

Acct ID: 518215 MTL: 062W03A000200 Date: **6.28.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 7110 WABASH DR NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 48213 Year: 2024

Last Date Appraised: 04/14/2021 Appraiser: JORDAN SCHULTZ Retag: **Y** **N** Tag info: _____
 Owner: ISAY & VERA GRIGORIEFF RLT & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** **3** 4 LCB TTO INSP AV: 205440
 RMV Land: 438380 RMV Imp: 237030 RMV Total: 675410 MAV: 169110 MSAV: 36330 SAV: 81335
 Comment: _____

Vid Inv

Input, 555, 7.1.24

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

Land Chris 8/27/24 send inquiry letter

4.90 2bdss 0.75 4bdss

Site: 1	Code Area: 01600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description: 2			RMV: 67240	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments: Liability year - 2009 / 00100030						
Site: 2	Code Area: 01600	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 147940	Exception: Y N
Adjustment(s):	GSOIL	.75 4bd	Fire Patrol:		Description:	
Comments: Liability year - 1976 / 00100030						
Site: 3	Code Area: 01600	Size: 2.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD D	Value Source: Woodlot	Description: FARM WOODLOT 2			RMV: 178200	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:		Description:	
Comments: Liability year - 1976 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00100030						

Improvements - Residence / Manufactured Structures 198s R/W

Bldg: 1	Code Area: 01600	Stat Class: 141 -	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 1880	% Complete: 100
Desc: One Story Only					Dimensions: _____	RMV: 230950
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	1880	3	FB-2	1973	1973	KIT, ROOF, HVAC, FP - 2, BATH - 2	Y N
Garage Attached	4	Low Cost	624	0	0	1973	1973	ROOF	Y N

Accessories 474 X F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	364	1973	887	1	Y N
PATIO	4	779	1973	3213	1	Y N
ROOF EXTENSION OR PATIO COVER	4	304	1973	6612	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01600	Stat Class: 341	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 480	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 24x20	RMV: 3440
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
Multi-Purpose Bldg	5	Finished	480	0	0	1989	1989	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 01600	Stat Class: 321	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 768	% Complete: 100
Desc: Hay Cover (HC)					Dimensions: 32x24	RMV: 1860
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
Hay Cover	5	Finished	768	0	0	1989	1989	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01600 Stat Class: 354 Year Blt: 2002 Eff Year Blt: 1989 Sq.Ft: 600 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 10x60 RMV: 780
 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	600	0	0	2002	1989	Exception: Y N

Accessories

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

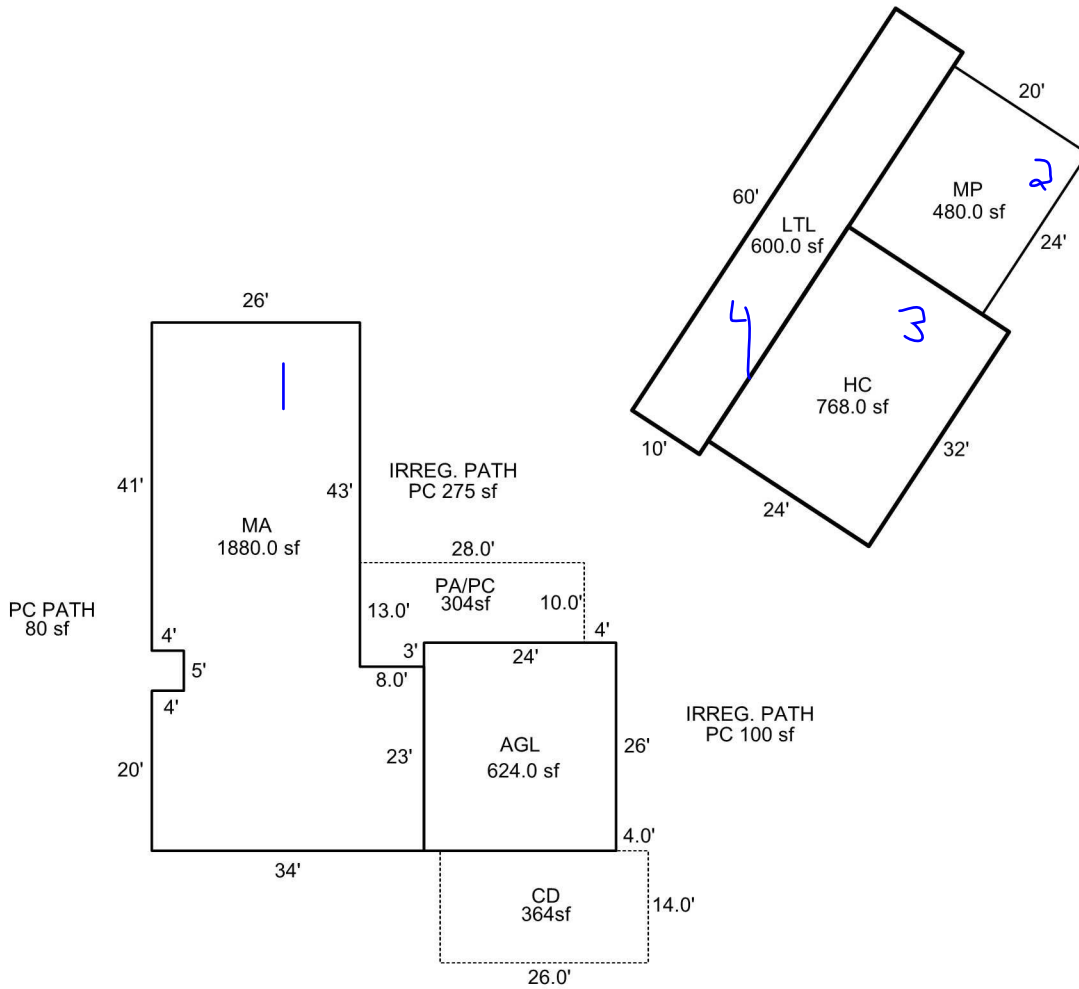
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18215 Parcel No.: 062W03A 00200
 Property Address: 7110 WABASH DR NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R18215
062W03A 00200
SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	480.0	88.0	
	HC	1.0	768.0	112.0	
	LTL	1.0	600.0	140.0	1848.0
GLA1	MA	1.0	1880.0	208.0	1880.0
GAR	AGL	1.0	624.0	100.0	624.0
P/P	PC	1.0	0.0	78.0	
	CD	1.0	364.0	80.0	
	PA/PC	1.0	304.0	82.0	668.0
	Net LIVABLE	cnt	1 (rounded)		1,880
	Net BUILDING	cnt	3 (rounded)		1,848

COMMENT TABLE 1

DRAWN BY AC 5/20/10
 UPDATED BY CJURAN 06/17/2021

COMMENT TABLE 2

#10 CL 04/14/2020

JSS 6.28.24

COMMENT TABLE 3

CYCLE PITCOM C-19

Cycle L3