

Acct ID: 550603 MTL: 063W24AC02500 Date: **1/27/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 2783 QUARTZ ST NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 104587 Year: 2025

Last Date Appraised: 07/26/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: AFFINITY HOMES LLC Roll Type: R
 Cycle Tag **Sales Verification** Other: Inspection level: 1 2 3 **4** CB TTO INSP AV: 255690
 RMV Land: 170770 RMV Imp: 253390 RMV Total: 424160 MAV: 255690 MSAV: 0 SAV: 0

Comment:

UPDATE INV

MLS: 823350
 DOM: 29
 SALE CODE: 26
 UNDER CONTRACT MLS
 LISTING 1.27.25

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 17860 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 120770 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 16-17: 11/09/15 CHANGED LAND SCH ON ENTIRE STREET FROM 030 TO 009C; NICE NEIGHBORHOOD. KH 90 // 06-07: RECALC SETUP, APPR NO 10, 10/17/05

ROOF WINDOW 1990 EYB FROM LAST APPRAISAL 2018

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 141 Year Blt: 1971 Eff Year Blt: **1983** Sq.Ft: 1388 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 253390 **I/O**
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1991 - REMODELED KITCHEN % BATH M/M

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1388	3	FB-2	1971	1971	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	Finished	924	0	0	1971	1971	ROOF	Y N

Accessories **YI FAIR**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	640	1971	1539	1	Y N
PATIO	4	108	1971	440	1	Y N
PATIO	4	300	1971	1221	1	Y N
ROOF EXTENSION OR PATIO COVER	4	100	1971	2146	1	Y N
ROOF EXTENSION OR PATIO COVER	4	180	1971	3863	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 341 Year Blt: 1986 Eff Year Blt: Sq.Ft: 225 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x15 RMV: 0
 Func Obsc: 0 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	225	0	0	1986	0	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 1986 Eff Year Blt: Sq.Ft: 216 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 18x12 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

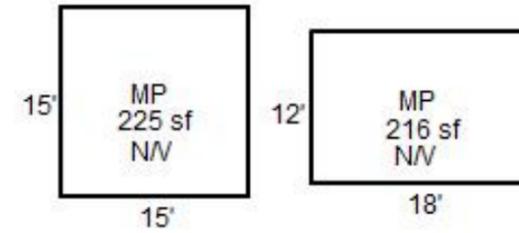
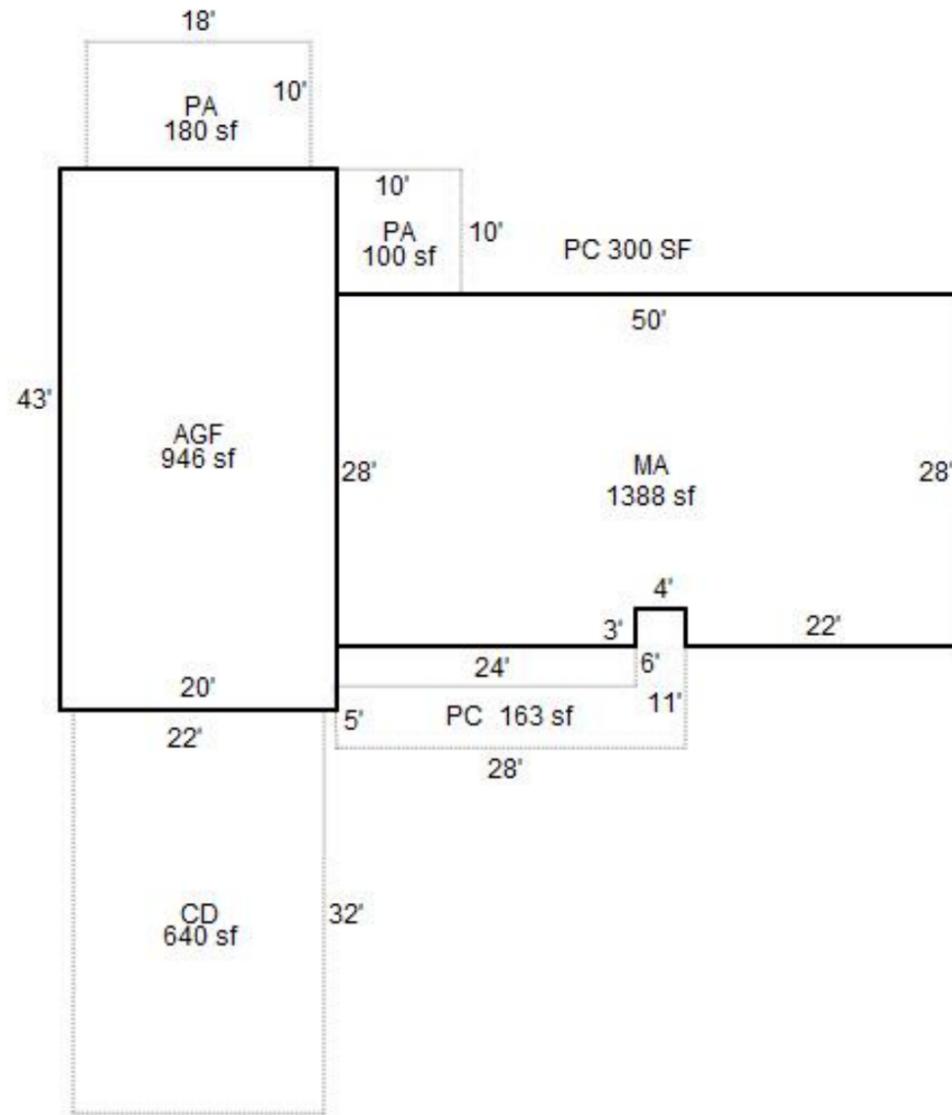
Floors

