

Acct ID: 519344 MTL: 062W33B000700 Date: 4/22/25 Appr: GP4 Prop Class: 661 RMV Prop Class: 401
 Situs: 6050 55TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 90276 Year: 2024

Last Date Appraised: 11/08/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: LUPPER, THEODOR & LUPPER, MARGARETA Roll Type: R

Cycle 13 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 246804

RMV Land: 79910 RMV Imp: 322790 RMV Total: 402700 MAV: 228220 MSAV: 18584 SAV: 31753

Comment: 13 6.27.24

Notations

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND <u>OK</u>

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 27710 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009 / 02400210

Site: 3 Code Area: 92410 Size: 0.26 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFD Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND D RMV: 7200 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1977 / 2400210: 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 2562 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 302530
 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	2562	4	FB-3	1970	1970	HVAC+, FP - 2, ROOF, KIT+, BATH - 3	Y N
Garage Attached	4	Finished	504	0	0	1970	1970	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1970	20646	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 RMV: 0
 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
Pump House	0	Finished	64	0	0	0	0		Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 128 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x8 RMV: 640
 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
Multi-Purpose Bldg	4	Finished	128	0	0	1979	1979	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 3980
 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: Y N
General Purpose Bldg	5	Finished	864	0	0	1979	1979	FAIR	

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 432 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 36x12 RMV: 950
 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: Y N
Lean-to Light Duty	4	Finished	432	0	0	2000	2000		

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 321 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 864 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 24x36 RMV: 4830
 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: Y N
Hay Cover	5	Finished	864	0	0	2010	2010	Fair	

Accessories

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

Bldg: 7 Code Area: 92410 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 20x12 RMV: 190
 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: Y N
Lean-to Light Duty	4	Finished	240	0	0	1964	1964		

Accessories

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

Bldg: 8 Code Area: 92410 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 190
 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: Y N
Lean-to Light Duty	5	Finished	240	0	0	1964	1964		

Accessories

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

Bldg: 9 Code Area: 92410 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 9480
 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: Y N
General Purpose Bldg	5	Finished	864	0	0	2000	2000	Fair	

Accessories

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

DELETE CONVERSION ERROR NO HISTORY OF 2 LTL WITH 12X20 ONLY ONE LTL

DELETE WITH MAV

I/O

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I/O

O

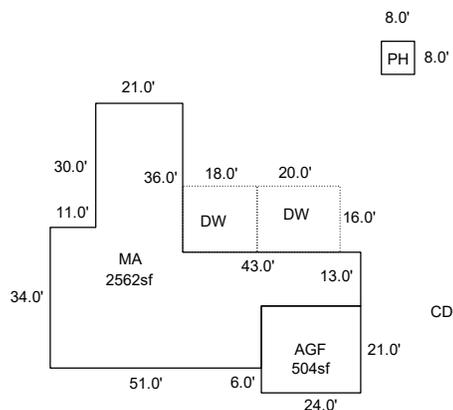
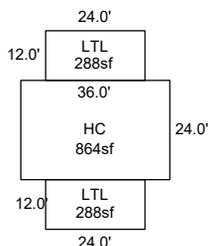
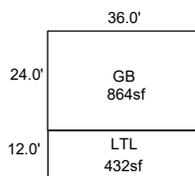
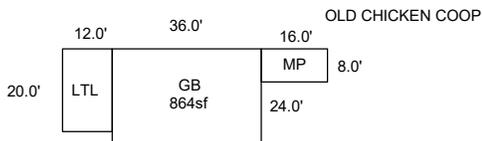
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519344 Parcel No.: 062W33B 00700
 Property Address: 6050 55th Ave NE
 City: Salem County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519344
062W33B 00700
←→



