

Acct ID: 518453 MTL: 062W13D000200 Date: **7/25/24** Appr: **GRH/WW** Prop Class: 921 RMV Prop Class: 401
 Situs: 9410 RAMBLER DR NE SILVERTON OR 97381 MaSaNh: 04 06 000 Unit: 70853 Year: 2024

Last Date Appraised: 01/06/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:

Owner: 9410 RAMBLER DR NE LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 0
 RMV Lnd: 230220 RMV Imp: 1937120 RMV Total: 2167340 MA: 0 MSAV: 0 SAV: 0
 Comment: 22-23: GRH L2 01/06/22
 BDAUN-2022-23 OWNED EXEMPT BY APPLICATION APPLICATION ORS 307.145 ORS 307.022
 LEVEL 2 03.18.21 CL10

Update inv

Notations
 No notation data available.

OSDs
 No OSD data available.

Land
 4 OSDA

Site: 1 Code Area: 01410 Size: 2.61 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 230220 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: ORIG VAL = 109180 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07:
 RECALC SETUP, APPR NO 04, 10/20/05

Improvements - Residence / Manufactured Structures
 No residence or manufactured structure improvement data available.

- 764 FIRE SPRINKLER
- 681 SPRINKLERS
- 6604001 FENCE 1026LF 6'
- 6604010 GATE 1X16' 1X14' 1X20' 1X4'
- 6403017 AD 49916
- METAL RAMP \$11.50 SF 5 @ 140SF EACH
- 6601014 SIDEWALK 710 SF

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 8678 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 767140
 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: Y N
First Floor	2	Finished	7988	0	0	0	0		Y N

Elementary School

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 820 Year Blt: 2022 Eff Year Blt: Sq.Ft: 1848 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 194300
 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: Y N
No floor data available									

Relocatable classroom.

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 820 Year Blt: 2022 Eff Year Blt: Sq.Ft: 1848 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 194300
 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: Y N
No floor data available									

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 820 Year Blt: 2022 Eff Year Blt: Sq.Ft: 1848 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 214400
 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: Y N
No floor data available									

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								
Bldg: 6	Code Area: 01410	Stat Class: 820	Year Blt: 2022	Eff Year Blt:	Sq.Ft: 1848	% Complete: 100		
Desc: OTHER SCHOOLS					Dimensions:	RMV: 283490		
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								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 7	Code Area: 01410	Stat Class: 820	Year Blt: 2022	Eff Year Blt:	Sq.Ft: 1848	% Complete: 100		
Desc: OTHER SCHOOLS					Dimensions:	RMV: 283490		
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								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								



