

Acct ID: 519333 MTL: 062W33B001400 Date: 8/8/24 Appr: GRH/WW Prop Class: 921 RMV Prop Class: 451
 Situs: _____ MaSaNh: 03 06 000 Unit: 90267 Year: 2024

Last Date Appraised: 04/27/2020 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____
 Owner: SALEM-KEIZER SCHOOL DIST 24J Roll Type: R
 Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 406010 RMV Imp: 2539030 RMV Total: 2945040 MAV: 0 MSAV: 0 SAV: 0
 Comment: LEVEL 4 C19 4-27-20 06WV
 Imp: ELEM SCHOOL CLASS D

Notations Valley inquiry Charter School
 No notation data available.

OSDs Elementary School
 No OSD data available.

ADD 2 OSDA I/O

Land

Site: 1	Code Area: 92410	Size: 3.29 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR	RMV: 174570	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:	Comments: 21-22: #06 CYCLE C19, NO CHG //IRREG; ORIG VAL = 51540 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07: RECALC SETUP, APPR NO 52, 10/21/05			

Site: 2	Code Area: 92410	Size: 4.56 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description: TWO BENCH DRY	RMV: 231440	Exception: Y	N	
Adjustment(s): GSOIL, IRR	Fire Patrol:	Description:	Comments: IRREG; ORIG VAL = 83070 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07: RECALC SETUP;#T41 10-20-05			

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92410	Stat Class: 342	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 4800	% Complete: 100
Desc: Metal Component Building (MC)	Dimensions: 80x60	RMV: 80940				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	6	Finished	4800	0	0	1998	1998	FAIR AVERAGE	

Accessories

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

Bldg: 2	Code Area: 92410	Stat Class: 820	Year Blt: 1998	Eff Year Blt:	Sq.Ft: 1792	% Complete: 100
Desc: OTHER SCHOOLS	Dimensions:	RMV: 147010				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Rehactable classroom.

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
No accessory data available					

Bldg: 3	Code Area: 92410	Stat Class: 820	Year Blt: 1989	Eff Year Blt:	Sq.Ft: 12476	% Complete: 100
Desc: OTHER SCHOOLS	Dimensions:	RMV: 2311080				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Elementary School.

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
No accessory data available					

