

Acct ID: 523440 MTL: 072W20D002000 Date: **4/14/25** Appr: **MLH** Prop Class: 401 RMV Prop Class: 401
 Situs: 820 CORDON RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 40527 Year: 2025

Last Date Appraised: 11/07/2012 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: **left msg to schedule appt no call back**
 Owner: A & A ACQUISITIONS LLC Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 403090
 RMV Land: 299670 RMV Imp: 614610 RMV Total: 914280 MAV: 403090 MSAV: 0 SAV: 0
 Comment: **Santiam Equine Cordon Rd def clinic** **Input MLH 4/14/25**

Notations **NO listing sales code 20 update inventory**

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Land

Site: 1 Code Area: 92410 Size: 2.52 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: **ZBP** Value Source: Rural at MKT Description: RMV: 249670 Exception: Y N
 Adjustment(s): **G-Soil** Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP; APPR NO.17, 6/21/04

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1959 Eff Year Blt: 1985 Sq.Ft: 3364 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 457220
 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	Exception
First Floor	4	Finished	1682	3	FB-2	1959	1985	KIT+, ROOF, FP - 2, HVAC, BATH - 2	Y N
Basement	4	Low Cost	1682	2	FB-1	1959	1985	BATH - 1, HVAC	Y N
Garage Attached	4	Finished	441	0	0	1959	1985	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY part of YI	4	1970	1970	4314	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1985	34668	1	Y N

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2080
 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
No floor data available part of YI move MAU									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	720	2002	2083	1	Y N

Bldg: 4 Code Area: 92410 Stat Class: 148 Year Blt: 2008 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 92250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **P/C**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Oversized Detached	4	Finished	1152	0	0	2008	2009	HVAC, ROOF 1152 sf	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 2001 Eff Year Blt: **2014** Sq.Ft: 3528 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 72x36 RMV: 63060
 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	Exception: Y N
General Purpose Bldg	6	Finished	2592	0	0	2001	2001	GOOD, EXC 936	Exception: Y N
Finished Office	6	Finished	936	0	FB-1	2001	2001	BATH - 1	Exception: Y N

Accessories

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

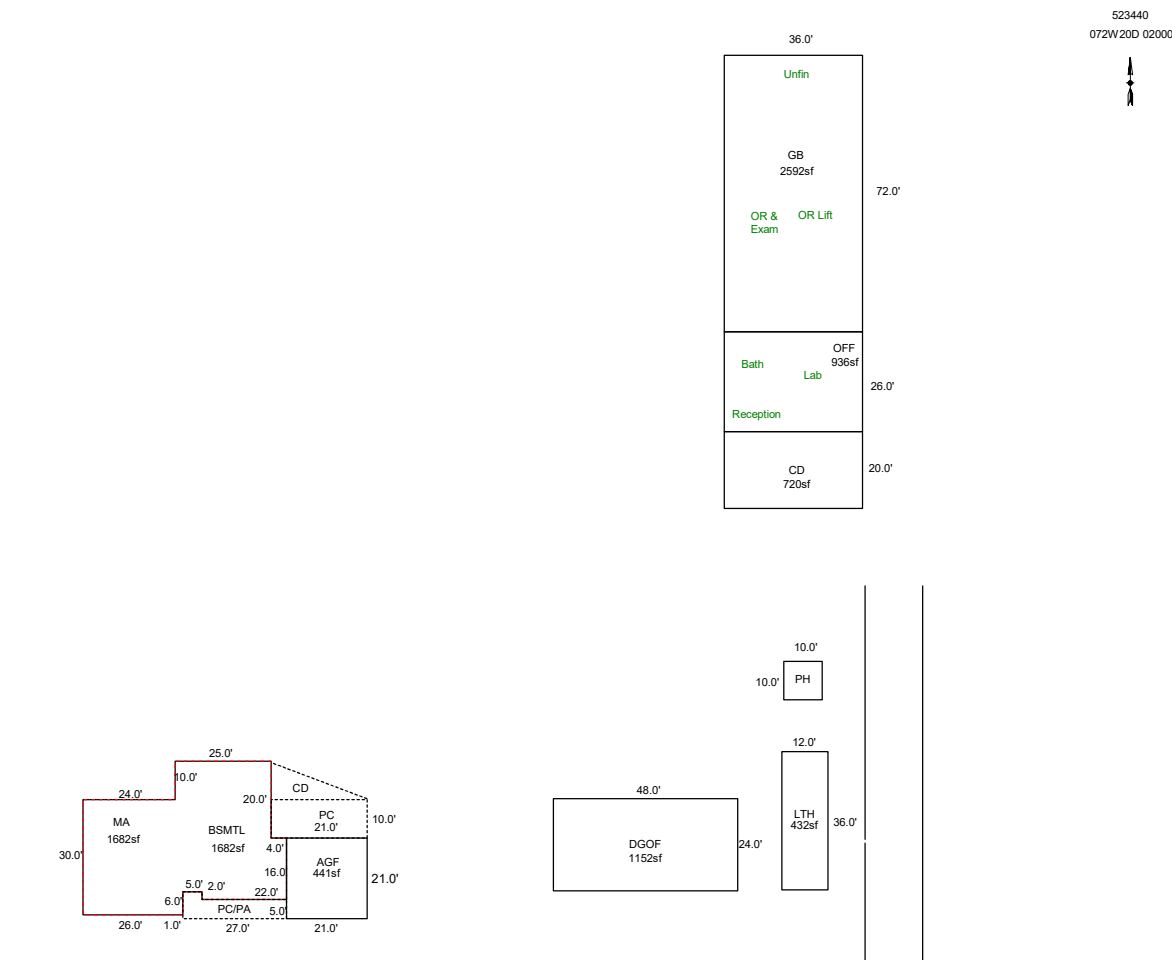
355 LTH 12x36 2009 I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 523440 Parcel No.: 072W20D 02000
 Property Address: 820 Cordon Rd NE
 City: Salem County: State: OR ZipCode: 97317
 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	LTH	1.0	432.0	96.0	432.0	Apex by JA 1/02/09 Edited to add addn to gb 3/4/2011 Jane UPDATED BY CLOBERG 04/14/25	
GLA1	MA	1.0	1682.0	190.0	1682.0		
BSMT	BSMTL	1.0	1682.0	190.0	1682.0		
GAR	AGF	1.0	441.0	84.0			
	DGOF	1.0	1152.0	144.0	1593.0		
OTH	GB	1.0	2592.0	216.0			
	OFF	1.0	936.0	124.0			
	CD	1.0	720.0	112.0			
	PH	1.0	100.0	40.0	4348.0		
P/P	PC	1.0	250.0	70.0			
	PC/PA	1.0	145.0	68.0	395.0	COMMENT TABLE 2	COMMENT TABLE 3
						MLH 04/02/25	SV L3
	Net LIVABLE	cnt	0	(rounded)	1,682		
	Net BUILDING	cnt	1	(rounded)	432		

