

Acct ID: 519236 MTL: 062W300000200 Date: 6/27/24 Appr: GRH/WW Prop Class: 921 RMV Prop Class: 451
 Situs: 7495 PORTLAND RD NE SALEM OR 97305 7-23-24 MaSaNh: 04 06 000 Unit: 75351 Year: 2024
 Last Date Appraised: 02/28/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:
 Owner: SALEM-KEIZER SCHOOL DIST 24J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 267890 RMV Imp: 2101410 RMV Total: 2369300 MAV: 0 MSAV: 0 SAV: 0
 Comment: 22-23 PUT SCHOOL ON M&S #40 ML; Imp: ELEMENTARY SCHOOL, CLASS D LOW COST RELOCATABLE CLASS ROOM "LOW COST" /02-03: RELOCATED PORTABLE CLASS ROOM FROM GRANT HIGH SCHOOL, PULL FROM MAINT

Update inv

Notations
 No notation data available.

OSDs
 No OSD data available.

Land
 Site: 1 Code Area: 92410 Size: 4.78 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: ZBD RMV: 267890 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 107820 06-07: RECALC SETUP;#42 10-20-05

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

Improvements - Accessory Buildings
 Bldg: 4 Code Area: 92410 Stat Class: 353 Year Blt: 1996 Eff Year Blt: 1996 Sq.Ft: 1800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 30x60 RMV: 15340
 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
Machine Shed	6	Finished	1800	0	0	1996	1996	<u>1/Arg</u>	<u>Y</u>

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

Bldg: 5 Code Area: 92410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 11703 9312 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 1910530
 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: 6 Code Area: 92410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 960 1792 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 87770
 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: 92410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 960 1792 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 87770
 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								

