

Acct ID: 519661 MTL: 063W23A000300 Date: **6/6/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551 **451**  
 Situs: 8380 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 37735 Year: 2024  
 Last Date Appraised: 04/27/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info:  
 Owner: WINSLOW, JENNIFER L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: **1 2 3 4** LCB TTO INSP AV: 229301  
 RMV Land: 198450 RMV Imp: 272840 RMV Total: 471290 MAV: **132940** MSAV: 96361 SAV: 137099  
 Comment:

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs** *Farm use sheep & chicken.*

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

**Land** *Chris 10/16/24*

Site: 1	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description: <b>2BD</b>	RMV: 129600	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 2400210					
Site: 2	Code Area: 92410	Size: 0.16 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 23850	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 2400210: 03-04: (F)02-0746: LLA FROM R19661 TO R19663					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 92410	Stat Class: 141	Year Blt: 1972	Eff Year Blt: <b>1992</b>	Sq.Ft: 2412	% Complete: 100
Desc: One Story Only	<b>EXTERIOR UPDATES</b>			Dimensions:	RMV: 233820	
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	2412	3	FB-2/ HB-1	1972	<b>1992</b>	KIT, HVAC, ROOF, BTH - 1, BATH - 2	Y N

**Accessories** *YYS 4 Fair*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	968	1972	2360	1	Y N
PATIO	4	220	1972	908	1	Y N
ROOF EXTENSION OR PATIO COVER	4	120	1972	2610	1	Y N

Bldg: 2	Code Area: 92410	Stat Class: 138	Year Blt: 1972	Eff Year Blt: 1930	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements	Dimensions:			RMV: 30280		
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
Garage Detached	3	Unfinished	780	0	0	1972	1930	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 92410	Stat Class: 311	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 2520	% Complete: 100
Desc: Feeder Barn (FB)	Dimensions: 60x42			RMV: 8350		
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
Feeder Barn	5	Finished	2520	0	0	1987	1987	FAIR	Y N

**Accessories**

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

Bldg: 4	Code Area: 92410	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x8		RMV: 390	
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	4	Finished	96	0	0	0	0	FAIR	

**Accessories**

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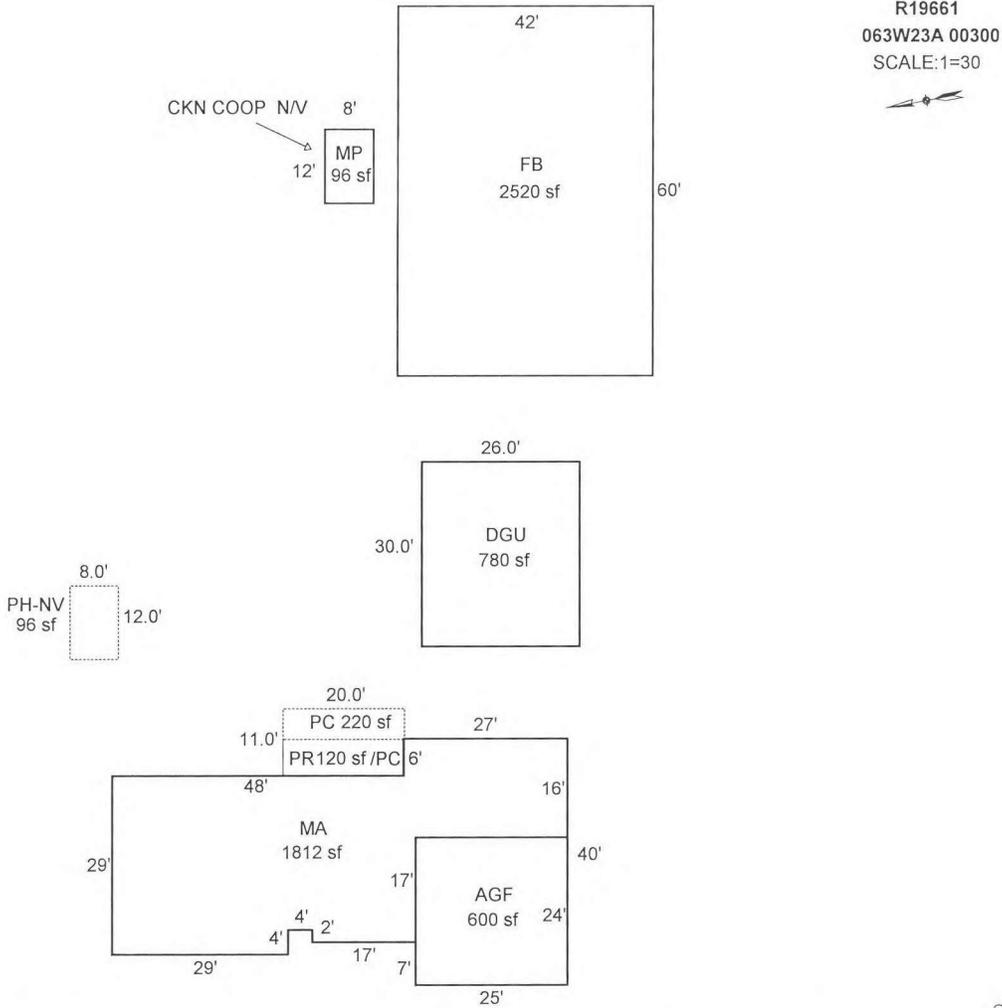
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19661 Parcel No.: 063W23A 00300  
 Property Address: 8380 WHEATLAND RD  
 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	FB	1.0	2520.0	204.0	2520.0
GLA1	MA	1.0	1812.0	224.0	1812.0
GAR	AGF	1.0	600.0	98.0	
	DGU	1.0	780.0	112.0	1380.0
P/P	PH-NV	1.0	96.0	40.0	
	PC	1.0	220.0	62.0	
	PR	1.0	120.0	52.0	436.0

