

Acct ID: 519495 MTL: 062W070000700 Date: 1/24/24 Appr: MLH Prop Class: 921 RMV Prop Class: 451
 Situs: 10327 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 28667 Year: 2024

Last Date Appraised: 04/17/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MWIC-EPPING LLC Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0

RMV Land: 373050 RMV Imp: 1708040 RMV Total: 2081090 MAV: 0 MSAV: 0 SAV: 0

Comment: LEVEL 4 C19 4.17.20 CL10//

Permit for asbestos mitigation, ADA Bathrooms and lighting updates. Not complete Retag for '25
Changes on M&S project field sheet

Notations

No notation data available.

SEND TO LF

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01410	0

Land

Site: 1 Code Area: 01410 Size: 8.15 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 333050 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: ORIG VAL = 26640 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT, COMBINED LAND SEGS, NO SPECIAL ASSESSMENT 06-07: RECALC SETUP, APPR NO 10, 10/7/05 06-07: RECALC SETUP;#10 10-07-05

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 01410 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 34520
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	1280	2008	34522	1	Exception: Y N

Bldg: 7 Code Area: 01410 Stat Class: 108 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 77910
 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: Y N
ASPHALT DRIVEWAY	1	31800	2019	77910	1	Exception: Y N

Bldg: 8 Code Area: 01410 Stat Class: 108 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2570
 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: Y N
CONCRETE DRIVEWAY	1	1580	1910	2568	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 321 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2065 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 59x35 RMV: 9200
 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	
Hay Cover	4	Finished	2065	0	0	2004	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 2	Code Area: 01410	Stat Class: 820	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 1792	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:			RMV: 226040
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	
First Floor	2	Finished	1792	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: 820	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 1792	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:			RMV: 226040
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	
First Floor	2	Finished	1792	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 820	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 10	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:			RMV: 27470
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	
First Floor	2	Finished	864	0	FB-1	1989	1989		Exception: Y N

Accessories

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

Bldg: 6	Code Area: 01410	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 13516	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:			RMV: 1104290
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	
First Floor	2	Finished	13516	0	0	0	0		Exception: Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W07 00700

File No R19495

Property Address 10327 RIVER RD NE

City SALEM

County MARION

State OR

Zip 97303

Owner

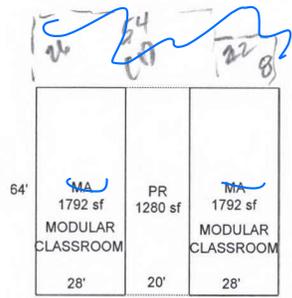
Client

Appraiser Name

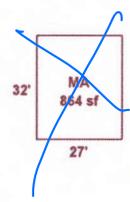
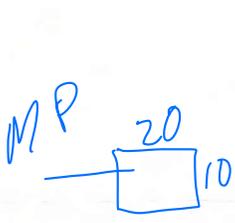
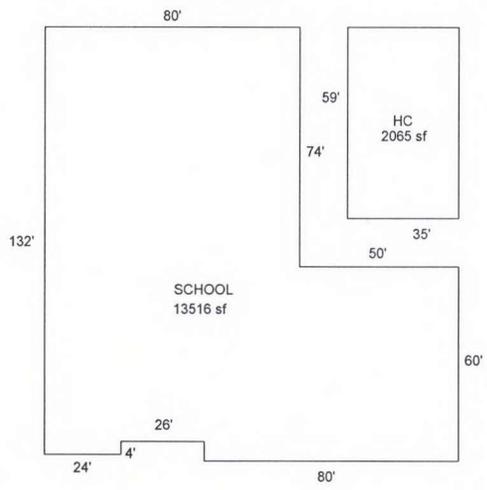
SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS



R19495
062W07 00700
SCALE=1:60



AD
31,800 sq

Scale: 1" = 60'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	SCHOOL	1.00	13516	536	
	MA	1.00	864	118	
	MA	1.00	1792	184	
	MA	1.00	1792	184	17964
GBA1	HC	1.00	2065	188	2065
P/P	PR	1.00	1280	168	1280
Net LIVABLE Area (rounded w/ factors)					17964
Net BUILDING Area (rounded w/ factors)					2065

