

Acct ID: 519932 MTL: 063W24A001700 Date: **7/25/24** Appr: **GRH/WW** Prop Class: 981 RMV Prop Class: 451
 Situs: 8485 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 59552 Year: 2024

Last Date Appraised: 04/30/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: MID-WILLAMETTE VALLEY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 219400 RMV Imp: 865280 RMV Total: 1084680 MAV: 0 MSAV: 0 SAV: 0
 Comment: LEVEL 4 C19 4.30.20 JS29

Notations
 No notation data available. **Update inv**

OSDs
 No OSD data available. **Add OSDA I/O (2)**

Land
 Site: 1 Code Area: 01410 Size: 2.93 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 219400 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 99220 06-07: RECALC SETUP, APPR NO 19, 10/19/05 **2bd**

Improvements - Residence / Manufactured Structures
 Bldg: 2 Code Area: 01410 Stat Class: 108 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 24410
 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 **PUT ON SCHOOL**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|------------------|-------|-----------|------------|-------|----------|----------------|
| ASPHALT DRIVEWAY | 1 | 9760 | 1987 | 20008 | 1 | |

Improvements - Accessory Buildings **426**
 Bldg: 1 Code Area: 01410 Stat Class: 820 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 8645 % Complete: 100
 Desc: OTHER SCHOOLS **prek /** Dimensions: RMV: 822020 **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 |
|-------------|-------|---------------|------------|------|-------|--------|------------|--|
| First Floor | 1 | Finished | 8645 | 0 | 0 | 0 | 0 | School: 51% Gym: 49% Exception: Y N O |

Accessories
 No accessory data available

Bldg: 3 Code Area: 01410 Stat Class: 353 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 24x50 RMV: 10700 **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 |
|--------------|-------|---------------|------------|------|-------|--------|------------|---------------------|
| Machine Shed | 5 | Finished | 1200 | 0 | 0 | 2002 | 2002 | FAIR / Avg O |

Accessories
 No accessory data available

Bldg: 4 Code Area: 01410 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 336 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x24 RMV: 4690
 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 | 336 | 0 | 0 | 2002 | 2002 | FAIR AVG O |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

Bldg: 5 Code Area: 01410 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 1730
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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5 | Finished | 120 | 0 | 0 | 2002 | 2002 | AVG | 0 |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

Bldg: 6 Code Area: 01410 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 1730
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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5 | Finished | 120 | 0 | 0 | 2002 | 2002 | AVG | 0 |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

- 6604007 PRIVACY SLATS 1087 LF
- 6604010 SWING GATE 7 EA 6'W 6'H
- 6604010 SWING GATE 4EA 9'W 6'H
- 6604001 CHAIN LINK 1866 LF
- 6601014 CONCRETE 3,863
- 6403017 ASPHALT 8,430

