

Acct ID: 519495 MTL: 062W070000700 Date: 11/16/25 Appr: GRH Prop Class: 921 RMV Prop Class: 451
 Situs: 10327 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 28667 Year: 2024

Last Date Appraised: 07/25/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)

Owner: MWHC-EPPING LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP AV: 0
 RMV Land: 456360 RMV Imp: 1976620 RMV Total: 2432980 MAV: 0 MSAV: 0 SAV: 0
 Comment: 24-25: L2 07.25.24 GRH/WW
 24-25: L2 1.26.24 MLH
 LEVEL 4 C19 4.17.20 CL10//

TT school worker

Notations Bld 1 @ Bld 2 on site 100% complete sent to bradli ww

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	01410	0

Land

Site: 1 Code Area: 01410 Size: 8.15 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 366360 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: ORIG VAL = 26640 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT, COMBINED LAND SEGS, NO SPECIAL ASSESSMENT 06-07: RECALC SETUP, APPR NO 10, 10/7/05 06-07: RECALC SETUP;#10 10-07-05

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 321 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2065 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 59x35 RMV: 10920
 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
Hay Cover	4	Finished	2065	0	0	2004	2004	AVG	Y N

Accessories

No accessory data available

Bldg: 2 Code Area: 01410 Stat Class: 820 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1792 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: 1792 RMV: 230031
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

renovation - exterior and interior are in excellent condition permit effective age has been reduced

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	1792	0	0	0	0		Y N

2 H.B

Accessories

No accessory data available

Bldg: 3 Code Area: 01410 Stat Class: 820 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1792 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: 1792 RMV: 230343
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

renovation exterior and interior are in excellent condition permit

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	1792	0	0	0	0		Y N

2 Half Bath

Accessories

No accessory data available

Bldg: 6 Code Area: 01410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 13516 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 1505326
 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		
First Floor	2	Finished	13516	0	0	0	0		Exception: Y N	

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



ACCOUNT # 519495 DATE: 11/6/25 RMV CLASS 921 PROP CLASS 451
 MTL _____ APPR _____ 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 Modular homes. TYPE _____
 STAT / CLASS _____ STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH 2 Bath
onsite
 YR BLT _____
 EFF YR _____
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: M+S modular homes

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

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

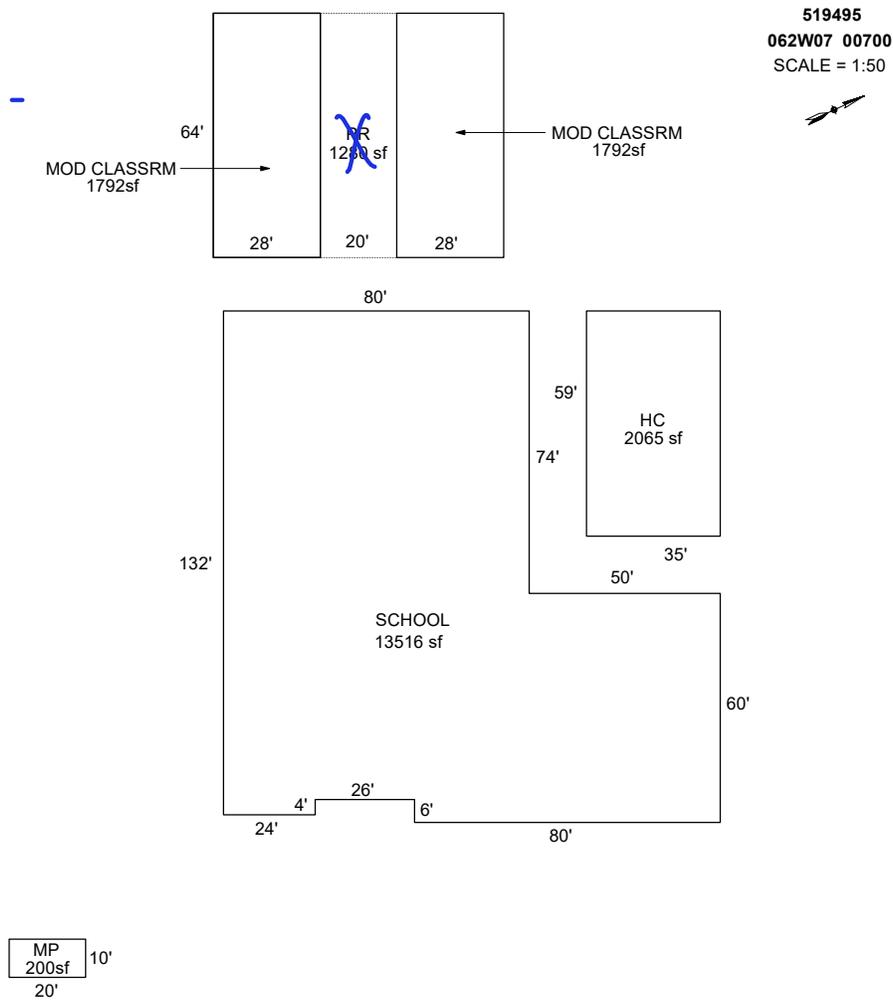
TYPE _____ TYPE _____
 STAT / CLASS _____ STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519495 Parcel No.: 062W07 00700
 Property Address: 10327 RIVER 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	2065.0	188.0	
	MOD CLASSRM	1.0	1792.0	184.0	
	MOD CLASSRM	1.0	1792.0	184.0	
	MP	1.0	200.0	60.0	5849.0
GLA1	SCHOOL	1.0	13516.0	536.0	
	MA	1.0	1792.0	184.0	15308.0
P/P	PR	1.0	1280.0	168.0	1280.0
	Net LIVABLE	cnt	2 (rounded)		15,308
	Net BUILDING	cnt	4 (rounded)		5,849

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/29/17
 UPDATED BY CJURAN 02/14/2024 24-002808
 AND 24-003015 MOD CLASSRMS

COMMENT TABLE 2

MLH 01/26/2024
 GPH 1/16/25

COMMENT TABLE 3

TAGS L2
 TAGS L2