Comment Table 1	
DRAWN BY JRONDEMA 9/29/17	
Comment Table 2	Comment Table 3
<i>MLH 1/26/24</i>	<i>TAGS L2</i>

R19495

07 062W
062W-07 -00700
F10 (920) 0-4H
ELDRIDGE SCHOOL DIST #60C

48362-009
001-00-21-0

8.15 ACRES
EXEMPT VALUE 341,490
MH X664-P
ANNEXATION NO 92-689
10327 RIVER RD NE
V0159P1750RD

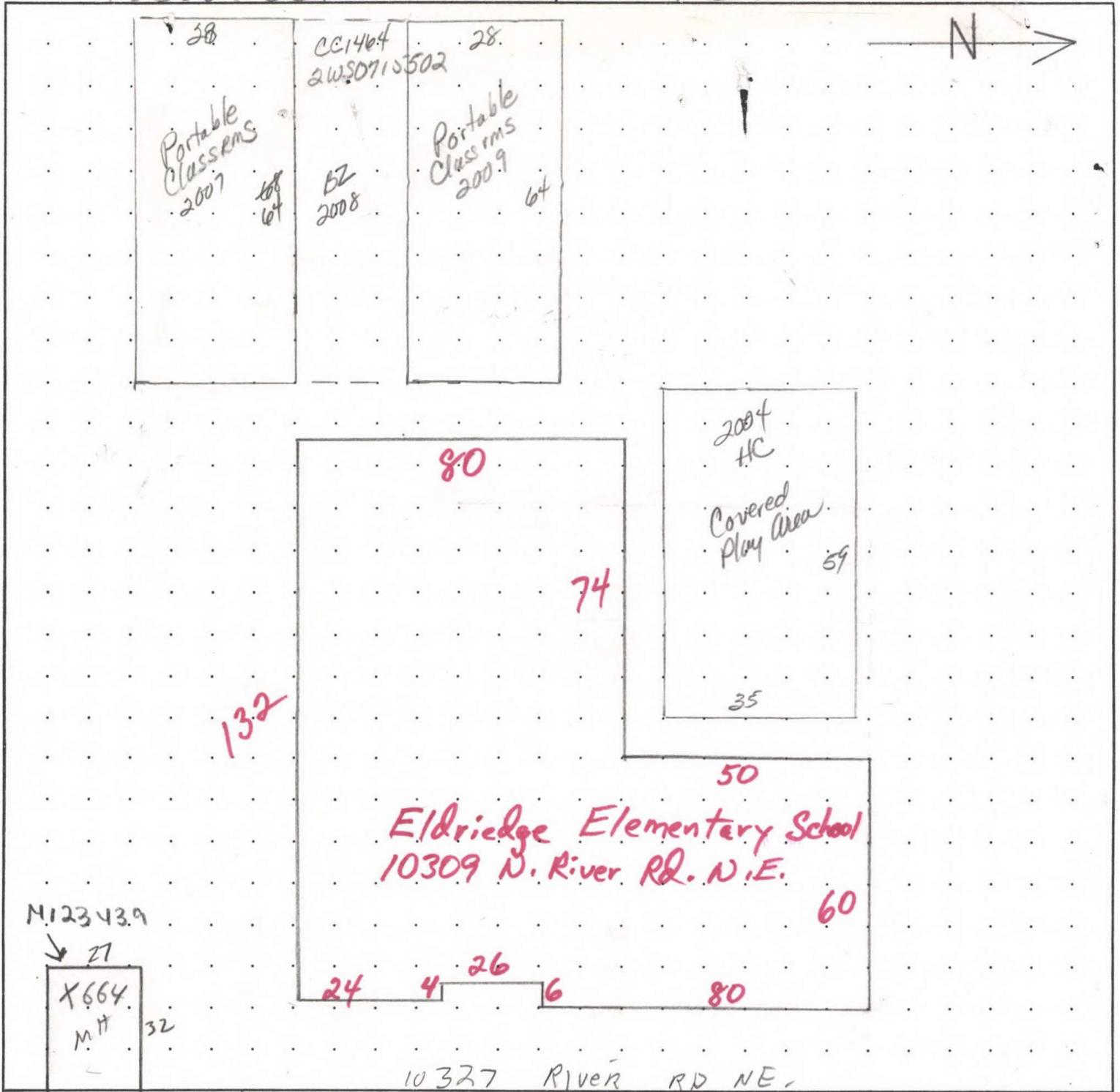
07/27/95

R19495

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 48362-009

MAP NO. 7-6-2W - 700



Eldridge Elementary School
10309 N. River Rd. N.E.

