

Acct ID: 519500 MTL: 063W130002400 Date: **6/14/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 8736 RIVER RD N SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52358 Year: 2024

Last Date Appraised: 10/06/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GOLDEN GATE HOP RANCHES INC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 1006590  
 RMV Land: 273750 RMV Imp: 732840 RMV Total: 1006590 MAV: 1197900 MSAV: 0 SAV: 0

Comment: **L3**

**Update inv**

**Notations**  
 No notation data available. input GRH 07.01.24

**OSDs**  
 No OSD data available.

**Land**  
 Site: 1 Code Area: 01410 Size: 3.99 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 273750 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#19 11-9-05

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 01410 Stat Class: 108 Year Blt: 1958 Eff Year Blt: 1958 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 27230  
 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
ASPHALT DRIVEWAY	1	15785	1958	27229	1

Bldg: 2 Code Area: 01410 Stat Class: 108 Year Blt: 1958 Eff Year Blt: 1958 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 3370  
 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
PATIO	1	888	1958	3370	1

**Improvements - Accessory Buildings**  
 Bldg: 3 Code Area: 01410 Stat Class: 342 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 15836 % Complete: 100  
 Desc: Metal Component Building (MC) Dimensions: RMV: 224010  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: **update apex sq.ft** Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Metal Componet Bldg	6	Finished	15836	0	0	1985	1997	PAIR <b>Avrg</b>

**Accessories**

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

~~Bldg: 4 Code Area: 01410 Stat Class: 301 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1536 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 48x32 RMV: 36000  
 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
Finished Office	0	Finished	1536	0	FB-1/ HB-1	1997	1997	BATH - 1, BTH - 1

**ATTACHED TO MC BLD 3**

**Wlc**

**Accessories**

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

No accessory data available

Bldg: 5 Code Area: 01410 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1997 Sq.Ft: 192 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 2510  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	1985	1997	FAIR Avg	Y N

**Accessories**

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

No accessory data available

Bldg: 6 Code Area: 01410 Stat Class: 342 Year Blt: 1989 Eff Year Blt: 1997 Sq.Ft: 15200 % Complete: 100  
Desc: Metal Component Building (MC) Dimensions: 190x80 RMV: 215020  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	6	Finished	15200	0	0	1989	1997	FAIR Avg	Y N

**Accessories**

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

No accessory data available

Bldg: 7 Code Area: 01410 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 192 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1780  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	192	0	0	1990	1990	FAIR Avg	Y N

**Accessories**

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

No accessory data available

Bldg: 8 Code Area: 01410 Stat Class: 342 Year Blt: 1993 Eff Year Blt: 2003 Sq.Ft: 12000 % Complete: 100  
Desc: Metal Component Building (MC) Dimensions: 200x60 RMV: 218120  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	6	Finished	12000	0	0	1993	2003	FAIR Avg	Y N

**Accessories**

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

No accessory data available

Bldg: 9 Code Area: 01410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
Desc: Accessory Improvements & Misc. Dimensions: RMV: 4800  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Building Structure	0	Finished	0	0	0	0	0		Y N

**Accessories**

R/RSPUR

refrigeration

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

No accessory data available

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13 02400

File No R19500

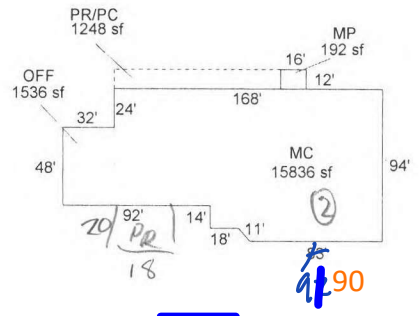
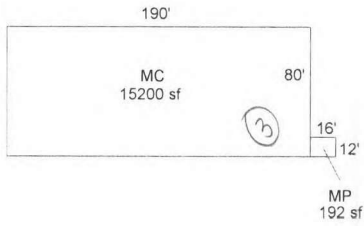
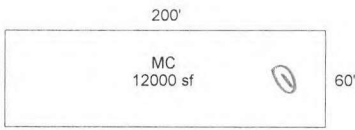
SUBJECT	Property Address 8736 RIVER RD N		
	City SALEM	State OR	Zip 97303
	Owner		
	Client		
	Appraiser Name		

