

Acct ID: 518537 MTL: 062W160000700 Date: **5/4/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 451
 Situs: 9240 59TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 78473 Year: 2024

Last Date Appraised: 08/26/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: RUGGLES, LAURA ELIZABETH Roll Type: R
 Cycle Tag Sales Verification Other: **Farm Check** Inspection level: 1 2 3 4 LCB TTO INSP AV: 135118
 RMV Land: 384960 RMV Imp: 206800 RMV Total: 591820 MAV: 16840 MSAV: 18278 SAV: 86056

Comment:

Farm: Grass seed. Good, update inv

Notations

RP/MS	Code	Description	INPUT GRH 05.28.24
RP	ZONED	FARM EFU ZONED	

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

Land **Chris 8/12/24**
 1.0HS 2BI
 1.63 farm 2BI
 3.77 farm 2BD

Site: 2 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 47150 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 100210

Site: 3 Code Area: 01410 Size: 5.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 292810 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 141 - Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 1272 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 183820
 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	1272	2	FB-1/ HB-1	1967	1967	BATH - 1, BTH - 1, FP - 1, HVAC, ROOF, KIT-	Y N
Garage Attached	4	Unfinished	588	0	0	1967	1967	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1967	20088	1	Y N

Bldg: 6 Code Area: 01410 Stat Class: 107 Year Blt: Eff Year Blt: 1967 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 12050
 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									

DELETE DOUBLE YI'S

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	1	1967	12053	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 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	Exception
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 416 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 26x16 RMV: 1900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NLC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	416	0	0	1974	1974	FAIR	

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 354 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 890 / 904 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 720
 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
Lean-to Light Duty	4	Finished	890	0	0	1974	1974		

3 LTL added as one

(12x26) (10x28) =
x2

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1008 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 28x36 RMV: 8370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NLC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1008	0	0	2000	2000	FAIR	

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No R18537

File No 062W16 00700

SUBJECT

Property Address 9240 59th Ave NE

City Salem

State OR

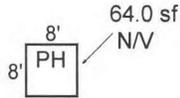
Zip 97305

Owner

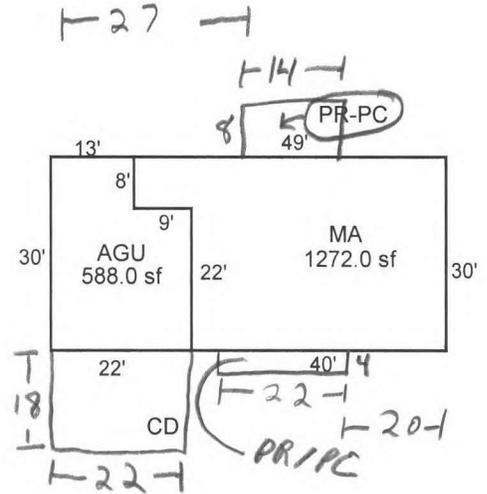
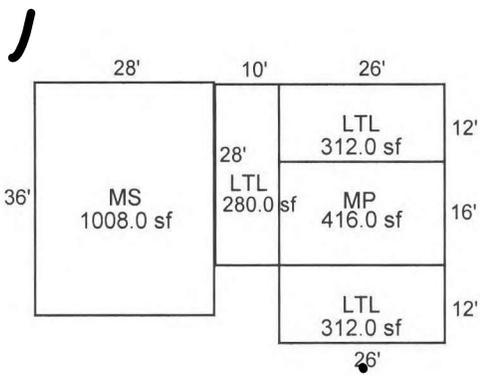
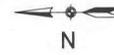
Client

Appraiser Name

IMPROVEMENTS SKETCH



R18537
062W16 00700



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1272.0	158.0	1272.0
GAR	AGU	1.00	588.0	104.0	588.0
OTH	PH	1.00	64.0	32.0	
	MP	1.00	416.0	84.0	
	MS	1.00	1008.0	128.0	1488.0

