

Acct ID: 536187 MTL: 093W050000700 Date: *9.10.24* Appr: *WW* Prop Class: 551 RMV Prop Class: 501
 Situs: 2565 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 62959 Year: 2024

Last Date Appraised: 08/08/2024 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: 236156
 RMV Land: 399960 RMV Imp: 618520 RMV Total: 1018480 MAV: 207070 MSAV: 29086 SAV: 52463
 Comment: 24-25: L2 8.8.24 MLH

Done LTH size

Notations

| RP/MS | Code | Description |
|-------|-------|--|
| RP | ZONED | FARM EFU ZONED <i>was just worked for Wmcy</i> |

OSDs

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

Land

Site: 1 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 16100 Exception: Y N
 Adjustment(s): FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009
 24-25: Update land classes / 03-04: REAPPRAISAL

Site: 3 Code Area: 14530 Size: 4.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 72670 Exception: Y N
 Adjustment(s): FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1983 / 81400130/99-2000: PER #17, CHG WOODLOT TO 4 HILL

Site: 4 Code Area: 14530 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 30580 Exception: Y N
 Adjustment(s): FSOIL, IRR 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: 7.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 110870 Exception: Y N
 Adjustment(s): FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1983

Site: 6 Code Area: 14530 Size: 7.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 124740 Exception: Y N
 Adjustment(s): FSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1983 / 81400130/99-2000: PER #17, CHG WOODLOT TO 4 HILL

Improvements - Residence / Manufactured Structures

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: 317610
 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, HVAC | Y N |
| Attic | 3 + | Finished | 670 | 3 | FB-1 | 1920 | 1966 | BATH - 1, HVAC | Y N |
| Basement | 3 + | Low Cost | 808 | 0 | 0 | 1920 | 1966 | HVAC | Y N |
| Carport Attached | 3 | Unfinished | 578 | 0 | 0 | 1920 | 1966 | ROOF | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD | 3 | 1 | 1966 | 20088 | 1 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2008 Sq.Ft: 1440 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x30 RMV: 24450
 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 | |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 1440 | 0 | 0 | 1998 | 2008 | AVG | Exception: Y N |

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 2008 Sq.Ft: 300 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 30x10 RMV: 1420
 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 | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 300 | 0 | 0 | 1998 | 2008 | | Exception: Y N |

Accessories

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

Bldg: 7 Code Area: 14530 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2008 Sq.Ft: 2400 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x60 RMV: 45990
 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 | |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 6 | Finished | 2400 | 0 | 0 | 2007 | 2008 | AVG | Exception: Y N |

Accessories

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

Bldg: 8 Code Area: 14530 Stat Class: 355 Year Blt: 2004 Eff Year Blt: 2008 Sq.Ft: 288 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 12x24 RMV: 1090
 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 | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 288 | 0 | 0 | 2004 | 2008 | | Exception: Y N |

Accessories

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

Bldg: 11 Code Area: 14530 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2008 Sq.Ft: 1200 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 5670
 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 | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 1200 | 0 | 0 | 2007 | 2008 | | Exception: Y N |

Accessories

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

Bldg: 12 Code Area: 14530 Stat Class: 544 Year Blt: 2000 Eff Year Blt: Sq.Ft: 1684 % Complete: 100
 Desc: DINING - LOUNGE Dimensions: RMV: 206450
 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 |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

Bldg: 13 Code Area: 14530 Stat Class: 353 Year Blt: Eff Year Blt: 2022 Sq.Ft: 608 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 16x38 RMV: 6770
 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 | |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 4 | Finished | 608 | 0 | 0 | 0 | 2022 | FAIR | Exception: Y N |

Accessories

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

Bldg: 14 Code Area: 14530 Stat Class: 355 Year Blt: Eff Year Blt: 2021 Sq.Ft: 980 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 6350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

1030 correct after open drawn

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 980 | 0 | 0 | 0 | 2021 | | Exception: Y N |

Accessories

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

Bldg: 15 Code Area: 14530 Stat Class: 355 Year Blt: Eff Year Blt: 2021 Sq.Ft: 420 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 42x10 RMV: 2720
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

✓

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 420 | 0 | 0 | 0 | 2021 | | Exception: Y N |

Accessories

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

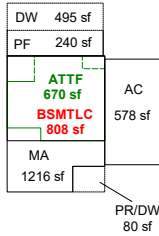
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

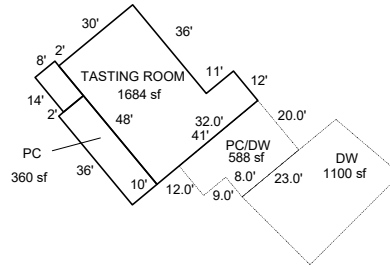
File No.: 536187 Parcel No.: 093W05 00700
 Property Address: 2565 RIVERSIDE RD S
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

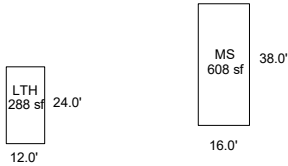
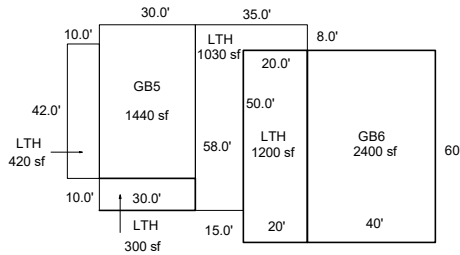
536187
 093W05 00700
 SCALE: 1=75'



