

Acct ID: 518259 MTL: 062W06D001200 Date: 7/23/25 Appr: GRH Prop Class: 559 RMV Prop Class: 459  
 Situs: 4396 WACONDA RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 52984 Year: 2025

Last Date Appraised: 10/11/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FREER-SELL, LORRIE LYNN check 1-1-26 mH GONE Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 114032  
 RMV Land: 241990 RMV Imp: 63640 RMV Total: 305630 MAV: 59300 MSAV: 54732 SAV: 107094  
 Comment: 25-26: L2 10.11.24 GRH

**Notations**

Exempt manufactured still on site

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

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

**Land**

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 99460 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009  
 25-26: Land classes ok  
 06-07: INCREASE HOMESITE TO ONE ACRE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Site: 2 Code Area: 01410 Size: 0.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 92530 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1981 / 00100210

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 138 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 50350  
 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
Garage Detached	3	Unfinished	760	0	0	1984	1984	ROOF	Y N

**Accessories**

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

Bldg: 5 Code Area: 01410 Stat Class: 446 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1344 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 530  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

No value split in half materials not worth value

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1344	0	0	1973	1973	KIT-	Y N

**Accessories**

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

Bldg: 6 Code Area: 01410 Stat Class: 108 Year Blt: 1898 Eff Year Blt: 1898 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 4540  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	3	0	1898	4280	1	Exception: Y N

### Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 160	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 16x10	RMV: 3780
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	160	0	0	0	0	FAIR	Exception: Y N

#### Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 12x16	RMV: 910
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	1977	1977	FAIR	Exception: Y N

#### Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 341	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 304	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions:	RMV: 2930
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	5	Finished	304	0	0	1994	1994	FAIR	Exception: Y N

#### Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions:	RMV: 260
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	192	0	0	1977	1977		Exception: Y N

#### Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 160	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions:	RMV: 220
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	160	0	0	1977	1977		Exception: Y N

#### Accessories

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

Bldg: 9	Code Area: 01410	Stat Class: 354	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 144	% Complete: 100
Desc: Lean-to Light (LTL)					Dimensions:	RMV: 120
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 Light Duty	4	Finished	144	0	0	1977	1977		Exception: Y N

#### Accessories

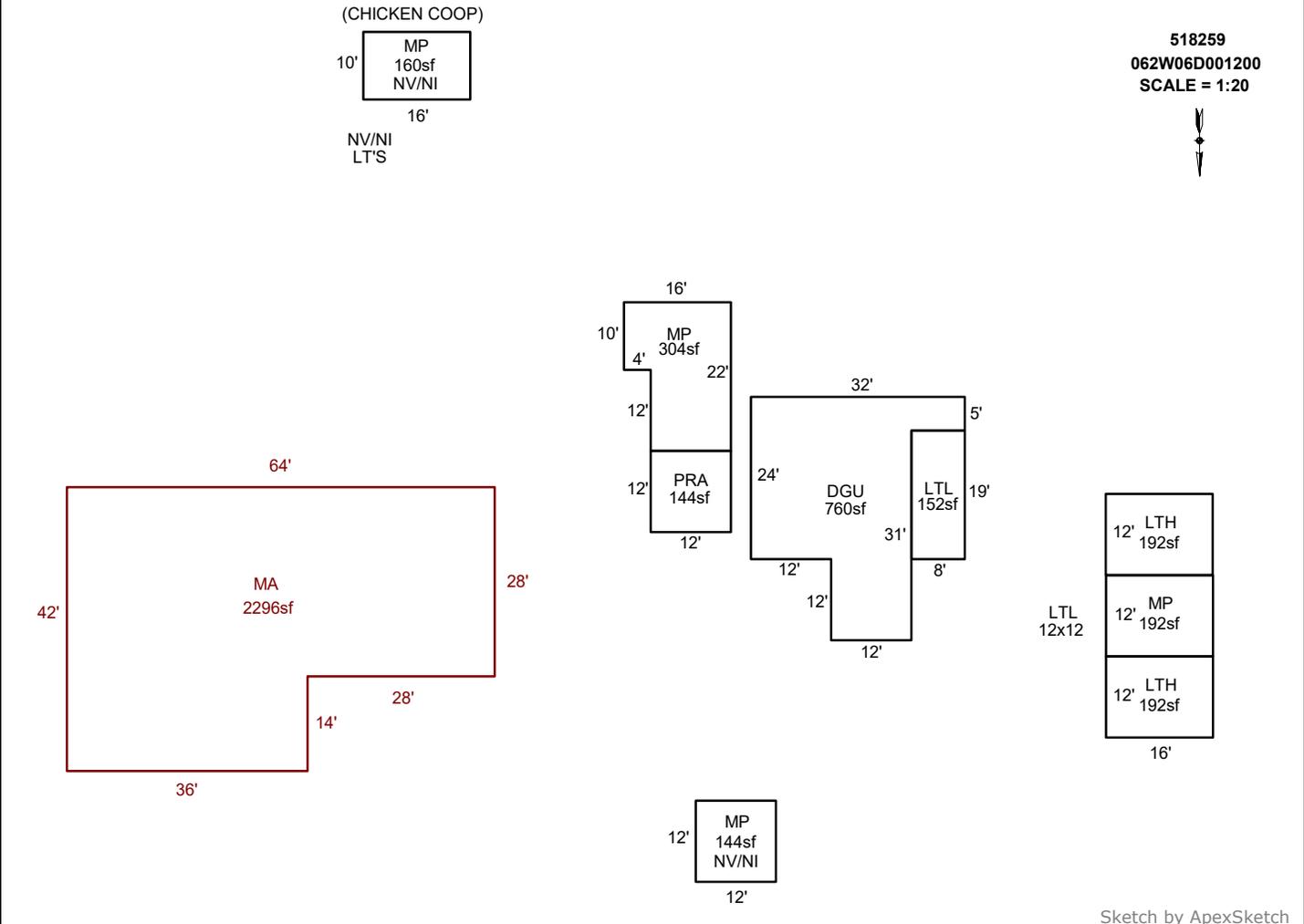


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518259 Parcel No.: 062W06D001200  
 Property Address: 4396 WACONDA RD NE  
 City: Salem County: Marion State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	PRA	1.0	144.0	48.0	
	MP	1.0	160.0	52.0	
	MP	1.0	304.0	76.0	
	LTL	1.0	152.0	54.0	
	MP	1.0	144.0	48.0	
	LTH	1.0	192.0	56.0	
	MP	1.0	192.0	56.0	1480.0
	LTH	1.0	192.0	56.0	
GAR	DGU	1.0	760.0	136.0	760.0
MANF	MA	1.0	2296.0	212.0	2296.0
	Net LIVABLE	cnt	1 (rounded)		2,296
	Net BUILDING	cnt	8 (rounded)		1,480

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17  
 UPDATED BY CJURAN 03/29/2021  
 UPDATED BY CLOBERG 08/09/24 24-004044 MA  
 UPDATED BY CLOBERG 10/15/24

### COMMENT TABLE 2

#10 CL 04/17/2020  
 GRH 10/11/24  
*GRH 7/23/25*

### COMMENT TABLE 3

PICTOM CYCLE C-19  
 TAGS L2  
*TAGS cycle L3*