

Acct ID: 517029 MTL: 061W33B002300 Date: **8/8/24 GRH/WW** Appr: Prop Class: 921 RMV Prop Class: 451
 Situs: 11824 HAZELGREEN RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 77327 Year: 2024

Last Date Appraised: 02/28/2022 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: SILVER FALLS SCHOOL DIST 4J Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 0

RMV Land: 263520 RMV Imp: 2499890 RMV Total: 2763410 MAV: 0 MSAV: 0 SAV: 0

Comment: 22-23; PUT SCHOOL ON M&S #40 ML; INSURED VALUE= MAIN BUILDING \$600,000 PLAY SHED 15,000 STORAGE AREA 10,000 TOTAL EXEMPT IMPROVEMENT VALU \$625,000

update inv

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	04500	0

ADD OSDA

Land

Site: 1 Code Area: 04500 Size: 1.85 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 223520 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO T41, 7/25/05

0.99 2BD 0.86 6B

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: Eff Year Blt: Sq.Ft: 663 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 39x17 RMV: 15260 **I/O**
 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
General Purpose Bldg	5	Finished	663	0	0	0	0	FAIR / Avg pkg	Y N

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 321 Year Blt: Eff Year Blt: Sq.Ft: 1720 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 43x40 RMV: 15330 **I/O**
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

70% GOOD

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Hay Cover	5	Finished	1720	0	0	0	0	FAIR / Good pkg	Y N

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 12246 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: **11944** RMV: 2462550
 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
No floor data available								

School

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 551 Year Blt: Eff Year Blt: Sq.Ft: 288 % Complete: 100
 Desc: COMMERCIAL GREENHOUSE, NURSERY **12X24** Dimensions: RMV: 6750
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

chg to FC

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

LTL 17X9 70% GOOD 6403017 AD 20,488 6601014 CONC 4,817 6604001 FENCE 350 6604010 GATE 4' X 3
 HC 12X14 70% GOOD



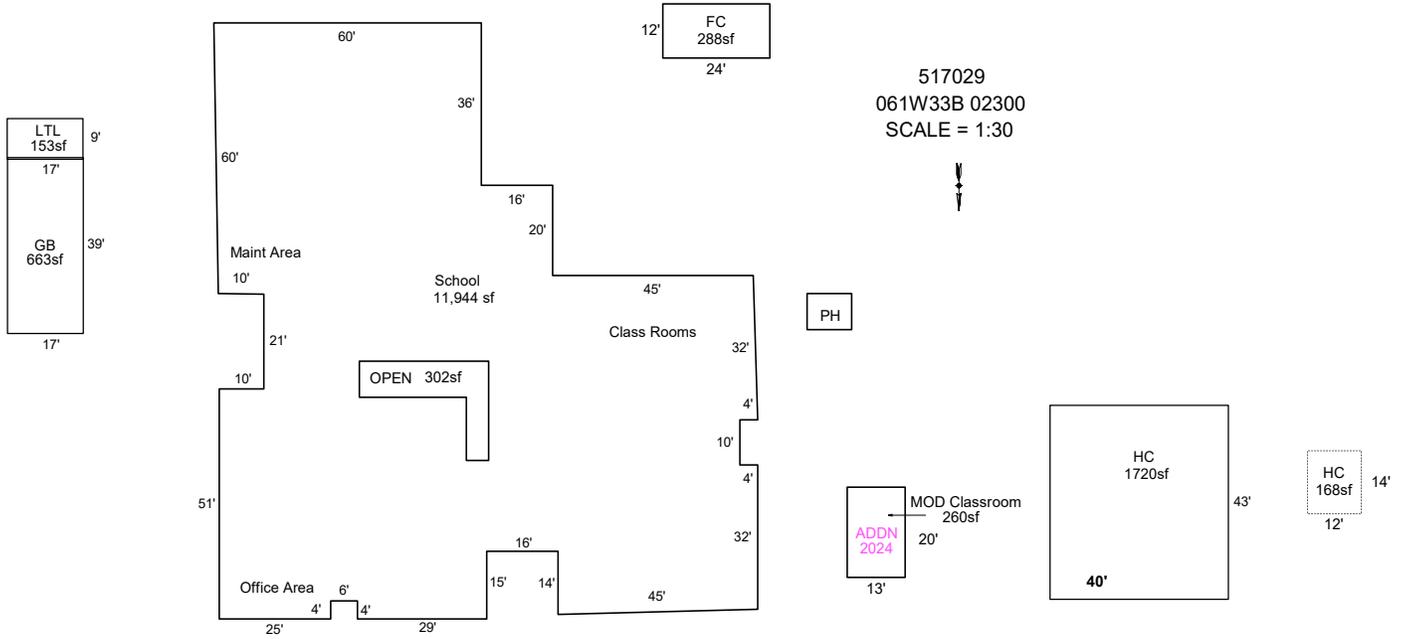
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 517029 Parcel No.: 061W33B02300
 Property Address: 11824 Hazelgreen Rd NE
 City: Aumsville County: Marion State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

