

Acct ID: 519212 MTL: 062W29A000200 Date: 08.29.24 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 7326 LAKESIDE DR NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 75327 Year: 2024

Last Date Appraised: 07/06/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: SNEGIREV, MICHAEL Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 249350 

RMV Land: 207790 RMV Imp: 188470 RMV Total: 396260 MAV: 249350 MSAV: 0 SAV: 0

Comment:

RMLS 24269222  
DOM 42  
CODE 30

UPDATE INV

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.41 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 162790 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 52, 10/17/05

Improvements - Residence / Manufactured Structures

1957 GOMAR

Bldg: 1 Code Area: 01410 Stat Class: 131 + Year Blt: 1932 Eff Year Blt: 1932 Sq.Ft: 1298 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 149110  
 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	Type	Year Built
First Floor	3 +	Finished	1298	2	FB-2	1932	<u>1932</u>	BATH - 2, KIT+, ROOF, HVAC+, FP - 1	Bathrooms	Updated
									Kitchen counters	Updated
									Kitchen cupboards	Updated

1957

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception	Addition
<del>DECK</del>	<del>3</del>	<del>240</del>	<del>1980</del>	<del>4171</del>	<del>1</del>	Exception:	Original SF
YARD IMPROVEMENTS GOOD	3	1	1932	16461	1	Exception:	Suggested Blended EYB

Suggested EYB	1957

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 1932 Eff Year Blt: 1932 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 31470  
 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	3	Unfinished	624	0	0	1932	1932	ROOF	Y N

N/C

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 96 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 80  
 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	96	0	0	1979	1979	FAIR	Y N

N/C

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 700 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 35x20 RMV: 2320  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

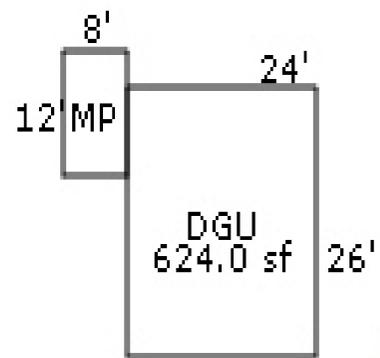
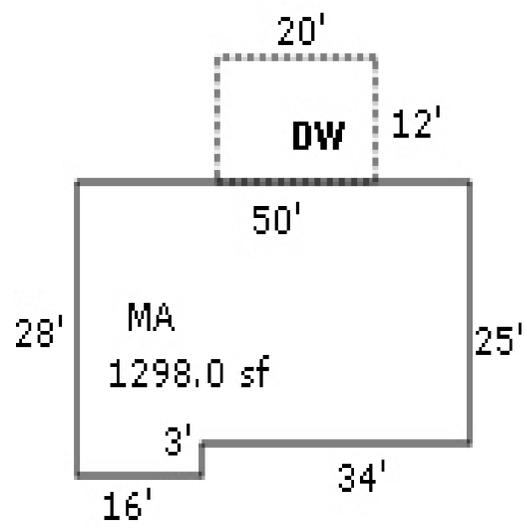
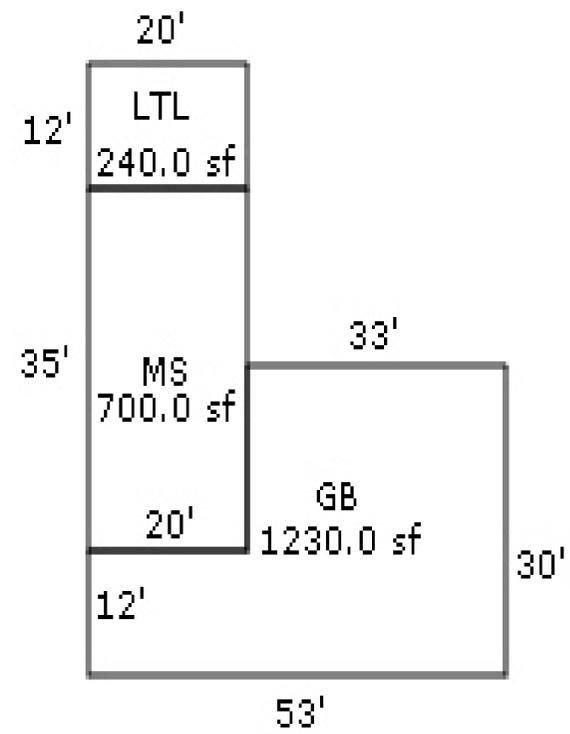
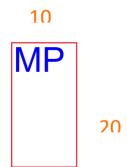
Floors

