

Acct ID: 522892 MTL: 072W13CA03500 Date: 8/8/24 Appr: GPH/WW Prop Class: 921 RMV Prop Class: 451
 Situs: 8995 SUNNYVIEW RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 70602 Year: 2024

Last Date Appraised: 10/24/2019 Appraiser: MATTHEW HAMILTON Retag: Y Tag info: _____
 Owner: SILVER FALLS SCHOOL DIST 4J Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 228460 RMV Imp: 1022790 RMV Total: 1251250 MAV: 0 MSAV: 0 SAV: 0
 Comment: THIS SCHOOL IS ACTUALLY ON THE LINE OF T.L. 3400 ALSO = PT.

Notations
 No notation data available.

Update inv

Input GPH 8/13/24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	40410	0

ADD OSDA

Land

Site: 1 Code Area: 40410 Size: 1.11 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: 2BD RMV: 188460 Exception: Y N
 Adjustment(s): Fire Patrol: Description: _____
 Comments: /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT , COMBINED LAND SEGS, NO SPECIAL ASSESSMENT, 1.11 ACRES TOTAL 05-06: RECALC SETUP;#T19 5-25-04

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 40410 Stat Class: 108 Year Blt: 1958 Eff Year Blt: 1958 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2260
 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								

Add to school component.

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	2857	1958	1850	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 40410 Stat Class: 820 Year Blt: 1947 Eff Year Blt: 1947 Sq.Ft: 3667 % Complete: 100
 Desc: OTHER SCHOOLS Dimensions: RMV: 234410
 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	2	Finished	3667	0	FB-6	1947	1958	Exception: Y N
Basement	2	Unfinished	1988	0	0	1947	1958	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 40410 Stat Class: 820 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 5640 % Complete: 100
 Desc: OTHER SCHOOLS Gym Dimensions: RMV: 786120
 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	2	Finished	5640	0	0	1997	1997	Exception: Y N

