

Summary

Lead Appr: **ww 3.24.25**

Clerk:

Lead Clerk:

Appr: **MLH 3/31/25**

Print Date:

9/24/2024

Acct ID: 521523

MTL: 071W160001200

Date: **11/5/24**

Appr: **MLH**

Prop Class: 551

RMV Prop Class: 501

Situs: 11506 KAUFMAN RD NE SILVERTON OR 97381

MaSaNh: 03 06 000

Unit: 44328

Year: **2024**

5

Last Date Appraised: 01/04/2024

Appraiser: MATTHEW HAMILTON

Retag: Y **N**

Tag info: 2025 - NEW CONSTRUCTION (TAGS/PERMIT)

Owner: KUENZI JRLT & KUENZI, MARLENE (LE) &

Roll Type: R

Cycle **Tag** Sales Verification Other:

Inspection level: **1** 2 3 4 LCB **TTC** INSP

AV: 875128

RMV Land: 732250

RMV Imp: 1538600

RMV Total: 2270850

MAV: 418560

MSAV: 69448

SAV: 195924

Comment: 24-25: L1 1.4.24 MLH

Input MLH 3/24/25

The Farm on Golden Hill
Chris 3/28/25 please send intent letter for change of use 1.0 acre patliab. 0.30 add tax

Tasting Room and events @100%

update inventory close tag

Farm Vineyard

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

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

CHRAMY
SEE MARKUP FOR
WASTE AND AREA IN ?
FOR VENUE

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Homesite Description: FOUR BENCH DRY RMV: 15850 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 400028

Site: 3 Code Area: 04500 Size: 14.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 233010 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 4 Code Area: 04500 Size: 7.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 128510 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 5 Code Area: 04500 Size: 17.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 309880 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 152 Year Blt: 1995 Eff Year Blt: 1998 Sq.Ft: 3233 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 684880
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **NC**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	5	Finished	1522	1	HB-1	1995	1998	BTH - 1, KIT, HVAC, FP - 3, ROOF	Y N
Second Floor	5	Finished	1451	4	FB-2	1995	1998	BATH - 2, HVAC	Y N
Attic	5	Finished	260	0	0	1995	1998	HVAC	Y N
Garage Attached	5	Finished	529	0	0	1995	1998	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	5	1	1998	33264	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 04500 Stat Class: 312 Year Blt: 1995 Eff Year Blt: 1998 Sq.Ft: 1088 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 34x32 RMV: 24520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **NC**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Loft Barn	6	Finished	1088	0	0	1995	1998	AVG	Y N

Accessories

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

Bldg: 3	Code Area: 04500	Stat Class: 353	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 432	% Complete: 100			
Desc: Machine Shed (MS)			Dimensions: 24x18		RMV: 2700				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	4	Finished	432	0	0	1997	1997	FAIR	Exception: Y N

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

Bldg: 5	Code Area: 04500	Stat Class: 332	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 3072	% Complete: 100			
Desc: Commercial Greenhouse (CG)			Dimensions: 96x32		RMV: 10470				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Commerical Greenhouse	4	Finished	3072	0	0	1991	1991	FAIR	Exception: Y N

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

Bldg: 6	Code Area: 04500	Stat Class: 332	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 3072	% Complete: 100			
Desc: Commercial Greenhouse (CG)			Dimensions: 96x32		RMV: 10470				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Commerical Greenhouse	4	Finished	3072	0	0	1991	1991	FAIR	Exception: Y N

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

Bldg: 8	Code Area: 04500	Stat Class: 351	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 960	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions: 40x24		RMV: 4420				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	960	0	0	1983	1983	FAIR	Exception: Y N

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

Bldg: 9	Code Area: 04500	Stat Class: 351	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 768	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions: 32x24		RMV: 2500				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	768	0	0	1974	1974	FAIR	Exception: Y N

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

Bldg: 10	Code Area: 04500	Stat Class: 341	Year Blt: 1992	Eff Year Blt: 1992	Sq.Ft: 216	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 18x12		RMV: 2150				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	5	Finished	216	0	0	1992	1992	FAIR	Exception: Y N

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

Bldg: 12	Code Area: 04500	Stat Class: 354	Year Blt:	Eff Year Blt: 1974	Sq.Ft: 336	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 14x24		RMV: 270	

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

NC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	336	0	0	0	1974	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 04500 Stat Class: 544 Year Blt: 2023 Eff Year Blt: Sq.Ft: 6384 % Complete: 100

Desc: DINING - LOUNGE

Dimensions:

RMV: 796220

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 387120

Adjust:

Adjust RMV: 0

Handwritten notes: 65% 100 M/M

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					





Commercial Property Appraisal
Marion County

THE FARM ON GOLDEN HILL
Account ID: 21523 Slot Class: 544-DINING-LOUNGE
Total Sq Ft: 6,384 MA-SA-NH 01-06-000 Notes: NEW Instagroom @ 63%

Component - THE FARM ON GOLDEN HILL
Slot Class: 544-DINING-LOUNGE
Notes:

Cost Approach
ZIP Code: 97331 Data Collected: 11/02/24 Local Multiplier: (Default)
Reporting Date: 1/20/25 Cost Data Set: 1/20/25 Architect's Fees: (Default)
EIF App Adjustment: 0

Section - THE FARM ON GOLDEN HILL
Type: Building
Size: 6,384 sq ft Perimeter: 344 ft # of Stories: 1

Code	Description	%	Quality	Class	Height (ft)
127	Winery Shop	70	2.0	D Wood or Steel Framed Exterior Walls	14.0
127	Winery Shop	26	2.0	D Wood or Steel Framed Exterior Walls	9.5
127	Winery Shop	4	2.0	D Wood or Steel Framed Exterior Walls	14.0

Code	Description	Quantity	Unit Cost	Total Cost	Less Depreciation	Total Cost Depreciated
1	Base Cost	6,384	\$152.35	\$844,922	\$0	\$844,922
617	Complete HVAC	6,384	\$30.46	\$194,437	\$0	\$194,437
660200	Concrete Sidewalk	1,000	\$8.96	\$8,960	\$0	\$8,960
660200	Concrete Sidewalk	1,376	\$7.77	\$10,692	\$0	\$10,692
660200	Concrete Sidewalk	1,366	\$7.92	\$10,835	\$0	\$10,835
660204	Pave Surf, Aluminum Steel, Steel, Exposed	1,376	\$16.04	\$22,071	\$0	\$22,071
660207	Shops on Ground, Concrete	32	\$68.22	\$2,183	\$0	\$2,183
106	Steel Walls, Wood Siding	6,384	\$21.77	\$139,060	\$0	\$139,060
660300	Surface Parking Lot	2	\$2,434.00	\$4,868	\$0	\$4,868
				\$1,255,408	\$0	\$1,255,408

