

Summary

Lead Appr: Clerk: Lead Clerk: Appr:

Acct ID: 518206 MTL: 062W03A000600 Date: 6/27/23 Appr: MLH Prop Class: 451 RMV Prop Class: 451
Situs: 7060 WAPATO ST NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 147517 Year: 2023

Last Date Appraised: 11/19/2018 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
Owner: SANCHEZ, MIGUEL Sales Verification: 503 503 9405 Roll Type: R
Cycle Tag Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 52760
RMV Land: 57760 RMV Imp: 24210 RMV Total: 81970 MAV: 52760 MSAV: 0 SAV: 0

Comment: MLS 799085 Group Sale w/518205 and R125294 10/21/23
Notations: 153 DOM Sales Code 34 Tag to remove LTL's gone after 7/1/23 MLH 7/13/23
No notation data available.

OSDs

Table with 6 columns: Count, Code, Description, RMV, Code Area, Exception. Row 1: 1, SEPTC, SEPTIC SYSTEM, 12000, 01600, 0. Note: not functional

Land

Site: 1 Code Area: 01600 Size: 0.52 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 45760 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 06-07: RECALC SETUP, APPR NO 19, 10/7/05 08-09: CORRECTED PART TOTALS

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 454 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 924 % Complete: 100
Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 66x14 RMV: 22880
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: First Floor, 5, Finished, 924, 3, FB-2, 1974, 1974, BATH - 2, KIT, HVAC+, ROOF+, SKIRT, Exception: Y N

Accessories

Table with 6 columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity. Rows: DECK (5, 126, 1974, 554, 0), ROOF EXTENSION OR PATIO COVER (5, 126, 1974, 731, 0)

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 354 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 252 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 14x18 RMV: 590
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: Lean-to Light Duty, 4, Finished, 252, 0, 0, 2002, 2002, Exception: Y N

Accessories

No accessory data available

Bldg: 2 Code Area: 01600 Stat Class: 354 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 180 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 10x18 RMV: 610
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row 1: Lean-to Light Duty, 4, Finished, 180, 0, 0, 2015, 2015, Exception: Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 01600 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 112 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 14x8 RMV: 130
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
Lean-to Light Duty	4	Finished	112	0	0	1987	1987	Exception: Y N

**Accessories**

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

**Marion County**  
**2023 Manufactured Structure Assessment Report**  
 Account 125294  
 NOT OFFICIAL VALUES

**Code - Tax ID** 01600 - 125294  
**Mailing** SANCHEZ, MIGUEL  
 SANCHEZ, DAINERKIS  
 7060 WAPATO ST NE  
 SALEM OR 97305

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Real  
**Home ID** 401540  
**X Number** X00095302  
**Appraiser** MATTHEW HAMILTON

**Tax Notation** NSV

Situs Address	City
7060 WAPATO ST NE	SALEM

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
01600	\$22,880	\$10,930	\$10,930	100 %		

Manufactured Structure			
<b>VIN #</b>	294440S2108	<b>Stat Class</b>	454
<b>Brand</b>		<b>Condition</b>	
<b>Model</b>	CONCORD	<b>MA / SA / NH</b>	03 / 06 / 000
<b>Year Built</b>	1974	<b>Rooms</b>	3-BD,2-FB
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	518206	<b>MA / SA / NH</b>	03 / 06 / 000
<b>Map</b>	062W03A000600	<b>Property Class</b>	451
<b>Park Name</b>		<b>RMV Class</b>	451
<b>Comments</b>			

Description	Class	Sqft	Dimensions	Floors	Heating	RMV
				Count		
First Floor	5	924	14 X 66	1		21,590

Description	Size/Qty	RMV	Description	Size/Qty	RMV
BATH - FULL	2	1,458	AVERAGE CLASS KITCHEN	1	972
AVERAGE CLASS SKIRTING	160	855	ABOVE CLASS ROOF	924	0
ABOVE CLASS HEATING/COOLING	924	382			

**Total Inventory RMV** 3,667

**Accessories**

Description	Eff Year Built	Sqft	Quantity	RMV
DECK	1974	126	1	554
ROOF EXTENSION OR PATIO COVER	1974	126	1	731

**Total Accessories RMV** 1,285

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518206	Parcel No.: 062W03A 00600
Property Address: 7060 WAPATO ST NE	
City: SALEM	County: MARION
State: OR	ZipCode: 97305
Owner:	
Client:	Client Address:
Appraiser Name:	Inspection Date:

