

Acct ID: 518484 MTL: 062W15D001000 Date: 11.22.24 Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 8540 67TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 73323 Year: 2024

Last Date Appraised: 06/18/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: BENNETT FAMILY LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 212960
 RMV Land: 469410 RMV Imp: 300010 RMV Total: 769420 MAV: 180950 MSAV: 32010 SAV: 71787

Comment: _____ MLS: 815998
DOM: 54

UPDATE INV

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

Chris 12/30/24

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 27330 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 00-01; UPDATE MARKET VALUE 06-07: RECALC SETUP, APPR NO 10, 10/13/05

Site: 2 Code Area: 01410 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 15710 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 3 Code Area: 01410 Size: 13.29 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 3LL Value Source: Farm Use - EFU Description: THREE LAKE LABISH LAND RMV: 381370 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Improvements - Residence / Manufactured Structures

1974 FAIR CONDITION

Bldg: 1 Code Area: 01410 Stat Class: 144 Year Blt: 1936 Eff Year Blt: 1936 Sq.Ft: 2712 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 282990
 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
First Floor	4	Finished	1474	1	FB-1	1936	1936	BATH - 1, KIT-, ROOF, HVAC	Y N
Attic	4	Finished	588	2	0	1936	1936	HVAC	Y N
Basement	4	Finished	650	1	FB-1	1936	1936	BATH - 1, HVAC	Y N

Accessories

YI' 4 FAIR

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPH	4	2300	1936	4209	1	Y N
CONCRETE DRIVEWAY	4	912	1936	1808	1	Y N
PATIO		96	1936	322	1	Y N
ROOF EXTENSION OR PATIO COVER	4	48	1936	849	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 352 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 3520 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 88x40 RMV: 16950
 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
Utility Building	6	Finished	3520	0	0	1979	1979	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 1936 Eff Year Blt: 1936 Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 70

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

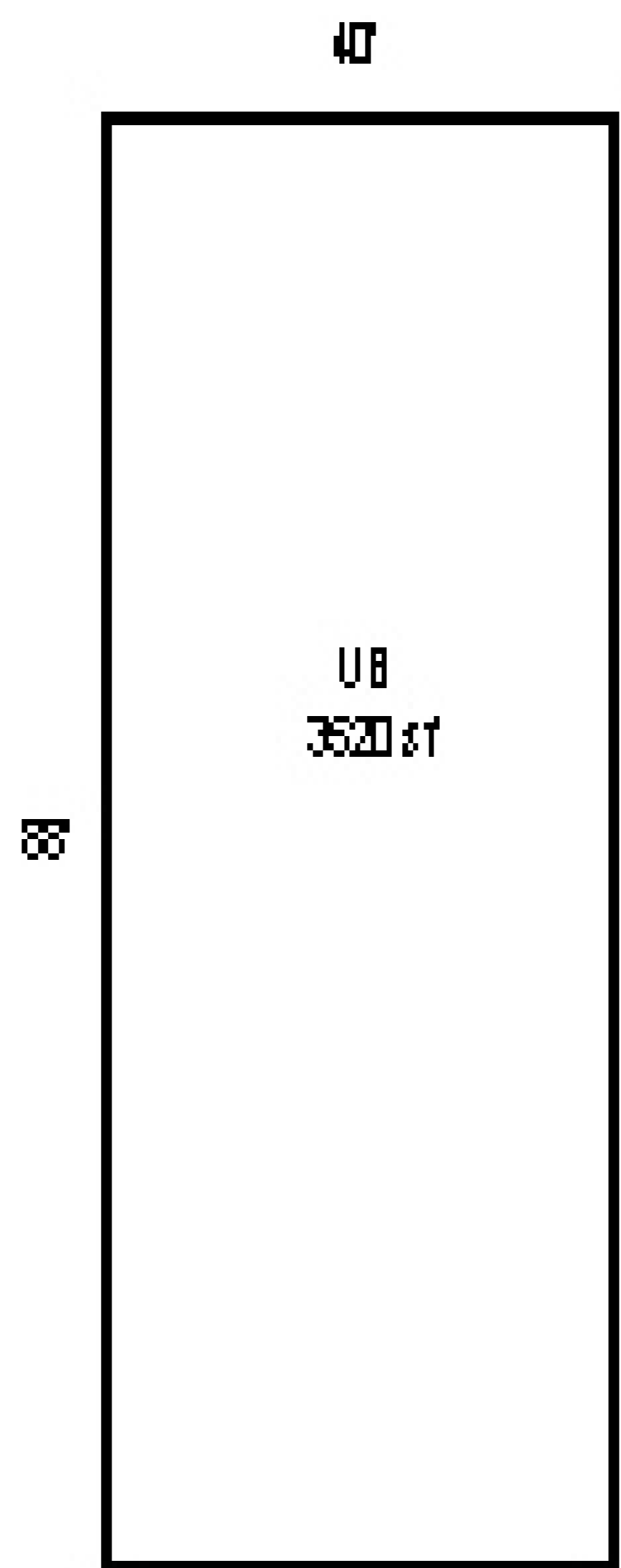
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	6	Finished	80	0	0	1936	1936	FAIR	

