

Acct ID: 519191 MTL: 062W29B001200 Date: **1/3/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 451
 Situs: 7185 LAKESIDE DR NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 33891 Year: 2025

Last Date Appraised: 01/06/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y N** Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: HANSEN, KIRK A & JOHNSON, THOMAS G Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1 2 3 4** LCB TTO INSP AV: 396696

RMV Land: 309500 RMV Imp: 758066 RMV Total: 1067566 MA: 366750 MSAV: 29946 SAV: 182206

Comment: 23-24: L2 1.6.23 MLH
TT operation manager

Notations **AGEX Shed 24'x15' ✓ 100% NEW HC 100%, UPDATE INV**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

FARM USE OK NURSERY

Chris 2/3/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAG	SA OSD - GOOD	60000	92410	0

Land

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 01410	Size: 0.04 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 940	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
16-17: UPDATED PART TOTALS 06-07: RECALC SETUP;#52 10-08-05						
Site: 3	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 23430	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 14-15: PER #90 ADD LANDSCAPE ADJ					
Site: 4	Code Area: 92410	Size: 3.27 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 80090	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 2400210					
Site: 6	Code Area: 92410	Size: 5.41 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Use - EFU	Description: THREE LAKE LABISH LAND			RMV: 115220	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 2400210 / 02-03: 02-214 SEPM FROM R19184 TO R330325					
Site: 7	Code Area: 92410	Size: 1.40 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Homesite	Description: THREE LAKE LABISH LAND			RMV: 29820	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2025 (was 1976)					

Improvements - Residence / Manufactured Structures

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 92410	Stat Class: 142 +	Year Blt: 1916	Eff Year Blt: 1987	Sq.Ft: 3161	% Complete: 100
Desc:	Multi Story above grade				Dimensions:	RMV: 504670
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
First Floor	4 +	Finished	2329	0	0	1916	1987	ROOF, FP - 1, HVAC, KIT, BATH - 2	Exception: Y N
Second Floor	4 +	Finished	832	0	0	1916	1987	HVAC	Exception: Y N
Garage Attached	4	Finished	636	0	0	1974	1987	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1987	35096	1	Exception: Y N

Improvements - Accessory Buildings

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 3	Code Area: 92410	Stat Class: 357	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 8460	% Complete: 100
Desc:	Frost Control				Dimensions: 30x282	RMV: 14621
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
Frost Control	4	Finished	8460	0	0	2011	2011	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 92410	Stat Class: 351	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 30x36		RMV: 16960	I/O
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust: 20	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1080	0	0	2012	2012	FAIR AVRG

Accessories

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

Bldg: 5	Code Area: 92410	Stat Class: 351	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x30		RMV: 41880	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
General Purpose Bldg	5	Finished	1080	0	0	2013	2013	FAIR AVERAGE
GP Building Attic	5	Finished	720	0	0	2013	2013	no att on this structure

Accessories

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

Bldg: 7	Code Area: 92410	Stat Class: 354	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 360	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 1010	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
Lean-to Light Duty	6	Finished	360	0	0	2000	2000	FAIR

Accessories

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

Bldg: 8	Code Area: 92410	Stat Class: 354	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 360	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 1010	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
Lean-to Light Duty	6	Finished	360	0	0	2000	2000	FAIR

Accessories

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

Bldg: 9	Code Area: 92410	Stat Class: 351	Year Blt:	Eff Year Blt: 2016	Sq.Ft: 836	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 38x22, 38x22		RMV: 46890	N/C
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
General Purpose Bldg	5	Finished	836	0	0	0	2016	AVG
GP Building Attic	5	Finished	836	0	0	0	2016	

Accessories

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

Bldg: 10	Code Area: 92410	Stat Class: 355	Year Blt:	Eff Year Blt: 2016	Sq.Ft: 418	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 38x11		RMV: 2370	
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
Lean-to Heavy Duty	4	Finished	418	0	0	0	2016	combined w/ gb
Exception: Y N								

Accessories

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

Bldg: 11	Code Area: 01410	Stat Class: 355	Year Blt:	Eff Year Blt: 2016	Sq.Ft: 418	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 38x11		RMV: 2370	N/C
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
Lean-to Heavy Duty	4	Finished	418	0	0	0	2016	
Exception: Y N								

Accessories

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

Bldg: 12	Code Area: 01410	Stat Class: 355	Year Blt:	Eff Year Blt: 2016	Sq.Ft: 220	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 22x10		RMV: 1250	N/C
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
Lean-to Heavy Duty	4	Finished	220	0	0	0	2016	
Exception: Y N								

