

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 12/26/2025

Acct ID: 533217 MTL: 083W290000700 Date: 11/6/26 Appr: GRH Prop Class: 581 RMV Prop Class: 501
 Situs: 2374 BATES FARM WAY S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 54051 Year: 2026

Last Date Appraised: 10/31/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2024 - Tags/Permit (Completion)
 Last Sales Date: 12/30/2020 Retag for completion

Owner: OSBORN, SHARON A Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 442180
 RMV Land: 753870 RMV Imp: 577690 RMV Total: 1331560 MAV: 394150 MSAV: 48030 SAV: 81795
 Comment: 24-25: L2 10.31.23 WW
 23-24: L2 12.13.22 GRH

Notations Per owner just started Not enough started

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	45000	92430	0

Land

Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Homesite	Description: TWO HILL DRY	RMV: 16160	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2023 (from 4hd 1981) 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					
Site: 2	Code Area: 92430	Size: 7.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 3090	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981 / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO WASTE// 02400230					
Site: 3	Code Area: 92430	Size: 19.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 279140	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981 / 02400230					
Site: 4	Code Area: 92430	Size: 11.63 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 170860	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976					
Site: 5	Code Area: 92430	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Woodlot	Description: TWO HILL DRY	RMV: 16160	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2016 / 05-06: EDIT LISTS - REMOVING INCREMENT AND HOMESITE					
Site: 6	Code Area: 92430	Size: 15.21 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 223460	Exception: Y	N	
Adjustment(s):	WASTE, GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1981					

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 92430 Stat Class: 142 + Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 3455 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 573770
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors change class 5-

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	<u>4</u>	Finished	2955	2	FB-3	2022	2022	HVAC+, ROOF, FP - 2, BATH - 3, KIT+	Y <u>N</u>
Attic	<u>4+</u>	Finished	500	0	0	2022	2022	HVAC+	Y <u>N</u>
Garage Attached	<u>4</u>	Finished	1048	0	0	2022	2022	ROOF	Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	4	0	2022	26879	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92430 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 897 % Complete: 100.00

Desc: General Purpose Building (GB)

Dimensions: 39x23

RMV: 3220

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	4	Finished	897	0	0	1980	1980	FAIR	

Accessories

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

Bldg: 2 Code Area: 92430 Stat Class: 355 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 468 % Complete: 100.00
 Desc: Lean-to Heavy (LTH) Dimensions: 39x12 RMV: 700
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

LTH part of GBSq Ft - ERROR should have been deleted.

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	468	0	0	1980	1980		

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003127	85528	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	944373	0	R	2ND FARM DWL, 5 BDRM, 5 BATH WITH OFFICE AND PLAYROOM ABOVE THE GARAGE

Farm Notes

2022FARM
 10/13/22: FUR plan submitted. Inspection postponed due to Covid. Check status 5/1/23.
 2023FARM
 9/26/23: WW rec'd email from Darin stating they have forsythia, Christmas trees, and boughs. Farm use ok.
 9/14/23: Inspected 5/23/23 by WW L4 unable to determine farm use and forested areas seem to have had harvesting or thinning. Send inquiry letter.