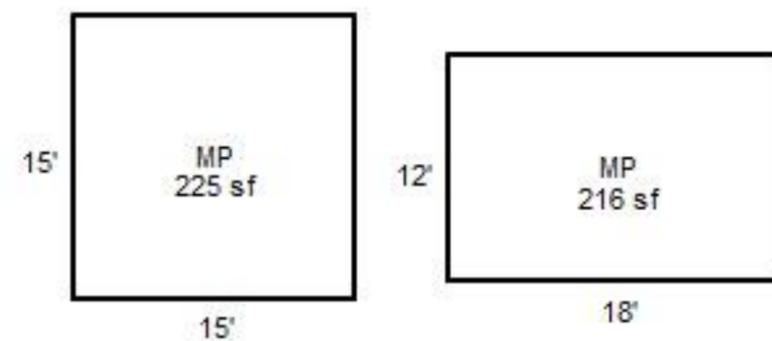
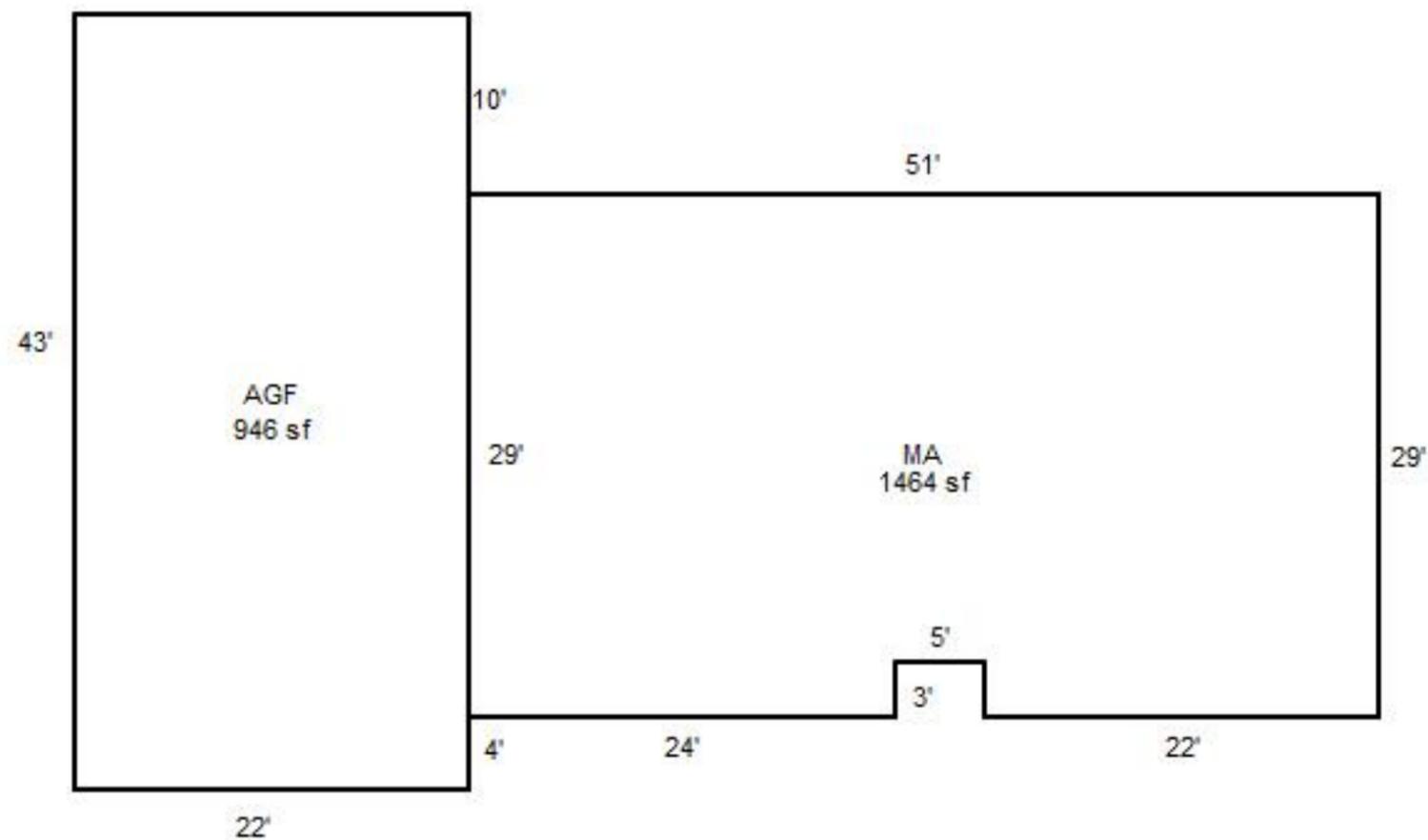
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	216	0	0	1986	0	FAIR	Y N