## SKETCH

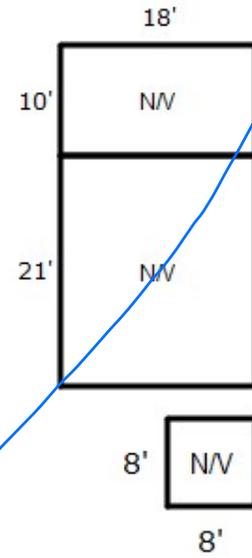
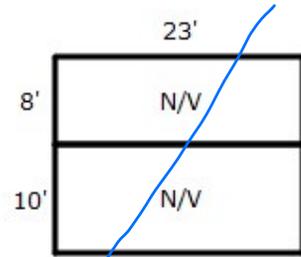
518206  
062W03A 00600  
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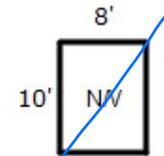
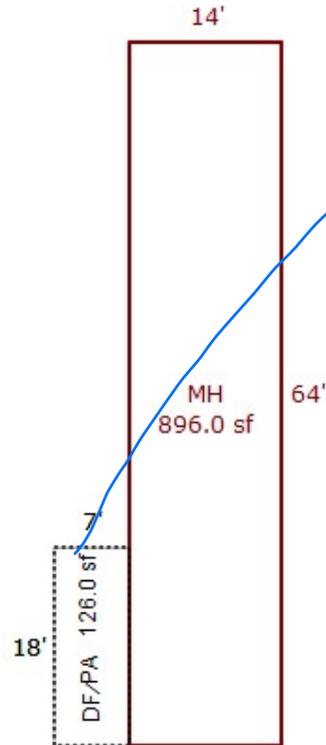
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
						DRAWN BY AC 5/21/10 UPDATED BY JRONDEMA 11/21/18 UPDATED BY CJURAN 06/28/2023	
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 06/27/2023	SV L4

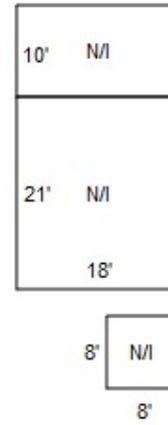
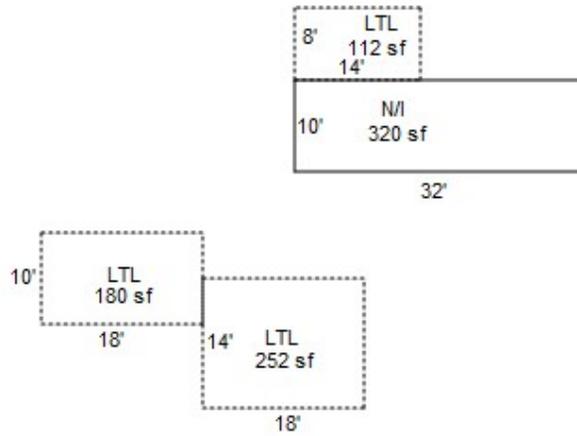
R18206  
062W03A 00600



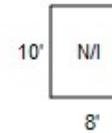
*all structures  
gone*



*6/27/23 MLH SU LY*



R18206  
 062W03A 00600  
 SCALE=1:30





R18206 NV sheds  
11/19/2018

03A 062W  
062W-03A -00600

47192-000  
001-00-03-0

131 (451) 0-4H F09  
BOEDIGHEIMER, GARY ALAN

.52 ACRES

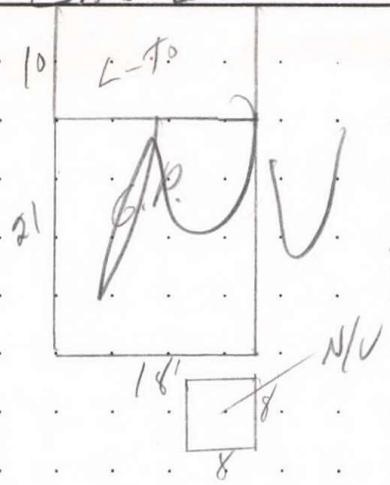
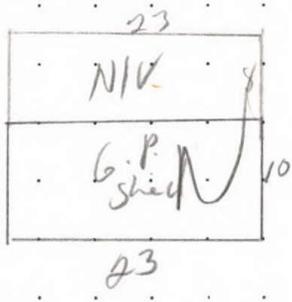
MH X95302-P  
ANNEXATION NO 92-689

