

Acct ID: 322478 MTL: 061W26A000301 Date: 7/23/24 Appr: MLH Prop Class: 551 RMV Prop Class: 551
 Situs: 6685 MERIDIAN RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 52441 Year: 2024

Last Date Appraised: 12/04/2015 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:
 Owner: DECKELMANN FAM LT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 263062
 RMV Land: 679050 RMV Imp: 503910 RMV Total: 1182960 MAV: 201460 MSAV: 61602 SAV: 164400
 Comment:

update inventory

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	04500	0

Land

Site: 2	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: <u>481</u>	Value Source: Farm Homesite	Description:			RMV: 18440	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 2009 / 400028						
Site: 3	Code Area: 04500	Size: 20.12 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 426620	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 400028 99-2000: f99-711 sepm from r16652 to r322478						
Site: 4	Code Area: 04500	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 96800	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 400028 /00-01; UPDATED LAND VALUES						
Site: 5	Code Area: 04500	Size: 5.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 92190	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments: Liability year - 1980 / 400028 /00-01; UPDATED LAND VALUES						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 142 Year Blt: 1901 Eff Year Blt: 1994 Sq.Ft: 2342 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 412160
 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	1636	2	FB-1	1901	1994	BATH - 1, KIT, HVAC, ROOF	Y N
Second Floor	4	Finished	706	2	0	1901	1994	HVAC	Y N
Garage Detached	4	Unfinished	484	0	0	1987	1987	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2500	1984 <u>2002</u>	6075	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1994	31992	1	Y N

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 11880
 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
CONCRETE DRIVEWAY	1	3328	2002	9734	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2006 Sq.Ft: 4160 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x104 RMV: 70280

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	6	Finished	4160	0	0	2000	2006	AVG	Y N

Change to M&S I/O

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 355 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 1920 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 80x24 RMV: 9590

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 Heavy Duty	4	Finished	1920	0	0	2010	2010		Y N

MC

Accessories

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

Commercial Property Appraisal
Marion County

Vitis Ridge Tasting Room
Account ID 322478
Total Sq Ft 4,160

Stat Class 561 - STORAGE WAREHOUSE
Notes

MA-SA-NH 03-06-000

Component - Vitis Ridge Tasting Room
Stat Class 561 - STORAGE WAREHOUSE
Notes

Cost Approach
ZIP Code 97381 Data Collected 7/25/2024 Local Multiplier (Default)
Reporting Date 7/2024 Cost Data Set 7/2024 Architect's Fees (Default)
Eff. Age Adjustment n/a

Section - Vitis Ridge Tasting Room
Type Building
Size 4,160 sq ft Perimeter 288 ft # of Stories 1

Occupancy Code	Description	%	Quality	Class	Height (ft)
471	Lt. Commercial Utility Build.	100	2.0	D Wood or Steel Framed Exterior Walls	12.0

Components Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	4,160	\$22.55	\$93,808	\$12,195	\$81,613
614	Heat Pump	1,040	\$11.97	\$12,449	\$1,618	\$10,831
918	Single - Metal on Wood Frame	4,160	\$7.99	\$33,238	\$4,321	\$28,917
				\$139,495	\$18,134	\$121,361

Additions Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	Wall Insulation	1,584	\$1.15		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	Ceiling Insulation	1,040	\$1.15		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP&O 15% RCN		\$21,376.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation
Marshall & Swift Tables Eff. Age 5 yrs
Additional Functional 0.0 %
External 0.0 %

Reconciliation	Base Value	Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
	\$142,584	\$0	+	\$142,584	+	-	\$142,584

