Summary Lead Appr: WW Clerk: Lead Clerk: Appr: MLH 8/27/24 Print Date: 7/31/2023

Acct ID: 521590 MTL: 071W210001700 Date: 12/14/23 Appr: MLH Prop Class: 551 RMV Prop Class: 501

Situs: 11474 SUNNYVIEW RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 147776 Year: 2023

Last Date Appraised: 03/09/2021 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2024 - NEW CONSTRUCTION (Outbuilding)

Owner: TRIPLE O LLC Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 479815

RMV Land: 776800 RMV Imp: 784100 RMV Total: 1560900 MAV: 403970 MSAV: 75845 SAV: 145986

Comment: LEVEL 2 3.9.21 CL10// Silverlack Estate Winery

Tasting Room @ 30% update inventory Retag for 25 / FARM vineyard / seed

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - ~~AVERAGE~~ G	45000	04500	0

Land

Site: 1 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 6H Value Source: Farm Homesite Description: SIX HILL RMV: 8780 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 2009 / 04200028

Site: 2 Code Area: 04500 Size: 14.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 148270 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 04200028

Site: 3 Code Area: 04500 Size: 35.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 329360 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 04200028

Site: 4 Code Area: 04500 Size: 18.53 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 6B Value Source: Woodlot Description: SIX BENCH RMV: 162640 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974

Site: 5 Code Area: 04500 Size: 6.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 63660 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 08-09: CORRECTED PART TOTALS/ 04200028 05-06: RECALC SETUP;#17 //07-08: PER #19, MOVE SOME ACREAGE OF 2HILL TO WOODLOT

Site: 6 Code Area: 04500 Size: 2.07 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 18160 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974 / 04200028 //07-08: MOVE SOME 2HILL TO WOODLOT PER #19

Site: 7 Code Area: 04500 Size: 3.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: WST Value Source: Water Description: Rural WASTELAND RMV: 930 Exception: Y N
Adjustment(s): GSOIL, FSOIL, WASTE Fire Patrol: Description:
Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 153 Year Blt: 1952 Eff Year Blt: 1974 Sq.Ft: 4798 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 660290

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	
First Floor	5	Finished	2781	3	FB-1/ HB-1	1952	1974	KIT, ROOF, FP, BATH - 1, HVAC, BTH - 1	Exception: Y N
Basement	5	Finished	~~2017~~ 2097	1	FB-1	1952	1974	HVAC, BATH - 1	Exception: Y N
Garage Attached	5	Finished	549	0	0	1952	1974	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	5	480	1974	1186	1	Exception: Y N
PATIO	5	602	1974	2516	1	Exception: Y N
PATIO	5	1020	1974	4264	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	32	1974	705	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	258	1974	5686	1	Exception: Y N

Change to VI 5 Good

TC 800

Bldg: 2 Code Area: 04500 Stat Class: 108 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 27840

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
No floor data available								

Move MAV

Accessories

Part of VI

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	10000	2014	24000	1	Exception: Y N

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 2140

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								

Part of VI move MAV

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
GARDEN GREENHOUSE	1	144	0	1849	1	Exception: Y N

Bldg: 4 Code Area: 04500 Stat Class: 148 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 54840

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	
Garage Detached	4	Finished	416	0	~~FB-1/~~ HB-1	2014	2014	ROOF, HVAC, BTH - 1	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 504 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 14x18 RMV: 38990

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	
~~Finished Office~~	6	Finished	252	0	0	2020	2020	~~FAIR~~	Exception: Y N
Multi-Purpose Bldg	6	Finished	252	0	0	2020	2020	Good pkg	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	6	800	2020	4136	1	Exception: Y N
~~PATIO~~	6	468	2020	6180	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	168	2020	5360	1	Exception: Y N

