

Summary

Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MLH 6/18/25

Print Date: 4/16/2025

Acct ID: 528170 MTL: 081W040001300 Date: 5/28/25 Appr: MLH Prop Class: 559 RMV Prop Class: 559 509  
Situs: 12430 WALDO HILLS DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 146425 Year: 2025

Last Date Appraised: 05/09/2017 Appraiser: CLINT LUKE Retag: Y N Tag info:

Owner: PALNIKOV, ANDREY S Roll Type: R

Cycle Tag Sales Verification Other: clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 311267

RMV Land: 707580 RMV Imp: 329120 RMV Total: 1036700 MAV: 257930 MSAV: 53337 SAV: 92002

Comment:

update Inventory

Input MLH 6/18/25

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	04580	0

Land

Site: 2 Code Area: 04580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4 Value Source: Farm Homesite Description: RMV: 12250 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / 4200188

Site: 3 Code Area: 04580 Size: 35.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 432910 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1974 / 4200188: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 4 Code Area: 04580 Size: 15.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 210210 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980 / 4200188: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 5 Code Area: 04580 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 2210 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980 / 08-09: 8BENCH PROJECT- CHG OF 8HILL TO WASTE, MOVE 1 AC OF 4HILL; CHG 13 ACRES OF 4HILL TO 2HILL// 4200188

Improvements - Residence / Manufactured Structures

Bldg: 6 Code Area: 04580 Stat Class: 148 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 101810  
 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
Garage Detached	4	Unfinished	864	0	0	1996	1996	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>ASPHALT DRIVEWAY</u> <u>part of YI</u>	4	917	1996	2366	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1996	27606	1	Y N

Bldg: 7 Code Area: 04580 Stat Class: 468 + Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2362 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD Dimensions: RMV: 102010  
 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	6 +	Finished	2362	<u>4</u>	FB-2	1995	1995	HVAC+, SKRT+, ROOF, KIT- <u>2 Bath</u>	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04580 Stat Class: 352 Year Blt: 1988 Eff Year Blt: 1999 Sq.Ft: 1664 % Complete: 100

Desc: Utility Building (UB)

Dimensions: 52x32

RMV: 9350

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*±/0*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Utility Building	5	Finished	1664	0	0	1988	1988	FAIR	

**Accessories**

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

Bldg: 2 Code Area: 04580 Stat Class: 351 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1280 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x32 *44*

RMV: 7730

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	5	Finished	1280	0	0	1988	1988	FAIR	

**Accessories**

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

Bldg: 3 Code Area: 04580 Stat Class: 355 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 480 % Complete: 100

Desc: Lean-to Heavy (LTH)

*Part of GB (Bldg 2)*

*MOULMAU*

Dimensions: 40x12

RMV: 910

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
Lean-to Heavy Duty	4	Finished	480	0	0	1988	1988		

**Accessories**

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

Bldg: 4 Code Area: 04580 Stat Class: 352 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 7500 % Complete: 100

Desc: Utility Building (UB)

Dimensions: 150x50

RMV: 36260

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*±/0*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Utility Building	5	Finished	7500	0	0	1988	1988	FAIR	

**Accessories**

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

Bldg: 5 Code Area: 04580 Stat Class: 301 Year Blt: Eff Year Blt: 1996 Sq.Ft: 500 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 50x10

RMV: 1000

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
Building Structure	0	Finished	500	0	0	0	1996		

**Accessories**

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

*Loading Dock A 4 500*

Bldg: 8 Code Area: 04580 Stat Class: 353 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 864 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 24x36

RMV: 9470

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

*N/C*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	864	0	0	2007	2007	FAIR	

**Accessories**

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

Bldg: 9 Code Area: 04580 Stat Class: 353 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 1848 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 66x28