BETHANY CHARTER SCHOOL



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MOD Classroom	1	260	66	
	OPEN	1	302	102	562
GBA6	FC	1	288	72	288
GLA1	School	1	12246	569	12246
OTH	GB	1	663	112	
	HC	1	1720	166	
	LTL	1	153	52	2536
P/P	HC	1	168	52	168

COMMENT TABLE 1

Apex by JA 4/22/09
 Apex edit JA 5-6-09
 UPDATED BY CLOBERG 07/09/2024 24-001463 MOD AD
 UPD BY WW 8.13.24

COMMENT TABLE 2

SR #94 3.12.18
 #40 MDL 3.1.22
 GRH/WW 8.8.24

COMMENT TABLE 3

TAGS
 CYCLE
 CYCLE L2

Net LIVABLE cnt 1 (rounded) 12,246
 Net BUILDING cnt 3 (rounded) 850

Commercial Property Appraisal

Marion County

BETHANY ELEMENTARY

Stat Class 820 - OTHER SCHOOLS

Account ID 517029

Notes

Total Sq Ft 11,944

MA-SA-NH 03-06-000

Component - Elementary School

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97381

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Elementary School

Type Building

Size 11,944 sq ft

Perimeter 569 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	69.86	2.0	D Wood or Steel Framed Exterior Walls	14.0
358	Gymnasium (School)	30.14	2.0	D Wood or Steel Framed Exterior Walls	20.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	11,944	\$159.01	\$1,899,215	\$1,006,850	\$892,365
6604001	Chain Link Fence, Galvanized	350	\$27.18	\$9,513	\$0	\$9,513
6601014	Concrete Sidewalk	4,817	\$7.21	\$34,731	\$0	\$34,731
3	Default Heating	11,944	\$18.02	\$215,231	\$114,103	\$101,128
764	Fire Alarm System	11,944	\$2.78	\$33,204	\$17,603	\$15,601
6604010	Gate, Chain Link	3	\$648.33	\$1,945	\$0	\$1,945
6403017	Paving, Asphalt	20,488	\$5.41	\$110,840	\$58,761	\$52,079
681	Sprinklers	11,944	\$5.98	\$71,425	\$37,865	\$33,560
896	Stud Walls-Wood Siding	11,944	\$24.92	\$297,644	\$157,793	\$139,851
				\$2,673,748	\$1,392,975	\$1,280,773

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$267,374.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 25 yrs
Additional Functional	0.0 %
External	0.0 %

BETHANY ELEMENTARY

Stat Class 820 - OTHER SCHOOLS

Account ID 517029

Notes

Total Sq Ft 11,944

MA-SA-NH 03-06-000

Reconciliation Base Value \$1,548,147

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total		Improvements (S + M/E - P)
\$0	+	\$1,548,147	+			-		= \$1,548,147		\$1,548,147