

Acct ID: 536187 MTL: 093W050000700 Date: **3/8/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: **551 501**  
 Situs: 2565 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 62959 Year: 2024

Last Date Appraised: 04/06/2020 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: \_\_\_\_\_  
 Owner: PHELAN-BECKER FARMS INC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 236297  
 RMV Land: 584250 RMV Imp: 390720 RMV Total: 974970 MAV: 207070 MSAV: 29227 SAV: 54469  
 Comment: **Ankeny Vineyard** **update inventory / Apex** **no return call**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	14530	0

**Land**

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <b>1</b>	Value Source: Farm Homesite	Description:			RMV: 24570	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 03-04: REAPPRAISAL						
Site: 3	Code Area: 14530	Size: 11.75 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 288730	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1983 / 81400130/99-2000: PER #17, CHG WOODLOT TO 4 HILL						
Site: 4	Code Area: 14530	Size: 2.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 60200	Exception: Y N
D						
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1985 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 81400130 //05-06: PER #17 CHG FROM WASTELAND TO WOODLOT						
Site: 5	Code Area: 14530	Size: 7.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Use - EFU	Description: SIX HILL			RMV: 165750	Exception: Y N
Adjustment(s): FSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1983						

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 1	Code Area: 14530	Stat Class: 134 +	Year Blt: 1920	Eff Year Blt: 1966	Sq.Ft: 2694	% Complete: 100
Desc: Multi Story above grade with basement			Dimensions:		RMV: 250620	
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	3 +	Finished	1216	2	FB-2	1920	1966	BATH - 2, KIT-, FP - 1, ROOF <b>HVAC</b>	Exception: Y N
Attic	3 +	Finished	670	3	FB-1	1920	1966	BATH - 1 <b>HVAC</b>	Exception: Y N
Basement	3 +	Low Cost	808	0	0	1920	1966	<b>HVAC</b>	Exception: Y N
Carport Attached	3	Unfinished	578	0	0	1920	1966	ROOF <b>578</b>	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	2007	25668	1	Exception: Y N

**Improvements - Residence / Manufactured Structures**

Bldg	Code Area	Stat Class	Year Blt	Eff Year Blt	Sq.Ft	% Complete
Bldg: 4	Code Area: 14530	Stat Class: 108	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 5280	
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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	2000	1998	5280	1	Exception: Y N

Bldg: 6 Code Area: 14530 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements

Dimensions: RMV: 10340

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

*Moved to Tasting Room*

*X/O*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	1	568	2005	10338	1

*1,100*

*2008*

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1440 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 48x30 RMV: 15520

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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General Purpose Bldg	5	Finished	1440	0	0	1998	1998	FAIR	Exception: Y N
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*Avg condition*

*I/O*

Accessories

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

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 3144 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: RMV: 46340

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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General Purpose Bldg	5	Finished	1572	0	0	2000	2000		Exception: Y N
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Finished Office	5	Finished	1572	0	0	2000	2000	FAIR	Exception: Y N
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*Change to MIS 127*

*Perimeter 210 Area 1684*

*I/O*

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 300 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 30x10 RMV: 1010

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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Lean-to Heavy Duty	4	Finished	300	0	0	1998	1998		Exception: Y N
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*Avg condition*

*I/O*

Accessories

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

Bldg: 7 Code Area: 14530 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2400 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x60 RMV: 40270

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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General Purpose Bldg	6	Finished	2400	0	0	2007	2007	FAIR	Exception: Y N
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*Avg condition*

*I/O*

Accessories

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

Bldg: 8 Code Area: 14530 Stat Class: 341 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 288 % Complete: 100

Desc: Multi-Purpose Shed (MP)

Dimensions: 12x24 RMV: 2540

Func Obsc: 80

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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Multi-Purpose Bldg	4	Finished	288	0	0	2004	2004		Exception: Y N
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*Avg condition*

*I/O*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 9 Code Area: 14530 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 112 % Complete: 100									
Desc: Multi Purpose Shed (MP) Dimensions: 8x14 RMV: 4750									
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0									
<i>Part of tasting room</i>									
<i>MOVE MAJ</i>									
Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	6	Finished	112	0	FB-2/ HB-2	2003	2003	BTH - 1, BTH - 1, FAIR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

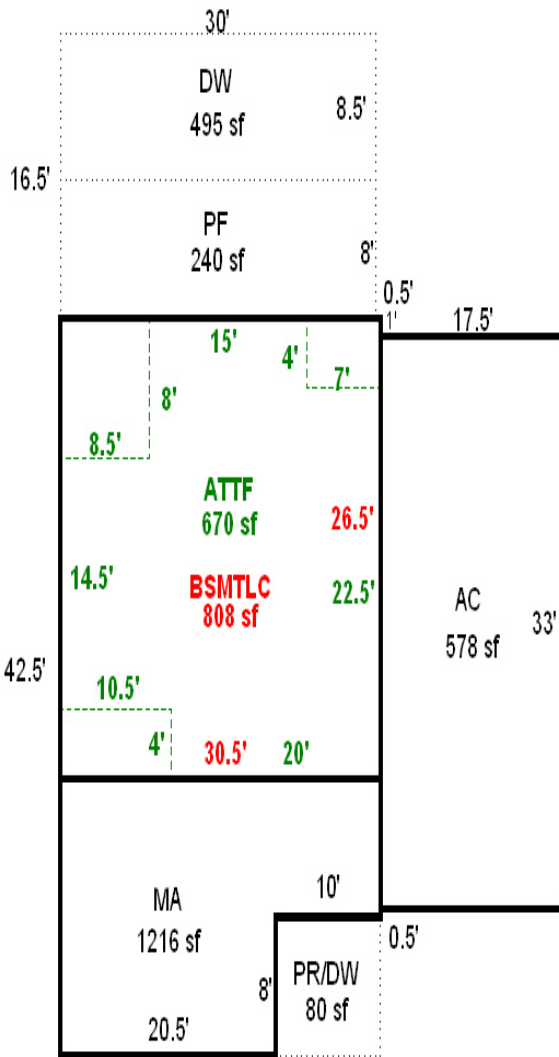
Bldg: 10 Code Area: 14530 Stat Class: 355 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 360 % Complete: 100									
Desc: Lean-to Heavy (LTH) Dimensions: RMV: 1570									
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0									
<i>Part of tasting room</i>									
<i>MOVE M AD</i>									
Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	5	Finished	360	0	0	2000	2000	FAIR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Bldg: 11 Code Area: 14530 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1200 % Complete: 100									
Desc: General Purpose Building (GB) Dimensions: RMV: 12480									
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0									
<i>LTH</i>									
<i>Ave condition</i>									
<i>2000</i>									
<i>I/O</i>									
Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	4	Finished	1200	0	0	2007	2007	FAIR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

353 MS 4 38x16 E4B 2022 Fair pkg NEW  
 355 LTH 980sf 2021 NEW  
 355 LTH 10x42 2021 NEW







R36187  
 093W05 00700  
 SEE PAGE 1 FOR ALL BUILDINGS









