

Acct ID: 519548 MTL: 063W13C001000 Date: **6/6/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 8720 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 32264 Year: 2024

Last Date Appraised: 11/19/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: KNIGHT, KELLY COLLEEN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 203150
 RMV Land: 156690 RMV Imp: 259750 RMV Total: 416440 MAV: 203150 MSAV: 0 SAV: 0
 Comment:

Update inv

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 0.56 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **2BI** Value Source: Rural Restrictive Description: RMV: 111690 Exception: Y N
 Adjustment(s): **GSOIL, IRR** Fire Patrol: Description:
 Comments: 01-02; UPDATED LAND MKT VALUE BASED ON PART TOTAL INFORMATION 06-07; RECALC SETUP; #42 10-27-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1956 Eff Year Blt: **1986** Sq.Ft: 1710 % Complete: 100
 Desc: One Story Only **EYB-RWIP** Dimensions: RMV: 197760
 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	1710	3	FB-1/ HB-1	1956	1986	BATH - 1, BTH - 1, KIT+, HVAC, FP - 1, ROOF	Y N
Carport Attached	4	Unfinished	600	0	0	1956	1956	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	1200	1987	2952	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 1956 Eff Year Blt: **1956** Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 34960 **I/O**
 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
Garage Detached	4	Unfinished	550	0	0	1956	1956	ROOF	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 107 Year Blt: _____ Eff Year Blt: **1986** Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 20370
 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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1968	20367	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 225 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 9x25 RMV: 2660
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

match house

W/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	4	Finished	225	0	0	1999	1999	FAIR	

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 3470
 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
Multi-Purpose Bldg	5	Finished	192	0	0	2012	2012	Fair	

O

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 355 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 100 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 530
 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
Lean-to Heavy Duty	5	Finished	100	0	0	2012	2012		

O

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13C 01000

File No R19548

SUBJECT

Property Address 8720 WHEATLAND RD NE

City SALEM

State OR

Zip 97303

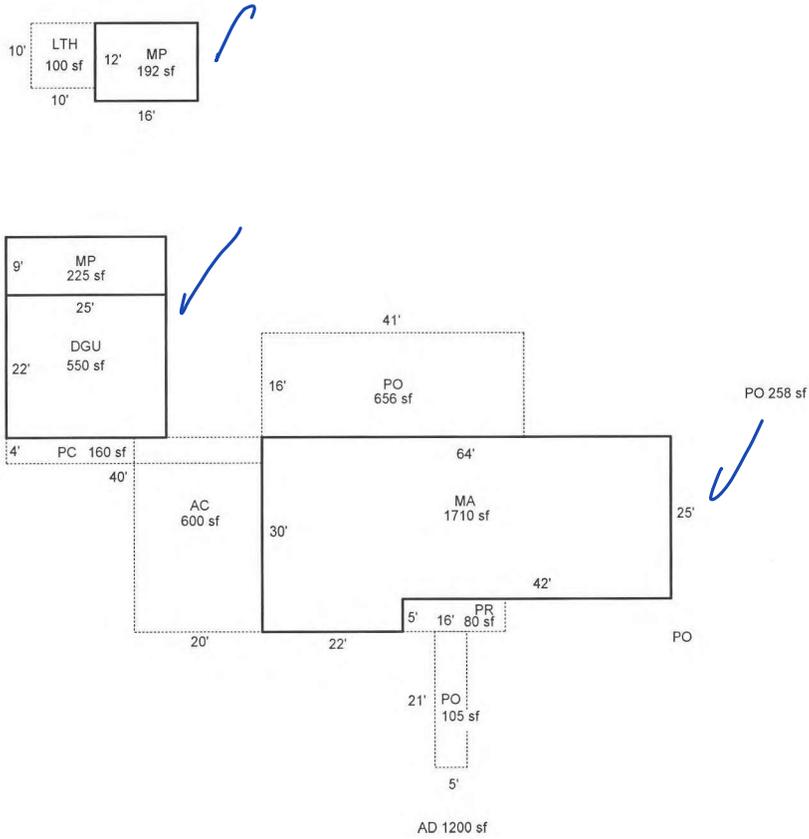
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R19548
063W13C 01000
SCALE=1:30
N
→



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1710	188	1710
GBA1	MP	1.00	225	68	
	MP	1.00	192	56	
	LTH	1.00	100	40	517
	DGU	1.00	550	94	550
GAR P/P	AC	1.00	600	100	
	PC	1.00	160	88	
	PO	1.00	656	114	
	PR	1.00	80	42	
	PO	1.00	105	52	1601
Net LIVABLE Area			(rounded w/ factors)		1710
Net BUILDING Area			(rounded w/ factors)		517