Chng to LTH

341 MP 6 2019 13x21 Good pkg, loft 10x13, ½ Bath NEW

127 3.0 D 2023 2576 sf 2/6 perimeter 12H NEW 30%

355 LTH 168 sf 2020 I/O

354 LTL 7x13 2019 NEW

Commercial Property Appraisal

Marion County

SILVERBACK ESTATE WINERY

Account ID 521590

Total Sq Ft 2,516

Stat Class 544 - DINING - LOUNGE

Notes

MA-SA-NH 03-06-000

Component - SILVERBACK ESTATE WINERY

Stat Class 544 - DINING - LOUNGE

Notes

Cost Approach

ZIP Code 97317

Reporting Date 1/2024

Data Collected 8/15/2024

Cost Data Set 1/2024

Local Multiplier (Default)

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SILVERBACK ESTATE WINERY

Type Building

Size 2,516 sq ft

Perimeter 216 ft

# of Stories 1

Occupancy

Code	Description	%	Quality	Class		Height (ft)
127	Winery Shop	100	3.0	D	Wood or Steel Framed Exterior Walls	12.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	2,516	$263.47	$662,891	$0	$662,891
617	Complete HVAC	2,516	$32.51	$81,795	$0	$81,795
6602064	Patio Roof, Aluminum/Steel, Baked Enamel	2,468	$19.40	$47,879	$0	$47,879
6403015	Paving, 4" Concrete, Walk, Etc.	2,468	$8.62	$21,274	$0	$21,274
				$813,839	$0	$813,839

Depreciation

None

Additional Functional 0.0 %

External 0.0 %

Reconciliation **Base Value** $813,839

Calculation Type Marshall & Swift

Land		Structures		Mach/Equip		Personal Prop		Total	Improvements (S + M/E - P)
$0	+	$813,839	+		-		=	$813,839	$813,839

Percent Complete Form

Account # _____

Additions % Item	Additions % Sum		New Homes No Basement % Item	New Homes No Basement % Sum	New Homes Basement % Item	New Homes Basement % Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	4%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%		Electrical Fixtures	3%	80%	2%	
2%	95%	Plumbing Fixtures	4%	85%	3%	85%
3%		Floor Coverings & Countertops	7%	90%	6%	90%
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR MLH Date 12/14/24 YR For 24-25 % COMP 30
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type:_____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

