

Acct ID: 518731 MTL: 062W180000400 Date: 9/9/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 9455 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 21734 Year: 2025

Last Date Appraised: 02/12/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GROWERS SEED CLEANING LLC Roll Type: R
 Cycle Tag Sales Verification Other: clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 3407820
 RMV Land: 429440 RMV Imp: 4930660 RMV Total: 5360100 MAV: 3407820 MSAV: 0 SAV: 0
 Comment:

Notations
 No notation data available. update Inventory Input MLH 9/9/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	40000	01410	0

Land

Site: 1 Code Area: 01410 Size: 11.63 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 389440 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/12/05

Improvements - Residence / Manufactured Structures

Bldg: 7 Code Area: 01410 Stat Class: 108/07 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3530
 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	Exception
PATIO <u>Y HI for manuf 3A 1990</u>	1	288	2004	1426	1	Exception: Y N
PATIO	1	460	1990	2100	1	Exception: Y N

Bldg: 11 Code Area: 01410 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 1030
 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	Exception
CONCRETE DRIVEWAY	1	361	2000	1032	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 342 Year Blt: 1998 Eff Year Blt: 2000 Sq.Ft: 5000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 100x50 RMV: 80940
 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
Metal Componet Bldg	6	Finished	5000	0	0	1998	1998	<u>FAIR</u> <u>ADJ</u> Exception: Y N

Accessories

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

Bldg: 2 Code Area: 01410 Stat Class: 353 Year Blt: 1998 Eff Year Blt: 1997 Sq.Ft: 13760 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 172x80 RMV: 87560
 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								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	13760	0	0	1998	1998	FAIR <i>Ave</i>

Exception: Y N

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 324 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 6400 % Complete: 100
 Desc: Seed Warehouse (SW) Dimensions: 80x80 RMV: 140490
 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
Seed Warehouse	5	Finished	6400	0	0	1999	1999	GOOD

n/c

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 380 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Farm M&E Dimensions: RMV: 140860
 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
No floor data available								

n/c

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 342 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 20000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 100x200 RMV: 329380
 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
Metal Componet Bldg	6	Finished	20000	0	0	2000	2000	AVG

n/c

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 3984 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 332x12 RMV: 84250
 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
Lean-to Heavy Duty	4	Finished	3984	0	0	1999	1999	

n/c

Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	4	31468	1999	70803	1

Exception: Y N

Bldg: 8 Code Area: 01410 Stat Class: 342 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 10000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 100x100 RMV: 222130
 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
Metal Componet Bldg	6	Finished	10000	0	0	2007	2007	AVG

n/c

Exception: Y N

Accessories

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

Bldg: 9 Code Area: 01410 Stat Class: ~~305~~ *307* Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Tank/Silo/Bin Dimensions: RMV: 39350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Scale *27520 Break out* *conversion Error I/O*

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	Exception: Y N		
CONCRETE DRIVEWAY	1	100	2000	540	1	Exception: Y N		
CONCRETE DRIVEWAY	1	200	2000	1090	1	Exception: Y N		

Bldg: 10 Code Area: 01410 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1500 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 25x60 RMV: 20350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Building Structure	0	Finished	1500	0	0	2000	2000	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
No accessory data available <i>loading dock</i>								

Bldg: 12 Code Area: 01410 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 210
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	4	Finished	100	0	0	2000	2000	FAIR Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
No accessory data available								

Bldg: 13 Code Area: 01410 Stat Class: 390 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 27664 % Complete: 100
 Desc: Farm Marshall Swift Dimensions: RMV: 3739850
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *S/O*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	0	Finished	27664	0	0	0	0	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
No accessory data available								

Bldg: 14 Code Area: 01410 Stat Class: 353 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 6400 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 80x80 RMV: 40730
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	6400	0	0	1998	1998	FAIR <i>Ave</i> Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
No accessory data available								

