

Acct ID: 518259 MTL: 062W06D001200 Date: 12/5/25 Appr: GRH Prop Class: 559 RMV Prop Class: 459
 Situs: 4396 WACONDA RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 52984 Year: 2025

Last Date Appraised: 07/23/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: FREER-SELL, LORRIE LYNN Last Sales Date: 12/06/2010 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 114032
 RMV Land: 241990 RMV Imp: 63110 RMV Total: 305100 MAV: 59300 MSAV: 54732 SAV: 109204
 Comment: 25-26: L3 07.23.25 GRH
 25-26: L2 10.11.24 GRH

Notations *Exempt mlt on site*

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 99460 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26: Land classes ok
 06-07: INCREASE HOMESITE TO ONE ACRE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Site: 2 Code Area: 01410 Size: 0.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 92530 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 00100210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 138 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 50350
 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
Garage Detached	3	Unfinished	760	0	0	1984	1984	ROOF	Y N

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 446 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1344 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4 24' WIDE DOUBLE Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1344	0	0	1973	1973	KIT-	Y N

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 108 Year Blt: 1898 Eff Year Blt: 1898 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	3	0	1898	4280	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 160	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x10		RMV: 3780	
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	
Multi-Purpose Bldg	4	Finished	160	0	0	0	0	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 341	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 910	
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	
Multi-Purpose Bldg	4	Finished	192	0	0	1977	1977	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 01410	Stat Class: 341	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 304	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions:		RMV: 2930	
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	
Multi-Purpose Bldg	5	Finished	304	0	0	1994	1994	FAIR	Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 192	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 260	
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	
Lean-to Heavy Duty	4	Finished	192	0	0	1977	1977		Exception: Y N

Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 355	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 160	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 220	
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	
Lean-to Heavy Duty	4	Finished	160	0	0	1977	1977		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 01410	Stat Class: 354	Year Blt: 1977	Eff Year Blt: 1977	Sq.Ft: 144	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions:		RMV: 120	
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	
Lean-to Light Duty	4	Finished	144	0	0	1977	1977		Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
UNKNOWN	84527	ASSESSOR	TAGS/PERMITS	MS PLACEMENT	0	0	R	1989 SILVERCREST MS 131169 ON
UNKNOWN	84531	ASSESSOR	TAGS/PERMITS	DEMOLISH	0	0	R	1973 Double Exempt 134277, L-518259

Farm Notes

2025FARM

10/11/24: Inspected by GRH L2 during tags, farm use ok - livestock



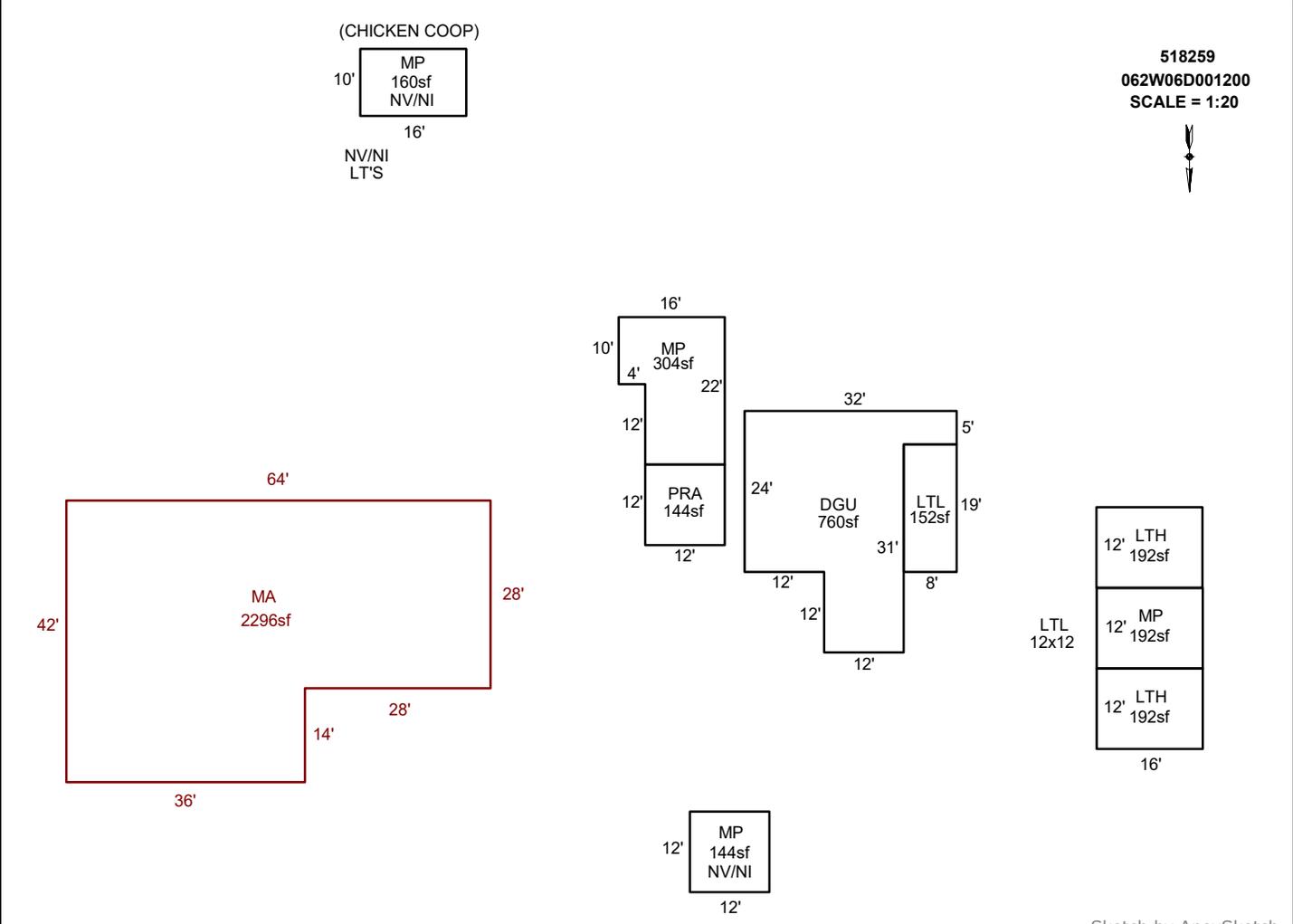
12.05.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518259 Parcel No.: 062W06D001200
 Property Address: 4396 WACONDA RD NE
 City: Salem County: Marion State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	PRA	1.0	144.0	48.0		DRAWN BY JRONDEMA 9/27/17 UPDATED BY CJURAN 03/29/2021 UPDATED BY CLOBERG 08/09/24 24-004044 MA UPDATED BY CLOBERG 10/15/24	
	MP	1.0	160.0	52.0			
	MP	1.0	304.0	76.0			
	LTL	1.0	152.0	54.0			
	MP	1.0	144.0	48.0			
	LTH	1.0	192.0	56.0			
	MP	1.0	192.0	56.0	1480.0		
	LTH	1.0	192.0	56.0			
GAR	DGU	1.0	760.0	136.0	760.0	COMMENT TABLE 2 #10 CL 04/17/2020 GRH 10/11/24	
MANF	MA	1.0	2296.0	212.0	2296.0		
	Net LIVABLE	cnt	1 (rounded)		2,296		
	Net BUILDING	cnt	8 (rounded)		1,480		