

Summary

Lead Appr: MLH Clerk: _____ Lead Clerk: _____ Appr: MLH 4/3/26

Print Date: 9/26/2025

Acct ID: 522917 MTL: 072W140001400 Date: 1/2/24 Appr: MLH Prop Class: 912 RMV Prop Class: 451
Situs: 8512 SUNNYVIEW RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 70627 Year: 2025
Last Date Appraised: 11/29/2024 Appraiser: MATTHEW HAMILTON Tag: Y N Tag info: 2026 - Tags/Permit (Addition)
Owner: EMMANUEL BIBLE CHURCH Last Sales Date: 10/05/2000 Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 97820
RMV Land: 477920 RMV Imp: 9902695 RMV Total: 10380615 MAV: 0 MSAV: 0 SAV: 0
Comment: 25-26: L2 11.29.24 MLH
24-25: L3 7.26.24 JJS/MDL
LEVEL 3 7.27.20 WV06//

Addn @ 100% close tag email brad t. Input MLH 3/31/26

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 2 | MKTA | OSD - AVERAGE | 50000 | 40410 | 0 |

Land

email exemptions after finalizing

Site: 1 Code Area: 40410 Size: 2.42 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 138970 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 16-17: COMB LIKE SEGS // 16-17: PER #90 DEL 2ND OSD, RES REMOVED IN 2014// 08-09: LAND SEG CONSOLIDATION// 00-01; UPDATED MARKET VALUE, 400210 EXEMPTION BY APPLICATION, COMB OF R23594, R22918 HERE //01-02: F01-153 LLA BETWEEN R322470 AND R22917 //05-06: RECALC SETUP; T19 05-13-04

Site: 2 Code Area: 40410 Size: 1.45 Acres Use Code: 005 Zone: REST SAV Use: Exception: 41540
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 87060 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 25-26: Disqual farm use

Site: 3 Code Area: 40410 Size: 2.53 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 151890 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 16-17: COMB LIKE SEGS // 16-17: PER #90 DEL 2ND OSD, RES REMOVED IN 2014// 08-09: LAND SEG CONSOLIDATION// 00-01; UPDATED MARKET VALUE, 400210 EXEMPTION BY APPLICATION, COMB OF R23594, R22918 HERE //01-02: F01-153 LLA BETWEEN R322470 AND R22917 //05-06: RECALC SETUP; T19 05-13-04

Improvements - Commercial Industrial

Bldg: 8 Code Area: 40410 Stat Class: 901 Year Blt: 1985 Eff Year Blt: Sq.Ft: 17804 % Complete: 97.50
 Desc: PARSONAGE Dimensions: RMV: 3713390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 56280 Adjust: Adjust RMV: 0

Section 1

SC Desc: OLD CHURCH - EMMANUEL BIBLE CHURCH SqFt: 16884 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: 836 Shape: Exception: Y N Depreciation Value: 15

Occupancies

| Code | Description | Quality | Class | Description | Height | %Area |
|------|-------------|---------|-------|-------------------------------------|--------|-------|
| 309 | Church | 3.00 | D | Wood or Steel Framed Exterior Walls | 10.0 | 100 |

Components

| Code | Description | % | Quality | Depr % | Input 1 Value | Input 2 Value | Input 3 Value | Input 4 Value | Input 5 Value |
|------|-------------------|-----|---------|--------|---------------|---------------|---------------|---------------|---------------|
| 1 | Base Cost | 100 | | | | | | | |
| 2 | Default Walls | 100 | 3.00 | | | | | | |
| 3 | Default Heating | 100 | 3.00 | | | 2 | | | |
| 764 | Fire Alarm System | | 3.00 | | 16594 | | | | |

Additions

| Type | Description | Units | Cost | Depr % |
|-----------|-------------|-------|--------|--------|
| Base Cost | EP&O 10% | 0 | 406287 | |

Section 2

SC Desc: OLD CHURCH - EMMANUEL BIBLE CHURCH SqFt: 920 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: 204 Shape: Exception: Y N Depreciation Value: 15

Occupancies

| Code | Description | Quality | Class | Description | Height | %Area |
|------|-------------|---------|-------|-------------------------------------|--------|-------|
| 309 | Church | 3.00 | D | Wood or Steel Framed Exterior Walls | 8 | 100 |

Components

| Code | Description | % | Quality | Depr % | Input 1 Value | Input 2 Value | Input 3 Value | Input 4 Value | Input 5 Value |
|------|-------------------|-----|---------|--------|---------------|---------------|---------------|---------------|---------------|
| 1 | Base Cost | 100 | | | | | | | |
| 2 | Default Walls | 100 | | | | | | | |
| 3 | Default Heating | 100 | | | | 2 | | | |
| 764 | Fire Alarm System | | | | 920 | | | | |

