

Acct ID: 536301 MTL: 093W020000500 Date: 7/23/24 Appr: MLH Prop Class: 501 RMV Prop Class: 501  
 Situs: 10052 ENCHANTED WAY SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 92311 Year: 2024

Last Date Appraised: 02/27/2020 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: ST INNOCENT LIMITED Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 1350730

RMV Land: 449980 RMV Imp: 2576290 RMV Total: 3026270 MAV: 1350730 MSAV: 0 SAV: 0

Comment: *Mark Vlossak 503-9322129 NEW HS and LTA update inventory*

**Notations**

| RP/MS | Code | Description                               |
|-------|------|---|
| RP    | 411  | SEE ACCOUNT NOTES - 411                   |
| RP    | PERM | PERMANENTLY DISQUALIFIED FROM FARM/FOREST |

**OSDs**

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTG | OSD - GOOD  | 55000 | 92590     | 0         |

**Land**

Site: 1 Code Area: 92590 Size: 47.55 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 0 Value Source: Permanently Disqualified Description: RMV: 394980 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 20-21: PER #35 CHG OSD//99-2000; ADD NEW HOUSE, DO, PR, GB & CD, REMOVE AD, HOBBY STABLE & MISC. BLDGS, CHECK 1-1-2000 FOR COMPL. OF HOUSE /00-01: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92590 Stat Class: 142 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1862 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 341050  
 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 | 4     | Finished      | 1154       | 1    | FB-1  | 1998   | 1998       | BATH - 1, KIT, ROOF, HVAC | Y N       |
| Attic       | 4     | Finished      | 708        | 2    | FB-1  | 1998   | 1998       | BATH - 1, HVAC            | Y N       |

**Accessories**

| Description                  | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|------------------------------|-------|-----------|------------|-------|----------|-----------|
| CONCRETE DRIVEWAY            | 4     | 245       | 1998       | 700   | 1        | Y N       |
| CONCRETE DRIVEWAY            | 4     | 456       | 1998       | 1304  | 1        | Y N       |
| DECK                         | 4     | 1246      | 1998       | 21930 | 1        | Y N       |
| ROOF EXTENSION OR PATH COVER | 4     | 1246      | 1998       | 31798 | 1        | Y N       |

Bldg: 5 Code Area: 92590 Stat Class: 108 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 99500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

No floor data available

**Accessories**

| Description      | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|------------------|-------|-----------|------------|-------|----------|-----------|
| ASPHALT DRIVEWAY | 1     | 33290     | 2019       | 81561 | 1        | Y N       |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92590 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 2448 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 72x34 RMV: 17760  
 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 |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------------|-----------|
| General Purpose Bldg | 4     | Finished      | 2448       | 0    | 0     | 1998   | 1998       | Fair <u>Ave</u> | Y N       |

**Accessories**

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

Bldg: 3 Code Area: 92590 Stat Class: 390 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 11524 % Complete: 100  
 Desc: Farm Marshall Swift Dimensions: RMV: 2114070  
 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      |
|-------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| First Floor | 4     | Finished      | 11524      | 0    | 0     | 0      | 0          | Exception: Y N |

**Accessories**

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

IA

Bldg: 4 Code Area: 92590 Stat Class: 341 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 180 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x15 RMV: 3910  
 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           |
|--------------------|-------|---------------|------------|------|-------|--------|------------|---------------------|
| Multi-Purpose Bldg | 4     | Finished      | 180        | 0    | 0     | 2019   | 2019       | FAIR Exception: Y N |

**Accessories**

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

N/E

317 HS 4/ 2064sf 2022 Fair pkg NEW  
 354 LTH 1456 2022 NEW

### Commercial Property Appraisal

Marion County

ST INNOCENT WINERY Stat Class 544 - DINING - LOUNGE  
 Account ID 536301 Notes 19-20: ADD STORAGE WAREHOUSE AND WINERY SHOP @ 70%  
 Total Sq Ft 11,438 MA-SA-NH 07-06-000

