

Acct ID: 518259 MTL: 062W06D001200 Date: **10/11/24** Appr: **GRH** Prop Class: 559 RMV Prop Class: 459
 Situs: 4396 WACONDA RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 52984 Year: 2024
 Last Date Appraised: 04/17/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FREER-SELL, LORRIE LYNN Roll Type: R
 Cycle: **Tag** Sales Verification Other: _____ Inspection level: 1 2 3 4 **CF** TTO INSP AV: 110837
 RMV Land: 200650 RMV Imp: 105250 RMV Total: 305900 MAV: 57580 MSAV: 53257 SAV: 91859
 Comment: **Talked to owner son.**

Notations **Add New mtt @ 100, Update inv**

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

farm ok - livestock

OSDs

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

Chris 3/20/25

Land

Site: 1	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2Bd	Value Source: Farm Homesite	Description: 2Bd			RMV: 76920	Exception: Y N
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 06-07: INCREASE HOMESITE TO ONE ACRE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.						
Site: 2	Code Area: 01410	Size: 0.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2Bd	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 78730	Exception: Y N
Adjustment(s): GSOIL, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1981 / 00100210						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 138	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements			Dimensions:		RMV: 50510	
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	760	0	0	1984	1984	ROOF	Y N

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 446	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 1344	% Complete: 100
Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE			134277 ACCOUNT		Dimensions: RMV: 25210	
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	1344	0	0	1973	1973	KIT-	Y N

ADD RMV \$500 FLAT VALUE

Accessories

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

delete will be destroyed by owner on property during L2 visit

Bldg: 6	Code Area: 01410	Stat Class: 108	Year Blt: 1898	Eff Year Blt: 1898	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 21170	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

YI3 Fair

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	1	144	1898	187	1	Exception: Y N
DECK	1	288	1898	2534	1	Exception: Y N
DECK	1	400	1898	3520	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	144	1973	3132	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	288	1898	3341	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	400	1898	4640	1	Exception: Y N

delete

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 160	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 16x10		RMV: 3780	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	160	0	0	0	0	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 910	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	4	Finished	192	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 341	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 304	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 3070	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	304	0	0	1994	1994	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 260	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	192	0	0	1977	1977		Exception: Y N

Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 160	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 220	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	160	0	0	1977	1977		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 01410	Stat Class: 354	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 144	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 120	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

NLC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Light Duty	4	Finished	144	0	0	1977	1977		

Accessories

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



MH



MH



MH

ACCOUNT # 518259

DATE: 10/11/24
APPR GRH

RMV CLASS 559
TAG Y N

PROP CLASS 459

COMMENTS:

131169 ACCOUNT personal MH account

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 467 QLTY + - FLOOR MA
 AREA 2296 EFF AREA 2296 BED 3
 ROOF + HVAC +
 BATH PKG: BATH BATH + 1/2 BTH
 FIREPLACE: 2 1997
 KITCHEN 1989+
 YR BLT 2000 EFF YR ECON
 % COMP 100 % GOOD FUNC
 EXCEPT Y N LUMP SUM:
 MISC:
 YI CLASS F G A E
 SKIRT + LIN FT
 COMMENT:

