

Acct ID: 519574 MTL: 063W150001700 Date: 6/6/24 Appr: GRH Prop Class: 551 RMV Prop Class: 551  
 Situs: 680 SALMON ST N SALEM OR 97303 MaSaNh: 04 06 000 Unit: 32262 Year: 2024

Last Date Appraised: 04/23/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CHAPIN JRLT & CHAPIN, AUSTIN R TRE & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 75763  
 RMV Land: 14240 RMV Imp: 72900 RMV Total: 87140 MAV: 88420 MSAV: 2863 SAV: 8654  
 Comment:

L3

No change

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**  
 No OSD data available.

**Land**

Site: 1 Code Area: 92410 Size: 1.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 14240 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1988 / 2400210 05-06: PART TOTALS UPDATED 06-07: RECALC SETUP;#32 10-28-05 07-08: PART TOTALS UPDATED

**Improvements - Residence / Manufactured Structures**

Bldg: 4 Code Area: 92410 Stat Class: 108 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 8190  
 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
CONCRETE DRIVEWAY	1	3600	1960	8190	1

Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 92410 Stat Class: 352 Year Blt: 1988 Eff Year Blt: 1995 Sq.Ft: 4600 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 92x50 RMV: 36420  
 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
Utility Building	5	Finished	4600	0	0	1988	1995	FAIR

Exception: Y N

**Accessories**

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

Bldg: 2 Code Area: 92410 Stat Class: 354 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1216 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 64x19 RMV: 2170  
 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	1216	0	0	1995	1995	

Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 3584 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 64x56 RMV: 21400  
 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	3584	0	0	1995	1995	FAIR

Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 92410    Stat Class: 355    Year Blt: 1988    Eff Year Blt: 1992    Sq.Ft: 1840    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions: 92x20    RMV: 4720  
 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	4	Finished	1840	0	0	1988	1992	

Exception: Y N

**Accessories**

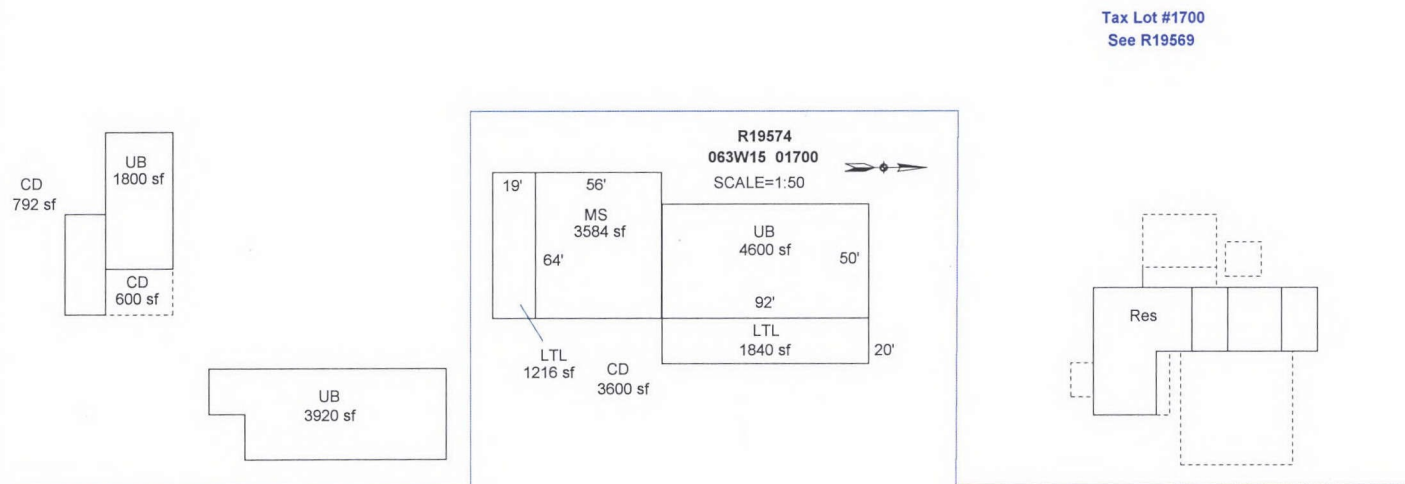
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19574 Parcel No.: 063W15 01700  
 Property Address:  
 City: County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