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EIF @ 0.15% RCN		\$185,310.00				

Depreciation: Marshall & Swift Tables EIF Age 5 yrs
Additional Functional: 0.5 %
Extended: 0.5 %

Page 1 of 2

THE FARM ON GOLDEN HILL
Account ID: 21523 Slot Class: 544-DINING-LOUNGE
Total Sq Ft: 6,384 MA-SA-NH 01-06-000 Notes: NEW Instagroom @ 63%

Reconciliation	Base Value	Calculation Type	Marshall & Swift
Land	\$0		
Structures	\$1,420,719		
Mach/Equip			
Personal Prop			
Total	\$1,420,719		
			Improvements 0% - M&S, 0% \$1,420,719

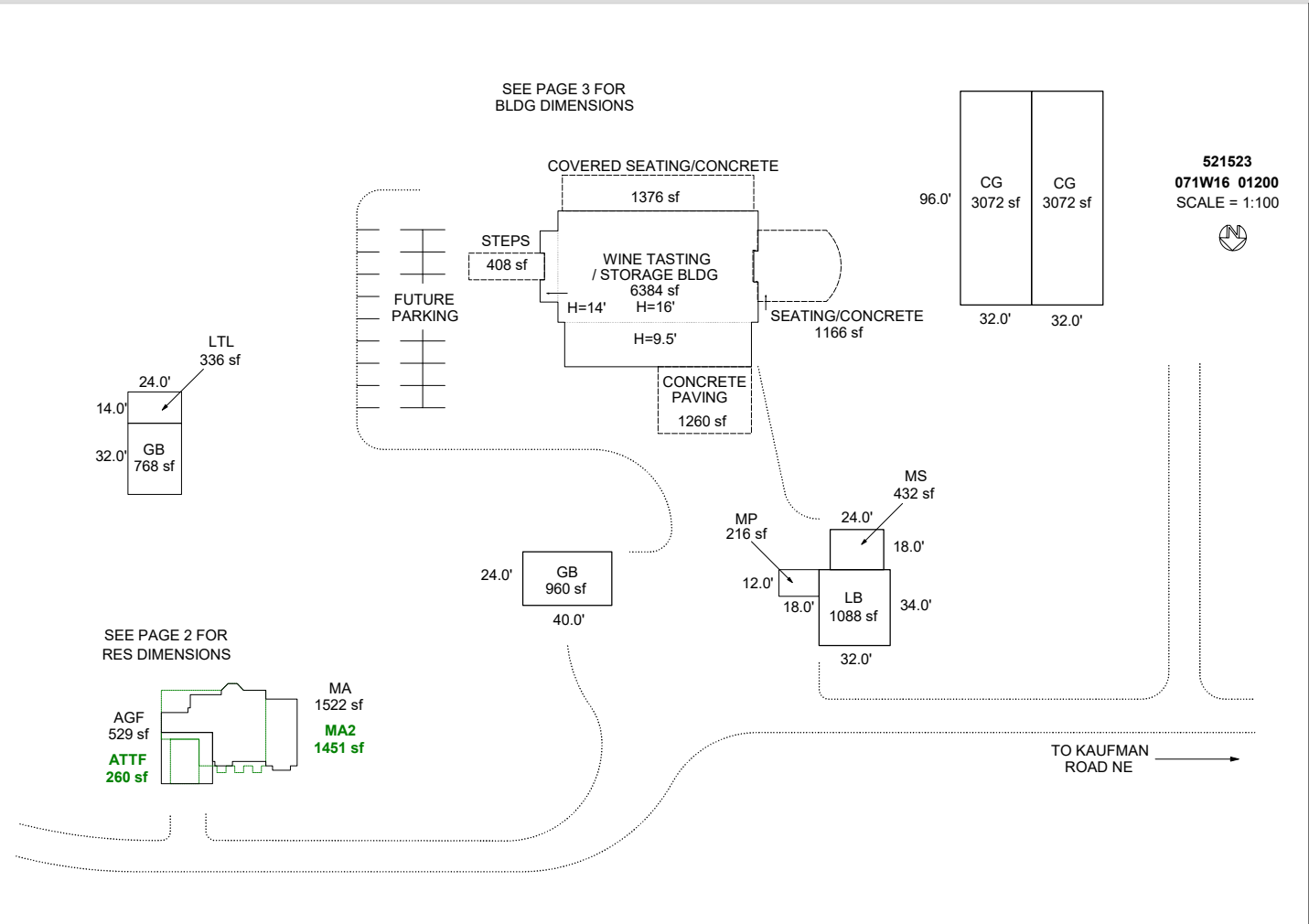
Page 2 of 2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	960.0	128.0	
	MP	1.0	216.0	60.0	
	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
GLA1	WINE TASTING	1.0	6384.0	344.0	
	GB	1.0	768.0	112.0	16328.0
GLA2	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	CONCRETE	1.0	1260.0	144.0	
	COVERED SEATIN	1.0	1376.0	204.0	
	STEPS	1.0	408.0	92.0	
	1 addl items				
	Net LIVABLE	cnt	0	(rounded)	3,233
Net BUILDING	cnt	9	(rounded)	16,328	

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024
 UPD BY WW 8.8.24
 UPDATED BY CLOBERG 03/19/25

