

Acct ID: 518226 MTL: 062W030000400 Date: **6.29.24** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551
 Situs: 11235 PORTLAND RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 48223 Year: 2024



Last Date Appraised: 02/12/2020 Appraiser: JORDAN SCHULTZ Retag: **Y N** Tag info:
 Owner: DITCHEN LAND COMPANY LLC Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 2867900
 RMV Land: 973460 RMV Imp: 3231210 RMV Total: 4204670 MAV: 2755790 MSAV: 112110 SAV: 345915
 Comment:

HEC

ADD YI'S, UPD INV

Input, 7.1.24

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 11980 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 15-16: 05/18/15 PER KH 90, ADJUST SOIL TYPE ACREAGES. ADD 4 ACRES TO MARKET INDUSTRIAL FOR SOLAR PANELS. //09-10: GW39 changed land type per Excel analysis// 00-01: MKT VALUE UPDATE 06-07: RECALC SETUP, APPR NO 19, 10/10/05

Site: 2 Code Area: 01600 Size: 54.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 746630 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 00100030

Site: 3 Code Area: 01600 Size: 7.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 97980 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100030 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 9.0 TTL ACRES

Site: 4 Code Area: 01600 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Industrial Site Description: RMV: 23960 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments:

Site: 5 Code Area: 01600 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Industrial Site Description: RMV: 47910 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 134 Year Blt: 1945 Eff Year Blt: 1930 Sq.Ft: 2262 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 213930
 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	3	Finished	1512	2	FB-2	1945	1930	KIT-, HVAC, FP - 1, ROOF, BATH - 2	Y N
Attic	3	Finished	750	2	0	1945	1930	HVAC	Y N
Basement	3	Unfinished	1512	0	0	1945	1930		Y N
Garage Detached	3	Unfinished	420	0	0	1945	1930	ROOF	Y N

Accessories

YI3F

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	200	1945	3900	1	Y N
PATIO	3	361	1945	1290	1	Y N
PATIO	3	457	1945	1633	1	Y N
ROOF EXTENSION OR PATIO COVER	3	70	1930	1177	1	Y N

Bldg: 2 Code Area: 01600 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 51440
 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			
ASPHALT DRIVEWAY	1	23120	2000	51442	1	Exception: Y N		

Bldg: 7 Code Area: 01600 Stat Class: 108 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 21250
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

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			
CONCRETE DRIVEWAY	1	2160	1994	6037	1	Exception: Y N		
CONCRETE DRIVEWAY	1	6000	1978	15210	1	Exception: Y N		

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01600 Stat Class: 342 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 15800 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 158x100 RMV: 195570
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	6	Finished	15800	0	0	1994	1994	FAIR	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	6	416	2003	1373	1	Exception: Y N		

Bldg: 4 Code Area: 01600 Stat Class: 342 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 22080 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: RMV: 320440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	6	Finished	22080	0	0	1996	1996	AVG	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	6	416	2003	1373	1	Exception: Y N		

Bldg: 5 Code Area: 01600 Stat Class: 342 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 19800 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: RMV: 326080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	6	Finished	19800	0	0	1999	1999	AVG	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	6	416	2003	1373	1	Exception: Y N		

Bldg: 6 Code Area: 01600 Stat Class: 342 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1050 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 50x21 RMV: 16690
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Metal Componet Bldg	5	Finished	1050	0	0	1994	1994	FAIR	Exception: Y N

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
CONCRETE DRIVEWAY	6	416	2003	1373	1	Exception: Y N		

Bldg: 8 Code Area: 01600 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 5600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 80x40 RMV: 87820
 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
General Purpose Bldg	5	Finished	3200	0	0	1998	1998	GOOD	Exception: Y N
Finished Office	5	Finished	2400	0	FB-3	1998	1998	BATH - 3	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 01600 Stat Class: 342 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 24000 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 200x120 RMV: 347740
 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
Metal Componet Bldg	5	Finished	24000	0	0	1999	1999	FAIR	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 01600 Stat Class: 342 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 60160 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 376x160 RMV: 871670
 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
Metal Componet Bldg	5	Finished	60160	0	0	1999	1999	FAIR	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 01600 Stat Class: 380 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Farm M&E Dimensions: RMV: 135000
 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									

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 321 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 9600 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 48x200 RMV: 76060
 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
Hay Cover	6	Finished	9600	0	0	2001	2001	FAIR	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 01600 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 5000 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 50x100 RMV: 69550
 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
General Purpose Bldg	5	Finished	5000	0	0	2005	2005	AVG	Exception: Y N

Accessories

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

Bldg: 14 Code Area: 01600 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 0
 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								
CONV ERROR SCALE FLAT 60000								

Accessories

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

Bldg: 16	Code Area: 01600	Stat Class: 321	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 10684	% Complete: 100
Desc: Hay Cover (HC)			Dimensions:			RMV: 186030
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
Hay Cover	6	Finished	10684	0	0	2019	2019	FAIR
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	6	4500	2004	12555	1
Exception: Y N					
CONCRETE DRIVEWAY	6	8696	2019	36001	1
Exception: Y N					