RMV: 12870

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

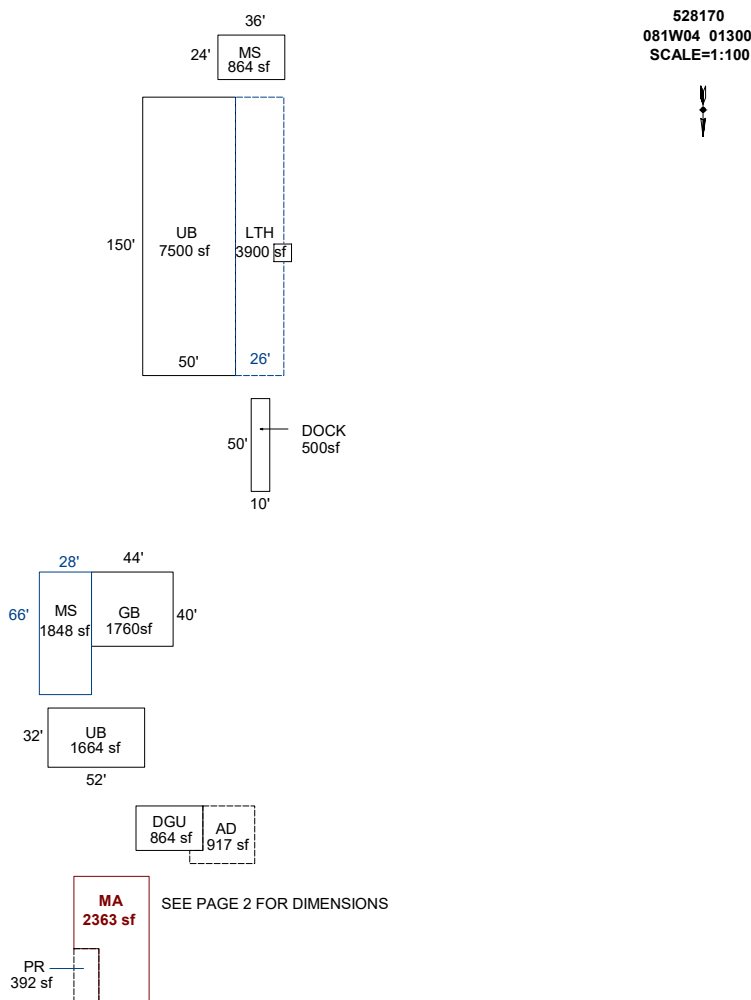
Adjust RMV: 0

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528170 Parcel No.: 081W04 01300  
 Property Address: 12430 WALDO HILLS DR SE  
 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	UB	1.0	1664.0	168.0		APEXED BY NRC 05/22/2009 UPDATED BY JRONDEMA 5/15/17 UPDATED BY CLOBERG 06/18/25	
	GB	1.0	1760.0	168.0			
	UB	1.0	7500.0	400.0			
	MS	1.0	864.0	120.0			
	LTH	1.0	3900.0	352.0			
	MS	1.0	1848.0	188.0			
	DOCK	1.0	500.0	120.0	18036.0		
GLA1	MA	1.0	2362.5	217.0	2362.5		
GAR	DGU	1.0	864.0	120.0	864.0		
P/P	PR	1.0	391.5	85.0		COMMENT TABLE 2	
	AD	1.0	917.0	132.0	1308.5	COMMENT TABLE 3	
						MLH 05/28/25	CLEAN UP L4
	Net LIVABLE	cnt	0	(rounded)	2,363		
	Net BUILDING	cnt	7	(rounded)	18,036		

# SKETCH/AREA TABLE ADDENDUM

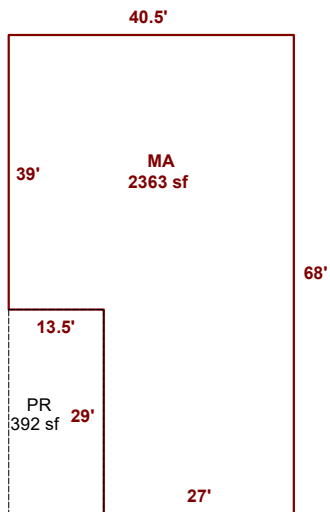
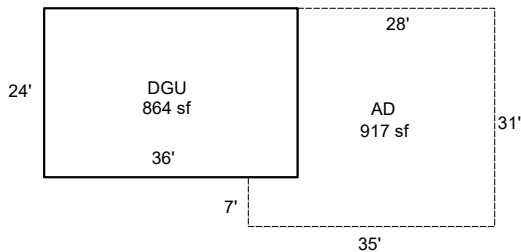
## SUBJECT INFO

File No.: 528170 Parcel No.: 081W04 01300  
 Property Address: 12430 WALDO HILLS DR SE  
 City: SALEM County: State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

528170  
081W04 01300  
SCALE=1:30

SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2362.5	217.0	2362.5	APEXED BY NRC 05/22/2009 UPDATED BY JRONDEMA 5/15/17 UPDATED BY CLOBERG 06/18/25	
GAR	DGU	1.0	864.0	120.0	864.0		
P/P	PR	1.0	391.5	85.0			
	AD	1.0	917.0	132.0	1308.5		
	Net LIVABLE	cnt	0 (rounded)		2,363	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						MLH 05/28/25	CLEAN UP L4

