

Acct ID: 519660 MTL: 063W23A000500 Date: **3/28/25 GRH** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 8330 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 37734 Year: 2024
 Last Date Appraised: 01/10/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:
 Owner: MICHAEL C & NANCY M KOPP LT & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 305610
 RMV Land: 213760 RMV Imp: 389850 RMV Total: 603610 MAV: 305610 MSAV: 0 SAV: 0
 Comment:

Update inv, add CTC

Notations
 No notation data available.

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 1.54 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: **UBA** Value Source: Rural Restrictive Description: RMV: 168760 Exception: Y N
 Adjustment(s): **Gsoil.** Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP;#10 11-01-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 132 Year Blt: 1946 Eff Year Blt: 1973 Sq.Ft: 2349 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 181210
 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	3	Finished	1725	2	FB-2	1946	1973	KIT, ROOF, FP - 1, HVAC, BATH - 2	Y N
Attic	3	Finished	624	1	0	1946	1973	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	240	1946	858	1	Y N

YI 3 Average patio, AP, PR/PC

Bldg: 3 Code Area: 92410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 5170
 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									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2100	1987	5166	1	Y N

Bldg: 4 Code Area: 92410 Stat Class: 131 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 810 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 165650
 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	3	Finished	810	1	FB-1	1997	1997	KIT-, ROOF, HVAC, BATH - 1	Y N
Garage Attached	3	Unfinished	810	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	3	1060	1997	26744	1	Y N

part of YI

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 12x8 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Apex only delete

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	Finished	96	0	0	0	0		

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 1610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O
0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2000	2000	<i>Fair</i>	

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2016 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 56x36 RMV: 36210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

wlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	2016	0	0	2017	2017	<i>X Avg</i>	

Accessories

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

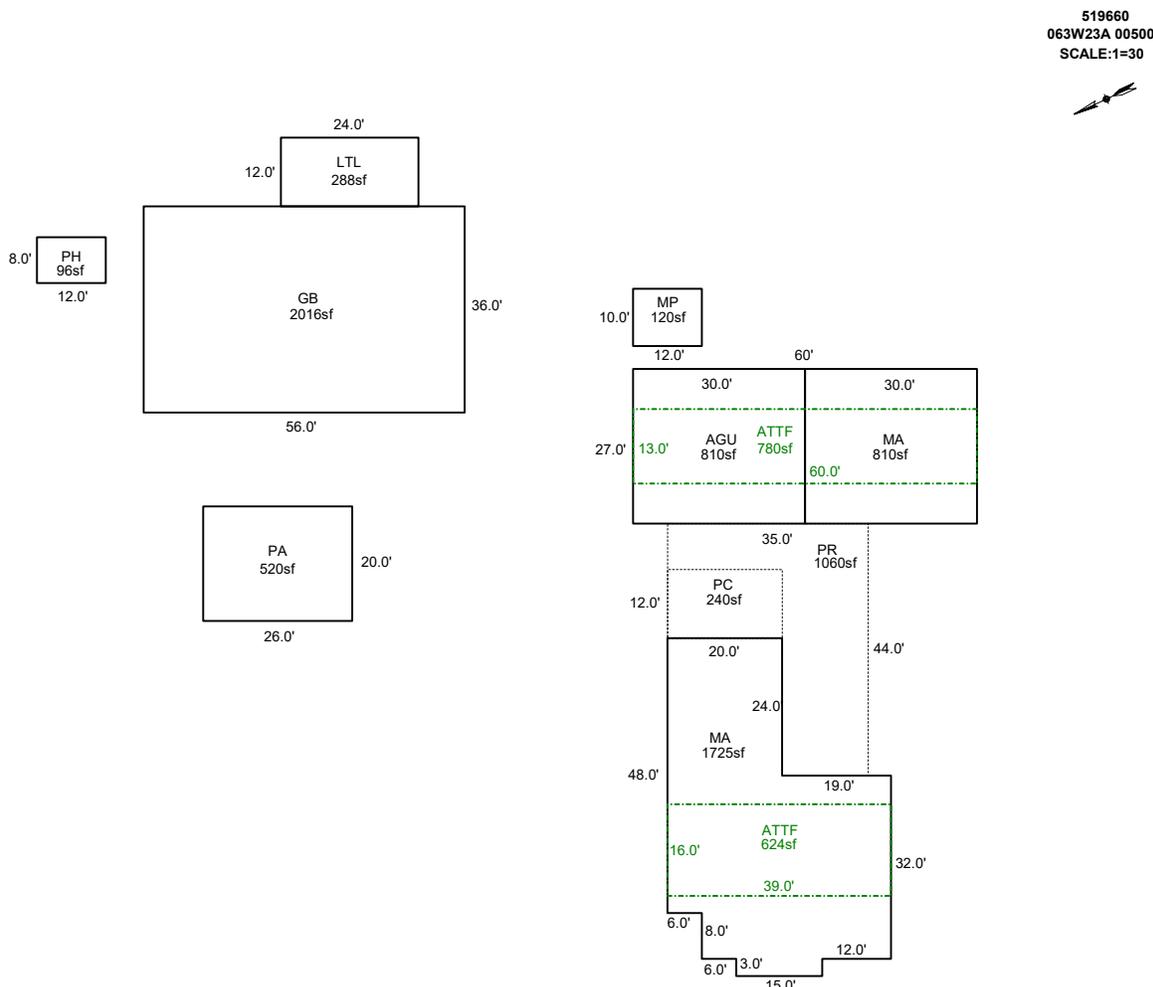
LTL EYB YR BIT 2018, 24X12 New google earthpro aerals.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519660 Parcel No.: 063W23A 00500
 Property Address: 8330 WHEATLAND RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	PA	1.0	520.0	92.0		DRAWN BY SH 8-13-08 UPDATED BY JRONDEMA 4/12/17 UPDATED BY CLOBERG 06/18/25	
	PH	1.0	96.0	40.0			
	MP	1.0	120.0	44.0			
	GB	1.0	2016.0	184.0			
	LTL	1.0	288.0	72.0	3040.0		
GLA1	MA	1.0	1725.0	196.0			
	MA	1.0	810.0	114.0	2535.0		
GLA2	ATTF	1.0	624.0	110.0			
	ATTF	1.0	780.0	146.0	1404.0		
GAR	AGU	1.0	810.0	114.0	810.0	COMMENT TABLE 2 GRH 05/28/25	
P/P	PC	1.0	240.0	64.0			
	PR	1.0	1060.0	158.0	1300.0		
	Net LIVABLE	cnt	0 (rounded)		3,939		
	Net BUILDING	cnt	5 (rounded)		3,040		

