

Acct ID: 558771 MTL: 082W04A001200 Date: **8-29-24** Appr: **EWVA** Prop Class: 401 **INPUT 10-21-24 EWVA** Prop Class: 401  
 Situs: 1778 SONYA DR SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 118895 **CODED** Year: 2024  
 Last Date Appraised: 08/17/2016 Appraiser: CLINT LUKE Retag: Y **(N)** Tag info: **9-3-24 EWVA**  
 Owner: FLEMING, JOHN O JR Roll Type: R  
 Cycle Tag: **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **(4)** LCB TTO INSP AV: 324670  
 RMV Land: 237110 RMV Imp: 382900 RMV Total: 620010 MAV: 324670 MSAV: 0 SAV: 0 **(20)**  
 Comment: \_\_\_\_\_

**Notations** NO W/MIS - R/MIS - SALE CONFIRMATION LABEL  
 No notation data available.

**SALE HISTORY 680K 7/22/24**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	55000	92410	0

**Land**

Site: 1 Code Area: 92410 Size: 1.06 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: **2 BDRS** RMV: 182110 Exception: Y N  
 Adjustment(s): **GOOD SOIL** Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1990 Sq.Ft: 1547 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 325180  
 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	1547	3	FB-2/ HB-1	1976	<b>(1990)</b>	BATH - 2, BTH - 1, KIT, HVAC - P - 1, ROOF	Y N
Garage Attached	4	Finished	571	0	0	1976	<b>(1990)</b>	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	336	1990	9596	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1990	23436	1	Y N

Bldg: 5 Code Area: 92410 Stat Class: 108 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 16060  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	5850	2003	13163	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1376 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: RMV: 10090  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **70%**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1376	0	0	1990	<b>(1990)</b>	FIR <b>AVE</b>	Y N <b>(0)</b>

**Accessories**

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

Bldg: 3 Code Area: 92410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 100 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 10x10 RMV: 300  
 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
No floor data available									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	100	0	0	0	0	GAZEBO
Exception: Y N								

**Accessories**

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

Bldg: 4    Code Area: 92410    Stat Class: 351    Year Blt: 2002    Eff Year Blt: 2002    Sq.Ft: 2700    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 45x60    RMV: 31270  
 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
General Purpose Bldg	5	Finished	2700	0	0	2002	2002	FAIR
Exception: Y N								

**Accessories**

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W04A 01200

File No R58771

Property Address 1778 SONYA DR SE

City SALEM

State OR

Zip 97317

Owner

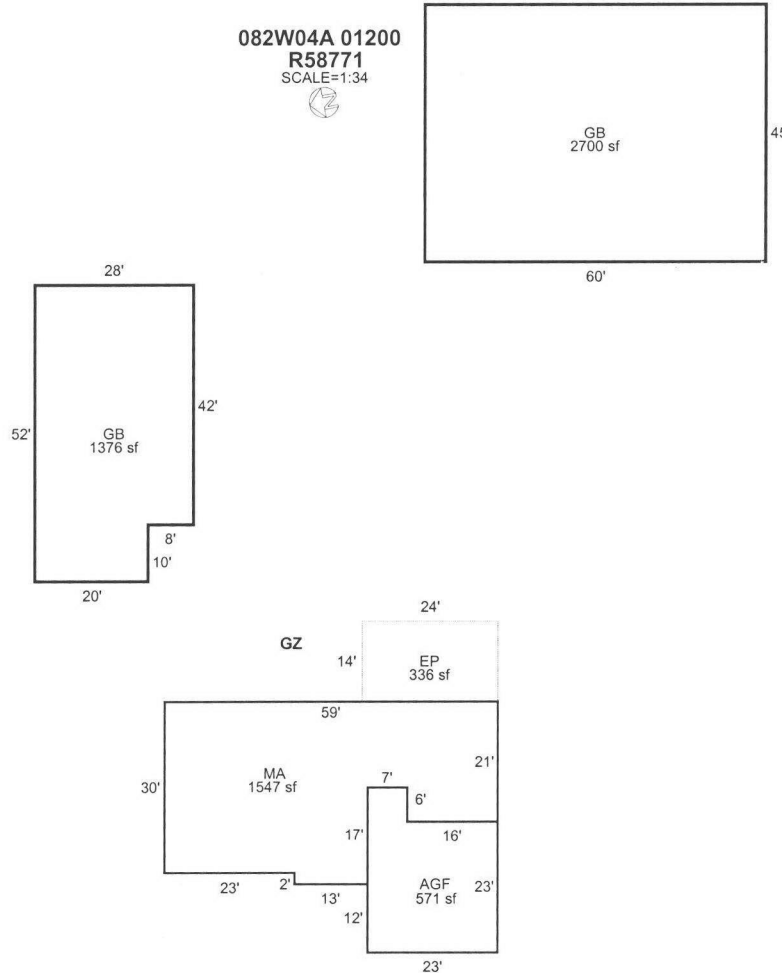
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

082W04A 01200  
R58771  
SCALE=1:34



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1547	194	1547
GBA1	GB	1.00	2700	210	
	GB	1.00	1376	160	4076
P/P	EP	1.00	336	76	336
GAR	AGF	1.00	571	104	571

### Comment Table 1

APEXED BY NRC 07/09/2009

### Comment Table 2

*Handwritten:* 8-17-16 po  
**SULY**  
**8/29/24**  
*Signature*

### Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 1547  
Net BUILDING Area (Rounded w/ Factors) 4076