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024
 MLH 11/05/24

COMMENT TABLE 3

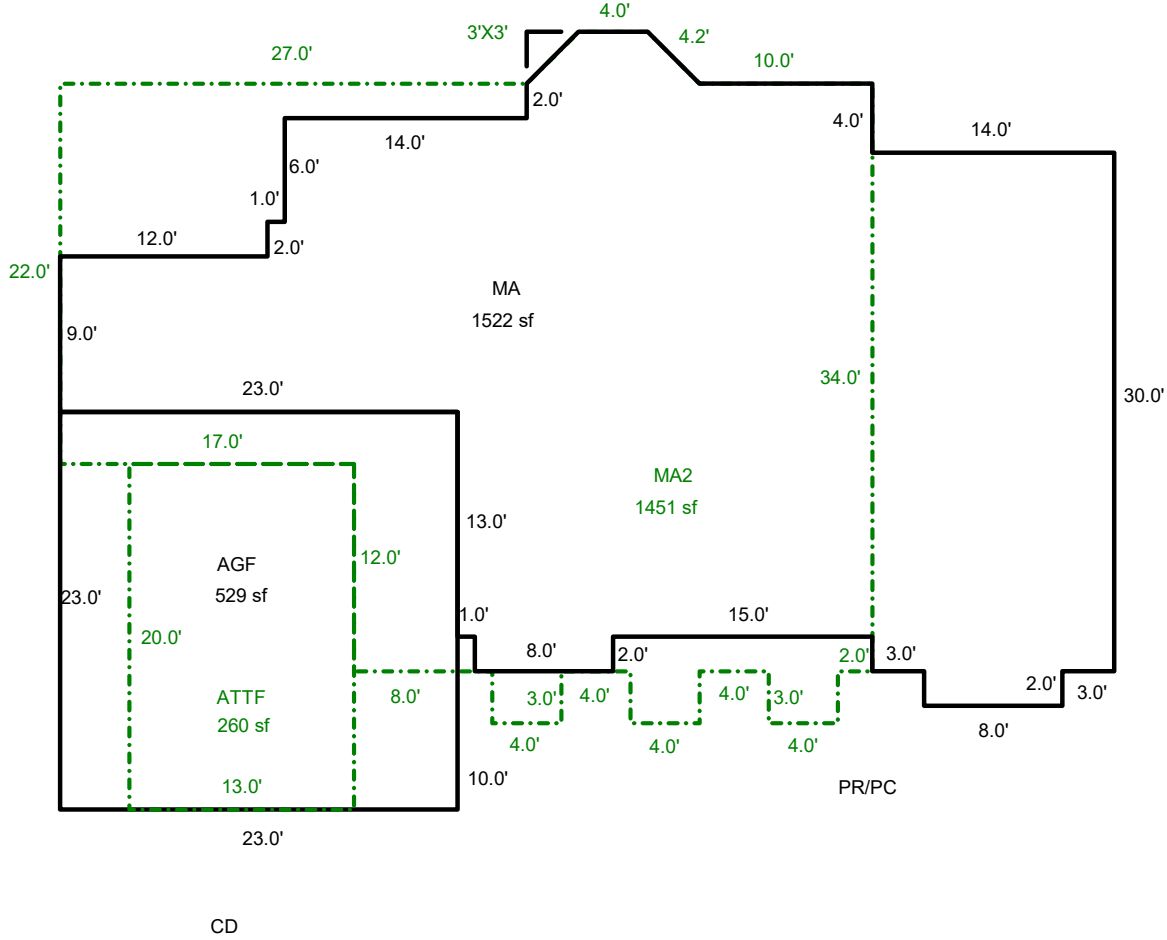
TAGS L1
 TAGS L1

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

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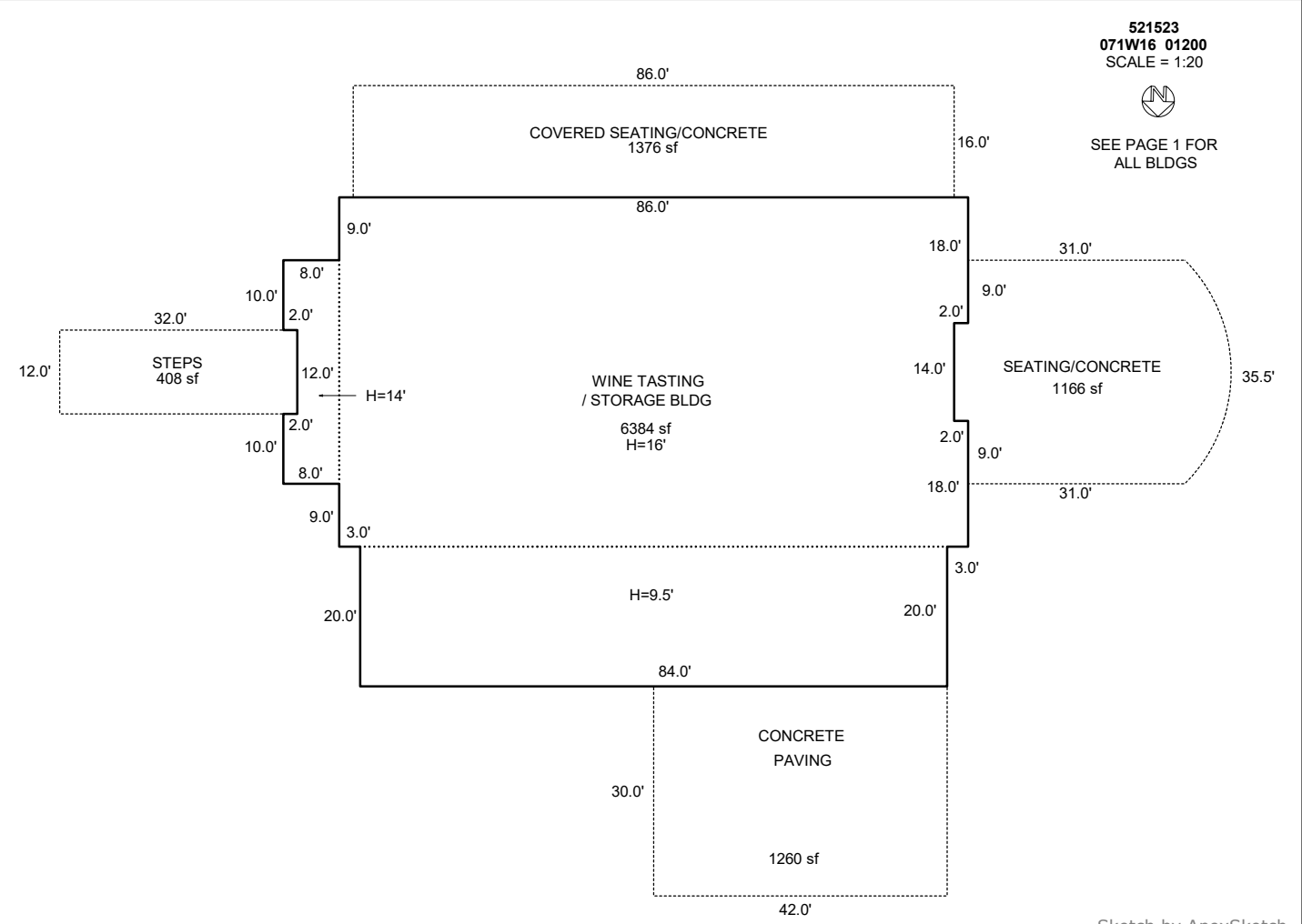
Net LIVABLE cnt 0 (rounded) 3,233

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

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	WINE TASTING	1.0	6384.0	344.0	6384.0
P/P	CONCRETE	1.0	1260.0	144.0	
	COVERED SEATIN	1.0	1376.0	204.0	
	STEPS	1.0	408.0	92.0	
	SEATING/CONCRE	1.0	1166.1	133.5	4210.1