**Component - Farm Marshall Swift**

Stat Class 544 - DINING - LOUNGE  
 Notes

**Cost Approach**

ZIP Code 97352 Data Collected 4/28/2022 Local Multiplier (Default)  
 Reporting Date 1/2024 Cost Data Set 1/2024 Architect's Fees (Default)  
 Eff. Age Adjustment 0

**Section - Basement**

Type Basement Associated Section 49840  
 Size 4,214 sq ft Perimeter 270 ft # of Stories 1

Occupancy

| Code | Description                                | %   | Quality | Class                   | Height (ft) |
|------|--|-----|---------|-------------------------|-------------|
| 406  | Storage Warehouse, Type: Finished Basement | 100 | 3.0     | C Masonry Bearing Walls | 10.0        |

**Components**

| Code | Description        | Quantity | Unit Cost | Total Cost | Less Depreciation | Total Cost Depreciated |
|------|--------------------|----------|-----------|------------|-------------------|------------------------|
| 4    | Basement Base Cost | 4,214    | \$100.12  | \$421,906  | \$21,095          | \$400,811              |
| 3617 | Complete HVAC      | 4,214    | \$34.10   | \$143,697  | \$7,185           | \$136,512              |
|      |                    |          |           | \$565,603  | \$28,280          | \$537,323              |

**Additions**

| Type               | Description | Units | Cost        | Depr | LCM | Trend | Base Date |
|--------------------|-------------|-------|-------------|------|-----|-------|-----------|
| Basement Base Cost | EP&O 15%RCN |       | \$84,840.00 |      |     |       |           |

**Depreciation**

None  
 Additional Functional 0.0%  
 External 0.0%

**Section - First Floor**

Type Building  
 Size 7,224 sq ft Perimeter 340 ft # of Stories 1

Occupancy

| Code | Description       | %  | Quality | Class                   | Height (ft) |
|------|-------------------|----|---------|-------------------------|-------------|
| 127  | Winery Shop       | 51 | 3.0     | S Metal Frame and Walls | 12.0        |
| 406  | Storage Warehouse | 49 | 3.0     | S Metal Frame and Walls | 16.0        |

**Components**

| Code | Description | Quantity | Unit Cost | Total Cost | Less Depreciation | Total Cost Depreciated |
|------|-------------|----------|-----------|------------|-------------------|------------------------|
|------|-------------|----------|-----------|------------|-------------------|------------------------|

Page 1 of 2

ST INNOCENT WINERY Stat Class 544 - DINING - LOUNGE  
 Account ID 536301 Notes 19-20: ADD STORAGE WAREHOUSE AND WINERY SHOP @ 70%  
 Total Sq Ft 11,438 MA-SA-NH 07-06-000

| Code    | Description                    | Units | Cost     | Depr        | LCM      | Trend       | Base Date |
|---------|--------------------------------|-------|----------|-------------|----------|-------------|-----------|
| 1       | Base Cost                      | 7,224 | \$153.22 | \$1,106,861 | \$55,348 | \$1,051,513 |           |
| 617     | Complete HVAC                  | 7,224 | \$32.34  | \$232,902   | \$11,645 | \$221,257   |           |
| 6403015 | Paving, 4" Concrete, Walk, Etc | 680   | \$8.70   | \$5,916     | \$296    | \$5,620     |           |
| 6403017 | Paving, Asphalt                | 3,180 | \$6.04   | \$19,207    | \$960    | \$18,247    |           |
| 916     | Single-Metal on Steel Frame    | 7,224 | \$11.12  | \$80,331    | \$4,017  | \$76,314    |           |
|         |                                |       |          | \$1,445,217 | \$72,266 | \$1,372,956 |           |

**Additions**

| Type      | Description        | Units | Cost         | Depr | LCM | Trend | Base Date |
|-----------|--------------------|-------|--------------|------|-----|-------|-----------|
| Base Cost | Wall Insulation    | 4,272 | \$1.15       |      |     |       |           |
| Base Cost | Ceiling Insulation | 7,224 | \$1.15       |      |     |       |           |
| Base Cost | EP&O 15%RCN        |       | \$218,765.00 |      |     |       |           |

