

Acct ID: 518384 MTL: 062W10A000200 Date: 1/8/26 Appr: GPH Prop Class: 551 RMV Prop Class: 451
 Situs: 10036 72ND AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 67072 Year: 2026

Last Date Appraised: 05/07/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: ED LANDHOLDINGS LLC Last Sales Date: 12/17/2013 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 422990
 RMV Land: 1150660 RMV Imp: 231540 RMV Total: 1382200 MAV: 195580 MSAV: 227410 SAV: 572647
 Comment: LEVEL 4 C19 5.7.20 SR94

Notations

MH Still onsite, update in v Farm Hay

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	55000	01410	0
3	SAN	SA OSD - NO LANDSCAPE	40000	01410	0

Land

Site: 2	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 7980	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	100210					
Site: 4	Code Area: 01410	Size: 97.84 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 815730	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210					
Site: 5	Code Area: 01410	Size: 15.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 114190	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 15.0 TTL ACRES					
Site: 6	Code Area: 01410	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 29000	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 00100210 05-06: F05-0436 PPT CREATES R337179 FROM R18384					
Site: 7	Code Area: 01410	Size: 3.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 780	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 100210					
Site: 8	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 7980	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2024 24-25: HS for MH in NW corner of property					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 01410	Stat Class: 108	Year Blt: 1982	Eff Year Blt: 1982	Sq.Ft: 0	% Complete: 100.00
Desc:	Residential Other Improvements				Dimensions:	RMV: 2210
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								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	1	256	1982	1112	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	24	1982	550	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	24	1982	550	1	Exception: Y N

Bldg: 6	Code Area: 01410	Stat Class: 234	Year Blt: 1942	Eff Year Blt: 1942	Sq.Ft: 2856	% Complete: 100.00
Desc:	Multi-Family Res, 4 Units				Dimensions:	RMV: 204990
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
First Floor	3	Finished	728	0	FB-3	1942	1942	ROOF, HVAC, KIT-, BATH - 3	Exception: Y N
First Floor	3	Finished	728	0	0	1942	1942		Exception: Y N
First Floor	3	Finished	672	0	0	1942	1942		Exception: Y N
Attic	3	Finished	728	0	0	1942	1942	BTH - 1, HVAC, KIT-	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 321 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2400 % Complete: 100.00
 Desc: Hay Cover (HC) Dimensions: 60x40 RMV: 3800
 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	2400	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 3192 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 84x38 RMV: 19390
 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	3192	0	0	1989	1989	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 353 Year Blt: 1966 Eff Year Blt: 1966 Sq.Ft: 520 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: RMV: 1150
 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	520	0	0	1966	1966	Fair	Exception: Y N

