

Summary

WW 10/30

Lead Appr: Clerk: Lead Clerk: Appr: MDL Taped

Print Date:

9/29/2025

Acct ID: 559224 MTL: 082W23B002400 Date: 10/20/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401
Situs: 7482 RAYONA DR SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 126082 Year: 2025

Last Date Appraised: 01/29/2018 Appraiser: MATT LORD Tag: Y N Tag info:

Owner: LYNCH, ANDREW Last Sales Date: 05/09/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 378510

RMV Land: 313000 RMV Imp: 424760 RMV Total: 737760 MAV: 378510 MSAV: 0 SAV: 0

Comment: 30

OSDs 25-26 SALES MLS 828805 Dam 194

Table with 6 columns: Count, Code, Description, RMV, Code Area, Exception. Row 1: 1, MKTA, OSD - AVERAGE, 50000, 05558, 0

Land

Site: 1 Code Area: 05558 Size: 2.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 263000 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 2002-03 REAPPRAISAL. //04-05: LAND SCHEDULE CHANGE FOR RECALCULATION BY #29_

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 Year Blt: 1977 Eff Year Blt: 1994 Sq.Ft: 2472 % Complete: 100.00
Desc: One Story with basement Dimensions: RMV: 413120
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. Rows for First Floor, Basement, Garage Basement.

Accessories

Table with 7 columns: Description, Class, Size SqFt, Eff Yr Blt, RMV, Quantity, Exception. Rows for DECK, YARD IMPROVEMENTS GOOD.

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1080 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 30x36 RMV: 11640
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

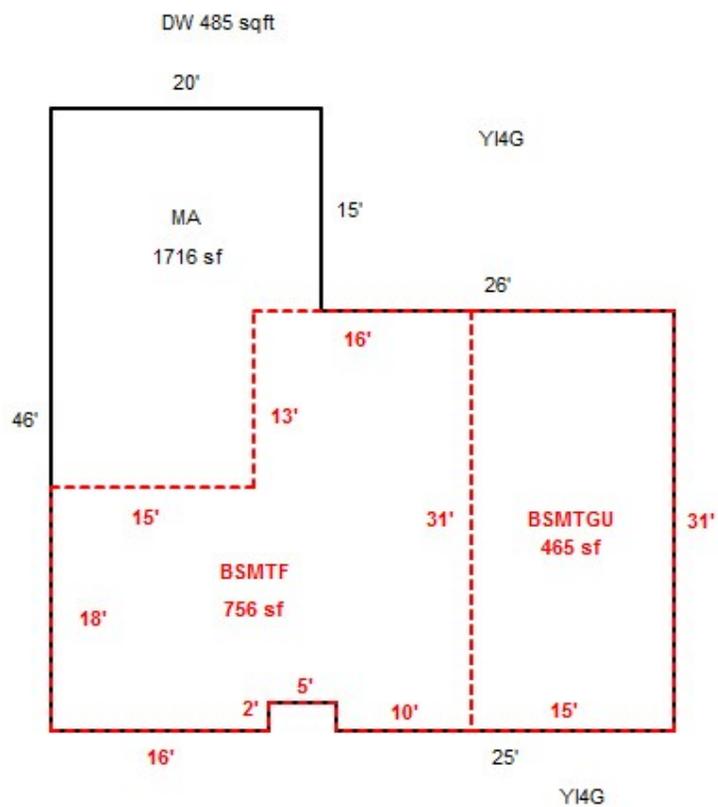
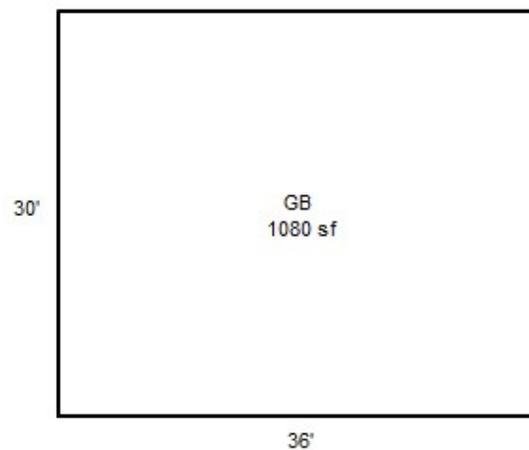
Floors