Comment Table 1

Apex by JA 4/30/09

Comment Table 2

GHAS/24/24

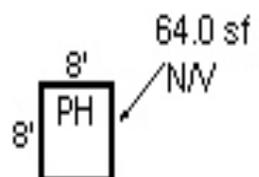
Comment Table 3

Farm L3

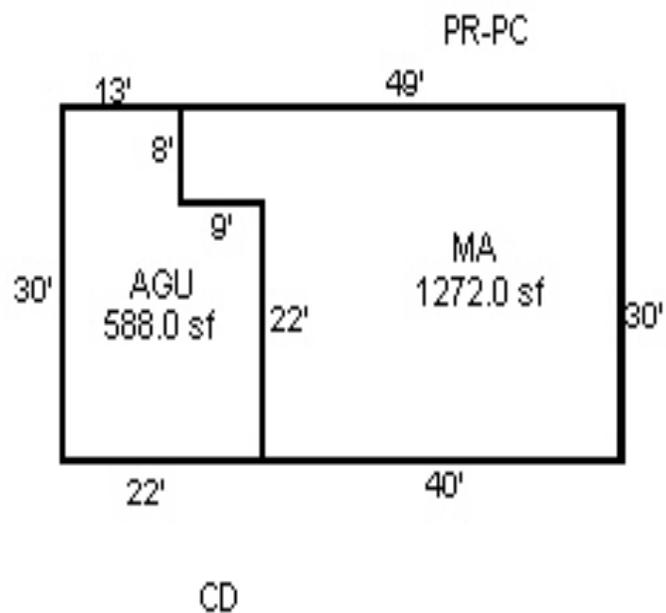
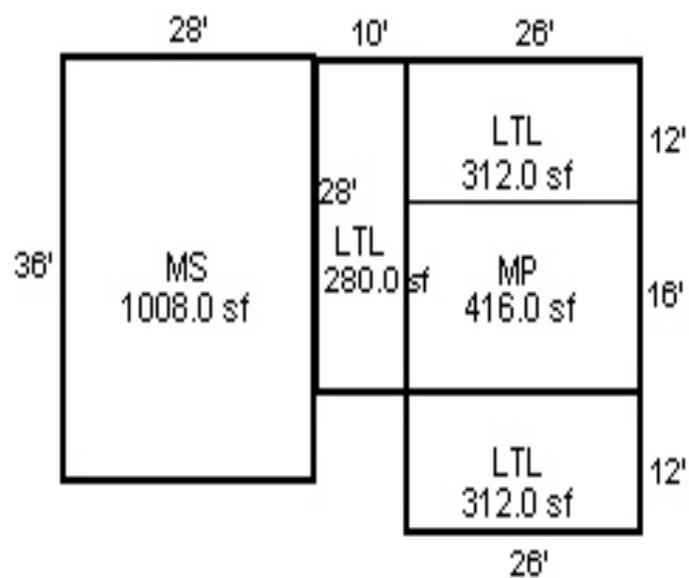
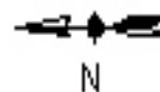
Net LIVABLE Area

(Rounded w/ Factors)

1272



R18537
062/M16 00700



R18537

16 062W
062W-16 -00700 47496-000
502 (551) 0-4H A44 001-00-21-0
RUGGLES, VELMA M & WILLIAM F

31.00 ACRES
ANNEXATION NO 92-689

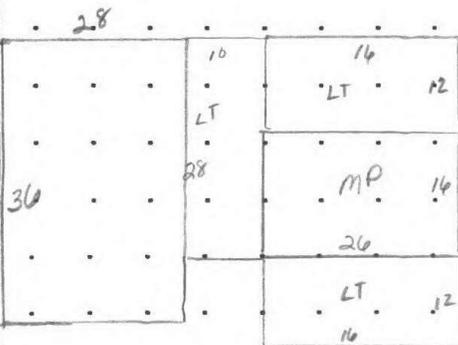
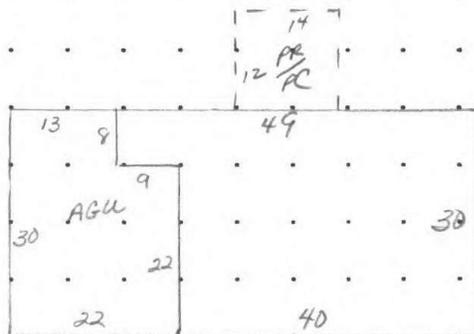
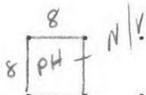
9240 59TH AV NE
V0551P0313DE V0631P0184DE 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R18537*

