

Acct ID: 524649 MTL: 072W34B000600 Date: 8/8/24 App: GRH/NW Prop Class: 921 RMV Prop Class: 451
 Situs: 6580 STATE ST SALEM OR 97317 MaSaNh: 01 06 000 Unit: 78517 Year: 2024

Last Date Appraised: 02/28/2022 Appraiser: CLINT LUKE Retag: Y Tag info: _____
 Owner: SALEM-KEIZER SCHOOL DIST 24J Roll Type: R
 Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 243800 RMV Imp: 1039680 RMV Total: 1283480 MAV: 0 MSAV: 0 SAV: 0
 Comment: 22-23; PUT SCHOOL ON M&S #40 ML

Notations

No notation data available.

Update inv

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	92410	0

Add 1 OSDA

Land

Site: 1 Code Area: 92410 Size: 1.47 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 203800 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 16-17: CYCLE WORK #94 ADD OSD// ORIG VAL = 44220 - 02-03; MOVED VALUE FROM XTCV SEGMENT, THEN DELETED XTCV SEGMENT, COMMENT WAS 66740//05-06: RECALC SETUP; APPR17,06/02/04.

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 92410 Stat Class: 455 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1792 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 20' WIDE DOUBLE Dimensions: _____ RMV: 20370
 Func Obsc: 80 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	5	Finished	1792	0	0	1990	1990	KIT-, ROOF, SKRT+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 1800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 10670
 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
Machine Shed	6	Finished	1800	0	0	1989	1989	<i>1 Avg</i>	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: *342* Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2640 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 60x44 RMV: 54310
 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
Metal Componet Bldg	6	Finished	2640	0	0	2001	2001	<i>1 Avg</i>	Y N

Covered Play Area 10% Func For Wall

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1950
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2001	2001	FAIR	

1 Aug 9

0

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 820 Year Blt: Eff Year Blt: Sq.Ft: 6056 % Complete: 100
 Desc: OTHER SCHOOLS **Elementary school** Dimensions: RMV: 952380
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

done. ✓

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					




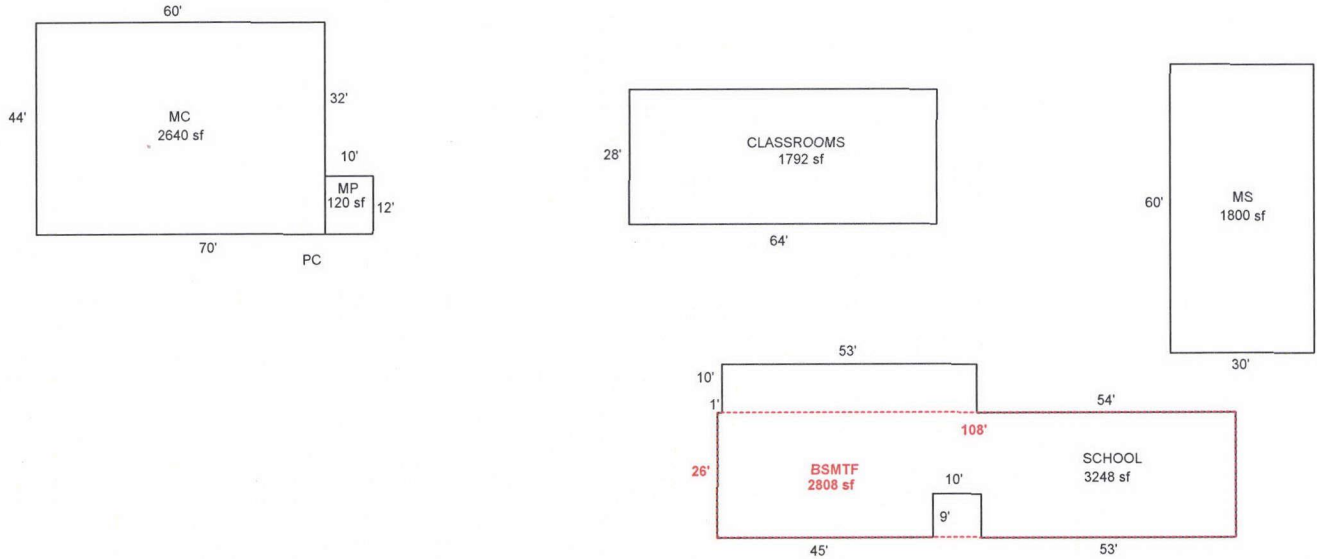
SKETCH/AREA TABLE ADDENDUM

Parcel No 072W34B 00600

File No R24649

SUBJECT	Property Address 6580 STATE ST
	City SALEM County MARION State OR Zip 97317
	Owner
	Client
	Appraiser Name