**Depreciation**

Marshall & Swift Table Eff. Age 5 yrs  
 Additional Functional 0.0%  
 External 0.0%

Calculation Type Marshall & Swift

**Reconciliation**

| Land | Structures | Mach/Equip  | Personal Prop | Total | Improvements (S + M/E - P) |     |   |             |             |
|------|------------|-------------|---------------|-------|----------------------------|-----|---|-------------|-------------|
| \$0  | +          | \$2,211,264 | +             | \$0   | -                          | \$0 | = | \$2,211,264 | \$2,211,264 |

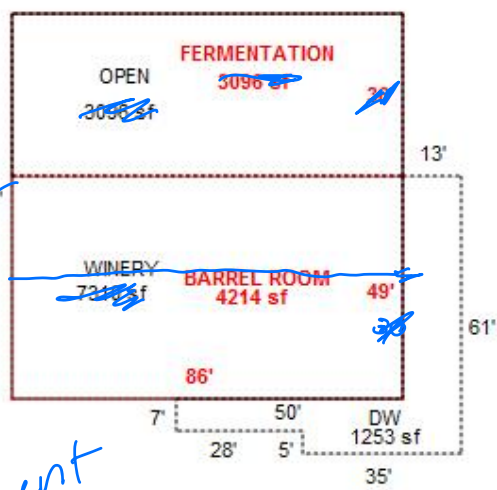




Tasting radiant heat  
 uL

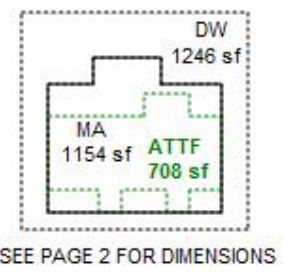
Metal kit building  
 metal siding insulation  
 drywall on tasting  
 full kitchen

2 Bath upstairs  
 1 downstairs

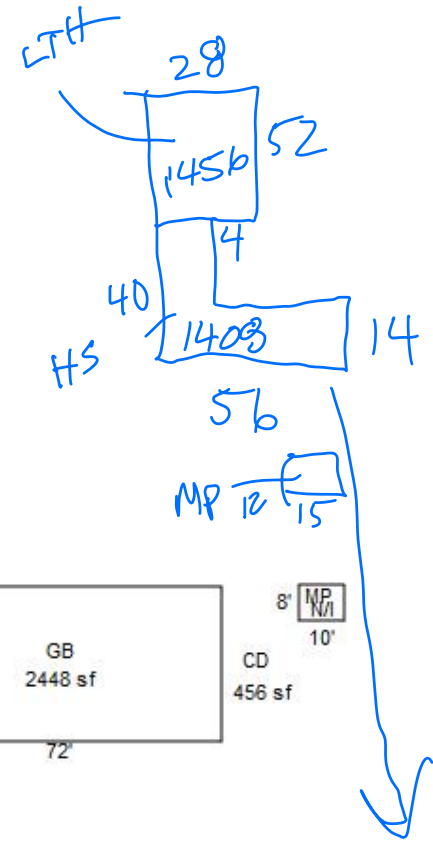


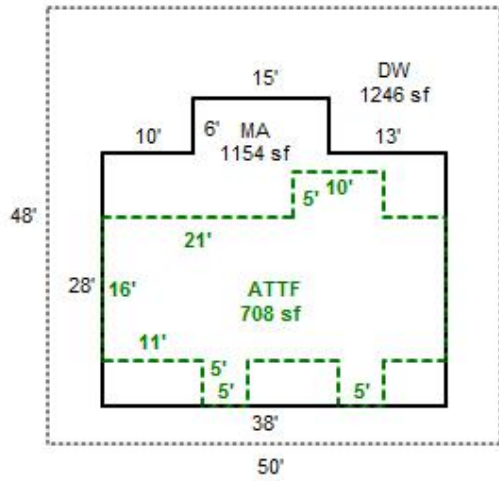
Basement 84'  
 above ground 86'