Accessories

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

R50603
063W24AC02500
Scale=1:30





22'

CD



7/26/2019

7/26/2019
R50603 MA Rear-2



7/26/2019

7/26/2019
R50603 NV Sheds-3



7/26/2019

7/26/2019
R50603 NV Sheds-6



7/26/2019

7/26/2019
R50603 MA Rear-1



7/26/2019

7/26/2019
R50603 NV Sheds-2



7/26/2019

7/26/2019
R50603 NV Sheds-5



7/26/2019

7/26/2019
R50603 MA Front-2



7/26/2019

7/26/2019
R50603 NV Sheds-1



7/26/2019

7/26/2019
R50603 NV Sheds-4



R50603

24AC063W
063W-24AC-02500 72020-030
131 (401) 0-4H F51 001-00-21-0
SOVENSKI, MARGARET-TR-ET AL

•42 ACRES

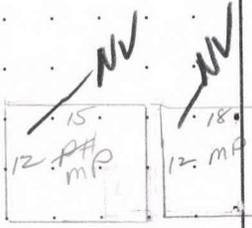
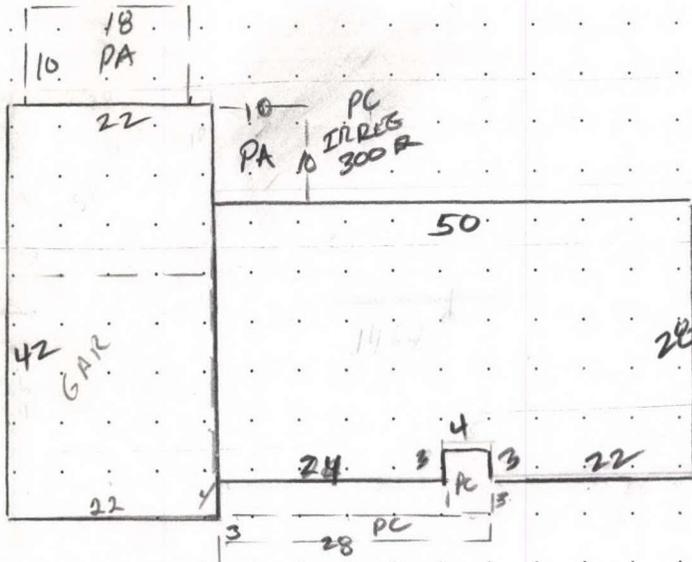
HUFF ACRES
LOT 4 BLK 1
ANNEXATION NO 91-632
2783 QUARTZ ST NE
V0710P0122RD V1049P0368DC 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