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	1848	0	0	2014	2014	AJC	Y N

I/O

**Accessories**

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

Bldg: 10 Code Area: 04580 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 11400 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 150x76 RMV: 47710  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

998 9

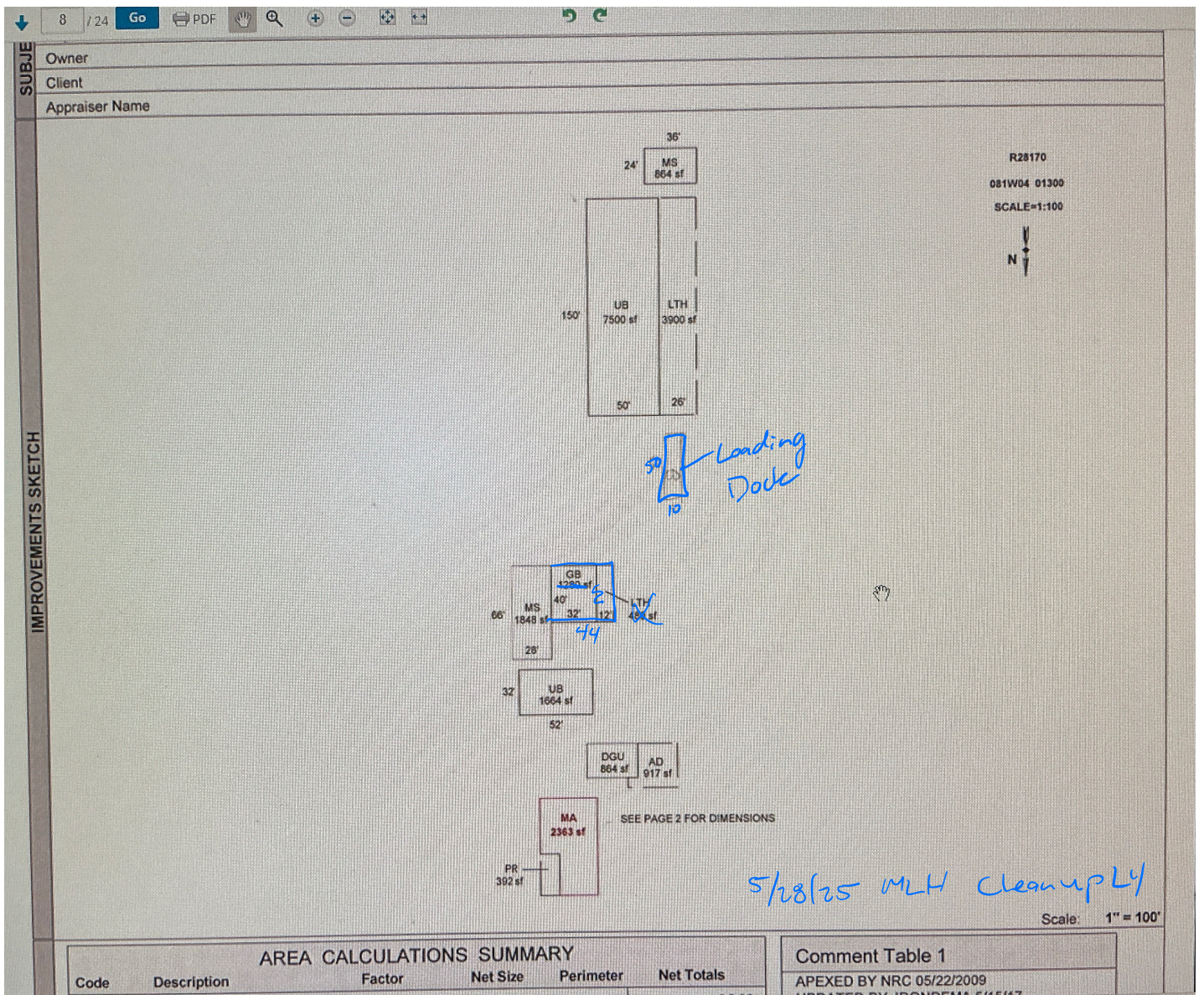
I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	11400	0	0	2005	2005		Y N

**Accessories**

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



AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
			2363	217

Comment Table 1
APEXED BY NRC 05/22/2009
UPDATED BY IRONDEMA 5/15/17