Comment Table 1

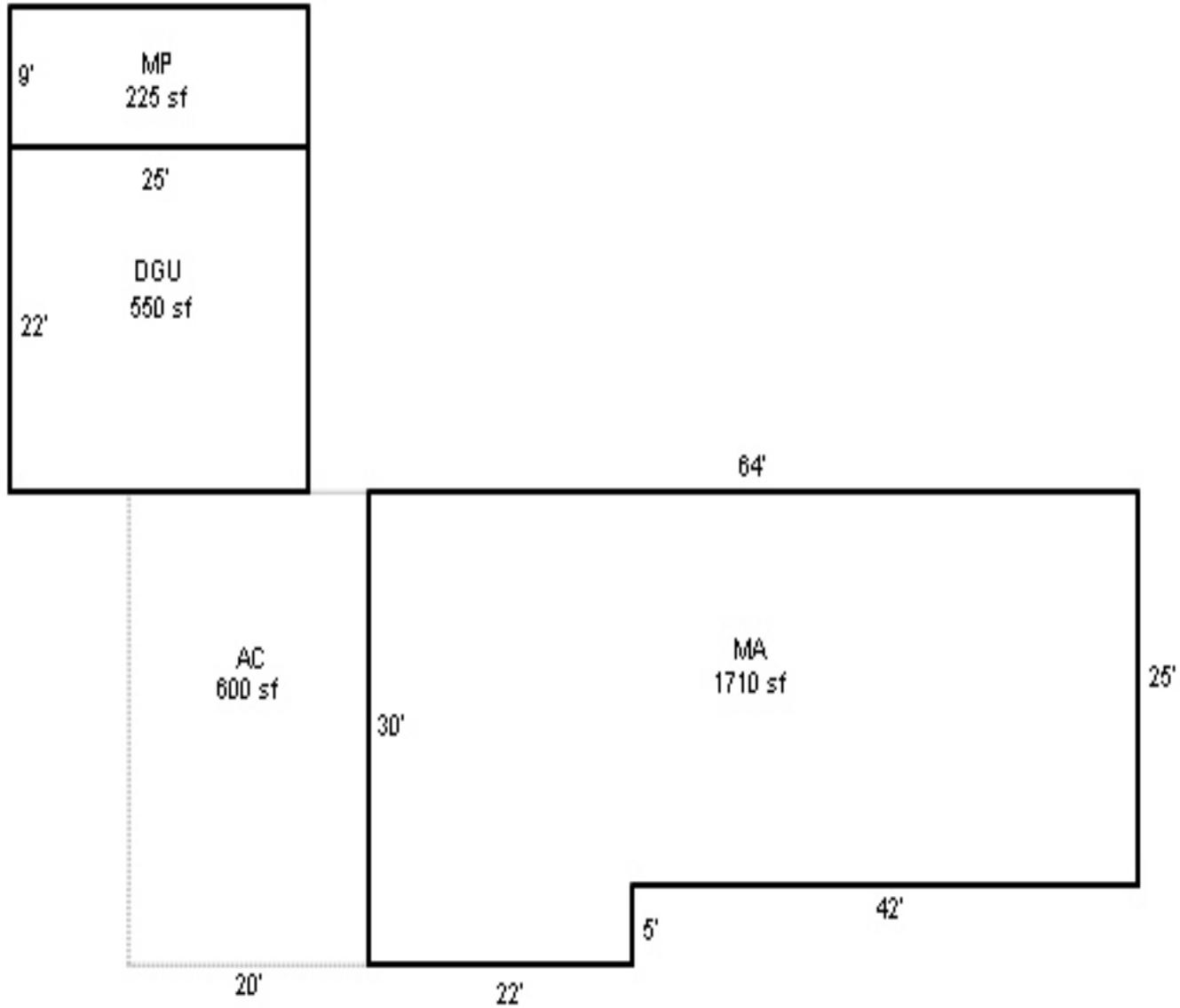
APEX BY CE 9/23/10
UPDATED BY JRONDEMA 11/26/18