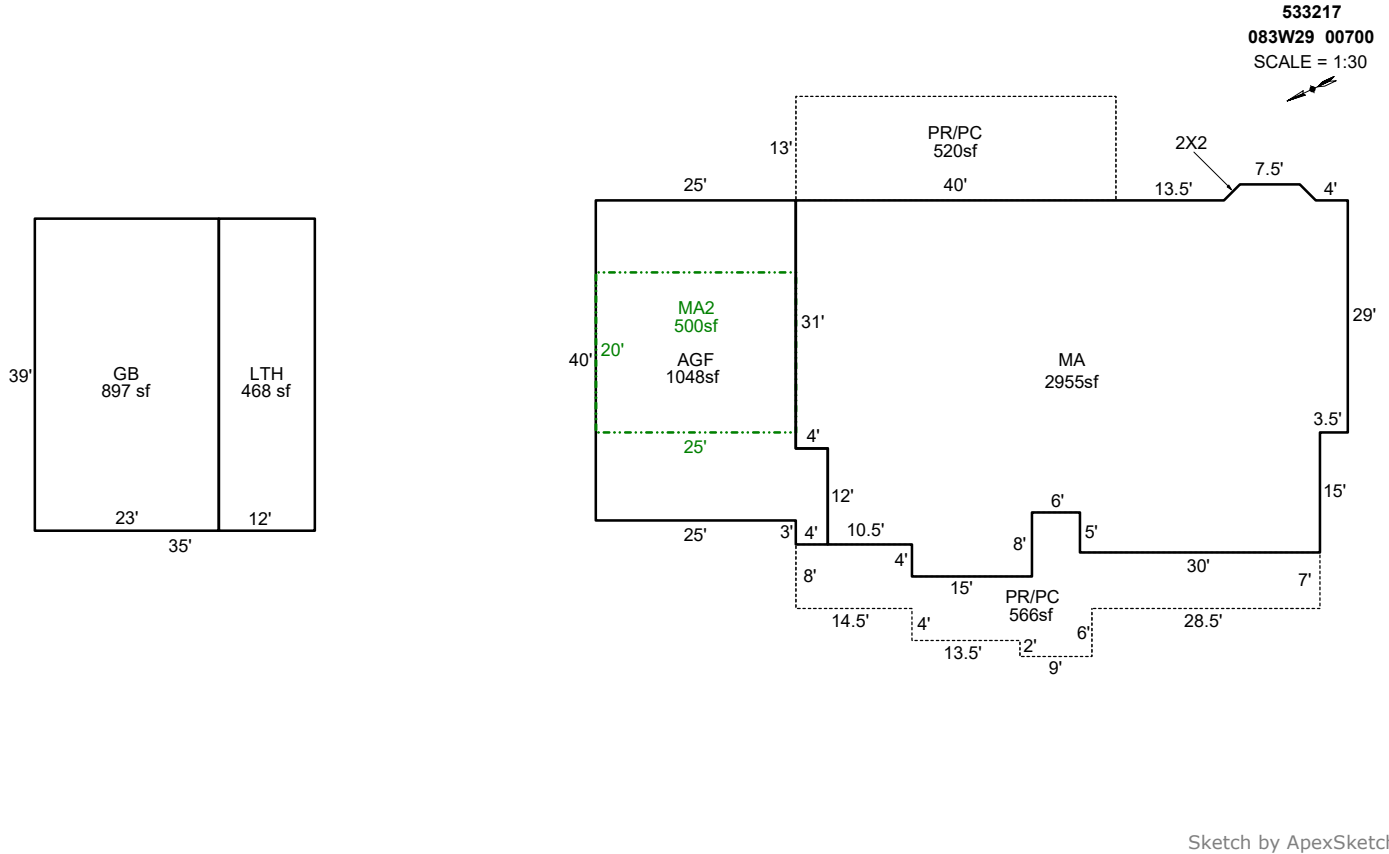
A	B	C	D	E
Account Number				Design
Design	Good			
Building Code	Yes			
Size		3800		
Footprint	Minor_Complex			
Foundation	Yes			
Siding	Hardi_with_moderate_masonry			
Exterior Trim	Front_only			
Entry	Deck_with_roof			
Roof	Multiple_gables_or_hip			
Doors windows	Walls_of_windows_high_end_doors			
Bedrooms		2		
Bathrooms		3		
Heating	AC			
CLASS	5-			
	4.8			
<p>To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.</p> <p>To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number</p>				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533217 Parcel No.: 083W29 00700
 Property Address: 2374 BATES FARM WY S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	897	124	
	LTH	1	468	102	1365
GLA1	MA	1	2955	244	2955
GLA2	MA2	1	500	90	500
GAR	AGF	1	1048	144	1048
P/P	PR/PC	1	566	175	
	PR/PC	1	520	106	1086
Net LIVABLE		cnt	2 (rounded)		3,455
Net BUILDING		cnt	2 (rounded)		1,365

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 UPDATED BY JRONDEMA 3/7/16
 UPDATED BY CJURAN 01/20/2022 555-21-008582
 UPDATED BY CJURAN 01/10/2023
 UPD BY WW 7.24.24