FAIR CONDITION

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Machine Shed	5	Finished	700	0	0	1979	1979	FAIR	Exception: Y N	
<b>Accessories</b>										
1997										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										
Bldg: 5    Code Area: 01410    Stat Class: 351    Year Blt: 1979    Eff Year Blt: 1979    Sq.Ft: 1230    % Complete: 100 Desc: General Purpose Building (GB)    Dimensions:    RMV: 5300 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0										
<b>Floors</b>										
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
General Purpose Bldg	5	Finished	1230	0	0	1979	1979	FAIR	Exception: Y N	
<b>Accessories</b>										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										
Bldg: 6    Code Area: 01410    Stat Class: 354    Year Blt: 1979    Eff Year Blt: 1979    Sq.Ft: 240    % Complete: 100 Desc: Lean-to Light (LTL)    Dimensions:    RMV: 190 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0    N/C										
<b>Floors</b>										
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Lean-to Light Duty	5	Finished	240	0	0	1979	1979		Exception: Y N	
<b>Accessories</b>										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										

mp class 5 10x20 new 2019 exception

R19212  
062W 29A 00200



Lakeside Dr



07/06/2011



07/06/2011



07/06/2011

R19212

29A 062W  
062W-29A -00200  
502 (551) 0-4H F31  
GIBBS, E W & ALICE L

48107-000  
001-00-21-0

1.41 ACRES  
ANNEXATION NO 92-689

7326 LAKESIDE DR NE  
V0948P0095RD

07/27/95

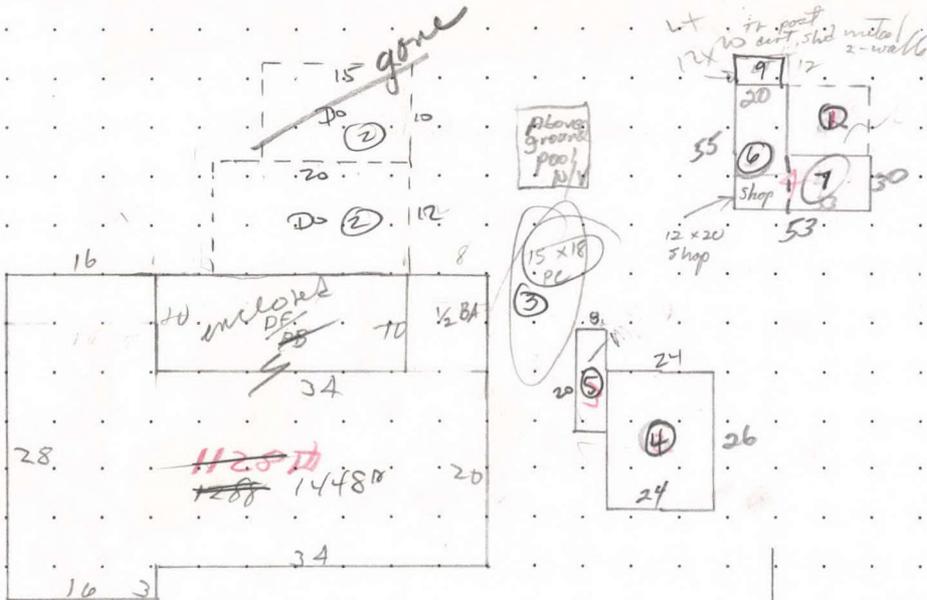
95 51738  
96 75749

ACCT. NO.

6148

MAP NO.

28-6-2W



(16x28) + (20x34)

