

Acct ID: 519896 MTL: 063W24AC00900 Date: **5/29/25** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401
 Situs: 2995 QUINABY RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 56436 Year: 2024

Last Date Appraised: 07/26/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: BRISKI, DAVID O Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP

RMV Land: 145870 RMV Imp: 73190 RMV Total: 219060 MAV: 124750 MSAV: 0 SAV: 0

Comment: **Recent Appraisal S.V**

Notations

No notation data available.

No changes

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	01410	0

Land

Site: 1 Code Area: 01410 Size: 0.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 110870 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 19-20: PER #10 CHG OSD / 06-07: RECALC SETUP, APPR NO 10, 10/17/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 121 + Year Blt: 1920 Eff Year Blt: 1909 Sq.Ft: 800 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 46700
 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
First Floor	2 +	Finished	800	2	FB-1	1920	1909	ROOF, HVAC, KIT+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	2	244	1909	671	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 2003 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 14800
 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
General Purpose Bldg	6	Finished	864	0	0	1985	2003	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 355 Year Blt: 1985 Eff Year Blt: 2003 Sq.Ft: 300 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 30x10 RMV: 1460
 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
Lean-to Heavy Duty	4	Finished	300	0	0	1985	2003	FAIR	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: 2003 Eff Year Blt: 2003 Sq.Ft: 600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 20x30 RMV: 10230
 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	600	0	0	2003	2003	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	5	2500	1988	2920	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34AC00900

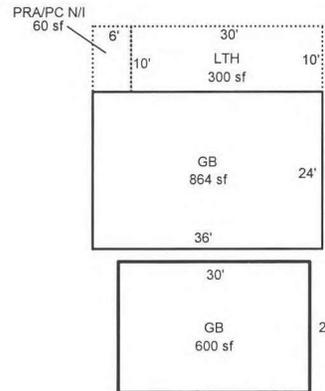
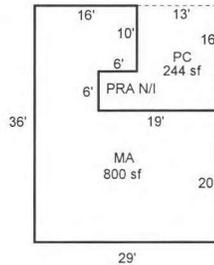
File No R19896

SUBJECT

Property Address	2995 QUINABY RD NE		
City	SALEM	County	MARION
		State	OR
Zip	97303		
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH

R19896
063W24AC00900
SCALE=1:30
➔



4X8 N/I

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	800	142	800
GBA1	GB	1.00	864	120	1824
	PRA/PC N/I	1.00	60	32	
CD	LTH	1.00	300	80	244
	GB	1.00	600	100	
	PC	1.00	244	70	
Net LIVABLE Area		(rounded w/ factors)	800		
Net BUILDING Area		(rounded w/ factors)	1824		

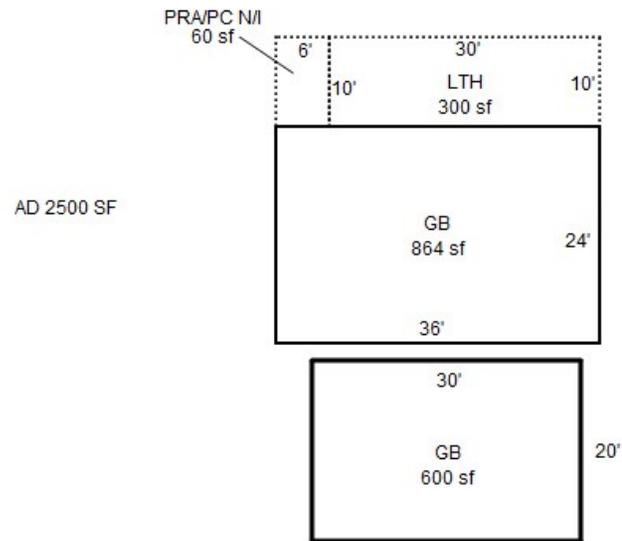
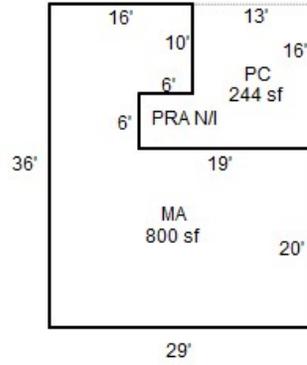
Comment Table 1