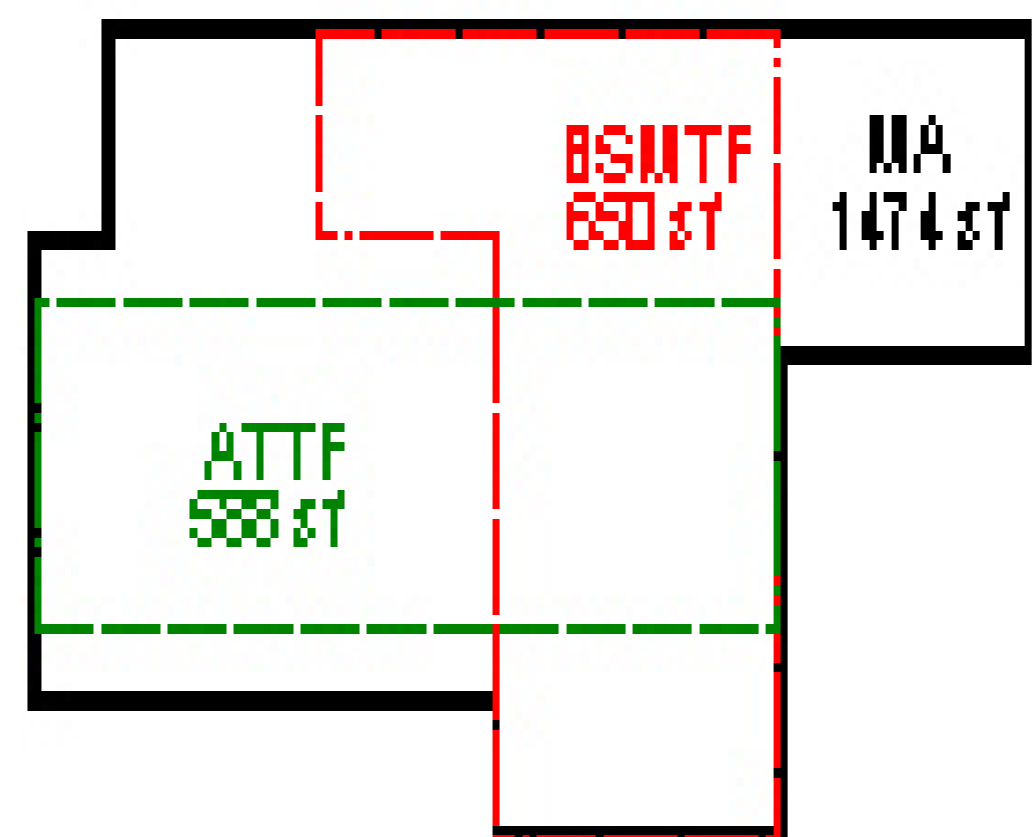
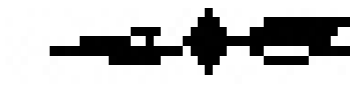
Accessories

