

Acct ID: 519378 MTL: 062W34B001600 Date: 7/26/24 Appr: JSS/MDL Prop Class: 911 RMV Prop Class: 451  
 Situs: 6494 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 92165 Year: 2024

Last Date Appraised: 10/24/2011 Appraiser: MATTHEW HAMILTON Retag: Y Tag info:

Owner: CHRISTIAN APOSTOLIC CHURCH Roll Type: R

Cycle: 0 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
 RMV Land: 182000 RMV Imp: 640980 RMV Total: 822980 MAV: 0 MSAV: 0 SAV: 0

Comment:

UPA Inv

Input, JSS, 8.21.24

Notations 24-25 MIS Church Project

No notation data available.

OSDs

No OSD data available.

OSDA x2

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 182000 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#52 10-27-05

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 3090  
 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

ADD to church

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	1	524	1999	2536	1

Bldg: 4 Code Area: 92410 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 30740  
 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

ADD to church

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	11076	2005	25198	1

Bldg: 5 Code Area: 92410 Stat Class: 108 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 19560  
 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

ADD to church

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	1	588	2011	16029	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92410 Stat Class: 901 Year Blt: 1999 Eff Year Blt: Sq.Ft: 10 % Complete: 100  
 Desc: PARSONAGE Dimensions: RMV: 587590  
 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
------	-------	---------------	------------	------	-------	--------	------------	-----------

Basement	2	Finished	2035	0	0	0	0	Exception: Y N
----------	---	----------	------	---	---	---	---	----------------

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available

Bldg: 2	Code Area: 92410	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 8x6		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: Y N
Pump House	0	Finished	48	0	0	0	0		

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
-------------	-------	-----------	------------	-----	----------