7060 WAPATO ST NE  
V0714P0800DE V0399P0149RD 07/27/95

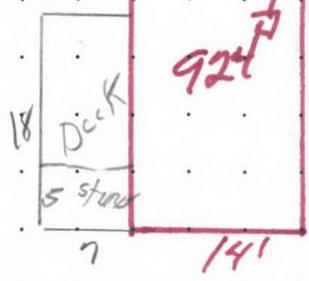
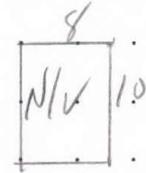
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 47192-000

MAP NO. 3A6-2W 600



X95302  
 Concord  
 1974 64



7060 WAPATO ST NE-

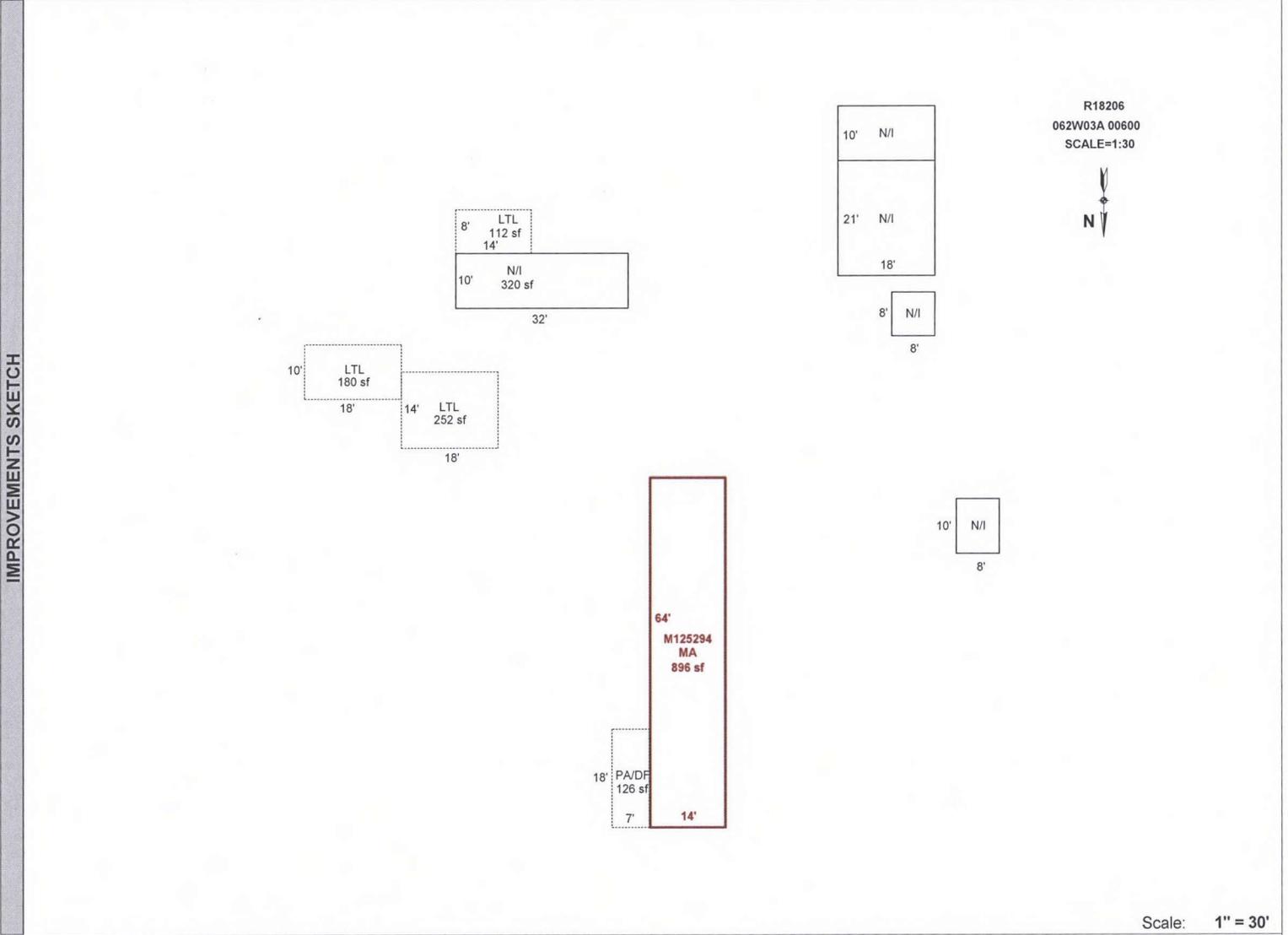
MEASUREMENT VERIFIED		REMARKS: All outBuildings NO value
DATE	BY	
9-2-87 11/13/95	Blaw 52	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W03A 00600