7326 Lakeside Dr. N.E. Salem

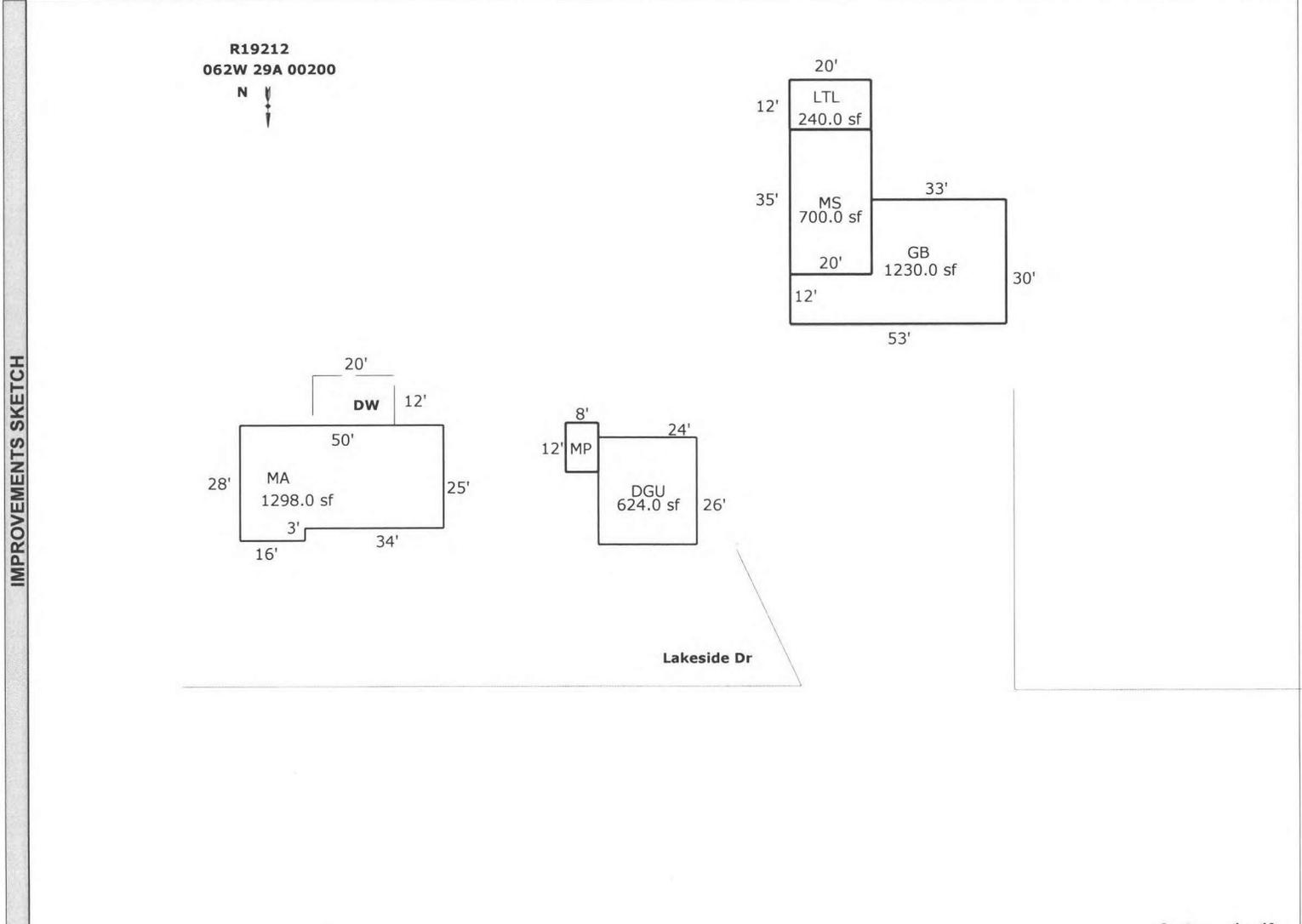
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
65	Koff	$28 \times 50 + 16 \times 3 = 1448$ 1400      48
176	<del>Koff</del>	
10-28-87	76 DN	
4-12-96	22 PL	
17-6-11	19 Sue	

# SKETCH/AREA TABLE ADDENDUM

Parcel No **R19212**

File No **062W 29A 00200**

SUBJECT	Property Address <b>7326 Lakeside Dr NE</b>	State <b>OR</b>	Zip <b>97305</b>
	City <b>Salem</b>		
	Owner		
	Client		
	Appraiser Name		



Scale: **1 = 40**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 8/26/2011 Jane	
	GLA1	MA	1.00	1298.0	156.0	1298.0		
	GBA1	MP	1.00	96.0	40.0			
		MS	1.00	700.0	110.0			
		LTL	1.00	240.0	64.0			
		GB	1.00	1230.0	166.0	2266.0		
		DGU	1.00	624.0	100.0	624.0		
	P/P	DO	1.00	240.0	64.0	240.0		
		Net LIVABLE Area		(rounded w/ factors)		1298	Comment Table 2	
	Net BUILDING Area		(rounded w/ factors)		2266	Comment Table 3		

R19212 062W29A 00200 Appr #: 19 Date 7-6-11 Prop Class 451 Prop Code F31  
 Situs Address 7326 LAKESIDE DR NE Franchise Code 19 Year For: 2011-2012  
 Owner FISHER,RANDALL & LORI

Notes: portion of DW is gone  
 Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 137,060	RMV Imp: 98,100	RMV Total: 235,160	M50 Total: 174,090		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1448	Eff Area 1448
Length	Width	Roof Cover ARCMP	Plumbing BATH 1.5 2	Heat BB HP	Bedrooms 3 2
Fireplace HRTH-P		Inter. Comp: <u>Rng, H+H, DW, DSP</u>		1298 apex	
Year Built 1932	Eff. Year Built 1932	Cond. P F A G E	Qty ___ % Comp ___ Func ___ Econ ___		RMV: 58,670
Adj Codes RLCM3;R3+QLTY	Except Code/Year	Comments <u>new windows</u>			