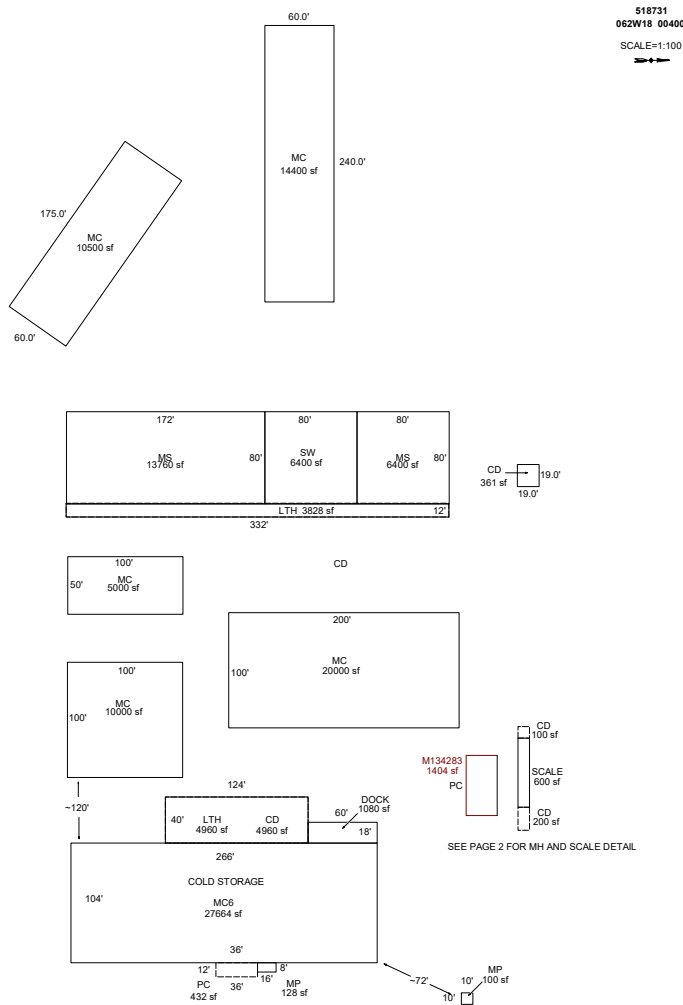
342 MC 5 60x175 2022 Ave NEW
342 MC 5 60x240 2022 Ave NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518731 Parcel No.: 062W18 00400
 Property Address: 9455 RIVER RD N
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	CD	1.0	361.0	76.0	
	MP	1.0	100.0	40.0	
	MC	1.0	10500.0	470.0	
	MP	1.0	128.0	48.0	
	LTH	1.0	3828.1	688.0	
	LTH	1.0	4960.0	328.0	
	MS	1.0	6400.0	320.0	
	MC6	1.0	27664.0	740.0	
	SW	1.0	6400.0	320.0	
	MS	1.0	13760.0	504.0	
	MC	1.0	5000.0	300.0	
	MC	1.0	10000.0	400.0	
	MC	1.0	20000.0	600.0	
OTH	MC	1.0	14400.0	600.0	123501.1
YI1	M134283	1.0	1404.0	158.0	1404.0
	CD	1.0	100.0	40.0	
	3 addl items				
	Net BUILDING	cnt	14 (rounded)		123,501