File No R18206

SUBJECT	Property Address <b>7060 WAPATO ST NE</b>		
	City <b>SALEM</b>	State <b>OR</b>	Zip <b>97305</b>
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	896	156	896
	GBA1	LTL	1.00	112	44	
		LTL	1.00	252	64	
	LTL	1.00	180	56	544	
P/P	PA/DF	1.00	126	50	126	
<div style="display: flex; justify-content: space-between;"> <div> <p>Net LIVABLE Area (rounded w/ factors) <span style="float: right;">896</span></p> <p>Net BUILDING Area (rounded w/ factors) <span style="float: right;">544</span></p> </div> </div>						

Comment Table 1	
DRAWN BY AC 5/21/10 UPDATED BY JRONDEMA 11/21/18	
Comment Table 2	Comment Table 3
T-11 11/26/18	

R18206 062W03A 00600 Appr # \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F09  
Situs Address 7060 WAPATO ST NE Franchise Code 19 Year For: 2006-2007  
Owner BOEDIGHEIMER, GARY ALAN  
Notes: \_\_\_\_\_

**Land Segments**

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	RREST	RURAL RESTRICTIVE	0.52	<i>OSDF.RUR</i>	

Eff Acres 0.82 Companion Accounts M125294 062W03A 00600

**ROUTING SLIP**

Date 11-9-05 Clerk AB

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

R18206 062W03A 00600 Appr # 19 Date 10-7-05 Prop Class 451 Prop Code F09  
Situs Address 7060 WAPATO ST NE Franchise Code 19 Year For: 2006-2007  
Owner BOEDIGHEIMER,GARY ALAN  
Notes: \_\_\_\_\_

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**Accessory Improvements**

**Out Buildings**

R18206 062W03A 00600 Appr #: 19 Date 1-22-09 Prop Class 451 Prop Code F09  
Situs Address 7060 WAPATO ST NE Franchise Code 19 Year For: 2009-2010  
Owner BOEDIGHEIMER, GARY ALAN  
Notes: own septic but shared well - add OSD, septic only  
RMV Land: 41,760 RMV Imp: 0 RMV Total: 41,760 M50 Total: 34,040

**Accessory Improvements**

**Out Buildings**

R18206 062W03A 00600 Appr #: 19 Date \_\_\_\_\_ Prop Class 451 Prop Code F09  
 Situs Address 7060 WAPATO ST NE Franchise Code 19 Year For: 2009-2010  
 Owner BOEDIGHEIMER, GARY ALAN

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_  
 RMV Land: 41,760 RMV Imp: 0 RMV Total: 41,760 M50 Total: 34,040

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.52	OSD.SBP	

Eff Acres 2.44 Companion Accounts M125294 R18205 062W03A 00600;062W03A 00700;062W03A R18207 00500

Date 1-29-09 Clerk Jane **ROUTING SLIP**

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments This is cycle - right? Is this the land table you want? yes
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Sue 2/2/09
- Reviewed by lead appraiser/comments \_\_\_\_\_

**R18206 062W03A 00600** Prop Class: 451 Prop Code: F09 Fran: 11 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 7060 WAPATO ST NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner BOEDIGHEIMER, GARY ALAN  Pictom Other: \_\_\_\_\_  
 RMV Land: 36,110 RMV Imps: 0 RMV Total: 36,110 M50 Total: 36,110 For: 2019-2020  
 Notes: \_\_\_\_\_

