

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: _____

12.29

Acct ID: 559256 MTL: 062W04C000400 Date: 12/8/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
Situs: 5676 WACONDA RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 127399 Year: 2025

Last Date Appraised: 11/02/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: check on Horse Arena start

Owner: SALCEDO, HUGO Last Sales Date: 06/15/2016 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 201600

RMV Land: 474200 RMV Imp: 438700 RMV Total: 912900 MAV: 165430 MSAV: 36170 SAV: 66474

Comment: 22-23: ML LEVEL 2 11/02/21

CWO 2/5/26

Notations Horse Arena, not started, update inv

Farmok
Horse-Equine

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: Value Source: Farm Homesite Description: RMV: 36440 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2009 / 17-18: SV #90 CHG 4 BENCH IRR TO DRY// 06-07: RECALC SETUP, APPR NO 10, 10/ 3/05 //07-08: APPROVED FOR FARM USE

Site: 3 Code Area: 01410 Size: 7.23 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 263490 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2007

Site: 4 Code Area: 01410 Size: 3.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 124270 Exception: Y N

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 2007

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 142 Year Blt: 1975 Eff Year Blt: 2000 Sq.Ft: 1320 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 331610

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	924	2	FB-1	1975	2000	FP - 2, ROOF, HVAC, KIT, BATH - 1	Y N
Second Floor	4	Finished	396	1	FB-1	1975	2000	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	396	0	0	1975	2000	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>YIY Good</u>	4	360	1975	889	1	Y N
PATIO	4	250	2016	1320	0	Y N
PATIO	4	640	2016	3379	1	Y N
ROOF EXTENSION OR PATIO COVER	4	2018	1975	44477	1	Y N

Bldg: ~~2~~ Code Area: 01410 Stat Class: 108 Year Blt: Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100.00

Desc: Residential Other Improvements Dimensions: RMV: 0

Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Error, delete

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 301 Year Blt: Eff Year Blt: 1975 Sq.Ft: 100 % Complete: 100.00

Desc: Accessory Improvements & Misc.

Dimensions: 10x10

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: Y N
Pump House	0	Finished	100	0	0	0	1975		

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1360 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x34 RMV: 6600
 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
General Purpose Bldg	5	Finished	1360	0	0	1984	1984	AVG	

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 353 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1152 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 24x48 RMV: 10660
 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
Machine Shed	5	Finished	1152	0	0	2007	2007	Fair	

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 357 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 384 % Complete: 100.00
 Desc: Frost Control Dimensions: 16x24 RMV: 1800
 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
Frost Control	5	Finished	384	0	0	2008	2008		

Accessories

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

Bldg: 7 Code Area: 01410 Stat Class: 353 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 832 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 52x16 RMV: 2830
 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
Machine Shed	4	Finished	832	0	0	1991	1991	Fair	

Accessories

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

Bldg: 8 Code Area: 01410 Stat Class: 351 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1000 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 25x40 RMV: 15290
 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
General Purpose Bldg	4	Finished	1000	0	0	2021	2021	FAIR	

Accessories

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

Bldg: 9 Code Area: 01410 Stat Class: 313 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 3080 % Complete: 100.00
 Desc: Free Stall Barn (SB) Dimensions: 28x110 RMV: 66600
 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
Free Stall Barn	5	Finished	3080	0	0	2021	2021	FAIR	

Accessories

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

Bldg: 10 Code Area: 01410 Stat Class: 341 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 180 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 10x18 RMV: 3310
 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
Multi-Purpose Bldg	4	Finished	180	0	0	2021	2021	FAIR	

Accessories

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



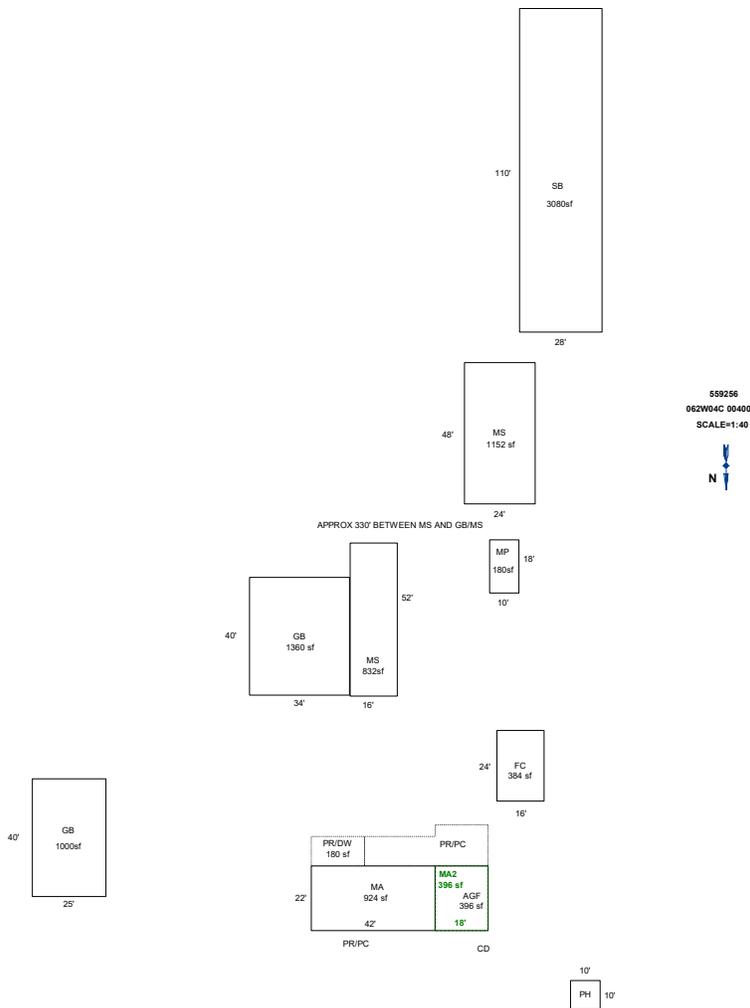
12.08.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559256 Parcel No.: 062W04C 00400
 Property Address: 5676 WACONDA RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1360.0	148.0		DRAWN BY AC 6/2/10 UPDATED BY JRONDEMA 10/21/16 UPDATED BY WWILLIAMS 12/29/25	
	MS	1.0	1152.0	144.0			
	FC	1.0	384.0	80.0			
	GB	1.0	1000.0	130.0			
	SB	1.0	3080.0	276.0			
	MS	1.0	832.0	136.0			
	MP	1.0	180.0	56.0	7988.0		
GLA1	MA	1.0	924.0	128.0	924.0	COMMENT TABLE 2	
GLA2	MA2	1.0	396.0	80.0	396.0		
GAR	AGF	1.0	396.0	80.0	396.0	COMMENT TABLE 3	
P/P	PR/DW	1.0	180.0	56.0			
	PR/PC	1.0	492.0	112.0	672.0	TAGS L2 TAGS L3	
	Net LIVABLE	cnt	0 (rounded)		1,320		
	Net BUILDING	cnt	1 (rounded)		8,384		