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

N/C



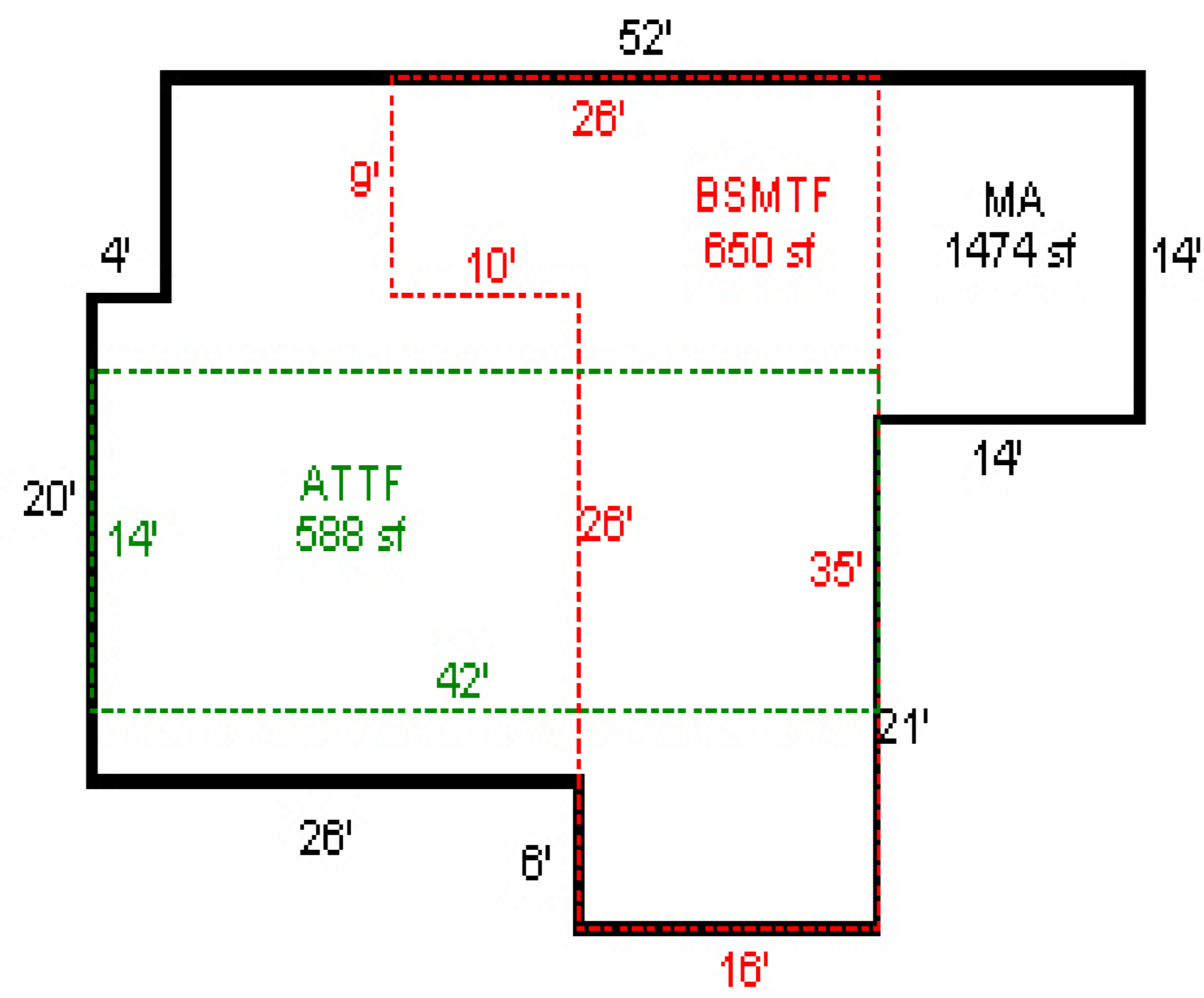
R18484
062W15D 01000
SCALE 1:40
SEE PAGE 2 FOR RES DIMENSIONS



