2	(rounded)	2,392
Net BUILDING	cnt	4	(rounded)	4,302

BUILDING DIAGRAM AND OUTBUILDINGS

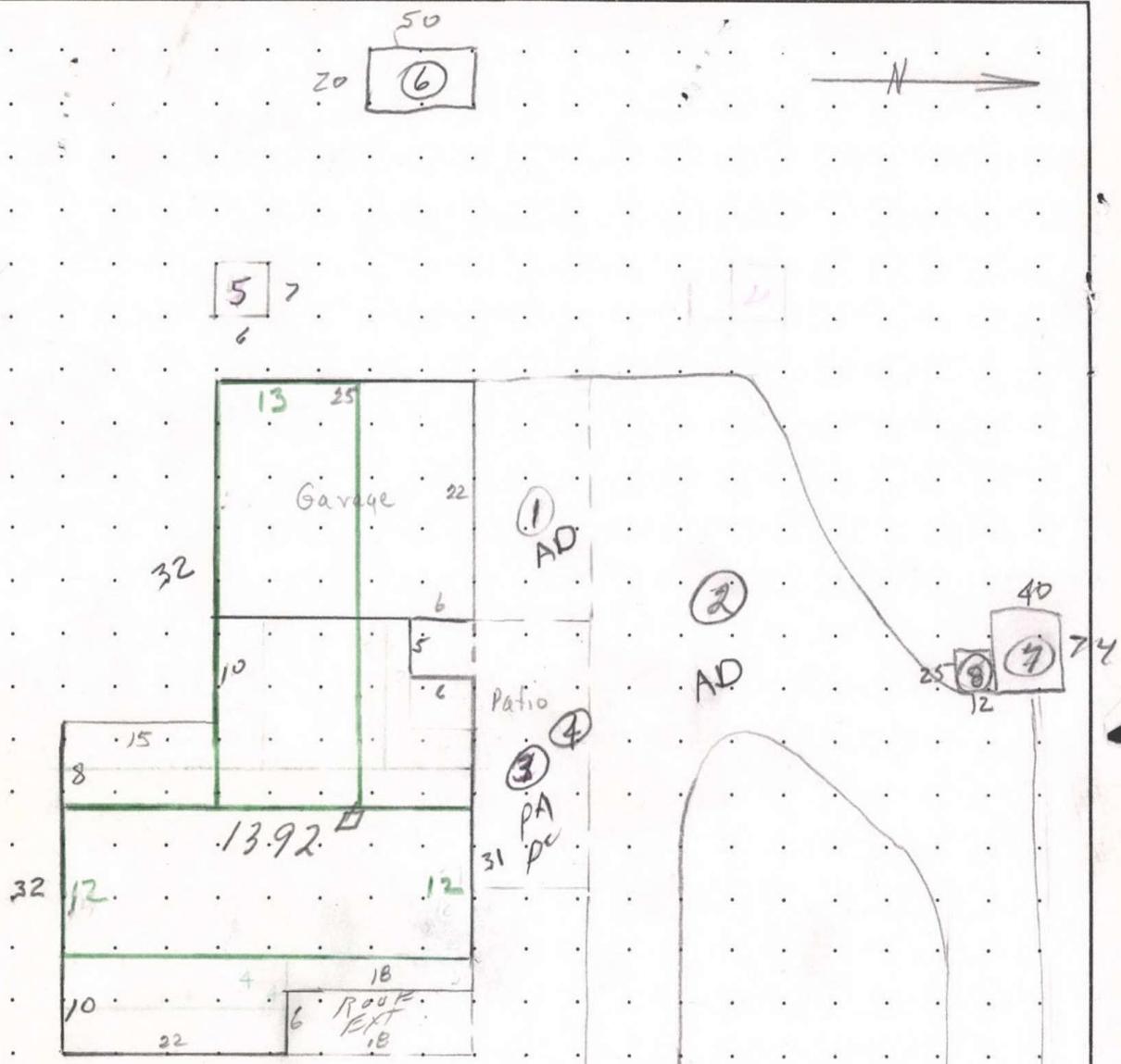
47385-000

ACCT. NO. 5667

R18417

MAP NO. 11-6-2W

TL 1400



15 ft
 $(42 \times 40) - (6 \times 18) - (10 \times 15) - (5 \times 6) = 1392$
 ATTIC $(13 \times 40) + (12 \times 40) = 1000'$