COMMENT TABLE 2

12/13/2022 GRH
 5/23/23 WW
 WW 10/31/223

COMMENT TABLE 3

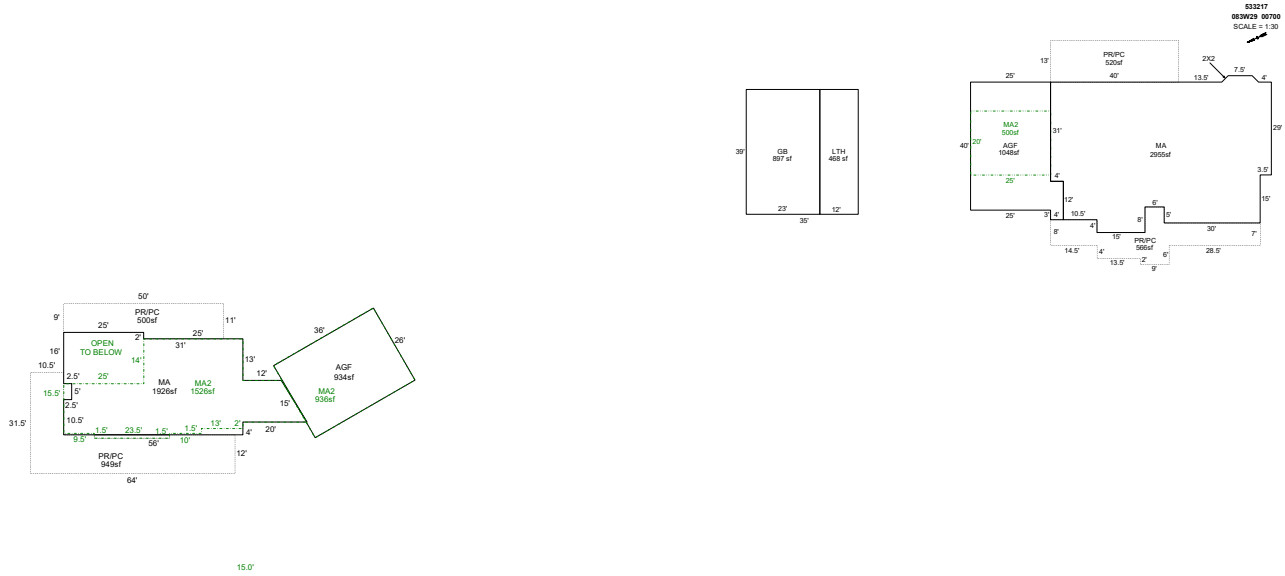
TAGS L2
 FF CK L4
 TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533217 Parcel No.: 083W29 00700
 Property Address: 2374 BATES FARM WY S
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	897.0	124.0	
	LTH	1.0	468.0	102.0	1365.0
GLA1	MA	1.0	2955.0	243.7	2955.0
GLA2	MA2	1.0	500.0	90.0	500.0
MA2	MA2	1.0	936.0	124.0	
	MA2	1.0	1525.8	208.3	2461.8
	MA2	1.0	1048.0	144.0	
GAR	AGF	1.0	933.7	124.4	1981.7
	AGF	1.0	1048.0	144.0	
MA P/P	MA	1.0	1925.5	215.3	1925.5
	PR/PC	1.0	566.0	175.0	
	PR/PC	1.0	520.0	106.0	
	PR/PC	1.0	949.3	193.0	
	PR/PC	1.0	500.0	122.0	2535.3
	Net LIVABLE	cnt	3 (rounded)		7,842
	Net BUILDING	cnt	2 (rounded)		1,365

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 UPDATED BY JRONDEMA 3/7/16
 UPDATED BY CJURAN 01/20/2022 555-21-008582
 UPDATED BY CJURAN 01/10/2023
 UPD BY WW 7.24.24
 UPDATED BY CLOBERG 12/01/25 25-003127 MA

COMMENT TABLE 2

12/13/2022 GRH
 5/23/23 WW
 WW 10/31/223

COMMENT TABLE 3

TAGS L2
 FF CK L4
 TAGS L2



533217 % COMPL BACK MA
2022-12-13 L2



533217 % COMPL AGF MA2
2022-12-13 L2



533217 % COMPL MA
2022-12-13 L2



533217 % COMPL REAR MA
2022-12-13 L2



533217 % COMPL MA (2)
2022-12-13 L2