

Acct ID: 533646 MTL: 084W140001200 Date: 8/8/24 Appr: MLH Prop Class: 551 RMV Prop Class: 551/451
 Situs: 5475 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 90593 Year: 2024

Last Date Appraised: 02/24/2021 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: _____
 Owner: CROFT, CHANCY & CROFT, TONI Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 254573
 RMV Land: 574000 RMV Imp: 912260 RMV Total: 1486260 MAV: 221690 MSAV: 32883 SAV: 64516
 Comment: LEVEL 2 2.24.21 CL10

Balance Farm and Woodlot Acres

Notations

update inventory *Farm Orchard*

| RP/MS | Code | Description |
|-------|-------|----------------|
| RP | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1 | SAG | SA OSD - GOOD | 55000 | 92430 | 0 |

Land

| | | | | | | |
|---|------------------------------|---|---------------|----------------|--------------|--------------|
| Site: 2 | Code Area: 92430 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BDS S | Value Source: Farm Homesite | Description: TWO BENCH DRY SOUTH SPECIAL | RMV: 70340 | Exception: Y N | | |
| Adjustment(s): H2OGR, GSOIL, WASTE | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 2009 / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 02400230 | | | | | | |
| Site: 3 | Code Area: 92430 | Size: 6.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BDS S | Value Source: Farm Use - EFU | Description: TWO BENCH DRY SOUTH SPECIAL | RMV: 182020 | Exception: Y N | | |
| Adjustment(s): H2OGR, GSOIL, WASTE | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1982 / 02400230 | | | | | | |
| Site: 4 | Code Area: 92430 | Size: 3.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2BDS S | Value Source: Woodlot | Description: TWO BENCH DRY SOUTH SPECIAL | RMV: 91000 | Exception: Y N | | |
| Adjustment(s): H2OGR, GSOIL, WASTE | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1982 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 02400230 | | | | | | |
| Site: 5 | Code Area: 92430 | Size: 2.30 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: WST | Value Source: Water | Description: Rural WASTELAND | RMV: 1900 | Exception: Y N | | |
| Adjustment(s): H2OGR, GSOIL, WASTE | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1982 / 02400230 Has water adjustment, no waste adj | | | | | | |
| Site: 6 | Code Area: 92430 | Size: 6.30 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 4BDS S | Value Source: Woodlot | Description: FOUR BENCH DRY SPECIAL SOUTH | RMV: 173740 | Exception: Y N | | |
| Adjustment(s): H2OGR, GSOIL, WASTE | | Fire Patrol: | Description: | | | |
| Comments: Liability year - 1982 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 02400230 | | | | | | |

Improvements - Residence / Manufactured Structures

| | | | | | | |
|---|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 92430 | Stat Class: 144 | Year Blt: 1940 | Eff Year Blt: 1990 | Sq.Ft: 2388 | % Complete: 100 |
| Desc: Multi Story above grade with basement | | | Dimensions: | RMV: 437830 | | |
| Func Obsc: 100 | Econ %: 100 | Other %: 100 | Exception: 0 | Adjust: | Adjust RMV: 0 | <i>+10</i> |

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|--------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor | 4 | Finished | 1357 | 0 | FB-1 | 1940 | 1990 | BATH - 1, KIT-, ROOF, HVAC, FP - 2 | Y N |
| Second Floor | 4 | Finished | 1031 | 3 | FB-2 | 1940 | 1990 | BATH - 2, HVAC | Y N |
| Basement | 4 | Unfinished | 720 | 0 | 0 | 1940 | 1990 | | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|-------|----------|-----------|
| DECK | 4 | 96 | 1990 | 1774 | 1 | Y N |
| DECK | 4 | 577 | 1990 | 9694 | 1 | Y N |
| ENCLOSED PORCH | 4 | 32 | 1990 | 914 | 1 | Y N |
| ENCLOSED PORCH | 4 | 328 | 1990 | 9368 | 1 | Y N |
| PATIO | 4 | 1200 | 1990 | 5544 | 1 | Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 577 | 1990 | 14056 | 1 | Y N |

Change to 4+46

Bldg: 2 Code Area: 92430 Stat Class: 148 Year Blt: 1940 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 130510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