Segment	LTL	LTL	LTL				Land
Class	—	—	—				
Dim/Size	14x18	10x18	14x8				
Foundation	Post	Post	Post				
Exter Wall	—	—	—				
Wall Height	8'	8'	8'				
Inter Finish	—	—	—				
Roof Cover	Bkenam	Metal	Metal				
Roof Style	Shed	Gable	Shed				
Flooring	dirt	dirt	dirt				
Plumbing	—	—	—				
Electric	—	—	—				
Misc.	—	—	—				
Yr Blt	—	—	—				
Eff Yr	2002	2015	1987				
Cond.	—	—	—				
% Good	—	—	—				
% Comp	100	100	100				
Lump Sum	—	—	—				
Except. Code	I/O	New	I/O				

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	0.52		
2	ON SITE DEVELOPMENT	OSD.SEPTIC			
Eff Acres	2.44	Companion Accounts	M125294 R18205 R18207	062W03A 00500	

Zone: EFU

**Routing Slip**

Date: 11/29 Clerk: Amy Clerk Comments: \_\_\_\_\_

Appraiser Response: OK [Signature] 21 12-3-18

Return to appraiser after input 
  Review by lead appraiser [Signature] 29

R18206 062W03A 00600 Prop Class: 451 Prop Code: F09 Fran: 11 Appr #: T-11 Date: 11/19/18  
Situs Address 7060 WAPATO ST NE  TTO  LCB  Insp Cycle  Tags Farm Forest Sales Verif  
Owner BOEDIGHEIMER, GARY ALAN  Pictom Other: \_\_\_\_\_

RMV Land: 36,110 RMV Imps: 0 RMV Total: 36,110 M50 Total: 36,110 For: 2019-2020

Notes: owner denied ext. inspection. Add sess. Pull TAG

estimate LTL 14X18 via Aerial  
LTH 10X18  
LTL 8X14

**Accessory Improvements**

**Out Buildings**

PROPERTY ID & LEGAL DESCRIPTION			
Property ID:	R18206 Active, Rsn: A	Page:	1
Map & Tax Lot:	062W03A 00600	Print Date:	01/29/09
Legal:	ACRES 0.52, MS X# X00095302	Exemption:	
Tax Code:	00100030	Acres:	0.52
Comments:		Eff. Acres:	2.44
Alt. Acct. #:	1-47192000		
Maint. Area:	F220		
Zone:	EFU		
Next Reason:			
Building Permit			
Type	Issue Date	Appr.	Permit #
IMPROVEMENT CHARACTERISTICS			
6. Foundation		17. Ext. Comp.	
7. Ext. Wall		18. Electric	
8. Int. Finish		19. Bedrooms	
9. Roofing		26. Shape	
10. Roof Style		Perimeter	
11. Flooring		Docks	
12. Plumbing		Units	
13. HVAC		Beds	
14. Fireplace		GA Sewer	
15. Rooms		GA Road Access	
16. Int. Comp.			

PROPERTY REMARKS											
<b>Gen. App. Notes:</b>											
<b>Imp. Notes:</b>											
<b>Land Notes:</b> 06-07: RECALC SETUP, APPR NO 19, 10/7/05											
<b>Building Permit Comments:</b>											

ACCT. DETAILS				OWNER NAME & ADDRESS			
Neighborhood:	CENT. RUR	BOEDIGHEIMER, GARY ALAN		7020 WAPATO ST NE		SALEM, OR 97305	
Appraiser:	19					ID:23368	
Property Class:	451						
Property Code:	F09	Situs:		7060 WAPATO ST NE		SALEM, OR 97305	
Last Appraised:	01/22/09						
VALUE HISTORY							
Year	Imp.	Land	Total Mkt.	Total Assd.	1st Imp	Current	Mthd
2008		41760	41760	33,050			
2007		64640	64640	33,090			
2006		64640	64640	31,160			
2005		32290	32290	30,260			
2004		32290	32290	29,380			
2003		28240	28240	27,700			
2001		27690	27690	26,900			
ASSESSMENT INFORMATION							
RMV	Measure 50	Except.	Sp. Use				
Imp.	Prev. Assd.	33,050	Ratio	RMV			
Land	40,540	MAV Bal.	Ex. MAV	SAV			
Total	40,540	M50 MAV +3%	34,040	Max Assd Value	34,040		
Exception I.D.	Tax Year	Code	Exception				
E1	2009	OSD	6,500				
APPEAL HISTORY							
Roll ID	Appeal Value	Status	Decision	Date	Final Value		
SALES HISTORY							
Sale Date	Price	Document	Type	Deed Date	C. Code		
02/25/85	10,000*	03990149 0* 07140800	06		RD DE		
Living Area	Total Rep Cost New	Total Dep	Dep Tbl	Misc Cd	Zoning		
					EFU		