Bldg: 17	Code Area: 01600	Stat Class: 356	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 800	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:			RMV: 4320
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
Lean-to Excellent	5	Finished	800	0	0	1998	1998	FAIR
Exception: Y N								

Accessories

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

Bldg: 18	Code Area: 01600	Stat Class: 356	Year Blt: 2003	Eff Year Blt: 2003	Sq.Ft: 520	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:			RMV: 3790
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
Lean-to Excellent	6	Finished	520	0	0	2003	2003	FAIR
Exception: Y N								

Accessories

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

Bldg: 19	Code Area: 01600	Stat Class: 356	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 750	% Complete: 100
Desc: Lean-to Excellent (LTE)			Dimensions:			RMV: 3830
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
Lean-to Excellent	6	Finished	750	0	0	1994	1994	FAIR
Exception: Y N								

Accessories

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

Bldg: 20	Code Area: 01600	Stat Class: 905	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 300000
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
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W03 00400

File No R18226

SUBJECT

Property Address	11235 PORTLAND RD NE		
City	SALEM	County	MARION
Owner		State	OR
Client		Zip	97305
Appraiser Name			

IMPROVEMENTS SKETCH

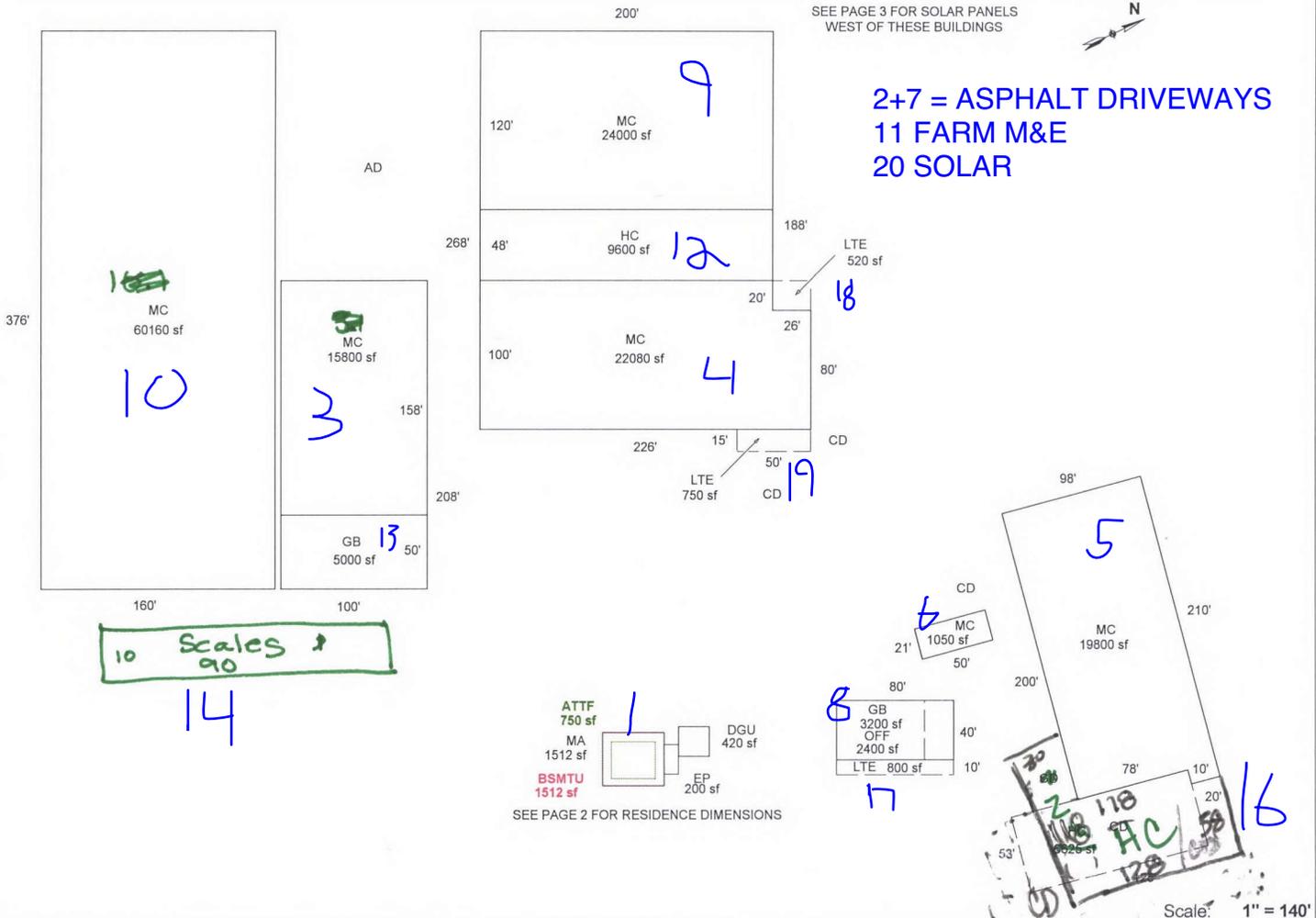
APEX UPDATED

R18226
062W03 00400
SCALE=1:120



SEE PAGE 3 FOR SOLAR PANELS
WEST OF THESE BUILDINGS

2+7 = ASPHALT DRIVEWAYS
11 FARM M&E
20 SOLAR



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1512	156	1512
