

Acct ID: 524550 MTL: 072W34D001300 Date: 11.7.25 Appr: JJS Prop Class: 401 RMV Prop Class: 401
 Situs: 1360 70TH AVE SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 68169 Year: 2025

Last Date Appraised: 06/17/2014 Appraiser: CLINT LUKE Tag: Y Tag info: _____
 Owner: CISNEROS, JESUS Last Sales Date: 05/28/2025 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 376190
 RMV Land: 327040 RMV Imp: 510590 RMV Total: 837630 MAV: 376190 MSAV: 0 SAV: 0

Comment: SV 1/1/24 TAV MLS: 824735 DOM: 362 CODE: 30
 OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Land
 Site: 1 Code Area: 92410 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 277040 Exception: Y N
 Adjustment(s): VWAR Fire Patrol: _____ Description: _____
 Comments: 05-06: RECALC SETUP; APPR 17, 06/04/04. //06-07: SALES VERIFICATION, #19 ADD VIEWA ADJUSTMENT

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92410 Stat Class: 143 + Year Blt: 1974 Eff Year Blt: 1983 Sq.Ft: 2562 % Complete: 100.00
 Desc: One Story with basement Dimensions: _____ RMV: 490530
 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	4 +	Finished	1706 <u>1604</u>	3	FB-2	1974	1983	ROOF+, HVAC+, KIT, FP - 1, BATH - 2	Y N
Basement	4 +	Finished	856 <u>877</u>	2	FB-1	1974	1983	HVAC+, BATH - 1	Y N
Garage Attached	4 +	Finished	554 <u>605</u>	0	0	1975	1975	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1983	34240	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 107 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100.00
 Desc: Yard Improvements Dimensions: _____ RMV: 11680
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	3	5800	1975	11020	1	Y N

Improvements - Accessory Buildings
 Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 896 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x28 RMV: 4540
 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	896	0	0	1985	1985	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 1985 Sq.Ft: 720 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3650
 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	720	0	0	2000	1985	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 144 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: 18x8 RMV: 190
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: Y N
Lean-to Light Duty	4	Finished	144	0	0	1990	1990		