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

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

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

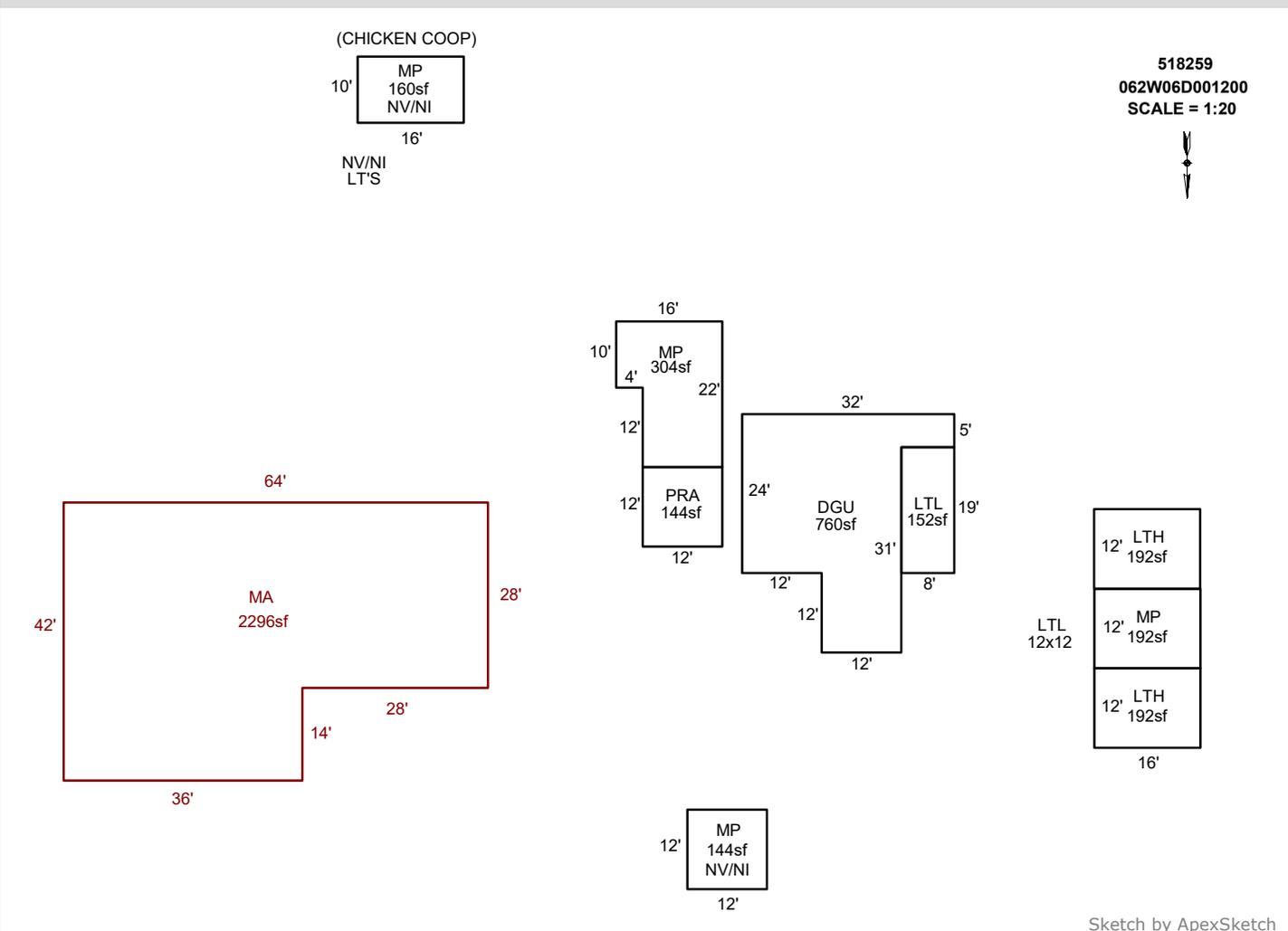
TYPE
 STAT / CLASS
 SIZE
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH
 YR BLT
 EFF YR
 % COMP
 EXCEPT Y N
 MISC:
 COMMENT:

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518259 Parcel No.: 062W06D001200
 Property Address: 4396 WACONDA RD NE
 City: Salem County: Marion State: OR ZipCode: 97303
 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	PRA	1.0	144.0	48.0		DRAWN BY JRONDEMA 9/27/17 UPDATED BY CJURAN 03/29/2021 UPDATED BY CLOBERG 08/09/24 24-004044 MA UPDATED BY CLOBERG 10/15/24	
	MP	1.0	160.0	52.0			
	MP	1.0	304.0	76.0			
	LTL	1.0	152.0	54.0			
	MP	1.0	144.0	48.0			
	LTH	1.0	192.0	56.0			
	MP	1.0	192.0	56.0	1480.0		
	LTH	1.0	192.0	56.0			
GAR	DGU	1.0	760.0	136.0	760.0		
MANF	MA	1.0	2296.0	212.0	2296.0		
	Net LIVABLE	cnt	1 (rounded)		2,296		
	Net BUILDING	cnt	8 (rounded)		1,480		

