

Acct ID: 518211 MTL: 062W03A000400 Date: 1/15/25 Appr: JJS Prop Class: 551 RMV Prop Class: 451  
 Situs: 7005 WAPATO ST NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 45942 Year: 2024  
 Last Date Appraised: 06/28/2024 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: 2025 - Tags/Permit (Completion)  
 Owner: KALUGIN, LAZAR & KALUGIN, ELENA Roll Type: R  
 Cycle (tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 246213  
 RMV Land: 486570 RMV Imp: 161890 RMV Total: 648460 MAV: 215790 MSAV: 30423 SAV: 68473  
 Comment: 24-25: L3 6.28.24  
 23-24: L3 1.3.23 MLH  
 LEVEL 2 5.4.21 JS29

FARM USE GRASS SEED

Notations

N/C - Close tag

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

Chris 3/27/25 L4 send inquiry letter with aerial, unable to determine use in the outlined area. 1.7 acres on 518214 may qualify for SA - Pasture/woodlot

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

Land

Site: 1	Code Area: 01600	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: 37090	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 14-15: 1.70 ACRES DISQ FARM USE// 00100030//07-08: 11.06 ACRES DISQ FARM DEF, THIS ACREAGE WOODED// 03-04: (F)02-0684; ACREAGE CORRECTION - COMBINED LAND SEGGS FROM 2.52 & 0.25 - CORRECTED TO 5.36						
Site: 2	Code Area: 01600	Size: 1.70 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive	Description: FOUR BENCH DRY	RMV: 57320	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: 14-15: 1.7 ACRES DISQ FARM USE// 00100030 //09-10: RESTORE FARM USE, FARMING// 07-08: 11.06 ACRES DISQ FARM DEF, THIS ACREAGE WOODED// 03-04:(F)02-0684; ACREAGE CORRECTION - COMBINED LAND SEGGS FROM 2.52 & 0.25 - CORRECTED TO 5.36						
Site: 3	Code Area: 01600	Size: 9.36 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 347160	Exception: Y	N	
Adjustment(s): GSOIL	Fire Patrol:	Description:				
Comments: Liability year - 2009 / 00100030 //09-10: RESTORE FARM USE, FARMING// 07-08: 11.06 ACRES DISQ FARM DEF, THIS ACREAGE WOODED// 03-04:(F)02-0684; ACREAGE CORRECTION - COMBINED LAND SEGGS FROM 2.52 & 0.25 - CORRECTED TO 5.36						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01600	Stat Class: 144 -	Year Blt: 1935	Eff Year Blt: 1888	Sq.Ft: 4136	% Complete: 100
Desc: Multi Story above grade with basement			Dimensions:	RMV: 134630		
Func Obsc: 65	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	2068	1	FB-1	1935	1888	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Second Floor	4 -	Finished	2068	2	FB-2	1935	1888	BATH - 2, HVAC	Y N
Basement	4 -	Unfinished	1656	0	0	1935	1888		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	4	0	1888	3348	1

Bldg: 2	Code Area: 01600	Stat Class: 128	Year Blt: 1930	Eff Year Blt: 1888	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:	RMV: 9170		
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	2	Unfinished	436	0	0	1930	1888	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01600	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 100	% Complete: 100
---------	------------------	-----------------	-----------	---------------	------------	-----------------

Desc: Accessory Improvements & Misc.

Dimensions: 10x10

RMV: 0

Func Obsc: 0

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
Pump House	0	Finished	100	0	0	0	0	Exception: Y N

**Accessories**

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

Bldg: 4	Code Area: 01600	Stat Class: 312	Year Blt: 1955	Eff Year Blt: 1955	Sq.Ft: 2400	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 60x40		RMV: 18090	
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	6	Finished	2400	0	0	1955	1955	FAIR Exception: Y N

