

Acct ID: 561625 MTL: 083W27D001500 Date: 11/6/26 Appr: GRH Prop Class: 551 RMV Prop Class: 451  
 Situs: 7624 HECKART LN SE SALEM OR 97306 MaSaNh: 06 06 000 Unit: 122512 Year: 2025

Last Date Appraised: 04/01/2013 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: Notag for farm check & outbuilding completion ✓

Owner: MCBRIDE, GREGORY SCOTT Last Sales Date: 04/30/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 411517

RMV Land: 389910 RMV Imp: 689220 RMV Total: 1079130 MAV: 375760 MSAV: 35757 SAV: 79546

Comment: MLS 822020 CWO 3/12/26

Dom: 210  
code: 30  
New GB 85%, update inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 67690 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / 2400230: 01-02; REAPPRAISAL

Site: 2 Code Area: 92430 Size: 2.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 204760 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1981

Site: 3 Code Area: 92430 Size: 0.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 310 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1983 / 00-01: CHG OF SOIL CLASS FROM 2 HILL TO POND

Site: 4 Code Area: 92430 Size: 0.02 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 1490 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2008 / 08-09: RECEIVED LETTER BACK FROM OWNER TO PLACE UNDER SPECIAL ASSESSMENT// 08-09: F07-123 LLA BETWEEN R61620 AND R61625// 01-02; REAPPRAISAL

Site: 6 Code Area: 92430 Size: 0.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 65660 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1981

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 143 + Year Blt: 1974 Eff Year Blt: 1998 Sq.Ft: 3465 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 633930  
 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	2563	2	FB-2/ HB-1	1974	1998	BATH - 2, BTH - 1, KIT-, ROOF, HVAC+, FP - 1	Y N
Basement	4 +	Finished	902	1 2	FB-1/ <del>HB-1</del>	2000	1998	BTH - 1, HVAC+	Y N
Garage Attached	4	Finished	648	0	0	1974	1974	ROOF	Y N

Accessories Add Attached carport 12x17 I/O - AC has been there

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	741	2000	13042	1	Y N
ROOF EXTENSION OR PATIO COVER	4	324	1998	764	1	Y N
YARD IMPROVEMENTS AVERAGE <u>Good</u>	4	1	1998	27927	1	Y N

Bldg: 6 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00  
 Desc: Residential Other Improvements Dimensions: RMV: 14230  
 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
ASPHALT DRIVEWAY	1	5900	2005	13423	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 600 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 2760  
 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	5	Finished	600	0	0	1980	1980	FAIR

Exception: Y N

**Accessories** *GONE*

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

Bldg: 3 Code Area: 92430 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 240 % Complete: 100.00  
 Desc: Lean-to Light (LTL) Dimensions: 20x12 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
Lean-to Light Duty	4	Finished	240	0	0	1980	1980	

Exception: Y N

**Accessories** *GONE*

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

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 378 % Complete: 100.00  
 Desc: Multi Purpose Shed (MP) Dimensions: 27x14 RMV: 12050  
 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	6	Finished	378	0	0	2000	2000	EXCLT

Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 92430 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1944 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 36x54 RMV: 24310  
 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	5	Finished	1944	0	0	2004	2004	FAIR

Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 92430 Stat Class: 355 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 360 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1750  
 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	5	Finished	360	0	0	2010	2010	

Exception: Y N

**Accessories**

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

**Farm Notes**

2025FARM

25-26: SA Survey submitted 7-22-25, indicating they are growing blueberries, grapes, apples, plums and possibly going to board horses on approx 2 acres.



Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	15%	65%
Walls - <del>Covering</del> Siding	7.5%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR GRH Date 11/6/20 YR For 26-27 % COMP 80  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

