

Summary

Lead Appr: W W Clerk: _____ Lead Clerk: _____ Appr: **CJ 03.17.26**

Print Date: 3/11/2026

Acct ID: 518240 MTL: 062W05D000200 Date: 3/11/26 Appr: CS Prop Class: 451 RMV Prop Class: 451
Situs: 5257 WACONDA RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 48238 Year: 2025

Last Date Appraised: 07/03/2024 Appraiser: JORDAN SCHULTZ Tag: Y N Tag info:

Owner: ASCENCIO ROSALIO, JOSE DOLORES Last Sales Date: 08/22/2025 Roll Type: R

Cycle Tag Sales Verification Other: Not disq. Inspection level: 1 2 3 (4) LCB TTO INSP AV: 340850

RMV Land: 260280 RMV Imp: 468470 RMV Total: 728750 MAV: 340850 MSAV: 0 SAV: 0

Comment: 24-25: L3 7.3.24 JJS

MLS: 829333
DOM: 92
SALES CODE: 30

**INPUT: 3.11.26
CJ**

Not Disqualification.

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

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

Land

Site: 1 Code Area: 01600 Size: 1.05 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Permanently Disqualified Description: TWO BENCH DRY RMV: 210280 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/4/05

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 01600 Stat Class: 141 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 2540 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 440230
 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	2540	3	FB-2	2011	2011	ROOF, KIT, HVAC+, BATH - 2	Y N
Garage Attached	4	Finished	528	0	0	2011	2011	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	2011	18104	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01600 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1280 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x32 RMV: 8280
 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	1280	0	0	1989	1989	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 01600 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2160 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 72x30 RMV: 13230
 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	2160	0	0	1989	1989	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01600 Stat Class: 321 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 896 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 28x32 RMV: 4200
 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	
Hay Cover	4	Finished	896	0	0	1989	1989	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	2304	1917	2074	1	Exception: Y N

Bldg: 5 Code Area: 01600 Stat Class: 321 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 384 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 16x24 RMV: 2530
 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	
Hay Cover	5	Finished	384	0	0	2011	2011	FAIR	Exception: Y N

Accessories

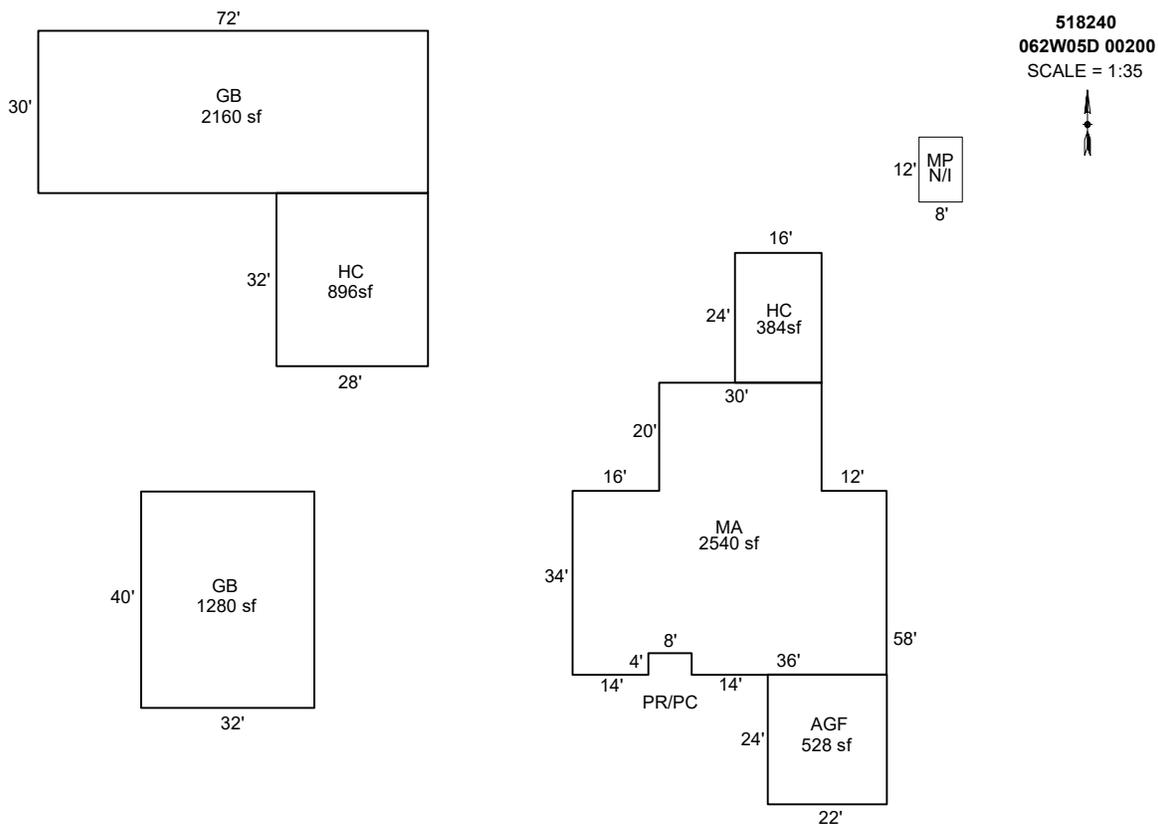
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518240 Parcel No.: 062W05D 00200
 Property Address: 5257 WACONDA RD
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2160.0	204.0		DRAWN BY SH 3-23-11 Updated to add HC and correct MA placement 1/31/12 J UPDATED BY JRONDEMA 3/8/18 UPDATED BY CLOBERG 03.11.26	
	GB	1.0	1280.0	144.0			
	HC	1.0	384.0	80.0			
	HC	1.0	896.0	120.0	4720.0		
GLA1	MA	1.0	2540.0	232.0	2540.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CJ 03.11.26	SV L4
		Net LIVABLE	cnt	1 (rounded)	2,540		
		Net BUILDING	cnt	4 (rounded)	4,720		