R19500  
063W13 02400



15836 includes office sq. footage

IMPROVEMENTS SKETCH



Scale: 1 = 120

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1.00	12000	520	
	MC	1.00	15200	540	
	MP	1.00	192	56	
	MC	1.00	15836	584	
	MP	1.00	192	56	43420
P/P	PR/PC	1.00	1248	232	1248
OTH	OFF	1.00	1536	160	1536

#### Comment Table 1

APEX BY CE 9/22/10  
10/16/17 101 cycle ver PR

#### Comment Table 2

GAH 6/14/24

#### Comment Table 3

Cycle 13

Net BUILDING Area (rounded w/ factors) 43420



W. H. ...  
THE ...  
TRUCK ENTRANCE

R19500 FN  
10/6/2017



EVEREST  
BACK ENTRANCE

R19500 MC  
12000 SF  
10/6/2017



R19500 MC  
15836 SF/OFF  
10/6/2017



R19500 MC  
15836 SF REAR  
10/6/2017



R19500 MC  
15200 SF  
10/6/2017



10/04/2010



10/04/2010

R19500

13 063W  
063W-13 -02400 48367-000  
401 (451) 0-4H FOOS 001-00-21-0  
GOLDEN GATE HOP RANCHES INC

3.99 ACRES  
DISQUALIFIED FARM 1-5-88  
ANNEXATION NO 91-632  
ANNEXATION NO 91-632  
8736 RIVER RD N  
V0116P0510RD

07/27/95

M+E ACCT.

19500

BUILDING DIAGRAM AND OUTBUILDINGS



ADCT. NO.