### COMMENT TABLE 1

DRAWN BY SH 8-13-08  
 UPDATED BY CJURAN 06/22/2021

### COMMENT TABLE 2

#29 JS 04/27/2021

### COMMENT TABLE 3

CYCLE C19 PICTOM

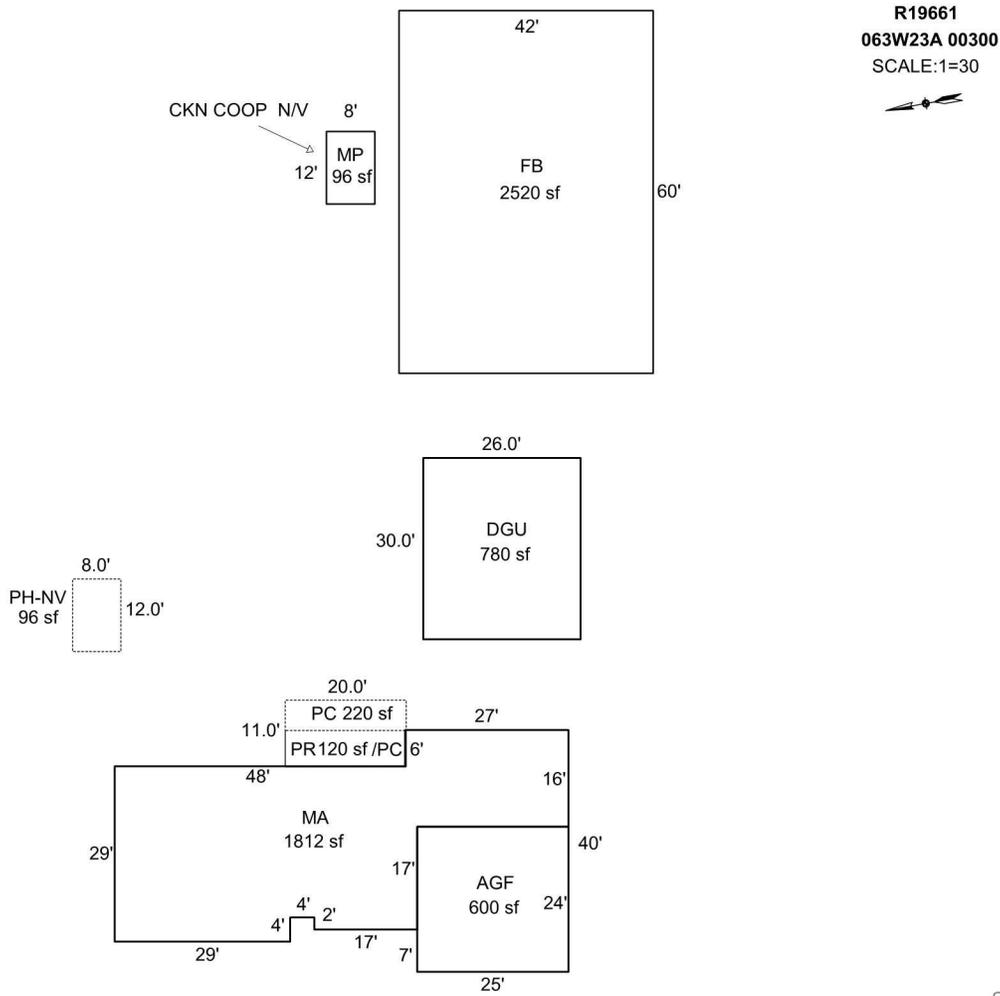
Net LIVABLE	cnt	1	(rounded)	1,812
Net BUILDING	cnt	1	(rounded)	2,520