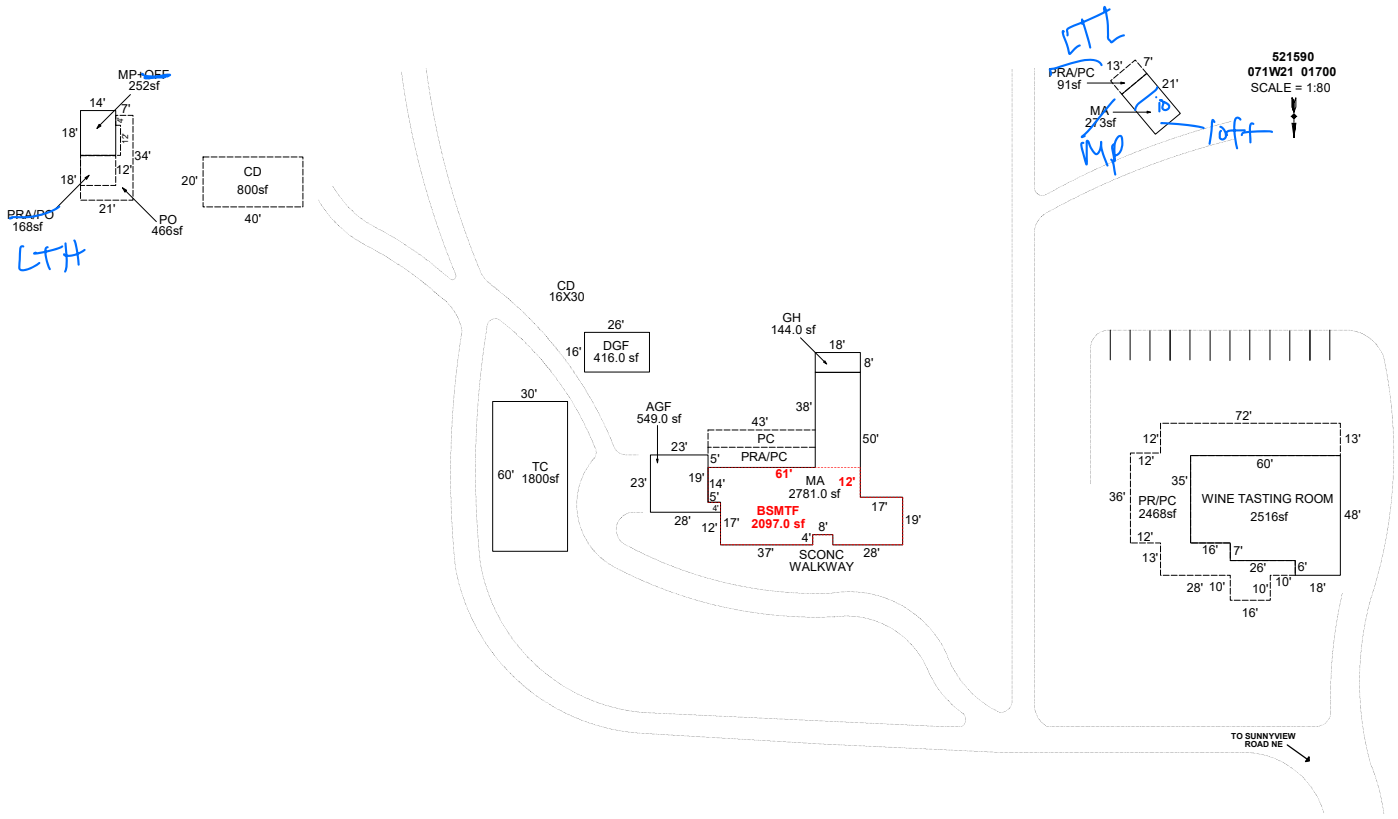
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____
APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521590 Parcel No.: 071W21 01700
Property Address: 11474 SUNNYVIEW RD NE
City: SALEM County: MARION State: OR ZipCode: 97317
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	144.0	52.0	
	MP+OFF	1.0	252.0	64.0	
	WINE TASTING R	1.0	2516.0	216.0	2912.0
GLA0	BSMTF	1.0	2097.0	226.0	2097.0
GLA1	MA	1.0	2781.0	302.0	
	MA	1.0	273.0	68.0	3054.0
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	
	TC	1.0	1800.0	180.0	2765.0
P/P	PRA/PC	1.0	91.0	40.0	
	PRA/PO	1.0	168.0	52.0	
	PO	1.0	466.0	114.0	
	CD	1.0	800.0	120.0	
	PR/PC	1.0	2468.0	394.0	3993.0
	Net LIVABLE	cnt	2	(rounded)	5,151
	Net BUILDING	cnt	3	(rounded)	2,912

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/13/15
UPDATED BY CJURAN 03/20/2023 555-22-011142
UPDATED BY CJURAN 09/07/2023 555-23-004284
UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