Accessories

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

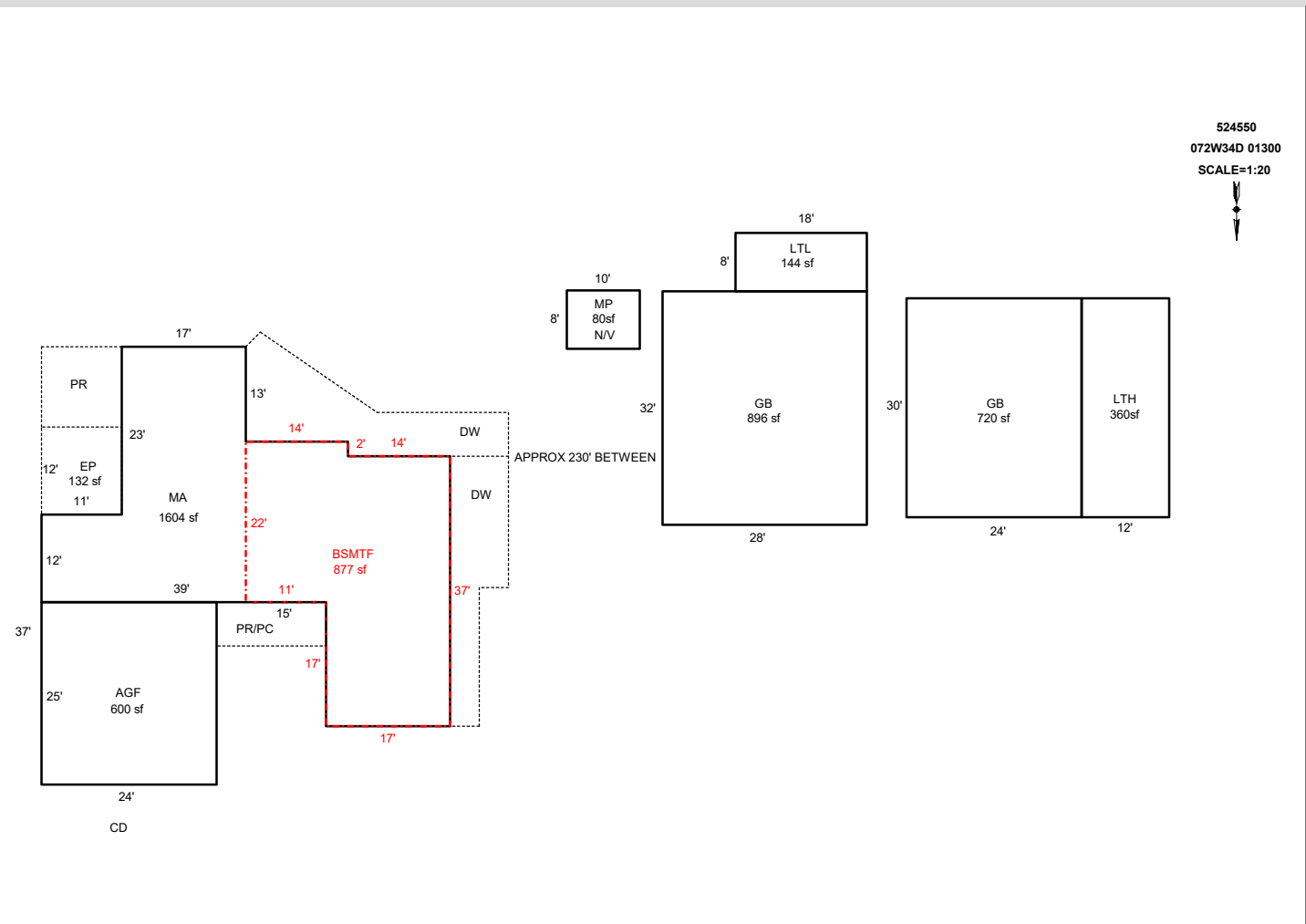
355 LTH 12X30 2023 EXISTING
ADD N/V I/O 10X8 MP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 524550 Parcel No.: 072W34D 01300
 Property Address: 1360 70TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	896.0	120.0	
	LTL	1.0	144.0	52.0	
	GB	1.0	720.0	108.0	
	MP	1.0	80.0	36.0	
	LTH	1.0	360.0	84.0	2200.0
GLA0	BSMTF	1.0	877.0	134.0	877.0
GLA1	MA	1.0	1604.0	216.0	1604.0
GAR	AGF	1.0	600.0	98.0	600.0
P/P	EP	1.0	132.0	46.0	132.0
	Net LIVABLE	cnt	0 (rounded)		2,481
	Net BUILDING	cnt	5 (rounded)		2,200

COMMENT TABLE 1				
DRAWN BY JRONDEMA 1/11/18 UPDATED BY CLOBERG 11/24/25				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">COMMENT TABLE 2</th> <th style="width: 50%; text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">JIS 11/07/25</td> <td style="padding: 5px;">SV L4</td> </tr> </tbody> </table>	COMMENT TABLE 2	COMMENT TABLE 3	JIS 11/07/25	SV L4
COMMENT TABLE 2	COMMENT TABLE 3			
JIS 11/07/25	SV L4			