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GLA1	MA	1.0	1812.0	224.0	1812.0
GAR	AGF	1.0	600.0	98.0	
	DGU	1.0	780.0	112.0	1380.0
P/P	PH-NV	1.0	96.0	40.0	
	PC	1.0	220.0	62.0	
	PR	1.0	120.0	52.0	436.0

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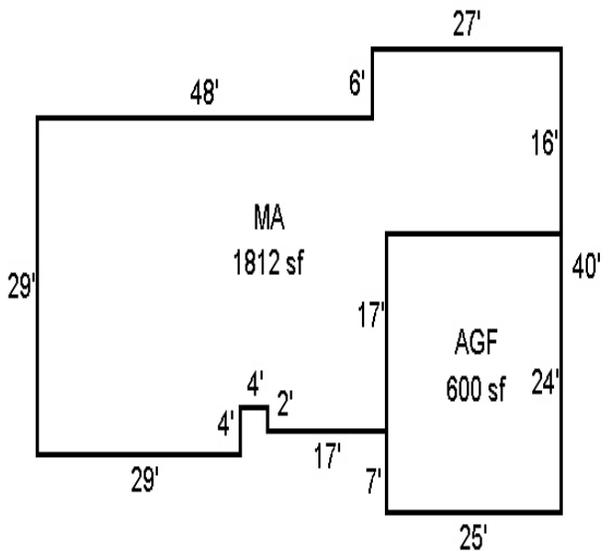
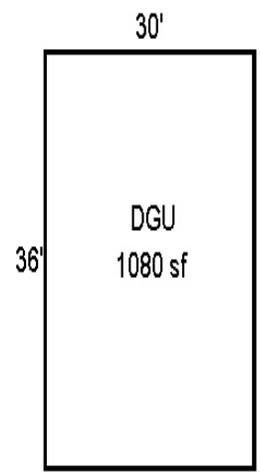
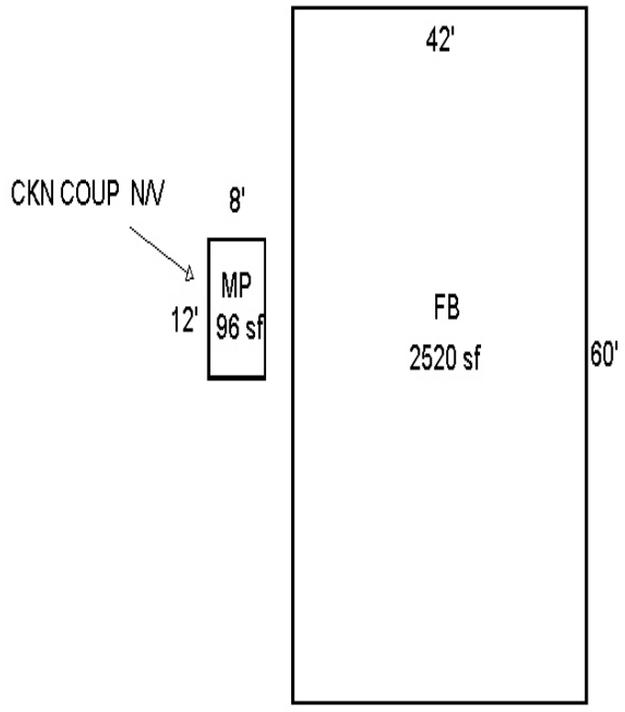
#29 JS 04/27/2021

### COMMENT TABLE 3

CYCLE C19 PICTOM

Net LIVABLE cnt 1 (rounded) 1,812  
 Net BUILDING cnt 1 (rounded) 2,520

R19661  
063W23A 00300  
SCALE:1=30'