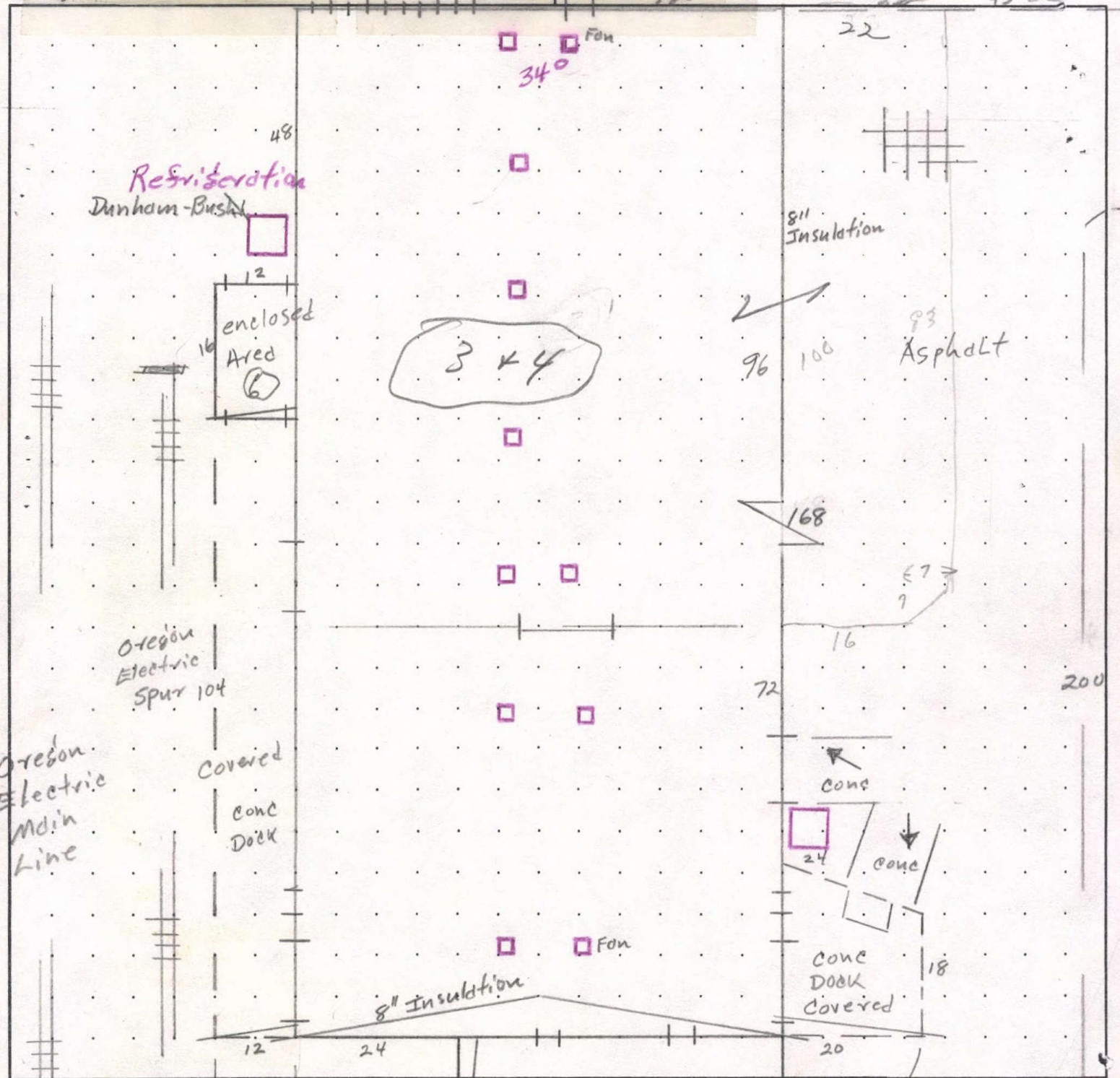
6613-000

48367  
Tube in conc. floor

MAP NO. 72

13-6-3W 2400.

45 22



MEASUREMENT VERIFIED

DATE 8-28-78 BY RWH

REMARKS:

conc 30

5  
office

Golden Gate Hop Ranches Inc.  
8736 River Road Salem, Or. 97303  
P.O. BOX 9174 Brooks, Or. 97305  
129 Ron Weathers, Mgr.