Accessories

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

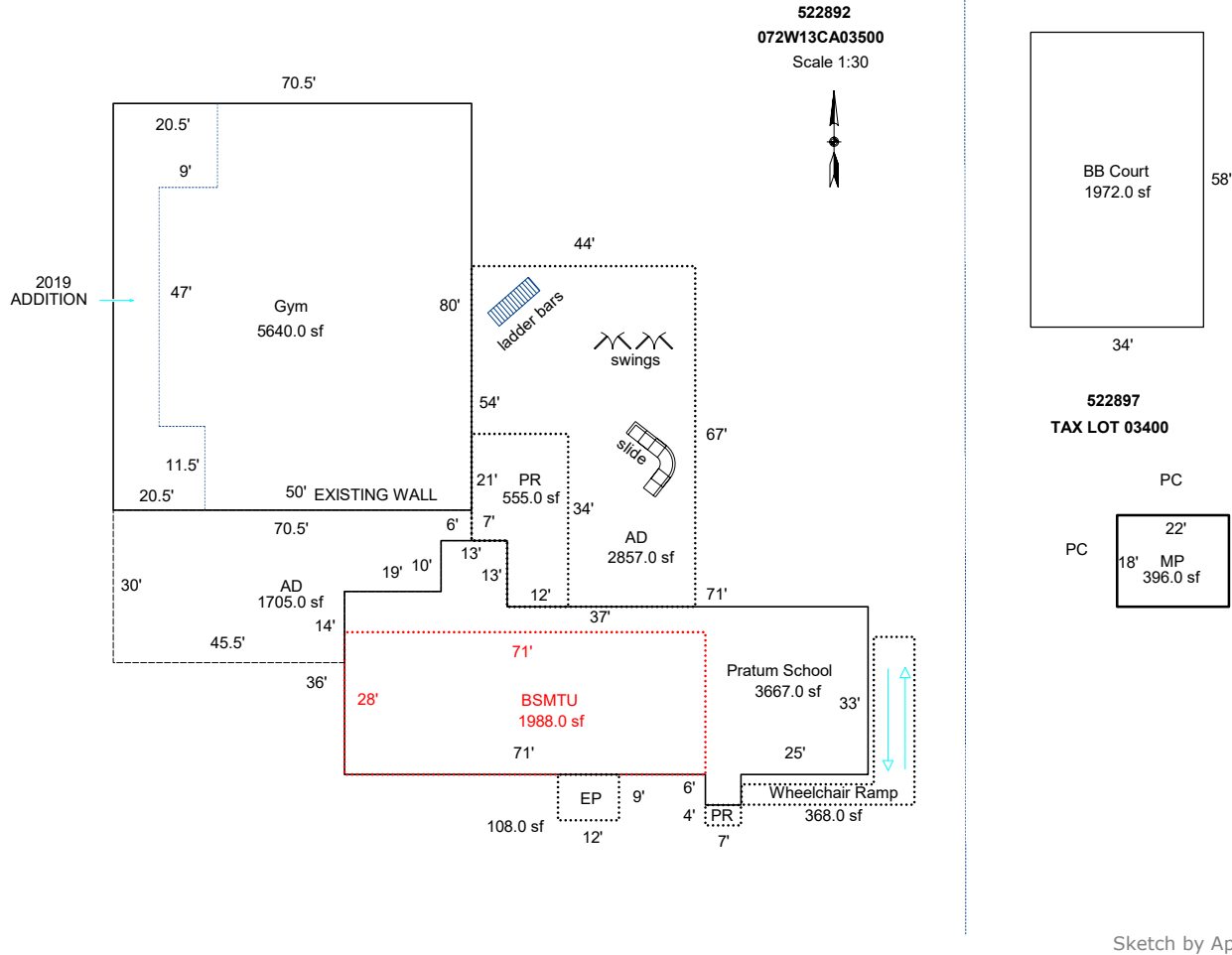


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522892 Parcel No.: 072W13CA03500
 Property Address: 8995 SUNNYVIEW RD NE
 City: SALEM County: Marion State: OR ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Sue Smith Inspection Date: 2012

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Gym	1	5640	301	
	MP	1	396	80	6036
GLA1	Pratum School	1	3667	310	3667
YI1	AD	1	1705	201	1705

COMMENT TABLE 1

APEX by AC 10/24/12
 UPD BY PH 11.19.19
 UPD BY WW 8.14.24

COMMENT TABLE 2

ADDITION/BP#19-003964
 WV 10.24.19
 GRH / WW 8.8.24

COMMENT TABLE 3

TAGS L2
 CYCLE L2

Net LIVABLE cnt 1 (rounded) 3,667
 Net BUILDING cnt 2 (rounded) 6,036

Commercial Property Appraisal

Marion County

PRATUM ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 522892

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

Total Sq Ft 5,655

MA-SA-NH 03-06-000

13-14: #19 ON CYCLE WORK, UPDATE INVENTORY //
08-09: ADD PR// 05-06: VALUE OF BSMTU IS
INCLUDED IN "SCHOOL" L/S

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

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

Cost Approach

ZIP Code 97305

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - PRATUM ELEM SCHOOL

Type Building

Size 3,667 sq ft

Perimeter 310 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.5	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	3,667	\$201.30	\$738,167	\$590,534	\$147,633
6604001	Chain Link Fence, Galvanized	242	\$27.18	\$6,578	\$0	\$6,578
6601014	Concrete Sidewalk	1,235	\$7.21	\$8,904	\$0	\$8,904
3	Default Heating	3,667	\$18.32	\$67,179	\$53,743	\$13,436
764	Fire Alarm System	3,667	\$3.01	\$11,038	\$8,830	\$2,208
6604010	Gate, Chain Link	2	\$755.50	\$1,511	\$0	\$1,511
6601004	Paving, Asphaltic Concrete	4,562	\$3.51	\$16,013	\$0	\$16,013
681	Sprinklers	3,667	\$8.14	\$29,849	\$23,879	\$5,970
896	Stud Walls-Wood Siding	3,667	\$27.68	\$101,503	\$81,202	\$20,301
				\$980,742	\$758,188	\$222,554

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$98,074.00		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	RAMP \$11.50/SF		\$4,324.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 45 yrs
Additional Functional	0.0 %
External	0.0 %

Section - BASEMENT

PRATUM ELEMENTARY SCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 522892

Notes 24-25: CYCLE UPDATE INV PER GRH/WW
 13-14: #19 ON CYCLE WORK, UPDATE INVENTORY //
 08-09: ADD PR// 05-06: VALUE OF BSMTU IS
 INCLUDED IN "SCHOOL" L/S

Total Sq Ft 5,655 MA-SA-NH 03-06-000

Type Basement Associated Section 5733
 Size 1,988 sq ft Perimeter 218 ft # of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire), Type: Semifinished Basement	100	2.0	B Reinforced Concrete Frame	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
4	Basement Base Cost	1,988	\$149.19	\$296,590	\$237,272	\$59,318
51	Basement Fireproofing	1,988	\$0.00	\$0	\$0	\$0
				\$296,590	\$237,272	\$59,318

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O (10%)		\$29,659.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

None
 Additional Functional 0.0 %
 External 0.0 %

Reconciliation Base Value \$308,284 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)				
\$0	+	\$308,284	+	\$0	-	\$0	=	\$308,284	\$308,284

Commercial Property Appraisal

Marion County

GYM

Stat Class 820 - OTHER SCHOOLS

Account ID 522892

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

Total Sq Ft 5,640

MA-SA-NH 03-06-000

Component - OTHER SCHOOLS

Stat Class 820 - OTHER SCHOOLS

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

Cost Approach

ZIP Code 97305

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - GYM

Type Building

Size 5,640 sq ft

Perimeter 301 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
358	Gymnasium (School)	100	2.5	S Metal Frame and Walls	24.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	5,640	\$177.44	\$1,000,762	\$200,152	\$800,610
3	Default Heating	5,640	\$20.29	\$114,436	\$22,887	\$91,549
764	Fire Alarm System	5,640	\$2.88	\$16,243	\$3,249	\$12,994
916	Single -Metal on Steel Frame	5,640	\$13.36	\$75,350	\$15,070	\$60,280
				\$1,206,791	\$241,358	\$965,433

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$120,679.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$1,061,976

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+\$1,061,976	+	-	= \$1,061,976	\$1,061,976