

Acct ID: 518195 MTL: 062W030000700 Date: 12-11-25 Appr: WW Prop Class: 551 RMV Prop Class: 551  
 Situs: 10803 71ST AVE NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 45926 Year: 2025

Last Date Appraised: 04/09/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:  
 Owner: ESPINOZA ILIAN PLATA Last Sales Date: 07/03/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 250087  
 RMV Land: 784990 RMV Imp: 538090 RMV Total: 1323080 MAV: 202020 MSAV: 48067 SAV: 128545  
 Comment: 24-25: L2 4.9.24 JJS

*update attic*

**CWO 1/27/26**

*farm xmas trees*

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01600	0

*19 NRS 825 775 com 132*

**Land**

Site: 2	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 34130	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 2009 / 100030					
Site: 3	Code Area: 01600	Size: 14.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 557480	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1976 / 100030					
Site: 4	Code Area: 01600	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 143380	Exception: Y N
Adjustment(s):	GSOIL, IRR			Fire Patrol:	Description:	
Comments:	Liability year - 1976 / 100030					

*2bi*

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 01600	Stat Class: 142	Year Blt: 1948	Eff Year Blt: 1982	Sq.Ft: 3220	% Complete: 100.00
Desc:	Multi Story above grade		Dimensions:	RMV: 485710		
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
First Floor	4	Finished	1684	2	FB-1	1948	1982	ROOF, FP - 1, HVAC, KIT, BATH - 1	Exception: Y N
Attic	4	Finished	588	2	0	1948	1982	HVAC	Exception: Y N
Attic	4	Low Cost	948	0	0	1948	1982		Exception: Y N
Garage Attached	4	Finished	1280	0	0	2006	2006	ROOF	Exception: Y N

*unfin*

*1982*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1982	33812	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 01600	Stat Class: 351	Year Blt: 2006	Eff Year Blt: 2006	Sq.Ft: 2400	% Complete: 100.00
Desc:	General Purpose Building (GB)		Dimensions: 40x60	RMV: 31350		
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
General Purpose Bldg	5	Finished	2400	0	0	2006	2006	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 01600	Stat Class: 351	Year Blt: 1984	Eff Year Blt: 1984	Sq.Ft: 672	% Complete: 100.00
Desc:	General Purpose Building (GB)		Dimensions: 28x24	RMV: 3840		
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
General Purpose Bldg	6	Finished	672	0	0	1984	1984	FAIR

Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 01600    Stat Class: 353    Year Blt: 2012    Eff Year Blt: 2012    Sq.Ft: 1440    % Complete: 100.00  
 Desc: Machine Shed (MS)    Dimensions:    RMV: 16830  
 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
Machine Shed	5	Finished	1440	0	0	2012	2012	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 01600    Stat Class: 354    Year Blt: 1984    Eff Year Blt: 1984    Sq.Ft: 448    % Complete: 100.00  
 Desc: Lean-to Light (LTL)    Dimensions:    RMV: 360  
 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	6	Finished	448	0	0	1984	1984	

Exception: Y N

**Accessories**

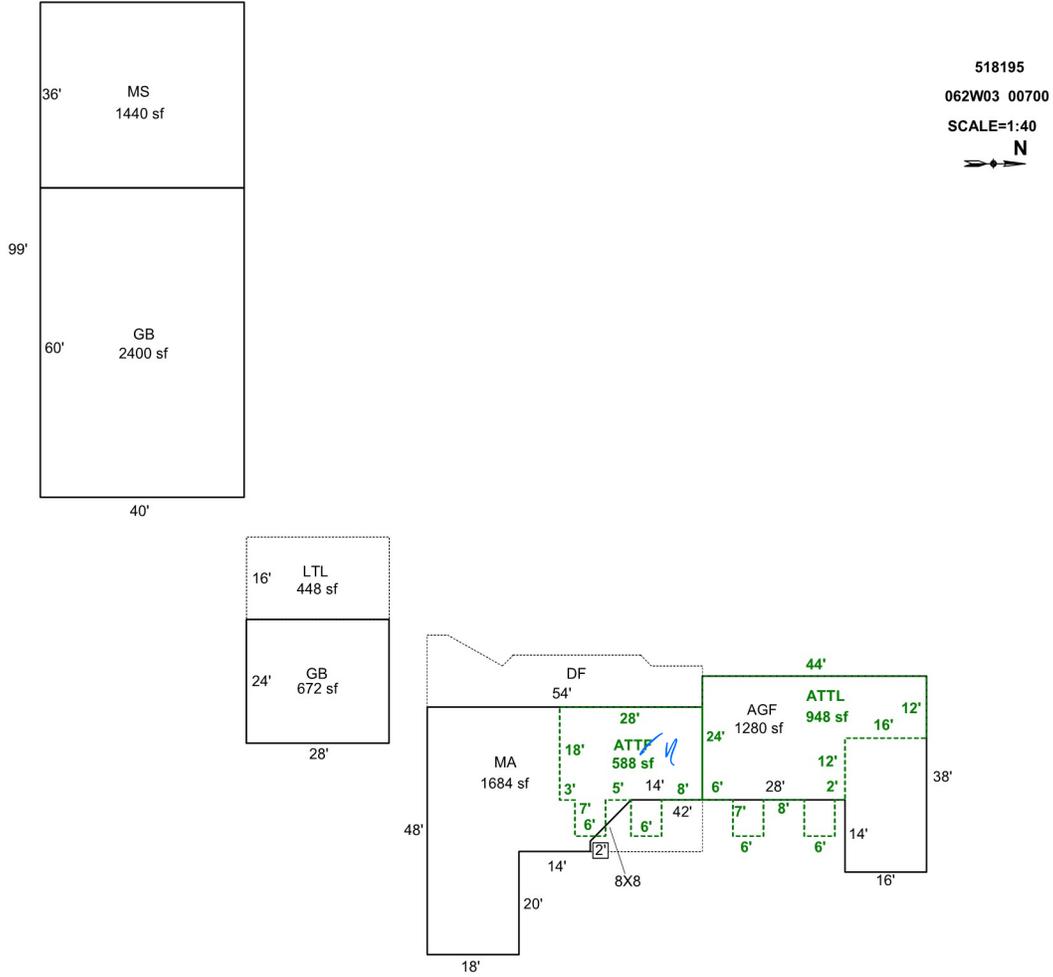
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 518195 Parcel No.: 062W03 00700  
 Property Address: 10803 71ST AV NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	672.0	104.0	
	GB	1.0	2400.0	200.0	
	MS	1.0	1440.0	152.0	
	LTL	1.0	448.0	88.0	4960.0
GLA1	MA	1.0	1684.0	199.3	1684.0
GLA2	ATTF	1.0	588.0	120.0	
	ATTL	1.0	948.0	164.0	1536.0
GAR	AGF	1.0	1280.0	164.0	1280.0
	Net LIVABLE	cnt	3 (rounded)		3,220
	Net BUILDING	cnt	4 (rounded)		4,960

### COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17  
 UPDATED BY WWILLIAMS 5.2.24

### COMMENT TABLE 2

JIS 4.9.24

### COMMENT TABLE 3

CYCLE L2