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W05D 00200

File No **5/** R18240

Property Address 5257 WACONDA RD

City SALEM

County MARION

State OR

Zip 97305

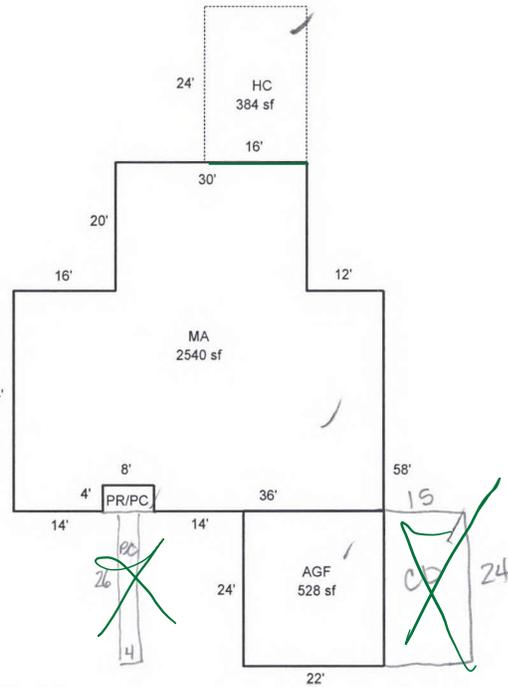
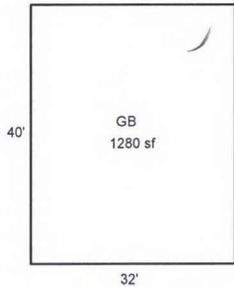
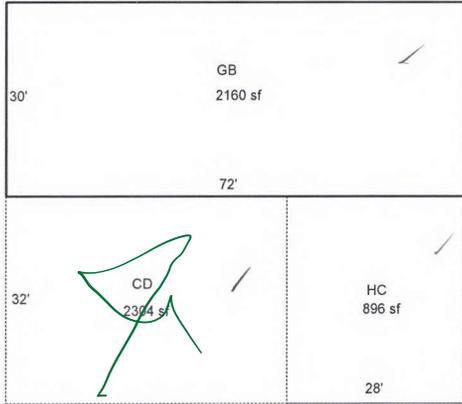
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R18240
062W05D 00200
SCALE=1:30



UPDATE STANDARDS

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2540	232	2540
GBA1	GB	1.00	2160	204	
	GB	1.00	1280	144	
	HC	1.00	896	120	
	HC	1.00	384	80	4720
P/P	CD	1.00	2304	208	2304
Net LIVABLE Area		(rounded w/ factors)			2540
Net BUILDING Area		(rounded w/ factors)			4720

Comment Table 1

DRAWN BY SH 3-23-11
Updated to add HC and correct MA placement 1/31/
UPDATED BY JRONDEMA 3/8/18

Comment Table 2

10-4-19 TOG tags
CS 3/15/26 SV L4

Comment Table 3



01/27/2012



01/27/2012

3-5-18

R18240 MP NI



3-5-18

R18240 GB & HC



3-5-18

R18240 GB 40x32



3-5-18

R18240 MA





R18240 MA S SIDE
10-4-19



R18240 MA AGF SW SIDE
10-4-19