

Acct ID: 519495 MTL: 062W070000700 Date: **7/25/24** Appr: **GRH/WW** Prop Class: 921 RMV Prop Class: 451
 Situs: 10327 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 28667 Year: 2024
 Last Date Appraised: 04/17/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
 Owner: MWIC-EPPING LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0
 RMV Land: 373050 RMV Imp: 1733340 RMV Total: 2106390 MAV: 0 MSAV: 0 SAV: 0
 Comment: LEVEL 4 C19 4.17.20 CL10//

Update inv

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01410	0

Add 1 OSDA I/O

Land

Site: 1 Code Area: 01410 Size: 8.15 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: **ZBD** RMV: 333050 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: ORIG VAL = 26640 /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT, COMBINED LAND SEGS, NO SPECIAL ASSESSMENT 06-07: RECALC SETUP, APPR NO 10, 10/7/05 06-07: RECALC SETUP;#10 10-07-05

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 01410 Stat Class: 108 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 42120
 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
No floor data available								

PUT ON STRUCTURE

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	1	1280	2008	34522	1	Y N

Bldg: 7 Code Area: 01410 Stat Class: 108 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 95050
 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
No floor data available								

PUT ON STRUCTURE

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	31800	2019	77910	1	Y N

Bldg: 8 Code Area: 01410 Stat Class: 108 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3130
 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
No floor data available								

PUT ON STRUCTURE

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	1580	1910	2568	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 321 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2065 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 59x35 RMV: 9200
 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: Y N
Hay Cover	4	Finished	2065	0	0	2004	2004	FAIR / Avg	Exception: Y N

Accessories

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

Bldg: 2	Code Area: 01410	Stat Class: 820	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 1792	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:		RMV: 226040	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	2	Finished	1792	0	0	0	0		Exception: Y N

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

Bldg: 3	Code Area: 01410	Stat Class: 820	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 1792	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:		RMV: 226040	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	2	Finished	1792	0	0	0	0		Exception: Y N

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

Bldg: 5	Code Area: 01410	Stat Class: 820	Year Blt: 1989	Eff Year Blt: 1989	Sq.Ft: 10	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:		RMV: 27470	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	2	Finished	864	0	FB-1	1989	1989		Exception: Y N

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

Bldg: 6	Code Area: 01410	Stat Class: 820	Year Blt:	Eff Year Blt:	Sq.Ft: 13516	% Complete: 100
Desc: OTHER SCHOOLS			Dimensions:		RMV: 1104290	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	2	Finished	13516	0	0	0	0		Exception: Y N

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

SCHOOL: 6604001 CHAIN LINK 906; 6601014 CONCRETE SIDEWALK 2183; 6403017 ASPHALT 32415

MOD 1: 6601014 CONCRETE SIDEWALK 2547 QLTY 1

MOD 2: 12035 PORCH ROOF 1280

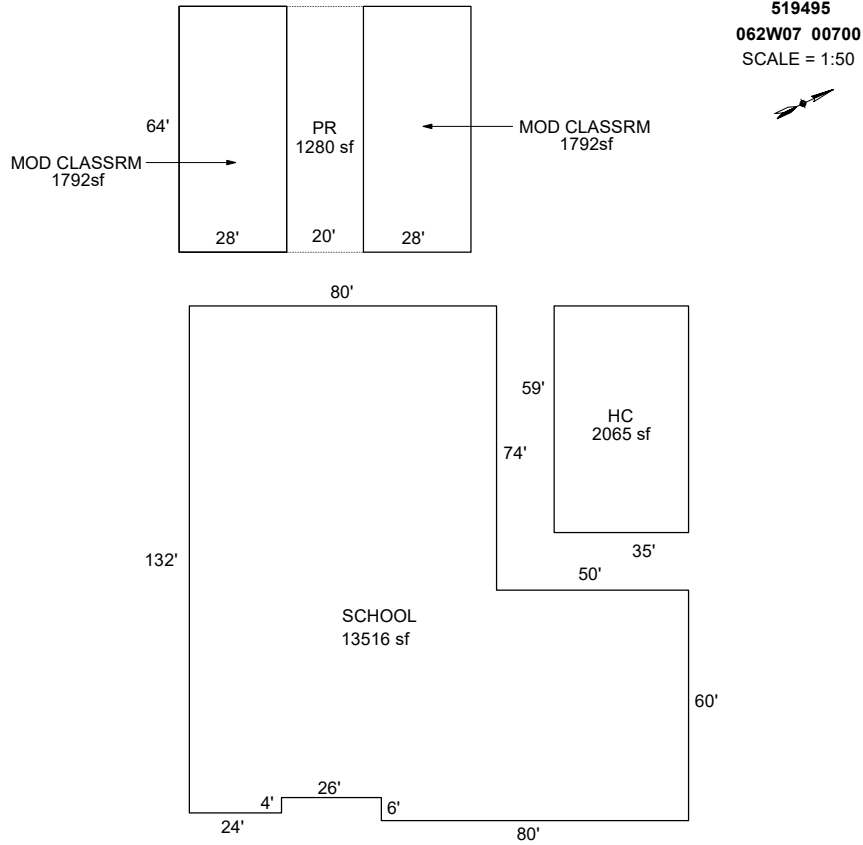


SKETCH/AREA TABLE ADDENDUM

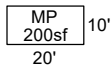
SUBJECT INFO

File No.: 519495 Parcel No.: 062W07 00700
 Property Address: 10327 RIVER RD NE
 City: Salem County: Marion State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