Calculation Type Marshall & Swift

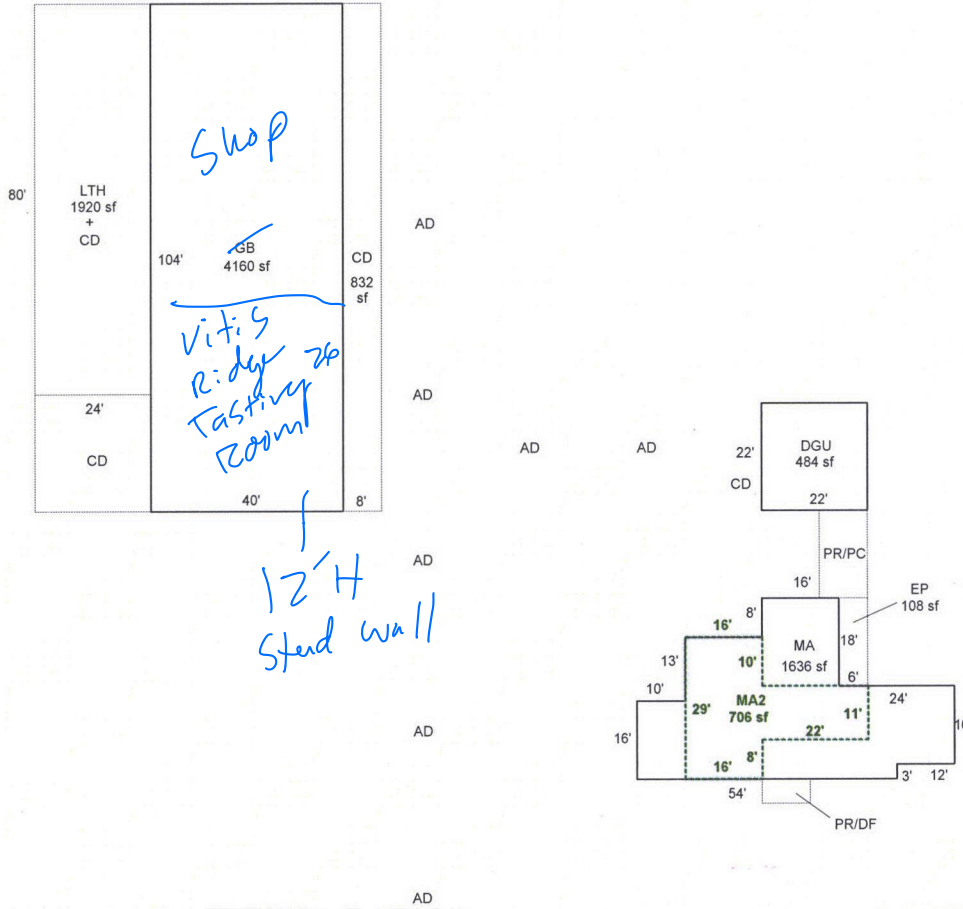
SKETCH/AREA TABLE ADDENDUM

Parcel No 061W26A 00301

File No R322478

SUBJECT	Property Address 6685 MERIDIAN RD NE
	City SILVERTON County MARION State OR Zip 97381
	Owner
	Client
	Appraiser Name

R322478
061W26A 00301
SCALE=1:40

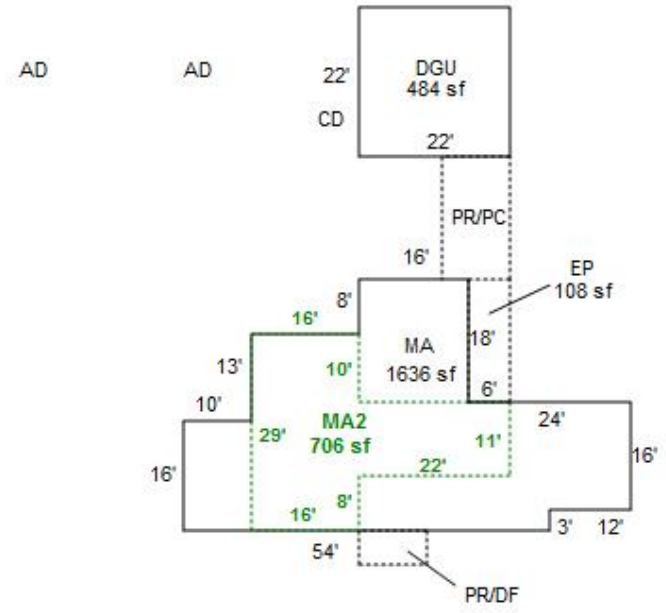
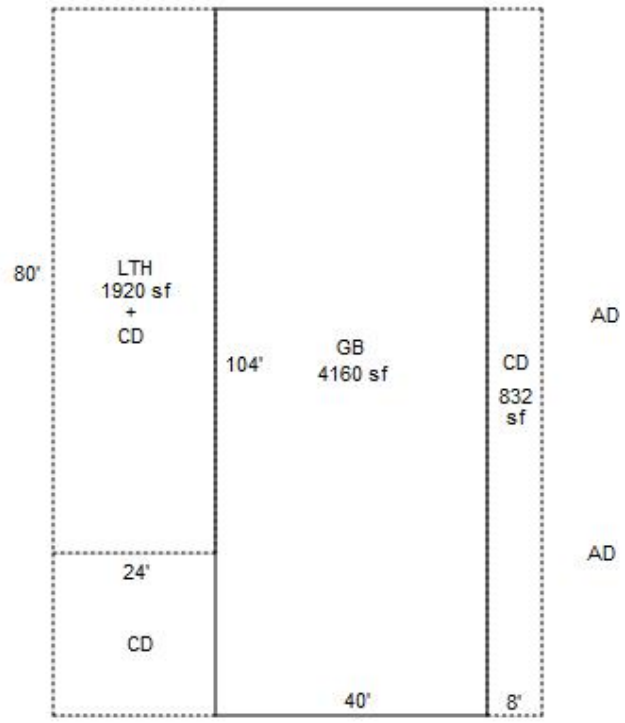