SEE PAGE 2 FOR HOUSE DIMENSIONS



AD



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|--------------|-----------|------------|
| GBA1 | LTH | 1.0 | 300.0 | 80.0 | |
| | GB6 | 1.0 | 2400.0 | 200.0 | |
| | LTH | 1.0 | 1200.0 | 160.0 | |
| | GB5 | 1.0 | 1572.0 | 178.0 | |
| | MP6 | 1.0 | 112.0 | 44.0 | |
| | PC | 1.0 | 360.0 | 92.0 | |
| | LTH | 1.0 | 288.0 | 72.0 | |
| | MS | 1.0 | 608.0 | 108.0 | |
| | LTH | 1.0 | 1030.0 | 186.0 | |
| | LTH | 1.0 | 420.0 | 104.0 | |
| | GB5 | 1.0 | 1440.0 | 156.0 | 9730.0 |
| GLA0 | BSMTLC | 1.0 | 808.3 | 114.0 | 808.3 |
| GLA1 | MA | 1.0 | 1216.3 | 146.0 | 1216.3 |
| GLA2 | ATTF | 1.0 | 670.3 | 114.0 | 670.3 |
| GAR | AC | 1.0 | 577.5 | 101.0 | 577.5 |
| P/P | DW | 1.0 | 495.0 | 93.0 | |
| | 5 addl items | | | | |
| | Net LIVABLE | cnt | 2 (rounded) | | 2,695 |
| | Net BUILDING | cnt | 11 (rounded) | | 9,730 |

COMMENT TABLE 1

DRAWN BY BB44
 UPDATED BY SH 10-30-08
 UPDATED BY CLOBERG 08/22/24

COMMENT TABLE 2

MLH 08/08/24

COMMENT TABLE 3

CYCLE L2

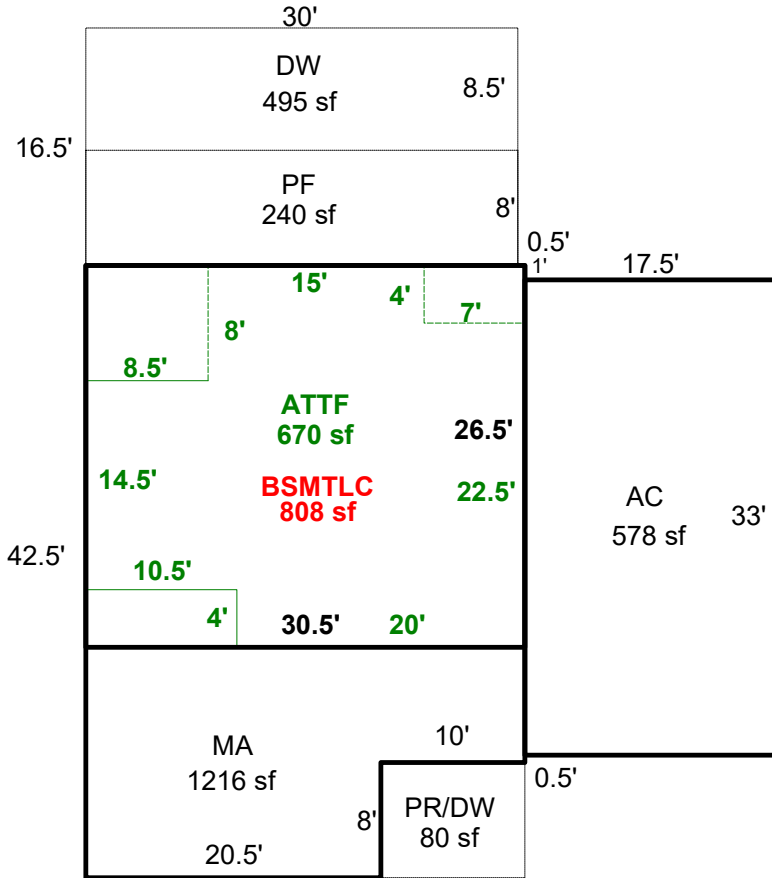
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536187 Parcel No.: 093W05 00700
 Property Address: 2565 RIVERSIDE RD S
 City: Salem County: Marion State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536187
093W05 00700
SEE PAGE 1 FOR ALL BUILDINGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA0 | BSMTLC | 1.0 | 808.3 | 114.0 | 808.3 |
| GLA1 | MA | 1.0 | 1216.3 | 146.0 | 1216.3 |
| GLA2 | ATTF | 1.0 | 670.3 | 114.0 | 670.3 |
| GAR | AC | 1.0 | 577.5 | 101.0 | 577.5 |
| P/P | PR/DW | 1.0 | 80.0 | 36.0 | |
| | DW | 1.0 | 495.0 | 93.0 | |
| | PF | 1.0 | 240.0 | 76.0 | 815.0 |

COMMENT TABLE 1

DRAWN BY BB44
 UPDATED BY SH 10-30-08
 UPDATED BY CLOBERG 08/22/24

COMMENT TABLE 2

MLH 08/08/24

COMMENT TABLE 3

CYCLE L2

Net LIVABLE cnt 2 (rounded) 2,695