COMMENT TABLE 1

APEX BY CE 5/8/09
 UPD BY PH 02.14.20
 UPDATED BY CLOBERG 10/17/25

COMMENT TABLE 2

MLH 09/09/25

COMMENT TABLE 3

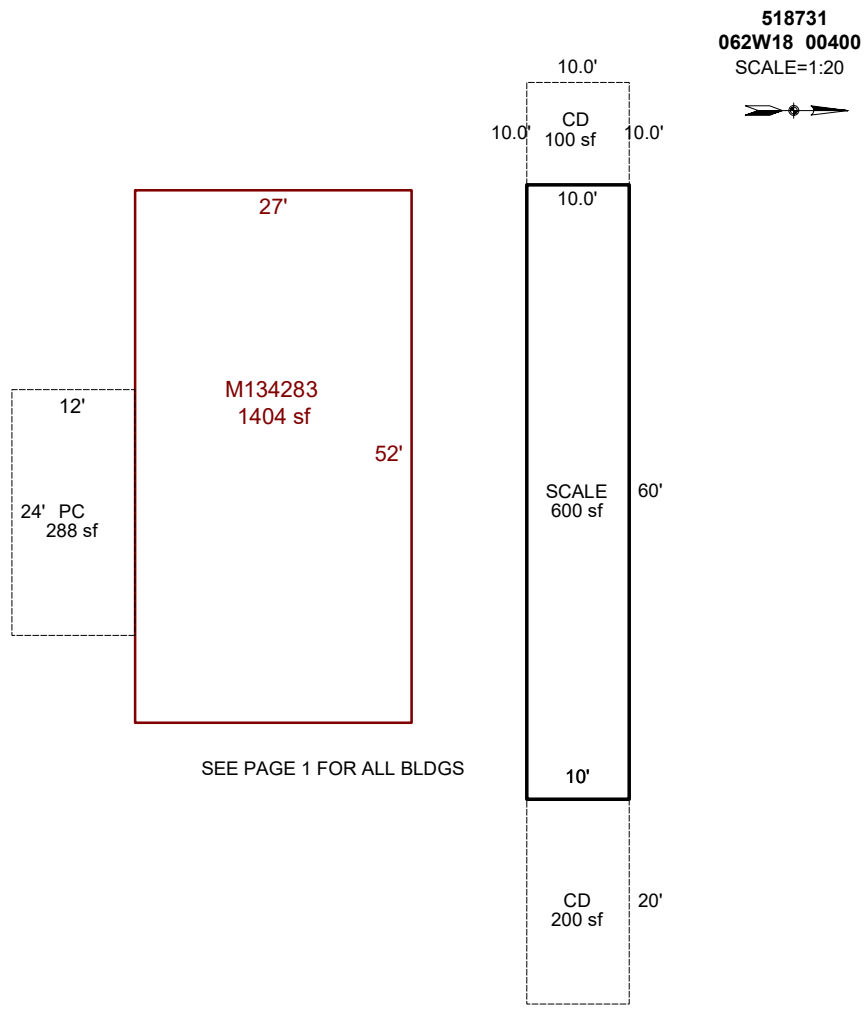
CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518731 Parcel No.: 062W18 00400
 Property Address: 9455 RIVER RD N
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	M134283	1.0	1404.0	158.0	1404.0
YI1	CD	1.0	100.0	40.0	
	CD	1.0	200.0	60.0	300.0

COMMENT TABLE 1

APEX BY CE 5/8/09
 UPD BY PH 02.14.20
 UPDATED BY CLOBERG 10/17/25

COMMENT TABLE 2

MLH 09/09/25

COMMENT TABLE 3

CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W18 00400

File No R18731

Property Address 9455 RIVER RD N

City SALEM

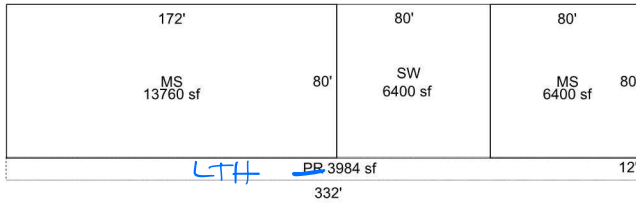
State OR

Zip 97303

Owner

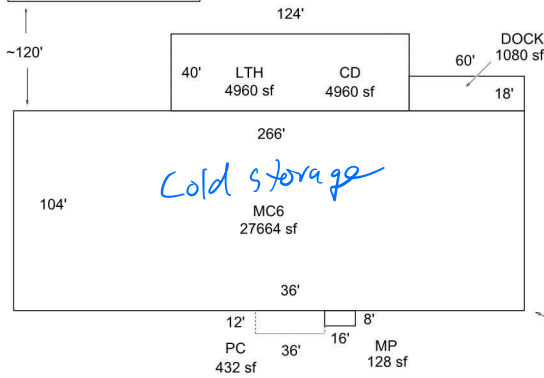
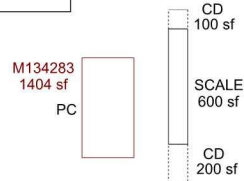
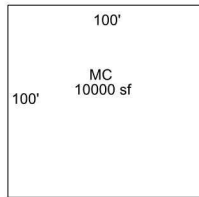
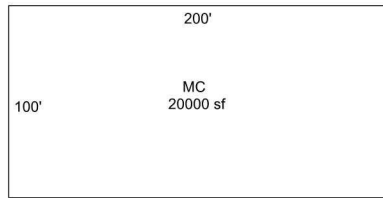
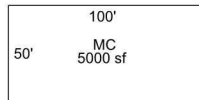
Client