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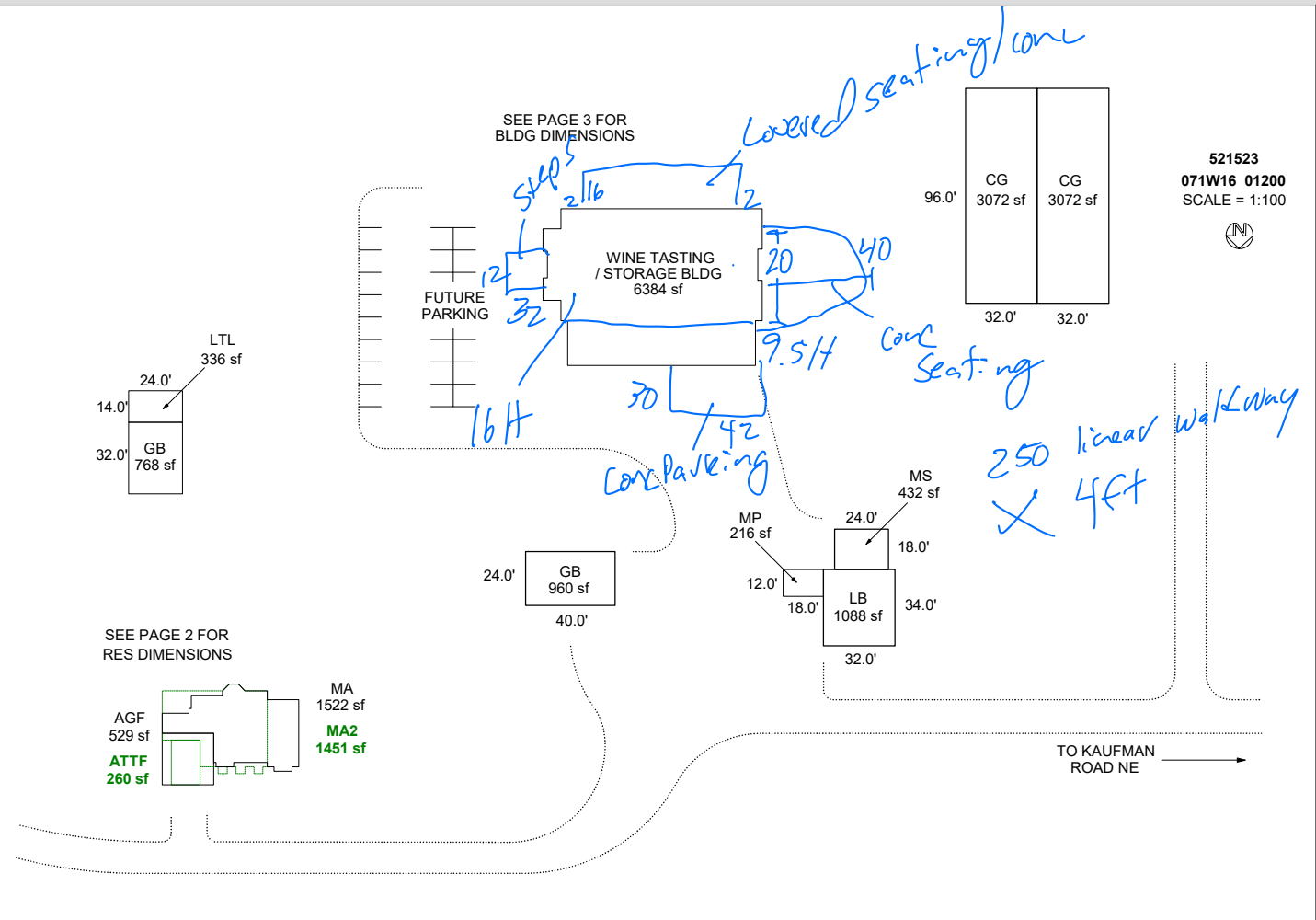
Net BUILDING cnt 1 (rounded) 6,384

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SKETCH



521523
 071W16 01200
 SCALE = 1:100

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1	432	84	
	LTL	1	336	76	
	LB	1	1088	132	
	CG	1	3072	256	
	CG	1	3072	256	
	GB	1	960	128	
	GB	1	768	112	
	WINE TASTING	1	6384	344	
	MP	1	216	60	16328
	GLA1	MA2	1	1451	182
	MA	1	1522	200	2973
GLA2	ATTF	1	260	66	260
GAR	AGF	1	529	92	529
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	9 (rounded)		16,328

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SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	WINE TASTING	1	6384	344	6384
	Net BUILDING	cnt	1 (rounded)		6,384

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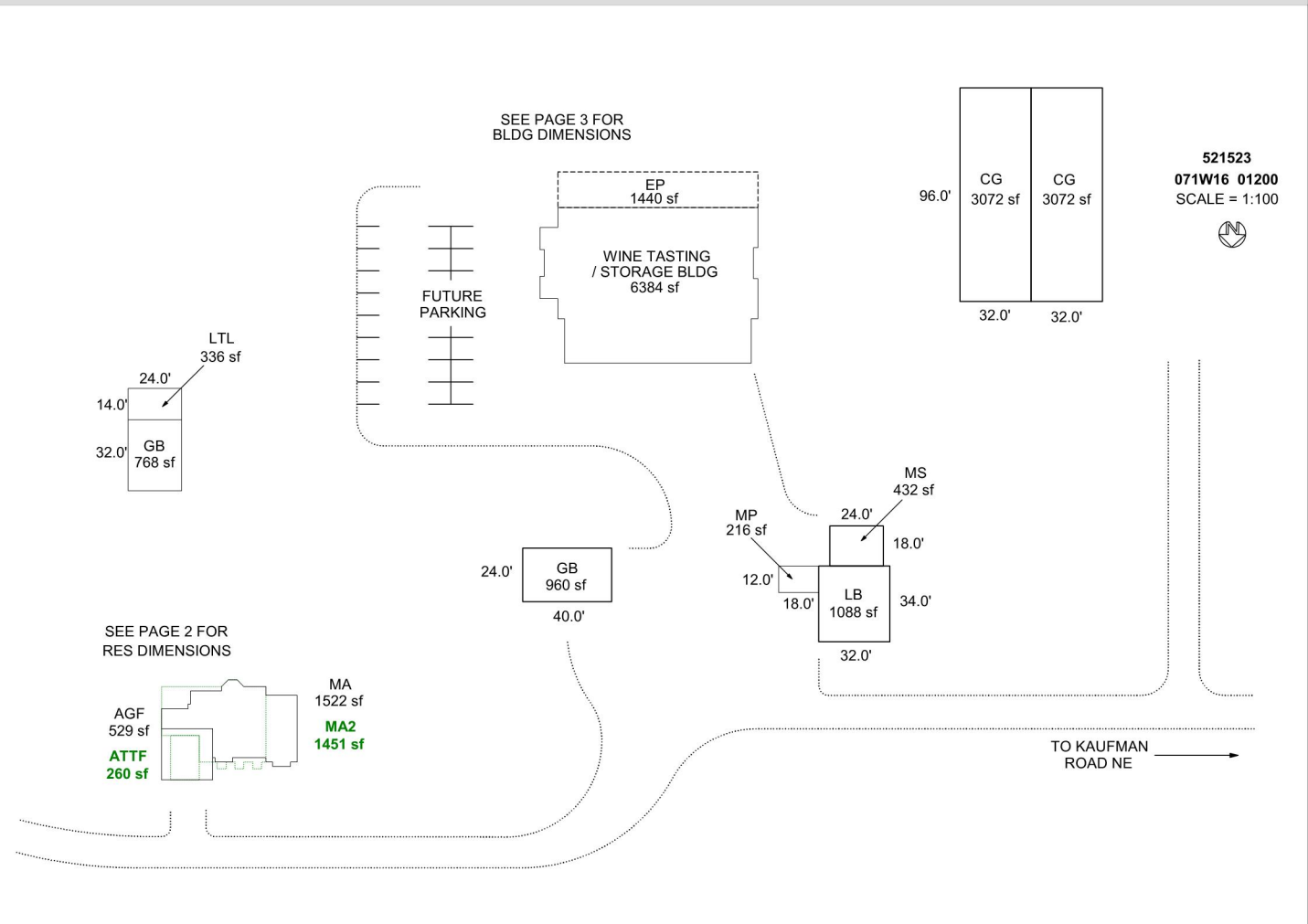
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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6384.0	344.0	
	MP	1.0	216.0	60.0	16328.0
	GLA1	MA2	1.0	1451.0	182.5
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	9 (rounded)		16,328