DRAWN BY JRONDEMA 10/18/17
UPDATED BY CHRIS 9/25/19

Comment Table 2

Comment Table 3

R19896
 063W24AC00900
 SCALE=1:30

4X8 N/I



R19896

24AC063W
063W-24AC-00900
131 (401) 0-4H F21
THOMPSON, DOROTHY R

48708-000
001-00-21-0

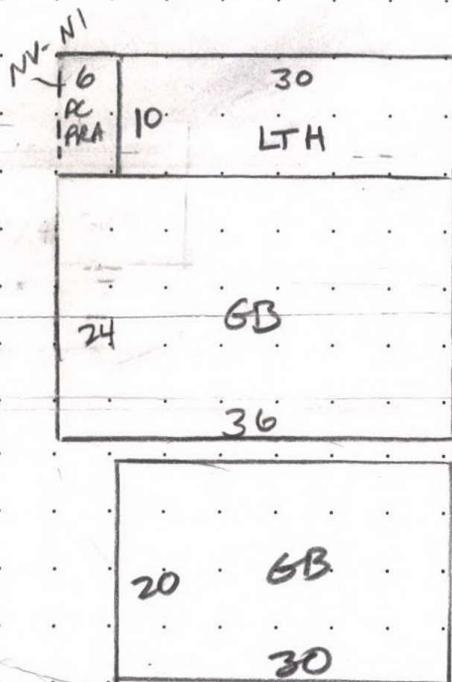
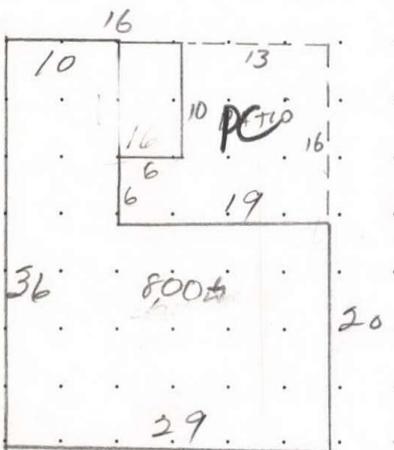
.55 ACRES
ANNEXATION NO 91-632
ANNEXATION NO 92-689

2995 QUINABY RD NE
V0032P0164RD

07/27/95

ACCT. NO. 6744-000

MAP NO. 24A-6-3W



1577
 $10 \times 36 = 360$
 $19 \times 20 = 380$
 $6 \times 10 = 60$

 $= 800$

IRREG
 2500 #
 AD

NV
 NI 4XB
 SMD

GRAVEL LAWE TO TL 700, 500 + 400
 RXR TRACKS

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
7-21-81	RU.	800 #
8-28-87	76DN	
5-22-96	Reyes	800 #
8-29-08	19 Jul	
7-26-19	610	CYCLE

R19896 063W24AC00900 Prop Class: 401 Prop Code: F21 Fran: 11 Appr #: 10 Date: 7-26-19

Situs Address 2995 QUINABY RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner THOMPSON, DOROTHY R Pictom Other: _____

RMV Land: 135,700 RMV Imps: 68,100 RMV Total: 203,800 M50 Total: 107,640 For: 2019-2020

Notes: PLEASE MAKE NOTED CHANGES

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ~~COMP~~ *ARCOMP* Int Comp: RNG;H&F Adj: RLCM2;R2+QLTY
Class: 2 Roof: _____
Area: 800 Eff: 800 Flooring: _____
Dimens: x Plumbing: BATH1 Electrical: _____
Found: Heat/AC: FA Bedrooms: 2 *1909* Qty: _____
Ex Wall: Fireplace: _____ Year: 1920 Eff: 1930 % Comp: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 43,760 Adj: _____
Exc Code: *110* Comment/Adj: *DEF MAINT OBSERVED* L/S: _____

Accessory Improvements

Seg: 1.2 YISA RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 8,550
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BUILDING
Method: F09 Roof Cover: ~~COMP~~ *MEMP* Int Comp: _____ Adj: FLCM
Class: 6 Roof Style: GABLE
Area: 864 Eff: 864 Flooring: CONC
Dimens: 36 x 24 Plumbing: _____ Electrical: 110V *2003* % Comp: _____
Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall 8FT;PLYWD Fireplace: _____ Year: 1985 Eff: 2001 Value: 11,990
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