R18484

062W15D 01000

SEE PAGE 1 FOR OUTBUILDINGS

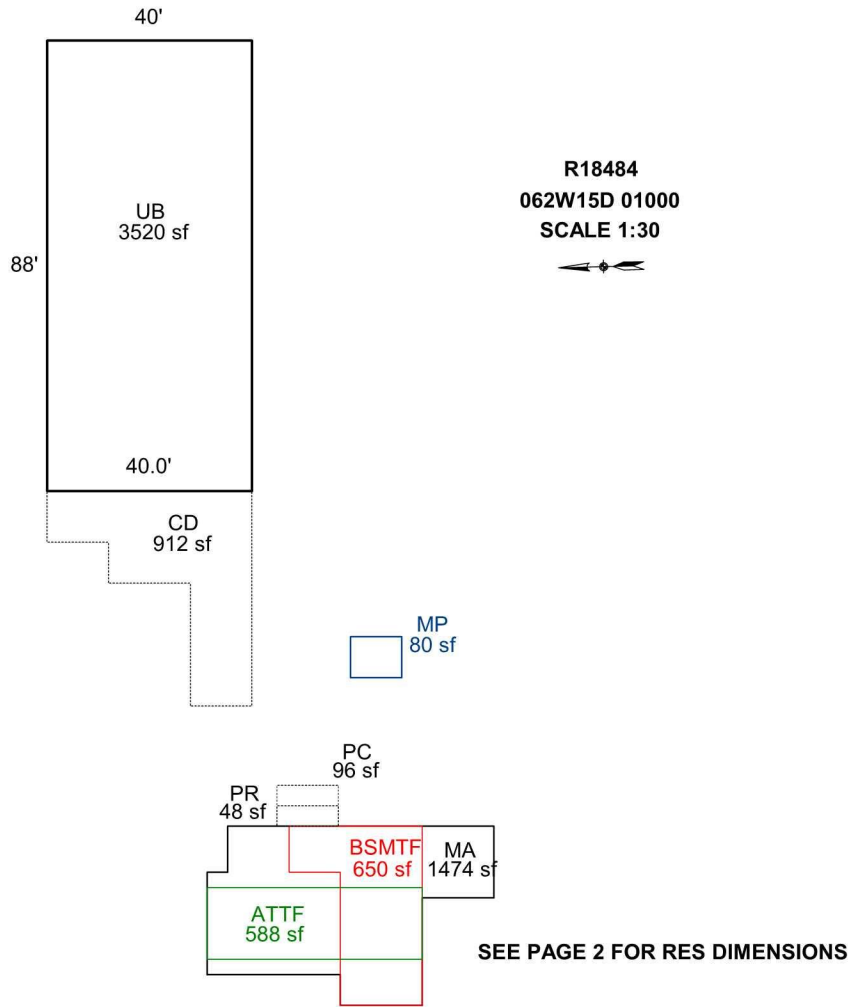


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18484 Parcel No.: 062W15D 01000
 Property Address: 8540 67TH AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	3520.0	256.0	
	MP	1.0	80.0	36.0	3600.0
GLA0	BSMTF	1.0	650.0	122.0	650.0
GLA1	MA	1.0	1474.0	182.0	1474.0
GLA2	ATTF	1.0	588.0	112.0	588.0
P/P	CD	1.0	912.0	164.0	
	PC	1.0	96.0	40.0	
	PR	1.0	48.0	32.0	1056.0

APEX BY CE 9/25/09
 UPD BY CJ 11/25/2020

COMMENT TABLE 2

COMMENT TABLE 3

06/18/2020 S.R. #94

CYCLE;

Net LIVABLE	cnt	2	(rounded)		2,712
Net BUILDING	cnt	2	(rounded)		3,600

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

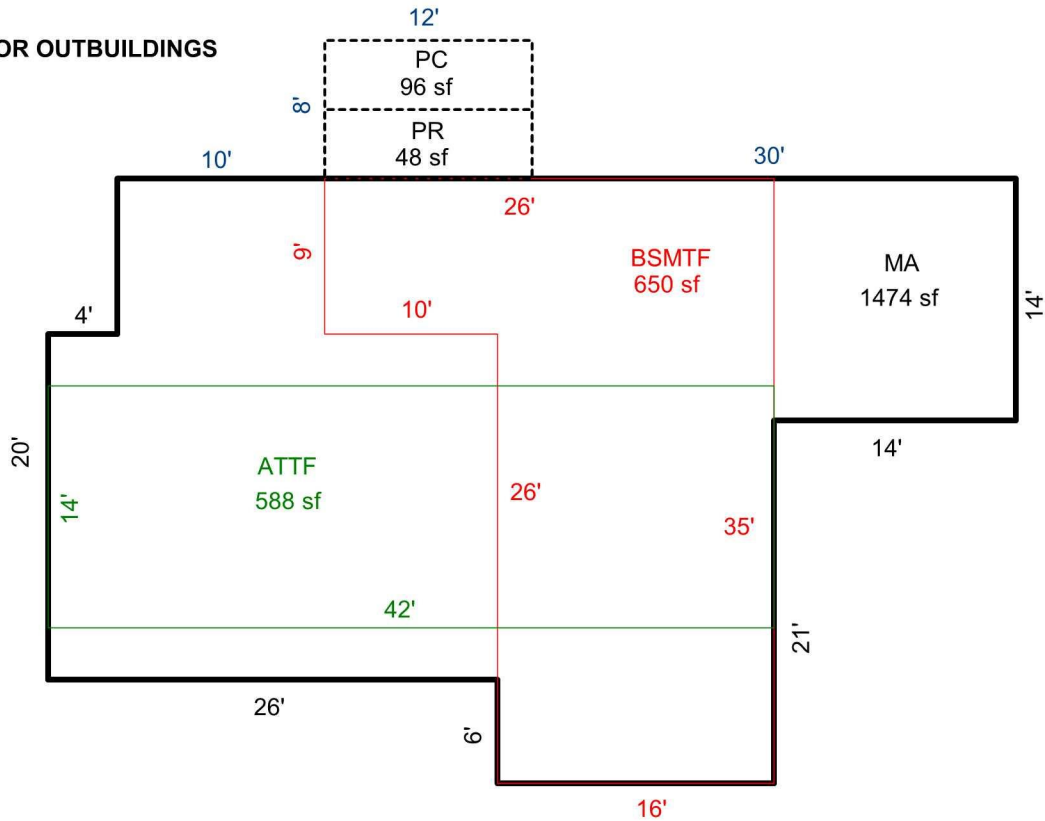
File No.: R18484 Parcel No.: 062W15D 01000
 Property Address: 8540 67TH AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R18484
062W15D 01000
SCALE 1:10