R19661

23A 063W  
063W-23A -00300 48501-000  
502 (551) 0-4H A26 024-00-21-0  
~~RICHTER, EUGENE V - TRUSTEE~~

*Noss. Right*  
*1.16* 5.11 ACRES

*543 390 7561*  
*WINSLOW - KCU1W*

8380 WHEATLAND RD NE  
V0949P0046RD

07/27/95

(393-3360)



R19661 063W23A 00300 Appr #: 19 Date 8-11-08 Prop Class 551 Prop Code A74  
 Situs Address 8380 WHEATLAND RD NE Franchise Code 19 Year For: 2008-2009

Owner WINSLOW, KEVIN D &  
 Notes: add MP - Inventory only - N/V - update inventory

RMV Land: 186,950 RMV Imp: 180,500 RMV Total: 367,450

Seg. Type MA Segment # 1.1 Class 4 Area 1812 Eff Area 1812 Length Width  
 Roof Cover COMP Plumbing BATH2.5  
 Heat FA Fireplace Inter. Comp H&F;DW;RNG  
 Bedrooms 3 Year Built 1972 Eff. Year Built 1972 Cond. P F A G E  
 Adj Codes RLCM4 Qty 4 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg. Type AGF Segment # 1.2 Class 4 Area 600 Eff Area 600 Length 25 Width 24  
 Roof Cover COMP Plumbing  
 Heat Fireplace Inter. Comp  
 Bedrooms Year Built 1972 Eff. Year Built 1972 Cond. P F A G E  
 Adj Codes RLCM4 Qty 4 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg. Type YI4A Segment # 1.3 Area 1 Length Width  
 Cond. P F A G E Year Built Eff. Year Built: % Comp \_\_\_ Econ \_\_\_

**Out Buildings**

Seg. Type DGU Segment # 2.1 Class 4 Area 1080 Length 36 Width 30  
 Foundation conc Ex. Wall Plywd Height  
 Roof Cover COMP Roof Style Gable Floor Conc Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1972 Eff. Yr. Blt: 1972  
 Cond. P F A G E Adj. Codes RLCM4 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg. Type FB Segment # 3.1 Class 5 Area 2520 Length 60 Width 42  
 Foundation POST Ex. Wall BKENAM;12FT Height  
 Roof Cover METAL Roof Style GABLE Floor DIRT Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1987  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

R19661 063W23A 00300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A74  
 Situs Address 8380 WHEATLAND RD NE Franchise Code 19 Year For: 2008-2009  
 Owner WINSLOW, KEVIN D &  
 Notes: \_\_\_\_\_

RMV Land: 186,950 RMV Imp: 180,500 RMV Total: 367,450

Segment	MP								Land
Class	4								
Dim/Size	12x8								
Foundation	Piers								
Exter Wall	Ply wd								
Wall Height									
Inter Finish									
Roof Cover	Rolled								
Roof Style	Shed								
Flooring	Wood								
Plumbing									
Electric	110v								
Misc.									
Yr Blt									
Eff Yr									
Cond.									
% Good									
% Comp									
Lump Sum	N/V								
Except. Code	chicken coup								

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	EFU HMSTD INCREMENT	OSDA.RUR	0		
2	EFU HOMESITE	009C	1		
3	TWO BENCH IRR	009CI	0.16		

Eff Acres 1.16 Companion Accounts

**ROUTING SLIP**

Date 8/19/08 Clerk Chris

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

R19661 063W23A 00300 Prop Class: 551 Prop Code: A94 Fran: 06 Appr #: 29 Date: 4-22-20

Situs Address 8380 WHEATLAND RD NE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner WINSLOW, JENNIFER L  Pictom Other: \_\_\_\_\_

RMV Land: 163,620 RMV Imps: 250,320 RMV Total: 413,940 M50 Total: 204,200 For: 2020-2021