**Accessory Improvements**

Seg.Type DW	Seg. # 1.2	Method: R05	Class	Area <del>390</del> 240	Eff Area <del>390</del> 240
Length <u>20</u>	Width <u>12</u>	Year Built 1980	Eff. Year Built: <u>1980</u>	Cond. P F <u>A</u> G E	% Comp ___ Econ ___
Lump Sum	Except Code/Year	Comments <u>portion to gone 10x15</u>			RMV: 6,960

Seg.Type Y13G	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1
Length	Width	Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp ___ Econ ___
Lump Sum	Except Code/Year	Comments			RMV: 5,000

**Out Buildings**

Seg.Type DGU	Seg. # 2.1	Method: R05	Class 3	Area 624	Eff Area 624
Length 26	Width 24	Foundation <u>Conc</u>	Ex. Wall <u>Plywd</u>	Roof Cover <u>ROLL Metal</u>	
Roof Style <u>Gable</u>		Floor <u>Conc</u>	Plumbing	Yr. Bilt. 1932	Eff. Yr. Bilt: 1932
Heat	Int. Comp.		Elect.	% Comp ___ Func ___ Econ ___	RMV: 14,580
Cond. P F <u>A</u> G E	Adj. Codes RLCM3				
Lump Sum	Except Code/Year	Comments			

Seg.Type MP	Seg. # 3.1	Method: F09	Class 5	Area <del>160</del> 96	Eff Area <del>160</del> 96
Length <u>20 12</u>	Width 8	Foundation CONC	Ex. Wall PLYWD	Roof Cover COMP	
Roof Style GABLE		Floor CONC	Plumbing	Yr. Bilt. 1979	Eff. Yr. Bilt: 1979
Heat	Int. Comp.		Elect. <u>110v</u>	% Comp ___ Func ___ Econ ___	RMV: <u>1280</u>
Cond. P F A G E	Adj. Codes FLCM				<u>N/V</u>
Lump Sum	Except Code/Year	Comments			

Seg.Type MS	Seg. # 4.1	Method: F09	Class 5	Area <del>1100</del> 700	Eff Area <del>1100</del> 700
Length <u>35 35</u>	Width 20	Foundation CONC	Ex. Wall 12FT;WOOD	Roof Cover METAL	
Roof Style GABLE		Floor CONC	Plumbing	Yr. Bilt. 1979	Eff. Yr. Bilt: <u>1979</u>
Heat	Int. Comp.		Elect. <u>None</u>	% Comp ___ Func ___ Econ ___	RMV: 5,640
Cond. P F <u>A</u> G E	Adj. Codes FLCM				
Lump Sum	Except Code/Year	Comments			

Seg.Type GB	Seg. # 5.1	Method: F09	Class 5	Area <del>990</del> 1230	Eff Area <del>990</del> 1230
Length <u>33 33</u>	Width <u>30</u>	Foundation CONC	Ex. Wall 12FT;METAL	Roof Cover METAL	
Roof Style GABLE		Floor CONC	Plumbing	Yr. Bilt. 1979	Eff. Yr. Bilt: <u>1979</u>
Heat	Int. Comp.		Elect. <u>220v</u>	% Comp ___ Func ___ Econ ___	RMV: 5,700
Cond. P F <u>A</u> G E	Adj. Codes FLCM				
Lump Sum	Except Code/Year	Comments <u>33x30 F 12x20</u>			

Seg.Type LTL	Seg. # 6.1	Method: F09	Class	Area 240	Eff Area 240
Length 20	Width 12	Foundation POST	Ex. Wall METAL	Roof Cover METAL	
Roof Style		Floor DIRT	Plumbing	Yr. Bilt. 1979	Eff. Yr. Bilt: <u>1979</u>
Heat	Int. Comp.		Elect. <u>None</u>	% Comp ___ Func ___ Econ ___	RMV: 270
Cond. P F <u>A</u> G E	Adj. Codes FLCM				
Lump Sum	Except Code/Year	Comments			

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 Situs Address 7326 LAKESIDE DR NE Franchise Code 19 Year For: 2011-2012  
 Owner FISHER,RANDALL & LORI

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 137,060 RMV Imp: 98,100 RMV Total: 235,160 M50 Total: 174,090

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 RESTRICTIVE	009C	1.41		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 8/26/11 Clerk Jane **ROUTING SLIP**

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

Data entry reviewed by/comments MA SF correction

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response Sue 8/29/11

Reviewed by lead appraiser/comments \_\_\_\_\_



07/06/2011

R19212

MA



07/06/2011

R19212

DGU



07/06/2011

R19212

GB

MS is behind the GB



part of -

4 12 '86



R19212