SEE PAGE 1 FOR OUTBUILDINGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	650.0	122.0	650.0
GLA1	MA	1.0	1474.0	182.0	1474.0
GLA2	ATTF	1.0	588.0	112.0	588.0
P/P	PR	1.0	48.0	32.0	
	PC	1.0	96.0	40.0	144.0

COMMENT TABLE 1

APEX BY CE 9/25/09
 UPD BY CJ 11/25/2020

COMMENT TABLE 2

06/18/2020 S.R. #94

COMMENT TABLE 3

CYCLE;

Net LIVABLE cnt 2 (rounded) 2,712



15D 062W
062W-15D -01000 *R18484* 47444-000
502 (551) 0-4H A64 001-00-21-0
HEILMAN, ROBERT W & E DONNA

14.79 ACRES
ANNEXATION NO 92-689

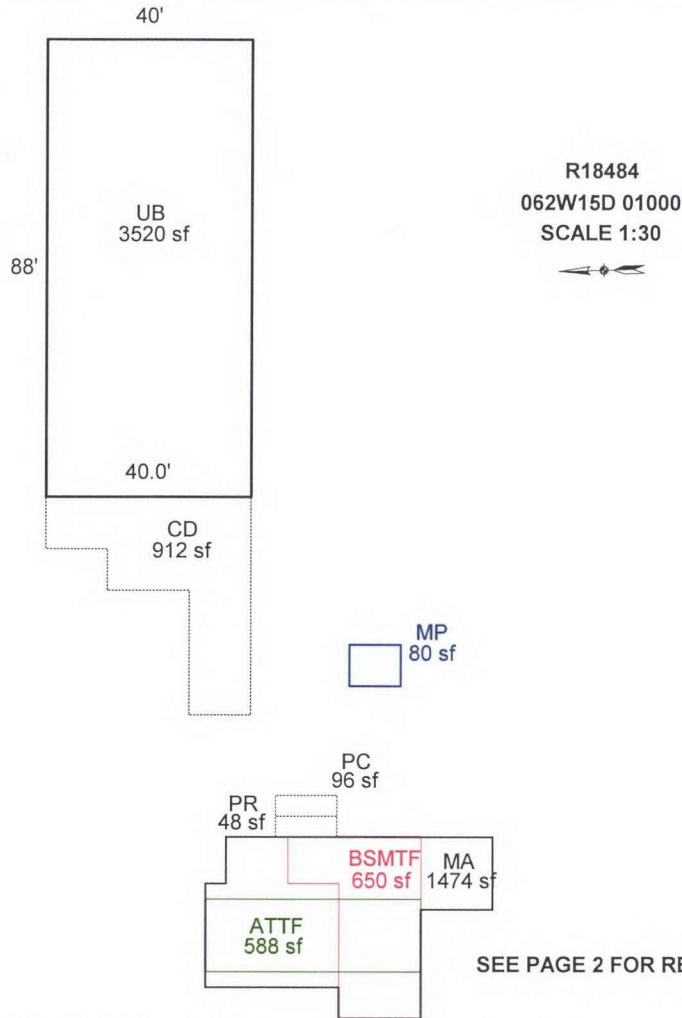
8540 67TH AV NE
V0014P1073RD V0675P0156RD 07/27/95