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PH	1.0	64.0	32.0	
	MP	1.0	128.0	48.0	
	LTL	1.0	240.0	64.0	
	GB	1.0	864.0	120.0	
	LTL	1.0	432.0	96.0	
	GB	1.0	864.0	120.0	
	HC	1.0	864.0	120.0	
	LTL	1.0	288.0	72.0	
	LTL	1.0	288.0	72.0	4032.0
GLA1	MA	1.0	2562.0	278.0	2562.0
GAR	AGF	1.0	504.0	90.0	504.0
P/P	DW	1.0	288.0	68.0	
	DW	1.0	320.0	72.0	608.0
	Net LIVABLE	cnt	0 (rounded)		2,562
	Net BUILDING	cnt	9 (rounded)		4,032

COMMENT TABLE 1

Apex 3/05/2012 Jane
 UPDATED BY CLOBERG 04/30/25

COMMENT TABLE 2

GRH 04/22/25

COMMENT TABLE 3

CYCLE L3

SKETCH/AREA TABLE ADDENDUM

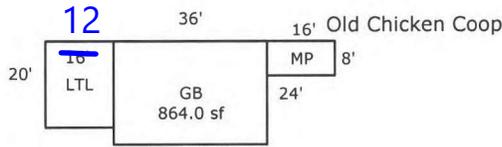
Parcel No 062W33B 00700

File No R19344

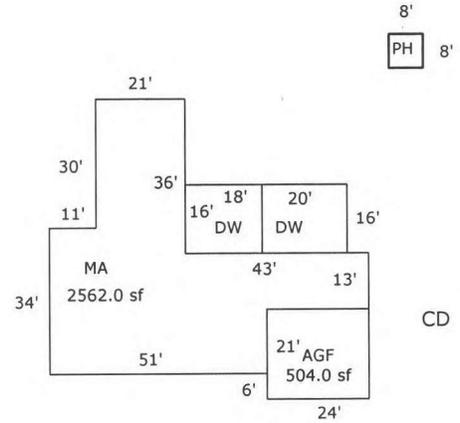
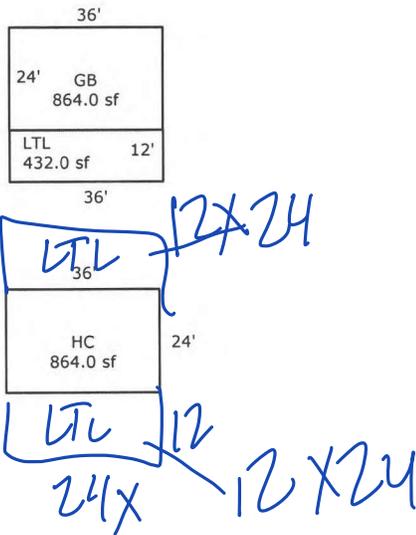
SUBJECT

Property Address 6050 55th Ave NE	State OR	Zip 97305
City Salem		
Owner		
Client		
Appraiser Name		

IMPROVEMENTS SKETCH



R19344
062W33B 00700
N ←↔←



Scale: 1 = 45

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						
Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	2562.0	278.0	2562.0	
GBA1	PH	1.00	64.0	32.0		
	MP	1.00	128.0	48.0		
	LTL	1.00	320.0	72.0		
	GB	1.00	864.0	120.0		
	LTL	1.00	432.0	96.0		
	GB	1.00	864.0	120.0		
	HC	1.00	864.0	120.0		
	AGF	1.00	504.0	90.0		
GAR	DW	1.00	288.0	68.0		3536.0
P/P	DW	1.00	320.0	72.0		504.0
						608.0
Net LIVABLE Area			(rounded w/ factors)		2562	
Net BUILDING Area			(rounded w/ factors)		3536	

Comment Table 1	
Apex 3/05/2012 Jane	
Comment Table 2	Comment Table 3
<p style="font-size: 1.2em; color: blue;">GPH 4/22/25 Cycle 13 4/22/25</p>	

ACCOUNT # 519344 DATE: _____ RMV CLASS 401 PROP CLASS 661
 MTL _____ APPR GPA 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: _____

TYPE 2 LTZ
 STAT / CLASS 354
 SIZE 12x24
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2012
 EFF YR 2012
 % COMP _____
 EXCEPT (Y) N
 MISC: _____

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

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: _____

COMMENT: Brill After 1/1/12

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 _____
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 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____



L3