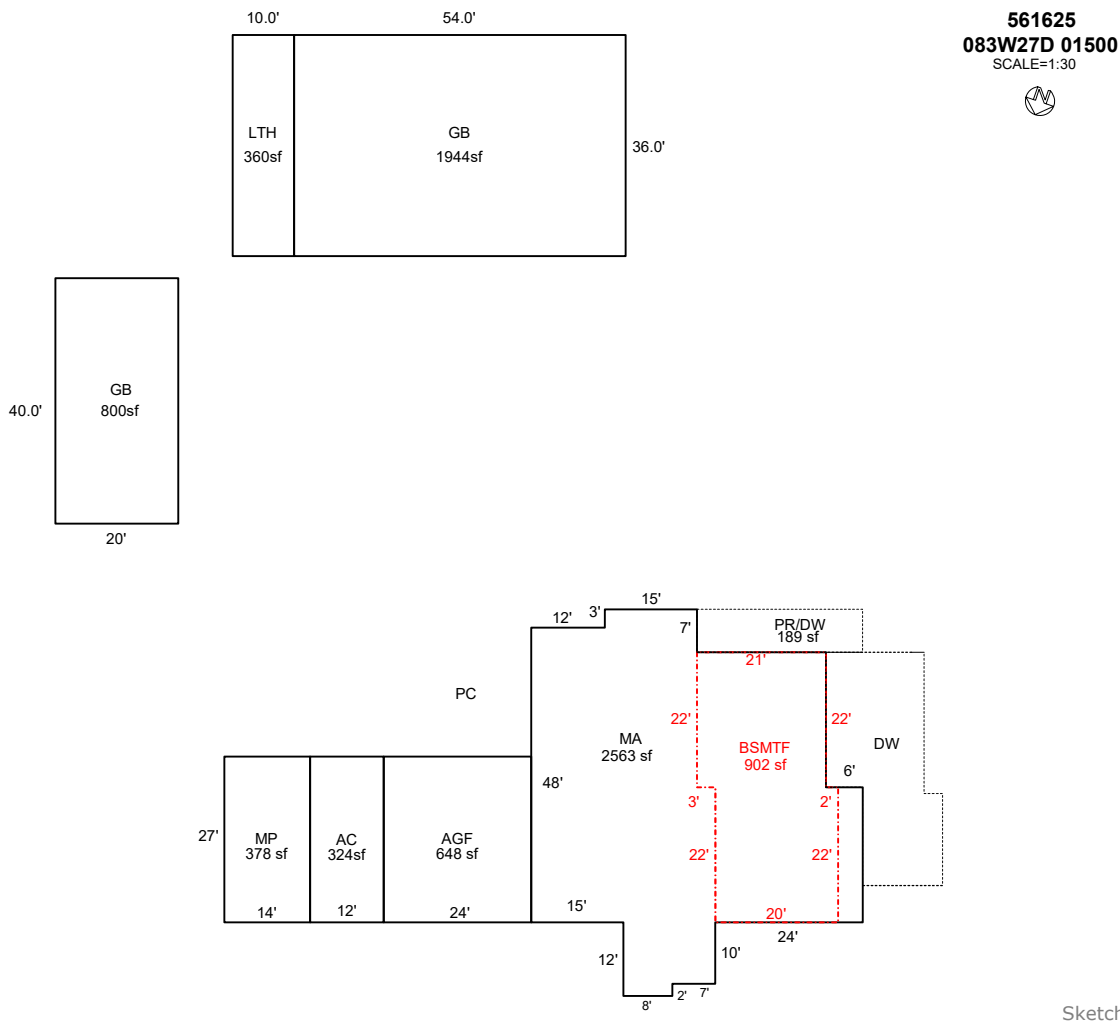
BTH	TYPE <u>GB</u>	TYPE _____
	STAT / CLASS <u>6</u>	STAT / CLASS _____
	SIZE _____	SIZE _____
	FAIR <u>40x20</u>	FAIR _____
	<u>AVERAGE</u>	AVERAGE _____
	GOOD _____	GOOD _____
	EXCELLENT _____	EXCELLENT _____
	BATH _____	BATH _____
	YR BLT <u>2025</u>	YR BLT _____
	EFF YR <u>2025</u>	EFF YR _____
	% COMP <u>80</u>	% COMP _____
	EXCEPT <u>Y</u> N	EXCEPT Y N
	MISC: _____	MISC: _____
	COMMENT: _____	COMMENT: _____
BTH	_____	_____

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 561625 Parcel No.: 083W27D 01500  
 Property Address: 7624 HECKART LN SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