Table with 10 columns: Type, Class, Display Group, Floor Size, Beds, Baths, Yr Blt, Eff Yr Blt, Inventory, Exception. Row for General Purpose Bldg.

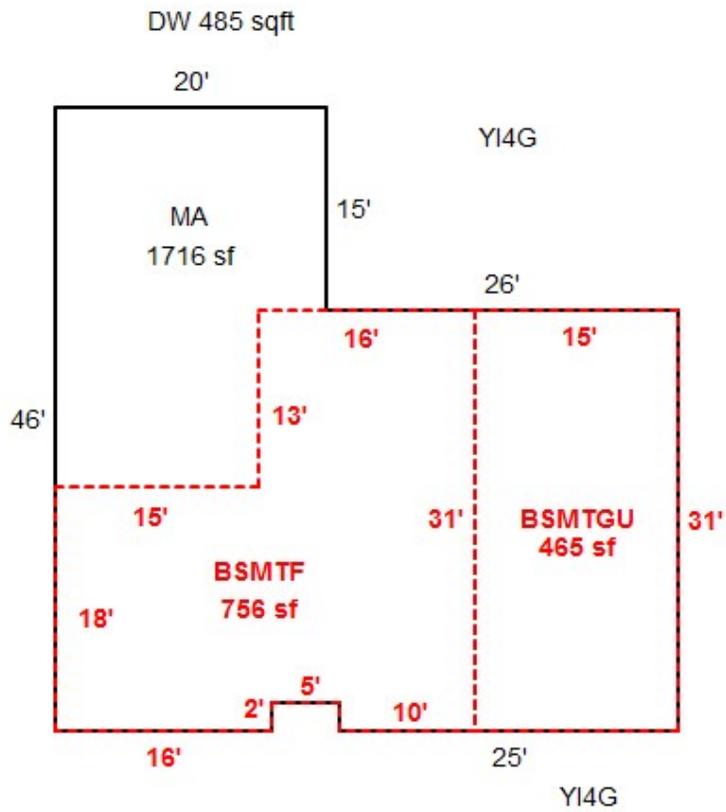
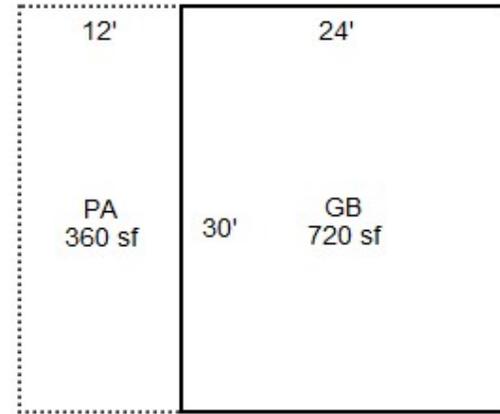
Accessories

