Commercial Input Form

Prop ID: R66673   MTL: 073W34CB00100   Zone: CR   Year: 2020-21

Prop Class: 201   Prop Code: D80   Maint Area: -   Appr: ZJ #4

Address: 2315 COMMERCIAL ST SE SALEM, OR 97302   Date: 11.14.19

Action: (check all that apply)   ☐ Cycle   ☒ Tag   ☐ Review   ☐ Appeal   ☐ Other _____

Exception Value Calculation

Land

RMV w/o Changes: _____

RMV With Changes: 365,110

Exception Code: NCIV

Exception Value: _____

Trend: ☐ Y   ☐ N

Improvements

RMV w/o Changes: 590,550

RMV With Changes: 700,280

Exception Code: MAJ ✓

Exception Value: 251,760

Trend: ☐ Y   ☐ N

Comments:

2020-21 Appraised for Tag, C-Store Demo'd & new C-store completed. See attached Gone form.

Exception is 50% of C-store building cost and trash enclosure, as well as new concrete, asphalt, air/vac service, C-store canopy, & 10% EP&O.

Appraisal Method: ☒ Cost   ☐ Income   ☐ Flat

☐ No Change
☐ Inventory Only
☒ Exception
☐ Exemption

Pull Tag: ☒ Y   ☐ N

Clerical: _ac 02.14.2020_

Appraiser Review: cf #91

Electronic File: ✓

<div style="border:1px solid">

E - Filing

☒ Apex
☐ Valuation
☒ Photos
☒ Field sheets, notes etc.
☐ Other

</div>

Act of God / Damaged / Destroyed

This form is used to calculate the Maximum Assessed Value of a property after an improvement or improvements have been demolished or destroyed. Fill in appropriate fields. When finished print: a copy of this form, screen 14, and improvement segments being removed.

Year for: 2020-21   Account #: R66673

I and S level path of removed segment (L or I screen)	Description of removed segment (I screen)	RMV of removed segment (I screen)
I1.S1	C-Store/Service Station	184,380

Total RMV removed: 184,380

A RMV of removed improvement(s): 184,380

B RMV total non LSU (screen 14): 960,050

C Ratio of removed improvement(s) to total RMV non LSU: 0.192   A / B

D Previous MAV value or previous assessed non LSU value (14 screen): 657,510

E MAV of removed improvements: 126,280   C x D

F Corrected previous assessed non LSU value: 531,230   D - E

Clerk

R66673   GONE   ✓ = 531,230   By: ZJ #4 11.21.19

Exception   Initials, Appraiser #, Date

```
    - -  Appraisal Land and Improvement Information  - -
       Property ID: R66673   (Real Estate)   073W34CB00100
                                          Neighborhood : CSLS
                      - -  Land Segments  - -
Land #   Description.........PROP CLS       Size      RMV Total    Special Use
   L1   COMMERCIAL                      0.3800-AC    $365,110              $0
Land Totals  Lgl AC/SF(0.38/16,536)     0.3800-AC    $365,110

                      - -  Improvements  - -
Imp #   Description.................   TYPE  BLDG TYPE  #SEGS       RMV Total
   I1     C-STORE/SERVICE STATION        C                 1       $184,380
   I2     NEW C-STORE                    C                 1       $199,490
   I3     ADDITIONS PLACEHOLDER          C                 1       $211,070
                                     Improvement Totals            $594,940
```

L*-Create Land	I*-Create Improvement	R-Recalculate
C*L-Copy Land	C*I-Copy Improvement	(.) More

Enter selection or <RET> to Exit: ___

BEFORE

- - 2020 Assessment Roll Uncertified Values Information - -

Property ID: R66673   (Real Estate)   073W34CB00100

```
RMV Land Non-LSU :        365,110 (+)     Land Special Use
RMV Improvement  :        594,940 (+)       RMV :         0  SAV:          0
RMV Total Non-LSU:        960,050 (=)       LSU :         0  MSAV:         0

Measure 50                        Ex ID   TaxYear   Code      Exception
Prev Assd Non-LSU:        657,510  -----   -------   ------  ------------
Prev Assd Adj    :              0           2019-20  NEW       $199,490
Prev Adj Assd +3%:        677,230 (+)       2019-20  LLA       $493,530
                                            2018-19  COM       $493,750
                                            2011-12  MAJ        $88,200
Measure 50 Exceptions                       1999-00  MAJ        $31,600
Exception RMV    :              0
Chg Prop Ratio   :        Class: 2
Exception MAV    :              0 (+)     Veteran Exemption:            0
MAV Non-LSU      :        677,230 (=)     M50 Assd Value   :      677,230
```

Enter 'E'xceptions, '?'-help, 'V'alue Detail, 'CPR' Ratio,
or <RET> or 'X' to Exit: ___

BEFORE

```
        - -  2020 Assessment Roll Uncertified Values Information  - -

    Property ID: R66673    (Real Estate)   073W34CB00100

    RMV Land Non-LSU :        365,110 (+)     Land Special Use
    RMV Improvement  :        410,560 (+)      RMV :          0  SAV:            0
    RMV Total Non-LSU:        775,670 (=)      LSU :          0 MSAV:            0

    Measure 50                         Ex ID  TaxYear  Code        Exception
    Prev Assd Non-LSU:        657,510  -----  -------  ------  ------------
    Prev Assd Adj    :              0          2019-20  NEW         $199,490
    Prev Adj Assd +3%:        677,230 (+)      2019-20  LLA         $493,530
                                               2018-19  COM         $493,750
                                               2011-12  MAJ          $88,200
    Measure 50 Exceptions                      1999-00  MAJ          $31,600
    Exception RMV    :              0
    Chg Prop Ratio   :     Class: 2
    Exception MAV    :              0 (+)     Veteran Exemption:              0
    MAV Non-LSU      :        677,230 (=)     M50 Assd Value   :        677,230


Enter 'E'xceptions, '?'-help, 'V'alue Detail, 'CPR' Ratio,
or <RET> or 'X' to Exit: ___
```

AFTER