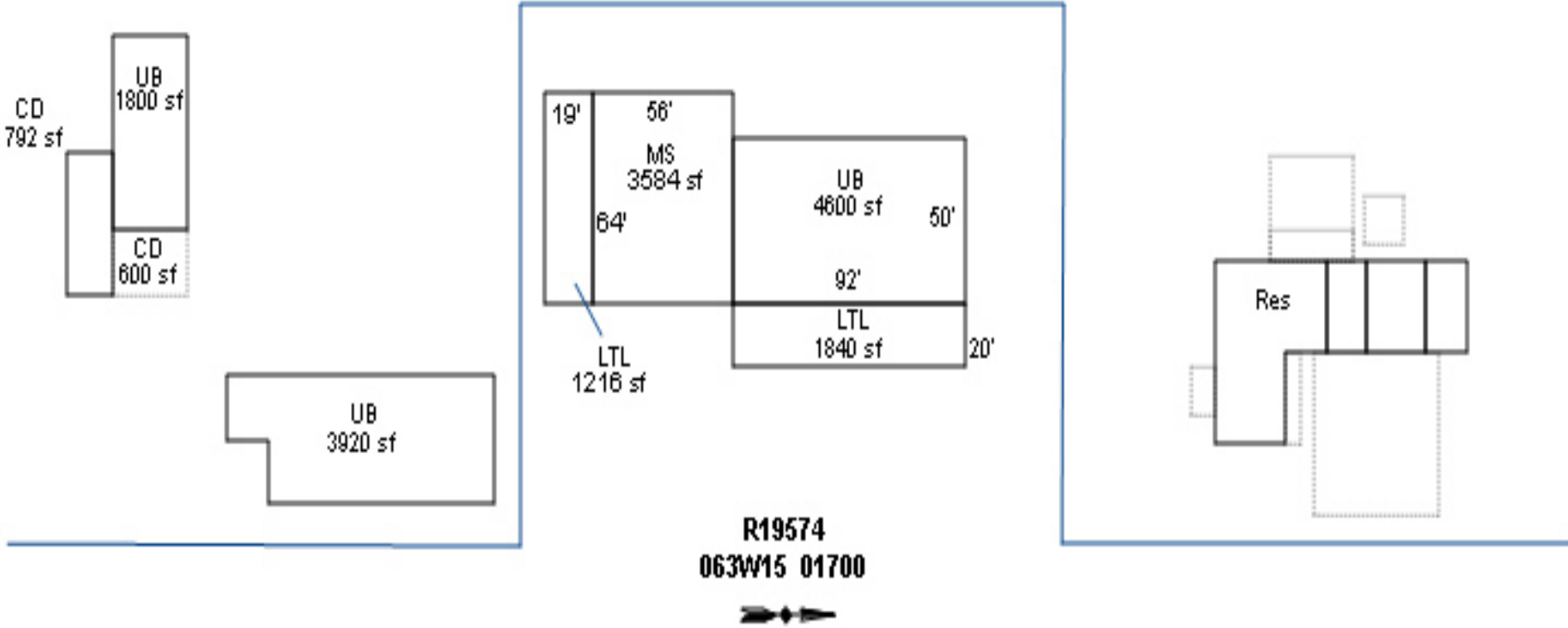
## SKETCH



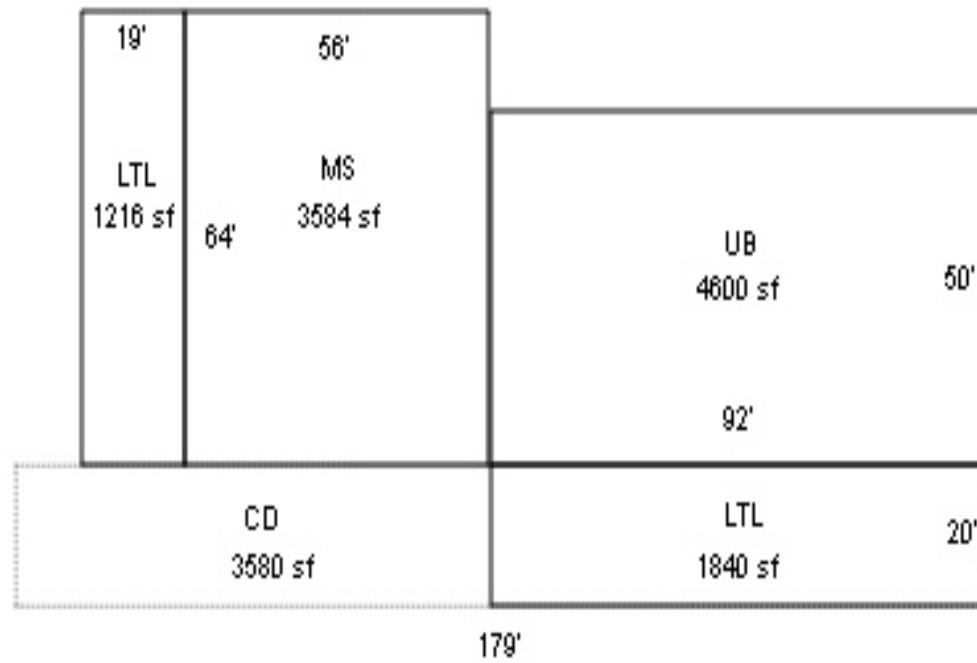
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	UB	1	3920	292		APEX BY CE 9/24/10 UPD BY PHU 07.20.20	
	LTL	1	1840	224			
	UB	1	4600	284			
	MS	1	3584	240			
	MP/OFF	1	448	88			
	LTL	1	1216	166			
	CD	1	792	124			
	UB	1	1800	180	18200		
GLA1	MA	1	2016	200	2016		
AGF	AC	1	672	104			
	AGF	1	448	88	1120	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
P/P	CD	1	600	100		04.23.20 JS #29: CYCLE;	
	PC	1	1056	130			