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

R59224
082W23B 02400
SCALE=1:20



R59224
082W23B 02400
Scale=1:20



1-29-18

R59224 MA & GB5 30x36



1/21/2018



082W23B 02400
401 01D F43
00560050

R59224

KRASSIN, DOUGLAS D & PEGGY A
2.03 Acres
7482 RAYONA DR SE

1/30/02

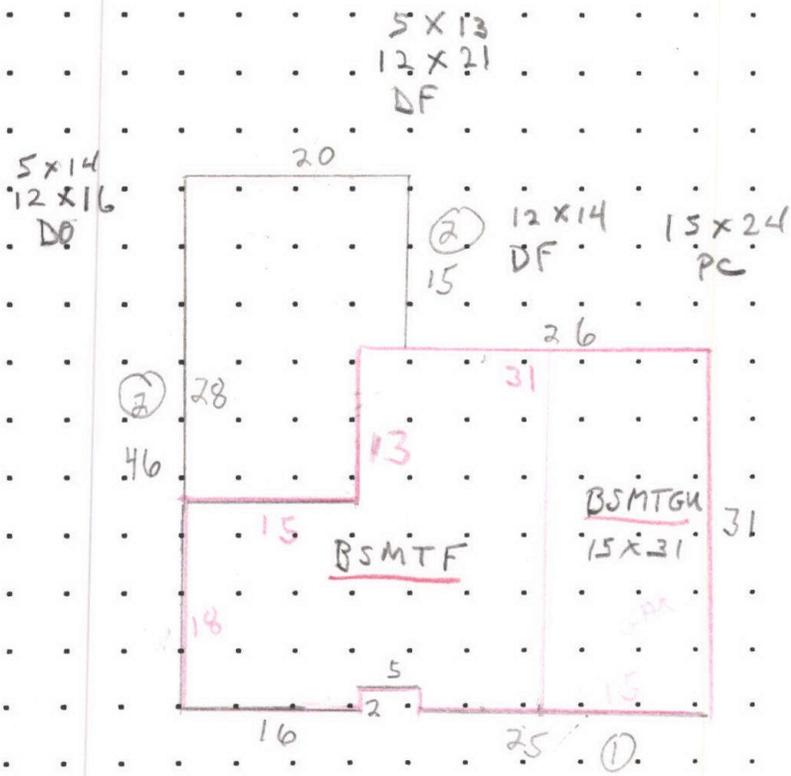
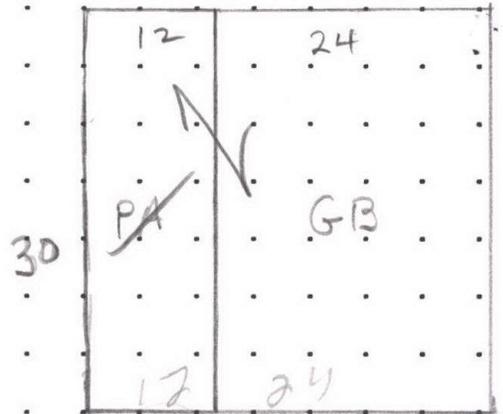
R 59224