IMPROVEMENT DESCRIPTION	Seg.	Type	Mthd	Class	Dimensions	Area	Unit Price	Rep Cost New	Yr Eff	Yr Act	% Good	Adjustments	Nbhd	Total	Final Value	
LAND DESCRIPTION	Type	Land Table	Mthd	Acres	Unit Price	Adjustments			Nbhd Adj	Total Adj	Final Value	S	Code	Mthd	Unit Price	S.U. Mkt. Value
RURAL RESTRICTIVE	RRE	008C	A	0.52 A	65452	Trend: 1997 CVTR 106.04 ;1998 131-04H 110 ;1999 501-COUNTYWIDE 109 100;2000 491-COUNTYWIDE 106 100;2001 491-COUNTYWIDE 103 100;2002 501-COUNTYWIDE 102 100;2003 103.LAND 103 100;2004 111.LAND 111 100;2005 100.LAND 100 100;2006 100.					34,040	P				
<b>TOTAL Land Value</b>	40,540		Total Acres	0.52	<b>TOTAL Imp Value</b>			<b>TOTAL Value</b>			40,540	<b>TOTAL SU MKT VALUE</b>				

M A R I O N  
 C O U N T Y  
 A P P R A I S A L  
 R E C O R D

PROPERTY ID & LEGAL DESCRIPTION						
Property ID:	R18206 Active, Rsn: A	Page:	2	<b>Gen. App. Notes:</b>		
Map & Tax Lot:	062W03A 00600	Print Date:	01/29/09			
Legal:	ACRES 0.52, MS X# X00095302	Exemption:				
Tax Code :	00100030	Acres:	0.52	Eff. Acres:	2.44	
Comments:						
Alt. Acct. # :	1-47192000	<b>Imp. Notes:</b>				
Maint. Area:	F220					
Zone:	EFU					
Next Reason:						
Building Permit						
Type	Issue Date	Appr.	Chk Date	% Com	Permit #	Status

PROPERTY REMARKS									
<b>Gen. App. Notes:</b>									
<b>Imp. Notes:</b>									
<b>Land Notes:</b> 06-07: RECALC SETUP, APPR NO 19, 10/7/05									
<b>Building Permit Comments:</b>									

ACCT. DETAILS		OWNER NAME & ADDRESS	
Neighborhood:	CENT.RUR	BOEDIGHEIMER, GARY ALAN	
Appraiser:	19	7020 WAPATO ST NE	
Property Class:	451	SALEM, OR 97305	
Property Code:	F09	ID:23368	
Last Appraised:	01/22/09	Situs:	7060 WAPATO ST NE
			SALEM, OR 97305

VALUE HISTORY					
Year	Imp.	Land	Total Mkt.	Total Assd.	1st Imp Current Mthd
2008		41760	41760	33,050	
2007		64640	64640	2,090	
2006		64640	64640	1,160	
2005		32290	32290	0,260	
2004		32290	32290	0,380	
2003		29090	29090	0,530	
2002		28240	28240	1,700	
2001		27690	27690	2,900	

ASSESSMENT INFORMATION					
RMV	Measure 50	Except.	Sp. Use		
Imp.	Prev. Assd.	33,050	Ratio		RMV
Land	MAV Bal.		Ex. MAV		SAV
Total	M50 MAV +3%	34,040	Max Assd Value		34,040
Exception I.D.	Tax Year	Code	Exception		
E1	2009	OSD			6,500

APPEAL HISTORY					
Roll ID	Appeal Value	Status	Decision	Date	Final Value

SALES HISTORY					
Sale Date	Price	Document	Type	Deed Date	C. Code
02/25/85	10,000*	03990149	06		RD
		0* 07140800			DE