R50603

ACCT. NO. 6721-8 72020-030

MAP NO. 24A-6 3W



2783 QUARTZ ST. N.E SALEM

MEASUREMENT VERIFIED	
DATE	BY
7-24-81	RU
8-26-87	26 DN
5-28-96	Roy
8-27-08	19 Sap
7-26-19	610 CYUS

REMARKS:

$1577 (29 \times 51) - (3 \times 5) = 1464$
 $28 \times 50 - 3 \times 4 = 1388$
 (1400) (12)

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24AC02500

File No R50603

Property Address 2783 QUARTZ ST NE

City SALEM

County MARION

State OR

Zip 97303

Owner

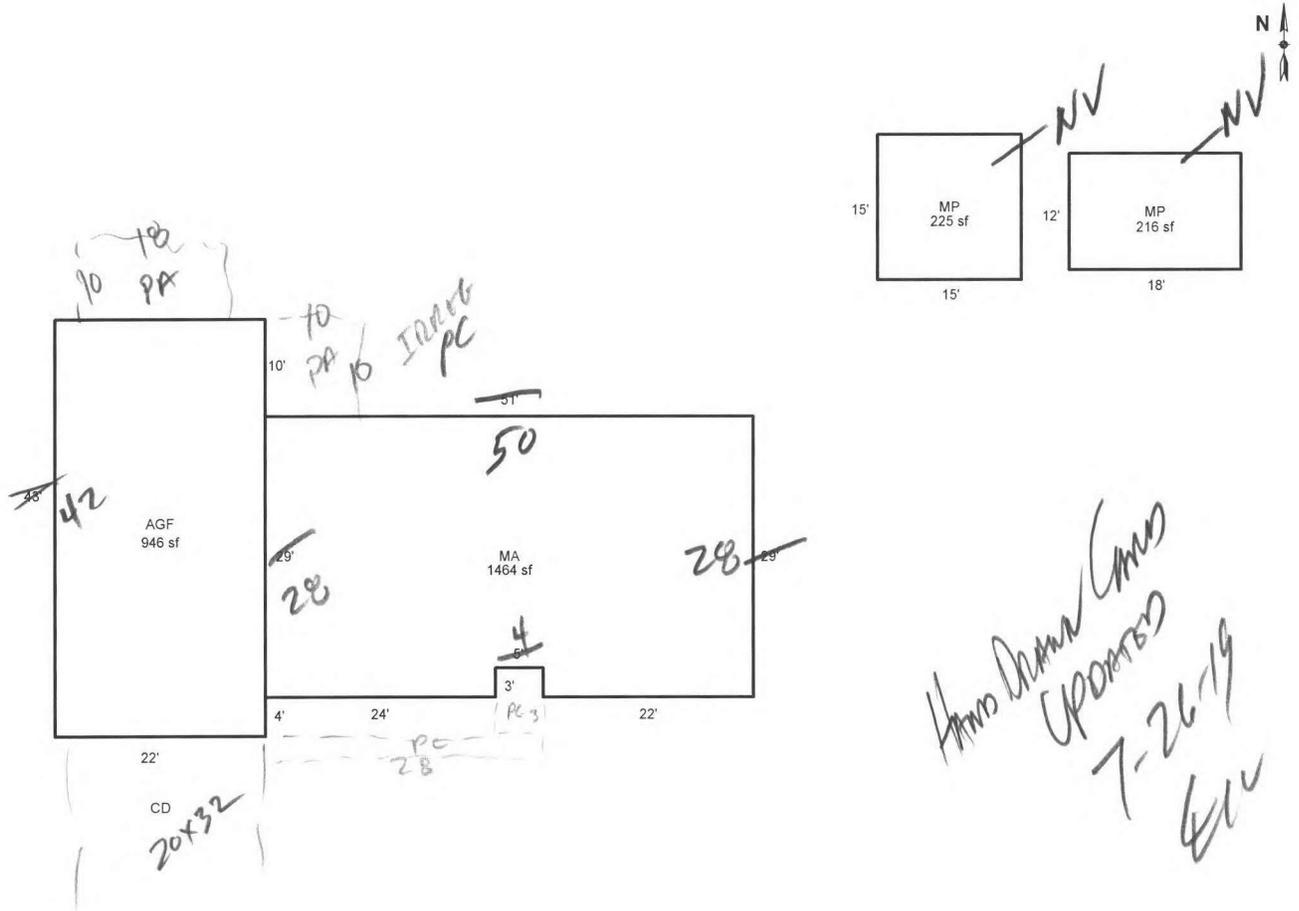
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R50603
063W24AC02500
SCALE=1:20