Asphalt

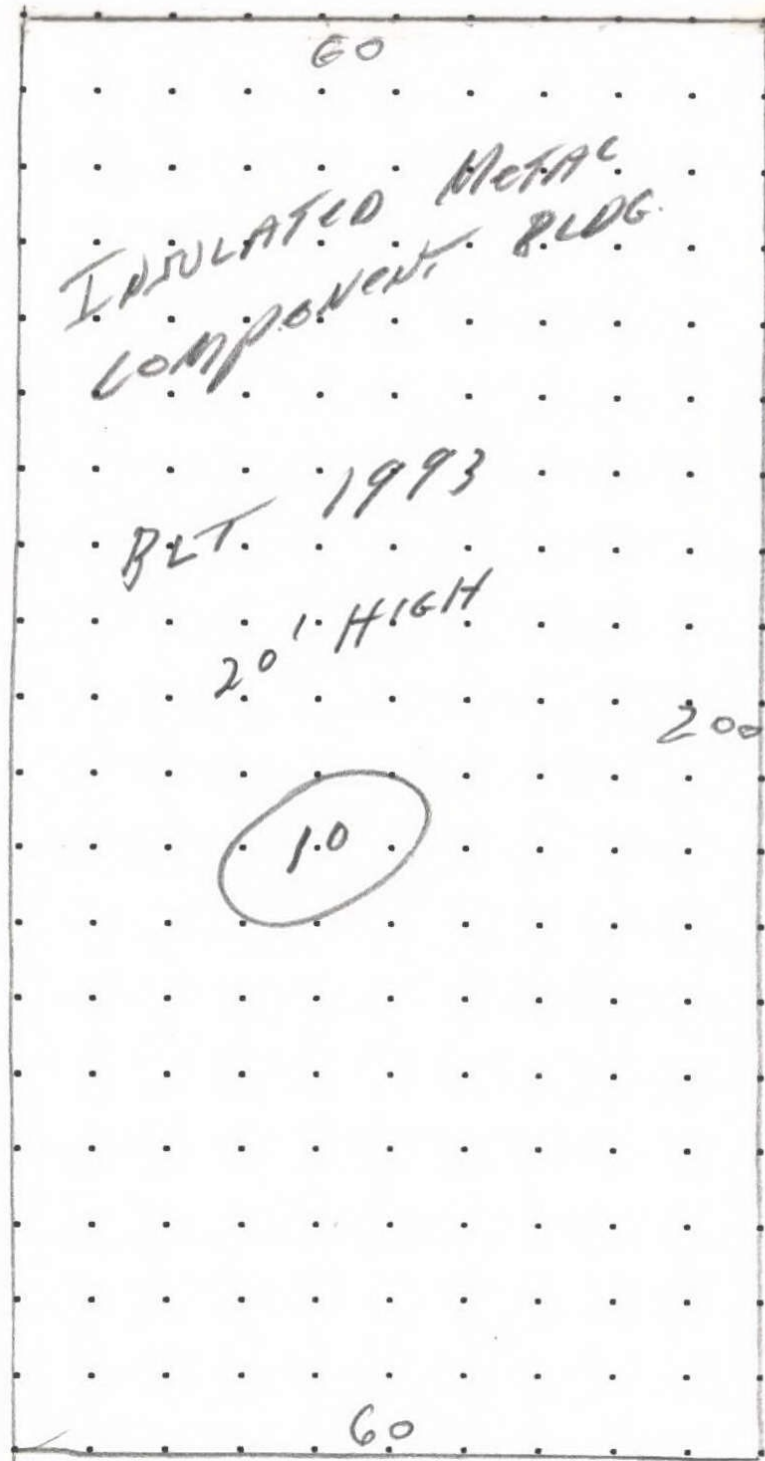
RIVER ROAD



**CALCULATIONS:**

**SCALE: 1" = 20'**

Not  
to  
scale