Notes: AGF converted to MA, YIS  
EV = sheep & chickens

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: COMP Int Comp: H&F;DW;RNG Adj: RLCM4  
Class: 4 Roof Style: \_\_\_\_\_  
Area: 1812 Eff 1812 Flooring: \_\_\_\_\_  
Dimens: 2412 x 2412 Plumbing: BATH2.5 Electrical: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: FA Bedrooms: 3 % Comp: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1972 Eff: 1972 Adj: \_\_\_\_\_  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_ RMV: 150,470  
Exc Code: IV Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
Method: R05 Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: RLCM4  
Class: 4 Roof Style: \_\_\_\_\_  
Area: 600 Eff 600 Flooring: \_\_\_\_\_  
Dimens: 25 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1972 Eff: 1972 Adj: \_\_\_\_\_  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_ RMV: 33,290  
Exc Code: \_\_\_\_\_ Comment/Adj: low part of MA L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4A RESIDENTIAL Deck out.**  
Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_  
Area: 1 Eff: 1 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ RMV: 14,700  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: CP 22x44/PRA 20x6/PC 20x11 L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 DGOU DGOU**  
Method: R05 D6U Roof Cover: COMP Int Comp: \_\_\_\_\_ Adj: RLCM4 3  
Class: 3 Roof Style: GABLE  
Area: 1080 780 Eff: 1080 Flooring: CONC  
Dimens: 36 26 x 30 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Found: CONC Heat/AC: \_\_\_\_\_ Bedrooms: 1930 Func: \_\_\_\_\_  
Ex. Wall PLYWD Fireplace: \_\_\_\_\_ Year: 1972 Eff: 1972 Value: 42,700  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 3.1 FB FEEDER BARN**  
Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCMLS  
Class: 5 Roof Style: GABLE  
Area: 2520 Eff: 2520 Flooring: DIRT  
Dimens: 60 x 42 Plumbing: \_\_\_\_\_ Electrical: 110V % Comp: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex. Wall BKENAM;12FT Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1987 Value: 9,160  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 MP CHICKEN COUP**  
Method: F Roof Cover: ROLL Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
Class: 4 Roof Style: SHED  
Area: 96 Eff: 96 Flooring: WOOD  
Dimens: 12 x 8 Plumbing: \_\_\_\_\_ Electrical: 110V % Comp: \_\_\_\_\_  
Found: PIERS Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex. Wall PLYWD Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ Value: \_\_\_\_\_  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_



**SPECIALY ASSESSED LAND APPRAISAL CARD**

Input Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ By \_\_\_\_\_

Print Date: 4/7/2006

Account # **R19661**

Code Area 02400210

Map Tax Lot: 063W23A 00300

Additional Accounts: ( ) Fire Patrol ( Y / N ) Fire Patrol Acres \_\_\_\_\_ Inside UGB? ( Y / N )  
 (That make up this tax lot)

Date Appraised 6/19/06 Appraiser DB 36 Year For 2007-08 Account # Acres 1.16

Property Class 551 Prop Code A64 Maint. Area 04H Zoning EFU

Prop Situs Addr: 8380 WHEATLAND RD NE  
 SALEM, OR 97303

**LAND REAL MARKET VALUE FOR ACREAGE:**

Land Seg #	Yr. of Liab.	Land Type	Soil Class/Land Description	Acres	Land Sched.	Land Adj.	Exception Codes
R19661.1	99	1001	EFU HMSTD INCREMENT	0.00	_____	_____	_____
R19661.2		1021	EFU HOMESITE	1.00	_____	_____	_____
R19661.3	80	3220	TWO BENCH IRR	0.16	_____	_____	_____

# of Farm Related Homesites \_\_\_\_\_

Remarks \_\_\_\_\_

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**See "Over" for Farm Use Info**

Effective Acres: 1.16  
 (Basis of Market Value)

APPR INITIALS & #: PB 36 DATE: 6/19/06 ACCOUNT#: \_\_\_\_\_ CLERK'S INITIALS & DATE: \_\_\_\_\_

1. FARMLAND ACRES: \_\_\_\_\_ Type of Crop: \_\_\_\_\_ Type of animals: \_\_\_\_\_  
2. FOREST LAND ACRES: \_\_\_\_\_ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*  
Soil Class Change: \_\_\_\_\_

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE STATUS OF UNUSED ACRES: \_\_\_\_\_

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE UNPLANTED ACRES: \_\_\_\_\_

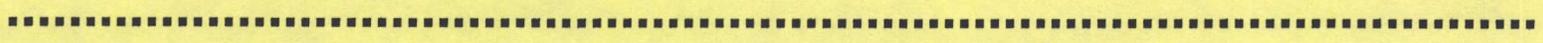
6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one* 8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: \_\_\_\_\_

DATE OF PHONE CALL: \_\_\_\_\_ WHO WAS CONTACTED? \_\_\_\_\_  
DISCUSSION NOTES: F/U OK hazelnuts

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- \_\_\_\_\_ FOR CONTINUED FARM/FOREST QUALIFICATION