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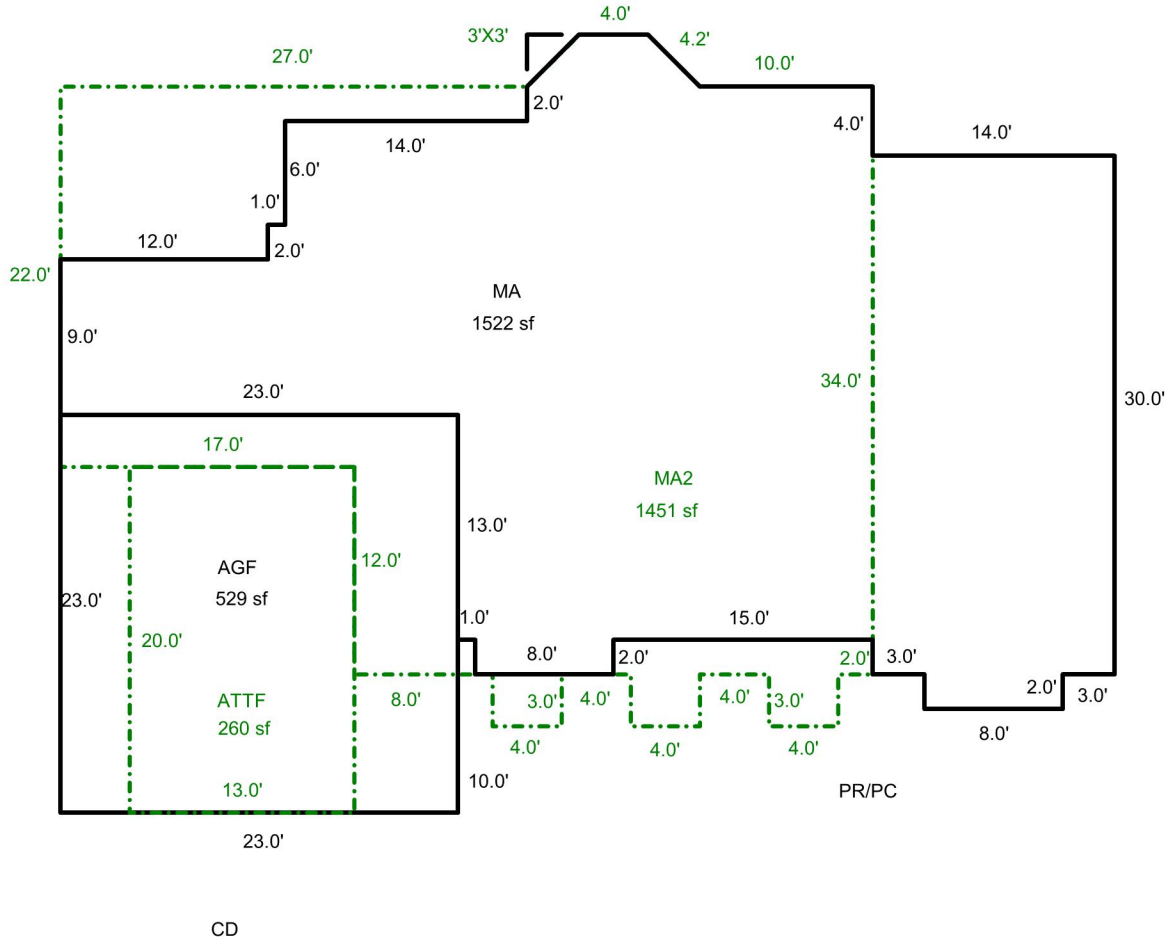
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SKETCH



Sketch by Apex Sketch

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GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

