

Acct ID: 518659 MTL: 062W08DD00600 Date: 11/7/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 9451 54TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 90815 Year: 2025

Last Date Appraised: 09/03/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: KUSCHNICK, GENE & KUSCHNICK, SALLY Last Sales Date: 03/12/2004 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 277640
 RMV Land: 207380 RMV Imp: 295020 RMV Total: 502400 MAV: 277640 MSAV: 0 SAV: 0

Comment: Lady I talked said she is not the owner

OSDs Add solar 100%, update inv

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 0.72 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2Bd Value Source: Rural at MKT Description: RMV: 157380 Exception: Y N
 Adjustment(s): gsoil Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 32, 10/4/05 08-09: PER #19, PART TOTAL R18657 & R18659 DUE TO UNBUILDABLE STATUS OF SMALLER TAXLOT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 131 + Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1814 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 268680
 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	3 +	Finished	1814	3	FB-1/ HB-1	1992	1992	HVAC+, KIT, BTH - 1, BATH - 1, ROOF, FP - 1	Y N
Garage Attached	3	Finished	420	0	0	1992	1992	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	756	1992	2064	1	Y N
DECK	3	240	1992	4435	1	Y N
PATIO	3	120	1992	554	1	Y N
ROOF EXTENSION OR PATIO COVER	3	120	1992	2923	1	Y N
ROOF EXTENSION OR PATIO COVER	3	240	1992	5846	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 900 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 13910
 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	5	Finished	900	0	0	2004	2004	FAIR <u>Average</u>	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>part of YI</u>	5	450	2004	1485	1	Y N

Bldg: 3 Code Area: 01410 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 900 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: RMV: 12430
 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	5	Finished	900	0	0	2004	2004	FAIR <u>Average</u>	Y <u>N</u>

Accessories

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

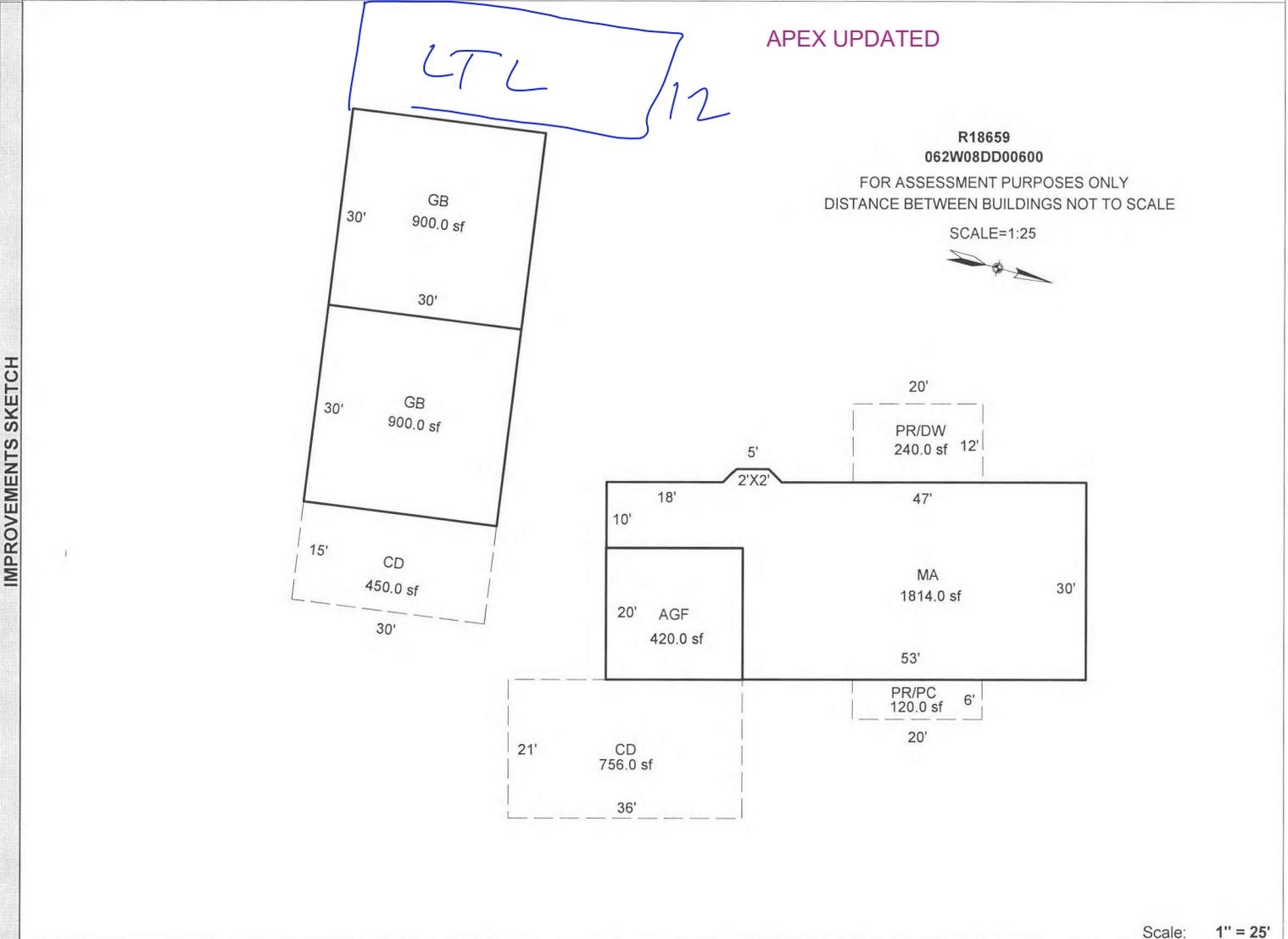
Add LTL 35x12 I/O missed in 2019 - EYB

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W08DD00600

File No R18659

SUBJECT	Property Address 9451 54TH AVE NE
	City SALEM State OR Zip 97305
	Owner
	Client
	Appraiser Name



Scale: 1" = 25'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY AC 6/10/10 UPD BY PH 09.23.19 Comment Table 2 Comment Table 3 09.09.19 SR #94 CYCLE <i>GBH 11/7/25</i> <i>Tags LZ</i>	
	GLA1	MA	1.00	1814.00	209.7	1814.00		
	GBA1	GB	1.00	900.00	120.0			
		GB	1.00	900.00	120.0	1800.00		
	GAR	AGF	1.00	420.00	82.0	420.00		
	YI1	CD	1.00	756.00	114.0			
		CD	1.00	450.00	90.0			
		PR/DW	1.00	240.00	64.0			
		PR/PC	1.00	120.00	52.0	1566.00		
	Net LIVABLE Area		(rounded w/ factors)		1814			
	Net BUILDING Area		(rounded w/ factors)		1800			



11.07.25