Appraiser Name



R18731
062W18 00400

SCALE=1:100



SEE PAGE 2 FOR MH AND SCALE DETAIL

Scale: 1" = 100'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1.00	20000	600	94412
	MC	1.00	10000	400	
	MC	1.00	5000	300	
	MS	1.00	13760	504	
	SW	1.00	6400	320	
	MS	1.00	6400	320	
	MC6	1.00	27664	740	
	LTH	1.00	4960	328	
	MP	1.00	128	48	
	MP	1.00	100	40	
	YI1	CD	1.00	4960	
PC		1.00	432	96	
CD		1.00	100	40	
CD		1.00	200	60	
OTH	M134283	1.00	1404	158	1404
Net BUILDING Area (rounded w/ factors)					94412

Comment Table 1

APEX BY CE 5/8/09
UPD BY PH 02.14.20

Comment Table 2

9/19/25 MLH

Comment Table 3

Clean up 4Y

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No **062W18 00400**

File No **R18731**

SUBJECT

Property Address **9455 RIVER RD N**

City **SALEM**

State **OR**

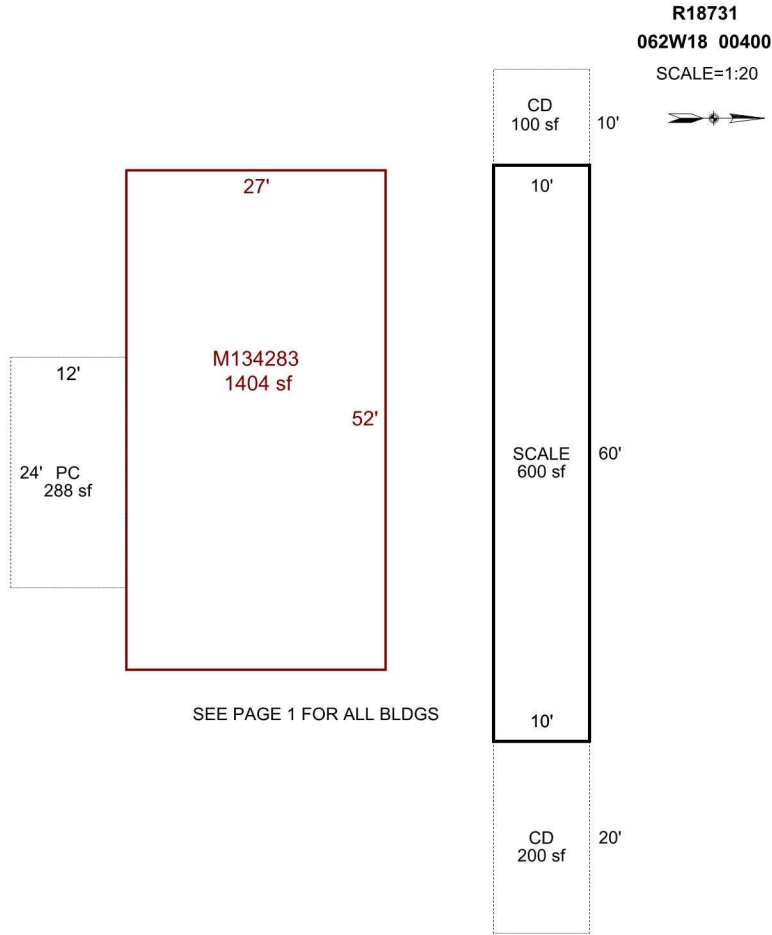
Zip **97303**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 100'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
YI1	CD	1.00	100	40	
	CD	1.00	200	60	300
OTH	M134283	1.00	1404	158	1404

Comment Table 1

APEX BY CE 5/8/09
UPD BY PH 02.14.20

Comment Table 2

Comment Table 3