SKETCH/AREA TABLE ADDENDUM

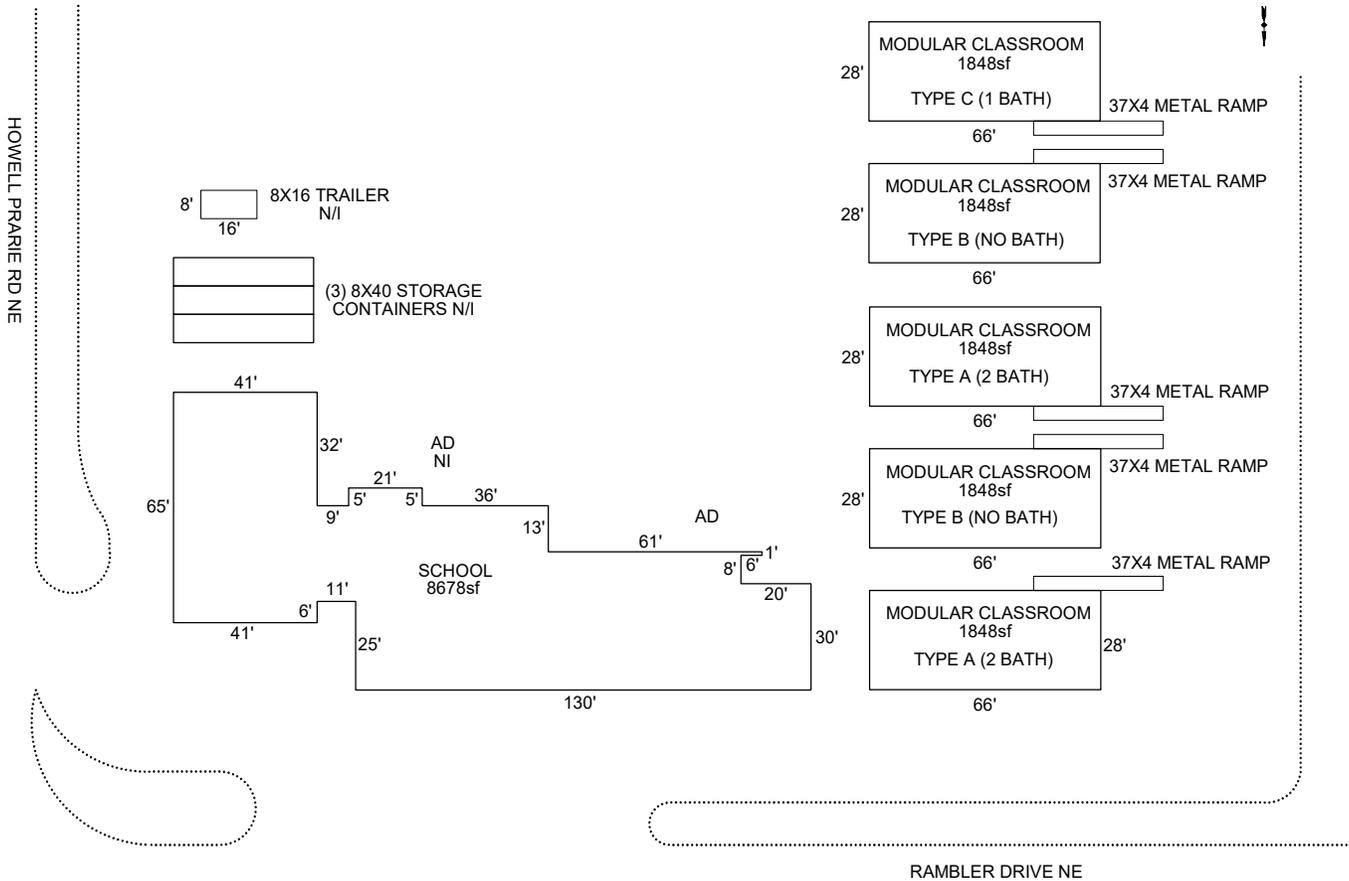
SUBJECT INFO

File No.: 518453 Parcel No.: 062W13D 00200
 Property Address: 9410 RAMBLER DR NE
 City: SILVERTON County: MARION State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

HOLY TRINITY SCHOOL

518453
062W13D 00200
SCALE = 1:60



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MODULAR CLASS	1	1848	188	
	MODULAR CLASS	1	1848	188	
	MODULAR CLASS	1	1848	188	
	MODULAR CLASS	1	1848	188	
	MODULAR CLASS	1	1848	188	
	SCHOOL	1	8678	566	17918

DRAWN BY JRONDEMA 12/12/17
 UPD BY PHU 08.24.20
 UPDATED BY CJURAN 05/05/2022 555-21-007117 - 21-007121
 UPDATED BY CJURAN 11/28/2022
 UPDATED BY WWILLIAMS 7.30.24

COMMENT TABLE 2

COMMENT TABLE 3

05.28.20 SR #94: CYCLE;
 11/25/2022 MLH
 GRH/WW 7.25.24

TAGS L2
 TAGS L2

Net BUILDING cnt 6 (rounded) 17,918

Commercial Property Appraisal

Marion County

HOLY TRINITY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 518453

Notes

Total Sq Ft 8,678

MA-SA-NH 04-06-000

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97381

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SCHOOL W/GYM

Type Building

Size 8,678 sq ft

Perimeter 566 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	8,678	\$170.08	\$1,475,954	\$546,103	\$929,851
6604001	Chain Link Fence, Galvanized	1,026	\$25.45	\$26,112	\$0	\$26,112
6601014	Concrete Sidewalk	710	\$6.69	\$4,750	\$0	\$4,750
764	Fire Alarm System	8,678	\$2.78	\$24,125	\$8,926	\$15,199
6604010	Gate, Chain Link	1	\$1,529.00	\$1,529	\$0	\$1,529
6604010	Gate, Chain Link	1	\$1,399.00	\$1,399	\$0	\$1,399
6604010	Gate, Chain Link	1	\$1,785.00	\$1,785	\$0	\$1,785
6604010	Gate, Chain Link	1	\$648.00	\$648	\$0	\$648
6403017	Paving, Asphalt	49,916	\$5.41	\$270,046	\$99,917	\$170,129
681	Sprinklers	8,678	\$6.40	\$55,539	\$20,549	\$34,990
896	Stud Walls-Wood Siding	8,678	\$24.80	\$215,214	\$79,629	\$135,585
612	Warmed and Cooled Air	8,678	\$29.75	\$258,171	\$95,523	\$162,648
				\$2,335,272	\$850,647	\$1,484,625

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$233,527.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 20 yrs
Additional Functional	0.0 %
External	0.0 %

HOLY TRINITY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 518453

Notes

Total Sq Ft 8,678

MA-SA-NH 04-06-000

Reconciliation Base Value \$1,631,747

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total		Improvements (S + M/E - P)
\$0	+	\$1,631,747	+			-		= \$1,631,747		\$1,631,747

Commercial Property Appraisal

Marion County

Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 518453

Notes 24-25: CYCLE UPDATE INV PER GRH/WW

Total Sq Ft 1,848

MA-SA-NH 04-06-000

Component - Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Notes zero bathrooms

Cost Approach

ZIP Code 97381

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Classroom

Type Building

Size 1,848 sq ft

Perimeter 188 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,848	\$140.73	\$260,069	\$135,236	\$124,833
617	Complete HVAC	1,848	\$46.33	\$85,618	\$44,521	\$41,097
764	Fire Alarm System	1,848	\$2.78	\$5,137	\$2,671	\$2,466
				\$350,824	\$182,428	\$168,396

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	Metal Ramp 11.50 SF		\$1,702.00		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP+O (10%)		\$35,252.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$186,134

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+\$186,134	+	-	= \$186,134	\$186,134

Commercial Property Appraisal

Marion County

Relocatable Bathrooms

Stat Class 820 - OTHER SCHOOLS

Account ID 518453

Notes 24-25: CYCLE UPDATE INV PER GRH/WW

Total Sq Ft 1,848

MA-SA-NH 04-06-000

Component - Relocatable Bathrooms

Stat Class 820 - OTHER SCHOOLS

Notes 1 Bathroom

Cost Approach

ZIP Code 97381

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Relocatable Bathrooms

Type Building

Size 1,848 sq ft

Perimeter 188 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.5	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,848	\$155.58	\$287,512	\$149,506	\$138,006
617	Complete HVAC	1,848	\$46.33	\$85,618	\$44,521	\$41,097
764	Fire Alarm System	1,848	\$2.78	\$5,137	\$2,671	\$2,466
				\$378,267	\$196,698	\$181,569

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	Metal Ramp 11.50 sf		\$1,702.00		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP+O (10%)		\$37,996.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$200,624

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$200,624	+	-	= \$200,624
					\$200,624