Accessories

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

Bldg: 13	Code Area: 92410	Stat Class: 357	Year Blt:	Eff Year Blt: 2019	Sq.Ft: 1800	% Complete: 100
Desc: Frost Control			Dimensions: 60x30		RMV: 21585	N/C
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
Frost Control	6	Finished	1800	0	0	0	2019	
Exception: Y N								

Accessories

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

Bldg: 14	Code Area: 92410	Stat Class: 332	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1800	% Complete: 100
Desc: Commercial Greenhouse (CG)			Dimensions: 60x30		RMV: 11560	n/c
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
Commerical Greenhouse	5	Finished	1800	0	0	2021	2021	
Exception: Y N								

Accessories

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

Bldg: 15	Code Area: 92410	Stat Class: 312	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 1296	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 36x36		RMV: 47310	N/C
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
Loft Barn	5	Finished	1296	0	0	2022	2022	AVG
Exception: Y N								

Accessories

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

Bldg: 16	Code Area: 92410	Stat Class: 341	Year Blt:	Eff Year Blt: 2007	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 15x8		RMV: 2290	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	
Multi-Purpose Bldg	5	Finished	120	0	0	0	2007	FAIR	Exception: Y N

Accessories

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

Bldg: 17	Code Area: 01410	Stat Class: 341	Year Blt:	Eff Year Blt: 2007	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)				Dimensions: 5x8	RMV: 2290	1/0
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust: 16	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	120	0	0	0	2007	FAIR	Exception: Y N

Accessories

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

Bldg: 18	Code Area: 92410	Stat Class: 905	Year Blt:	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array				Dimensions:	RMV: 20000	
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	
No floor data available									

Accessories

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

Bldg: 19	Code Area: 92410	Stat Class: 905	Year Blt:	Eff Year Blt: 2022	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array				Dimensions:	RMV: 20000	n/c
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
No accessory data available					