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W04C 00400

File No R59256

Property Address 5676 WACONDA RD NE

City SALEM

State OR

Zip 97305

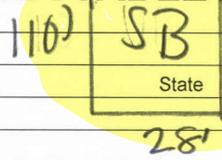
Owner

Client

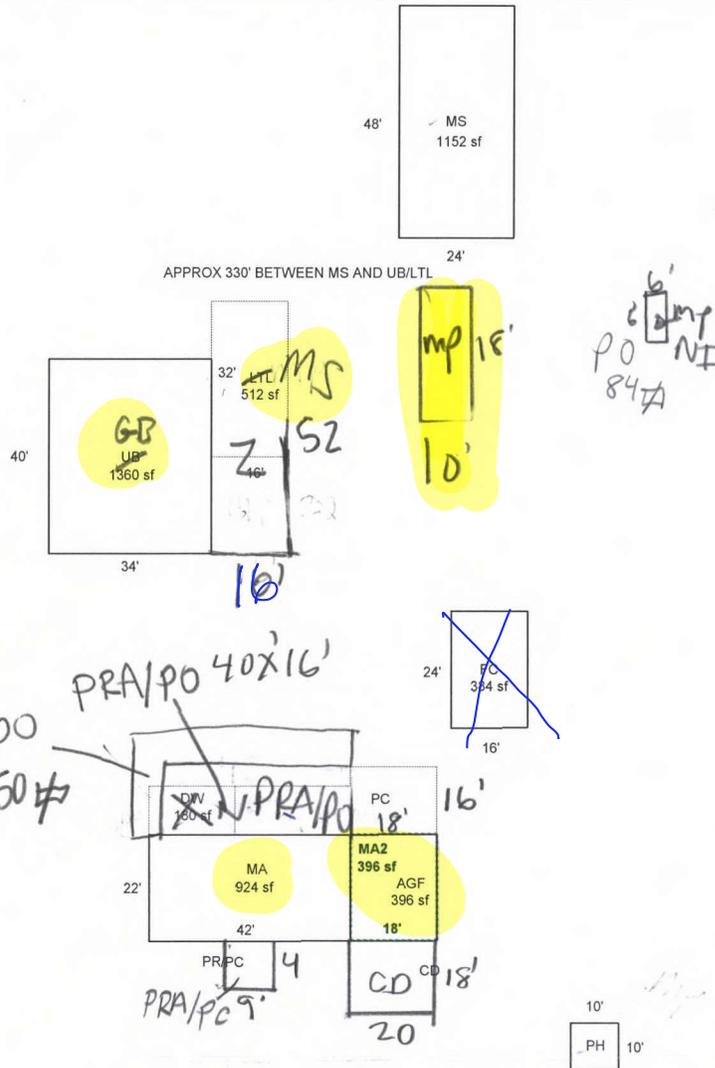
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R59256
062W04C 00400
SCALE=1:40



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	924	128	924
GLA2	MA2	1.00	396	80	396
GBA1	UB	1.00	1360	148	
	MS	1.00	1152	144	
	LTL	1.00	512	96	
	FC	1.00	384	80	3408
GAR	AGF	1.00	396	80	396
P/P	DW	1.00	180	56	
	PC	1.00	492	112	672
Net LIVABLE Area		(rounded w/ factors)			1320
Net BUILDING Area		(rounded w/ factors)			3408

Comment Table 1

DRAWN BY AC 6/2/10
UPDATED BY JRONDEMA 10/21/16

Comment Table 2

9/22/16 90
11/2/21 T47
TAGS L2
GRH 11/7/25

Comment Table 3