Living Area	Total Rep Cost New	Total Dep	Dep Tbl	Misc Cd	Zoning
					EFU

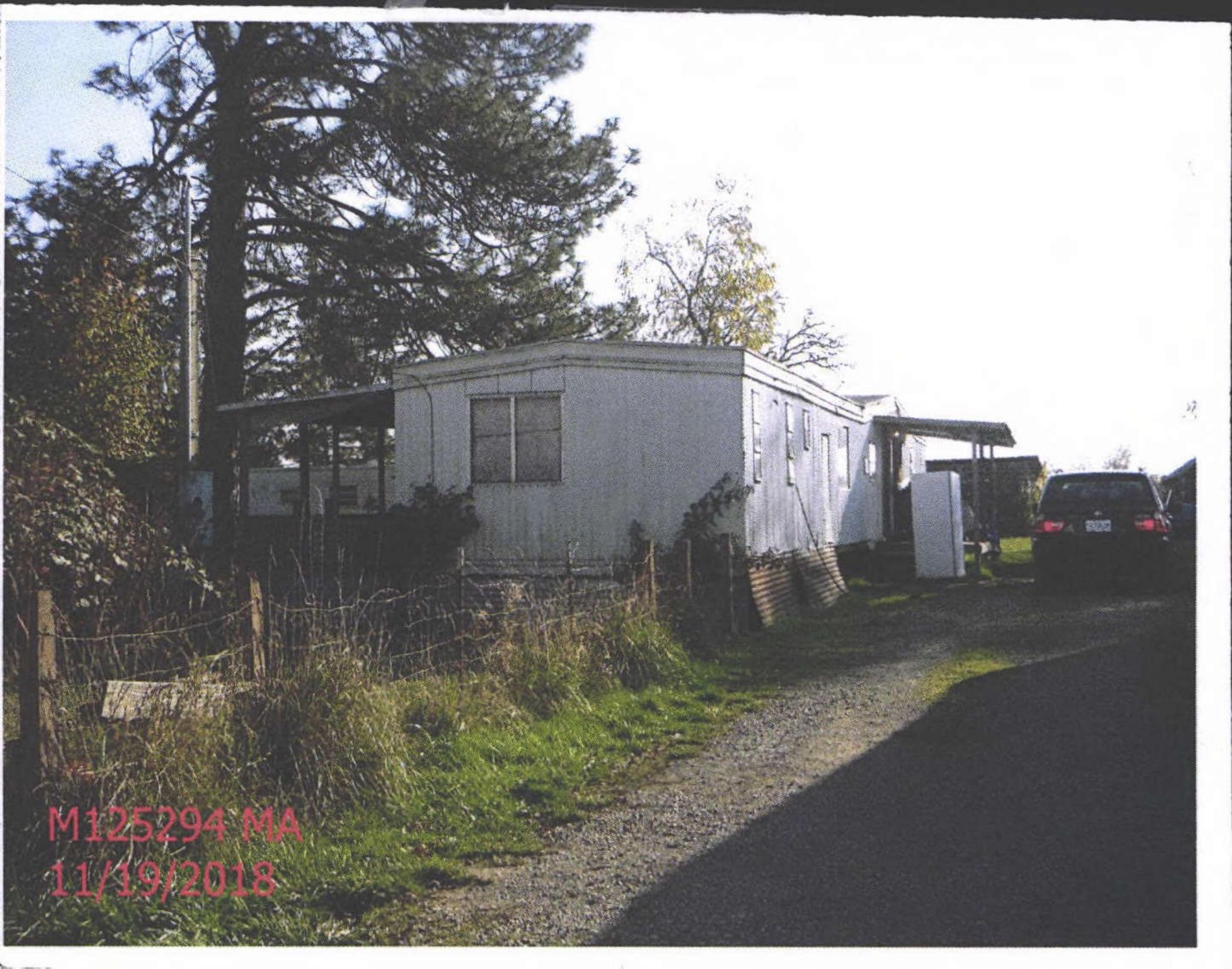
IMPROVEMENT CHARACTERISTICS											Adjustments				Nbhd	Total	Final Value	
IMPROVEMENT DESCRIPTION	Seg.	Type	Mthd	Class	Dimensions	Area	Unit Price	Rep Cost New	Yr Eff	Yr Act	% Good							
6. Foundation					17. Ext. Comp.													
7. Ext. Wall					18. Electric													
8. Int. Finish					19. Bedrooms													
9. Roofing					26. Shape													
10. Roof Style					Perimeter													
11. Flooring					Docks													
12. Plumbing					Units													
13. HVAC					Beds													
14. Fireplace					GA Sewer													
25. Rooms					GA Road Access													
16. Int. Comp.																		