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R18484 Parcel No.: 062W15D 01000
 Property Address: 8540 67TH AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	UB	1.0	3520.0	256.0		APEX BY CE 9/25/09 UPD BY CJ 11/25/2020	
	MP	1.0	80.0	36.0	3600.0		
GLA0	BSMTF	1.0	650.0	122.0	650.0		
GLA1	MA	1.0	1474.0	182.0	1474.0		
GLA2	ATTF	1.0	588.0	112.0	588.0		
P/P	CD	1.0	912.0	164.0			
	PC	1.0	96.0	40.0			
	PR	1.0	48.0	32.0	1056.0		
	Net LIVABLE	cnt	2 (rounded)		2,712		
	Net BUILDING	cnt	2 (rounded)		3,600		

COMMENT TABLE 2	COMMENT TABLE 3
06/18/2020 S.R. #94	CYCLE;

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

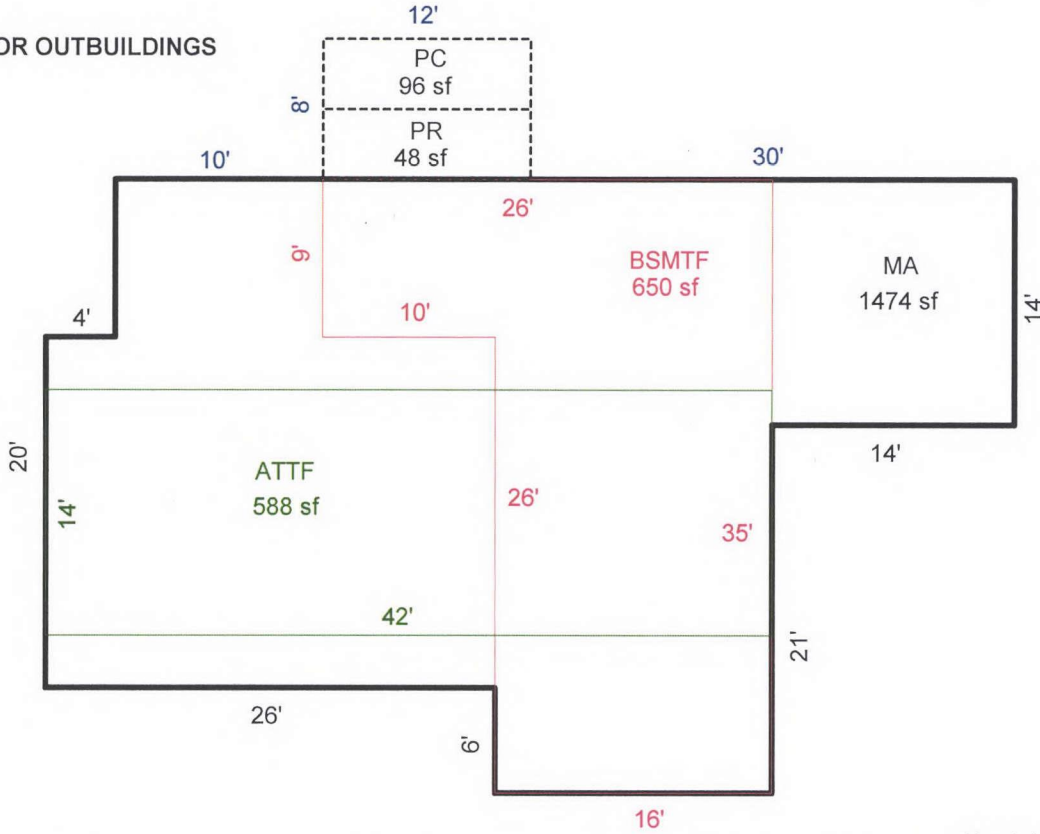
File No.: R18484 Parcel No.: 062W15D 01000
 Property Address: 8540 67TH AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R18484
062W15D 01000
SCALE 1:10



SEE PAGE 1 FOR OUTBUILDINGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	650.0	122.0	650.0
GLA1	MA	1.0	1474.0	182.0	1474.0
GLA2	ATTF	1.0	588.0	112.0	588.0
P/P	PR	1.0	48.0	32.0	
	PC	1.0	96.0	40.0	144.0

APEX BY CE 9/25/09
UPD BY CJ 11/25/2020

COMMENT TABLE 2

COMMENT TABLE 3

06/18/2020 S.R. #94

CYCLE;