**Accessories**

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

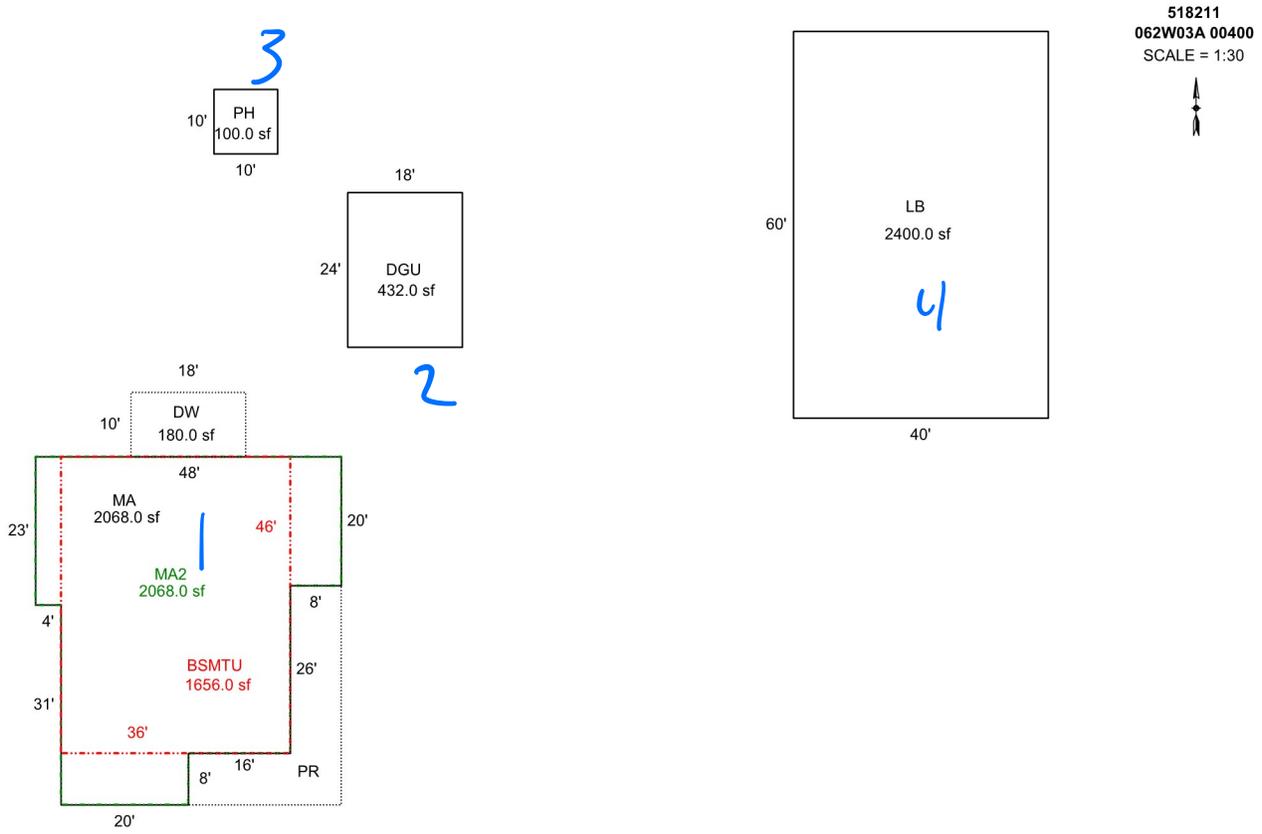


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518211 Parcel No.: 062W03A 00400  
 Property Address: 7005 WAPATO 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	PH	1.0	100.0	40.0	
	LB	1.0	2400.0	200.0	2500.0
GLA1	MA	1.0	2068.0	204.0	2068.0
GLA2	MA2	1.0	2068.0	204.0	2068.0
BSMT	BSMTU	1.0	1656.0	164.0	1656.0
GAR	DGU	1.0	432.0	84.0	432.0
P/P	PR	1.0	400.0	116.0	
	DW	1.0	180.0	56.0	580.0
	Net LIVABLE	cnt	2 (rounded)		4,136
	Net BUILDING	cnt	2 (rounded)		2,500

### COMMENT TABLE 1

DRAWN BY AC 5/20/10  
 UPDATED BY CJURAN 02/27/2023

### COMMENT TABLE 2

MLH 01/03/2023  
 JSS 1/15/25

### COMMENT TABLE 3

TAGS L3  
 TAGS L2