	PF	1	297	84			
	PR	1	168	68			
	AD	1	2500	200			
	1 addl items						
	Net LIVABLE	cnt	1 (rounded)		2,016		
	Net BUILDING	cnt	8 (rounded)		18,200		

**Tax Lot #1700**  
**See R19569**



R19574  
063W15 01700



R 19574

15 063W  
063W-15 -01700 48434-000  
552 (550) 0-4H A90 024-00-21-0  
ZIELINSKI, KEITH M & EVELYN-TRUST

1.69 ACRES

680 SALMON ST N  
V0050P0449RD V1149P0170TR 07/27/95

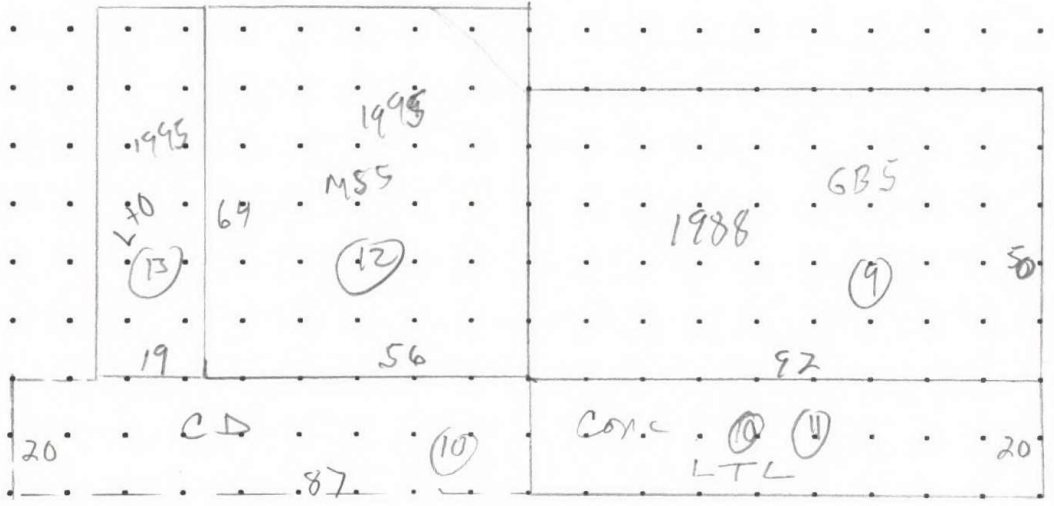
# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R19574  
48429-00

