

Acct ID: 519894 MTL: 063W24A000800 Date: 01/03/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 3105 QUINABY RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 56434 Year: 2025

Last Date Appraised: 06/16/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: VELASCO, MOISES MORALES Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 246950
 RMV Land: 239430 RMV Imp: 185900 RMV Total: 425330 MAV: 246950 MSAV: 0 SAV: 0

Comment: 23-24: L4 06.16.23 MLH

L3 2.18.25 TTD 2.18.25
 Remodel taking place with addition.
 owner did not want to answer questions until complete
 emailed no response

Addn @65%. Remodel @65%.

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.13 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 189430 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 19, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 131 - Year Blt: 1955 Eff Year Blt: 1909 Sq.Ft: 1620 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 101170
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

65%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 -	Finished	1620	2	FB-1	1955	1909	HVAC, ROOF, BATH - 1, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	60	1909	900	1	Y N
YARD IMPROVEMENTS AVERAGE	3	0	1909	9630	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 121 Year Blt: 1967 Eff Year Blt: 1909 Sq.Ft: 1232 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 84730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

65%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	1232	1	FB-1/ HB-1	1967	1909	HVAC, ROOF, KIT, BTH - 1	Y N
Garage Attached	3	Unfinished	572	0	0	1967	1909	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 128 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 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	Exception
Multi-Purpose Bldg	5	Finished	128	0	0	0	0		Y N

Accessories

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



ACCOUNT # 519894 DATE: 1/3/25 RMV CLASS 451 PROP CLASS 451
 MTL _____ APPR GRH TAG Y N

COMMENTS: Addn to MA#1

RESIDENCE / MANUFACTURED STRUCTURES ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA ~~611~~ ¹⁹⁵ EFF AREA ~~611~~ ¹⁹⁵ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 65 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: 7.5x26 = 195 new addn 2024

STAT 142 QLTY + - FLOOR MAZ
 AREA 611 EFF AREA 611 BED _____
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 65% % 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 _____
 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: _____

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: _____

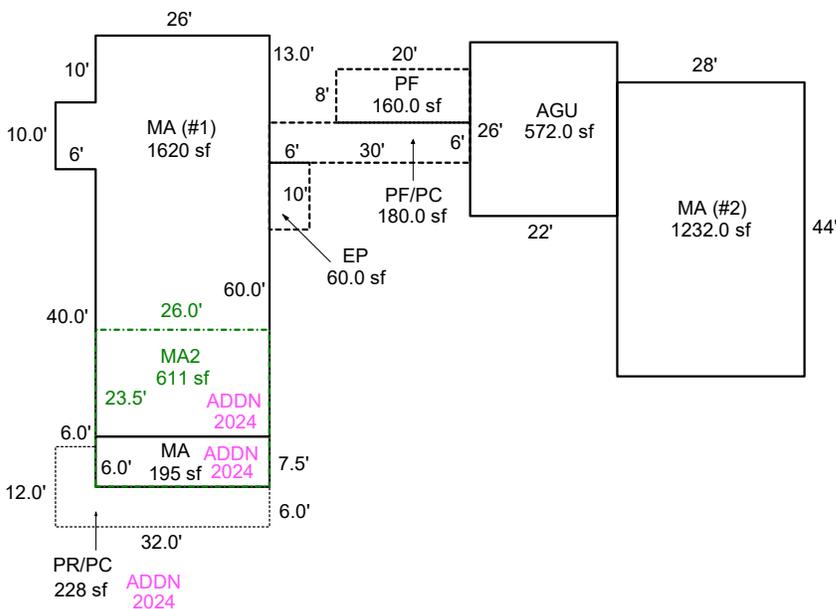
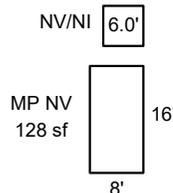
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519894 Parcel No.: 063W24A 00800
 Property Address: 3105 QUINABY RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519894
063W24A 00800
 SCALE = 1:40



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP NV	1.0	128.0	48.0	128.0
GLA1	MA (#1)	1.0	1620.0	184.0	
	MA (#2)	1.0	1232.0	144.0	2852.0
	MA2	1.0	611.0	99.0	611.0
GAR	AGU	1.0	572.0	96.0	572.0
MA	MA	1.0	195.0	67.0	195.0
P/P	PR/PC	1.0	228.0	88.0	228.0
YI1	EP	1.0	60.0	32.0	
	PF/PC	1.0	180.0	72.0	
	PF	1.0	160.0	56.0	400.0
	Net LIVABLE	cnt	2 (rounded)		3,658
	Net BUILDING	cnt	1 (rounded)		128

COMMENT TABLE 1

DRAWN BY NC 11/25/2008
 UPD BY PH 09.25.19
 UPDATED BY CJURAN 06/20/2023
 UPDATED BY CLOBERG 11/20/24 24-001810 ADDN
 UPDATED BY CLOBERG 03/17/25

COMMENT TABLE 2

07.26.19 CL #10
 MLH 06/16/2023
 GRH 02/18/25

COMMENT TABLE 3

SV L4
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO	
File No.: 519	00800
Property Adc	
City: SALEM	State: OR ZipCode: 97303
Owner:	
Client:	
Appraiser Na	

519894
063W24A 00800
SCALE = 1:40

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MP NV	1.0	128.0	48.0	128.0	DRAWN BY NC 11/25/2008 UPD BY PH 09.25.19 UPDATED BY CJURAN 06/20/2023 UPDATED BY CLOBERG 11/20/24 24-001810 ADDN					
GLA1	MA (#1)	1.0	1190.0	150.0							
	MA (#2)	1.0	1232.0	144.0	2422.0						
MA2	MA2	1.0	611.0	99.0	611.0						
GAR	AGU	1.0	572.0	96.0	572.0						
MA	MA	1.0	611.0	99.0	611.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">07.26.19 CL #10 MLH 06/16/2023 <i>GRH 2/18/25</i></td> <td style="width: 50%;">SV L4 <i>L2 1.03.25</i></td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	07.26.19 CL #10 MLH 06/16/2023 <i>GRH 2/18/25</i>	SV L4 <i>L2 1.03.25</i>
COMMENT TABLE 2	COMMENT TABLE 3										
07.26.19 CL #10 MLH 06/16/2023 <i>GRH 2/18/25</i>	SV L4 <i>L2 1.03.25</i>										
P/P	PR/PC	1.0	0.0	82.0							
	PR/PC	1.0	228.0	88.0	228.0						
YI1	EP	1.0	60.0	32.0							
	PF/PC	1.0	180.0	72.0							
	PF	1.0	160.0	56.0	400.0						
	Net LIVABLE	cnt	2 (rounded)		3,644						
	Net BUILDING	cnt	1 (rounded)		128						