

Acct ID: 518813 MTL: 062W200000500 Date: 4/27/25 Appr: MLH Prop Class: 641 RMV Prop Class: 401
 Situs: 5409 QUINCE ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 34608 Year: 2025

Last Date Appraised: 07/06/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: JAVIER & MARTHA TOLENTO TR Roll Type: R

Cycle Tag Sales Verification Other: Clean Up Inspection level: 1 2 3 4 LCB TTO INSP

AV: 309551

RMV Land: 344430 RMV Imp: 462580 RMV Total: 807010 MAV: 307970 MSAV: 1581

SAV: 3075

Comment:

update Inventory

Input MLH 6/27/25

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

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

Land

Site: 2 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Market Homesite Description: RMV: 57890 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 100210

Site: 3 Code Area: 01410 Size: 0.76 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: RMV: 48400 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Site: 4 Code Area: 01410 Size: 3.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 188140 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1981

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 142 Year Blt: 1972 Eff Year Blt: 1994 Sq.Ft: 2616 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 371870
 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	4	Finished	1440	0	FB-1	1972	1994	BATH - 1, KIT, BATH+, ROOF, HVAC, FP - 2	Y N
Second Floor	4	Finished	1176	3	FB-1	1972	1994	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO <i>part of YI</i>	4	840	1987	3788	1	Y N
ROOF EXTENSION OR PATIO COVER	4	840	1987	19975	1	Y N
YARD IMPROVEMENTS <i>FAIR A</i>	4	1	1994	16371	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 148 Year Blt: 1976 Eff Year Blt: 1985 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 52040
 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	624	0	0	1976	1985	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 353 Year Blt: 1977 Eff Year Blt: 1999 Sq.Ft: 512 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 16x32 RMV: 1560
 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	
Machine Shed	5	Finished	512	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: 351 Year Blt: 2000 Eff Year Blt: 2009 Sq.Ft: 1536 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 64x24 RMV: 16650
 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	
General Purpose Bldg	5	Finished	1536	0	0	2000	2000	Fair	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 341 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x12 RMV: 0
 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	
Multi-Purpose Bldg	5	Finished	96	0	0	1940	1940		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1272 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 53x24 RMV: 20460
 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	
General Purpose Bldg	5	Finished	1272	0	0	2009	2009	Fair	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	288	2014	1267	1

Bldg: 7 Code Area: 01410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x12 RMV: 0
 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	
Building Structure	0	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 01410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x12 RMV: 0
 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	
Multi-Purpose Bldg	5	Finished	96	0	0	0	0		Exception: Y N

Accessories

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

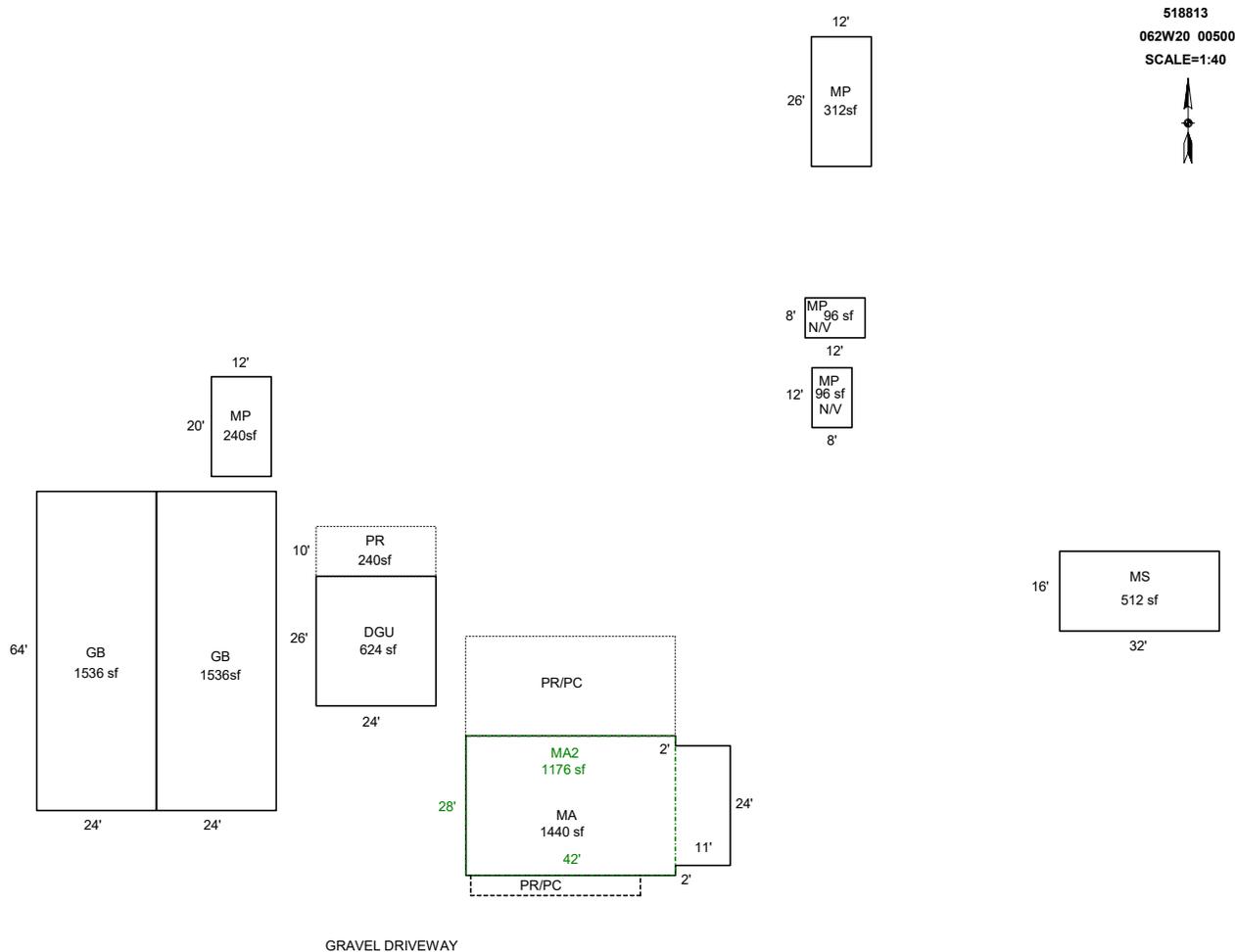
391 MP 4 12x20 2021 Fair I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518813 Parcel No.: 062W20 00500
 Property Address: 5409 QUINCE ST NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

