

Acct ID: 520177 MTL: 063W28B000600 Date: **4/15/25** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 7355 22ND AVE N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 77872 Year: 2024

Last Date Appraised: 10/20/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: BRAD & TANYA SWINFORD TR & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 501990  
 RMV Land: 392120 RMV Imp: 397190 RMV Total: 789310 MAV: 501990 MSAV: 0 SAV: 0  
 Comment: 22-23: L3 10.20.21 GRH

**Update inv**

Notations  
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92420	0

Land  
 Site: 2 Code Area: 92420 Size: 9.02 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive Description: RMV: 347120 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2400220

Improvements - Residence / Manufactured Structures  
 Bldg: 1 Code Area: 92420 Stat Class: 143 Year Blt: 1956 Eff Year Blt: 2003 Sq.Ft: 1870 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 346080  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

2595 I/O PICKED UP IN 2021 EXCEPTION

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1870	4	FB-1/ HB-1	1956	2003	BATH - 1, KIT-, ROOF, HVAC+, FP - 2, BTH - 1	Y N
Basement	4	Unfinished	588	0	0	1956	2003		Y N
Garage Attached	4	Unfinished	441	0	0	1956	2003	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	2304	1992	6365	1	Y N
CONCRETE DRIVEWAY	4	8530	1992	23564	1	Y N

Improvements - Accessory Buildings  
 Bldg: 2 Code Area: 92420 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 36 % Complete: 100  
 Desc: Accessory Improvements & Misc. DELETE UNDER 100 Dimensions: 6x6 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
Pump House	0	Finished	36	0	0	0	0		Y N

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

Bldg: 3 Code Area: 92420 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 480 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 24x20 RMV: 3080  
 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
Machine Shed	5	Finished	480	0	0	1990	1990	FAIR	Y N

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

Bldg: 4 Code Area: 92420 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1960 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 98x20 RMV: 6620

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
Lean-to Heavy Duty	4	Finished	1960	0	0	1998	1998	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 92420    Stat Class: 352    Year Blt: 1998    Eff Year Blt: 1998    Sq.Ft: 3920    % Complete: 100  
 Desc: Utility Building (UB)    Dimensions: 98x40    RMV: 36140  
 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
Utility Building	5	Finished	3920	0	0	1998	1998	FAIR Exception: Y N

**Accessories**

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

Bldg: 6    Code Area: 92420    Stat Class: 341    Year Blt: 1998    Eff Year Blt: 1998    Sq.Ft: 200    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 10x20    RMV: 1960  
 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
Multi-Purpose Bldg	4	Finished	200	0	0	1998	1998	FAIR Exception: Y N

**Accessories**

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

Bldg: 7    Code Area: 92420    Stat Class: 341    Year Blt: 2017    Eff Year Blt: 2017    Sq.Ft: 192    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 12x16    RMV: 3310  
 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
Multi-Purpose Bldg	4	Finished	192	0	0	2017	2017	FAIR Exception: Y N

**Accessories**

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

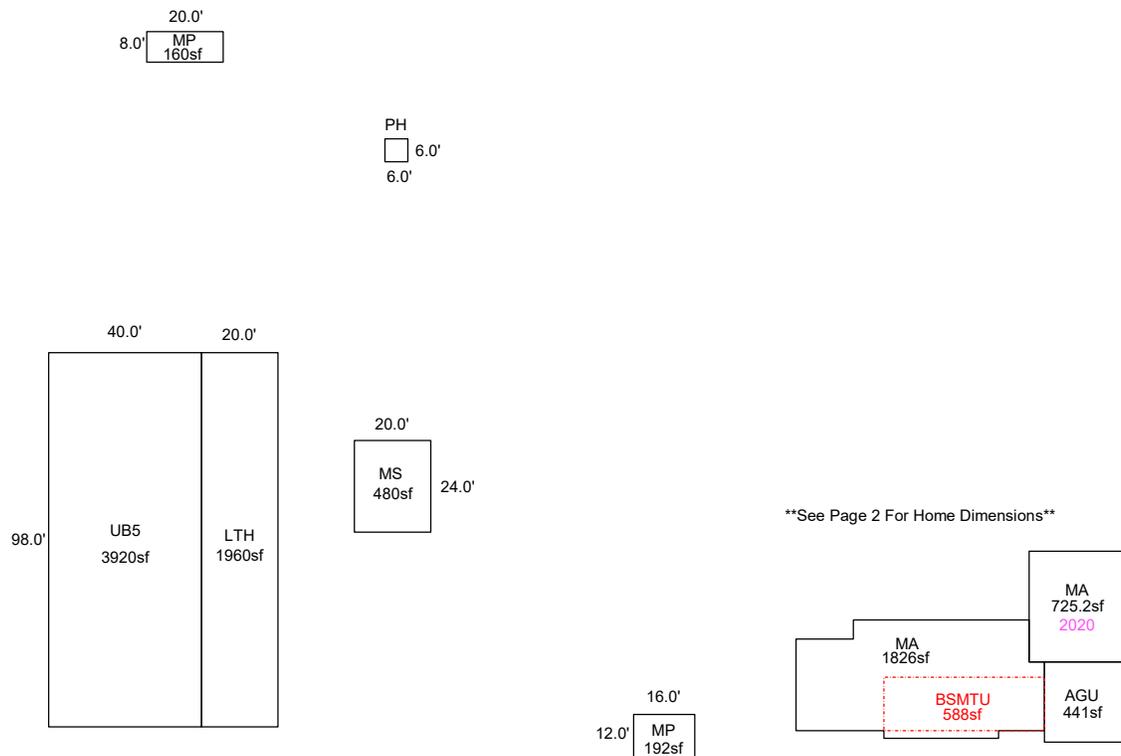
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 520177 Parcel No.: 063W28B 00600  
 Property Address: 7355 22nd Av N  
 City: Salem County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