Comment Table 2

GRH 6/6/24 Cycle L3

Comment Table 3

R19548
063W13C 01000





R19548 AC 20x30, DGU
11/19/2018



R19548 DGU back, MP 9x25
11/19/2018



R19548 MA back
11/19/2018



R19548 MA
11/19/2018



R19548 MP 12x16, LTH 10x10
11/19/2018

R19548

13C 063W
063W-13C -01000 48411-000
131 (451) 0-4H F41 024-00-21-0
WEATHERS, DOUGLAS & AUDREY-TRUST

.56 ACRES

8720 WHEATLAND RD NE
V0276P1653RD V0945P0489TR 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

48411-000

R19548

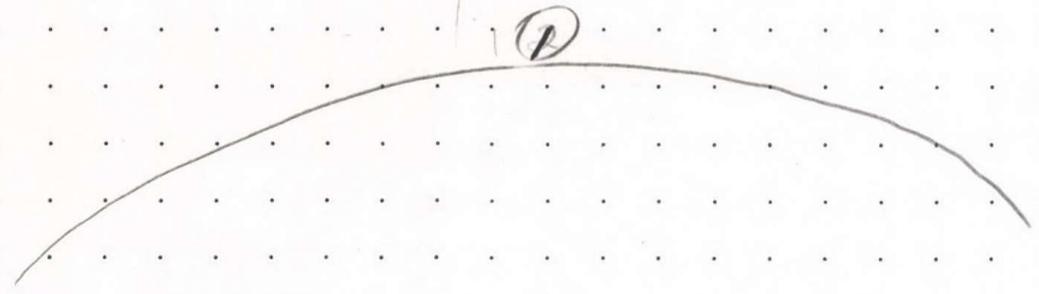
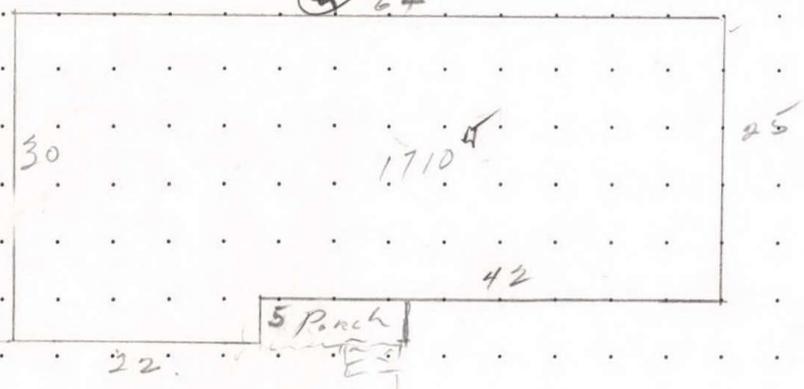
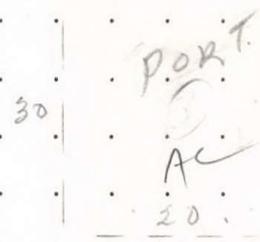
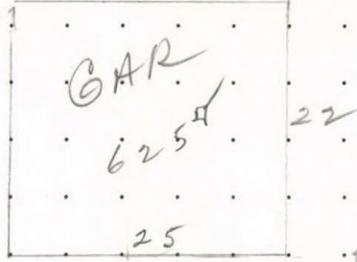
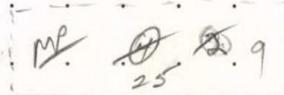
ACCT. NO.

6616-001

MAP NO.

~~13-6-3W~~

13C. 63W 1000



8720 Wheatland Rd. N.

MEASUREMENT VERIFIED	
DATE	BY
8-15-73	LSK
6-22-87	Alan
4/17/96	SV
7-8-08	19 Jee

REMARKS: B1956

Res.

$25 \times 42 = 1,050$

$22 \times 30 = 660$

1,710

R19548 063W13C 01000 Appr #: 19 Date 7-8-08 Prop Class 451 Prop Code F41
 Situs Address 8720 WHEATLAND RD NE Franchise Code 19 Year For: 2008-2009

Owner TEGEN,RANDALL L &
 Notes: NOH LEB talked to owner 7-10-08 & verified info

RMV Land: 136,820 RMV Imp: 147,290 RMV Total: 284,110

Seg. Type MA Segment # 1.1 Class 4 Area 1710 Eff Area 1710 Length Width
 Roof Cover COMP Plumbing BATH1.5
 Heat FA Fireplace SGL-P Inter. Comp DW, Rng, Micro, H+F
 Bedrooms 3 Year Built 1956 Eff. Year Built 1968 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty 4 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg. Type YI4A Segment # 1.3 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___

