

Acct ID: 519005 MTL: 062W24D000600 Date: 7/26/24 Appr: JSS/MDL Prop Class: 451 RMV Prop Class: 451
 Situs: 9171 NUSOM RD NE SILVERTON OR 97381 MaSaNh: 02 06 000 Unit: 54465 Year: 2024

Last Date Appraised: 04/19/2011 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info:

Owner: TORAN, IRMEYL Roll Type: R

(Cycle) Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 411030

RMV Land: 250130 RMV Imp: 645860 RMV Total: 895990 MAV: 411030 MSAV: 0 SAV: 0

Comment: Upd Inv email bradli

Notations 24-25 M/S Church Project

Input, JSS, 8.26.24

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01470	0

Land

Site: 1 Code Area: 01470 Size: 0.67 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 158190 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/31/05

Site: 2 Code Area: 01470 Size: 0.22 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 51940 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01470 Stat Class: 143 Year Blt: 1952 Eff Year Blt: 1963 Sq.Ft: 1497 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 329850
 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	1497	3	FB-1	1952	1963	BATH - 1, KIT+, ROOF, HVAC, FP - 1	Y N
Basement	4	Unfinished	1497	0	0	1952	1963		Y N
Garage Attached	4	Unfinished	320	0	0	1952	1963	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1963	19809	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01470 Stat Class: 901 Year Blt: 1952 Eff Year Blt: 1952 Sq.Ft: 5860 % Complete: 100
 Desc: PARSONAGE Dimensions: RMV: 313860
 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	8	Finished	3260	0	0	1980	1980		Y N
Basement	8	Low Cost	2600	0	0	0	0		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 01470 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2150
 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	5	Finished	120	0	0	2009	2009		Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W24D 00600

File No R19005

SUBJECT

Property Address 9171 NUSOM RD NE

City SILVERTON

State OR

Zip 97381

Owner

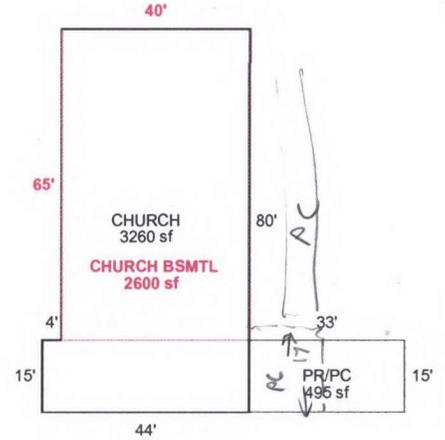
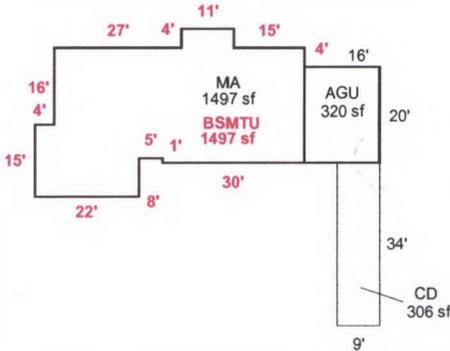
Client

Appraiser Name

R19005
SCALE=1:40.5

10
12
MP

IMPROVEMENTS SKETCH



*VALUE FOR PR/PC
INCLUDED IN Marsh
Swift
Seqs*

NUSOM RD NE

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1497	186	1497
BSMT	BSMTU	1.00	1497	186	1497
P/P	PR/PC	1.00	495	96	
	CD	1.00	306	86	801
GAR	AGU	1.00	320	72	320
OTH	CHURCH	1.00	3260	248	
	CHURCH BSMTL	1.00	2600	210	5860

Net LIVABLE Area

(Rounded w/ Factors)

1497

Comment Table 1

DRAWN BY 12/08/2008

Comment Table 2

Comment Table 3

Commercial Property Appraisal

Marion County

Country Wedding Chapel

Stat Class 901 - PARSONAGE

Account ID 519005

Notes

Total Sq Ft 5,860

MA-SA-NH 02-06-000

Component - Country Wedding Chapel

Stat Class 901 - PARSONAGE

Notes

Cost Approach

ZIP Code 97381

Data Collected 7/26/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Country Wedding Chapel

Type Building

Size 3,260 sq ft

Perimeter 248 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.0	C Masonry Bearing Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,260	\$154.15	\$502,529	\$206,037	\$296,492
3	Default Heating	3,260	\$18.97	\$61,842	\$25,355	\$36,487
764	Fire Alarm System	3,260	\$2.78	\$9,063	\$3,716	\$5,347
882	Stud -Brick Veneer	3,260	\$26.27	\$85,640	\$35,112	\$50,528
				\$659,074	\$270,220	\$388,854

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$65,907.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 25 yrs

Additional Functional 0.0 %

External 0.0 %

Section - Basement

Type Basement

Associated Section 50324

Size 2,600 sq ft

Perimeter 210 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church, Type: Semifinished Basement	100	3.0	C Masonry Bearing Walls	10.0

Country Wedding Chapel

Stat Class 901 - PARSONAGE

Account ID 519005

Notes

Total Sq Ft 5,860

MA-SA-NH 02-06-000

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
4	Basement Base Cost	2,600	\$69.06	\$179,556	\$73,618	\$105,938
3003	Default Heating	2,600	\$3.56	\$9,256	\$3,795	\$5,461
				\$188,812	\$77,413	\$111,399

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&o 10%		\$18,881.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

None

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$550,278

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+ \$550,278	+ \$0	- \$0	= \$550,278	\$550,278