9593 NE 86TH ST.

MEASUREMENT VERIFIED	
DATE	BY
6-17-70	MARR
8-6-73	ROB
10-27-87	ALLAN
9-24-95	REYES

REMARKS:
 Dunn, Emma
 (Heluck, Peter + Catherine)

R18417 062W11 01400 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: 94 Date: 5/6/20

Situs Address 9593 86TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner VAN OTTERLOO, HOWARD & Pictom Other: _____

RMV Land: 160,630 RMV Imps: 243,000 RMV Total: 403,630 M50 Total: 193,840 For: 2020-2021

Notes: Update OSD, update Apex
C-19 L4

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: DW;H&F;DSP;RNG Adj: RLCM4 ✓
Class: 4 Roof Style:
Area: 1392 Eff 1392 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
Ex Wall: Fireplace: DBL-P Year: 1938 Eff: 1951 Adj: _____
AddFactor1: AddFactor2: NIC AddFactor3: RMV: 123,570
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 ATTF RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM4 ✓
Class: 4 Roof Style:
Area: 1000 Eff 1000 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: Year: 1938 Eff: 1951 Adj: _____
AddFactor1: AddFactor2: NIC AddFactor3: RMV: 56,570
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 AGF RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4 ✓
Class: 4 Roof Style:
Area: 550 Eff 550 Flooring:
Dimens: 25 x 22 Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: Year: 1938 Eff: 1951 Adj: _____
AddFactor1: AddFactor2: NIC AddFactor3: RMV: 29,510
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: ✓
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: PA, JATS % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: ✓ RMV: 21,000
AddFactor1: AddFactor2: AddFactor3: _____
Exc Code: _____ Comment/Adj: includes PA/PC, PR/PC, AD L/S: _____

Out Buildings

Seg: 2.1 PH PUMP HOUSE
Method: F Roof Cover: FBRGL Int Comp: Adj: ✓
Class: Roof Style:
Area: 42 Eff: 42 Flooring: CONC
Dimens: 7 x 6 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: WOOD Fireplace: Year: Eff: Value: 0
AddFactor1: AddFactor2: NIC AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MS MACHINE SHED
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP ✓
Class: 4 Roof Style: GABLE
Area: 1000 Eff: 1000 Flooring: DIRT
Dimens: 50 x 20 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: 10FT;METAL Fireplace: Year: Eff: 1974 Value: 1,870
AddFactor1: AddFactor2: NIC AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 4.1 MP MULTIPURPOSE BLDG
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FUNC;FLCMCP ✓
Class: 5 Roof Style: SHED
Area: 300 Eff: 300 Flooring: CONC
Dimens: 25 x 12 Plumbing: Electrical: % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: 12FT;BKENAM Fireplace: Year: Eff: 1979 Value: 1,110
AddFactor1: AddFactor2: NIC AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

R18417 062W11 01400 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: _____ Date: _____

Situs Address 9593 86TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner VAN OTTERLOO, HOWARD & Pictom Other: _____

RMV Land: 160,630 RMV Imps: 243,000 RMV Total: 403,630 M50 Total: 193,840 For: 2020-2021

Notes: _____

Seg: 5.1	UB	UTILITY BUILDING			
Method: F09		Roof Cover: COMP	Int Comp:		Adj: FLCMMP
Class: 5		Roof Style: GABLE			
Area: 2960	Eff: 2960	Flooring: CONC	Electrical: ELEC		% Comp: _____
Dimens: 74	x 40	Plumbing:	Bedrooms:		Func: _____
Found: CONC		Heat/AC:	Year: Eff: 1979		Value: 9,370
Ex. Wall BEVEL;12FT		Fireplace:	AddFactor3:		
AddFactor1:		AddFactor2:			
Exc Code: _____	Comment/Adj: _____				L/S: _____