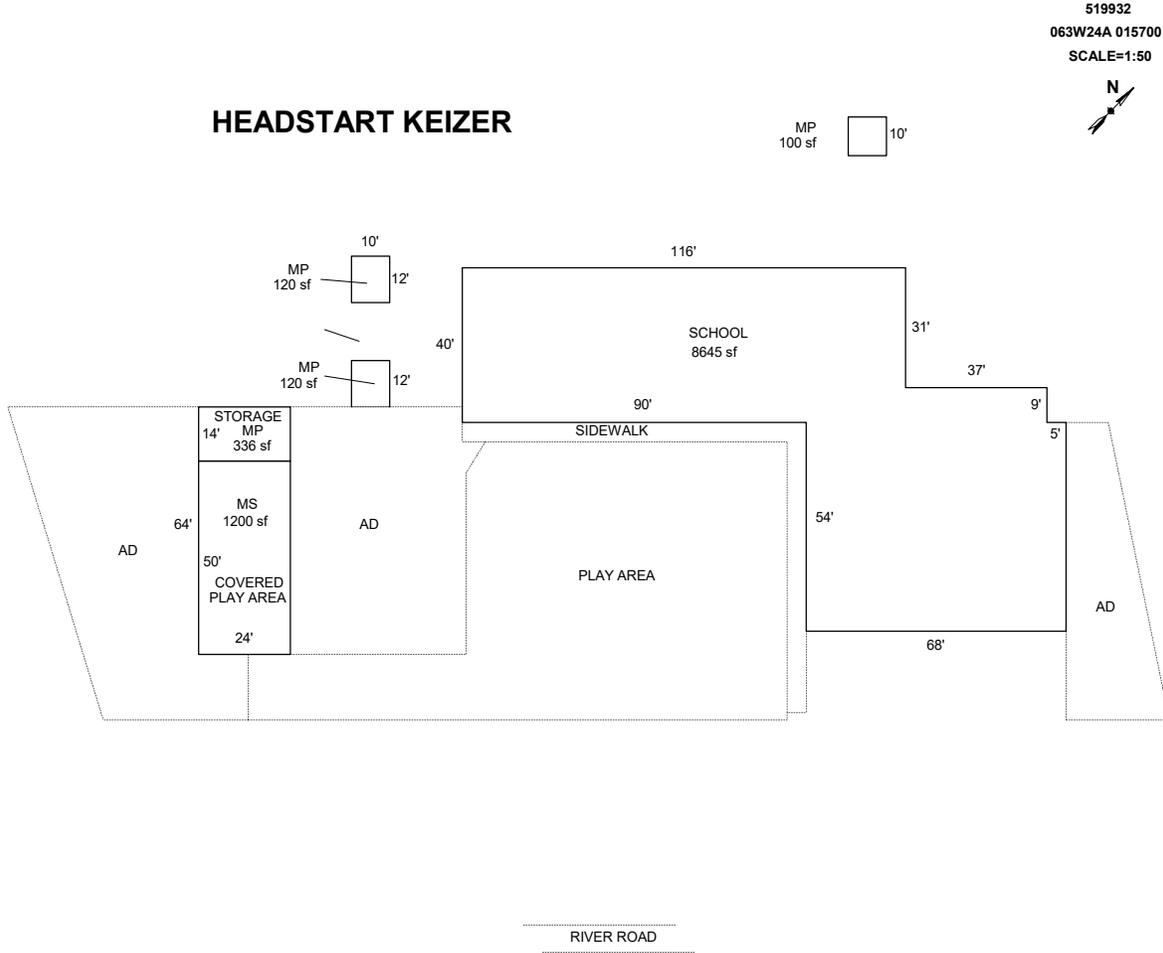


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519932 Parcel No.: 063W24A 01700
 Property Address: 8485 RIVER RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1 | 120 | 44 | |
| | MP | 1 | 100 | 40 | |
| | MP | 1 | 120 | 44 | |
| | MP | 1 | 336 | 76 | |
| | MS | 1 | 1200 | 148 | 1876 |
| OTH | SCHOOL | 1 | 8645 | 504 | 8645 |

COMMENT TABLE 1

DRAWN BY NC 11/25/2008
 UPD BY WW 8.8.24

COMMENT TABLE 2

GRH/WW 7.25.24

COMMENT TABLE 3

CYCLE L2

Net BUILDING cnt 5 (rounded) 1,876

Commercial Property Appraisal

Marion County

HEADSTART KEIZER

Stat Class 820 - OTHER SCHOOLS

Account ID 519932

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

Total Sq Ft 8,645

MA-SA-NH 04-06-000

20-21: #29 CYCLE C19, MP GONE / 08-09: CYCLE WORK PER #19 ADD AD,MS5,3 MP5,SCHOOL// 02-03: ADD FOR GYMNASIUM CONVERSION. GYMNASIUM

Component - HEADSTART KEIZER

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97303

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 - HEADSTART KEIZER

Type Building

Size 8,645 sq ft

Perimeter 504 ft

of Stories 1

Occupancy

| Code | Description | % | Quality | Class | Height (ft) |
|------|--------------------|----|---------|-------------------------|-------------|
| 426 | Day Care Center | 51 | 2.0 | C Masonry Bearing Walls | 10.0 |
| 358 | Gymnasium (School) | 49 | 2.0 | S Metal Frame and Walls | 18.0 |

Components

| Code | Description | Quantity | Unit Cost | Total Cost New | Less Depreciation | Total Cost Depreciated |
|---------|------------------------------|----------|------------|----------------|-------------------|------------------------|
| 1 | Base Cost | 8,645 | \$139.50 | \$1,205,978 | \$216,594 | \$989,384 |
| 6604001 | Chain Link Fence, Galvanized | 1,866 | \$24.73 | \$46,146 | \$0 | \$46,146 |
| 6601014 | Concrete Sidewalk | 3,863 | \$7.24 | \$27,968 | \$0 | \$27,968 |
| 851 | Curtain-Steel Studs & Stucco | 4,236 | \$26.41 | \$111,873 | \$20,092 | \$91,781 |
| 3 | Default Heating | 8,645 | \$15.94 | \$137,801 | \$24,749 | \$113,052 |
| 764 | Fire Alarm System | 8,645 | \$2.83 | \$24,465 | \$4,394 | \$20,071 |
| 6604010 | Gate, Chain Link | 7 | \$834.57 | \$5,842 | \$0 | \$5,842 |
| 6604010 | Gate, Chain Link | 4 | \$1,062.25 | \$4,249 | \$0 | \$4,249 |
| 6403017 | Paving, Asphalt | 8,430 | \$5.43 | \$45,775 | \$8,221 | \$37,554 |
| 6604007 | Privacy Slats (Add) | 1,087 | \$16.61 | \$18,055 | \$0 | \$18,055 |
| 681 | Sprinklers | 8,645 | \$6.40 | \$55,328 | \$9,937 | \$45,391 |
| 886 | Stud -Hardboard Sheet | 4,409 | \$20.27 | \$89,370 | \$16,051 | \$73,319 |
| | | | | \$1,772,850 | \$300,038 | \$1,472,812 |

Additions

| Type | Description | Units | Cost | Depr | LCM | Trend | Base Date |
|-----------|-------------|-------|--------------|------|--------------------------|--------------------------|-----------|
| Base Cost | EP&O (10%) | | \$177,285.00 | | <input type="checkbox"/> | <input type="checkbox"/> | |

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

HEADSTART KEIZER

Stat Class 820 - OTHER SCHOOLS

Account ID 519932

Notes 24-25: CYCLE UPDATE INV PER GRH/WW//
20-21: #29 CYCLE C19, MP GONE / 08-09: CYCLE
WORK PER #19 ADD AD,MS5,3 MP5,SCHOOL// 02-03:
ADD FOR GYMNASIUM CONVERSION. GYMNASIUM

Total Sq Ft 8,645 MA-SA-NH 04-06-000

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$1,618,257

Calculation Type Marshall & Swift

| Land | | Structures | | Mach/Equip | | Personal Prop | | Total | Improvements (S + M/E - P) |
|------|---|-------------|---|------------|---|---------------|---|-------------|-------------------------------|
| \$0 | + | \$1,618,257 | + | | - | | = | \$1,618,257 | \$1,618,257 |