734  
 624  
 1408

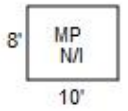


7/23/24 MLH cycle L2

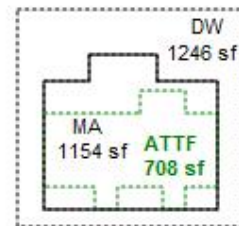
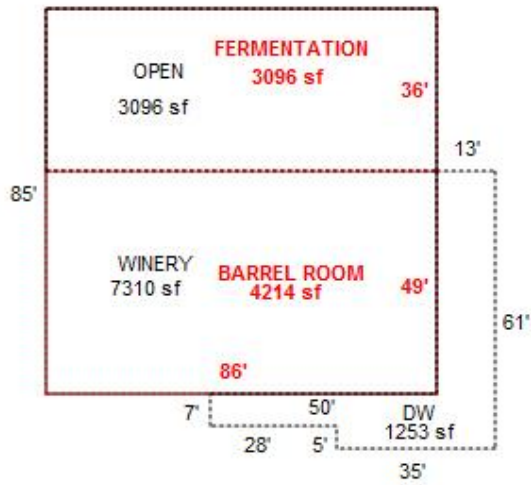




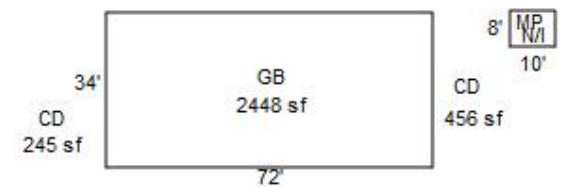
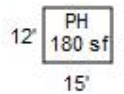
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093W02 00500  
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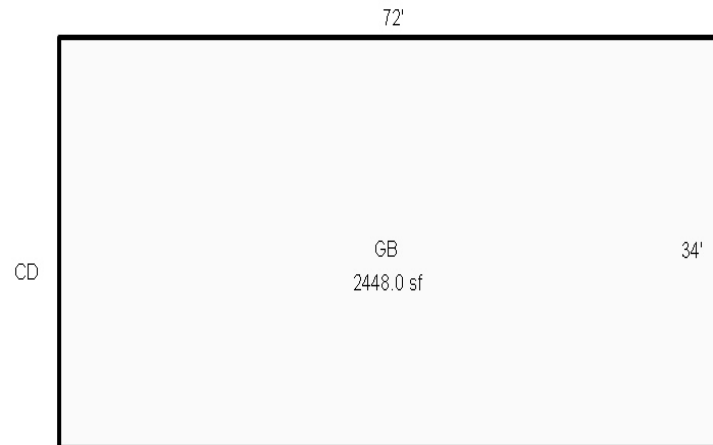
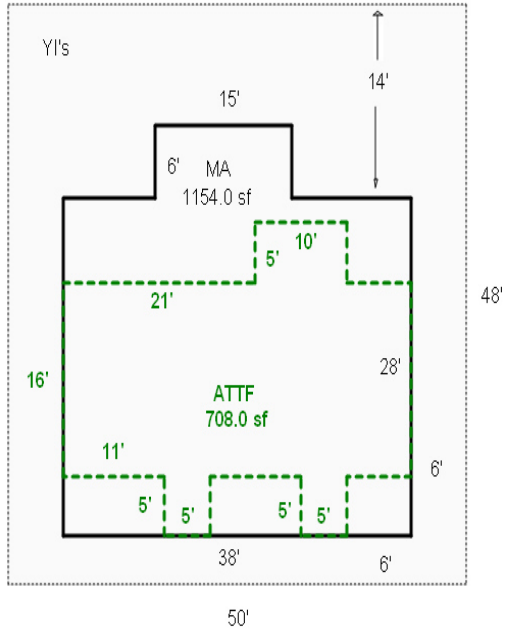
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 093W02 00500  
 SCALE=1:30