10327 River RD NE.

MEASUREMENT VERIFIED

REMARKS: measurements 1-23-80

MH WAS brought in
1989 - And its been
school FOR school CLASSES
3-5-90 Day -

DATE

BY

$$\begin{aligned}
 60 \times 130 &= 7,800 \\
 74 \times 80 &= 5,920 \\
 - 6 \times 26 &= 156 \\
 - 2 \times 24 &= 48 \\
 \hline
 &= 13,516
 \end{aligned}$$

13,516 #

12/13/95 52
11-10-08 19 Aug

N.V.

Situs Address 10327 RIVER RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner BODKIN FAM TR & Pictom Other: 5-19

RMV Land: 319,240 RMV Imps: 1,054,530 RMV Total: 1,373,770 M50 Total: 0 For: 2020-2021

Notes: PICTOM 5-6-19 NO CHANGES TO EXISTING BUILDINGS, ADDED AD APPROX 2019

Seg: 3.1 MA MODULAR CLASSROOM

Method: M/S Roof Cover: Int Comp: Adj:
Class: 1792 1792 Roof Style:
Area: 1536 Eff 1536 Flooring:
Dimens: 28 x 64 Plumbing:
Found: PER DIAGRAM Heat/AC:
Ex Wall: + PICTOM Fireplace:
AddFactor1: AddFactor2: AddFactor3: Eff: Qty: RMV: 142,330
Exc Code: Comment/Adj: L/S:

Seg: 4.1 MA MODULAR CLASSROOM

Method: M/S Roof Cover: Int Comp: Adj:
Class: 1792 1792 Roof Style:
Area: 1536 Eff 1536 Flooring:
Dimens: 28 x 64 Plumbing:
Found: Heat/AC:
Ex Wall: Fireplace:
AddFactor1: AddFactor2: AddFactor3: Eff: Qty: RMV: 142,330
Exc Code: Comment/Adj: L/S:

Seg: 6.1 MA MFD STRUCT

Method: M04 Roof Cover: COMP Int Comp: Adj: MSLCMD
Class: 5D Roof Style: GABLE
Area: 864 Eff 864 Flooring:
Dimens: 32 x 27 Plumbing: BATH1 Electrical: Qty:
Found: Heat/AC: FA Bedrooms: % Comp:
Ex Wall: Fireplace: Year: 1989 Eff: 1989 Adj:
AddFactor1: AddFactor2: AddFactor3: RMV: 17,860
Exc Code: Comment/Adj: L/S:

Accessory Improvements

Seg: 5.1 PR A ROOF EXTENSION

Method: R05 Roof Cover: ARCOMP Int Comp: Adj:
Class: Roof Style: GABLE
Area: 1280 Eff: 1280 Flooring: CONC Electrical: % Comp:
Dimens: 20 x 64 Plumbing: Heat/AC: Bedrooms: Adj:
Found: Fireplace: Year: 2008 Eff: 2008 RMV: 37,030
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Out Buildings

Seg: 1.1 SCHOOL SCHOOL

Method: F Roof Cover: T/CLAY Int Comp: Adj:
Class: 3 Roof Style:
Area: 13516 Eff: 13516 Flooring:
Dimens: x Plumbing:
Found: Heat/AC: Bedrooms: % Comp:
Ex Wall: Fireplace: Year: Eff: Value: 700,000
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

Seg: 2.1 HC HC

Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMFP
Class: 4 Roof Style: GABLE
Area: 2065 Eff: 2065 Flooring: ASPH Electrical: % Comp:
Dimens: 59 x 35 Plumbing: Heat/AC: Bedrooms: Func:
Found: POST Heat/AC: Year: 2004 Eff: 2004 Value: 14,610
Ex Wall: 14FT Fireplace: AddFactor3:
AddFactor1: AddFactor2:
Exc Code: Comment/Adj: L/S:

Seg: 6.2 MHSK MFD STRUCT

Method: M04 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 118 Eff: 118 Flooring:
Dimens: x Plumbing:
Found: Heat/AC: Bedrooms: % Comp:
Ex Wall: WOOD Fireplace: Year: 1989 Eff: 1989 Value: 370
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S:

R19495 062W07 00700
 Situs Address 10327 RIVER RD NE
 Owner BODKIN FAM TR &

Prop Class: F10 Prop Code: Q20 Fran: 06

TTO LCB Insp
 Pictom

Appr #: _____ Date: _____

Cycle Tags Farm Forest Sales Verif

Other: _____

RMV Land: 319,240

RMV Imps: 1,054,530

RMV Total: 1,373,770

M50 Total: 0

For: 2020-2021

Notes: _____

Segment	AD	CD					Land
Class		26x54 1404					
Dim/Size	31,800	8x22 176					
Foundation		1580					
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2019	1910					
Cond.		50%					
% Good							
% Comp							
Lump Sum							
Except.Code	NEW EXEMPT	ALWAYS THERE 1/0					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	8.15		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts M123439 062W07 00700

Zone: EFU

Routing Slip

Date: 8/11/20 Clerk: *Chm* Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

awo 9/1/2020

R19495 062W07 00700 Appr #: _____ Date _____ Prop Class _____ Prop Code Q20
 Situs Address 10327 RIVER RD NE Franchise Code 19 Year For: 2009-2010
 Owner GERVAIS SCHOOL DISTRICT 1

Tags _____ Cycle _____ Sales Verification _____ Other: _____

Notes: _____

RMV Land: 302,920 RMV Imp: 829,220 RMV Total: 1,132,140 M50 Total: 0

Segment	PR	MO/Portable Classroom				Land
Class						
Dim/Size	20x64=1280	24x64=1536				
Foundation						
Exter Wall						
Wall Height						
Inter Finish						
Roof Cover	Asmp	Asmp				
Roof Style	Gable	Gable				
Flooring	Conc					
Plumbing		1/2 Bath, 1/2 Bath.				
Electric						
Misc.	Heat	FA				
Yr Blt	2008	2008				
Eff Yr	2008	2008				
Cond.	A	A				
% Good						
% Comp	100%	100%				
Lump Sum						
Except.Code	Exempt	Exempt				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	8.15		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres _____ Companion Accounts M123439 062W07 00700

Date 1/13/09 Clerk Chris **ROUTING SLIP**

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

Data entry reviewed by/comments _____

Appraiser response Sue 1/16/09

Reviewed by lead appraiser/comments _____

R19495 062W07 00700 Appr #: 19 Date 11-10-08 Prop Class _____ Prop Code Q20
 Situs Address 10327 RIVER RD NE Franchise Code 19 Year For: 2009-2010
 Owner GERVAIS SCHOOL DISTRICT 1

Notes: Add Modular Classrm - Belinda has done this, & add PR, pull tag
 Tags Cycle Sales Verification Other: _____

RMV Land: 302,920 RMV Imp: 829,220 RMV Total: 1,132,140 M50 Total: 0
 Seg.Type MA Seg. #3,1 Method: M/S Class Area 1972 Eff Area 1972
 Length Width Roof Cover Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built Eff. Year Built Cond. P F A G E
 Adj Codes Qty ___ % Comp ___ Func ___ Econ ___ RMV: 112,260
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Out Buildings

Seg.Type SCHOOL Seg. #1,1 Method: F;LS Class 3 Area 13516 Eff Area 13516
 Length Width Foundation Ex. Wall Roof Cover T/CLAY
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 700,000
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type HC Seg. #2,1 Method: F98 Class 4 Area 2065 Eff Area 2065
 Length 59 Width 35 Foundation POST Ex. Wall 14FT Roof Cover BKENAM
 Roof Style GABLE Floor ASPH Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2004 Eff. Yr. Blt: 2004
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 16,960
 Lump Sum ___ Except Code/Year ___ Comments _____



R19495

12/20/04



R19495 062W07 00700 11/9/07



R19495 062W07 00700 11/10/08



12 15 '95



48362-009

R19495
062W07 00700
SCALE=1:60

