

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/29/2025

Acct ID: 560576 MTL: 093W10C000200 Date: 10/9/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 10555 OAK DR SE SALEM OR 97306 MaSaNh: 06 06 005 Unit: 105116 Year: 2025

Last Date Appraised: 02/03/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: KAMENCA, ANDREA Last Sales Date: 06/12/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 396400

RMV Land: 431950 RMV Imp: 409200 RMV Total: 841150 MAV: 396400 MSAV: 0 SAV: 0

Comment:

MLS: 826135 \$10K seller credit

SALE CODE 30

DOM 99

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1	Code Area: 14530	Size: 6.05 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 381950	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: 08-09: LAND SEG CONSOLIDATION// 2003-04 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 131 +	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 3501	% Complete: 100.00
Desc: One Story Only				Dimensions:	RMV: 392880	
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	3 +	Finished	3501	3	FB-3	1976	1976	KIT-, FP - 3, ROOF, BATH - 3, HVAC	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
DECK	3	1000	1997	17400	1	Exception: Y N
PATIO	3	822	1997	3933	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	1146	1997	28914	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 864	% Complete: 100.00
Desc: General Purpose Building (GB)				Dimensions: 36x24	RMV: 3980	
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	864	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 48	% Complete: 100.00
Desc: Accessory Improvements & Misc.				Dimensions: 8x6	RMV: 0	
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	
Pump House	0	Finished	48	0	0	0	0		Exception: Y N

Accessories NO VALUE

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

Bldg: 4	Code Area: 14530	Stat Class: 351	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 960	% Complete: 100.00
Desc: General Purpose Building (GB)				Dimensions: 40x24	RMV: 12340	
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	960	0	0	1999	1999	AVG	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

Parcel No R60576

File No 093W10C 00200

Property Address 1055 Oak Dr SE

City Salem

State OR

Zip 97306

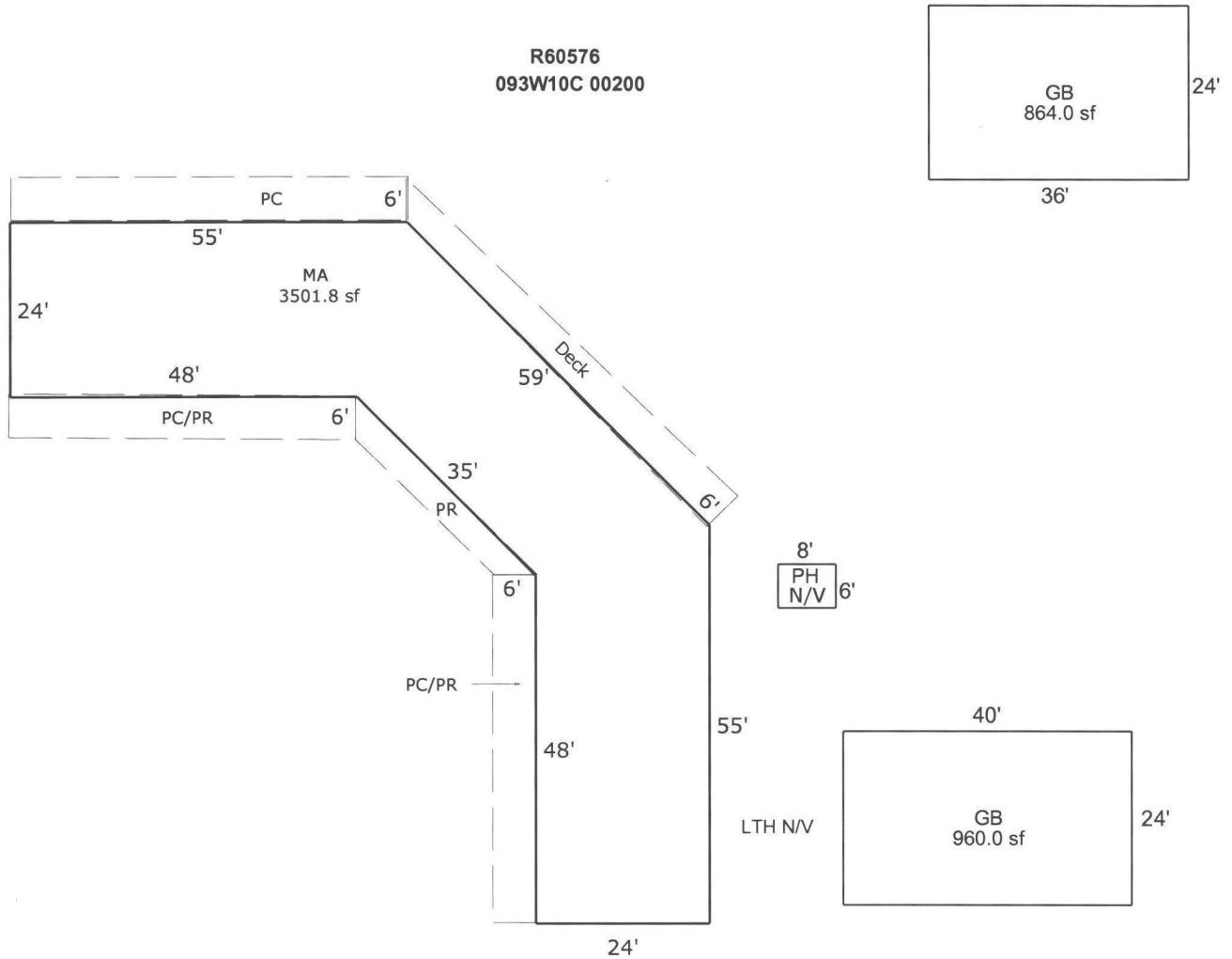
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3501.8	348.0	3501.8
P/P	PC	1.00	330.0	122.0	
	PC/PR	1.00	288.0	108.0	
	PR	1.00	131.5	74.0	
	PC/PR	1.00	288.0	108.0	
	Deck	1.00	314.3	134.3	1351.8
OTH	GB	1.00	960.0	128.0	
	PH	1.00	48.0	28.0	
	GB	1.00	864.0	120.0	1872.0
Net LIVABLE Area (rounded w/ factors)					3502

Comment Table 1

Apex 1/5/2010 Jane
Updated by SH 12-28-10
Edited by Jane 3/7/2011

Comment Table 2

GRH 10/09/25

Comment Table 3

Sales L4

AREA CALCULATIONS