520177  
063W28B 00600  
SCALE = 1:30



Sketch by ApexSketch

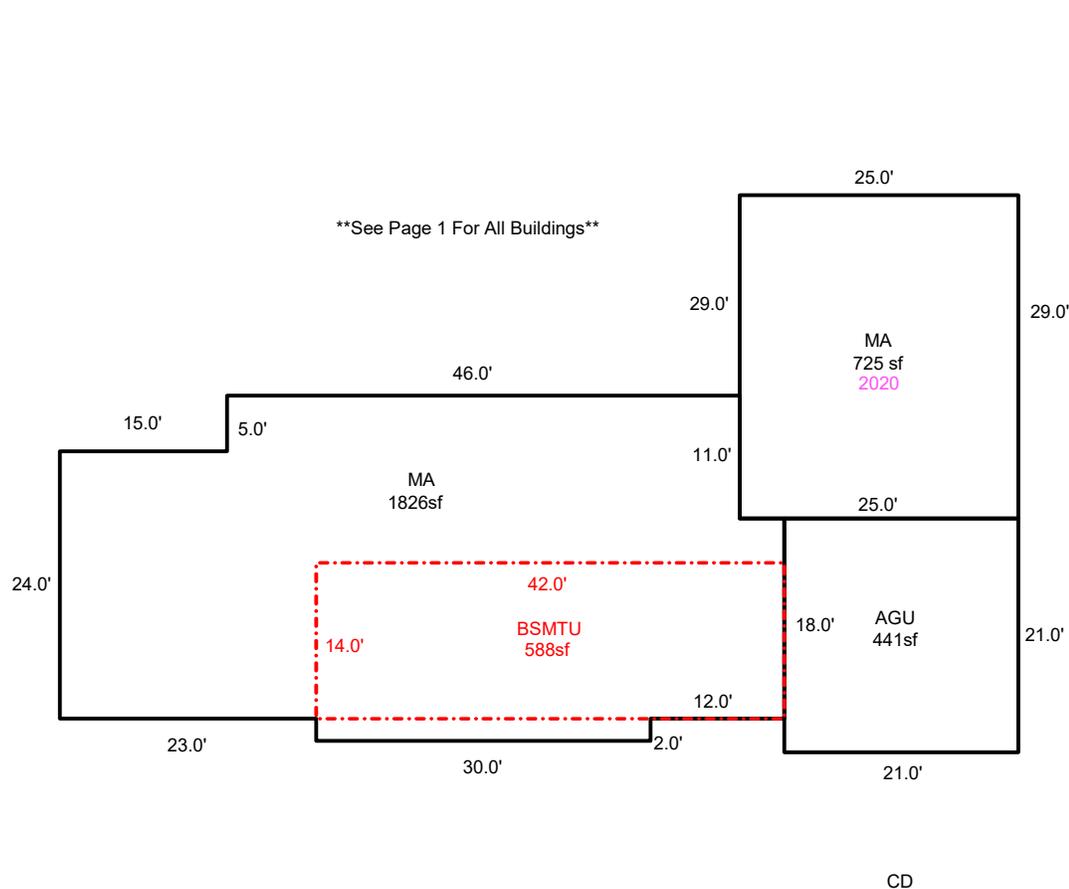
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MS	1.0	480.0	88.0		Apex by RW 05/20/08 UPDATED BY CJURAN 01/25/2021 555-20-008189 UPDATED BY CLOBERG 04/18/25					
	LTH	1.0	1960.0	236.0							
	UB5	1.0	3920.0	276.0							
	MP	1.0	192.0	56.0							
	MP	1.0	160.0	56.0	6712.0						
GLA1	MA	1.0	1826.0	192.0							
	MA	1.0	725.2	108.0	2551.2						
BSMT	BSMTU	1.0	588.0	112.0	588.0						
GAR	AGU	1.0	441.0	84.0	441.0						
	Net LIVABLE	cnt	0 (rounded)		2,551	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>10/20/21 T47 GRH 04/15/25</td> <td>TAGS L2 CYCLE L3</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	10/20/21 T47 GRH 04/15/25	TAGS L2 CYCLE L3
COMMENT TABLE 2	COMMENT TABLE 3										
10/20/21 T47 GRH 04/15/25	TAGS L2 CYCLE L3										
	Net BUILDING	cnt	5 (rounded)		6,712						