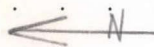
Net LIVABLE cnt 2 (rounded) 2,712

47444-000

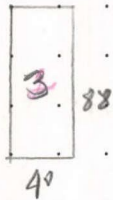
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 5788

MAP NO. 15-6-2W



Sec lot
900
For other
Bldgs

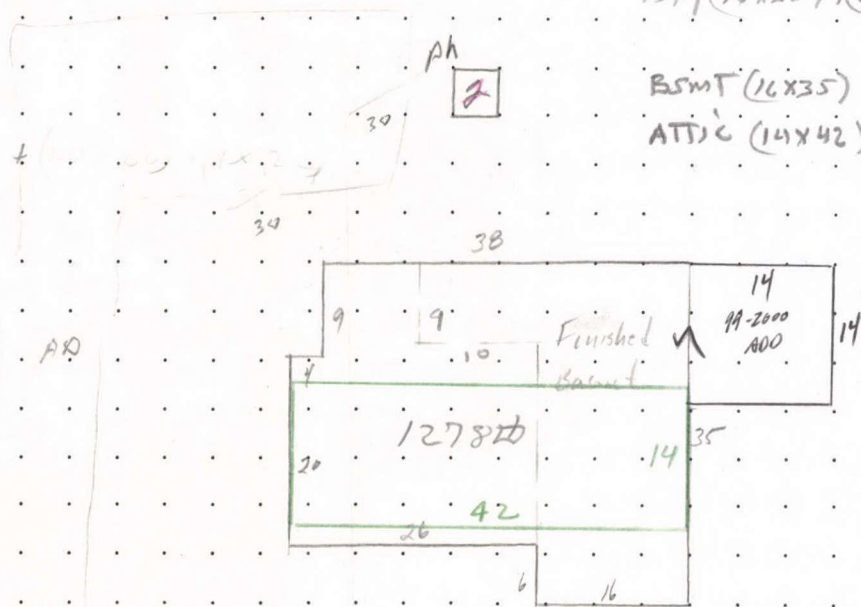


99 ADD
+ (14x14) = 1474

1st fl (16x35) + (20x26) + (9x22)
= 1278

BSMT (16x35) + (9x10) = 650

ATTIC (14x42) = 588



AD

100

1.4

MEASUREMENT VERIFIED

REMARKS:

DATE
5-31-73
12-3-87
12-8-95

BY
GR
(7)
Reyes

BLT. 1934
Heitman, William & Anna M.
Pt. 1 Box 213 Brooks

R18484 062W15D 01000 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: 94 Date: 6/19/20
 Situs Address 8540 67TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner HEILMAN LT Pictom Other: _____

RMV Land: 373,770 RMV Imps: 213,020 RMV Total: 586,790 M50 Total: 189,330 For: 2020-2021

Notes: Update inventory. Add seg. 5. Update Apex

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: RNG;H&F Adj: RLCM4
 Class: 4 Roof Style:
 Area: 1474 Eff 1474 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1936 Eff: 1936 Adj: _____
 AddFactor1: AddFactor2: NIC AddFactor3: RMV: 110,420
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof Style:
 Area: 650 Eff 650 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: Year: 1936 Eff: 1936 Adj: _____
 AddFactor1: AddFactor2: NK AddFactor3: RMV: 50,090
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 ATTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof Style:
 Area: 588 Eff 588 Flooring:
 Dimens: x Plumbing: Electrical: Qty: _____
 Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1936 Eff: 1936 Adj: _____
 AddFactor1: AddFactor2: NIC AddFactor3: RMV: 33,100
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.4 CD RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: 912 912 Roof Style:
 Area: ~~960~~ Eff: 960 Flooring:
 Dimens: ~~24~~ x ~~12~~ Plumbing: Electrical: % Comp: _____
 Found: irregular Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1936 RMV: 3,490
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: I/O Comment/Adj: _____ L/S: _____

Seg: 1.5 AD RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2300 Eff: 2300 Flooring:
 Dimens: 100 x 14 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: 1936 RMV: 1,450
 AddFactor1: AddFactor2: NIC AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 UB UTILITY BUILDING
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 6 Roof Style: GABLE
 Area: 3520 Eff: 3520 Flooring: CONC
 Dimens: 88 x 40 Plumbing: Electrical: 220V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: 12FT;B&B Fireplace: Year: Eff: 1979 Value: 14,470
 AddFactor1: AddFactor2: NIC AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R18484 062W15D 01000
 Situs Address 8540 67TH AVE NE
 Owner HEILMAN LT