MAP NO: 15-6-3W

TAX LOT: 1700  
1600

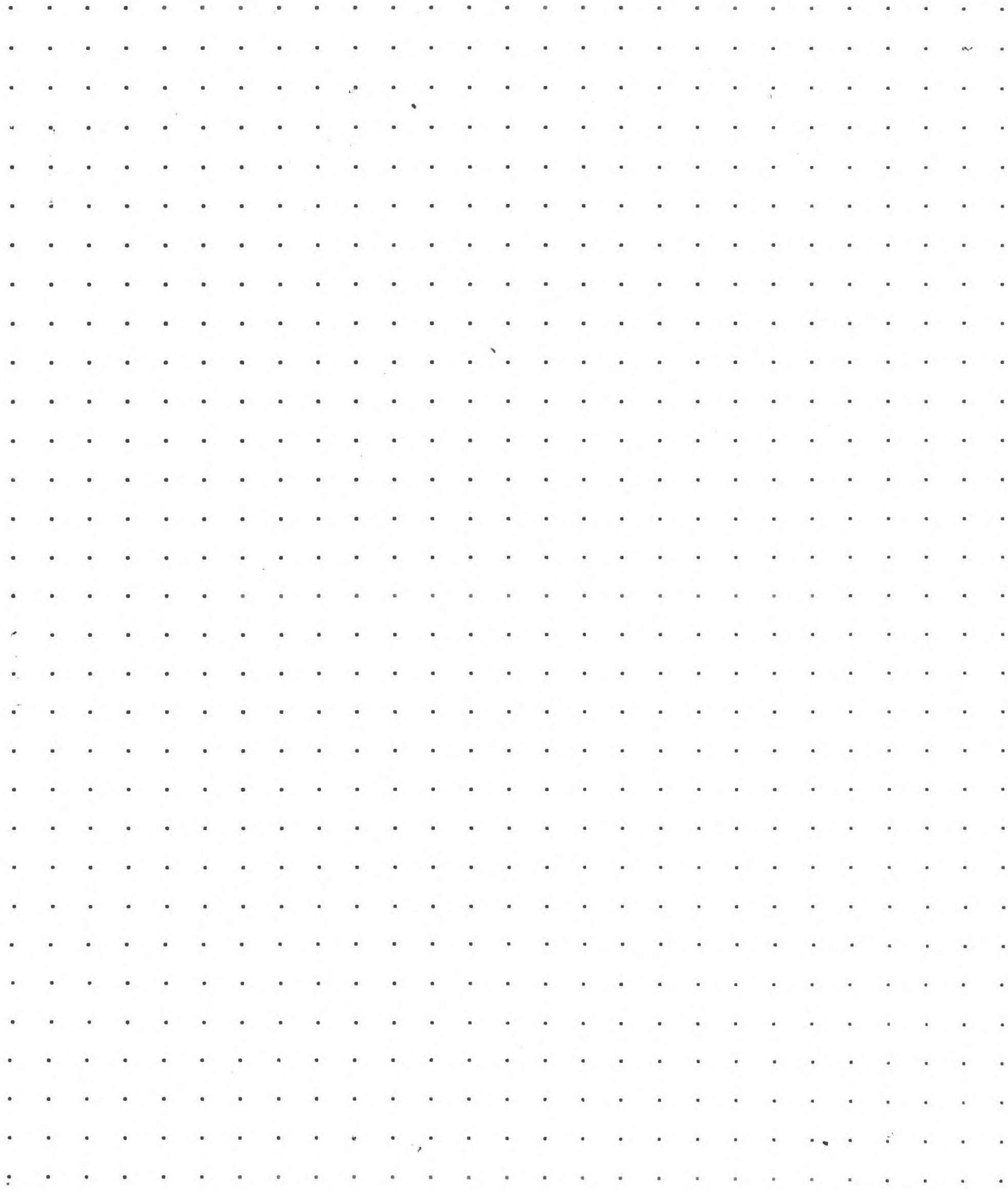
2/3



**CALCULATIONS:**

**SCALE: 1" = 20'**

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
3 1346	52				
7-29-08	19 [Signature]	BUILDER:			
4-29-20	[Signature]	REMARKS: <u>VP</u>			