SKETCH/AREA TABLE ADDENDUM

Parcel No R23440

File No 072W20D 02000

Property Address 820 Cordon Rd NE

City Salem

State OR

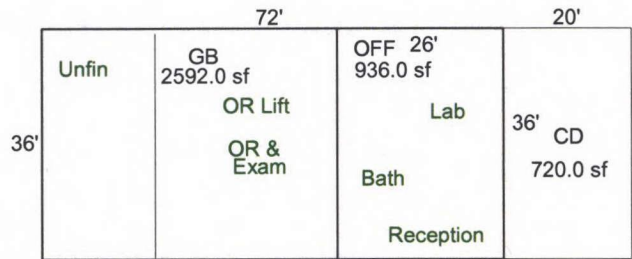
Zip 97317

Owner

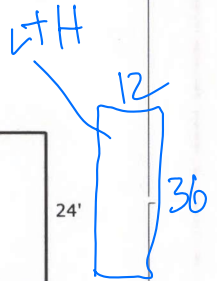
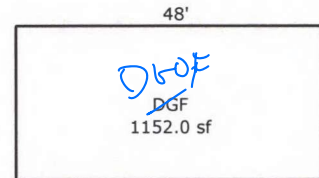
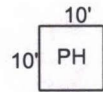
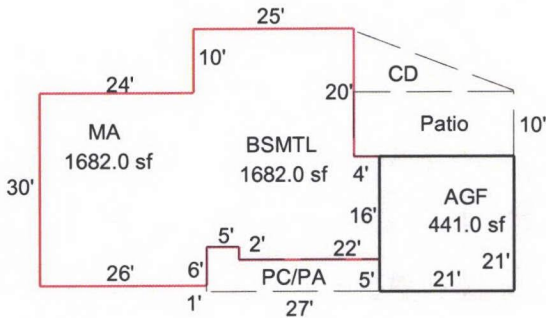
Client R23440

Appraiser Name 072W20D 02000

SUBJECT



IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1682.0	190.0	1682.0
BSMT	BSMTL	1.00	1682.0	190.0	1682.0
GAR	AGF	1.00	441.0	84.0	
	DGF	1.00	1152.0	144.0	1593.0
P/P	Patio	1.00	250.0	70.0	
	PC/PA	1.00	145.0	68.0	395.0
OTH	GB	1.00	2592.0	216.0	
	OFF	1.00	936.0	124.0	
	CD	1.00	720.0	112.0	
	PH	1.00	100.0	40.0	4348.0
Net LIVABLE Area (rounded w/ factors)					1682