Out Buildings

Seg. Type AC Segment # 1.2 Class 4 Area 600 Length 30 Width 20
 Foundation Post Ex. Wall Height
 Roof Cover ROLL Roof Style SHED Floor conc Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1956 Eff. Yr. Blt: 1956
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type DGU Segment # 2.1 Class 4 Area 550 Length 25 Width 22
 Foundation Conc Ex. Wall Shale Height
 Roof Cover COMP Roof Style HIP Floor conc Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1956 Eff. Yr. Blt: 1956
 Cond. P F A G E Adj. Codes RLCM4 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type MP Segment # 3.1 Class 4 Area 225 Length 9 Width 25
 Foundation CONC Ex. Wall 6FT;PLYWD Height
 Roof Cover METAL Roof Style SHED Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1999 Eff. Yr. Blt: 1999
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments Only access is through garage.

R19548 063W13C 01000 Appr #: _____ Date _____ Prop Class 451 Prop Code F41
 Situs Address 8720 WHEATLAND RD NE Franchise Code 19 Year For: 2008-2009
 Owner TEGEN,RANDALL L &
 Notes: _____

RMV Land: 136,820 RMV Imp: 147,290 RMV Total: 284,110

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008C	0.56		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	0.56	Companion Accounts			

Date 7/1/08 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 See 7/14/08
- Reviewed by lead appraiser/comments _____

R19548 063W13C 01000 Prop Class: 451 Prop Code: F41 Fran: 11 Appr #: T-11 Date: 11/19/18

Situs Address 8720 WHEATLAND RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KNIGHT, KELLY C & Pictom Other: _____

RMV Land: 110,070 RMV Imps: 219,720 RMV Total: 329,790 M50 Total: 175,270 For: 2019-2020

Notes: update/Add sess. sale coded.

Seg: 1.1 MA RESIDENTIAL *Arcomp*
 Method: R05 Roof Cover: COMP Int Comp: DW;RNG;MICRO;H&F Adj: RLCM4
 Class: 4 Roof: *HIP*
 Area: 1710 Eff: 1710 ✓ Flooring:
 Dimens: x Plumbing: BATH1.5 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: SGL-P Year: 1956 Eff: 1968 ✓ Adj: _____
 AddFactor1: *I/O* AddFactor2: AddFactor3: RMV: 153,550
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.2 AC RESIDENTIAL
 Method: R05 Roof Cover: ROLL Int Comp: Adj: RLCM4
 Class: 4 Roof Style: SHED
 Area: 600 Eff: 600 ✓ Flooring: CONC
 Dimens: 30 x 20 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: 1956 Eff: 1956 RMV: 17,740
 AddFactor1: AddFactor2: *N/C* AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 Y14A ✓ 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: *I/O* AddFactor2: AddFactor3: *PC 4X40, PO 5X21, 258, 41X16, PR 16X5*
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 DGU DETACHED GARAGE
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
 Class: 4 Roof Style: HIP
 Area: 550 Eff: 550 ✓ Flooring: CONC
 Dimens: 25 x 22 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: SHAKE Fireplace: Year: 1956 Eff: 1956 Value: 30,030
 AddFactor1: AddFactor2: *N/C* AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F09 Roof Cover: *METAL comp* Int Comp: Adj: FLCM
 Class: 4 Roof Style: SHED
 Area: 225 Eff: 225 ✓ Flooring: CONC
 Dimens: 9 x 25 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 6FT;PLYWD Fireplace: Year: 1999 Eff: 1999 Value: 2,650
 AddFactor1: *I/O* AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R19548 063W13C 01000 Prop Class: 451 Prop Code: F41 Fran: 11 Appr #: _____ Date: _____

Situs Address 8720 WHEATLAND RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner KNIGHT, KELLY C & Pictom Other: _____

RMV Land: 110,070 RMV Imps: 219,720 RMV Total: 329,790 M50 Total: 175,270 For: 2019-2020

Notes: _____

Segment	MP	LTH	AD				Land
Class	5	—	—				
Dim/Size	12X16	10X10	1200φ				
Foundation	frame	Post	—				
Exter Wall	B&B	—	—				
Wall Height	8'	8'	—				
Inter Finish	—	—	—				
Roof Cover	Arcomp	Arcomp	—				
Roof Style	Gable	Gable	—				
Flooring	—	—	—				
Plumbing	—	—	—				
Electric	—	—	—				
Misc.	—	—	—				
Yr Blt	—	—	—				
Eff Yr	2012	2012	1987				
Cond.	—	—	—				
% Good	—	—	—				
% Comp	100	100	100				
Lump Sum	—	—	—				
Except. Code	New	New	I/O				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.56		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: EFU