E/O

| Floors | Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|------------------|------|------------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Attic | 4 | Unfinished | 576 | 0 | 0 | 1940 | 1990 | | | Exception: Y N |
| Garage Detached | 4 | Unfinished | 792 | 0 | 0 | 1940 | 1990 | ROOF | | Exception: Y N |
| Carport Attached | 3 | Unfinished | 264 | 0 | 0 | 1990 | 1990 | ROOF | | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| PATIO <i>part of YI</i> | 4 | 480 | 1990 | 2218 | 1 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 480 | 1990 | 11693 | 1 | Exception: Y N |

Bldg: 3 Code Area: 92430 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3540
 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 |
|---|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| No floor data available <i>part of YI / part M's move MAJ</i> | | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-------------------|-------|-----------|------------|------|----------|----------------|
| CONCRETE DRIVEWAY | 1 | 950 | 2010 | 2902 | 1 | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92430 Stat Class: 390 *544 / 127* Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1152 % Complete: 100
 Desc: Farm Marshall Swift Dimensions: RMV: 309880
 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 | Exception: Y N |
|-------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| First Floor | 0 | Finished | 1152 | 0 | 0 | 0 | 0 | | Exception: Y N |

Accessories

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

Bldg: 6 Code Area: 92430 Stat Class: 905 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 30500
 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 | Exception: Y N |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| No floor data available | | | | | | | | | |

Accessories

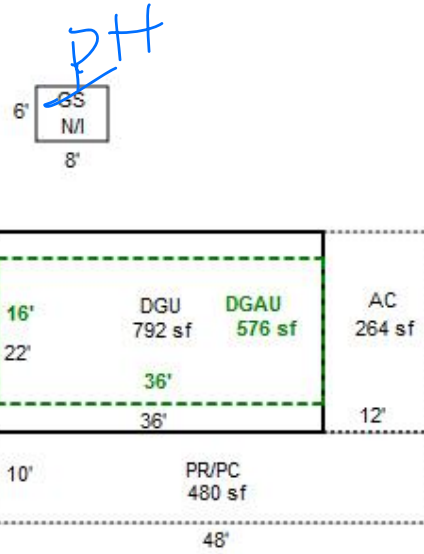
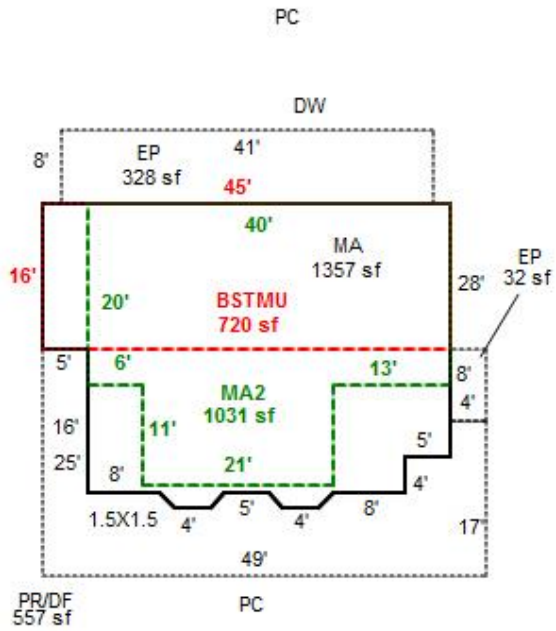
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception: Y N |
|-----------------------------|-------|-----------|------------|-----|----------|----------------|
| No accessory data available | | | | | | |