MLH 12/14/2023

COMMENT TABLE 3

TAGS L2

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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521590 Parcel No.: 071W21 01700
Property Address: 11474 SUNNYVIEW RD NE
City: SALEM County: MARION State: OR ZipCode: 97317
Owner:
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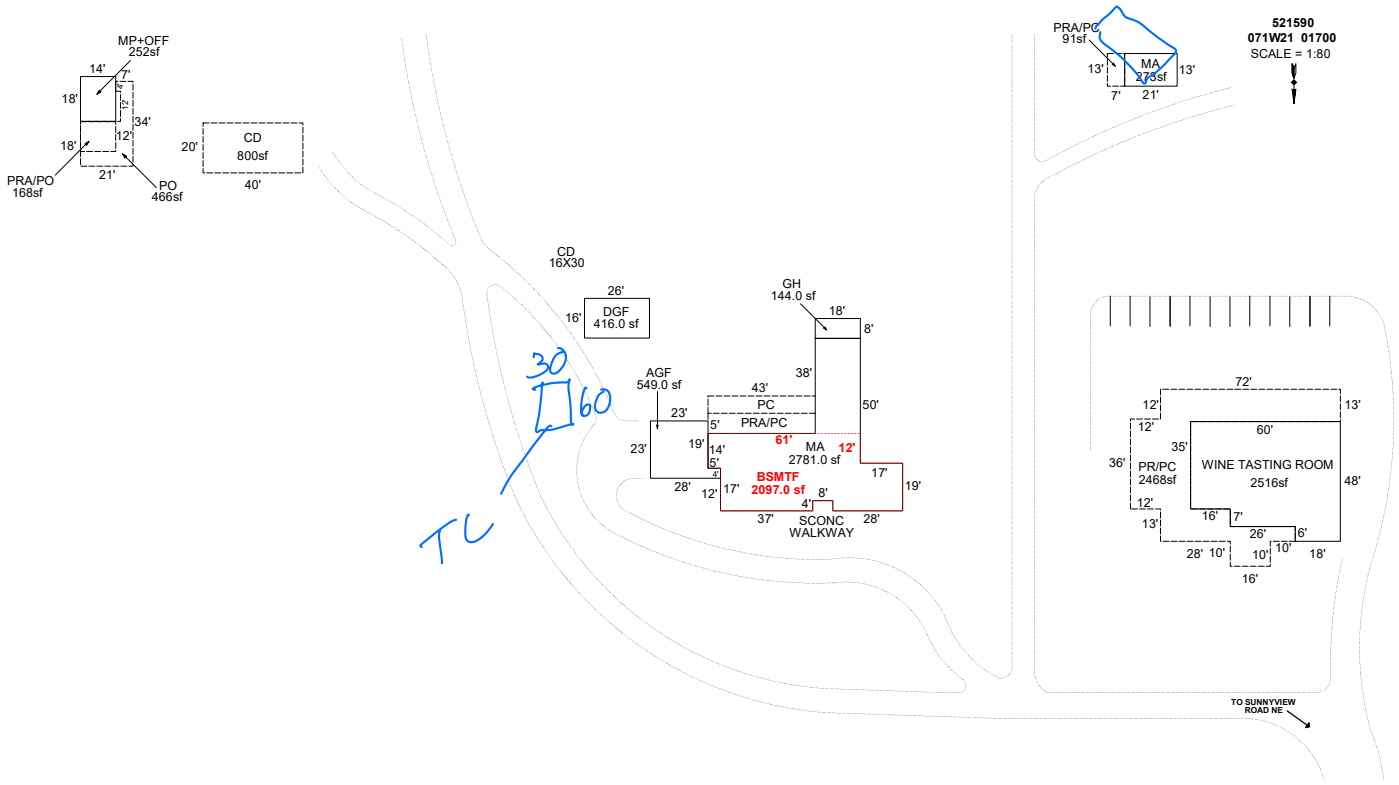
SKETCH



Sketch by Apex Sketch

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	WINE TASTING R	1.0	2516.0	216.0	2912.0
GLA0	BSMTF	1.0	2097.0	226.0	2097.0
GLA1	MA	1.0	2781.0	302.0	
	MA	1.0	273.0	68.0	3054.0
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	
	PRA/PO	1.0	168.0	52.0	
	PO	1.0	466.0	114.0	
	CD	1.0	800.0	120.0	
	PR/PC	1.0	2468.0	394.0	3993.0
	Net LIVABLE	cnt	2	(rounded)	5,151
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UPDATED BY CJURAN 03/20/2023 555-22-011142
UPDATED BY CJURAN 09/07/2023 555-23-004284