R24649
072W34B 00600
SCALE=1:40

Scale: 1" = 40'

112,500

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	SCHOOL	1.00	3248	306	
	CLASSROOMS	1.00	1792	184	5040
GLA0	BSMTF	1.00	2808	268	2808
GBA1	MS	1.00	1800	180	
	MC	1.00	2640	208	
	MP	1.00	120	44	4560
Net LIVABLE Area (rounded w/ factors)					7848
Net BUILDING Area (rounded w/ factors)					4560

Comment Table 1

DRAWN BY JRONDEMA 1/9/18

Comment Table 2

3/1/22
SPH/WW
8/1/29

Comment Table 3

#40 cycle
cycle L2

Commercial Property Appraisal

Marion County

Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 524649

Notes 24-25: CYCLE UPDATE INV PER GRH/WW

Total Sq Ft 6,056

MA-SA-NH 01-06-000

16-17: CYCLE WORK #94 ADD BSMTE, UPDATE INV//
10-11: CORRECT INV, ADDED FUNC|80 ON MFH PER
OLD APPR CARD//02-03; ADD NEW MC & MP @ 100%
COMPL, PULL FROM TAGS 04-05; SCHOOL

Component - Elementary School

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/8/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - Elementary School

Type Building

Size 3,248 sq ft

Perimeter 306 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire)	100	2.0	D Wood or Steel Framed Exterior Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	3,248	\$174.58	\$567,036	\$351,562	\$215,474
6604001	Chain Link Fence, Galvanized	384	\$27.18	\$10,437	\$0	\$10,437
6601014	Concrete Sidewalk	1,153	\$7.21	\$8,313	\$0	\$8,313
3	Default Heating	3,248	\$18.03	\$58,561	\$36,308	\$22,253
764	Fire Alarm System	3,248	\$2.78	\$9,029	\$5,598	\$3,431
6604010	Gate, Chain Link	1	\$1,399.00	\$1,399	\$0	\$1,399
6604010	Gate, Chain Link	1	\$648.00	\$648	\$0	\$648
6403017	Paving, Asphalt	5,150	\$5.41	\$27,862	\$17,274	\$10,588
681	Sprinklers	3,248	\$7.17	\$23,288	\$14,439	\$8,849
896	Stud Walls-Wood Siding	3,248	\$25.46	\$82,694	\$51,270	\$31,424
				\$789,267	\$476,451	\$312,816

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	E&P (10% of RCN)		\$78,927.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 30 yrs
Additional Functional	0.0 %
External	0.0 %

Elementary School

Stat Class 820 - OTHER SCHOOLS

Account ID 524649

Notes 24-25: CYCLE UPDATE INV PER GRH/WW
16-17: CYCLE WORK #94 ADD BSMTF, UPDATE INV//
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OLD APPR CARD//02-03; ADD NEW MC & MP @ 100%
COMPL, PULL FROM TAGS 04-05; SCHOOL

Total Sq Ft 6,056

MA-SA-NH 01-06-000

Section - Basement

Type Basement Associated Section 258
Size 2,808 sq ft Perimeter 268 ft # of Stories 1 (2 in building)

Occupancy

Code	Description	%	Quality	Class	Height (ft)
365	Elementary School (Entire), Type: Finished Basement	100	2.0	C Masonry Bearing Walls	10.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
4	Basement Base Cost	2,808	\$129.66	\$364,085	\$225,733	\$138,352
51	Basement Fireproofing	2,808	\$10.21	\$28,670	\$17,775	\$10,895
3003	Default Heating	2,808	\$14.45	\$40,576	\$25,157	\$15,419
				<u>\$433,331</u>	<u>\$268,665</u>	<u>\$164,666</u>

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Basement Base Cost	EP&O (10%)		\$43,333.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

None
Additional Functional 0.0 %
External 0.0 %

Reconciliation Base Value \$572,876 Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)				
\$0	+	\$572,876	+	\$0	-	\$0	=	\$572,876	\$572,876