APPR INITIALS & #: \_\_\_\_\_ DATE: \_\_\_\_\_ ACCOUNT#: \_\_\_\_\_ CLERK'S INITIALS & DATE: \_\_\_\_\_

1. FARMLAND ACRES: \_\_\_\_\_ Type of Crop: \_\_\_\_\_ Type of animals: \_\_\_\_\_  
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Soil Class Change: \_\_\_\_\_

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE STATUS OF UNUSED ACRES: \_\_\_\_\_

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: \_\_\_\_\_ DESCRIBE UNPLANTED ACRES: \_\_\_\_\_

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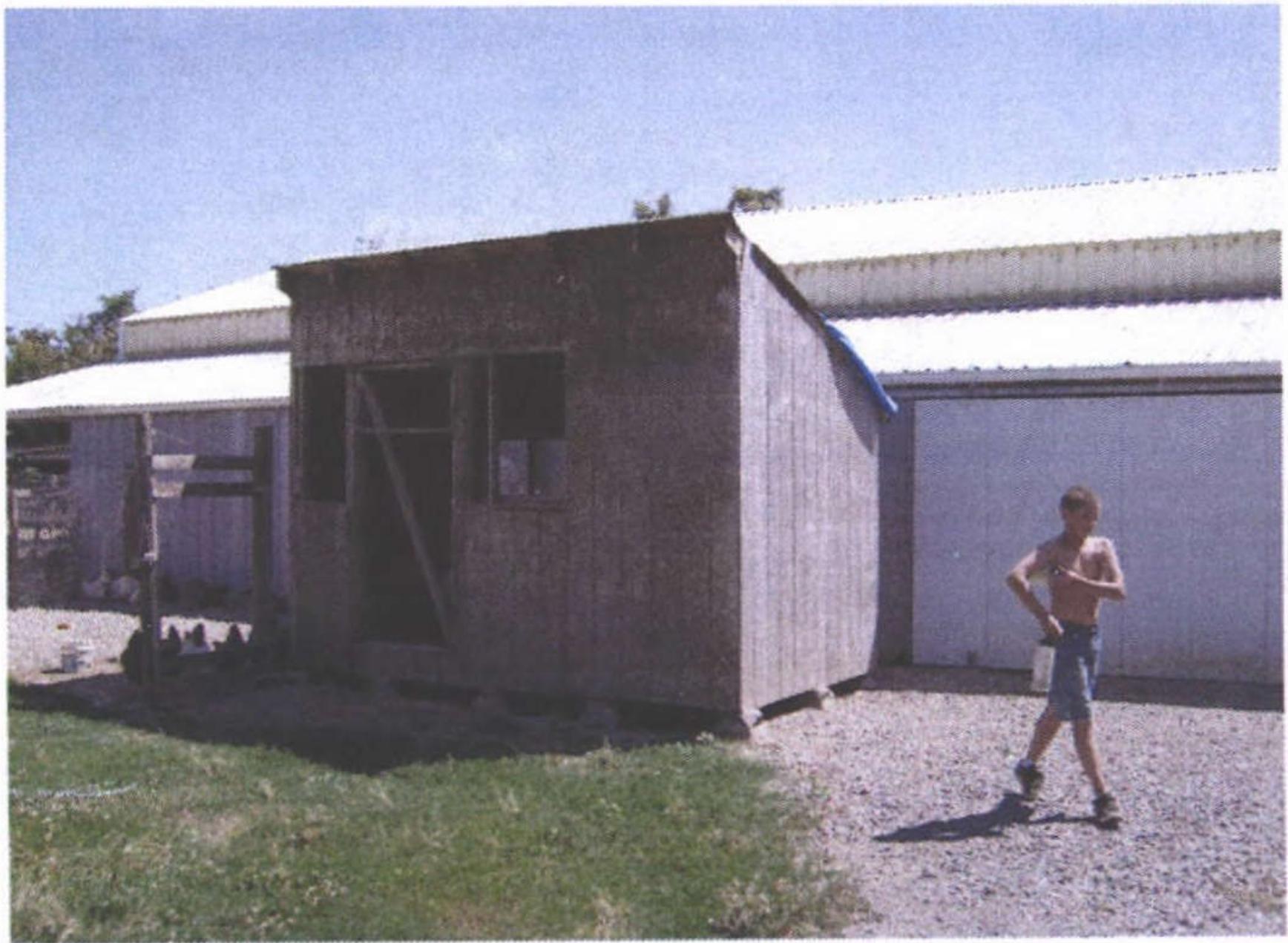
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4 29 '96



R19661 063W 23 00300 8/11/08



4-29-96



4 29 '96