*Hand Drawn (Cms)
UPDATED
7-26-19
EJC*

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1464	166	1464
GBA1	MP	1.00	225	60	
	MP	1.00	216	60	441
GAR	AGF	1.00	946	130	946
Net LIVABLE Area (rounded w/ factors)					1464
Net BUILDING Area (rounded w/ factors)					441

Comment Table 1

DRAWN BY JRONDEMA 10/18/17

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

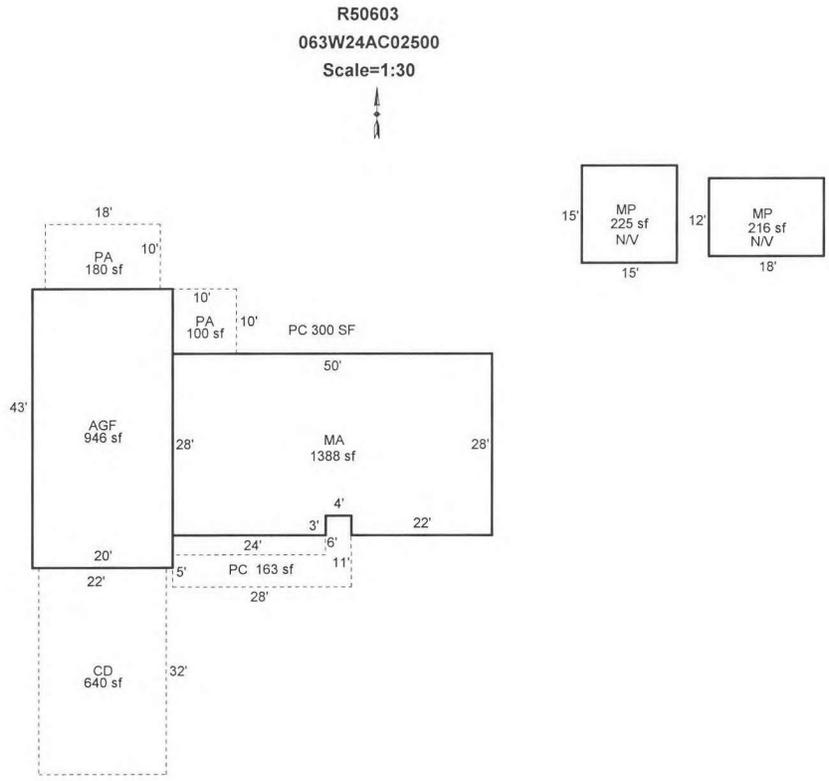
Parcel No 063W24AC02500

File No R50603

SUBJECT

Property Address	2783 QUARTZ ST NE		
City	SALEM	County	MARION
		State	OR
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1388	162	1388
GBA1	MP	1.00	225	60	
	MP	1.00	216	60	441
GAR	AGF	1.00	946	130	946
CD	PA	1.00	180	56	
	PA	1.00	100	40	
	PC	1.00	163	78	
	CD	1.00	640	104	1083
Net LIVABLE Area		(rounded w/ factors)			1388
Net BUILDING Area		(rounded w/ factors)			441

Comment Table 1	
DRAWN BY JRONDEMA 10/18/17 UPDATED BY CHRIS 9/25/19	
Comment Table 2	Comment Table 3

R50603 063W24AC02500 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 2783 QUARTZ ST NE Franchise Code 19 Year For: 2008-2009
 Owner SOVENSKI, MARGARET A
 Notes: _____

RMV Land: 126,710 RMV Imp: 130,280 RMV Total: 256,990

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	RURAL AT MKT	009C	0.42		
2	ON SITE DEVELOPMENT	OSDA.RUR			
Eff Acres	0.42	Companion Accounts			

Date 9/3/08 Clerk Chris **ROUTING SLIP**
 Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments _____
 Appraiser response Sue 9/9/08
 Reviewed by lead appraiser/comments _____

R50603 063W24AC02500 Appr #: 19 Date 8-27-08 Prop Class 401 Prop Code F41
 Situs Address 2783 QUARTZ ST NE Franchise Code 19 Year For: 2008-2009
 Owner SOVENSKI, MARGARET A
 Notes: update inventory