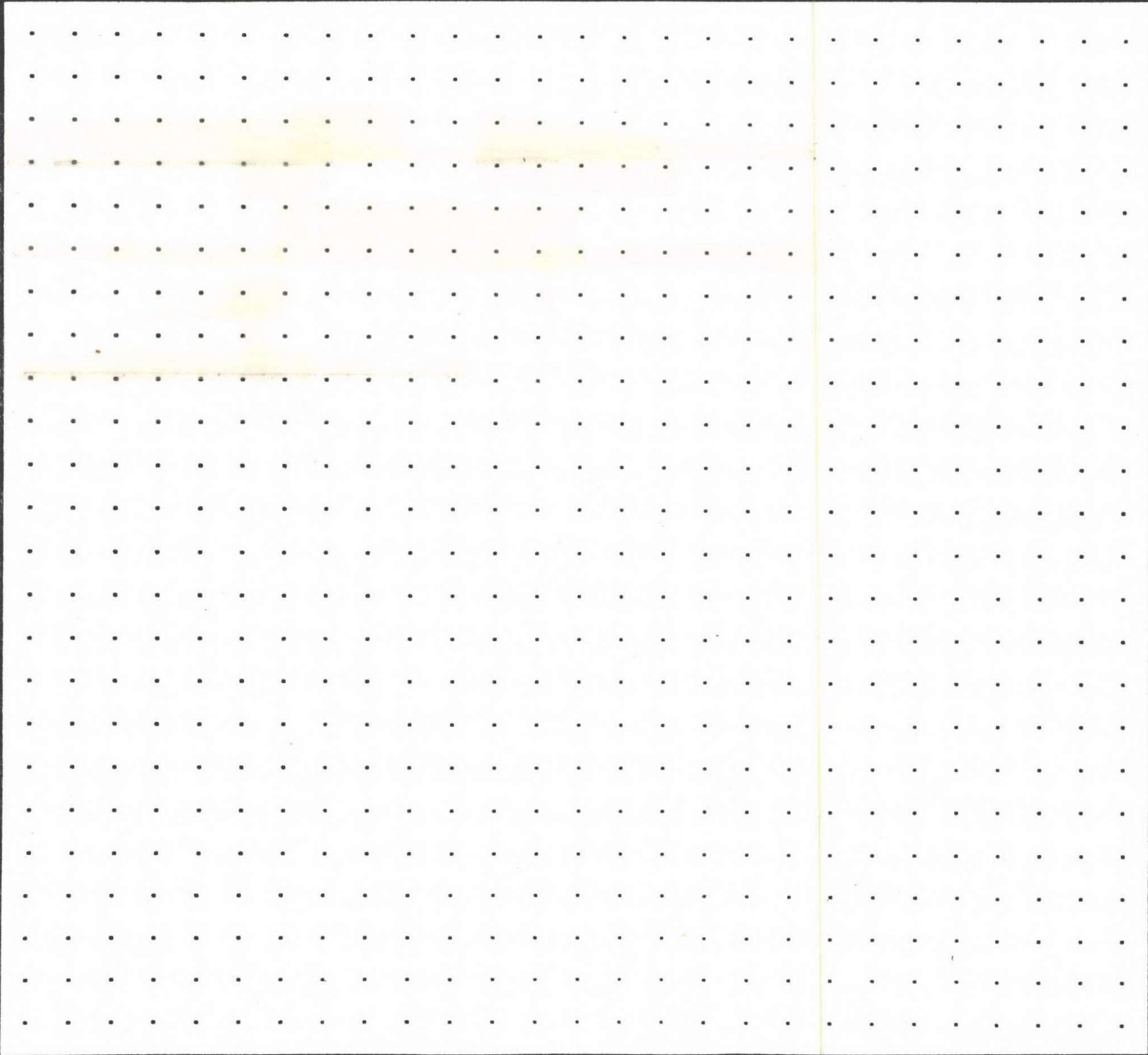
219500

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48367-000

MAP NO:

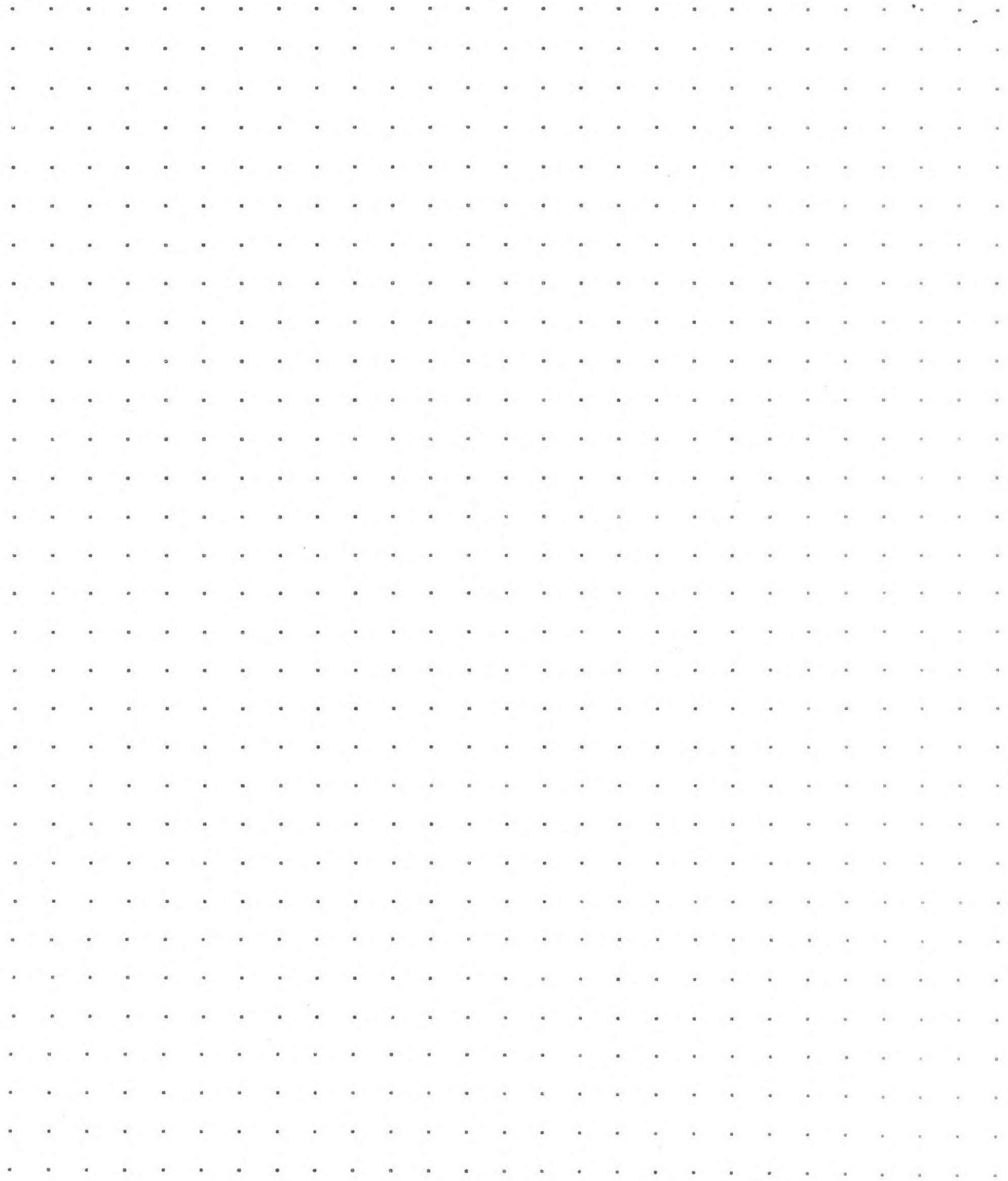
63W-13 - TAX LOT: 02400



CALCULATIONS:

SCALE: 1" = 20'

<b>MEASUREMENT VERIFIED</b>		<b>YR BLT:</b>	<b>ADDRESS:</b> 8736 River Rd NE	<b>SALES</b>	
<b>DATE</b> 11-9-05	<b>BY</b> 14 Sep	<b>REMARKS:</b>	<b>BUILDER:</b> Salem	<b>Date</b>	<b>Amt.</b>



**CALCULATIONS:**

**SCALE: 1" = 20'**

**R19500**    063W13 02400    Appr #: \_\_\_\_\_ Date \_\_\_\_\_    Prop Class 451    Prop Code F00S  
 Situs Address 8736 RIVER RD N    97303 Franchise Code 102 Year For: 2018-2019  
 Owner GOLDEN GATE HOP RANCHES INC  
 Tags Cycle Sales Verification Other: \_\_\_\_\_     TTO     LCB     Insp.     Pictom.     MLS  
 Notes: \_\_\_\_\_

RMV Land: **151,070**    RMV Imp: **767,550**    RMV Total: **918,620**    M50 Total: **918,620**

**Seg.Type OFF**    OFFICE    **Seg. # 5.1**    Method: F;L    Class    Area 1536    Eff Area 1536 ✓  
 Length 48    Width 32    Foundation CONC    Ex. Wall BKENAM    Roof Cover METAL  
 Roof Style SHED    Floor CONC    Plumbing BATH1.5  
 Heat    Int. Comp.    Elect. 110V    Yr. Blt.    Eff. Yr. Blt: 1997  
 Cond. P F A G E Adj. Codes FLCM    % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_    RMV: 36,001  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Seg.Type MP**    MULTI/MISC PUR    **Seg. # 6.1**    Method: F09    Class 5    Area 192    Eff Area 192 ✓  
 Length 16    Width 12    Foundation CONC    Ex. Wall METAL;24FT    Roof Cover METAL  
 Roof Style SHED    Floor CONC    Plumbing  
 Heat    Int. Comp.    Elect.    Yr. Blt. 1985    Eff. Yr. Blt: 1997  
 Cond. P F A G E Adj. Codes FLCM    % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_    RMV: 2,710  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Seg.Type MC**    METAL COMPON    **Seg. # 7.1**    Method: F09    Class 6    Area 15200    Eff Area 15200 ✓  
 Length 190    Width 80    Foundation CONC    Ex. Wall METAL;18FT    Roof Cover METAL  
 Roof Style GABLE    Floor CONC    Plumbing  
 Heat    Int. Comp.    Elect.    Yr. Blt. 1989    Eff. Yr. Blt: 1997  
 Cond. P F A G E Adj. Codes FLCMMC    % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_    RMV: 194,650  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Seg.Type MP**    MULTI/MISC PUR    **Seg. # 9.1**    Method: F09    Class 5    Area 192    Eff Area 192 ✓  
 Length 16    Width 12    Foundation CONC    Ex. Wall METAL    Roof Cover METAL  
 Roof Style SHED    Floor CONC    Plumbing  
 Heat    Int. Comp.    Elect.    Yr. Blt. 1990    Eff. Yr. Blt: 1990  
 Cond. P F A G E Adj. Codes FLCM    % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_    RMV: 2,100  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R19500 063W13 02400 Appr #: 101 Date OCT 6 2017 Prop Class 451 Prop Code F00S  
 Situs Address 8736 RIVER RD N 97303 Franchise Code 102 Year For: 2018-2019  
 Owner GOLDEN GATE HOP RANCHES INC  
 Tags Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: NIL