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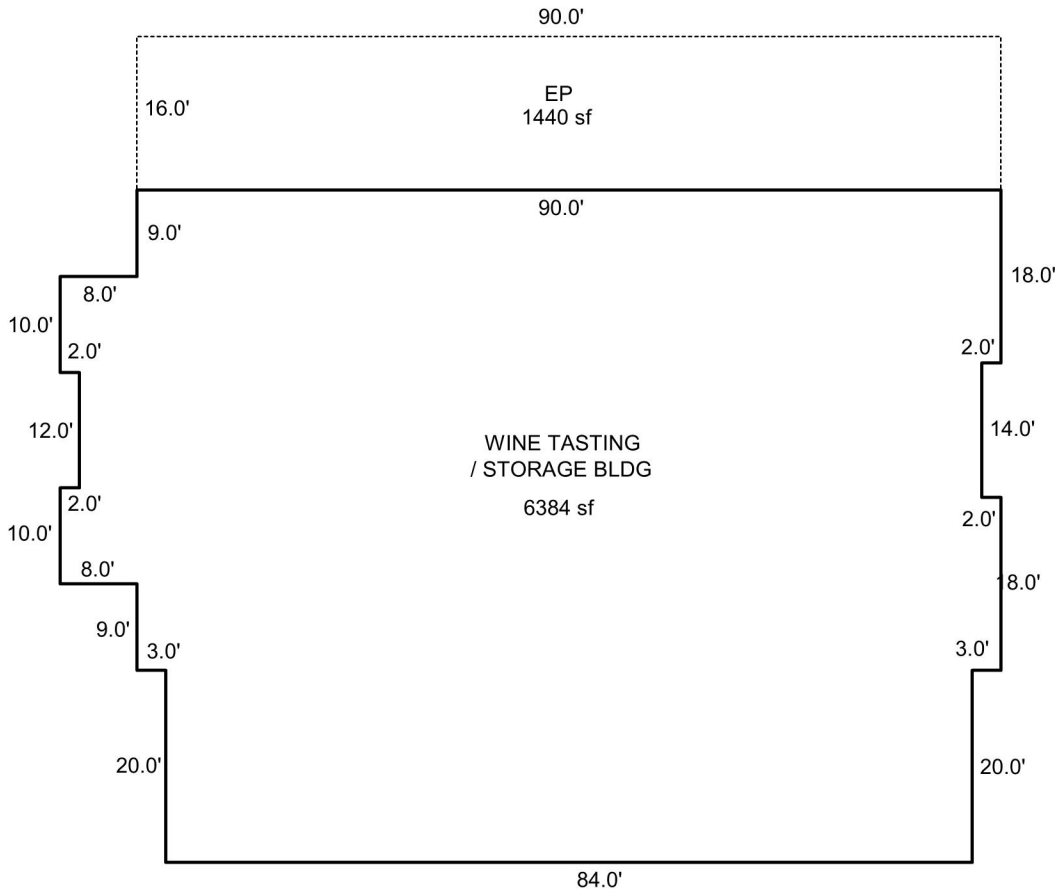
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SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	WINE TASTING	1.0	6384.0	344.0	6384.0
P/P	EP	1.0	1440.0	212.0	1440.0

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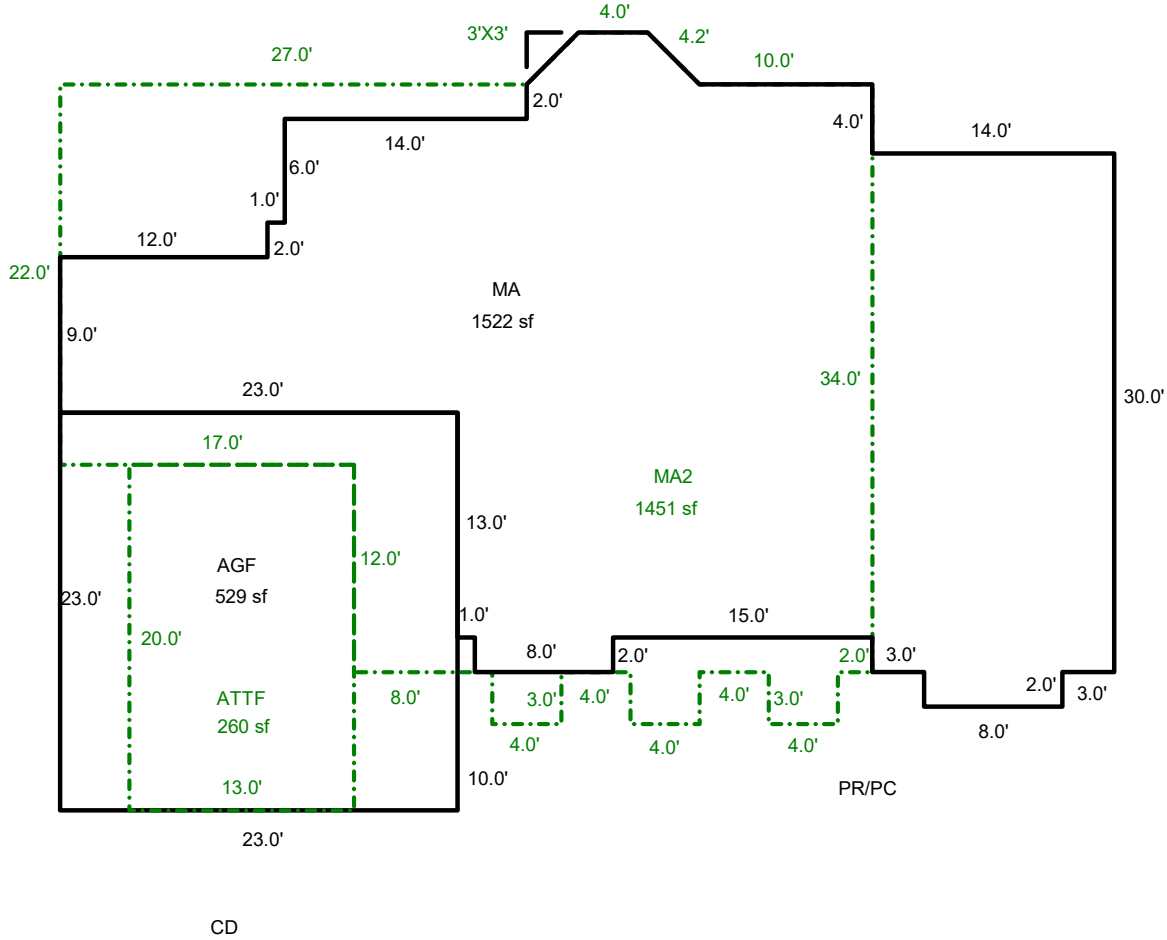
Net BUILDING cnt 1 (rounded) 6,384

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA2	1	1451	182	
	MA	1	1522	200	2973
GLA2	ATTF	1	260	66	260
GAR	AGF	1	529	92	529

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024
 UPD BY WW 8.8.24

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

TAGS L1

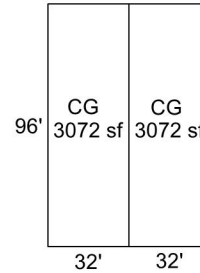
Net LIVABLE cnt 3 (rounded) 3,233

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

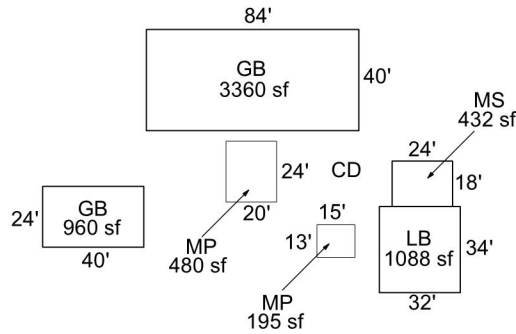
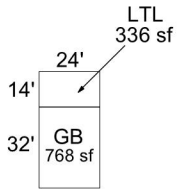
SKETCH