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W23A 00500

File No R19660

Property Address 8330 WHEATLAND RD NE

City SALEM

County MARION

State OR

Zip 97303

Owner

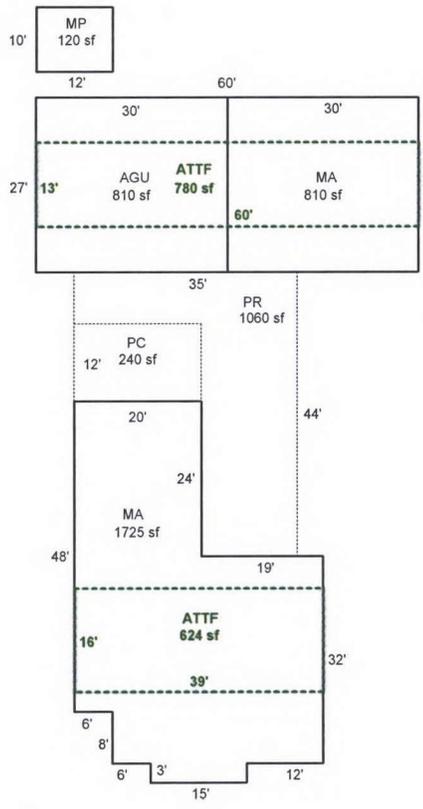
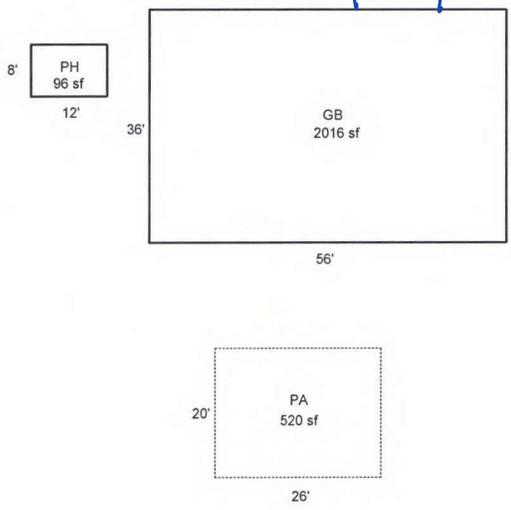
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

LTC 24
12



R19660
063W23A 00500
SCALE: 1"=30'



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1725	196	2535
	MA	1.00	810	114	
GLA2	ATTF	1.00	624	110	1404
	ATTF	1.00	780	146	
GBA1	PA	1.00	520	92	2752
	PH	1.00	96	40	
	MP	1.00	120	44	
	GB	1.00	2016	184	810
GAR	AGU	1.00	810	114	1300
P/P	PC	1.00	240	64	
	PR	1.00	1060	158	
Net LIVABLE Area			(rounded w/ factors)		3939
Net BUILDING Area			(rounded w/ factors)		2752

Comment Table 1

DRAWN BY SH 8-13-08
UPDATED BY JRONDEMA 4/12/17

Comment Table 2 Comment Table 3

GHS/28/25 Cycle C3