

Acct ID: 518263 MTL: 062W06D001700 Date: 6/12/25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 4307 WACONDA RD NE SALEM OR 97303 MaSaNh: 02 06 000 Unit: 52988 Year: 2024

Last Date Appraised: 10/06/2017 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: PORTLAND GENERAL ELECTRIC COMPANY Roll Type: R

Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138510

RMV Land: 192000 RMV Imp: 68400 RMV Total: 260400 MAV: 138510 MSAV: 0 SAV: 0

Comment:

MIC

Notations

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 01600 Size: 19166 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 147000 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/6/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 124 Year Blt: 1890 Eff Year Blt: 1901 Sq.Ft: 1634 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 68400
 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	2	Finished	1278	3	FB-2	1890	1901	KIT, HVAC, ROOF, BATH - 2	Y N
Attic	2	Finished	356	3	0	1890	1901		Y N
Basement	2	Unfinished	300	0	0	1890	1901		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	2	1	1901	1488	1	Y N

Bldg: 2 Code Area: 01600 Stat Class: 128 Year Blt: 1890 Eff Year Blt: 1901 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 0
 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
Garage Detached	2	Unfinished	320	0	0	1890	1901	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

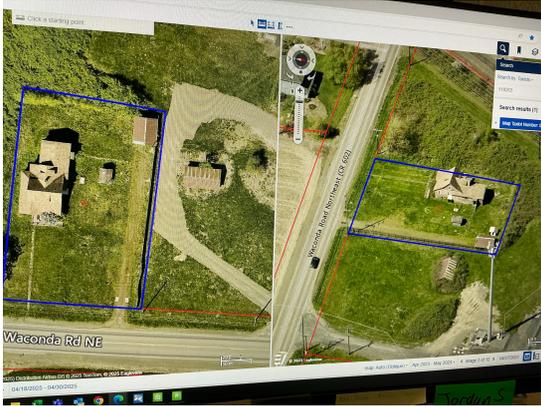
Bldg: 3 Code Area: 01600 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x8 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Pump House	0	Finished	80	0	0	0	0		Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 062W06D 01700

File No R18263

SUBJECT

Property Address 4307 WACONDA RD NE

City SALEM

County MARION

State OR

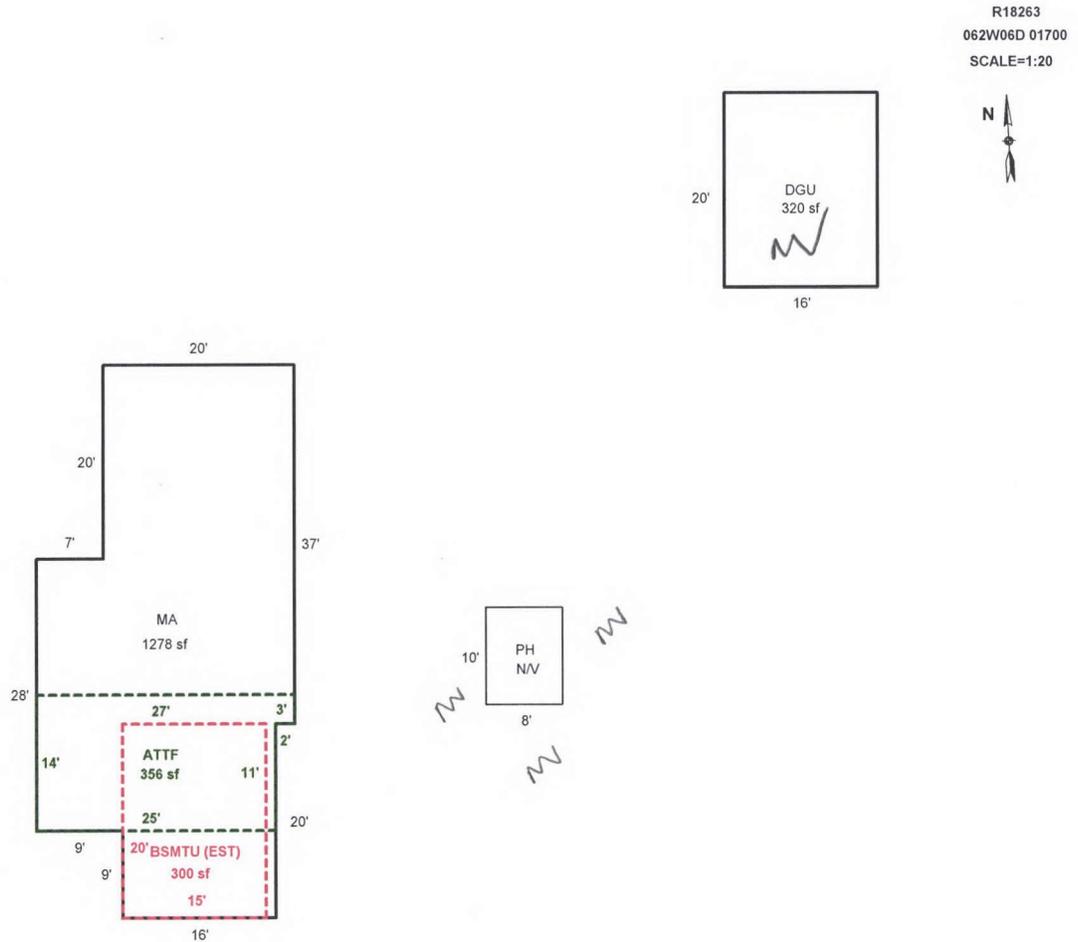
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1278	168	1278
GLA2	ATTF	1.00	356	82	356
BSMT	BSMTU (EST)	1.00	300	70	300
GAR	DGU	1.00	320	72	320

Comment Table 1

DRAWN BY JRONDEMA 9/28/17

10/6/17 10:14 AM

Comment Table 2

335 6.12.23

Comment Table 3

cycle L3

Net LIVABLE Area (rounded w/ factors)

1634