R18417 062W11 01400 Appr #: _____ Date _____ Prop Class 551 Prop Code A64
 Situs Address 9593 86TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner VAN OTTERLOO, HOWARD &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 115,890 RMV Imp: 161,870 RMV Total: 277,760 M50 Total: 144,920

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	008C	1.00		
3	TWO BENCH IRR	008CI	5.19		

Eff Acres 31.02 Companion Accounts R49477 R49478 062W12C 00900;062W12C 00800;062W13
 R49452 00500

ROUTING SLIP

Date 3/9/09 Clerk Chris

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

- Data entry reviewed by/comments Need Class for MP-5
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Sue 3/11/09
- Reviewed by lead appraiser/comments _____

R18417 062W11 01400 Appr #: 19 Date 2-27-09 Prop Class 551 Prop Code A64
 Situs Address 9593 86TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner VAN OTTERLOO, HOWARD &

Notes: NOH-LCB Tags Cycle Sales Verification Other: _____

RMV Land:	115,890	RMV Imp:	161,870	RMV Total:	277,760	M50 Total:	144,920
Seg.Type MA	Seg. #1.1	Method: R05	Class 4	Area 1392	Eff Area 1392		
Length	Width	Roof Cover COMP	Plumbing BATH2		Heat FA		
Fireplace DBL-P		Inter. Comp: DW;H&F;DSP;RNG			Bedrooms 1		
Year Built 1938	Eff. Year Built <u>1951</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u> % Comp ____	Func ____	Econ ____	RMV: 80,580		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type ATTF	Seg. #1.2	Method: R05	Class 4	Area 1000	Eff Area 1000		
Length	Width	Roof Cover	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 3		
Year Built 1938	Eff. Year Built <u>1951</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u> % Comp ____	Func ____	Econ ____	RMV: 36,890		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type AGF	Seg. #1.3	Method: R05	Class 4	Area 550	Eff Area 550		
Length 25	Width 22	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1938	Eff. Year Built <u>1951</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u> % Comp ____	Func ____	Econ ____	RMV: 19,240		
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type YI4G	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp ____	Econ ____	RMV: 7,000		
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type PH	Seg. #2.1	Method: F;N	Class	Area 42	Eff Area 42		
Length 7	Width 6	Foundation CONC	Ex. Wall WOOD	Roof Cover FBRGL			
Roof Style		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt:		
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____	RMV: 0	
Lump Sum <u>NV</u>	Except Code/Year _____	Comments _____					

Seg.Type MS	Seg. #3.1	Method: F98	Class 4	Area 1000	Eff Area 1000		
Length 50	Width 20	Foundation CONC	Ex. Wall 10FT;METAL	Roof Cover METAL			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: <u>1974</u>		
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ____	Func ____	Econ ____	RMV: 2,580	
Lump Sum _____	Except Code/Year _____	Comments _____					

Seg.Type <u>LTL MP</u>	Seg. #4.1	Method: F98	Class <u>5</u>	Area 300	Eff Area 300		
Length 25	Width 12	Foundation CONC	Ex. Wall 12FT;BKENA	Roof Cover BKENAM			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt.	Eff. Yr. Blt: <u>1979</u>		
Cond. P F <u>A</u> G E	Adj. Codes FLCM		% Comp ____	Func <u>90</u>	Econ ____	RMV: 430	
Lump Sum _____	Except Code/Year <u>09Rmaj/min</u>	Comments <u>shared wall</u>					

Seg.Type UB	Seg. #5.1	Method: F98	Class 5	Area 2960	Eff Area 2960		
Length 74	Width 40	Foundation CONC	Ex. Wall BEVEL;12FT	Roof Cover COMP			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. <u>ELEC 110V</u>	Yr. Blt.	Eff. Yr. Blt: <u>1979</u>		
Cond. P F <u>A</u> G E	Adj. Codes FLCMUB		% Comp ____	Func ____	Econ ____	RMV: 15,150	
Lump Sum _____	Except Code/Year _____	Comments _____					



R18417 062W11 01400 2/27/09



R18417 062W11 01400 2/27/09



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