**CALCULATIONS:**

**SCALE: 1" = 20'**

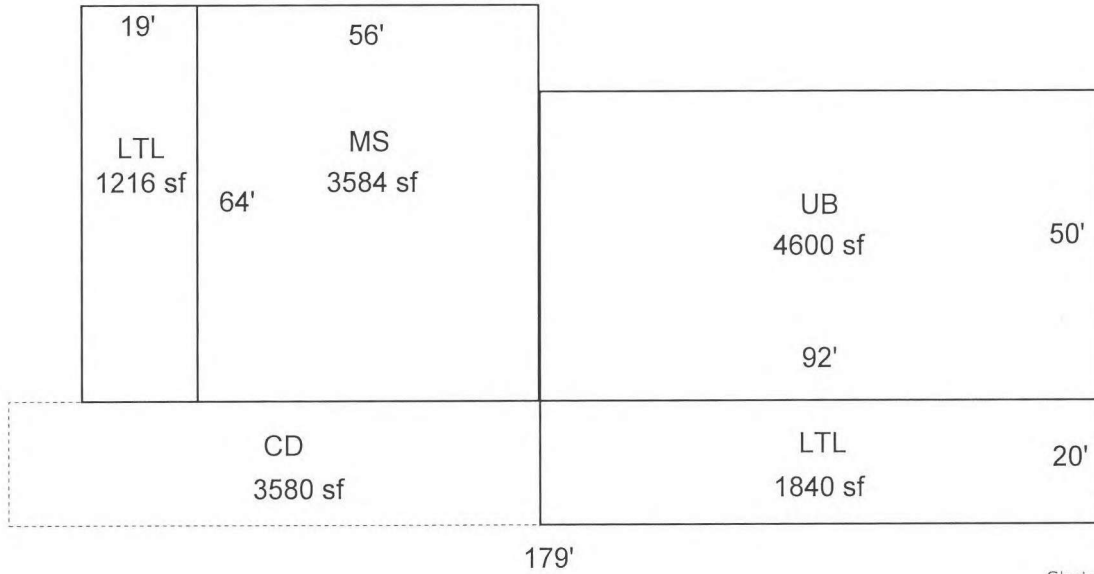
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19574 Parcel No.: 063W15 01700  
 Property Address:  
 City: County: State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**R19574**  
**063W15 01700**



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1	4600	284	
	LTL	1	1840	224	
	MS	1	3584	240	
P/P	LTL	1	1216	166	11240
	CD	1	3580	398	3580

### COMMENT TABLE 1

APEX BY CE 9/24/10  
 UPD BY PHU 07.20.20

### COMMENT TABLE 2

04.23.20 JS #29: CYCLE;

### COMMENT TABLE 3

Net BUILDING cnt 4 (rounded) 11,240

R19574 063W15 01700 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 550 Prop Code :A60  
Situs Address 680 SALMON ST N Franchise Code 19 Year For: 2008-2009  
Owner CHAPIN INVESTMENTS LLC &  
Notes: \_\_\_\_\_

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RMV Land: 13,520 RMV Imp: 0 RMV Total: 13,520

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**Accessory Improvements**

**Out Buildings**

R19574, 063W15 01700 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 550 Prop Code A60  
 Situs Address 680 SALMON ST N Franchise Code 19 Year For: 2008-2009  
 Owner CHAPIN INVESTMENTS LLC &  
 Notes: \_\_\_\_\_

RMV Land: 13,520 RMV Imp: 0 RMV Total: 13,520

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH IRR	0361	1.69		

Eff Acres                      Companion Accounts

Date 7/18 Clerk Amy **ROUTING SLIP**  
**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)  
 Data entry reviewed by/comments \_\_\_\_\_  
 Appraiser response \_\_\_\_\_  
 Reviewed by lead appraiser/comments CORS 63330

18/53	UB	\$36,860
16	LTL	\$2,950
15	MS	\$30,820
11/S5	CD	\$9,770
		\$80,400

RMV Total Non-LSU	\$327,030	% to move 0.245849
M50 Prev. Assd. Non-LSU	\$257,590	% x M50    MAV to move \$63,328.25    \$63,330.00

R19569	\$194,260 CORB S
R19574	\$63,330 CORB S
Total	\$257,590

OK,  
KKB 65

- - Appraisal Land and Improvement Information - -

Property ID: R19574 (Real Estate) 063W15 01700

Neighborhood : CENT.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	TWO BENCH IRR	1.6900-AC	\$13,520	\$1,770
	Land Totals Lgl AC(1.69)	1.6900-AC	\$13,520	\$1,770