Additions

Combine 100% M/M

| Type | Description | Units | Cost | Depr % |
|------|-------------|-------|------|--------|
|------|-------------|-------|------|--------|

| | | | | |
|-----------|--------------|---|-------|--|
| Base Cost | EP&O 10% RCN | 0 | 27814 | |
|-----------|--------------|---|-------|--|

Bldg: 9 Code Area: 40410 Stat Class: 901 Year Blt: 1985 Eff Year Blt: Sq.Ft: 6070 % Complete: 100.00
 Desc: PARSONAGE Dimensions: RMV: 955240
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Section 1
 SC Desc: FELLOWSHIP HALL - EMMANUEL BIBLE CHURCH SqFt: 6070 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: 350 Shape: Exception: Y N Depreciation Value: 15

Occupancies

| Code | Description | Quality | Class | Description | Height | %Area |
|------|-----------------|---------|-------|-------------------------------------|--------|-------|
| 516 | Fellowship Hall | 3.00 | D | Wood or Steel Framed Exterior Walls | 12 | 100 |

M/C

Components

| Code | Description | % | Quality | Depr % | Input 1 Value | Input 2 Value | Input 3 Value | Input 4 Value | Input 5 Value |
|------|-------------------|-----|---------|--------|---------------|---------------|---------------|---------------|---------------|
| 1 | Base Cost | 100 | | | | | | | |
| 2 | Default Walls | 100 | 3.00 | | | | | | |
| 3 | Default Heating | 100 | 3.00 | | | 2 | | | |
| 764 | Fire Alarm System | | 3.00 | | 6070 | | | | |

Additions

| Type | Description | Units | Cost | Depr % |
|-----------|-------------|-------|--------|--------|
| Base Cost | EP&O 10% | 0 | 117351 | |

Bldg: 10 Code Area: 40410 Stat Class: 901 Year Blt: 2016 Eff Year Blt: Sq.Ft: 22774 % Complete: 100.00
 Desc: PARSONAGE Dimensions: RMV: 5213795
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Section 1
 SC Desc: NEW CHURCH - EMMANUEL BIBLE CHURCH SqFt: 22774 Depreciation Type: MarshallAndSwiftTables
 Stories: Perimeter: 614 Shape: Exception: Y N Depreciation Value: 15

Occupancies

| Code | Description | Quality | Class | Description | Height | %Area |
|------|-------------|---------|-------|-------------------------------------|--------|-------|
| 309 | Church | 3.00 | D | Wood or Steel Framed Exterior Walls | 12 | 100 |

Components

| Code | Description | % | Quality | Depr % | Input 1 Value | Input 2 Value | Input 3 Value | Input 4 Value | Input 5 Value |
|---------|-------------------|-----|---------|--------|---------------|---------------|---------------|---------------|---------------|
| 1 | Base Cost | 100 | | | | | | | |
| 2 | Default Walls | 100 | 3.00 | | | | | | |
| 3 | Default Heating | 100 | 3.00 | | | 2 | | | |
| 759 | Mezzanines | | 3.00 | | 1199 | | | | |
| 764 | Fire Alarm System | | 3.00 | | 22774 | | | | |
| 6403017 | Paving, Asphalt | | 3.00 | | 65945 | | | | |

M/C

Additions

| Type | Description | Units | Cost | Depr % |
|-----------|-------------|-------|--------|--------|
| Base Cost | EP&O 10% | 0 | 599976 | |

Improvements - Accessory Buildings

Bldg: 3 Code Area: 40410 Stat Class: 341 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 192 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 6810
 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 | 192 | 0 | 0 | 2012 | 2012 | FAIR | Exception: Y N |

M/C

Accessories

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

Bldg: 5 Code Area: 40410 Stat Class: 341 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 390 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 26x15 RMV: 13460
 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 | 390 | 0 | 0 | 2019 | 2019 | FAIR | Exception: Y N |

M/C

Accessories

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

Farm Notes

2024FARM

9-2-24: No response to letter. Tagged for May 2025.

24-25: LLA gave this acct 1.45 acres SA land. Sending inquiry letter 5-31-24 and tagging for 5-1-25 to check farming status and do possible disqual.

2025FARM

7-21-25: No response, proceeding with disqual

25-26: MLH inspected L2 on 6-16-25 for tags, balance of SA farmland has been changed into parking lot. Sending intent letter 6-30-25 with Add Tax for change of use.