COMMENT TABLE 2

COMMENT TABLE 3

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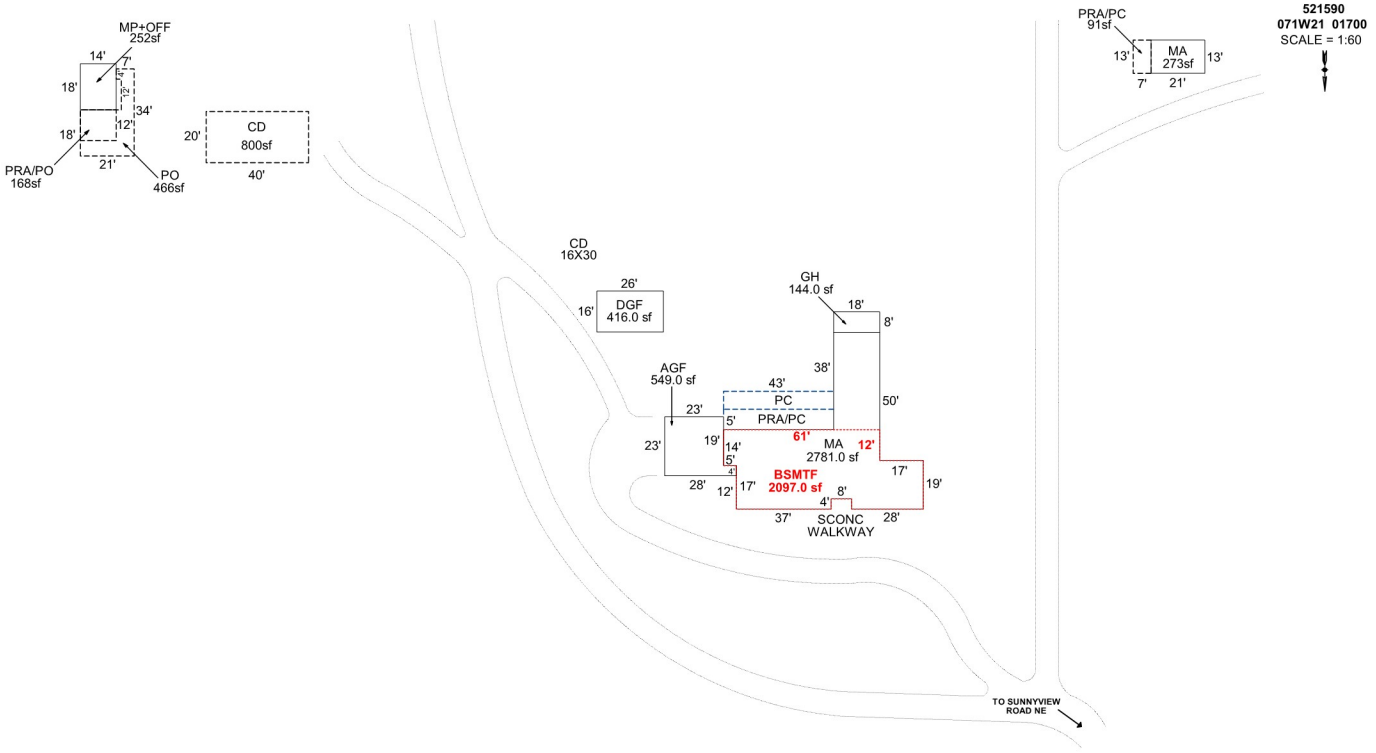
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1	144	52	
	MP+OFF	1	252	64	396
GLA0	BSMTF	1	2097	226	2097
GLA1	MA	1	2781	302	
	MA	1	273	68	3054
GAR	AGF	1	549	102	
	DGF	1	416	84	965
P/P	PRA/PC	1	91	40	
	PRA/PO	1	168	52	
	PO	1	466	114	
	CD	1	800	120	1525
	Net LIVABLE	cnt	2	(rounded)	5,151
	Net BUILDING	cnt	2	(rounded)	396

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DRAWN BY JRONDEMA 7/13/15
UPDATED BY CJURAN 03/20/2023 555-22-011142