MAP NO: *062W 16*

TAX LOT: *700*

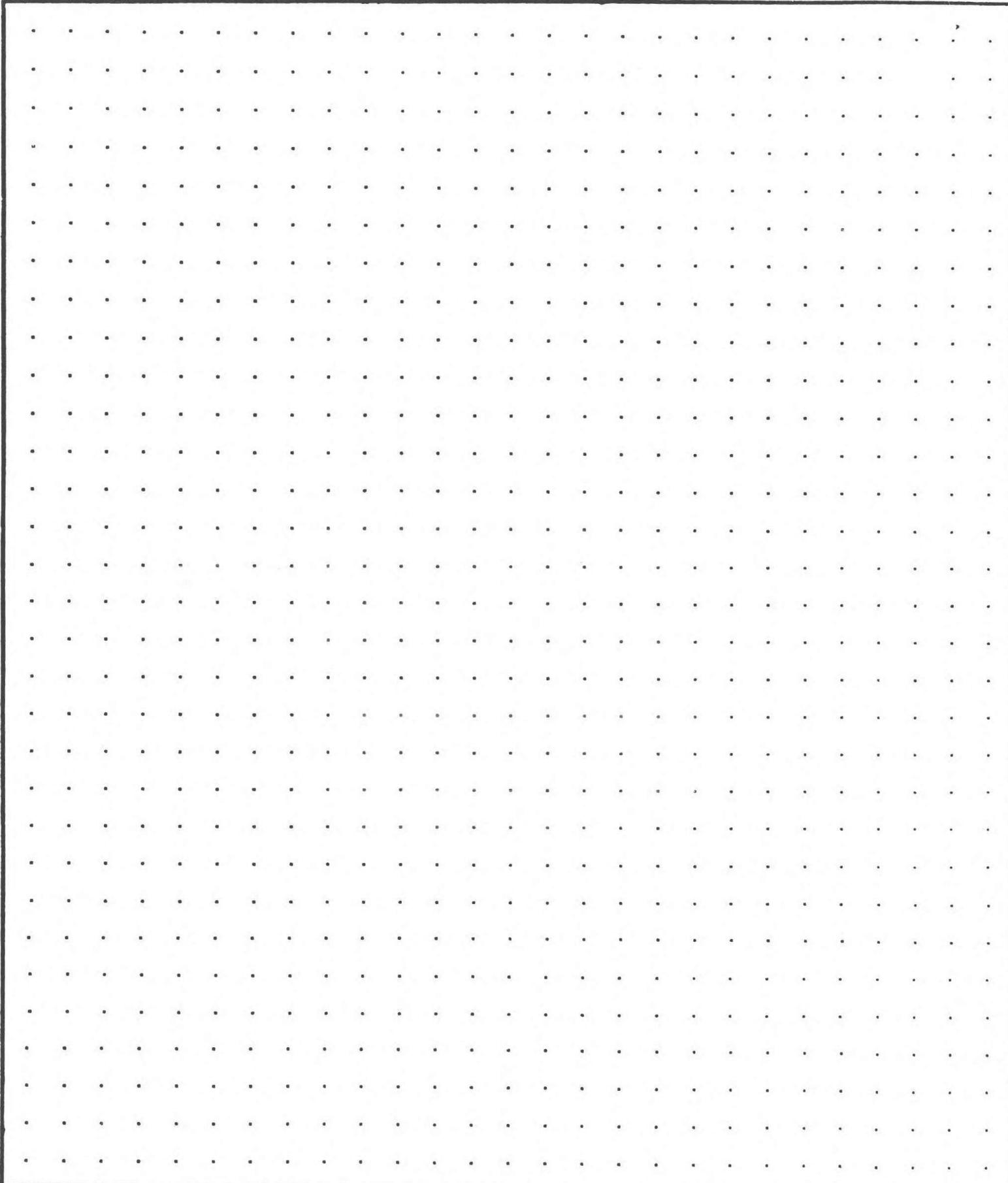


59th

CALCULATIONS:

SCALE: 1" = 20'
30

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: <i>9240 59th Ave NE</i>	SALES			
				Date	Amt.		
DATE	BY	REMARKS: _____					
					BUILDER:		



CALCULATIONS:

SCALE: 1" = 20'

5821

BUILDING DIAGRAM AND OUTBUILDINGS

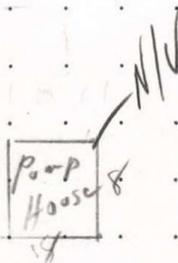
16-6-2W

ACCT. NO. 47496-000

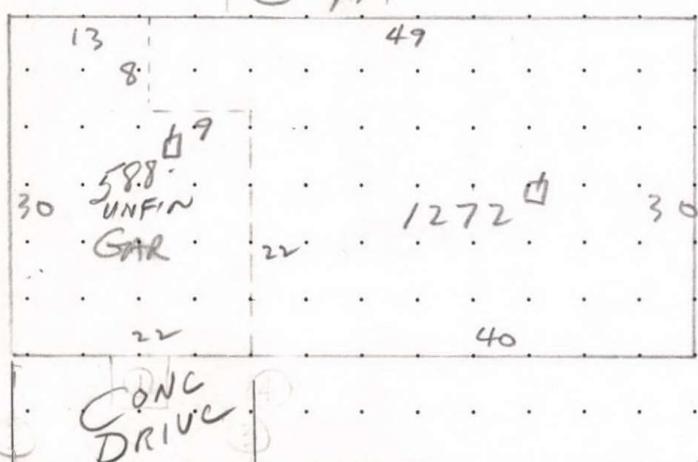
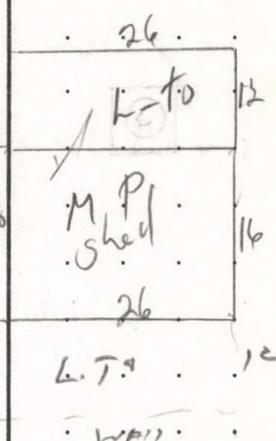
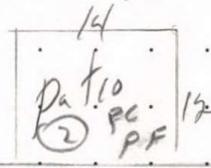
MAP NO.

N

~~N~~



$$(30 \times 40) + (8 \times 9) = 1272 \text{ sq ft}$$



9240 59th AVE NE. BROOKS

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
5-15-73	gfb	
11-30-87	Allan	
1-17-96	Reyer	
4-21-09	19 Sue	

R18537 062W16 00700 Prop Class: 551 Prop Code: A94 Fran: 11 Appr #: 103 Date: 8-26-19

Situs Address 9240 59TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner RUGGLES,VELMA M Pictom Other: _____

RMV Land: 710,590 RMV Imps: 171,940 RMV Total: 882,530 M50 Total: 138,270 For: 2019-2020

Notes: 19-20 Cycle + Farm chngs - Farm vsz ok via pict

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: RNG;H&F Adj: RLCM4;R4-QLTY
Class: 4 Roof:
Area: 1272 Eff 1272 Flooring:
Dimens: x Plumbing: BATH1.5 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: SGL-P Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 115,190
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 AGU RESIDENTIAL
Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 588 Eff 588 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 31,820
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI4/F RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 15,750
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: *Chg to "F" based on YI calc* L/S: _____
PR/PC - 8x14, PR/PC 4x22, CD 18x22

