

Acct ID: 556121 MTL: 062W04D000900 Date: 7.2.24 Appr: JJS Prop Class: 451 RMV Prop Class: 451  
 Situs: 6107 WACONDA RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 102498 Year: 2024

Last Date Appraised: 09/03/2019 Appraiser: JORDAN SCHULTZ Retag: Y (N) Tag info: \_\_\_\_\_  
 Owner: FROLOV, VASILY Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 237930  
 RMV Land: 244500 RMV Imp: 243770 RMV Total: 488270 MAV: 237930 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**Notations** Upd Inv Input, JJS, 7.2.24  
 No notation data available.

**OSDs**

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 45000 | 01600     | 0         |

**Land**

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural Restrictive Description: \_\_\_\_\_ RMV: 199500 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/ 3/05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 1972 Eff Year Blt: 1992 Sq.Ft: 1553 % Complete: 100 ✓  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 239900  
 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      | 1553       | 4    | FB-2  | 1972   | 1992       | KIT+, FP - 1, HVAC, ROOF, BATH - 2 | Y N       |
| Garage Attached | 4     | Unfinished    | 483        | 0    | 0     | 1972   | 1992       |                                    | Y N       |

**Accessories**

YI4A

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|-----------|
| CONCRETE DRIVEWAY             | 4     | 924       | 1992       | 2553 | 1        | Y N       |
| PATIO                         | 4     | 108       | 1992       | 505  | 1        | Y N       |
| PATIO                         | 4     | 240       | 1992       | 1122 | 1        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 4     | 108       | 1992       | 2662 | 1        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 4     | 240       | 1992       | 5916 | 1        | Y N       |

Bldg: 2 Code Area: 01600 Stat Class: 108 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: \_\_\_\_\_ RMV: 0  
 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 |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

Bldg: 5 Code Area: 01600 Stat Class: 108 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 0 % Complete: 100 ✓  
 Desc: Residential Other Improvements Dimensions: \_\_\_\_\_ RMV: 1070  
 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 | Exception |
|-------------|-------|-----------|------------|------|----------|-----------|
| GAZEBO      | 1     | 0         | 0          | 1071 | 1        | Y N       |

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 01600 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 100 % Complete: 100 ✓

Desc: Multi Purpose Shed (MP)

Dimensions: 10x10

RMV: 280

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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 100        | 0    | 0     | 2007   | 2007       | FAIR      |                |

**Accessories**

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

Bldg: 4 Code Area: 01600 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 160 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 20x8

RMV: 2520

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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 160        | 0    | 0     | 2007   | 2007       | Fair      |                |

**Accessories**

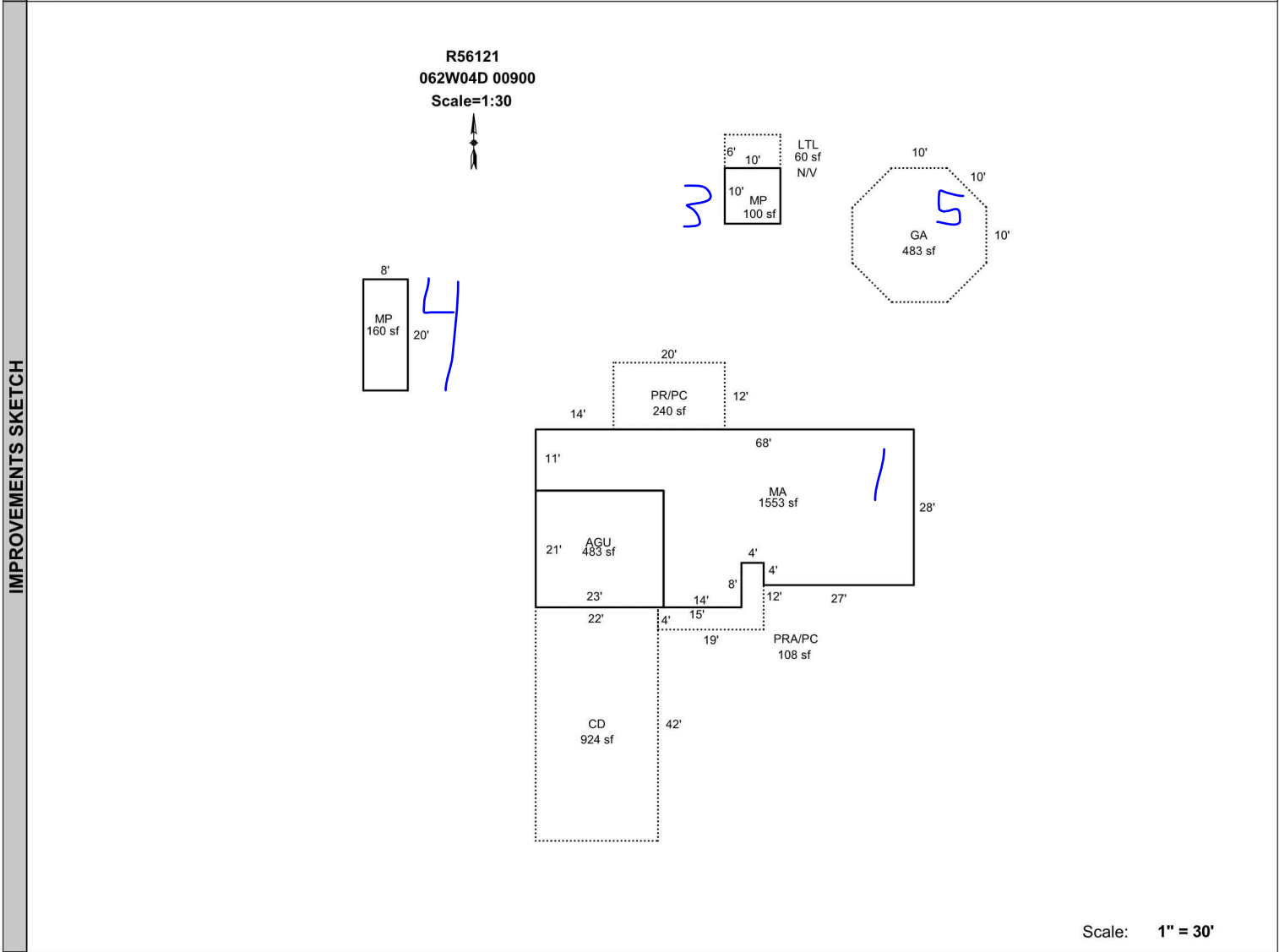
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