COMMENT TABLE 2

COMMENT TABLE 3

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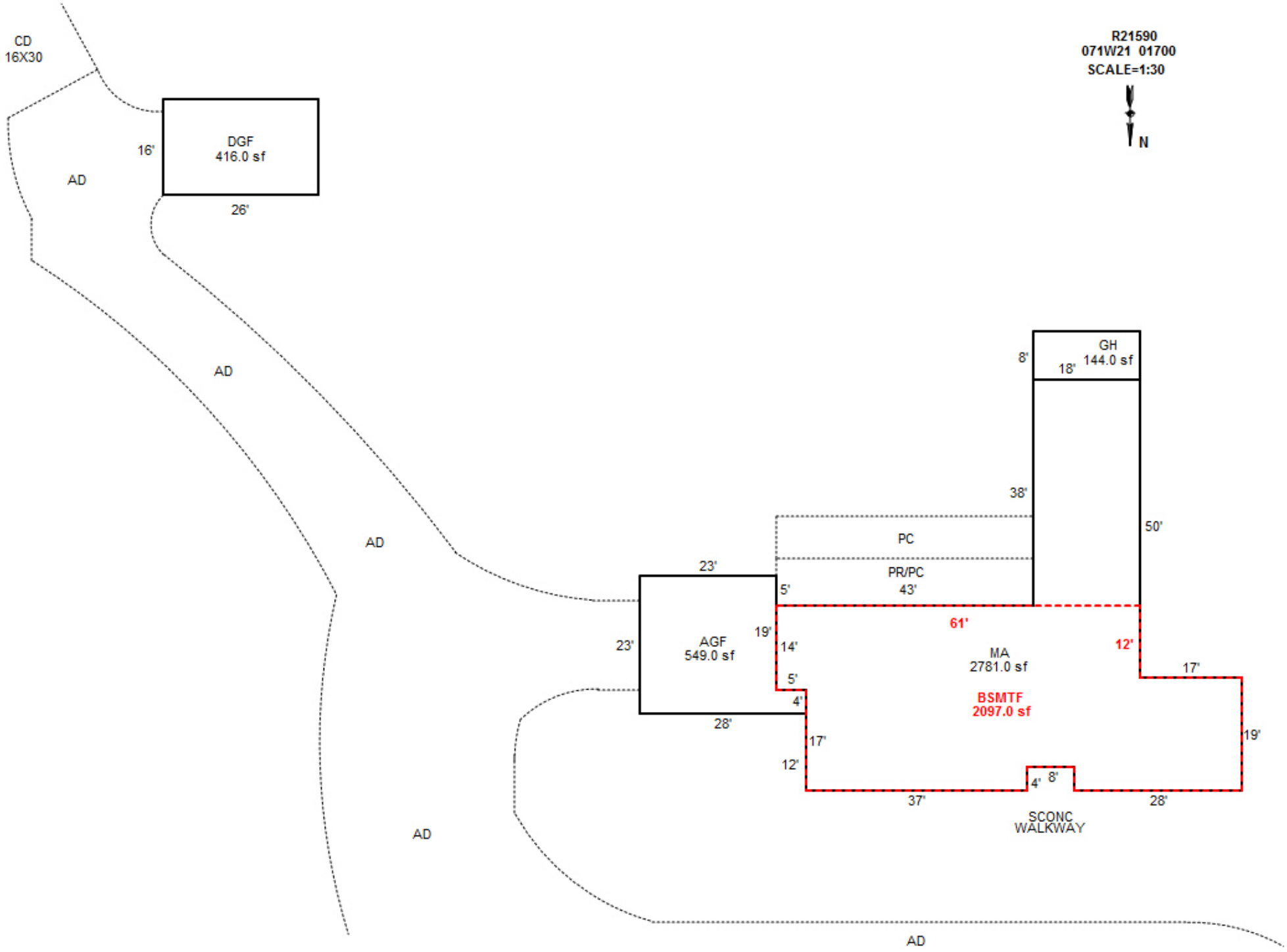