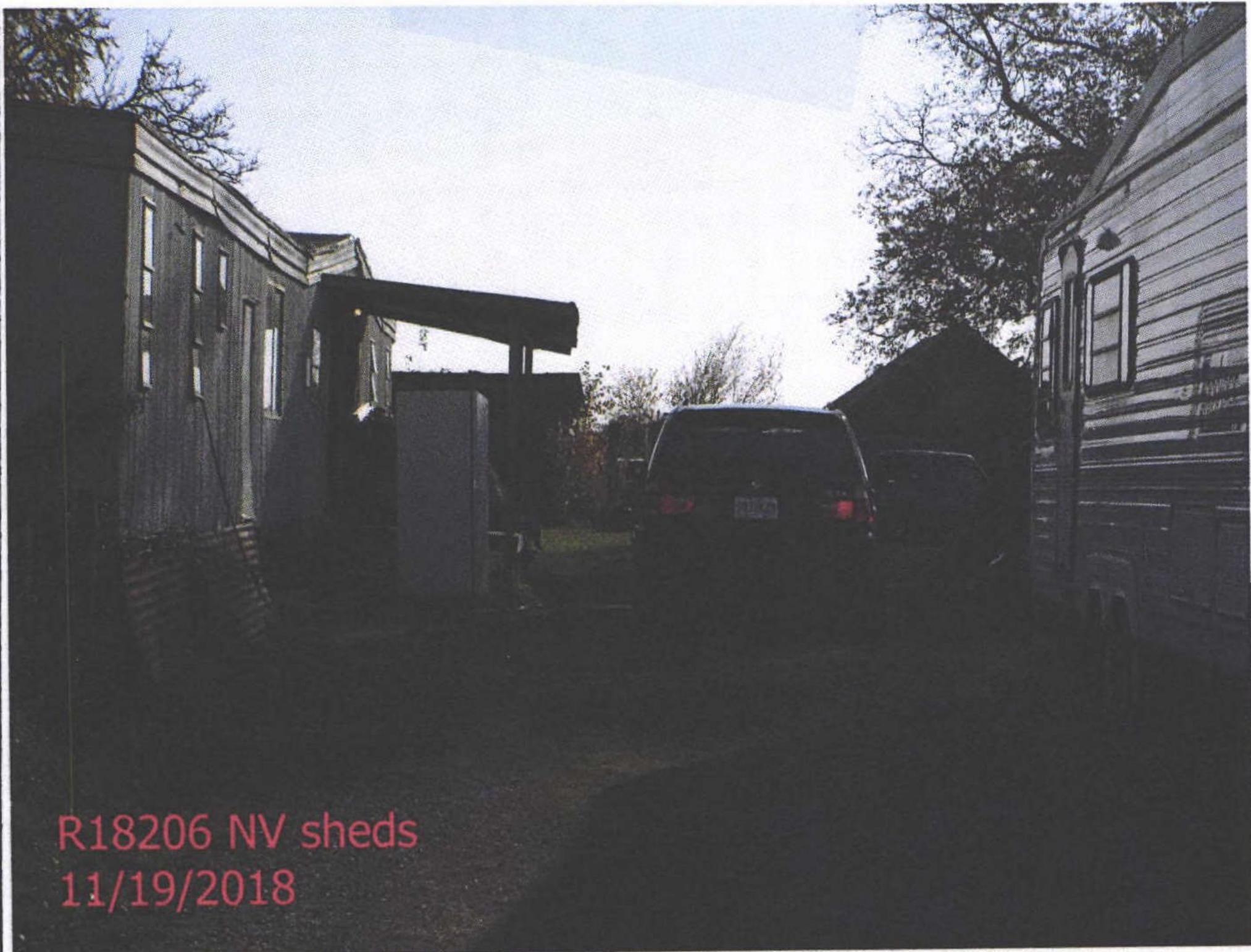
LAND DESCRIPTION		Type	Land Table	Mthd	Acres	Unit Price	Adjustments				Nbhd Adj	Total Adj	Final Value	S	Code	Mthd	Unit Price	S.U. Mkt. Value
Continued from Page 1 ON SITE DEVELOPMENT		OSD	OSD.SEP	LT	A	6500LT	LAND 100 100;						6,500	P				
<b>TOTAL Land Value</b>		40,540		Total Acres	0.52	<b>TOTAL Imp Value</b>				<b>TOTAL Value</b>			40,540	<b>TOTAL SU MKT VALUE</b>				



11 13 '95



M125294 MA  
11/19/2018



R18206 NV sheds  
11/19/2018