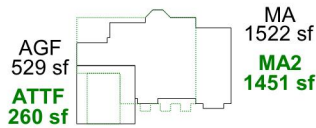
521523
071W16 01200
 SCALE = 1:100



**SEE PAGE 3 FOR
 PURPOSED WINE TASTING ROOM**



SEE PAGE 2 FOR
 RES DIMENSIONS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LB	1.0	1088.0	132.0	
	GB	1.0	3360.0	248.0	
	GB	1.0	960.0	128.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	MP	1.0	195.0	56.0	
	MP	1.0	480.0	88.0	
	GB	1.0	768.0	112.0	
	LTL	1.0	336.0	76.0	13763.0
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	10 (rounded)		13,763

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

COMMENT TABLE 3

Deleted 2 GH's

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

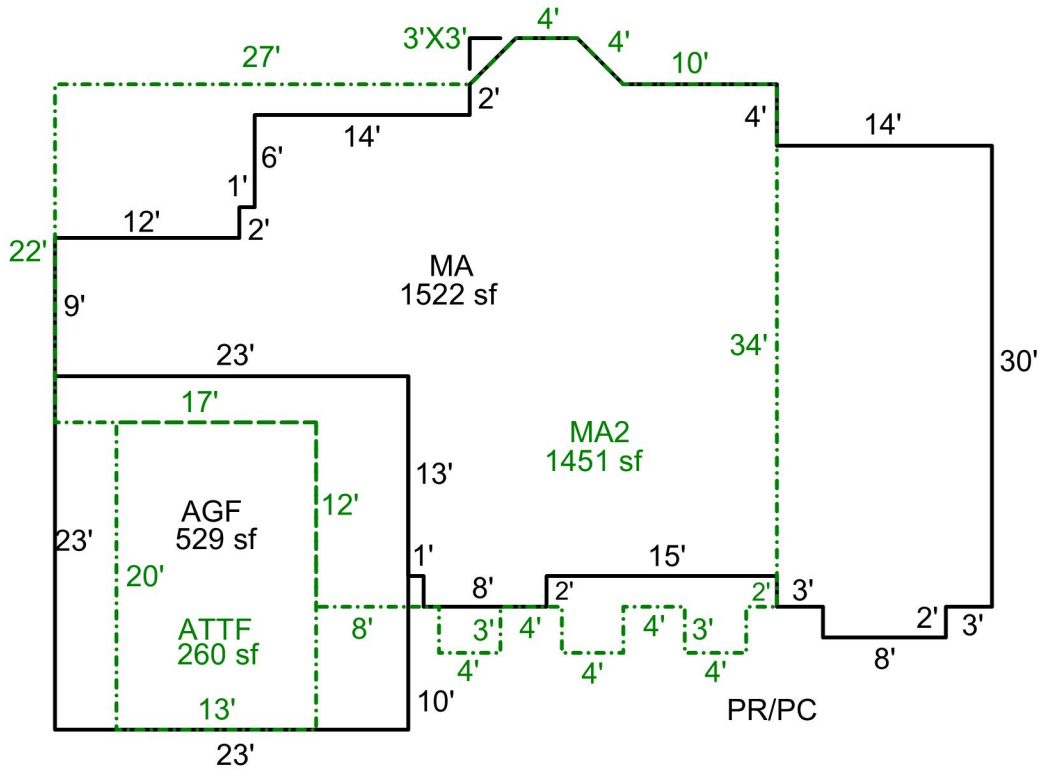
File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



CD

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

Deleted 2 GH's

COMMENT TABLE 3

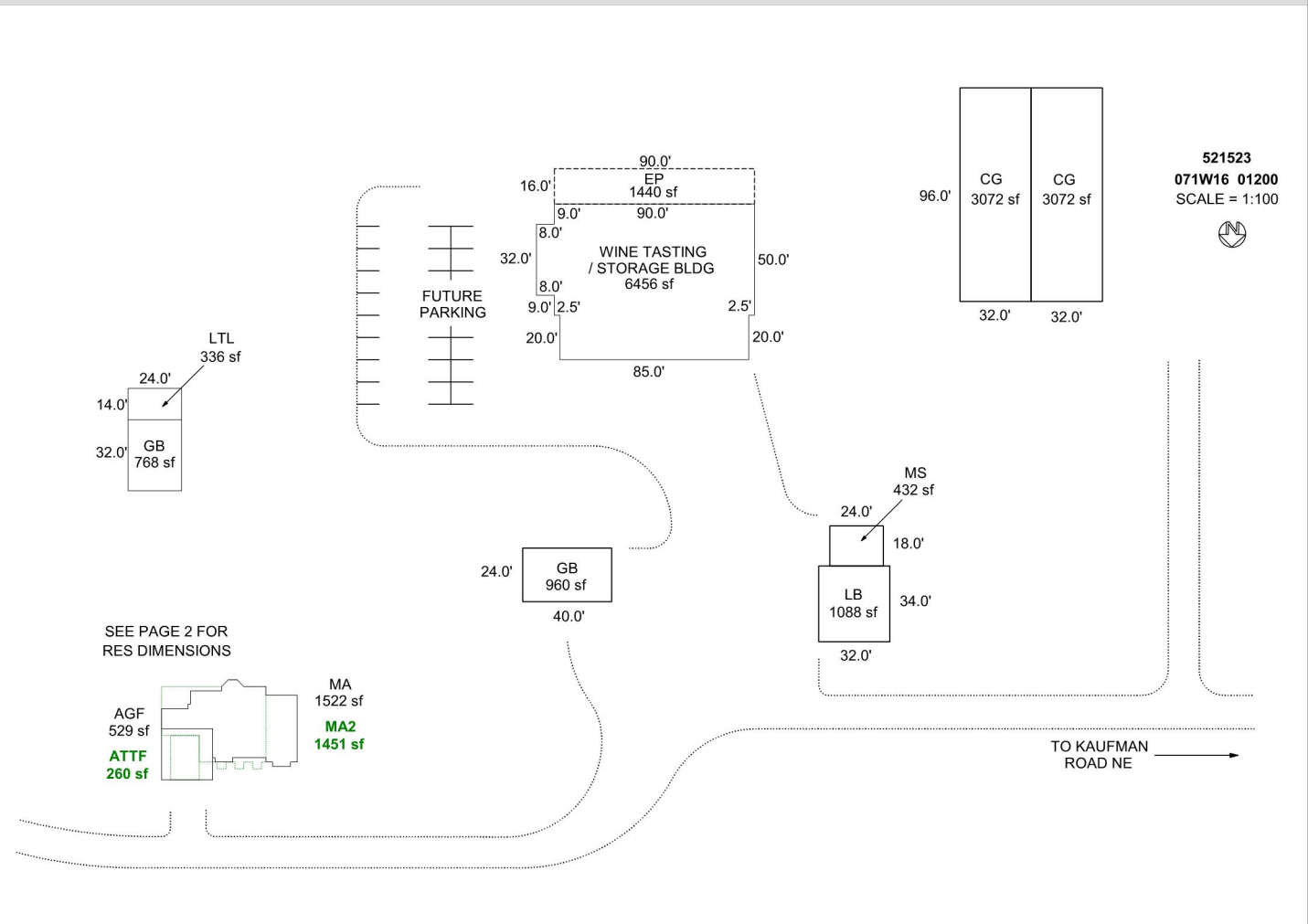
Net LIVABLE cnt 3 (rounded) 3,233

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6456.0	336.0	16184.0
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	8 (rounded)		16,184