SKETCH/AREA TABLE ADDENDUM

Parcel No 072W34D 01300

File No R24550

Property Address 1360 70TH AV SE

City SALEM

County MARION

State OR

Zip 97317

Owner

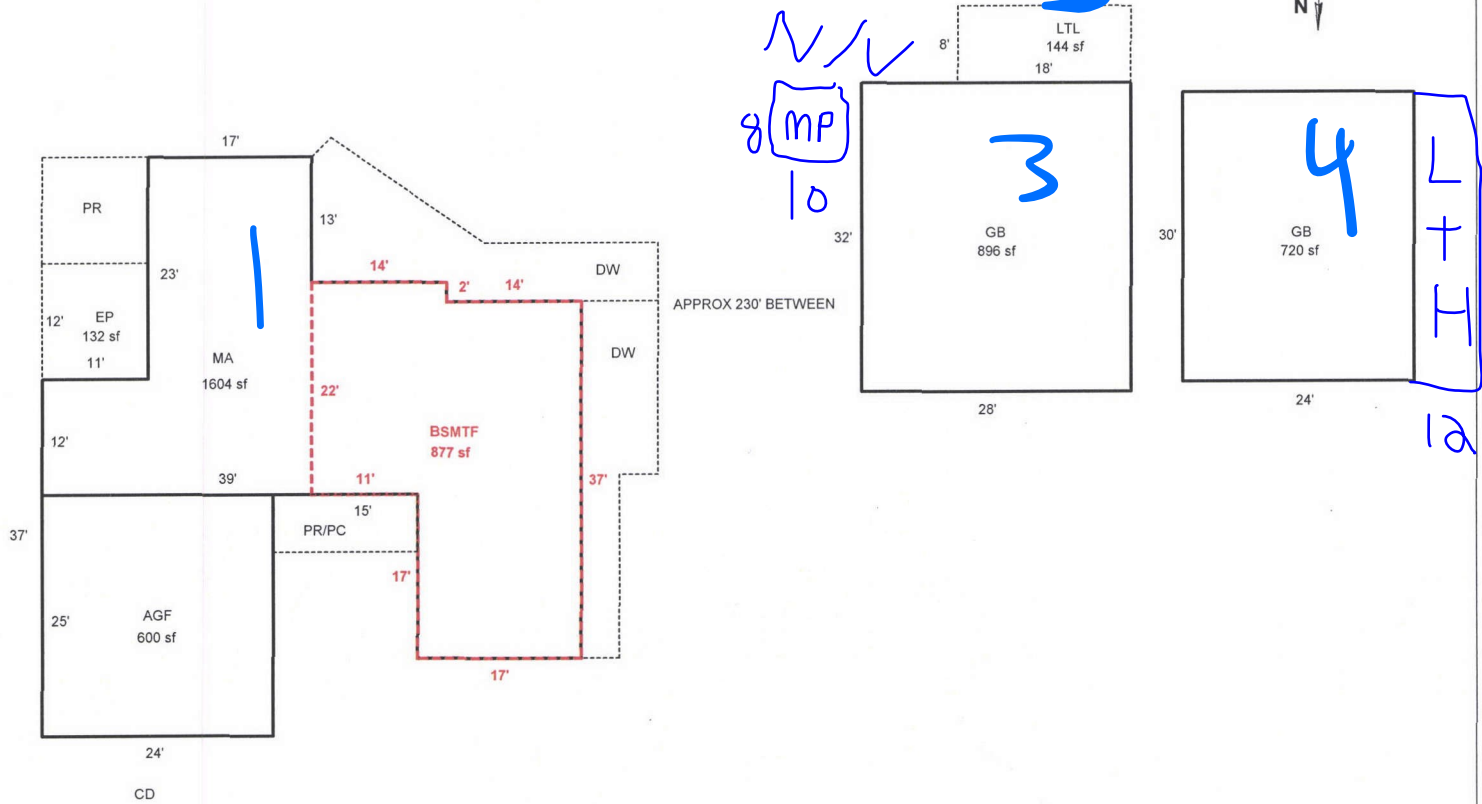
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R24550
072W34D 01300
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1604	216	1604
GLA0	BSMTF	1.00	877	134	877
GBA1	GB	1.00	896	120	1760
	LTL	1.00	144	52	
	GB	1.00	720	108	
GAR	AGF	1.00	600	98	600
P/P	EP	1.00	132	46	132
Net LIVABLE Area (rounded w/ factors)					2481
Net BUILDING Area (rounded w/ factors)					1760

Comment Table 1

DRAWN BY JRONDEMA 1/11/18

Comment Table 2

JJS 117.25

Comment Table 3

SV 44