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74300-010

MAP NO: 23 B-8-3W

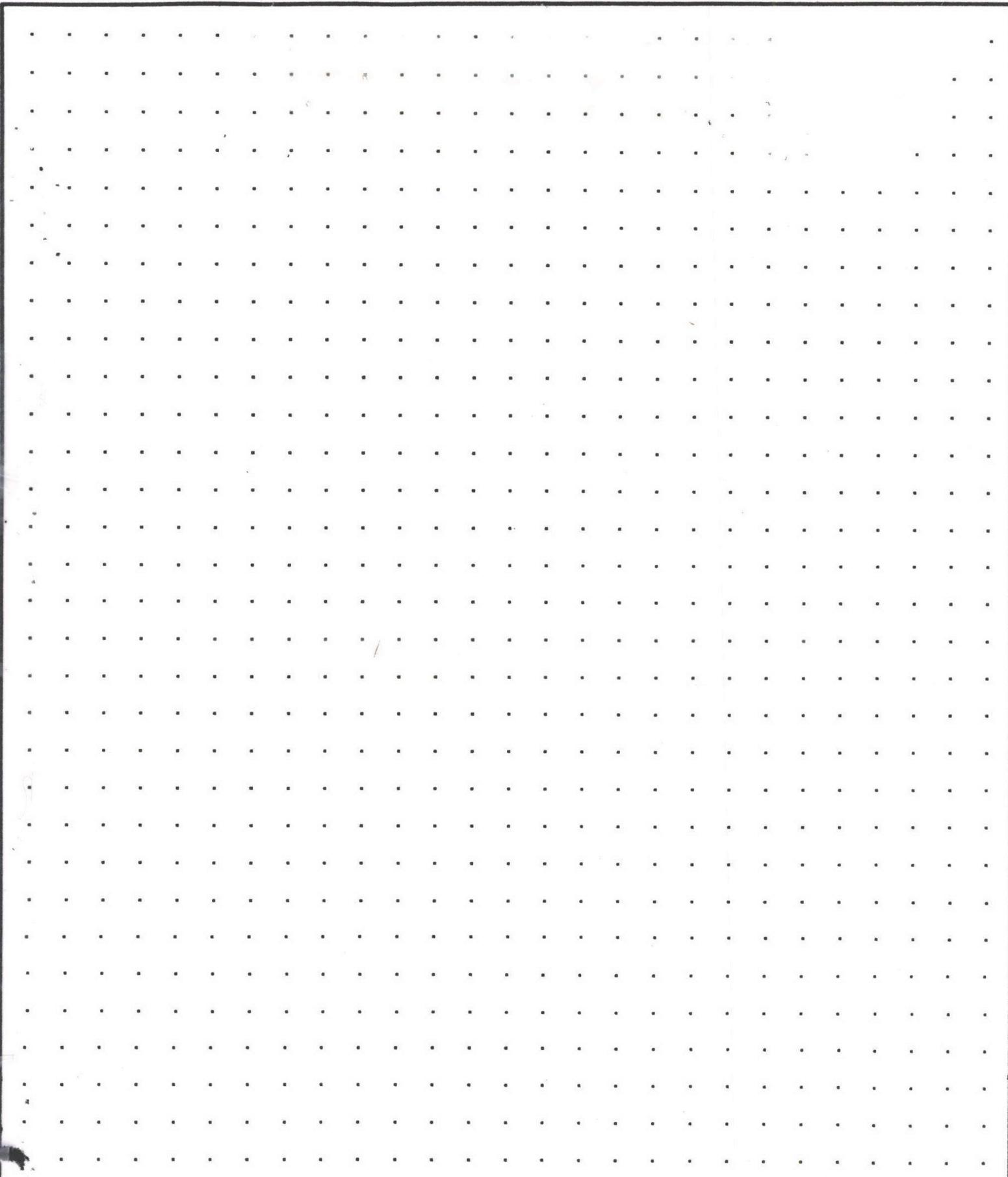
TAX LOT: 2400



CALCULATIONS: B $(15 \times 18) + (31 \times 31) - (2 \times 5) = 1221$ ^{BSMT Total} → BSMTGU = $15 \times 31 = 465$ #
 M $(46 \times 46) - (2 \times 5) - (15 \times 26) = 1716$ → BSMTGF = 756 #

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 1977	ADDRESS: 7482 RAYONA DR SE	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
2/27/02	SZ				
5-17-02	CO 25				



CALCULATIONS:

