

Acct ID: 558766 MTL: 082W04A000400 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 1628 SONYA DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 118890 Year: 2025

Last Date Appraised: 09/13/2019 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: CAVALIERE JAMES ANDREW Last Sales Date: 05/20/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 358500
 RMV Land: 276860 RMV Imp: 479380 RMV Total: 756240 MAV: 358500 MSAV: 0 SAV: 0

Comment: SV, upd Inv

MLS: 731872
DOM: 57
Code: 20

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92410	0

Land

Site: 1 Code Area: 92410 Size: 1.24 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 216860 Exception: Y N
 Adjustment(s): 4HD 0.73 2HD 0.51 Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 151 Year Blt: 1976 Eff Year Blt: 1990 ✓ Sq.Ft: 1904 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 462020 ✓
 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	5	Finished	1904	3	FB-2/ HB-1	1976	1990	FP - 2, ROOF, HVAC+, KIT, BATH - 2, BTH - 1	Y N
Garage Attached	5	Finished	506	0	0	1976	1990	ROOF	Y N

Accessories

YISA

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	1368	2011	3858	1	Y N
ASPHALT DRIVEWAY	5	1600	2011	4512	1	Y N
CONCRETE DRIVEWAY	5	1755	1976	4334	1	Y N
PATIO	5	56	2011	290	1	Y N
PATIO	5	85	2011	455	1	Y N
PATIO	5	160	2011	827	1	Y N
PATIO	5	180	2011	931	1	Y N
PATIO	5	236	2011	1220	1	Y N
ROOF EXTENSION OR PATIO COVER	5	160	2011	4362	1	Y N
ROOF EXTENSION OR PATIO COVER	5	180	2011	4907	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1020 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 17360 ✓
 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	720	0	0	1998	1998	FAIR	Y N
Finished Office	6	Finished	300	0	0	2011	2011	<u>EXC</u>	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **082W04A 00400**

File No **R58766**

SUBJECT

Property Address **1628 SONYA DR SE**

City **SALEM**

State **OR**

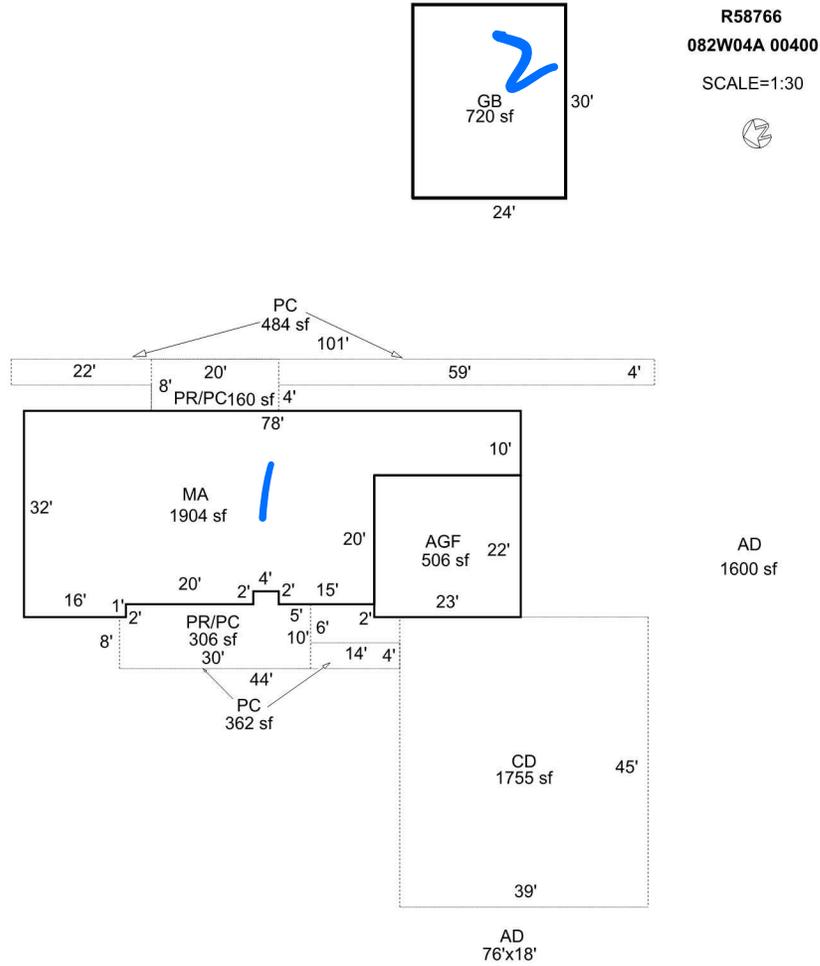
Zip **97317**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1904	224	1904
GBA1	GB	1.00	720	108	720
GAR	AGF	1.00	506	90	506
YI1	PC	1.00	484	218	
	PR/PC	1.00	160	56	
	PC	1.00	362	112	
	PR/PC	1.00	306	84	1312

Net LIVABLE Area (rounded w/ factors) 1904
 Net BUILDING Area (rounded w/ factors) 720

Comment Table 1

APEXED BY NRC 07/07/2009
 UPD BY PH 03.09.20

Comment Table 2

09.13.19 WV #06

JSS 11.7.25 SV LY

Comment Table 3

CYCLE & S.V.