Comment Table 1

Apex by JA 1/02/09
 Edited to add addn to gb 3/4/2011 Jane

Comment Table 2

MUH 9/2/25 SU L3

Comment Table 3



02/16/2011



02/16/2011



11/07/2012



11/07/2012



11/07/2012



99 10 25



R23440 072W20D 02000 11/17/08



02/16/2011



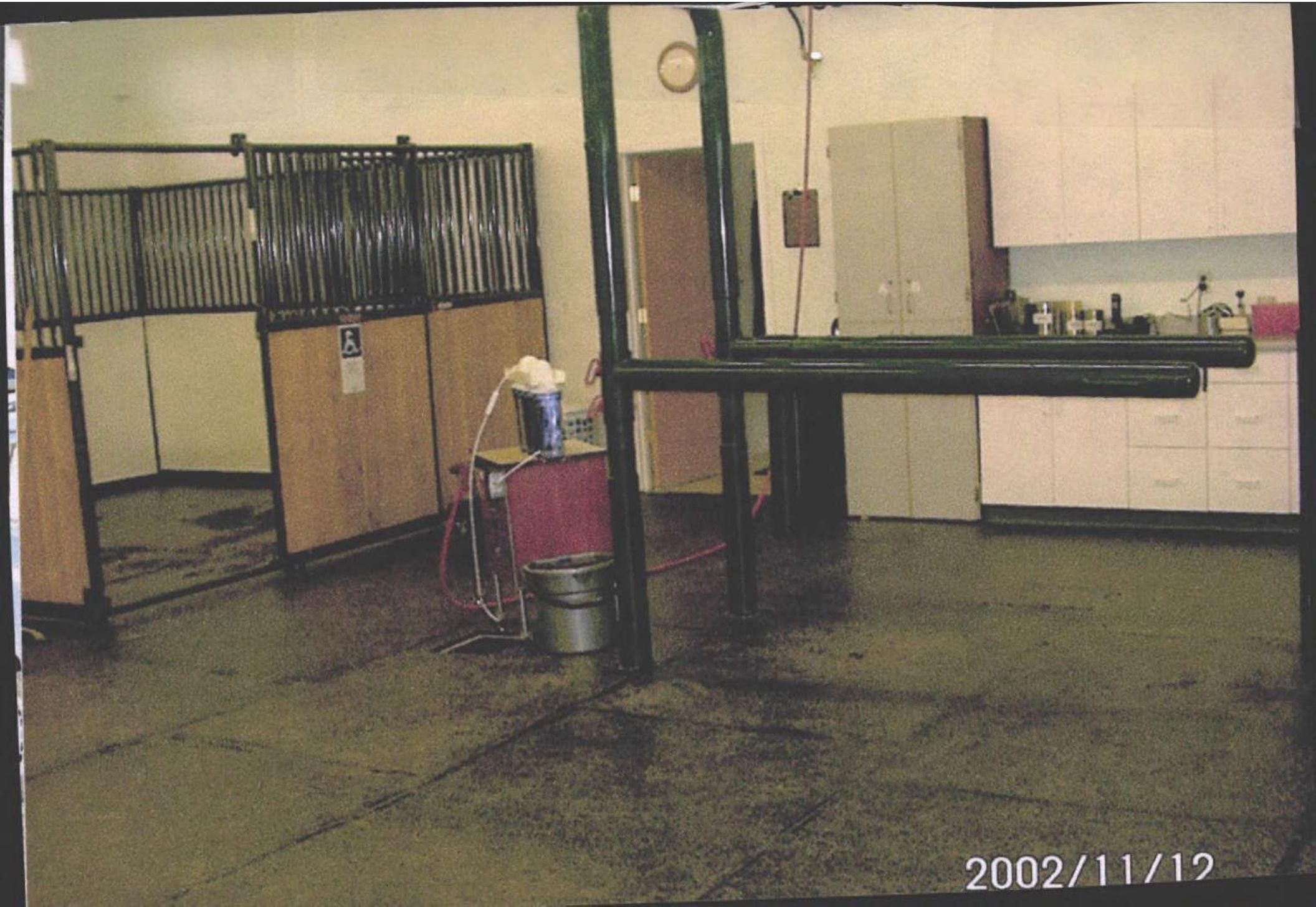
02/16/2011



11/07/2012



11/07/2012



2002/11/12



2002/11/12



2001/12/ 5



2002/11/12



2001/12/ 5



11/07/2012