RMV Land: 126,710 RMV Imp: 130,280 RMV Total: 256,990

Seg. Type MA Segment # 1.1 Class 4 Area 1464 Eff Area 1464 Length Width
 Roof Cover COMP Plumbing BATH2
 Heat AC Fireplace SGL-P Inter. Comp DW;H&F;DSP;RNG
 Bedrooms 3 Year Built 1971 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments no updates

Seg. Type AGF Segment # 1.2 Class 4 Area 946 Eff Area 946 Length 43 Width 22
 Roof Cover COMP Plumbing
 Heat Fireplace Inter. Comp
 Bedrooms Year Built 1971 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg. Type YI4A Segment # 1.3 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___

Out Buildings

Seg. Type PH ^{mp} Segment # 2.1 Class 5 Area 225 Length 15 Width 15
 Foundation Pier Ex. Wall Lap Height
 Roof Cover Comp Roof Style Gable Floor wood Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. 1986 Eff. Yr. Blt: 1997
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type MP Segment # 3.1 Class 45 Area 216 Length 18 Width 12
 Foundation CONC Ex. Wall 8FT;PLYWD Fbrgl Height
 Roof Cover COMP Roof Style GABLE Floor CONC Plumbing Beds
 Heat Int. Comp. Elect. 110V Yr. Blt. 1986 Eff. Yr. Blt: 1986 1982
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

R50603 063W24AC02500 Prop Class: 401 Prop Code: F41 Fran: 11 Appr #: 10 Date: 7-26-19

Situs Address 2783 QUARTZ ST NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner SOVENSKI TR & Pictom Other: _____

RMV Land: 113,800 RMV Imps: 196,030 RMV Total: 309,830 M50 Total: 214,160 For: 2019-2020

Notes: _____

JEFF WHITE
Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: COMP *ACCOMP* Int Comp: DW;H&F;DSP;RNG Adj: RLCM4
Class: 4 *1388* Roof: _____
Area: 1464 *1388* Eff 1464 Flooring: _____
Dimens: x Plumbing: BATH2 Electrical: _____ Qty: _____
Found: Heat/AC: AC Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: SGL-P Year: 1971 Eff: 1971 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 130,140
Exc Code: *ERROR* Comment/Adj: _____ L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: COMP *ACCOMP* Int Comp: _____ Adj: RLCM4
Class: 4 *924* Roof: _____
Area: 946 *924* Eff 946 Flooring: _____
Dimens: 43 *42* x 22 Plumbing: _____ Electrical: _____ Qty: _____
Found: Heat/AC: _____ Bedrooms: _____ % Comp: _____
Ex Wall: Fireplace: _____ Year: 1971 Eff: 1971 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 47,050
Exc Code: *ERROR* Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 Y14A RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 14,250
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

Out Buildings

Seg: 2.1 MP MULTIPURPOSE BLDG
Method: F09 Roof Cover: COMP Int Comp: _____ Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 225 Eff: 225 Flooring: WOOD
Dimens: 15 x 15 Plumbing: _____ Electrical: 220V % Comp: _____
Found: PIERS Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall LAP Fireplace: _____ Year: 1986 Eff: 1987 Value: 3,100 *N/V*
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

Seg: 3.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: COMP Int Comp: _____ Adj: FLCM
Class: 5 Roof Style: GABLE
Area: 216 Eff: 216 Flooring: CONC
Dimens: 18 x 12 Plumbing: _____ Electrical: 110V % Comp: _____
Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
Ex. Wall FBRGL;8FT Fireplace: _____ Year: 1986 Eff: 1982 Value: 1,490 *N/V*
AddFactor1: AddFactor2: AddFactor3: L/S: _____
Exc Code: _____ Comment/Adj: _____

R50603 063W24AC02500 Prop Class: 401 Prop Code: F41 Fran: 11 Appr #: _____ Date: _____

Situs Address 2783 QUARTZ ST NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner SOVENSKI TR & Pictom Other: _____

RMV Land: 113,800 RMV Imps: 196,030 RMV Total: 309,830 M50 Total: 214,160 For: 2019-2020

Notes: _____

Segment	CD	PC	PA				Land
Class							
Dim/Size	20x32 640	① 3x28 84 4x6 24 108	① 10x18 180				
Foundation							
Exter Wall							
Wall Height		② IRREG 300	② 10x10 100				
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1971	1971	1971				
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0	1/0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.41		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