MP 341 24X15 2024 GOOD PACKAGE NEW EXCEPTION

HC 321 12X24 2023 FAIR PACKAGE NEW EXCEPTION

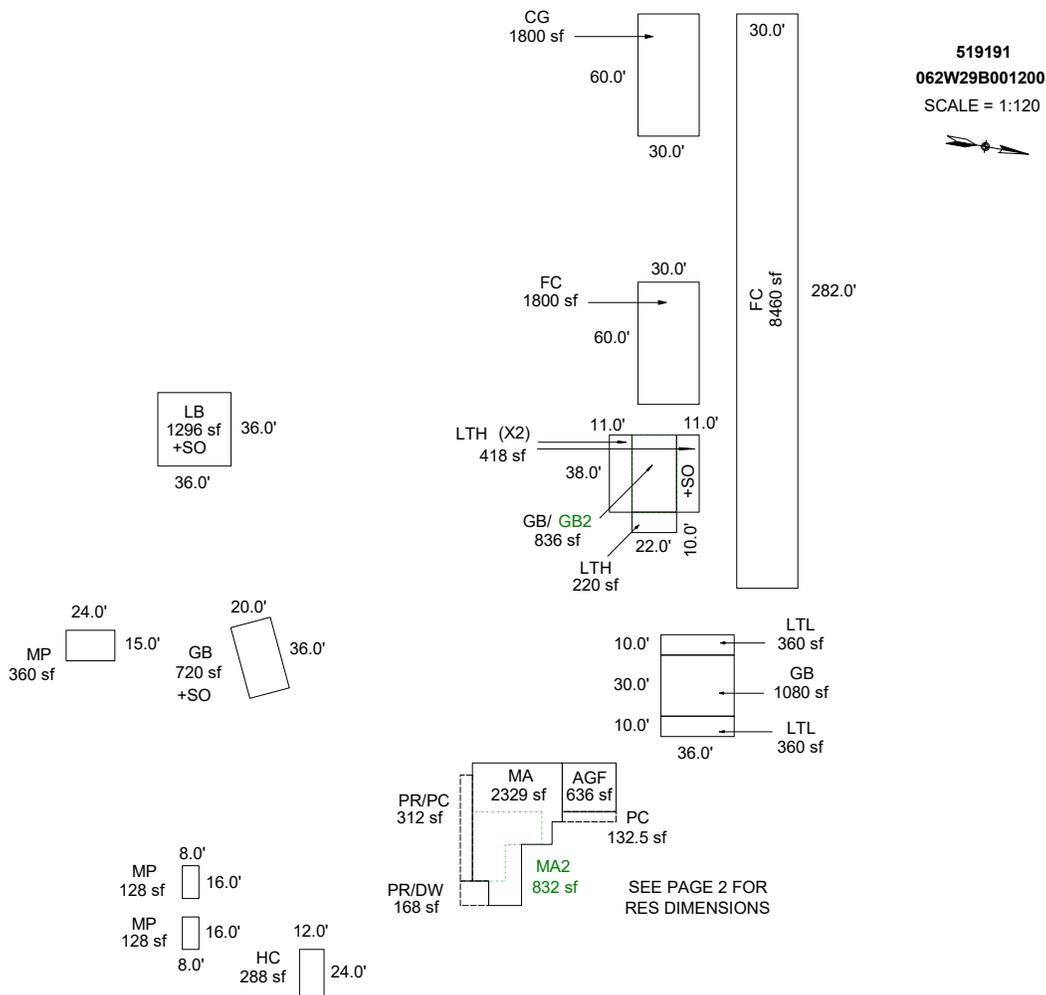


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519191 Parcel No.: 062W29B001200
 Property Address: 7185 LAKESIDE DRIVE NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

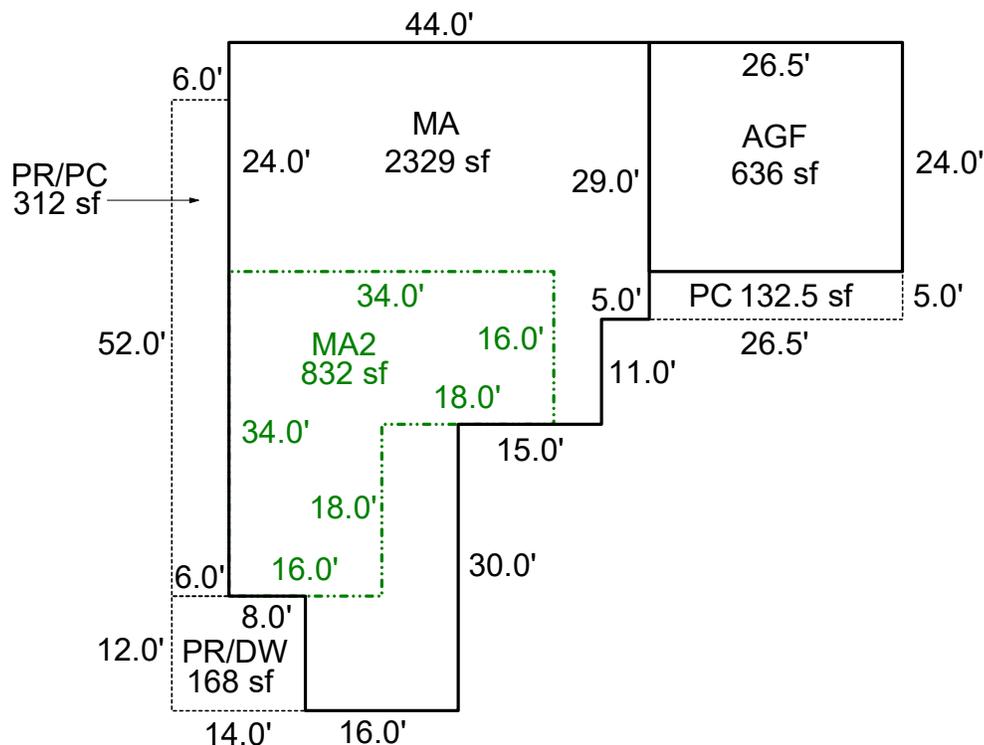
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	FC	1.0	8460.0	624.0		APEX BY CJURAN 5/11/2023 UPDATED BY CLOBERG 01/08/25	
	MP	1.0	128.0	48.0			
	MP	1.0	128.0	48.0			
	LB	1.0	1296.0	144.0			
	GB	1.0	720.0	112.0			
	MP	1.0	360.0	78.0			
	LTL	1.0	360.0	92.0			
	GB	1.0	1080.0	132.0			
	HC	1.0	288.0	72.0			
	LTH	1.0	220.0	64.0			
	LTH	1.0	418.0	98.0			
	LTH	1.0	418.0	98.0			
	GB/	1.0	836.0	120.0			
	CG	1.0	1800.0	180.0			
	FC	1.0	1800.0	180.0			
	LTL	1.0	360.0	92.0	18672.0		
	7 addl items						
	Net LIVABLE	cnt	0	(rounded)	3,161	COMMENT TABLE 2 MLH 01/06/2023 GRH 01/03/25	
	Net BUILDING	cnt	17	(rounded)	19,508		