RMV Land: 151,070 RMV Imp: 767,550 RMV Total: 918,620 M50 Total: 918,620

**Accessory Improvements**

*No fence seg okay per man*

Seg.Type AD ASPHALT DRIVEWAY Seg. # 1.1 Method: R05 Class Area 15785 Eff Area 15785  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1958 Cond. P F A G E % Comp Econ RMV: 9,540  
 Lump Sum Except Code/Year Comments

Seg.Type PC CONCRETE PATIO Seg. # 2.1 Method: R05 Class Area 888 Eff Area 888  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 1958 Cond. P F A G E % Comp Econ RMV: 3,730  
 Lump Sum Except Code/Year Comments

Seg.Type M&E M&E Seg. # 4.1 Method: F;LS Class Area Eff Area 0  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp Econ RMV: 65,000  
 Lump Sum Except Code/Year Comments

Seg.Type M&E M&E Seg. # 8.1 Method: F;LS Class Area Eff Area 0  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp Econ RMV: 62,000  
 Lump Sum Except Code/Year Comments

**Out Buildings**

Seg.Type MC METAL COMPON Seg. # 10.1 Method: F09 Class 6 Area 12000 Eff Area 12000  
 Length 200 Width 60 Foundation CONC Ex. Wall 20FT;METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1993 Eff. Yr. Blt: 2003  
 Cond. P F A G E Adj. Codes FLCMMC % Comp Econ RMV: 191,720  
 Lump Sum Except Code/Year Comments

Seg.Type MI MISCELLANEOUS Seg. # 11.1 Method: F;L Class Area Eff Area 0  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp Econ RMV: 4,800  
 Lump Sum Except Code/Year Comments

Seg.Type MC METAL COMPON Seg. # 3.1 Method: F09 Class 6 Area 15836 Eff Area 15836  
 Length Width Foundation CONC Ex. Wall BKENAM Roof Cover BKENAM  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1985 Eff. Yr. Blt: 1997  
 Cond. P F A G E Adj. Codes FLCMMC % Comp Econ RMV: 195,300  
 Lump Sum Except Code/Year Comments *Attached to OFFICE*

R19500 063W13 02400 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F00S  
 Situs Address 8736 RIVER RD N 97303 Franchise Code 102 Year For: 2018-2019  
 Owner GOLDEN GATE HOP RANCHES INC  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 151,070 RMV Imp: 767,550 RMV Total: 918,620 M50 Total: 918,620

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	008C	3.99		

Eff Acres                      Companion Accounts

Zone: EFU

Date 10/17 Clerk Amy **ROUTING SLIP**

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments \_\_\_\_\_

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response \_\_\_\_\_

Reviewed by lead appraiser/comments 10/16/17 (3)



10/04/2010

R 19651

12 x 16 MP



10/04/2010

R19651

14 x 18 addn to MC

8 2 1 6



48367-000

Ref. Units for HOPP Storage



48367 - 000

Ref. Units for Hopp storage



5 6 '96



*S.S. Steiner Inc*

5 6 '96



1724 1996

5 6 '96





R19500 FN  
10/6/2017



R19500 MC  
15836 SF REAR  
10/6/2017



R19500 MC  
12000 SF  
10/6/2017



R19500 MC  
15200 SF  
10/6/2017

1



R19500 MC  
15836 SF/OFF  
10/6/2017

063W13 02400

R19500

063W13 02400A1

R356090

**In Rural M&E  
Account Drawer**

PERMANENT  
OUT CARD

Leave in drawer

U04VVZ4U

084WZ4C

Cycle # 1

4/19/2017

5/23/2018 #24 Cycle #1.0

R36407 093W23C 00500