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								

Fence: 506 Ln Ft height 6 Ft



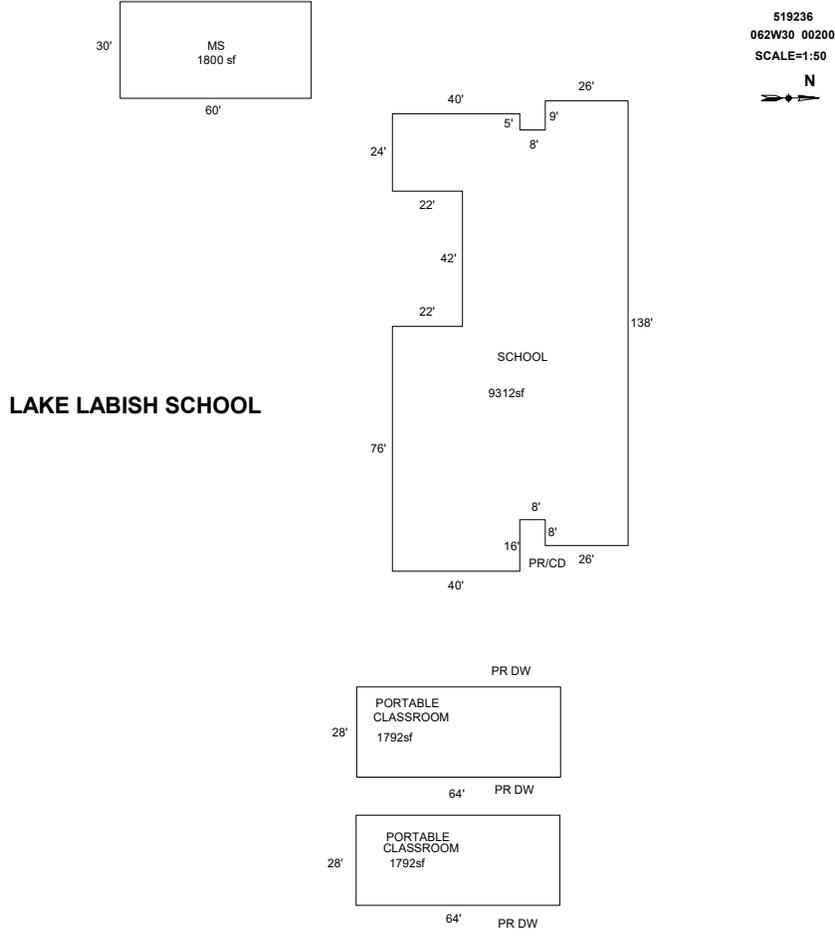


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519236 Parcel No.: 062W30 00200
 Property Address: 7495 PORTLAND RD NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1	1800	180	1800
GLA1	SCHOOL	1	9312	510	9312
OTH	PORTABLE CLASS	1	1792	184	
	PORTABLE CLASS	1	1792	184	3584

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/13/17
 UPDATED BY W WILLIAMS 7.23.24

COMMENT TABLE 2

GRH 6.27.24
 GRH/WW 7.23.24

COMMENT TABLE 3

CYCLE L2
 COMM PROJECT L4

Net LIVABLE	cnt	1	(rounded)	9,312
Net BUILDING	cnt	1	(rounded)	1,800

Commercial Property Appraisal

Marion County

LAKE LABISH SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 519236

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

Total Sq Ft 9,312

MA-SA-NH 04-06-000

Component - Elementary School

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 7/23/2024

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 9,312 sq ft

Perimeter 510 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	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	9,312	\$160.10	\$1,490,851	\$924,328	\$566,523
6604001	Chain Link Fence, Galvanized	506	\$26.48	\$13,399	\$0	\$13,399
617	Complete HVAC	9,312	\$43.47	\$404,793	\$250,972	\$153,821
6601014	Concrete Sidewalk	1,940	\$7.21	\$13,987	\$0	\$13,987
764	Fire Alarm System	9,312	\$2.78	\$25,887	\$16,050	\$9,837
6604010	Gate, Chain Link	3	\$648.33	\$1,945	\$0	\$1,945
6403017	Paving, Asphalt	5,800	\$5.41	\$31,378	\$19,454	\$11,924
681	Sprinklers	9,312	\$6.40	\$59,597	\$36,950	\$22,647
896	Stud Walls-Wood Siding	9,312	\$23.34	\$217,342	\$134,752	\$82,590
				\$2,259,179	\$1,382,506	\$876,673

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$225,917.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 30 yrs
Additional Functional	0.0 %
External	0.0 %

LAKE LABISH SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 519236

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

Total Sq Ft 9,312

MA-SA-NH 04-06-000

Reconciliation	Base Value	\$1,102,590			Calculation Type	Marshall & Swift	
	Land		Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
	\$0	+	\$1,102,590	+	-	= \$1,102,590	\$1,102,590

Commercial Property Appraisal

Marion County

Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 519236

Notes 24-25: Cycle Update INV PER GRH/WW

Total Sq Ft 1,792

MA-SA-NH 04-06-000

Component - Relocatable Classroom
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 7/23/2024

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 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$146.44	\$262,420	\$209,936	\$52,484
3	Default Heating	1,792	\$9.49	\$17,006	\$13,605	\$3,401
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$3,986	\$996
				\$284,408	\$227,527	\$56,881

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$28,648.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	RAMP \$11.50/SF		\$2,070.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 25 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$85,943 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+ \$85,943	+	-	= \$85,943	\$85,943

Commercial Property Appraisal

Marion County

Relocatable Classroom

Stat Class 820 - OTHER SCHOOLS

Account ID 519236

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

Total Sq Ft 1,792

MA-SA-NH 04-06-000

Component - Relocatable Classroom
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97305

Data Collected 7/23/2024

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 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$146.44	\$262,420	\$209,936	\$52,484
3	Default Heating	1,792	\$9.49	\$17,006	\$13,605	\$3,401
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$3,986	\$996
				\$284,408	\$227,527	\$56,881

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$28,583.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	RAMP \$11.50/SF		\$1,426.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 25 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$85,749 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+ \$85,749	+	-	= \$85,749	\$85,749