Scale: 1" = 40'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1636	206	1636
GLA2	MA2	1.00	706	134	706
GBA1	LTH	1.00	1920	208	1920
GBA2	GB	1.00	4160	288	4160
GAR	DGU	1.00	484	88	484
P/P	EP	1.00	108	48	108
	CD	1.00	832	224	832
Net LIVABLE Area (rounded w/ factors)					2342
Net BUILDING Area (rounded w/ factors)					6080

Comment Table 1	
DRAWN BY JRONDEMA 12/28/15 UPDATED BY JRONDEMA 1/8/16	
Comment Table 2	Comment Table 3
12/4/15 S.R. #94	TAGS

AREA CALCULATIONS













061W26A 00301

R322478

31.12

6685 MERIDIAN RD NE
SILVERTON, OR 97381

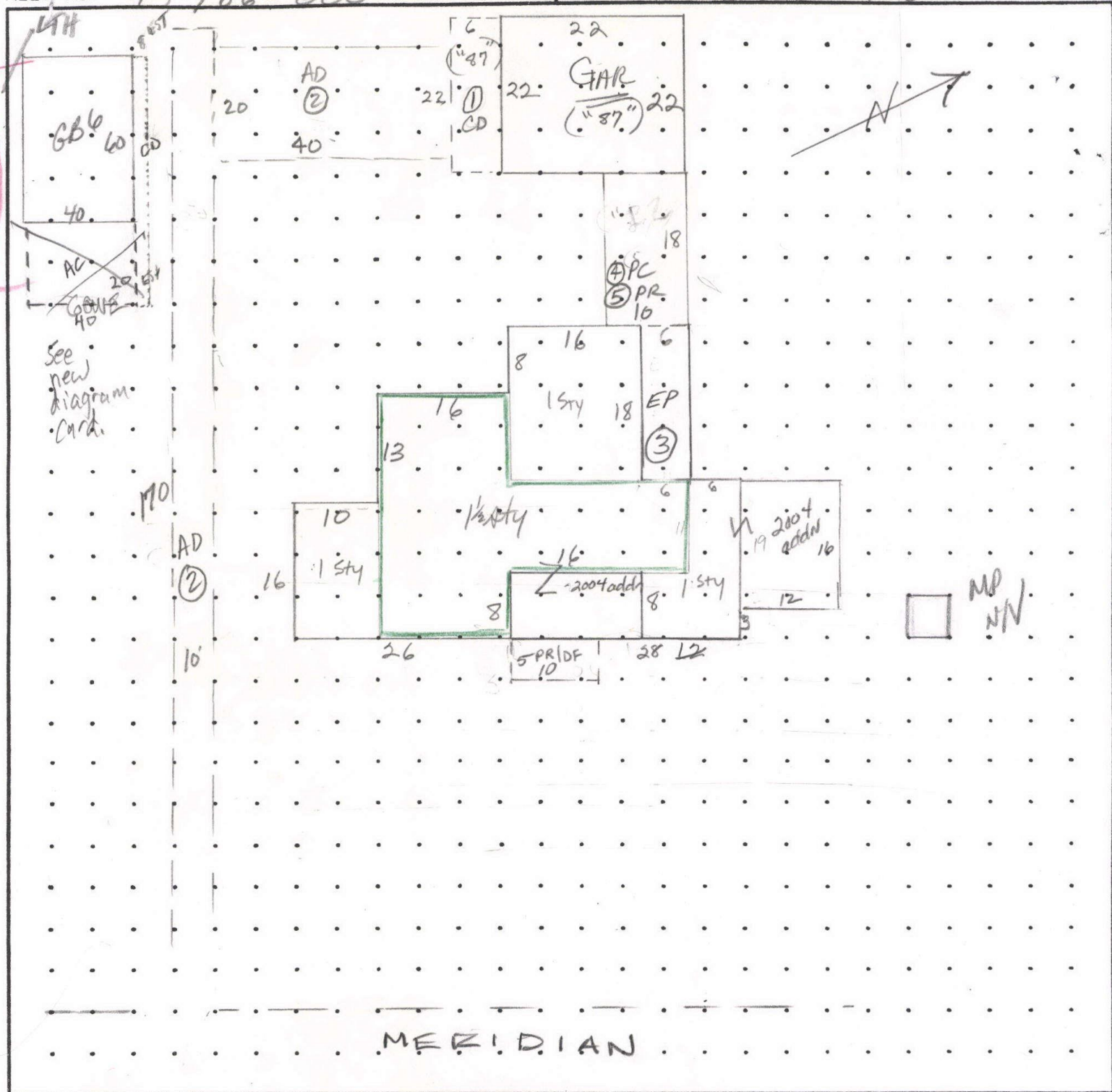
ADD TO 688?