# SKETCH/AREA TABLE ADDENDUM

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 City: Salem County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

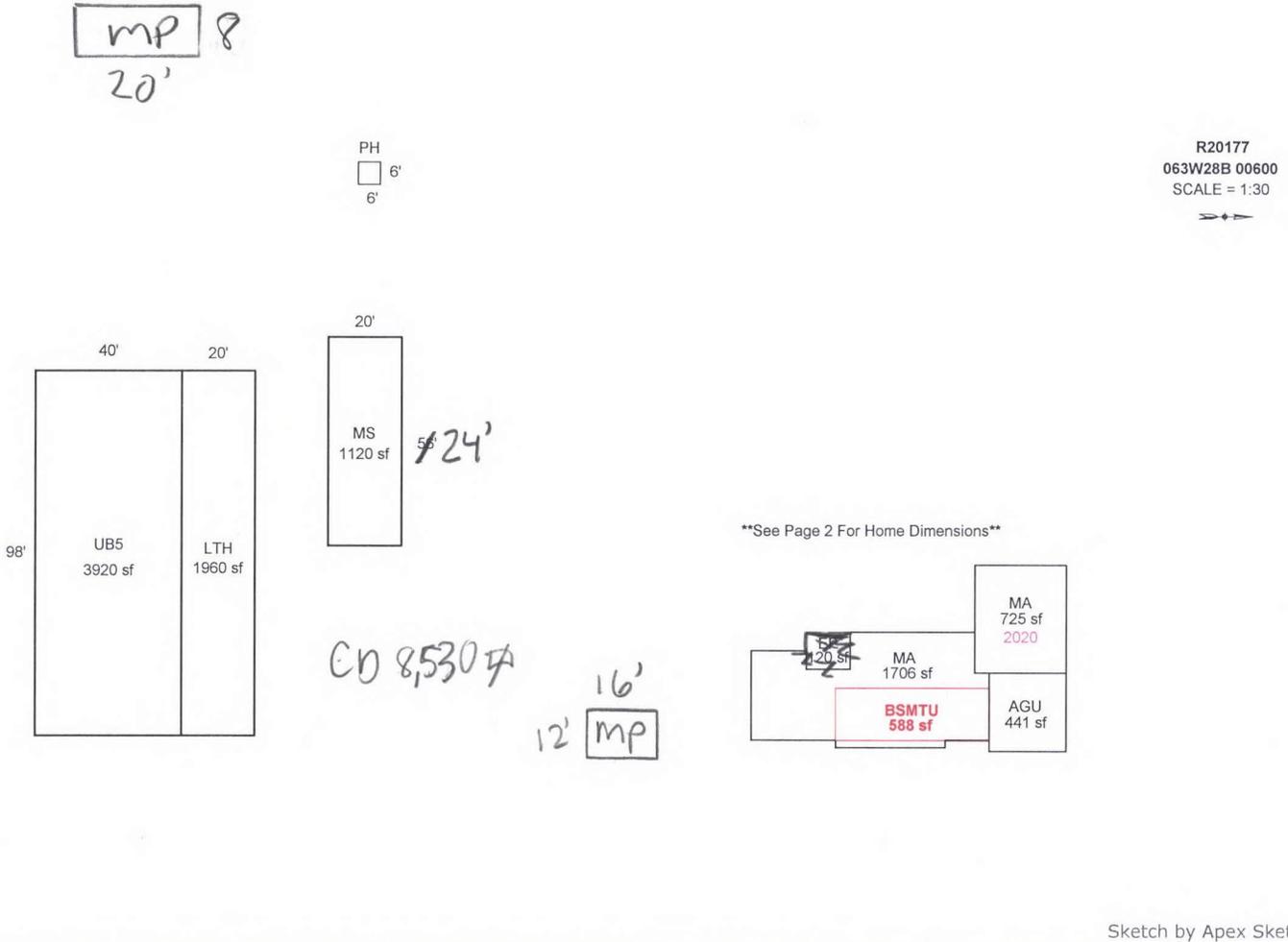
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1826.0	192.0		Apex by RW 05/20/08 UPDATED BY CJURAN 01/25/2021 555-20-008189 UPDATED BY CLOBERG 04/18/25	
	MA	1.0	725.2	108.0	2551.2		
BSMT	BSMTU	1.0	588.0	112.0	588.0		
GAR	AGU	1.0	441.0	84.0	441.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						10/20/21 T47 GRH 04/15/25	TAGS L2 CYCLE L3
Net LIVABLE		cnt	0 (rounded)		2,551		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R20177 Parcel No.: 063W28B 00600  
 Property Address: 7355 22nd Av N  
 City: Salem County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1120.0	152.0	
	LTH	1.0	1960.0	236.0	
	UB5	1.0	3920.0	276.0	7000.0
GLA1	MA	1.0	1706.0	202.0	
	MA	1.0	725.2	108.0	2431.2
BSMT	BSMTU	1.0	588.0	112.0	588.0
GAR	AGU	1.0	441.0	84.0	441.0
P/P	EP	1.0	120.0	44.0	120.0