GLA2	ATTF	1.00	750	110	750
GLA0	BSMTU	1.00	1512	156	1512
GBA1	MC	1.00	60160	1072	161185
	MC	1.00	15800	516	
	MC	1.00	24000	640	
	HC	1.00	9600	496	
	MC	1.00	22080	652	
	LTE	1.00	520	92	
	LTE	1.00	750	130	
	LTE	1.00	800	180	
	MC	1.00	1050	142	
	MC	1.00	19800	616	
GBA2	GB	1.00	6625	356	8200
	GB	1.00	5000	300	
GAR	GB	1.00	3200	240	420
	DGU	1.00	420	82	
OTH	OFF	1.00	2400	200	2400
Net LIVABLE Area		(rounded w/ factors)			3774
Net BUILDING Area		(rounded w/ factors)			169385

Comment Table 1

DRAWN BY JRONDEMA 5/22/15
UPDATED BY JRONDEMA 11/29/17

Comment Table 2

2-12-20 Tag 06
JSS 6.28.21 Lyde L3

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W03 00400

File No R18226

SUBJECT

Property Address 11235 PORTLAND RD NE

City SALEM

County MARION

State OR

Zip 97305

Owner

Client

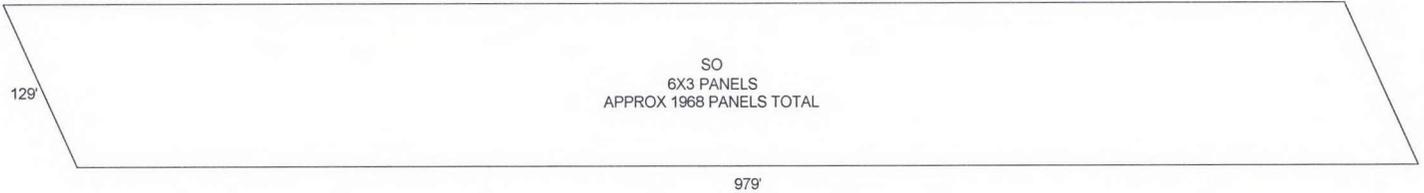
Appraiser Name

IMPROVEMENTS SKETCH

R18226
062W03 00400
SCALE=1:140



SEE PAGE 1 FOR ALL BUILDINGS TO THE EAST →



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	SO	1.00	114837.39	2216.0	114837.39

Comment Table 1

DRAWN BY JRONDEMA 5/22/15

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W03 00400

File No R18226

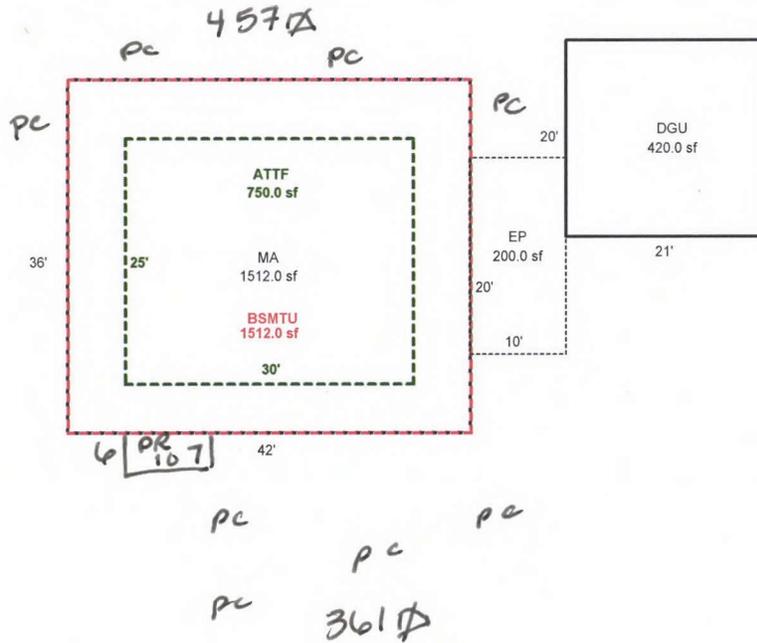
SUBJECT	Property Address 11235 PORTLAND RD NE			
	City SALEM	County MARION	State OR	Zip 97305
	Owner			
	Client			
	Appraiser Name			

R18226
062W03 00400
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1512.00	156.0	1512.00
GLA2	ATTF	1.00	750.00	110.0	750.00
GLA0	BSMTU	1.00	1512.00	156.0	1512.00
GAR	DGU	1.00	420.00	82.0	420.00
P/P	EP	1.00	200.00	60.0	200.00
Net LIVABLE Area (rounded w/ factors)					3774

Comment Table 1	
DRAWN BY JRONDEMA 5/22/15	
Comment Table 2	Comment Table 3