Out Buildings

Seg: 2.1 PH PUMP HOUSE
Method: F;N Roof Cover: Int Comp: Adj: FLCM
Class: Roof Style: SHED
Area: 64 Eff: 64 Flooring: DIRT
Dimens: 8 x 8 Plumbing: Electrical: % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex Wall PLYWD Fireplace: Year: Eff: Value: 0
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 416 Eff: 416 Flooring: WOOD
Dimens: 26 x 16 Plumbing: Electrical: 220V % Comp: _____
Found: FRAME Heat/AC: Bedrooms: Func: _____
Ex Wall 8FT;PLYWD Fireplace: Year: Eff: 1974 Value: 1,650
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 4.1 LTL LEAN-TO
Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
Class: Roof Style: SHED
Area: 890 Eff: 890 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall Fireplace: Year: Eff: 1974 Value: 590
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 5.1 MS MS
Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 1008 Eff: 1008 Flooring: DIRT
Dimens: 28 x 36 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Func: _____
Ex Wall BKENAM;14FT Fireplace: Year: 2000 Eff: 2000 Value: 6,940
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R18537 062W16 00700 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 9240 59TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner RUGGLES, VELMA M & WILLIAM F

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 261,180 RMV Imp: 108,380 RMV Total: 369,560 M50 Total: 101,490

Segment	MS						Land
Class	5						
Dim/Size	28 x 36 = 1008						
Foundation	Post						
Exter Wall							
Wall Height	Bkenam, 14ft						
Inter Finish							
Roof Cover	Bkenam						
Roof Style	Gable						
Flooring	dirt						
Plumbing							
Electric							
Misc.							
Yr Blt	2000						
Eff Yr	2000						
Cond.	A						
% Good							
% Comp	100						
Lump Sum							
Except. Code	09R New						

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 DRY	008C	15.79		
4	FARM WOODLOT	WOOD	14.21		

Eff Acres Companion Accounts

ROUTING SLIP

Date 4/30 Clerk Jane

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 _____

R18537 062W16 00700 Appr #: 19 Date 4-21-09 Prop Class 551 Prop Code A44
 Situs Address 9240 59TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner RUGGLES, VELMA M & WILLIAM F

Notes: update info Cycle Sales Verification Other:
old GB gone - new MS.

RMV Land: 261,180 RMV Imp: 108,380 RMV Total: 369,560 M50 Total: 101,490

Seg.Type MA Seg. #1.1 Method: R05 Class 4 Area 1272 Eff Area 1272
 Length Width Roof Cover COMP Plumbing BATH1.5 Heat FA
 Fireplace SGL-P Inter. Comp: Rng. H & F Bedrooms 2
 Year Built 1967 Eff. Year Built 1967 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty 4 % Comp ___ Func ___ Econ ___ RMV: 75,100
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGU Seg. #1.2 Method: R05 Class 4 Area 588 Eff Area 588
 Length Width Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1967 Eff. Year Built 1967 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___ RMV: 21,160
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI4A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type PH Seg. #2.1 Method: F;N Class Area 64 Eff Area 64
 Length 8 Width 8 Foundation dir Ex. Wall Plywd Roof Cover
 Roof Style Shed Floor Frame Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum N/V Except Code/Year ___ Comments ___

Seg.Type MP Seg. #3.1 Method: F98 Class 5 Area 416 Eff Area 416
 Length 26 Width 16 Foundation FRAME Ex. Wall 8FT;PLYWD Roof Cover METAL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,300
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type LTL Seg. #4.1 Method: F98 Class Area 624⁸⁹⁰ Eff Area 624⁸⁹⁰
 Length Width Foundation POST Ex. Wall Roof Cover METAL
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 700
 Lump Sum ___ Except Code/Year 09R maj/min Comments 12x26x2 & 11x26-266

Seg.Type GB MS Seg. #5.1 Method: F98 Class 5 Area 768 Eff Area 768
 Length 32 Width 24 Foundation Post Ex. Wall 14FT;METAL Roof Cover METAL
 Roof Style Shed Floor DIRT Plumbing
 Heat Int. Comp. gone Yr. Blt. Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,120
 Lump Sum ___ Except Code/Year ___ Comments gone