Parcel No **062W04D 00900**

File No **R56121**

|         |  |                 |                  |
|---------|--|-----------------|------------------|
| SUBJECT | Property Address <b>6107 WACONDA RD NE</b> | State <b>OR</b> | Zip <b>97305</b> |
|         | City <b>SALEM</b>                          |                 |                  |
|         | Owner                                      |                 |                  |
|         | Client                                     |                 |                  |
|         | Appraiser Name                             |                 |                  |



| AREA CALCULATIONS  | AREA CALCULATIONS SUMMARY                                    |                   |        |                      |           |            | Comment Table 1  |  |                 |                 |  |  |
|--|--|-------------------|--------|----------------------|-----------|------------|--|--|-----------------|-----------------|--|--|
|  | Code   | Description       | Factor | Net Size             | Perimeter | Net Totals |  |  |                 |                 |  |  |
|  | GLA1   | MA                | 1.00   | 1553                 | 208       | 1553       | DRAWN BY AC 6/8/10<br>UPDATED BY CHRIS 10/31/19<br><br><table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="text-align: center; vertical-align: top;"> <span style="font-size: 1.2em; color: blue;">JJS 7.2.24</span> </td> <td style="text-align: center; vertical-align: top;"> <span style="font-size: 1.2em; color: blue;">Cycle L3</span> </td> </tr> </table> |  | Comment Table 2 | Comment Table 3 | <span style="font-size: 1.2em; color: blue;">JJS 7.2.24</span> | <span style="font-size: 1.2em; color: blue;">Cycle L3</span> |
| Comment Table 2  | Comment Table 3  |                   |        |                      |           |            |  |  |                 |                 |  |  |
| <span style="font-size: 1.2em; color: blue;">JJS 7.2.24</span> | <span style="font-size: 1.2em; color: blue;">Cycle L3</span> |                   |        |                      |           |            |  |  |                 |                 |  |  |
|  | GBA1   | MP                | 1.00   | 160                  | 56        |            |  |  |                 |                 |  |  |
|  |  | MP                | 1.00   | 100                  | 40        | 260        |  |  |                 |                 |  |  |
|  | GBA3   | LTL               | 1.00   | 60                   | 32        | 60         |  |  |                 |                 |  |  |
|  | GAR  | AGU               | 1.00   | 483                  | 88        | 483        |  |  |                 |                 |  |  |
|  | CD   | PR/PC             | 1.00   | 240                  | 64        |            |  |  |                 |                 |  |  |
|  |  | CD                | 1.00   | 924                  | 128       | 1164       |  |  |                 |                 |  |  |
|  | YI   | PRA/PC            | 1.00   | 108                  | 62        |            |  |  |                 |                 |  |  |
|  |  | GA                | 1.00   | 483                  | 80        | 591        |  |  |                 |                 |  |  |
|  |  | Net LIVABLE Area  |        | (rounded w/ factors) |           | 1553       |  |  |                 |                 |  |  |
|  |  | Net BUILDING Area |        | (rounded w/ factors) |           | 320        |  |  |                 |                 |  |  |