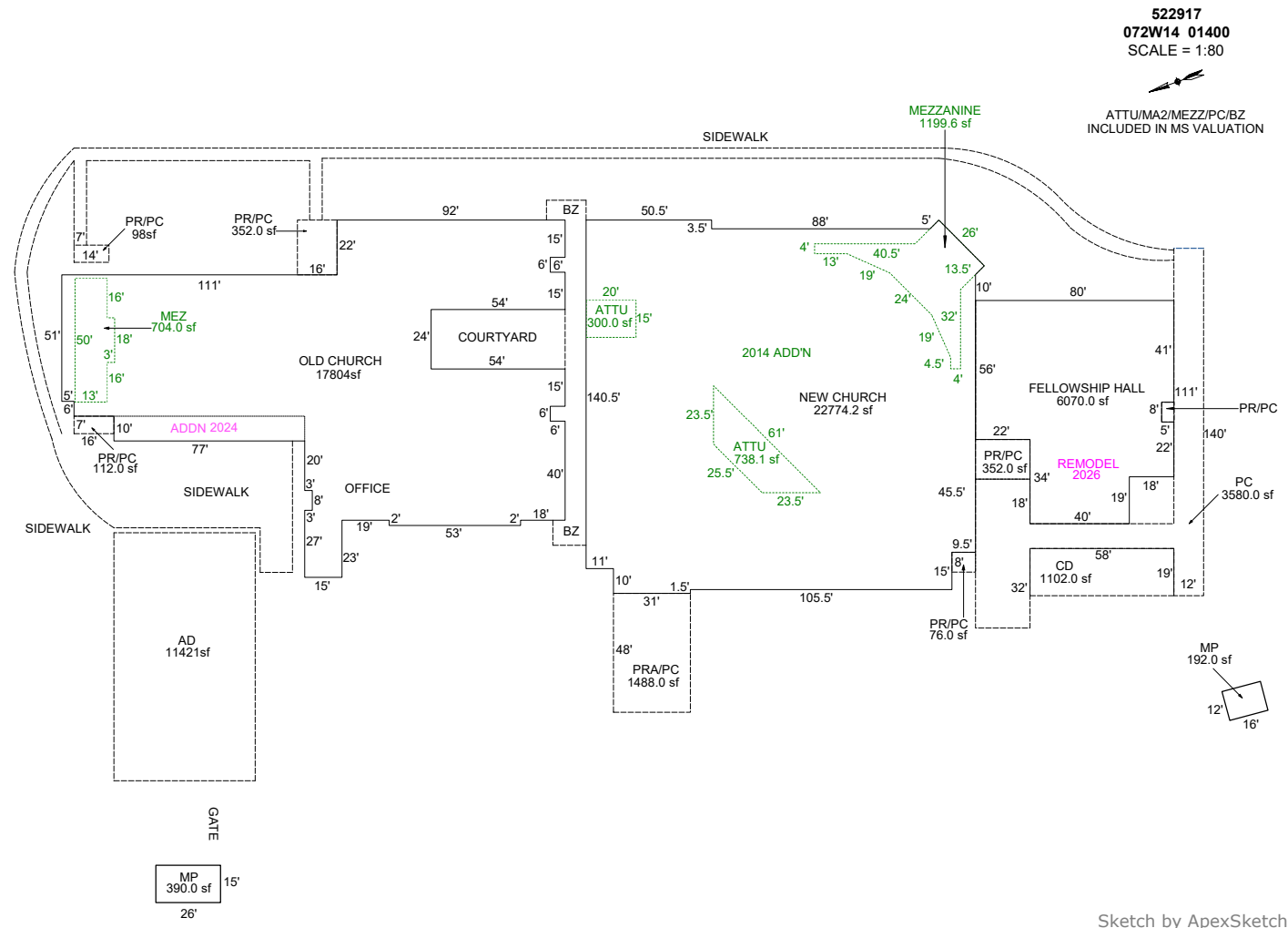


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 522917 Parcel No.: 072W14 01400
 Property Address: 8512 SUNNYVIEW RD NE
 City: Salem County: Marion 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 | MP | 1.0 | 390.0 | 82.0 | 582.0 |
| | MP | 1.0 | 192.0 | 56.0 | |
| GLA1 | OLD CHURCH | 1.0 | 17804.0 | 836.0 | 46648.2 |
| | FELLOWSHIP HAL | 1.0 | 6070.0 | 350.0 | |
| GLA2 | NEW CHURCH | 1.0 | 22774.2 | 614.0 | 1903.6 |
| | MEZZANINE | 1.0 | 1199.6 | 212.7 | |
| YI1 | MEZ | 1.0 | 704.0 | 132.0 | 1488.0 |
| | PRA/PC | 1.0 | 1488.0 | 158.0 | |
| | Net LIVABLE | cnt | 0 (rounded) | | 48,552 |
| | Net BUILDING | cnt | 0 (rounded) | | 582 |