R 322478

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 45786-000

MAP NO. 26-6-1W



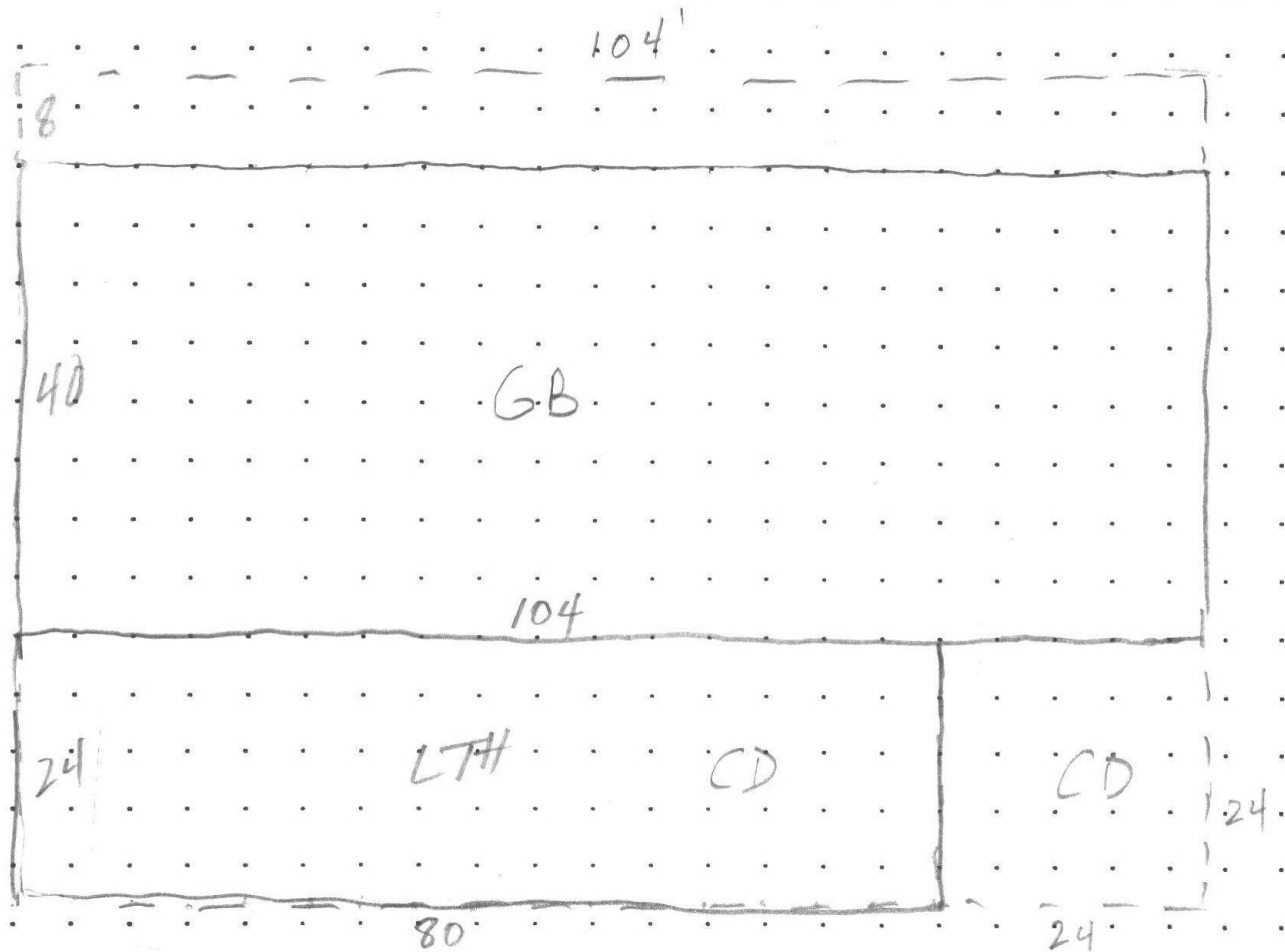
MEASUREMENT VERIFIED		REMARKS:	<p>6685 MERIDIAN</p> $10 \times 16 + 16 \times 29 \times 2 + 12 \times 19 = 1316$ $16 \times 29 + 11 \times 22 = 706$ $2004 (8 \times 16) + (12 \times 16) = 320 + 1316 = 1636$
DATE	BY		
2-16-88	dy. 77	<p>1316 # (Not Verified)</p> <p>NV 2004 addn to kitchen, old front porch now part of house. Added GBB - visible in 2000 Aerial Photos. tags.</p>	
2-9-93	CE #10		
3-24-05	TI9		
7-22-05	19 Sup		
12/4/05	SR #94		