Deck is 2 line items because max SF is 400

Commercial Property Appraisal
 Marion County
 STOMP TASTING ROOM
 Account ID: 533646
 Total Sq Ft: 2,304
 MA-SA-NH 06-06-000
 Stat Class: 544-DINING-LOUNGE
 Notes
 Component - STOMP TASTING ROOM
 Stat Class: 544-DINING-LOUNGE
 Notes
 Cost Approach
 ZIP Code: 97302 Data Collected: 8/25/2022 Local Multiplier: (Default)
 Reporting Date: 1/2/24 Cost Data Set: 1/2/24 Architect's Fees: (Default)
 Eff. Age Adjustment: 0
 Section - STOMP TASTING ROOM
 Type: Building
 Size: 1,152 sq ft Perimeter: 144 ft # of Stories: 1
 Occupancy
 Code: Description % Quality Class Height (ft)
 127 Winery Shop, Type: Finished Basement 100 2.0 D Wood or Blst Framed/Exterior Walls 10.0
 Components
 Code: Description Quantity Unit Cost Total Cost Less Depreciation Total Cost Depreciated
 660208 Approach, Apron, Cesson 864 \$8.95 \$7,732 \$0 \$7,732
 1 Blue Coat 1,152 \$159.94 \$184,251 \$18,425 \$165,826
 660209 Deck, Softwood, Tread 400 \$22.89 \$9,156 \$0 \$9,156
 660209 Deck, Softwood, Tread 80 \$42.46 \$3,397 \$0 \$3,397
 3 Default Stairing 1,152 \$07.98 \$90,795 \$2,071 \$18,642
 660207 Patio, Roof, Open Lattice, Metal, Vinyl or Wood 480 \$13.11 \$7,239 \$0 \$7,239
 996 Shed Walls-Wood Subg 1,152 \$24.24 \$30,228 \$5,023 \$27,205
 Additions
 Type: Description Units Cost Depr LCM Trend Base Date
 Base Cost EP&O 1.5% RC24 \$39,519.00
 Depreciation
 Marshall & Smith Table: Eff. Age 7 yrs
 Additional Functional 0.0 %
 External 0.0 %
 Section - Basement
 Type: Basement Associated Section: 11501
 Size: 1,152 sq ft Perimeter: 144.4 ft # of Stories: 1
 Occupancy
 Page 1 of 2

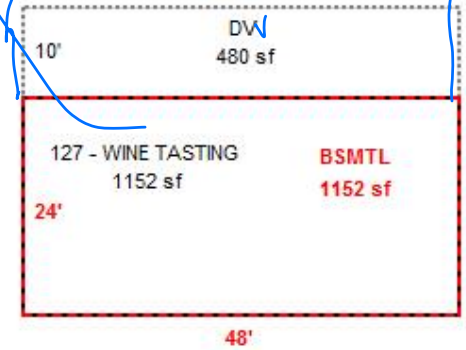
STOMP TASTING ROOM Stat Class: 544-DINING-LOUNGE
 Account ID: 533646
 Total Sq Ft: 2,304
 MA-SA-NH 06-06-000
 Notes
 Code: Description % Quality Class Height (ft)
 127 Winery Shop, Type: Finished Basement 100 2.0 C Masonry Bearing Walls 10.0
 Components
 Code: Description Quantity Unit Cost Total Cost Less Depreciation Total Cost Depreciated
 4 Basement Base Cost 1,152 \$133.62 \$153,900 \$15,390 \$138,510
 3003 Default Stairing 1,152 \$8.58 \$9,894 \$988 \$8,906
 \$163,814 \$16,381 \$147,433
 Additions
 Type: Description Units Cost Depr LCM Trend Base Date
 Basement Base Cost EP&O 1.5% RC24 \$39,519.00
 Depreciation
 None
 Additional Functional 0.0 %
 External 0.0 %
 Reconciliation: Base Value: \$444,363 Calculation Type: Marshall & Smith
 Land Structures Machinery/Equip Personal Prop Total Improvements (S + M+E-PP)
 \$0 + \$444,363 + \$0 + \$0 = \$444,363 \$444,363
 Page 2 of 2

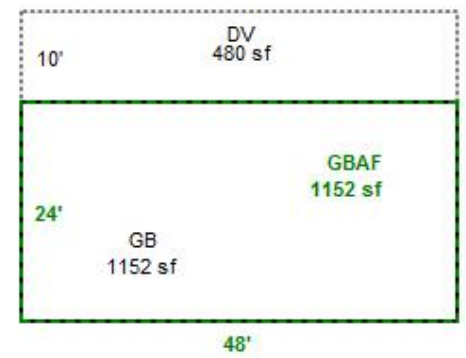
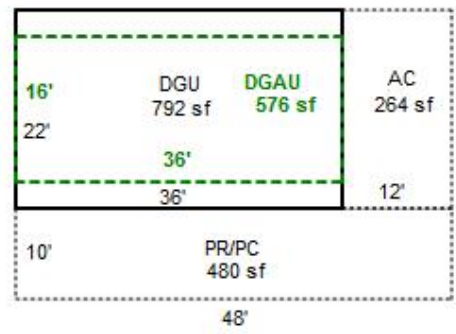
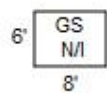
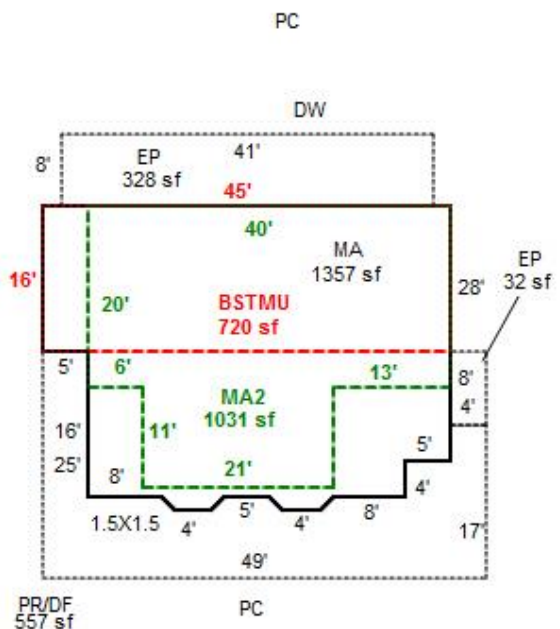