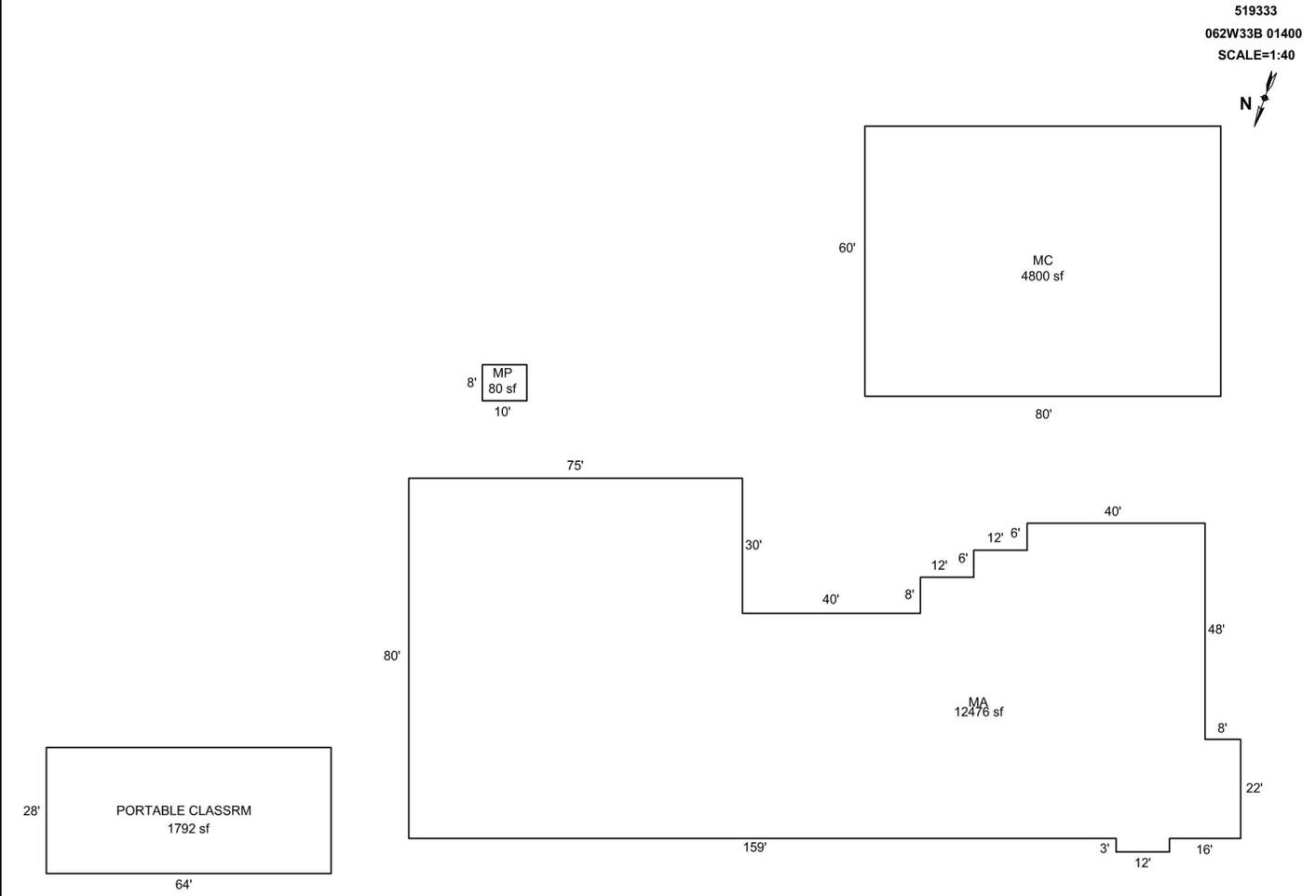


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519333 Parcel No.: 062W33B 01400
 Property Address: 5774 HAZELGREEN RD NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	80.0	36.0	
	MC	1.0	4800.0	280.0	
	PORTABLE CLASS	1.0	1792.0	184.0	6672.0
GLA1	MA	1.0	12476.0	580.0	12476.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/16/17
 UPDATED BY WW 6/7/23

COMMENT TABLE 2

RAM ID 446099 COM

8/18/24 GPH/WH

COMMENT TABLE 3

6/7/23

Cycle L2

Net LIVABLE	cnt	1	(rounded)	12,476
Net BUILDING	cnt	3	(rounded)	6,672

Commercial Property Appraisal

Marion County

RELOCATABLE CLASSROOM

Stat Class 820 - OTHER SCHOOLS

Account ID 519333

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 1,792

MA-SA-NH 03-06-000

Component - RELOCATABLE CLASSROOM
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - RELOCATABLE CLASSROOM

Type Building

Size 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$146.44	\$262,420	\$186,318	\$76,102
3	Default Heating	1,792	\$9.49	\$17,006	\$12,074	\$4,932
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$3,537	\$1,445
				\$284,408	\$201,929	\$82,479

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$28,440.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation	Base Value	\$110,919		Calculation Type	Marshall & Swift
Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$110,919	+	=	\$110,919
			-	\$110,919	\$110,919

Commercial Property Appraisal

Marion County

ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 519333

Notes 24-25: CYCLE GRH/WW

Total Sq Ft 12,476

MA-SA-NH 03-06-000

Component - ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - ELEMENTARY SCHOOL

Type Building

Size 12,476 sq ft

Perimeter 580 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	12,476	\$157.39	\$1,963,598	\$726,531	\$1,237,067
3	Default Heating	12,476	\$16.26	\$202,860	\$75,058	\$127,802
764	Fire Alarm System	12,476	\$2.78	\$34,683	\$12,833	\$21,850
681	Sprinklers	12,476	\$5.98	\$74,606	\$27,604	\$47,002
896	Stud Walls-Wood Siding	12,476	\$22.95	\$286,324	\$105,940	\$180,384
				\$2,562,071	\$947,966	\$1,614,105

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O		\$256,207.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$2,101,752 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$231,440	\$1,870,312	+	-	= \$2,101,752	\$1,870,312