SKETCH/AREA TABLE ADDENDUM

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SKETCH



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 SCALE = 1:30



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Sketch by ApexSketch

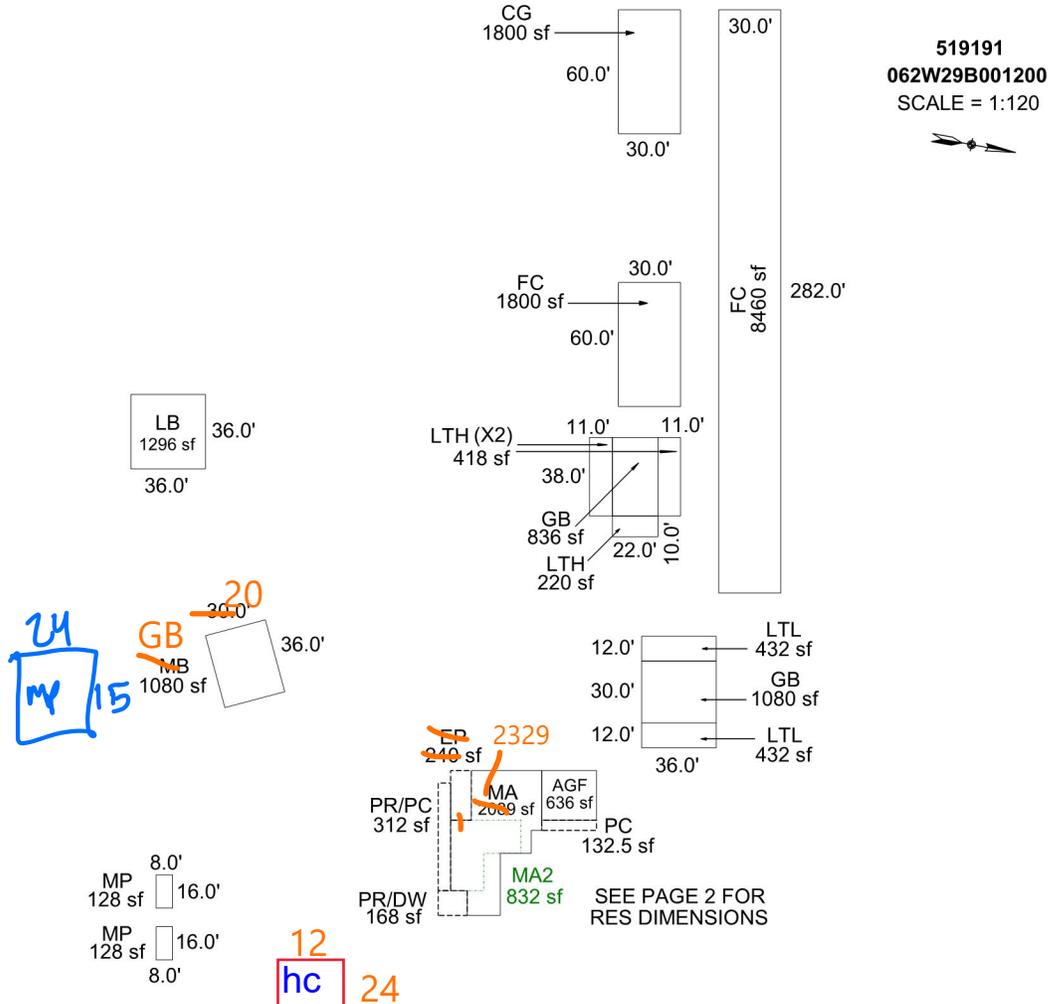
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2329.0	228.0	2329.0	APEX BY CJURAN 5/11/2023 UPDATED BY CLOBERG 01/08/25	
GLA2	MA2	1.0	832.0	136.0	832.0		
GAR	AGF	1.0	636.0	101.0	636.0		
P/P	PR/PC	1.0	312.0	116.0			
	PR/DW	1.0	168.0	52.0			
	PC	1.0	132.5	63.0	612.5		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 01/06/2023 GRH 01/03/25	TAGS L2 TAGS L2
Net LIVABLE		cnt	0	(rounded)	3,161		