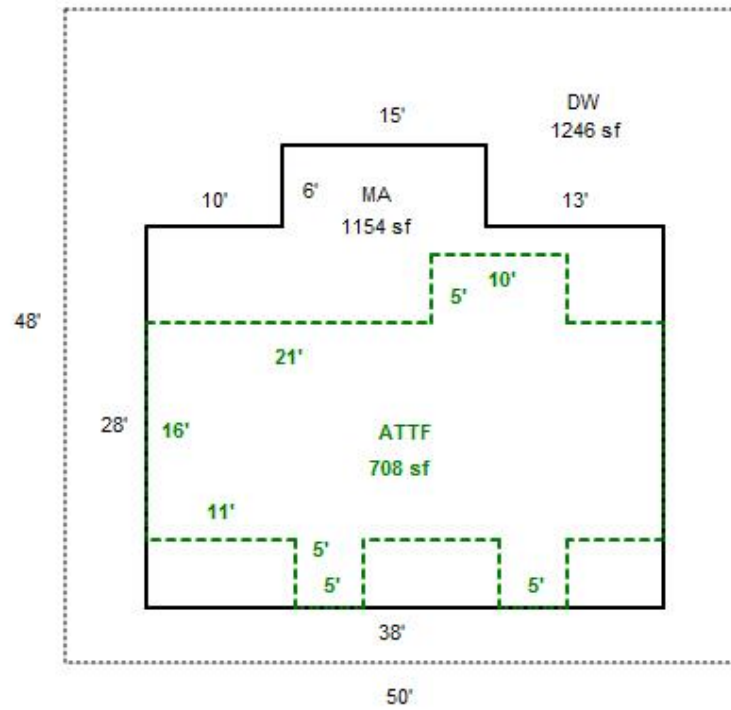
SEE PAGE 2 FOR DIMENSIONS



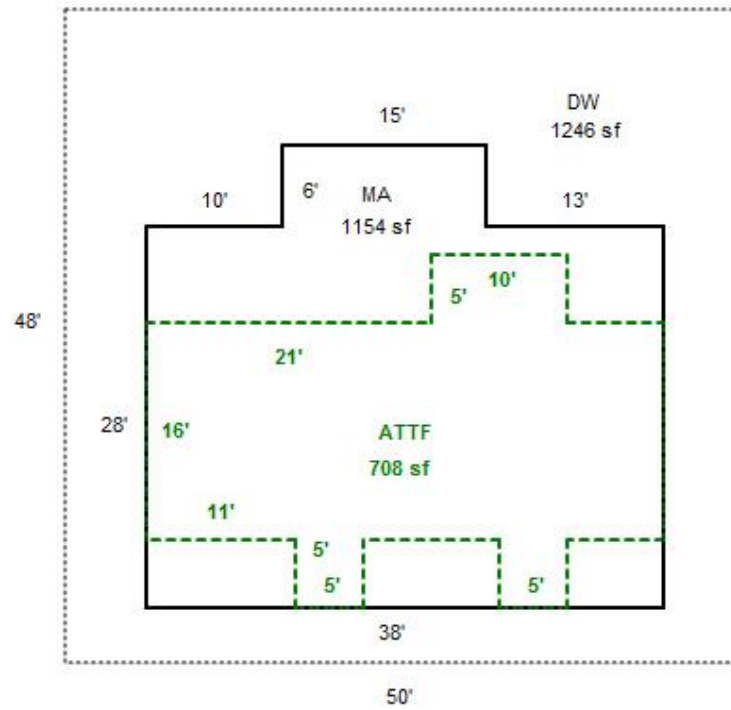
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SEE PAGE 1 FOR ALL BUILDINGS



SEE PAGE 1 FOR ALL BUILDINGS





4-16-18



4-16-18



R36301

GB

4-16-18



R36301

MA, ATTF BACK

4-16-18



R36301  
MA,ATTF

4-16-18



R36301

MP N/I

4-16-18



R36301 BARREL ROOM 03.06.19



R36301 FERMENTATION 03.06.19



R36301 FIRE PUMP SHED SIDE 03.06



**R36301 FIRE PUMP SHED 03.06.19**



R36301 FRONT 03.06.19



R36301 KITCHEN 03.06.19



R36301 SIDE 03.06.19



R36301 TASTING ROOM 03.06.19

R36301 WINERY 03.06.19

DAY HEATING CO.