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R322478

MAP NO: 061W26A

TAX LOT: 00301



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

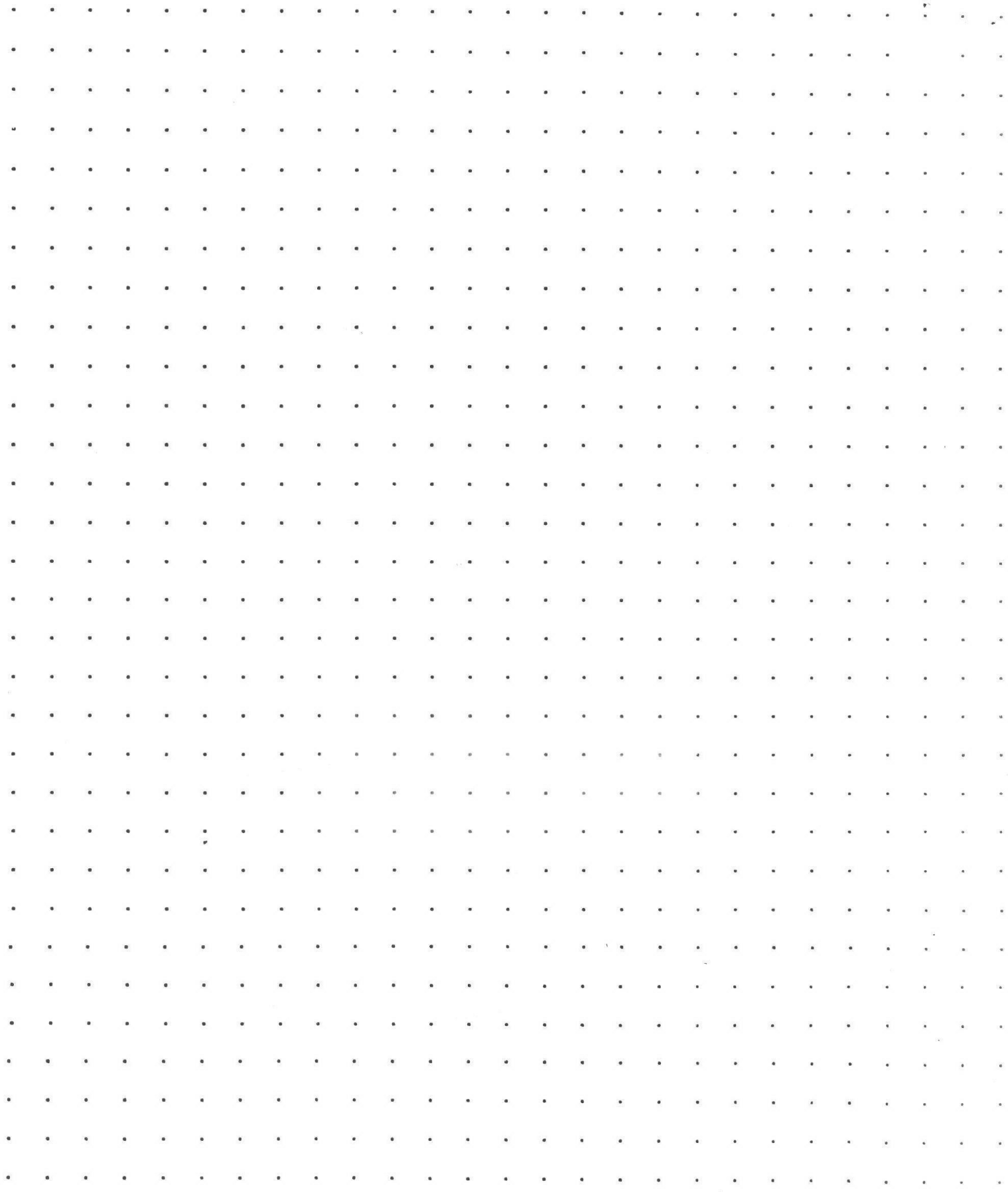
ADDRESS:

DATE
12/4/15

BY
SR #99

REMARKS:
tags

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

R322478 061W26A 00301 Appr #: 94 Date 12/4/15 Prop Class 551 Prop Code A93
 Situs Address 6685 MERIDIAN RD NE 97381 Franchise Code 94 Year For: 2016-2017

Owner DECKELMANN, CHRISTOPHER &

Notes: UPDATE INVENTORY. ADD SEG. PULL TAG
 Tags Cycle Sales Verification Other: _____

RMV Land: 418,760 RMV Imp: 179,550 RMV Total: 598,310 M50 Total: 227,930

Seg. Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 34 Area 1636 Eff Area 1636
 Length Width Roof Cover ARCOMP Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: RNG;H&F;DW Bedrooms 2
 Year Built 1901 Eff. Year Built 1951 1994 Cond. P F (A) G E
 Adj Codes RLCM3;R3+QLTY Qty 4 % Comp _____ Func _____ Econ _____ RMV: 69,860
 Lump Sum _____ Except Code/Year INV Comments _____

Seg. Type MA2 RESIDENTIAL Seg. # 1.2 Method: R05 Class 34 Area 706 Eff Area 706
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1901 Eff. Year Built 1951 1994 Cond. P F (A) G E
 Adj Codes RLCM3;R3+QLTY Qty 4 % Comp _____ Func _____ Econ _____ RMV: 25,070
 Lump Sum _____ Except Code/Year INV Comments _____

Accessory Improvements

Seg. Type AD RESIDENTIAL Seg. # 1.4 Method: R05 Class Area 2500 Eff Area 2500
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1984 Cond. P F (A) G E % Comp _____ Econ _____ RMV: 2,710
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type ~~V13A~~ RESIDENTIAL Seg. # 1.5 Method: R05 Class Area 1 Eff Area 1
 Length 4146 Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F (A) G E % Comp _____ Econ _____ RMV: 4,280
 Lump Sum _____ Except Code/Year INV Comments _____

Seg. Type AC ATTACHED CARTPORT Seg. # 3.1 Method: R05 Class 4 Area 800 Eff Area 800
 Length 40 Width 20 Foundation CONC Ex. Wall 14FT Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing GOVE
 Year Built Eff. Year Built: 2007 Cond. P F A G E % Comp _____ Econ _____ RMV: 24,260
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type CD CONCRETE DRIVE Seg. # 4.1 Method: R05 Class Area 640 Eff Area 640
 Length 80 Width 8 Foundation Ex. Wall Roof Cover 3328 3328
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 2002 Cond. P F A G E % Comp _____ Econ _____ RMV: 3,140
 Lump Sum _____ Except Code/Year MIN/MAY 2015 Comments 2688 s.f. addition

Out Buildings

Seg. Type DGU RESIDENTIAL Seg. # 1.3 Method: R05 Class 4 Area 484 Eff Area 484
 Length 22 Width 22 Foundation CONC Ex. Wall LAP;10FT Roof Cover COMP ARCOMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1987 Eff. Yr. Blt: 1987
 Cond. P F (A) G E Adj. Codes RLCM4 % Comp _____ Func _____ Econ _____ RMV: 20,630
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg. Type GB GB6 Seg. # 2.1 Method: F09 Class 6 Area 2400 Eff Area 2400
 Length 40 Width 104 60 Foundation CONC Ex. Wall BKENAM;14F Roof Cover BKENAM 4160 4160
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. 2000 Eff. Yr. Blt: 2006
 Cond. P F (A) G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 29,600
 Lump Sum _____ Except Code/Year MIN/MAY 2015 Comments 44x40 Addition