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R18537 062W16 00700 Imp 4 Of 5 * Changed *

Owners Name: RUGGLES,VELMA M & WILLIAM F Nbhd:NT.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
 - 2. Description : LEAN-TO
 - 3. Bldg Type :
 - 4. Cmplx/Bldg :
 - 5. M/S Zip Code:
 - 6. Comment :
 - 7. Appr Method : C Cost Value
 - 8. Cost Value : \$680
 - 9. Income Value: \$0
 - 10. Trend Adj% : 100.00%
- RMV Imprv: \$680

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	LTL - LEAN TO LIGHT DUTY		624	F98	\$680
Totals:			0		\$680

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit: __

Specially Assessed Land Appraisal Card

Account: R18537 Map Tax Lot: 062W16 00700 Acres: 31 Franchise: 11 Zone: EFU

Related:

Name: RUGGLES, VELMA M

Situs Address: 9240 59TH AVE NE SALEM, OR 97305

OK Chris 2/29

LSU									
Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
Y99	LT	1001	FARM OSD	0.00	OSDA.RUR	40,000	4,000	4,000	
Y09	HS	1021	FARM HOMESITE	1.00	008C	12,580	10,620	4,450	
Y76	ASU	3220	TWO BENCH IRR	10.40	008CGI	176,260	38,420	14,750	
Y80	ASU	3600	FARM WOODLOT	10.50	WOOD	8,720	5,750	3,700	
Y76	ASU	3260	FOUR BENCH IRR	3.20	008CI	42,810	10,400	4,220	
Y76	ASU	3230	TWO BENCH DRY	5.50	008CG	88,860	17,410	6,340	

Inspection Date: *8/26/19* Appraiser Initials: *W103*

Remarks: *Farm use "ok" via print (3-18-19).*

Specially Assessed Land Appraisal Card

Account: R18537 Map Tax Lot: 062W16 00700 Acres: 31 Franchise: 11 Zone: EFU

Related:

Name: RUGGLES,VELMA M

Situs Address: 9240 59TH AVE NE SALEM, OR 97305

Event Code	Date	Comment
2019FARM	12/6/2018	19-20 PER FERNS 10 ACRE CLEARCUT AND CHANGE TO NON-FOREST USE. CHECK STATUS 5/1/19.

Work Order Processing Form

Page 1 of 2

Acct #: R18537 Map/Tax: 062W16 00700

Year 2019 - 2020

Log #(s) Involved: #2019-0184

Remarks: (* soil class change) LLA R18537 gives to R328029. Includes acreage correction to R18537 from 31.00 to 30.83. Adjust soil classes.

Account Details

Zone: EFU Prop Class: 551 Nbhd Code: CENT.RUR Franchise Area: 11

Code Area: 00100210 Prop Code: A94 Part Total: Yes No Fire Patrol: Yes No

Land Segs

(* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
<u>R18537.1</u>	<u>1999</u>	<u>FARM OSD</u>		<u>OSDA.RUR</u>	
<u>R18537.2</u>	<u>2009</u>	<u>FARM HOMESITE</u>	<u>1</u>	<u>008C</u>	
<u>R18537.3</u>	<u>1976</u>	<u>TWO BENCH IRR</u>	<u>5.4</u>	<u>008CGI</u>	

Total Acres: 6.4

Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
		<u>NO CHANGE</u>			

Values

Land: 0 Imp: 171,940 MAV: 97,880 Exception Code: LLA

Completed By: Chris Date: 6/27/2019

Reviewed By:  Date: 7/02/19 / Clerk: Chris Date: 5/26/19



R18537 062W16 00700 4/21/09 MS



R18537 062W16 00700 4/21/09



R18537 062W16 00700 4/21/09 PH



R18537 062W16 00700 4/21/09 LT's & 26x16 MP