Seg: 3.1 MP LTH MP
Method: F09 Roof Cover: ~~COMP~~ *ARCOMP* Int Comp: _____ Adj: FLCM
Class: ~~5~~ *300* Roof Style: SHED
Area: ~~360~~ *300* Eff: ~~360~~ *300* Flooring: DIRT
Dimens: ~~36~~ *30* x 10 Plumbing: _____ Electrical: 110V *2003* % Comp: _____
Found: FRAME Heat/AC: _____ Bedrooms: _____ Func: _____
Ex Wall 8FT;PLYWD Fireplace: _____ Year: 1985 Eff: 2001 Value: 3,800
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: *EMOV* Comment/Adj: _____

R19896 063W24AC00900 Prop Class: 401 Prop Code: F21 Fran: 11 Appr #: _____ Date: _____

Situs Address 2995 QUINABY RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner THOMPSON,DOROTHY R Pictom Other: _____

RMV Land: 135,700 RMV Imps: 68,100 RMV Total: 203,800 M50 Total: 107,640 For: 2019-2020

Notes: _____

Segment	PC	GB	AD	Land
Class		5		
Dim/Size	13x16	20x30	2500A	
Foundation	6x6	FRAME	FRAG	
Exter Wall		FBRGLAS		
Wall Height		8'		
Inter Finish				
Roof Cover		MEML		
Roof Style		ARCH		
Flooring		ASPH		
Plumbing				
Electric				
Misc.				
Yr Blt				
Eff Yr	1909	2003	1988	
Cond.				
% Good			40%	
% Comp				
Lump Sum				
Except.Code	1/0	NEW	NEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.55		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres: _____ Companion Accounts: **F**

Zone: AR

Date: 8/22 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser

EW 9.4.19

R19896 063W24AC00900 Appr #: _____ Date _____ Prop Class 401 Prop Code F21
 Situs Address 2995 QUINABY RD NE Franchise Code 19 Year For: 2008-2009
 Owner THOMPSON,DOROTHY R
 Notes: _____

RMV Land: 151,510 RMV Imp: 39,550 RMV Total: 191,060

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 AT MKT	009C	.55		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.55 **Companion Accounts**

Date 9/3/08 Clerk Jane **ROUTING SLIP**

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 _____

R19896 063W24AC00900 Appr #: 19 Date 8-29-08 Prop Class 401 Prop Code F21
 Situs Address 2995 QUINABY RD NE Franchise Code 19 Year For: 2008-2009
 Owner THOMPSON, DOROTHY R
 Notes: NOH LCR

RMV Land: 151,510 RMV Imp: 39,550 RMV Total: 191,060

Seg. Type MA Segment # 1.1 Class 2 Area 800 Eff Area 800 Length Width
 Roof Cover COMP Plumbing BATH1
 Heat FA Fireplace 1930 Inter. Comp
 Bedrooms 2 Year Built 1920 Eff. Year Built 1920 Cond. P F (A) G E
 Adj Codes RLCM2 Qty 2+ % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments no exterior updates

Accessory Improvements

Seg. Type PC Segment # 1.2 Area 244 Length Width
 Cond. P F A G E Year Built 1920 Eff. Year Built: 1920 % Comp ___ Econ ___
 Seg. Type FN Segment # 3.1 Area Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___
Has AD

Out Buildings

Seg. Type GB Segment # 2.1 Class 6 Area 864 Length 36 Width 24
 Foundation CONC Ex. Wall 8FT;PLYWD Height
 Roof Cover COMP Roof Style GABLE Floor CONC Plumbing 2001
 Heat Int. Comp. Elect. 110V Yr. Blt. 1985 Eff. Yr. Blt: 1985
 Cond. P F (A) G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type LPH MP Segment # 4.1 Class 5 Area 360 Length 36 Width 10
 Foundation FRAME Ex. Wall 8FT;PLYWD Height
 Roof Cover COMP Roof Style SHED Floor DIRT Plumbing 2001
 Heat Int. Comp. Elect. 110V Yr. Blt. 1985 Eff. Yr. Blt: 1985
 Cond. P F (A) G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments Enclosed







7/26/2019

R19896 30x30 GB-2

7/26/2019



7/26/2019
R19896 20x30 GB-1

7/26/2019



7/26/2019
R19896 24x36 GB Front

7/26/2019



7/26/2019

R19896 24x36 GB 10x36 LTH

7/26/2019



7/26/2019

R19896 MA Rear Side-2

7/26/2019



7/26/2019

R19896 MA Rear Side-3

7/26/2019



7/26/2019

7/26/2019

R19896 MA Front End