

Acct ID: 524613 MTL: 072W34CA00200 Date: **3.19.26** Appr: **JJS** Prop Class: 401 RMV Prop Class: 401
 Situs: 1039 70TH AVE SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 76581 Year: 2026

Last Date Appraised: 07/06/2023 Appraiser: CLINT LUKE Tag: Y N Tag info:
 Owner: EGGLESTON, JOSHUA Last Sales Date: 09/22/2025 Roll Type: R
 Cycle Tag Sales Verification Offer: _____ Inspection level: 1 2 3 4 CB TTO INSP AV: 349460
 RMV Land: 26725 RMV Imp: 277450 RMV Total: 544740 MAV: 349460 MSAV: 0 SAV: 0
 Comment: 23-24: L3 07.06.23 WW

UPA E4B
OSDs

MLS: 824230
DOM: 97
COKE: 30

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	92410	0

Land
 Site: 1 Code Area: 92410 Size: 1.22 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 212290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 05-06: RECALC SETUP; APPR 17, 06/03/04.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1974 Eff Year Blt: **1974** Sq.Ft: 2415 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 237200
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1984 Per Calc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2415	3	FB-2	1974	1974	HVAC, FP - 1, ROOF, KIT+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	1	1974	12218	1	Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 832 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x26 RMV: 10390
 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
General Purpose Bldg	5	Finished	832	0	0	1997	1997	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 354 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 176 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 22x8 RMV: 160
 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
Lean-to Light Duty	4	Finished	176	0	0	1985	1985		Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 512 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 32x16 RMV: 2600
 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
General Purpose Bldg	5	Finished	512	0	0	1985	1985	FAIR	Y N

Accessories

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

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 7 Code Area: 92410 Stat Class: 354 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 180 % Complete: 100.00
Desc: Lean-to Light (LTL) Dimensions: 18x10 RMV: 600
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
Lean-to Light Duty	4	Finished	180	0	0	2012	2012		Exception: Y N

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 92410 Stat Class: 341 **105** Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 480 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 40x12 RMV: 6000
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	480	0	0	2012	2012		Exception: Y N

Accessories 6H

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 92410 Stat Class: 905 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100.00
Desc: Rural Solar Panel/Array Dimensions: RMV: 20500
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
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No floor data available

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

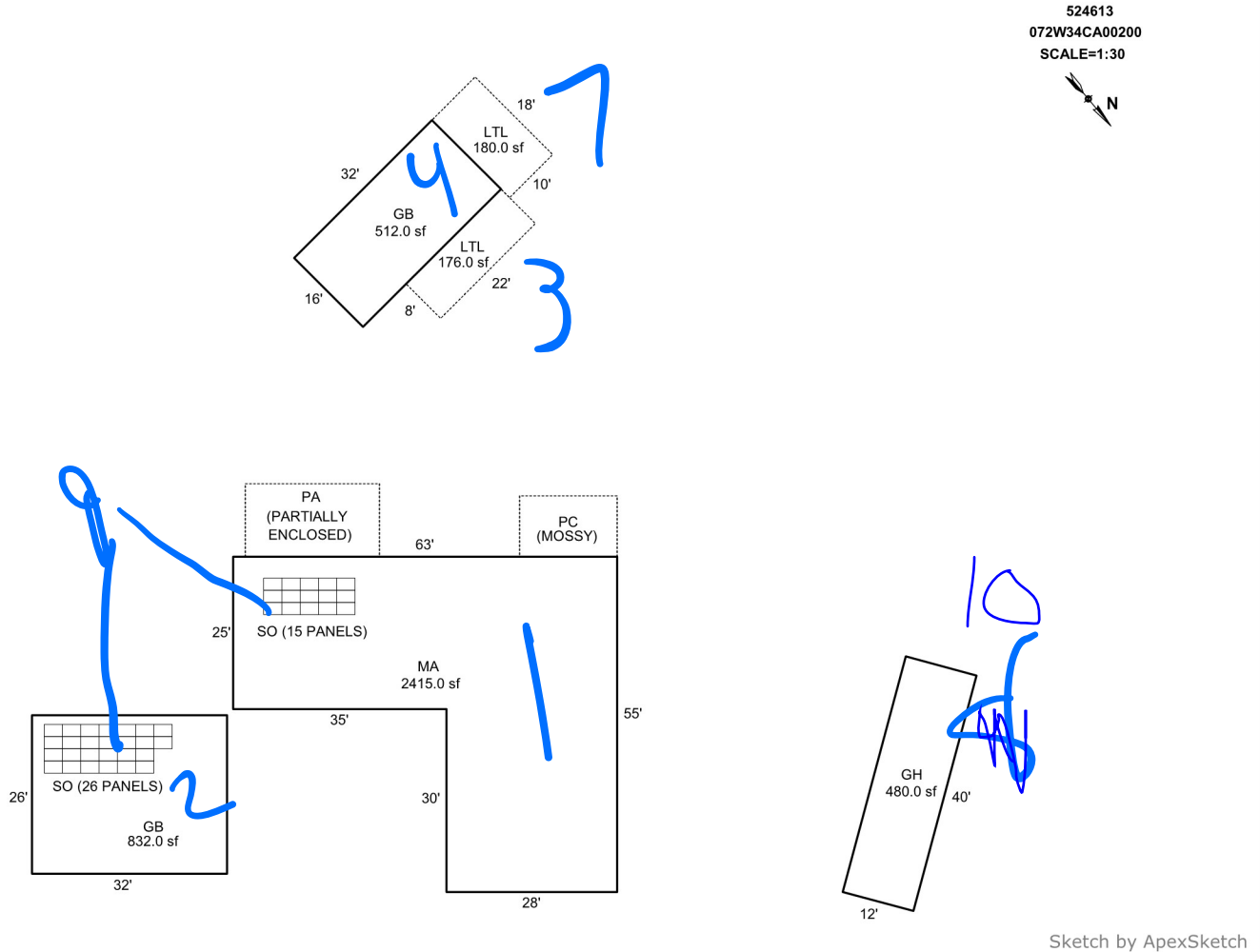
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 524613 Parcel No.: 072W34CA00200
 Property Address: 1039 70TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	512.0	96.0	
	LTL	1.0	180.0	56.0	
	LTL	1.0	176.0	60.0	
	GH	1.0	480.0	104.0	1348.0
GBA2	GB	1.0	832.0	116.0	832.0
GLA1	MA	1.0	2415.0	236.0	2415.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/22/15

SV L3 7/7/23 Ww

COMMENT TABLE 2

JJS
3.14.26

COMMENT TABLE 3

SV L4

Net LIVABLE	cnt	1	(rounded)	2,415
Net BUILDING	cnt	5	(rounded)	2,180