SKETCH/AREA TABLE ADDENDUM

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 Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC	1.0	8460.0	624.0	
	LB	1.0	1296.0	144.0	
	MB	1.0	1080.0	132.0	
	MP	1.0	128.0	48.0	
	LTL	1.0	432.0	96.0	
	GB	1.0	1080.0	132.0	
	LTL	1.0	432.0	96.0	
	MP	1.0	128.0	48.0	
	LTH	1.0	418.0	98.0	
	LTH	1.0	418.0	98.0	
	GB	1.0	836.0	120.0	
	CG	1.0	1800.0	180.0	
	FC	1.0	1800.0	180.0	
	LTH	1.0	220.0	64.0	18528.0
GLA1	MA	1.0	2089.0	228.0	2089.0
GLA2	MA2	1.0	832.0	136.0	832.0
	5 addl items				
	Net LIVABLE	cnt	2 (rounded)		2,921
	Net BUILDING	cnt	14 (rounded)		18,528

COMMENT TABLE 1

APEX BY CJURAN 5/11/2023

COMMENT TABLE 2

MLH 01/06/2023
 GLA 1/3/25

COMMENT TABLE 3

TAGS L2
 TAGS L2

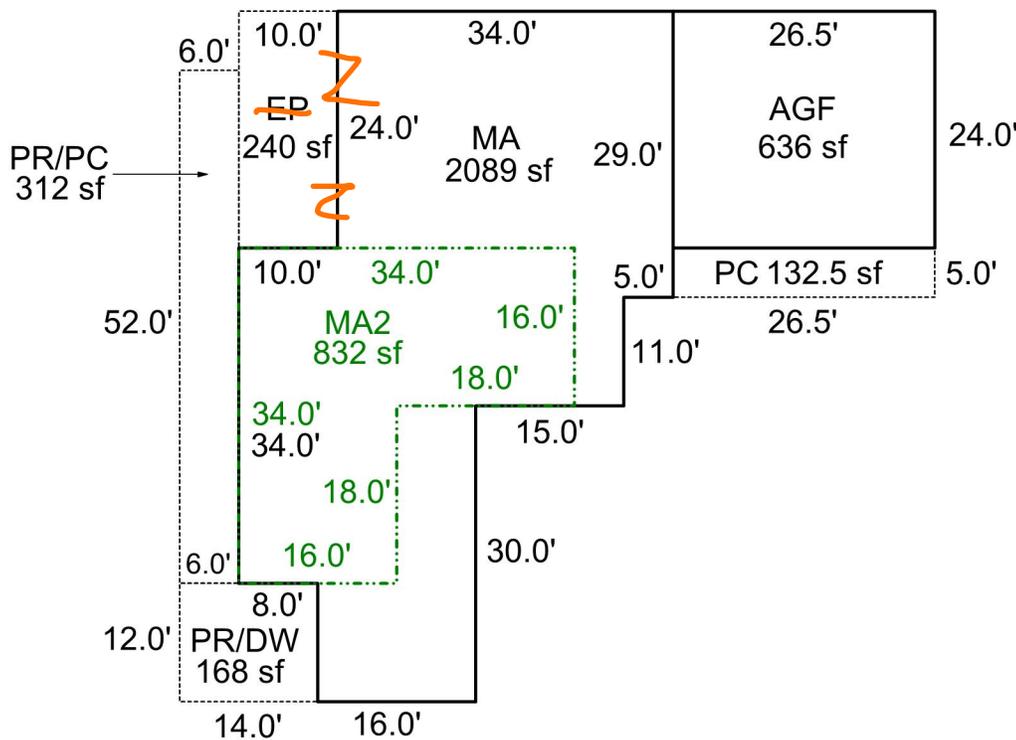
SKETCH/AREA TABLE ADDENDUM

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SKETCH

APPEARS PART OF MA
 24X10 2013 APEX 2009 ADDITION



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 SCALE = 1:30



SEE PAGE 1 FOR ALL PAGES

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2089.0	228.0	2089.0
GLA2	MA2	1.0	832.0	136.0	832.0
GAR	AGF	1.0	636.0	101.0	636.0
P/P	PR/PC	1.0	312.0	116.0	
	PR/DW	1.0	168.0	52.0	
	PC	1.0	132.5	63.0	
	EP	1.0	240.0	68.0	852.5

COMMENT TABLE 1

APEX BY CJURAN 5/11/2023

COMMENT TABLE 2

MLH 01/06/2023

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 2 (rounded) 2,921