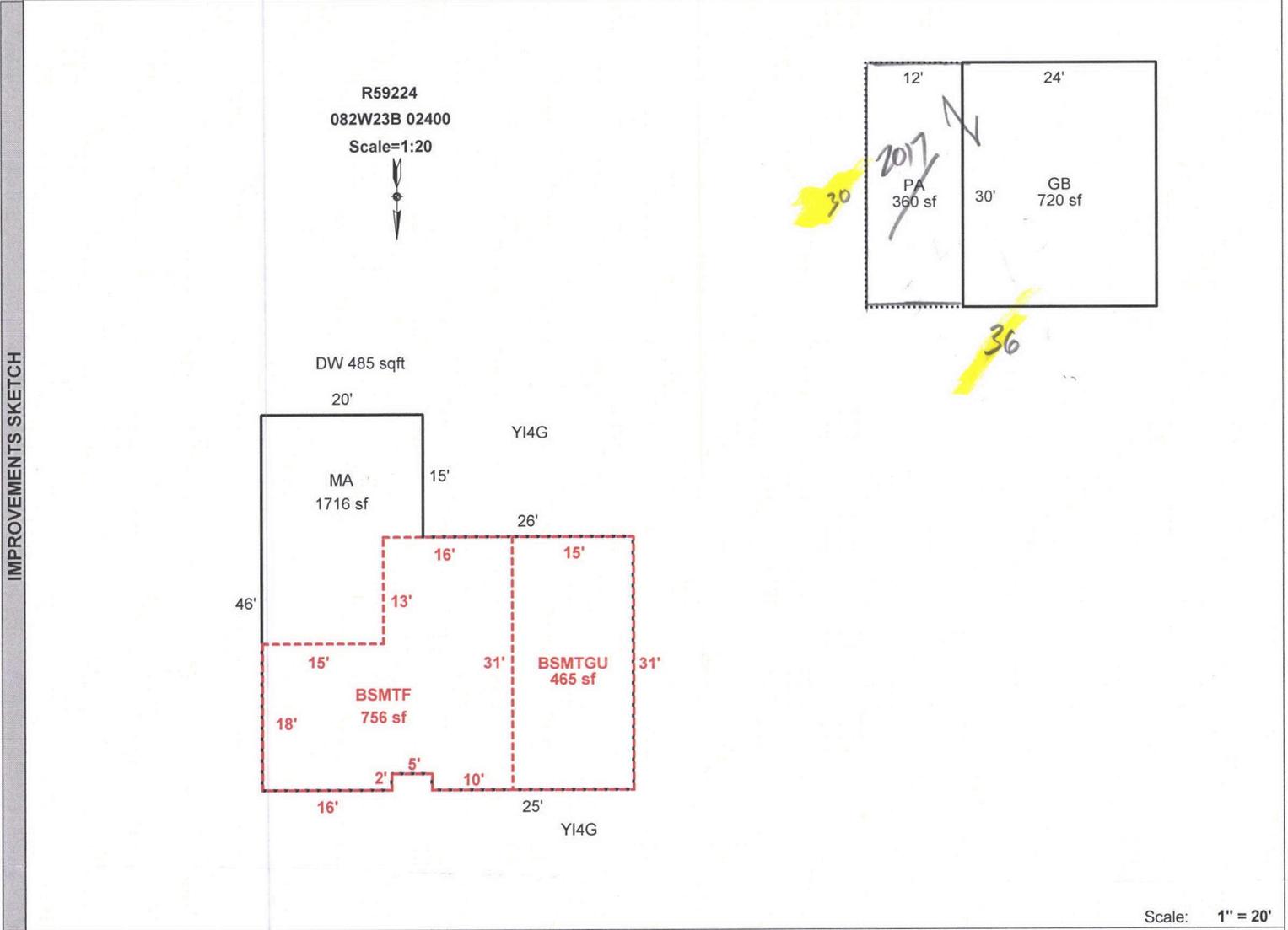
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W23B 0240

File No R59224

SUBJECT	Property Address 7482 RAYONA DR SE		
	City SALEM	County MARION	State OR Zip 97317
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 20'