Prop Class: 551 Prop Code: A94 Fran: 06

Appr #: _____ Date: _____

TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Pictom Other: _____

RMV Land: 373,770

RMV Imps: 213,020

RMV Total: 586,790

M50 Total: 189,330

For: 2020-2021

Notes: _____

Segment	PRF	PC	MP				Land
Class			6				
Dim/Size	12x4	12x8	10x8				
Foundation			CONC				
Exter Wall			BEVEL				
Wall Height							
Inter Finish							
Roof Cover			COMP				
Roof Style			GABLE				
Flooring			CONC				
Plumbing							
Electric			110V				
Misc.							
Yr Blt							
Eff Yr	1936	1936	1936				
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code	I10	I10	I10				

Land Segments

Farm Use: Row crops (onions)

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	0.50	✓	
4	THREE LAKE LABISH LAND	008CI	13.29	✓	

Eff Acres 16.08 Companion Accounts R18488 062W15D 00900

Zone: EFU

Routing Slip

Date: 9/1/20 Clerk: *Chew* Clerk Comments: _____

Appraiser Response: *OK. SR # 94*

Return to appraiser after input Review by lead appraiser _____

R18484 062W15D 01000 Appr #: 19 Date 4-1-09 Prop Class 551 Prop Code A34
 Situs Address 8540 67TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner HEILMAN LT &

Notes: NC Tags Cycle Sales Verification Other: _____

RMV Land:	333,350	RMV Imp:	161,180	RMV Total:	494,530	M50 Total:	145,360
Seg.Type MA	Seg. #1.1	Method: R05	Class 4	Area 1474	Eff Area 1474		
Length	Width	Roof Cover COMP	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp: <u>Rng, H+F,</u>			Bedrooms 1		
Year Built 1936	Eff. Year Built <u>1936</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp ___	Func ___	Econ ___		RMV: 74,900
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type BSMTF	Seg. #1.2	Method: R05	Class 4	Area 650	Eff Area 650		
Length	Width	Roof Cover	Plumbing BATH1		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 1		
Year Built 1936	Eff. Year Built <u>1936</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp ___	Func ___	Econ ___		RMV: 34,220
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type ATTF	Seg. #1.3	Method: R05	Class 4	Area 588	Eff Area 588		
Length	Width	Roof Cover	Plumbing		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 2		
Year Built 1936	Eff. Year Built <u>1936</u>		Cond. P F <u>A</u> G E				
Adj Codes RLCM4		Qty <u>4</u>	% Comp ___	Func ___	Econ ___		RMV: 22,630
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type CD	Seg. # 1.4	Method: R05	Class	Area 960	Eff Area 960		
Length 24	Width 12						
Year Built	Eff. Year Built: 1936		Cond. P F <u>A</u> G E	% Comp ___	Econ ___		RMV: 3,020
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type AD	Seg. # 1.5	Method: R05	Class	Area 2300	Eff Area 2300		
Length 100	Width 14						
Year Built	Eff. Year Built: 1936		Cond. P F <u>A</u> G E	% Comp ___	Econ ___		RMV: 4,030
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type UB	Seg. #2.1	Method: F98	Class 6	Area 3520	Eff Area 3520		
Length 88	Width 40	Foundation CONC	Ex. Wall 12FT;B&B	Roof Cover METAL			
Roof Style GABLE		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect. <u>220V</u>	Yr. Blt.	Eff. Yr. Blt: <u>1979</u>		
Cond. P F A G E	Adj. Codes FLCMUB		% Comp ___	Func ___	Econ ___		RMV: 22,380
Lump Sum _____	Except Code/Year _____	Comments _____					

R18484 062W15D 01000 Appr #: _____ Date _____ Prop Class 551 Prop Code A34
 Situs Address 8540 67TH AV NE Franchise Code 19 Year For: 2009-2010
 Owner HEILMAN LT &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 333,350 RMV Imp: 161,180 RMV Total: 494,530 M50 Total: 145,360

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	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	TWO BENCH IRR	008CI	0.50		
4	TWO LAKE LABISH LAND	008CI	13.00		
5	THREE LAKE LABISH LAN	008CI	0.29		

Eff Acres 16.08 Companion Accounts R18488 062W15D 00900

ROUTING SLIP

Date _____ Clerk _____

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 _____





6-8-65

5788





R18484 062W15D 01000 4/1/09



R18484 062W15D 01000 4/1/09



R18484 062W15D 01000 4/1/09