ST JOHN BOSCO HIGH SCHOOL



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1	2065	188	
	MOD CLASSRM	1	1792	184	
	MOD CLASSRM	1	1792	184	
	MP	1	200	60	5849
GLA1	SCHOOL	1	13516	536	
	MA	1	1792	184	15308
P/P	PR	1	1280	168	1280

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/29/17
 UPDATED BY CJURAN 02/14/2024 24-002808
 AND 24-003015 MOD CLASSRMS
 UPD BY WW 8.8.24

COMMENT TABLE 2

MLH 01/26/2024
 GRH/WW 7.25.24

COMMENT TABLE 3

TAGS L2
 CYCLE L3

Net LIVABLE	cnt	2	(rounded)		15,308
Net BUILDING	cnt	4	(rounded)		5,849

Commercial Property Appraisal

Marion County

MODULAR CLASSROOM

Stat Class 820 - OTHER SCHOOLS

Account ID 519495

Notes NEW FOR 2008

Total Sq Ft 1,792

MA-SA-NH 04-06-000

Component - MODULAR CLASSROOM

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97303

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - MODULAR CLASSROOM

Type Building

Size 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$141.02	\$252,708	\$80,867	\$171,841
6601014	Concrete Sidewalk	2,547	\$6.20	\$15,791	\$0	\$15,791
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$1,594	\$3,388
603	Forced Air Unit	1,972	\$13.84	\$27,292	\$8,733	\$18,559
				\$300,773	\$91,194	\$209,579

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$30,077.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$230,031

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+ \$230,031	+	-	= \$230,031	\$230,031

Commercial Property Appraisal

Marion County

MODULAR CLASSROOM 2

Stat Class 820 - OTHER SCHOOLS

Account ID 519495

Notes NEW FOR 2009

Total Sq Ft 1,792

MA-SA-NH 04-06-000

Component - MODULAR CLASSROOM 2
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Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97303

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - MODULAR CLASSROOM 2

Type Building

Size 1,792 sq ft

Perimeter 184 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
598	Relocatable Classroom	100	2.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	1,792	\$141.02	\$252,708	\$80,867	\$171,841
764	Fire Alarm System	1,792	\$2.78	\$4,982	\$1,594	\$3,388
603	Forced Air Unit	1,972	\$13.84	\$27,292	\$8,733	\$18,559
12035	Single Family Porch, Roof	1,280	\$17.94	\$22,963	\$7,348	\$15,615
				\$307,945	\$98,542	\$209,403

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$30,794.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 10 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** \$230,343

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$230,343	+	-	= \$230,343
					\$230,343

Commercial Property Appraisal

Marion County

SAINT JOHN BOSCO HIGHSCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 519495

Notes 24-25: CYCLE UPDATE INV PER GRH/WW//20-21
CONVERTED TO PRICED FROM FLATTED M/S
VALUATION MW//

Total Sq Ft 13,516

MA-SA-NH 04-06-000

Component - SAINT JOHN BOSCO HIGHSCHOOL

Stat Class 820 - OTHER SCHOOLS

Notes

Cost Approach

ZIP Code 97303

Data Collected 7/25/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - HIGHSCHOOL

Type Building

Size 13,516 sq ft

Perimeter 536 ft

of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
484	High School (Entire)	100	2.0	S Metal Frame and Walls	14.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	13,516	\$153.02	\$2,068,218	\$1,178,884	\$889,334
6604001	Chain Link Fence, Galvanized	906	\$21.75	\$19,706	\$0	\$19,706
815	Concrete Block, Textured Face	13,516	\$31.91	\$431,296	\$245,839	\$185,457
6601014	Concrete Sidewalk	2,183	\$7.28	\$15,892	\$0	\$15,892
3	Default Heating	13,516	\$22.89	\$309,381	\$176,347	\$133,034
764	Fire Alarm System	13,516	\$2.88	\$38,926	\$22,188	\$16,738
6403017	Paving, Asphalt	32,415	\$5.46	\$176,986	\$100,882	\$76,104
3681	Sprinklers	13,516	\$5.86	\$79,204	\$45,146	\$34,058
				\$3,139,609	\$1,769,286	\$1,370,323

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O (10%)		\$313,960.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables	Eff. Age 28 yrs
Additional Functional	0.0 %
External	0.0 %

SAINT JOHN BOSCO HIGHSCHOOL

Stat Class 820 - OTHER SCHOOLS

Account ID 519495

Notes 24-25: CYCLE UPDATE INV PER GRH/WW//20-21
CONVERTED TO PRICED FROM FLATTED M/S
VALUATION MW//

Total Sq Ft 13,516

MA-SA-NH 04-06-000

Reconciliation Base Value \$1,505,326

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
\$0	+	\$1,505,326	+		-		=	\$1,505,326	\$1,505,326