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	UTILITY BLDG	F		1	\$36,860
I2	LEAN-TO	F		1	\$2,950
I3	MACHINE SHED	F		1	\$30,820
I4	CONCRETE DRIVE	R		1	\$9,770
				Improvement Totals	\$80,400

L\*-Create Land  
C\*L-Copy Land

I\*-Create Improvement  
C\*I-Copy Improvement

R-Recalculate  
(.) More

Enter selection or <RET> to Exit: \_\_\_\_

- - 2008 Assessment Roll Uncertified Values Information - -

Property ID: R19574 (Real Estate) 063W15 01700

RMV Land Non-LSU :	0 (+)	Land Special Use		
RMV Improvement :	0 (+)	RMV :	13,520	SAV: 2,840
RMV Total Non-LSU:	0 (=)	LSU :	1,770	MSAV: 1,770

Measure 50		Ex ID	TaxYear	Code	Exception
Prev Assd Non-LSU:	0	-----	-----	-----	-----
Prev Assd Adj :	0				
Prev Adj Assd +3%:	0 (+)				

Measure 50 Exceptions

Exception RMV :	0			
Chg Prop Ratio :	Class: 5			
Exception MAV :	0 (+)	Veteran	:	0
MAV Non-LSU :	0 (=)	M50 Assd Value	:	1,770

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

**R19574 063W15 01700** Prop Class: 551 Prop Code: A90S Fran: 06 Appr #: 29 Date: 4-23-20  
 Situs Address 680 SALMON ST N  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
 Owner CHAPIN JRLT &  Pictom Other: \_\_\_\_\_  
 RMV Land: 27,930 RMV Imps: 81,640 RMV Total: 109,570 M50 Total: 84,100 For: 2020-2021  
 Notes: UP data from  
FULL FILBERTS

**Accessory Improvements**

**Seg: 4.1 CD CONCRETE DRIVE**  
 Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Class: 3600 Roof Style: \_\_\_\_\_  
 Area: 3580 Eff: 3600 Flooring: \_\_\_\_\_  
 Dimens: 179 x 20 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
 Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1960 RMV: 12,010  
 AddFactor1: Fo AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 1.1 UB UTILITY BLDG**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMMP  
 Class: 5 Roof Style: GABLE  
 Area: 4600 Eff: 4600 Flooring: CONC  
 Dimens: 92 x 50 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall BKENAM Fireplace: \_\_\_\_\_ Year: 1988 Eff: 1995 Value: 35,040  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 LTL LEAN-TO**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: \_\_\_\_\_ Roof Style: SHED  
 Area: 1216 Eff: 1216 Flooring: DIRT  
 Dimens: 64 x 19 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1995 Eff: 1995 Value: 2,330  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 MS MACHINE SHED**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMMP  
 Class: 5 Roof Style: GABLE  
 Area: 3584 Eff: 3584 Flooring: CONC  
 Dimens: 64 x 56 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall 16FT;BKENAM Fireplace: \_\_\_\_\_ Year: 1995 Eff: 1995 Value: 27,060  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 LTH LEAN-TO**  
 Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCM  
 Class: \_\_\_\_\_ Roof Style: SHED  
 Area: 1840 Eff: 1840 Flooring: \_\_\_\_\_  
 Dimens: 92 x 20 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
 Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
 Ex. Wall \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1988 Eff: 1992 Value: 5,200  
 AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R19574 063W15 01700 Prop Class: 551 Prop Code: A90S Fran: 06 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 680 SALMON ST N  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner CHAPIN JRLT &  Pictom Other: \_\_\_\_\_

RMV Land: 27,930 RMV Imps: 81,640 RMV Total: 109,570 M50 Total: 84,100 For: 2020-2021

Notes: \_\_\_\_\_

Segment									Land
Class									
Dim/Size									
Foundation									
Exter Wall									
Wall Height									
Inter Finish									
Roof Cover									
Roof Style									
Flooring									
Plumbing									
Electric									
Misc.									
Yr Blt									
Eff Yr									
Cond.									
% Good									
% Comp									
Lump Sum									
Except.Code									

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH IRR	008CGI	1.69		

Eff Acres 148.45 Companion Accounts R19622 R19546 063W15 01800  
 R19569 R19570  
 R19621

Zone: EFU

**Routing Slip**

Date: 6/3 Clerk: Amy Clerk Comments: \_\_\_\_\_

Appraiser Response: 04 [Signature] 29 6-25-20

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_



3 13 84

