

Acct ID: 518161 MTL: 062W020001400 Date: 1.15.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 7707 WACONDA RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 43480 Year: 2025
 Last Date Appraised: 04/09/2024 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)
 Owner: DOUG & ANNETTE THOMPSON TR Roll Type: R
 Cycle (Tag) Sales Verification Other: _____ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 263470
 RMV Land: 253420 RMV Imp: 287960 RMV Total: 541380 MAV: 263470 MSAV: 0 SAV: 0
 Comment: 24-25: L2 4.9.24 JJS

New GB/LTH @ 100%

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01600	0

Land

Site: 1	Code Area: 01600	Size: 0.60 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description: TWO BENCH DRY	RMV: 100190	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 06-07: RECALC SETUP;#19 10-05-05						
Site: 2	Code Area: 01600	Size: 0.68 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive	Description: FOUR BENCH DRY	RMV: 103230	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 141	Year Blt: 1966	Eff Year Blt: 1980	Sq.Ft: 1535	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 267200				
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	1535	3	FB-2	1966	1980	FP - 1, HVAC, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Unfinished	572	0	0	1966	1980	ROOF	Y N
Carport Attached	3	Unfinished	234	0	0	1980	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS FAIR	4	0	1980	15023	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 351	Year Blt: 2004	Eff Year Blt: 2004	Sq.Ft: 1200	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 30x40	RMV: 19000				
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:
General Purpose Bldg	6	Finished	1200	0	0	2004	2004	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 341	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 240	% Complete: 100
Desc: Multi Purpose Shed (MP)	Dimensions: 12x20	RMV: 1630				
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	240	0	0	1987	1987	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 128 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 130
 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	5	Finished	128	0	0	1987	1987	Exception: Y N

Accessories

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

3S1 6B S 28x30 Aug 2024 new
 3SS LTH S 6x28 Aug 2024 new



Jan 2025



Apr 2024

ACCOUNT # 518161 DATE: 1/15/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR SSS TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE 613
 STAT / CLASS 351
 SIZE 28x30
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____

TYPE LTH
 STAT / CLASS 355
 SIZE 6x28
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: _____

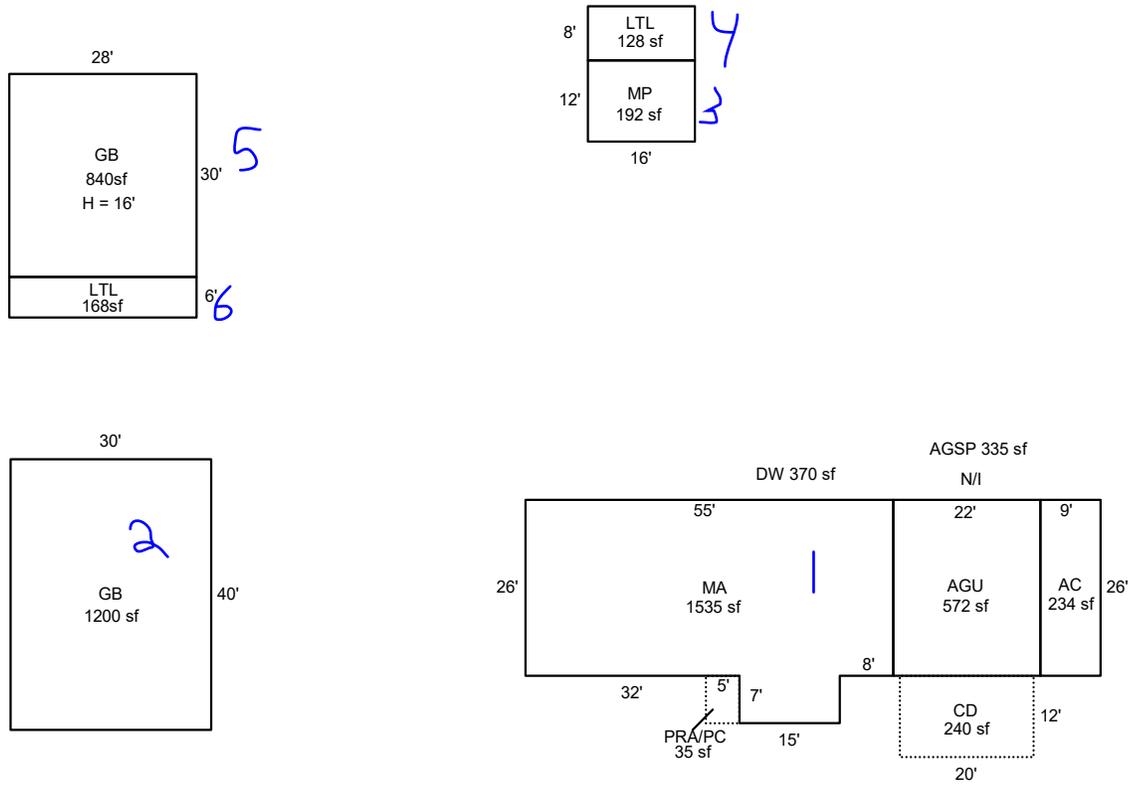
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518161 Parcel No.: 062W02 01400
 Property Address: 7707 WACONDA RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518161
062W02 01400
SCALE =1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	
	LTL	1.0	128.0	48.0	
	MP	1.0	192.0	56.0	
	GB	1.0	840.0	116.0	
	LTL	1.0	168.0	68.0	2528.0
GLA1	MA	1.0	1535.0	176.0	1535.0
CD	PRA/PC	1.0	35.0	24.0	35.0
GAR	AGU	1.0	572.0	96.0	
	AC	1.0	234.0	70.0	806.0
P/P	CD	1.0	240.0	64.0	240.0
	Net LIVABLE	cnt	0 (rounded)		1,535
	Net BUILDING	cnt	5 (rounded)		2,528

COMMENT TABLE 1

DRAWN BY AC 5/17/10
 UPDATED BY CHRIS 10/11/19
 UPDATED BY CLOBERG 12/17/24 24-009104 GB

COMMENT TABLE 2

JJS 1.15.25

COMMENT TABLE 3

Tays L2