### COMMENT TABLE 1

Apex by RW 05/20/08  
 UPDATED BY CJURAN 01/25/2021 555-20-008189

### COMMENT TABLE 2

10/20/21 T47  
 TAGS L2

### COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	2,431
Net BUILDING	cnt	3	(rounded)	7,000

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

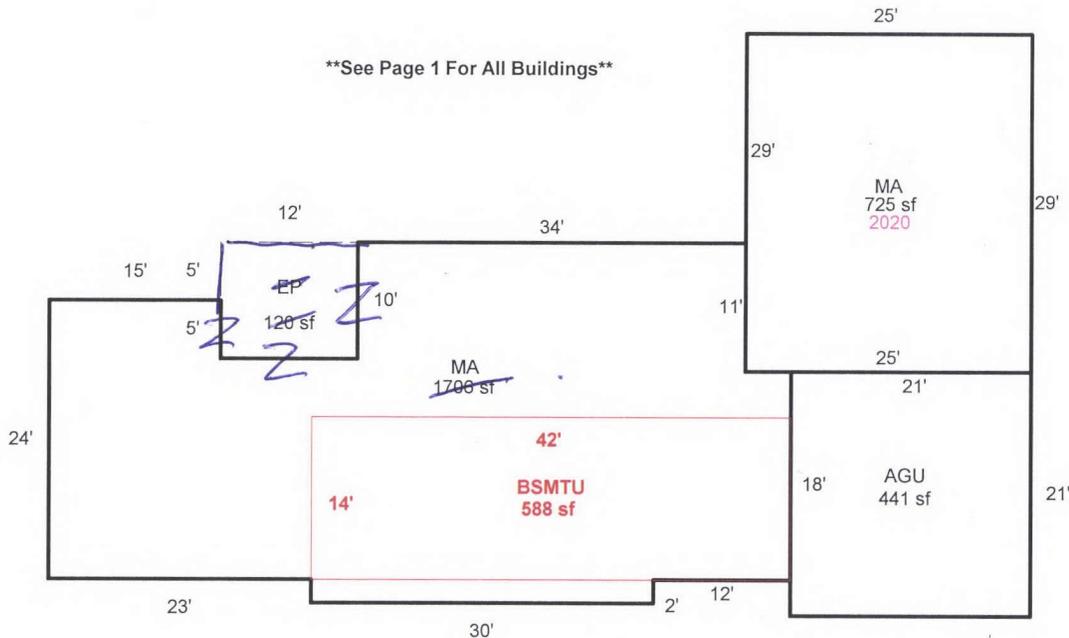
File No.: R20177 Parcel No.: 063W28B 00600  
 Property Address: 7355 22nd Av N  
 City: Salem County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

R20177  
063W28B 00600  
SCALE = 1:20



\*\*See Page 1 For All Buildings\*\*



CD 2,304A

Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1706.0	202.0	
	MA	1.0	725.2	108.0	2431.2
BSMT	BSMTU	1.0	588.0	112.0	588.0
GAR	AGU	1.0	441.0	84.0	441.0
P/P	EP	1.0	120.0	44.0	120.0

### COMMENT TABLE 1

Apex by RW 05/20/08  
 UPDATED BY CJURAN 01/25/2021 555-20-008189

### COMMENT TABLE 2

10/20/21 T47  
 TAGS L2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      2      (rounded)                      2,431