CD

SDMP Tasting Room @ 48x48

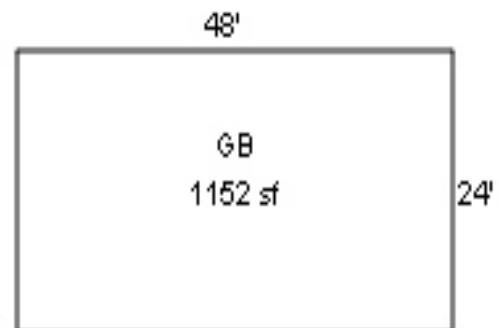
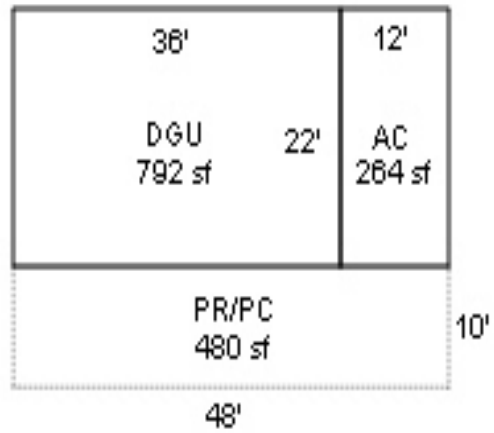
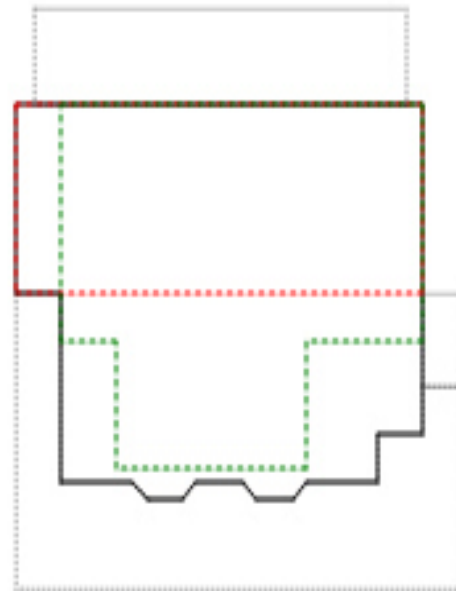




R33646
084W14 01200



See Page 2 For Res Dimensions





R33646

DGU,DGAU,AC

2/27/18



R33646

GB, GBAF

2/27/18



R33646

GS,DGU

DGAU BACK

2/27/18



R33646

MA, MA2, EP BACK

2/27/18



R33646

MA, MA2

2/27/18



R33646 NO SO 12.18.19



R33646 UPPER FLOOR INT 12.18.19



R33646 SOLAR-DGU
2021-02-24 12



R33646 Wine Tasting BLDG
2021-02-24 12

The image shows the interior of a building under construction. The ceiling is a complex wooden truss system with exposed rafters. The walls are partially finished with vertical wooden studs and some horizontal sheathing. The floor is concrete. On the left, there are several windows and a large stack of lumber. In the center, a white rectangular panel is leaning against the wall. To the right, there is a ladder, a blue folding chair, and several large bags of material, including pink insulation and black plastic bags. The overall scene is one of active construction.

R33646 TASTING 03.06.19



R33646 WINERY EXT 03.06.19



R33646 WINERY 03.06.19