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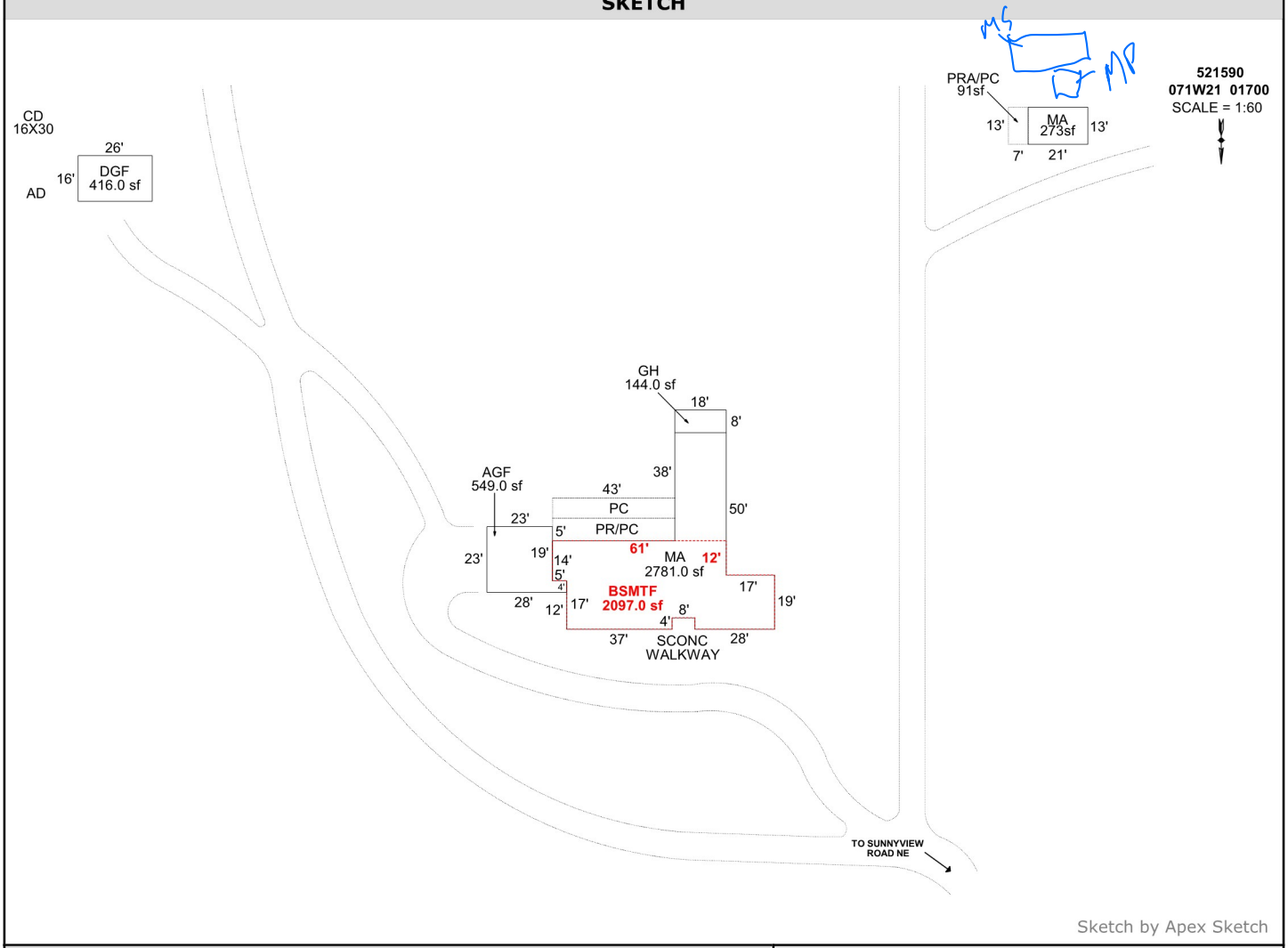

Sketch by Apex Sketch

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GLA1	MA	1.0	2781.0	302.0	
	MA	1.0	273.0	68.0	3054.0
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	91.0

Net LIVABLE	cnt	2	(rounded)	5,151
Net BUILDING	cnt	1	(rounded)	144

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/13/15
UPDATED BY CJURAN 03/20/2023 555-22-011142

COMMENT TABLE 2

COMMENT TABLE 3

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R21590 14x18 MP 12x14 PRA
2021-03-09 | 2