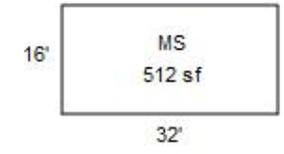
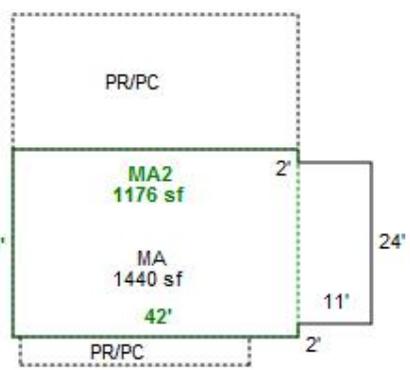
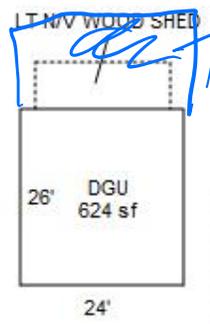
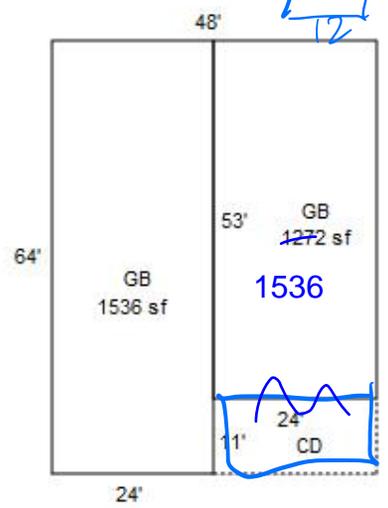
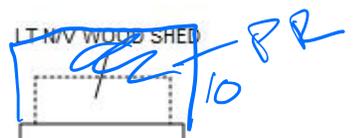
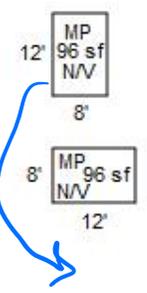
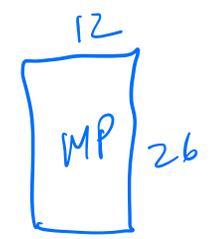
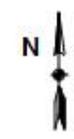
SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	GB	1.0	1536.0	176.0		APEX BY CE 7/20/09 UPDATED BY JRONDEMA 7/12/16 UPDATED BY CLOBERG 07/23/25					
	GB	1.0	1536.0	176.0							
	MS	1.0	512.0	96.0							
	MP	1.0	96.0	40.0							
	MP	1.0	96.0	40.0							
	MP	1.0	240.0	64.0							
	MP	1.0	312.0	76.0	4328.0						
GLA1	MA	1.0	1440.0	162.0	1440.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> <tr> <td>KH 90 11/4/14 MLH 06/27/25</td> <td>CLEAN UP L4</td> </tr> </table>		COMMENT TABLE 2	COMMENT TABLE 3	KH 90 11/4/14 MLH 06/27/25	CLEAN UP L4
COMMENT TABLE 2	COMMENT TABLE 3										
KH 90 11/4/14 MLH 06/27/25	CLEAN UP L4										
GLA2	MA2	1.0	1176.0	140.0	1176.0						
GAR	DGU	1.0	624.0	100.0	624.0						
P/P	PR	1.0	240.0	68.0	240.0						
	Net LIVABLE	cnt	0 (rounded)		2,616						
	Net BUILDING	cnt	7 (rounded)		4,328						

R18813
062W20 00500
SCALE=1:40



GRAVEL DRIVEWAY

6/27/25 MLH Cleanup LY