Accessories

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

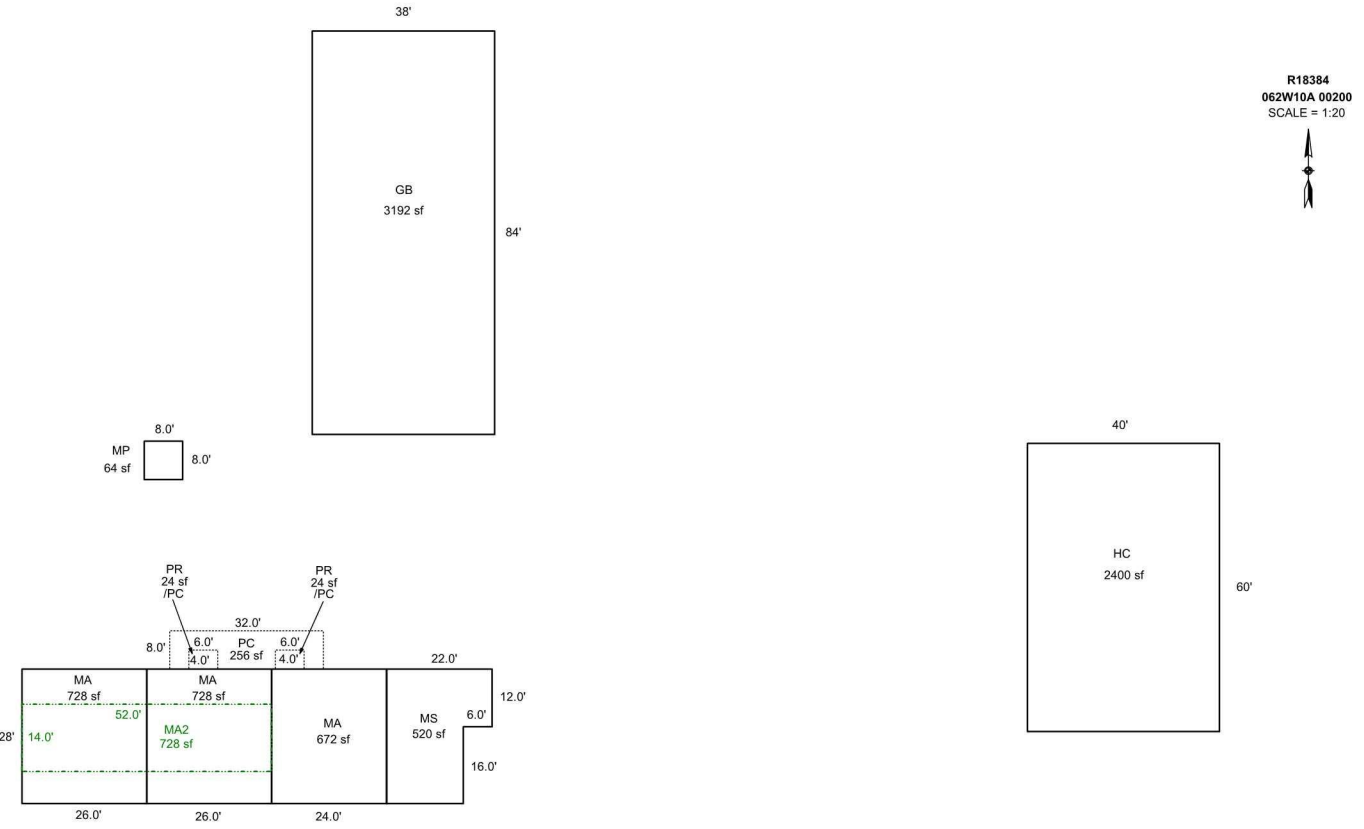


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18384 Parcel No.: 062W10A 00200
 Property Address: 4687 PETTYJOHN RD S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	520.0	100.0	
	MP	1.0	64.0	32.0	
	GB	1.0	3192.0	244.0	
	HC	1.0	2400.0	200.0	6176.0
GLA1	MA	1.0	728.0	108.0	
	MA	1.0	728.0	108.0	
	MA	1.0	672.0	104.0	2128.0
GLA2	MA2	1.0	728.0	132.0	728.0
P/P	PC	1.0	256.0	80.0	
	PR	1.0	24.0	20.0	
	PR	1.0	24.0	20.0	304.0
	Net LIVABLE	cnt	4 (rounded)		2,856
	Net BUILDING	cnt	4 (rounded)		6,176