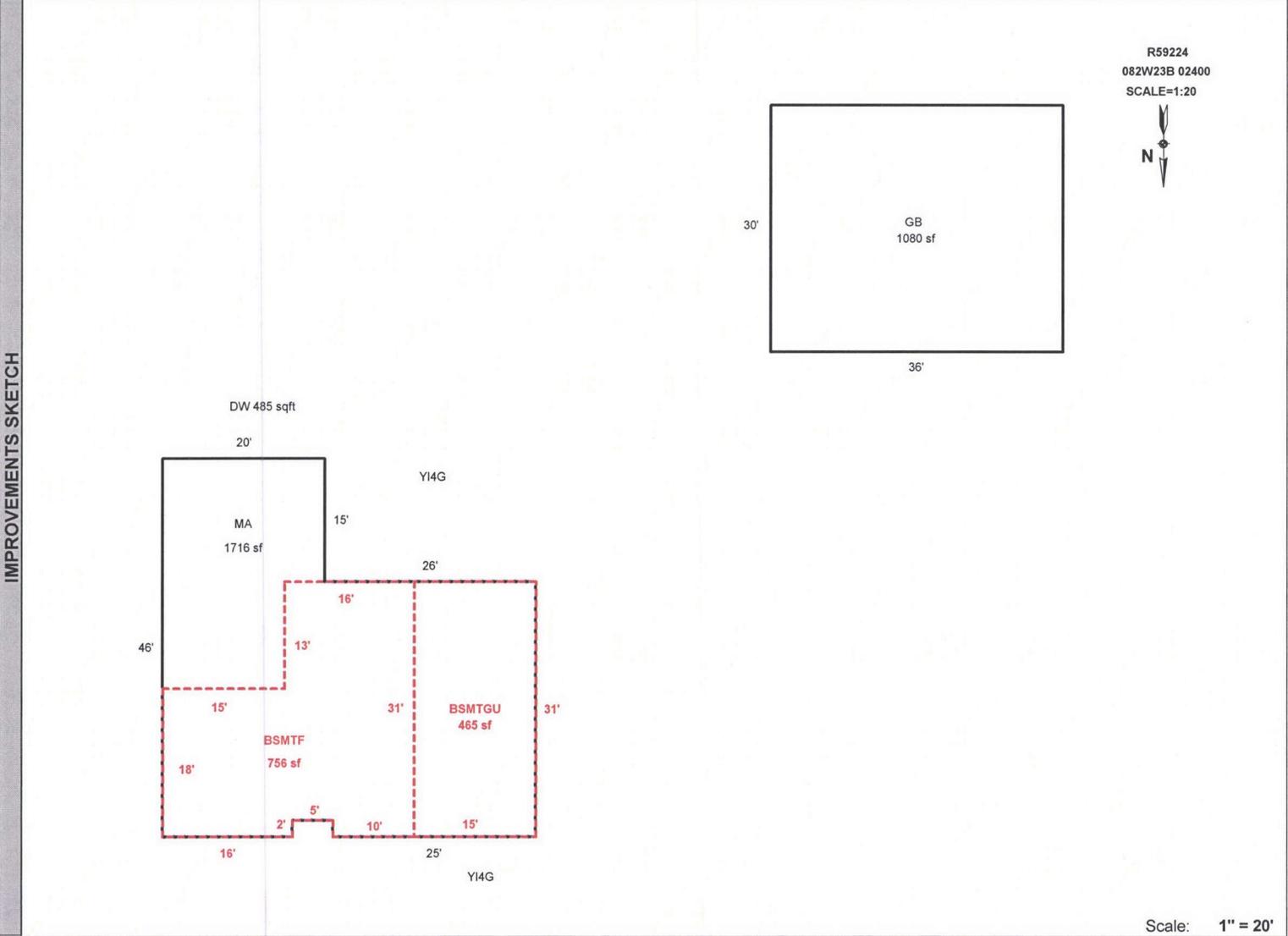
AREA CALCULATIONS	AREA CALCULATIONS SUMMARY												
	Code	Description	Factor	Net Size	Perimeter	Net Totals							
	GLA1	MA	1.00	1716	188	1716							
	GLA0	BSMTF	1.00	756	128	756							
	GBA1	GB	1.00	720	108	720							
	BSMTGU	BSMTGU	1.00	465	92	465							
	DW	PA	1.00	360	84	360							
	Net LIVABLE Area (rounded w/ factors)					2472							
	Net BUILDING Area (rounded w/ factors)					720							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Comment Table 1</th> </tr> <tr> <td colspan="2" style="height: 100px; vertical-align: top;">APEX BY CW 12/28/17</td> </tr> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>						Comment Table 1		APEX BY CW 12/28/17		Comment Table 2	Comment Table 3	
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	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1716	188	1716
	GLA0	BSMTF	1.00	756	128	756
	GBA1	GB	1.00	1080	132	1080
	GAR	BSMTGU	1.00	465	92	465
	<p>Net LIVABLE Area (rounded w/ factors) 2472</p> <p>Net BUILDING Area (rounded w/ factors) 1080</p>					