Routing Slip

Date: 9-12-19 Clerk: KLB Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

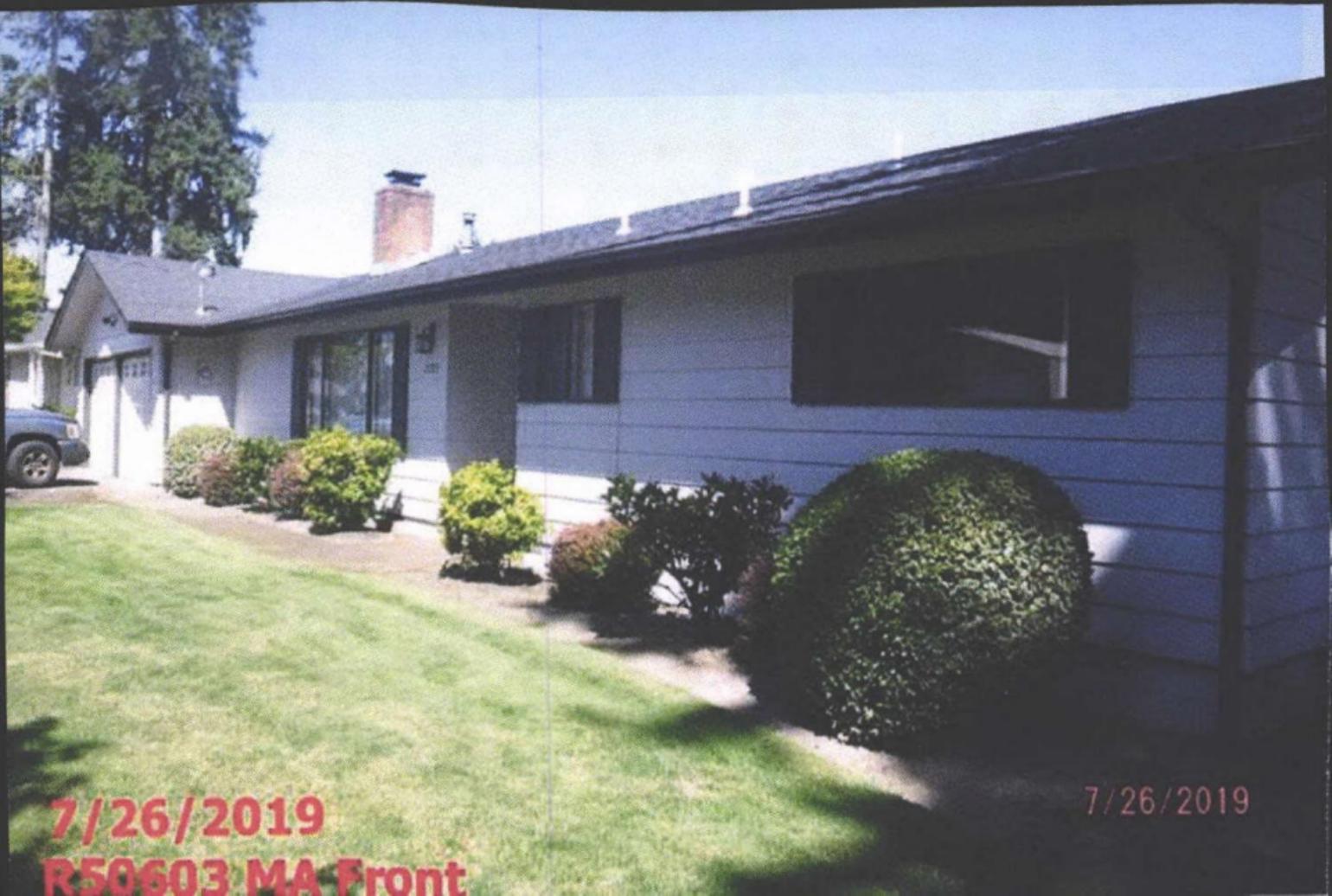
9/19/19
610



7/26/2019

R50603 NV Sheds-3

7/26/2019



7/26/2019

R50603 MA Front

7/26/2019



7/26/2019

R50603 NV Sheds-2

7/26/2019



7/26/2019

R50603 10x18 PA-1

7/26/2019



7/26/2019

R50603 10x18 PA-2

7/26/2019



7/26/2019

R50603 MA Rear-2

7/26/2019



7/26/2019

R50603 NV Sheds-4

7/26/2019

A photograph showing the rear of a house with light-colored horizontal siding and several windows. A well-maintained lawn is in the foreground, and a large evergreen tree stands in the background. A covered patio area is visible on the right side of the house. The scene is brightly lit, suggesting a sunny day.