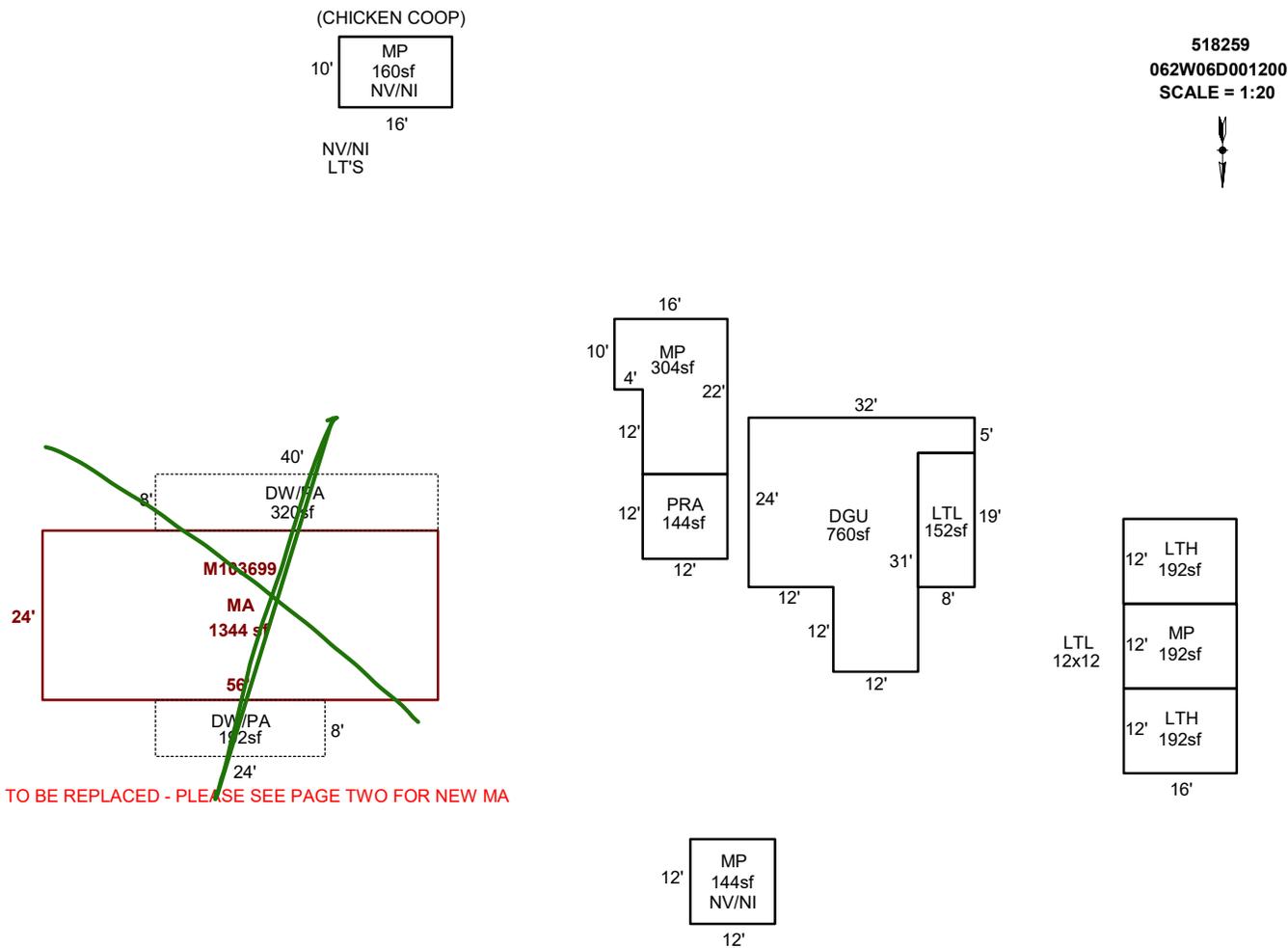
COMMENT TABLE 2	COMMENT TABLE 3
#10 CL 04/17/2020 GRH 10/11/24	PICTOM CYCLE C-19 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518259 Parcel No.: 062W06D001200
 Property Address: 4396 WACONDA RD NE
 City: Salem County: Marion State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PRA	1.0	144.0	48.0	
	MP	1.0	160.0	52.0	
	MP	1.0	304.0	76.0	
	LTL	1.0	152.0	54.0	
	MP	1.0	144.0	48.0	
	LTH	1.0	192.0	56.0	
	MP	1.0	192.0	56.0	1480.0
	LTH	1.0	192.0	56.0	
GLA1	MA	1.0	1344.0	160.0	1344.0
GAR	DGU	1.0	760.0	136.0	760.0
P/P	DW/PA	1.0	320.0	96.0	
	DW/PA	1.0	192.0	64.0	512.0
	Net LIVABLE	cnt	1 (rounded)		1,344
	Net BUILDING	cnt	8 (rounded)		1,480