No accessory data available



10/24/2011

# CHRISTIAN APOSTOLIC CHURCH

Sunday Services 9:45<sup>A</sup> and 12:30<sup>M</sup>

6494

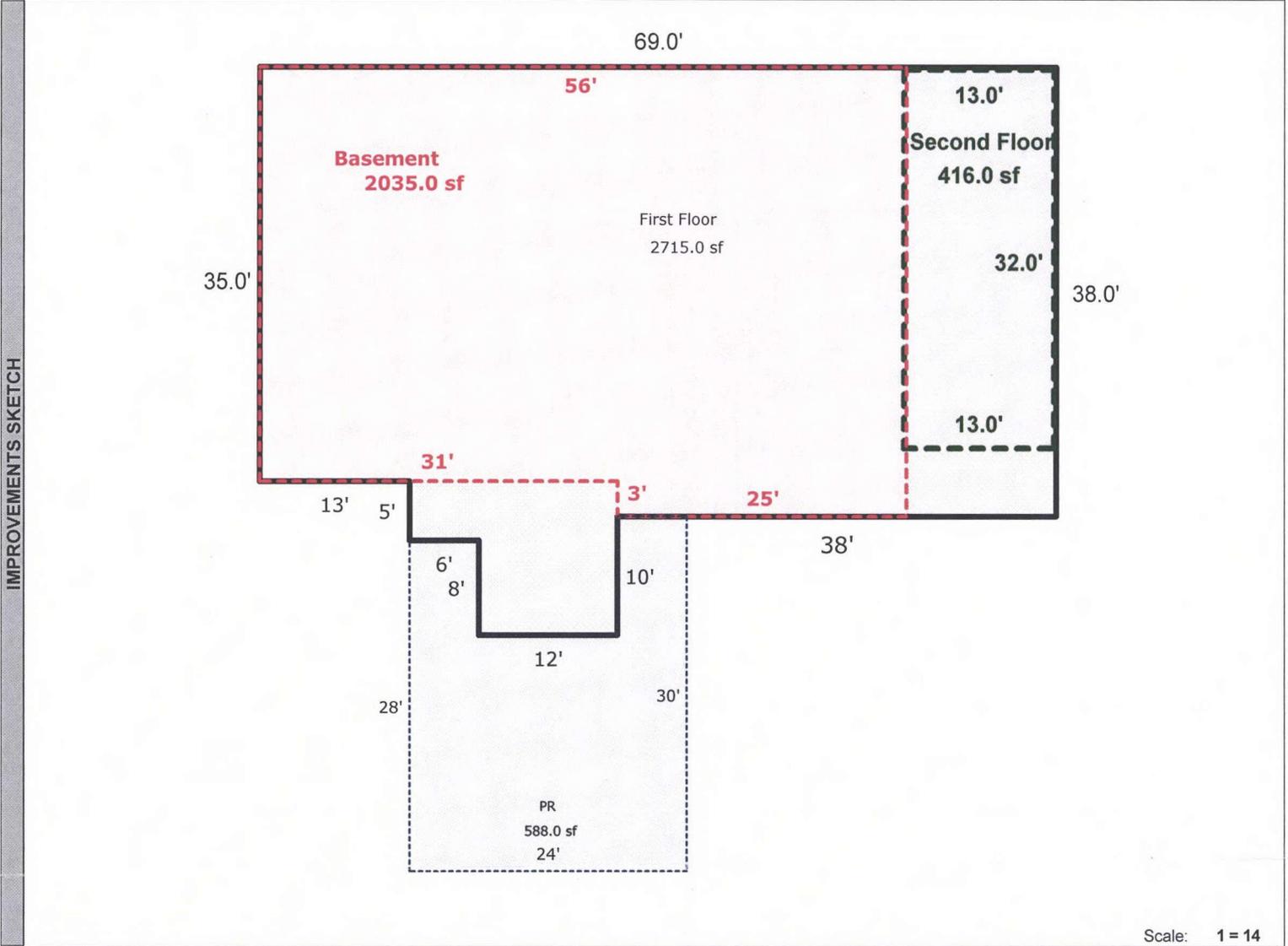
10/24/2011

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 01600

File No R19378

SUBJECT	Property Address <b>6494 Hazelgreen Rd NE</b>	City <b>Salem</b>	State <b>OR</b>	Zip <b>97305</b>
	Owner			
	Client			
	Appraiser Name			



Scale: 1 = 14

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.00	2715.0	234.0	2715.0
GBA2	Second Floor	1.00	416.0	90.0	416.0
BSMT	Basement	1.00	2035.0	188.0	2035.0
P/P	PR	1.00	588.0	124.0	588.0
<div style="font-size: 2em; font-weight: bold; color: blue;">5166</div>					
<b>Net BUILDING Area (rounded w/ factors)</b>					3131

Comment Table 1	
Comment Table 2	Comment Table 3
JJS 8.21.24	Cyd 63

# Commercial Property Appraisal

Marion County

CHRISTIAN APOSTOLIC CHURCH

**Stat Class** 901 - PARSONAGE

**Account ID** 519378

**Notes**

**Total Sq Ft** 5,166

**MA-SA-NH** 03-06-000

<b>Component - CHRISTIAN APOSTOLIC CHURCH</b>
---

**Stat Class** 901 - PARSONAGE

**Notes** 24-25: L3 7.2.24 JJS

## Cost Approach

**ZIP Code** 97305

**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 - CHRISTIAN APOSTOLIC CHURCH

**Type** Building

**Size** 2,715 sq ft

**Perimeter** 234 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.0	D Wood or Steel Framed Exterior Walls	16.0

### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	2,715	\$170.53	\$462,989	\$171,306	\$291,683
3	Default Heating	2,715	\$20.96	\$56,906	\$21,055	\$35,851
2	Default Walls	2,715	\$25.61	\$69,531	\$25,726	\$43,805
764	Fire Alarm System	2,715	\$2.78	\$7,548	\$2,793	\$4,755
6602066	Patio Roof, Wood, Including Built-Up, Composition	588	\$20.43	\$12,013	\$0	\$12,013
6403017	Paving, Asphalt	11,076	\$5.41	\$59,921	\$22,171	\$37,750
				\$668,908	\$243,051	\$425,857

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$66,890.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 20 yrs

Additional Functional 0.0 %

External 0.0 %

## Section - BASEMENT

**Type** Basement

**Associated Section** 50401

**Size** 2,035 sq ft

**Perimeter** 188 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
------	-------------	---	---------	-------	-------------

Account ID 519378

Notes

Total Sq Ft 5,166 MA-SA-NH 03-06-000

309 Church, Type: Semifinished Basement 100 2.0 D Wood or Steel Framed Exterior Walls 8.0

**Components**

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	416	\$163.67	\$68,087	\$25,192	\$42,895
3	Default Heating	416	\$20.12	\$8,370	\$3,097	\$5,273
2	Default Walls	416	\$24.58	\$10,225	\$3,783	\$6,442
764	Fire Alarm System	416	\$2.78	\$1,156	\$428	\$728
				\$87,838	\$32,500	\$55,338

**Additions**

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O 10%		\$8,783.00		<input type="checkbox"/>	<input type="checkbox"/>	

**Depreciation**

None  
 Additional Functional 0.0 %  
 External 0.0 %

**Section - CHRISTIAN APOSTOLIC CHURCH - 2ND FLOOR**

Type Building

Size 416 sq ft Perimeter 90 ft # of Stories 1

**Occupancy**

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

**Components**

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
				\$1,156	\$428	\$728

**Additions**

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$9,662.00		<input type="checkbox"/>	<input type="checkbox"/>	

**Depreciation**

Marshall & Swift Tables Eff. Age 20 yrs  
 Additional Functional 0.0 %  
 External 0.0 %

Reconciliation Base Value \$630,814 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)				
\$0	+	\$630,814	+	\$0	-	\$0	=	\$630,814	\$630,814