7/26/2019
R50603 MA Rear-1

7/26/2019



7/26/2019
R50603 MA End

7/26/2019



7/26/2019

R50603 NV Sheds-6

7/26/2019



7/26/2019

R50603 MA Front-2

7/26/2019



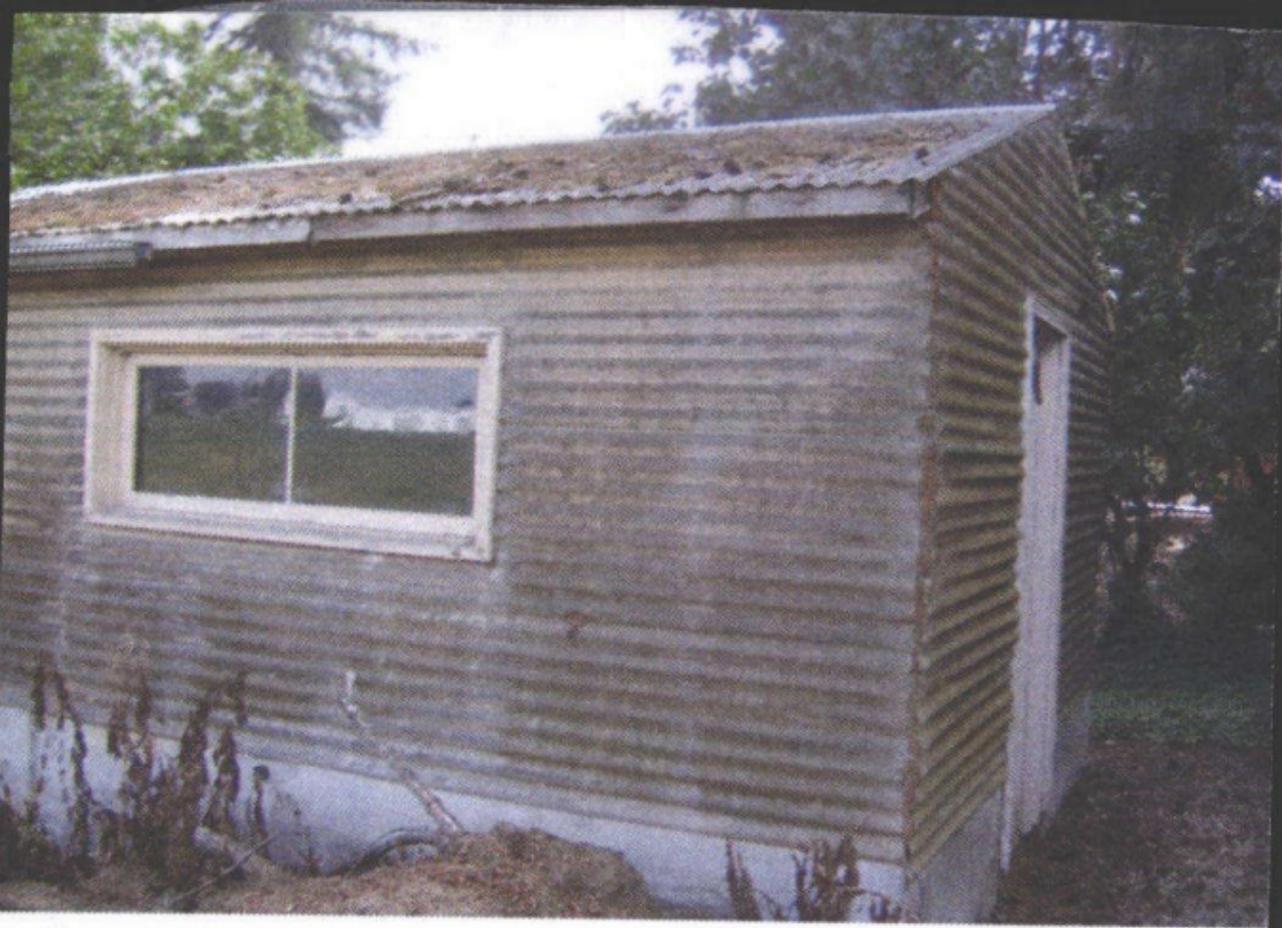


7/26/2019
R50603 NY Sheds-1

7/26/2019



R50603 063W24AC 02500 8/27/08



R50603 063W24AC 02500 8/27/08