

Acct ID: 518395 MTL: 062W100000200 Date: **10/15/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 451
 Situs: 6805 UMPQUA ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 91574 Year: 2024

Last Date Appraised: 10/23/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **N** Tag info: 2024 - Tags/Permit (Outbuilding) **Complete from office**

Owner: VALLEY LAND COMPANY LLC Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 280672
 RMV Land: 262680 RMV Imp: 500660 RMV Total: 763340 MAV: 220000 MSAV: 34032 SAV: 83866
 Comment: 24-25: L1 10.23.23 MLH
 23-24: L2 11.29.22 MLH

22-006042 - permit completed.

MA @ 100%

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

Chris 2/3/25 farm use ok - grass seed

OSDs

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

Land

Site: 2 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 12060 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis// 100210

Site: 3 Code Area: 01410 Size: 6.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 78840 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 00100210, 01-02 ADD COMMUNICATION SITE, VALUED BY WDAY

Site: 4 Code Area: 01410 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 28770 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982 / 00100210

Site: 5 Code Area: 01410 Size: 0.08 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Communication Site Description: TWO BENCH DRY RMV: 970 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 04-05: F04-617 IPO FROM R18395 TO R335004 COMM SITE

Site: 6 Code Area: 01410 Size: 7.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 97040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1982

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 01410 Stat Class: 131 Year Blt: 1992 Eff Year Blt: 2000 Sq.Ft: 1792 % Complete: 80
 Desc: One Story Only Dimensions: RMV: 174800
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10340 Adjust: Adjust RMV: 0

100 m/m

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1792	2	FB-2	1992	2000	ROOF, BATH - 1, KIT, HVAC	Y N

Accessories

CHANGE USE OF CLASSROOM TO SFD

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	2000	11885	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1998 Sq.Ft: 330 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 22x15 RMV: 3440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	330	0	0	1987	1998	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 342 Year Blt: 1994 Eff Year Blt: 2000 Sq.Ft: 11564 % Complete: 100
Desc: Metal Component Building (MC) Dimensions: 175x60 RMV: 202270
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 16300 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	5	Finished	10500	0	0	1994	2000	AVG, GOOD	Exception: Y N
Metal Componet Bldg	5	Finished	1064	0	0	1994	2000		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 353 Year Blt: 1992 Eff Year Blt: 1998 Sq.Ft: 11520 % Complete: 100
Desc: Machine Shed (MS) Dimensions: 120x96 RMV: 87480 N/C
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	6	Finished	11520	0	0	1992	1998	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 353 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1800 % Complete: 100
Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 32670 N/C
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	6	Finished	1800	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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



AERIAL 02.04.24

Percent Complete Form

Account # _____

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
% Item	% Sum	No Basement		Basement	
		% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # 518395

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR MLH Date 12/10/23 YR For 24-25 % COMP 80%
 APPR GRH Date 10/15/24 YR For 25-26 % COMP 100%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	
Floor - Concrete/Wood	30%	40%
Walls - Framing	10%	
Walls - Covering/Siding	15%	65%
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

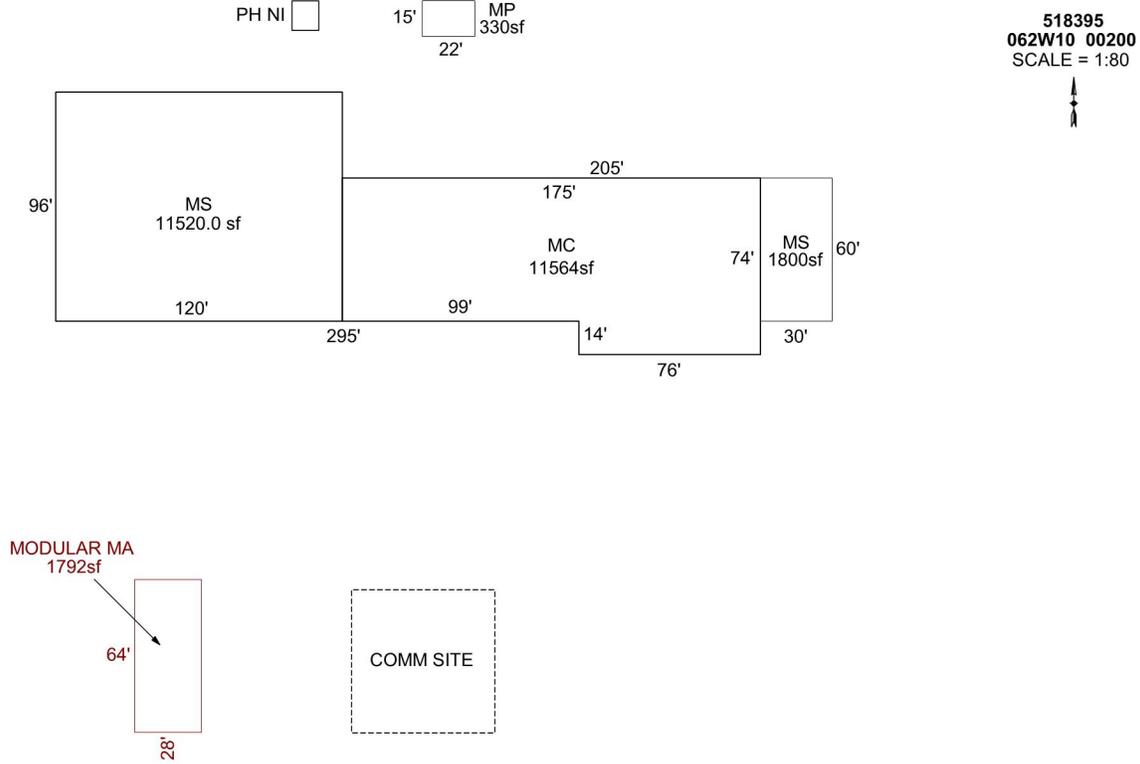
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518395 Parcel No.: 062W10 00200
 Property Address: 6805 UMPQUA ST NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	11520.0	432.0	
	MC	1.0	11564.0	498.0	
	MP	1.0	330.0	74.0	
	MS	1.0	1800.0	180.0	25214.0
GLA	MODULAR MA	1.0	1792.0	184.0	1792.0

COMMENT TABLE 1

DRAWN BY AC 6/17/10
 UPDATED BY JRONDEMA 5/22/15
 UPDATED BY CJURAN 03/20/2023 555-22-006042
 UPDATED BY CJURAN 04/24/2023
 UPDATED BY CJURAN 10/30/2023

COMMENT TABLE 2

MLH 11/29/2022
 MLH 10/23/2023

COMMENT TABLE 3

TAGS L2
 TAGS L1

Net LIVABLE cnt 1 (rounded) 1,792
 Net BUILDING cnt 4 (rounded) 25,214