Routing Slip

Date: 1/4 Clerk: Amy Clerk Comments: _____

Appraiser Response: _____

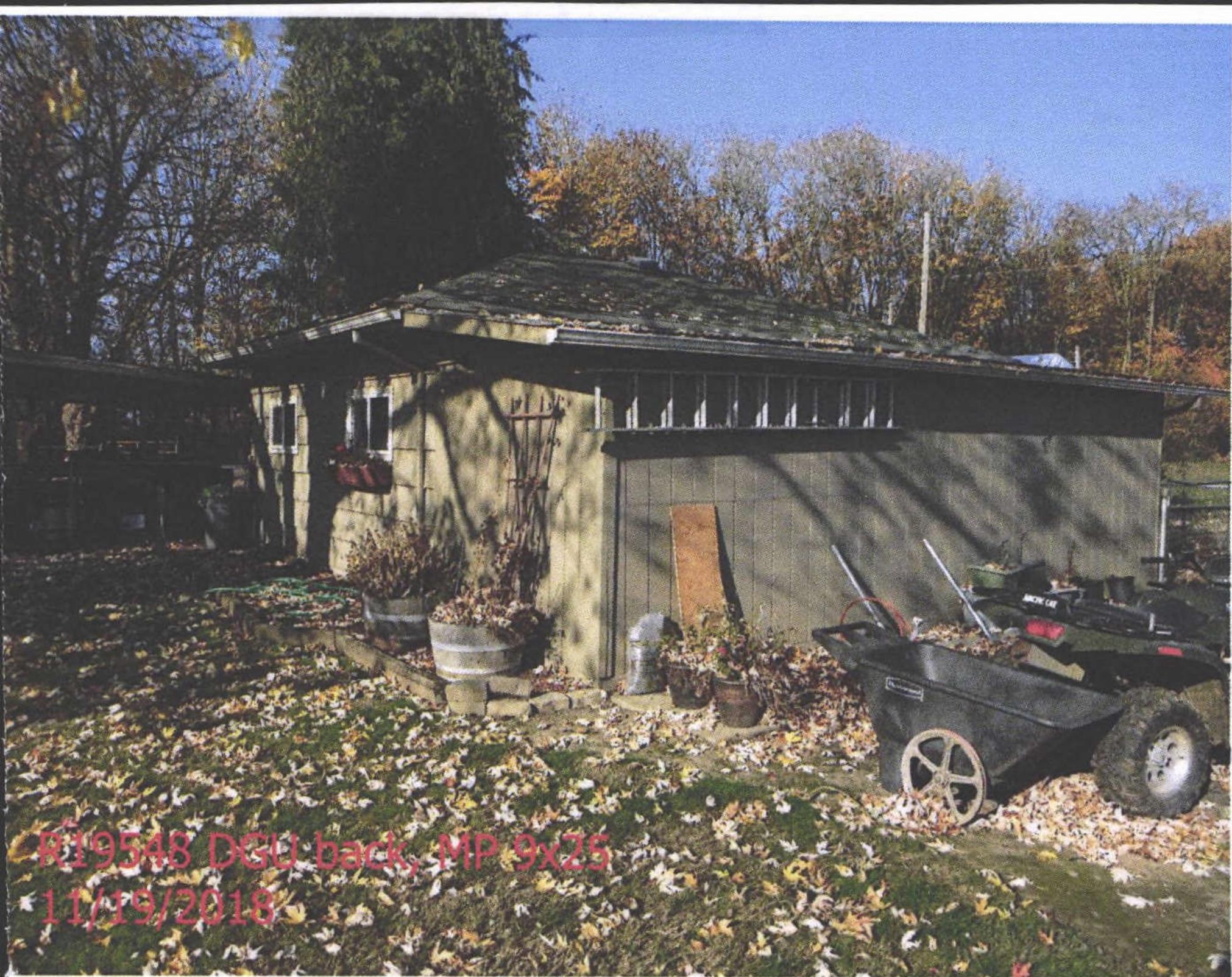
Return to appraiser after input Review by lead appraiser _____



8-17-96



R19548 MP 12x16, LTH 10x10
11/19/2018



R19548 DGL back, MP 9x25
11/19/2018



R19548 MA back
11/19/2018



R19548 AC 20x30, DGU
11/19/2018



R19548 MA
11/19/2018