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 03/29/2021
 UPDATED BY CLOBERG 08/09/24 24-004044 MA

COMMENT TABLE 2

#10 CL 04/17/2020

COMMENT TABLE 3

PICTOM CYCLE C-19

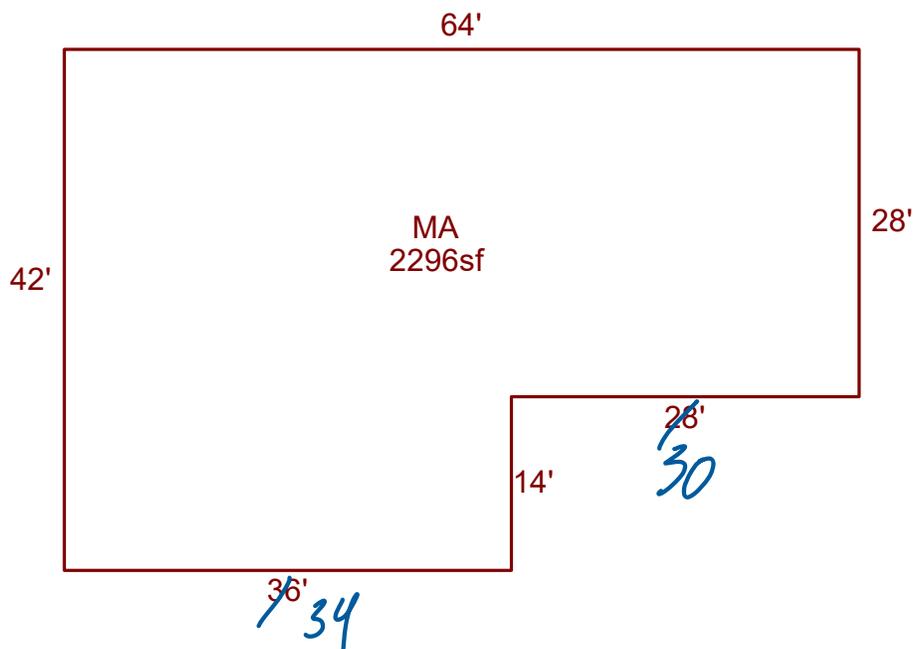
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518259 Parcel No.: 062W06D001200
 Property Address: 4396 WACONDA RD NE
 City: Salem County: Marion State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518259
062W06D001200
SCALE = 1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MANF	MA	1.0	2296.0	212.0	2296.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 03/29/2021
 UPDATED BY CLOBERG 08/09/24 24-004044 MA

COMMENT TABLE 2

#10 CL 04/17/2020
GRH 10/11/24

COMMENT TABLE 3

PICTOM CYCLE C-19
TAGS L2

Net LIVABLE	cnt	1	(rounded)	2,296
-------------	-----	---	-----------	-------