APEX BY CE 6/25/10
 UPDATED BY CJURAN 08/04/2021

COMMENT TABLE 2

05/07/2020 SR #94

COMMENT TABLE 3

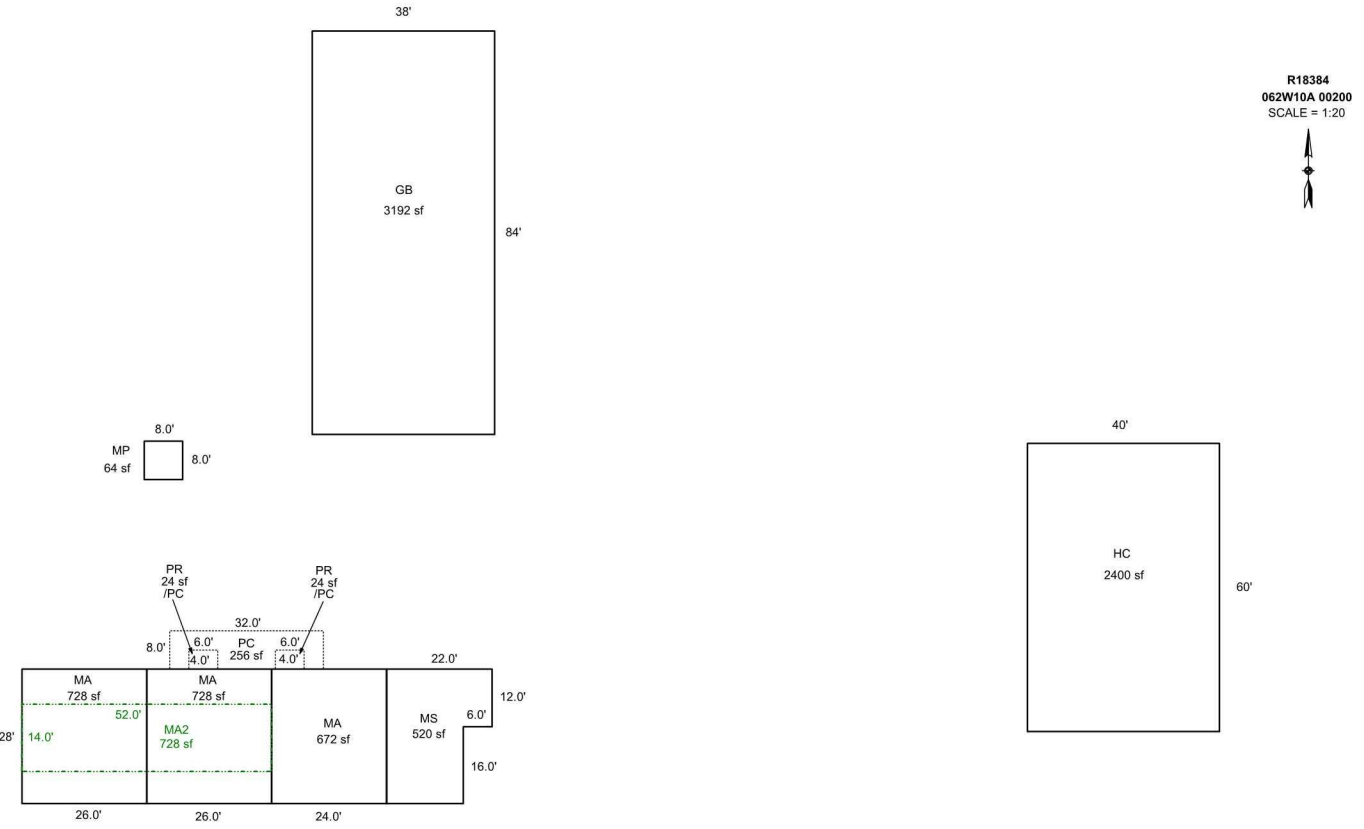
CYCLE C-19 L4

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SKETCH



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	HC	1.0	2400.0	200.0	6176.0
GLA1	MA	1.0	728.0	108.0	
	MA	1.0	728.0	108.0	
	MA	1.0	672.0	104.0	2128.0
GLA2	MA2	1.0	728.0	132.0	728.0
P/P	PC	1.0	256.0	80.0	
	PR	1.0	24.0	20.0	
	PR	1.0	24.0	20.0	304.0
	Net LIVABLE	cnt	4 (rounded)		2,856
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 UPDATED BY CJURAN 08/04/2021

COMMENT TABLE 2

05/07/2020 SR #94

COMMENT TABLE 3

CYCLE C-19 L4