SBI25

SBI25

R322478 061W26A 00301 Appr #: 94 Date 12/4/15 Prop Class 551 Prop Code A93
 Situs Address 6685 MERIDIAN RD NE 97381 Franchise Code 94 Year For: 2016-2017
 Owner DECKELMANN, CHRISTOPHER &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 418,760 RMV Imp: 179,550 RMV Total: 598,310 M50 Total: 227,930

Segment	LTH								Land
Class									
Dim/Size	80X24								
Foundation	POST								
Exter Wall									
Wall Height									
Inter Finish									
Roof Cover	BKENAM								
Roof Style	SHED								
Flooring									
Plumbing									
Electric									
Misc.									
Yr Blt	2010								
Eff Yr	2010								
Cond.	A								
% Good									
% Comp									
Lump Sum									
Except.Code	RNEW								

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00	✓	
2	FARM HOMESITE	008C	1.00	✓	
3	TWO BENCH IRR	008CGI	20.12	✓	
4	FOUR BENCH IRR	008CI	5.00	✓	
5	FOUR BENCH DRY	008C	5.00	✓	

Eff Acres Companion Accounts

Zone: EFU

Date 1/6/16 Clerk Chris **ROUTING SLIP**

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

Data entry reviewed by/comments Chg EYB of CD? Include new LTH in supplemental? No

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

Appraiser response OK. S.K. #94

Reviewed by lead appraiser/comments 12/29/15 (31)

551

#94

Assessor Monthly Issued Permit Report

For 11/1/2015 to 11/30/2015

PERMIT#: 555-15-004302-STR	STATUS: Permit Issued
PERMIT TYPE: Commercial	APPLIED: 7/1/2015
SUB-TYPE: Structural	ISSUED: 11/3/2015
CATEGORY: Comprehensive	EXPIRES: 5/18/2016

OFFICE: MC
 PARCEL#: 061W26A 00301 R322478
 ACRES: 31.12
 SUBDIV:

Addition to GB? ✓

LOT/BLOCK: /

ADDRESS: 6685 MERIDIAN RD NE SILVERTON, OR 97381

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	DECKELMANN,CHRISTOPHER	6685 MERIDIAN RD NE SILVERTON, OR 97381	503 873-8304
OWNER	DECKELMANN,CHRISTOPHER		
PRIMARY CONTACT	DECKELMANN,CHRISTOPHER	6685 MERIDIAN RD NE SILVERTON, OR 97381	503 873-8304

CONST CAT: Commercial

WORK TYPE: Alteration

WORK DESC: CHG OF USE - AG EXEMPT WINERY TO A WINERY WITH A LIMITED USE WINE TASTING AREA.

VALUATION: \$0.00

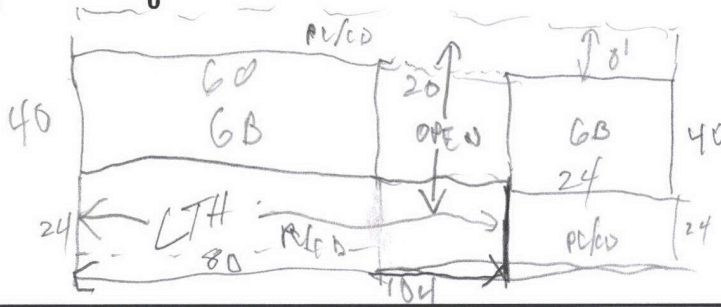
STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:
 EXISTING: 0
 NEW: 0
TOTAL SQ. FT.: 0





R322478
GB 104X40
NE SIDE

12/4/14



R322478

GB 104X40

NW SIDE

12/4/15



R322478
GB, LTH, CD S.SIDE

12/4/15



R322478

D6U 22x22

7/29/08



R322478

AC 40x20 EST

7/29/08



R322478

061 W 26A 301

3-24-05



R322478

061W 26A 301

3-24-05



R322478

06/W 26A 301

3-24-05