COMMENT TABLE 1

Apex 10/23/2012 Jane
 UPDATED BY JRONDEMA 4/15/16
 UPDATED BY JRONDEMA 4/20/16
 UPDATED BY JRONDEMA 4/16/18
 UPDATED BY JRONDEMA 12/27/18
 UPD BY PH 01.13.20
 UPDATED BY CLOBERG 08/23/24 ADDN
 UPDATED BY WILLIAMS 6/16/25
 UPDATED BY CLOBERG 03/31/26 25-007149 REM
 UPDATED BY CLOBERG 04/06/26

COMMENT TABLE 2

KH 90 4.20.16
 12.03.19 MH #35
 11/29/24 MLH
 01/02/26 MLH

COMMENT TABLE 3

TAGS
 TAGS L2
 TAGS L3

Cost Approach OLD CHURCH - EMMANUEL BIBLE CHURCH

| | | | | | | | |
|----------------|---------|----------------|------------|----------------|-----------|---------------------|-----------|
| ZIP Code | 97305 | Date Collected | 11/29/2024 | Appraisal Area | 03-06-000 | Local Multiplier | (Default) |
| Reporting Date | 01/2026 | Cost Data Set | 01/2026 | | | Architect's Fees | (Default) |
| Notes | | | | | | Eff. Age Adjustment | 0 |

Included Improvements

| Account | Bldg # | Code Area | Description | Stat Class | Size | % | Value |
|---------|--------|-----------|------------------------------------|------------|-------|--------|-------------|
| 522917 | 8 | 40410 | OLD CHURCH - EMMANUEL BIBLE CHURCH | 901 | 17804 | 100.00 | \$4,075,873 |

Section OLD CHURCH - EMMANUEL BIBLE CH

| | | | | | | | |
|------|--------------|-----------|-----|--------------|---|-----------------|--|
| Type | Building | | | | | | |
| Size | 17,804 sq ft | Perimeter | 836 | # of Stories | 1 | (1 in building) | |

Occupancy

| Code | Description | % | Quality | Class | Height (ft) |
|------|-------------|-----|---------|---------------------------------------|-------------|
| 309 | Church | 100 | 3.00 | D Wood or Steel Framed Exterior Walls | 10.0 |

Components

| Code | System | Description | Quantity | Unit Cost | Total Cost New | Less Depreciation | Total Cost Depreciated |
|------|--------------------------------|-------------------|----------|-----------|--------------------|-------------------|------------------------|
| 1 | Base Cost | Base Cost | 17,804 | \$193.20 | \$3,439,733 | \$722,344 | \$2,717,389 |
| 3 | Heating, Cooling & Ventilation | Default Heating | 17,804 | \$25.67 | \$457,029 | \$95,976 | \$361,053 |
| 2 | Exterior Walls | Default Walls | 17,804 | \$28.18 | \$501,717 | \$105,361 | \$396,356 |
| 764 | Miscellaneous | Fire Alarm System | 17,804 | \$3.41 | \$60,712 | \$12,750 | \$47,962 |
| 759 | Mezzanines | Mezzanines | 704 | \$106.24 | \$74,793 | \$15,707 | \$59,086 |
| | | | | | \$4,533,984 | \$952,138 | \$3,581,846 |

Additions

| Type | Description | Units | Cost | Cost New | Depr | Depr Cost | LCM | Trend | Base Date |
|-----------|-------------|-------|--------------|--------------|------|------------------|--------------------------|--------------------------|-----------|
| Base Cost | EP&O 10% | 0 | \$494,027.00 | \$494,027.00 | 0 | \$494,027.00 | <input type="checkbox"/> | <input type="checkbox"/> | |
| | | | | | | \$494,027 | | | |

Depreciation

| | |
|-----------------------|-------------------------------------|
| MarshallSwift | 15 / (Marshall & Swift) : \$952,138 |
| Additional Functional | 0.00 % |
| External | 0.00 % |

Section Totals OLD CHURCH - EMMANUEL BIBLE CH

| MarshallSwift | PP | Structures | % Comp | M&E | Section Value |
|---------------|----|-------------|----------|-----|---------------|
| \$4,075,873 | - | \$4,075,873 | * 100.00 | + | = \$4,075,873 |

Approach Totals

| Personal Property | Structures | Mach/Equip | Final Values Total |
|-------------------|-------------|------------|--------------------|
| \$0 | \$4,075,873 | \$0 | \$4,075,873 |