Comment Table 1	
APEX BY CW 12/28/17 UPDATED BY JRONDEMA 2/26/18	
Comment Table 2	Comment Table 3

R59224 082W23B 02400 Prop Class: 401 Prop Code: F43 Fran: 3670 Appr #: T10 Date: 1-29-18
 Situs Address 7482 RAYONA DR SE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner KRASSIN, DOUGLAS D & Pictom Other: _____

RMV Land: 171,040 RMV Imps: 233,140 RMV Total: 404,180 M50 Total: 307,790 For: 2018-2019

Notes: MAILE NOTED CHANGES TO SEG 2.1/G3 PULL TAG 2/9/18

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F Adj: RLCM4
 Class: 4 Roof:
 Area: 1716 Eff 1716 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: % Comp: _____
 Found: Heat/AC: HP Bedrooms: 3 Func: _____
 Ex Wall: Fireplace: SGL-E Year: 1977 Eff: 1977 RMV: 133,290
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 756 Eff 1221 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: HP Bedrooms: 1 Func: _____
 Ex Wall: Fireplace: Year: 1977 Eff: 1977 RMV: 51,560
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 BSMTGU RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 465 Eff 1221 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 1977 Eff: 1977 RMV: 18,490
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 DW RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 485 Eff: 485 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: 1985 RMV: 8,960
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 YI4G 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: Func: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 15,000
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 GB GENERAL PURPOSE BLDG
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCM
 Class: 5 Roof Style: GABLE
 Area: 720 Eff: 720 Flooring: DIRT
 Dimens: 30 x 24 36 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: BKENAM;12FT Fireplace: Year: Eff: 1999 ✓ Value: 5,840
 Exc Code: _____ Comment/Adj: EXISTING 12X30 LTH ON G3 ENCLOSED NOW TO BE PART OF GB

EVIDENTLY LTH WAS NEVER ON INVENTORY BUT WAS ON ORIG DIAGRAM CARD AS A PA

- - Building Permit Screen - -

Permit ID: 13717	Property ID: R59224	Maint Area: F680
MapTaxLot: 082W23B 02400	State Class: 401	Nbhd : SCEN.RU
R APPR : 36	Last Change: 12/28/17 By CWI	CODE : 0056005
0 Next Appr:	Next Reason:	

- | | |
|--|----------------------------|
| 1. Permit Type : S (SHED) | 12. Active : Y |
| 2. Description : | 13. Str Type : |
| 3. Issued By : | 14. Misc Code : |
| 4. Issue Date : 12/28/17 | 15. Permit# Link: |
| 5. Limit Date : | 16. Land Changes: |
| 6. Appraiser : 36 | 17. Addl Info 1 : |
| 7. Date Checked : | 18. Addl Info 2 : |
| 8. Est Value/Cost: | 19. Mobile Home : |
| 9. Pct Complete : | 20. Date Entered: 12/28/17 |
| 10. Contractor : | 21. Researched : |
| 11. Comment : 18-19: NOTICED ADDN TO GB DURING APEX. PLEASE CHECK STATUS | |

Enter Field Number, 'F'orms, 'DEL' to Delete, or <RET> or 'X' to Exit: ____







12/95

R59224

7/11/14



1-29-18
R59224 MA & GB5 30x36