**561625**  
**083W27D 01500**  
 SCALE=1:30



Sketch by ApexSketch

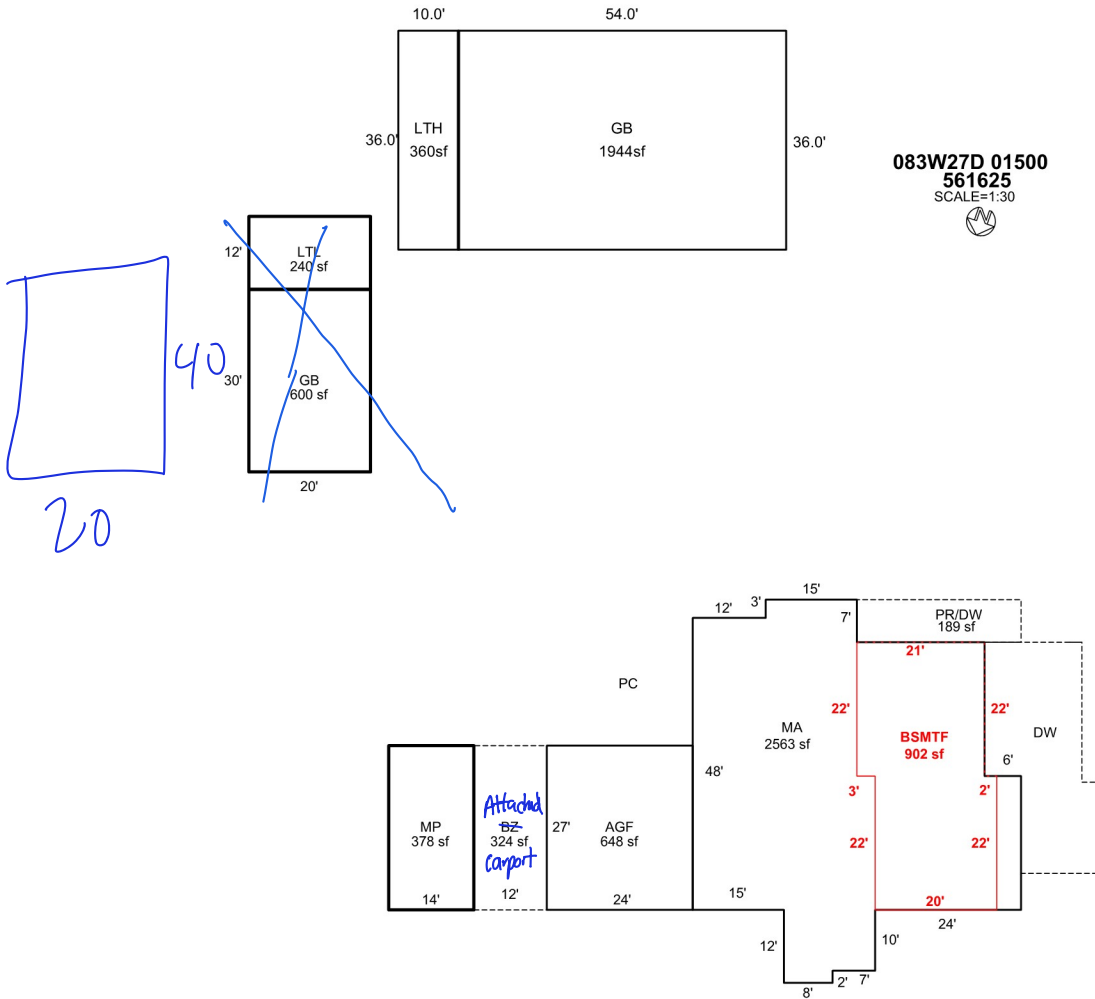
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	378.0	82.0		APEXED BY NRC 03/25/2009 UPDATED BY WWILLIAMS 3/13/24 UPDATED BY CLOBERG 03/13/26	
	GB	1.0	800.0	120.0			
	GB	1.0	1944.0	180.0	3122.0		
GBA5	LTH	1.0	360.0	92.0	360.0		
GLA0	BSMTF	1.0	902.0	134.0	902.0		
GLA1	MA	1.0	2563.0	234.0	2563.0		
AC	AC	1.0	324.0	78.0	324.0		
GAR	AGF	1.0	648.0	102.0	648.0		
P/P	PR/DW	1.0	189.0	68.0			
	DW	1.0	557.0	114.0	746.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 01/06/26	TAGS/SV L2
		Net LIVABLE	cnt	2 (rounded)	4,437		
		Net BUILDING	cnt	0 (rounded)	3,482		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 561625 Parcel No.: 083W27D 01500  
 Property Address: 7624 HECKART LN SE  
 City: SALEM County: State: OR ZipCode: 97306  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	378.0	82.0	
	GB	1.0	600.0	100.0	
	LTL	1.0	240.0	64.0	
	GB	1.0	1944.0	180.0	3162.0
GBA5	LTH	1.0	360.0	92.0	360.0
GLA0	BSMTF	1.0	902.0	134.0	902.0
GLA1	MA	1.0	2563.0	234.0	2563.0
GAR	AGF	1.0	648.0	102.0	648.0
P/P	BZ	1.0	324.0	78.0	
	PR/DW	1.0	189.0	68.0	
	DW	1.0	557.0	114.0	1070.0
	Net LIVABLE	cnt	1 (rounded)		3,465
	Net BUILDING	cnt	5 (rounded)		3,522

### COMMENT TABLE 1

APEXED BY NRC 03/25/2009  
 UPDATED BY W WILLIAMS 3/13/24

### COMMENT TABLE 2

### COMMENT TABLE 3