COMMENT TABLE 1

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 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

Deleted 2 GH's

COMMENT TABLE 3



























Acct ID: 521523 MTL: 071W160001200 Date: **1/4/24** Appr: **MLH** Prop Class: 551 RMV Prop Class: **55150**
 Situs: 11506 KAUFMAN RD NE SILVERTON OR 97381 MaSaNh: 03 06 000 Unit: 44328 Year: 2024

Last Date Appraised: 08/04/2014 Appraiser: MATTHEW HAMILTON Retag: **Y** N Tag info: 2024 - NEW CONSTRUCTION (TAGS/PERMIT)

Owner: KUENZI JRLT & KUENZI, MARLENE (LE) & Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1** 2 3 4 LCB **TTO** **INSP** AV: 504468

RMV Land: 732250 RMV Imp: 615400 RMV Total: 1347650 MAV: 435020 MSAV: 69448 SAV: 208157

Comment:

*NEW Tasting Room @ 65% update inventory
Retag for '25*

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: **0** Value Source: Farm Homesite Description: RMV: 15850 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 400028

Site: 3 Code Area: 04500 Size: 14.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4B1 Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 233010 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 4 Code Area: 04500 Size: 7.05 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 128510 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974 / 400028

Site: 5 Code Area: 04500 Size: 17.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 309880 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 04500 Stat Class: 152 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 3233 % Complete: 100
 Desc: Multi Story above grade *EYB Roof / Paint* Dimensions: RMV: 548870
 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
First Floor	5	Finished	1522	1	FB-1 HB-1	1995	1995	ROOF, FP, HVAC, KIT, BTH - 1	Y N
Second Floor	5	Finished	1451	4	FB-2	1995	1995	BATH - 2, HVAC	Y N
Attic	5	Finished	260	0	0	1995	1995	HVAC	Y N
Garage Attached	5	Finished	529	0	0	1995	1995	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1995	32508	1	Y N

Bldg: 11 Code Area: 04500 Stat Class: 108 Year Blt: 1923 Eff Year Blt: 1923 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8940
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	1	5000	1923	8938	1	Y N

Improvements - Accessory Buildings

part of YI I/O

Bldg: 2 Code Area: 04500 Stat Class: 312 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1088 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 34x32 RMV: 9820
 Func Obsc: 50 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
Loft Barn	6	Finished	1088	0	0	1995	1995	FAIR Ade	

Accessories

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

Bldg: 3 Code Area: 04500 Stat Class: 353 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 432 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 24x18 RMV: 2700
 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
Machine Shed	4	Finished	432	0	0	1997	1997	FAIR	

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x20 RMV: 4730
 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	5	Finished	480	0	0	1995	1995	FAIR	

Accessories

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

Bldg: 5 Code Area: 04500 Stat Class: 332 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3072 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 96x32 RMV: 3000
 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
Commerical Greenhouse	4	Finished	3072	0	0	1991	1991	Fair	

Accessories

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

Bldg: 6 Code Area: 04500 Stat Class: 332 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 3072 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 96x32 RMV: 3000
 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
Commerical Greenhouse	4	Finished	3072	0	0	1991	1991	Fair	

Accessories

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

Bldg: 7 Code Area: 04500 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 3360 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 84x40 RMV: 24460
 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	4	Finished	3360	0	0	1999	1999	FAIR	

Accessories

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

Bldg: 8 Code Area: 04500 Stat Class: 351 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 960 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 4420

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
General Purpose Bldg	5	Finished	960	0	0	1983	1983	FAIR	

Accessories

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

Bldg: 9 Code Area: 04500 Stat Class: 351 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 768 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x24 RMV: 2080
 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
General Purpose Bldg	4	Finished	768	0	0	1974	1974	Fid pkg	

Accessories

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

Bldg: 10 Code Area: 04500 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 195 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x13 RMV: 2020
 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
Multi-Purpose Bldg	5	Finished	195	0	0	1992	1992	FAIR	

Accessories

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

Bldg: 12 Code Area: 04500 Stat Class: 354 Year Blt: Eff Year Blt: 1974 Sq.Ft: 336 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 24x14 RMV: 1360
 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
Lean-to Light Duty	4	Finished	336	0	0	0	0		

Accessories

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

127 2.0 6384 sf 344 perimeter 16 ft NEW

Commercial Property Appraisal						
Marion County						
THE FARM ON GOLDEN HILL	Stat Class	544 - DINING - LOUNGE				
Account ID 521523	Total Sq Ft 6,384	MA-SA-NH 03-06-000	Notes	NEW dining room @ 65%		
Component - THE FARM ON GOLDEN HILL						
Stat Class 544 - DINING - LOUNGE						
Notes						
Cost Approach						
ZIP Code 97381	Data Collected 8/7/2024	Local Multiplier	(Default)			
Reporting Date 1/2024	Cost Data Set 1/2024	Architect's Fees	(Default)			
		Eff. Age Adjustment	n/a			
Section - THE FARM ON GOLDEN HILL						
Type Building	Size 6,384 sq ft	Perimeter 344 ft	# of Stories 1			
Occupancy						
Code Description	%	Quality	Class	Height (ft)		
127 Winery Shop	100	2.0	D Wood or Steel Framed Exterior Walls	16.0		
Components						
Code Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated	
1 Base Cost	6,384	\$138.28	\$882,780	\$0	\$882,780	
617 Complete HVAC	6,384	\$30.91	\$197,329	\$0	\$197,329	
896 Stud Walls-Wood Siding	6,384	\$22.69	\$144,853	\$0	\$144,853	
			\$1,224,962	\$0	\$1,224,962	
Depreciation						
None						
Additional Functional	0.0 %					
External	0.0 %					
Reconciliation						
Base Value	\$1,224,962		Calculation Type: Marshall & Swift			
Land \$0	Structures +	Mach/Equip +	Personal Prop -	Total =	Improvements (S + M/E - P)	
	\$1,224,962			\$1,224,962	\$1,224,962	

Percent Complete Form

Account # _____

Additions

New Homes

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

APPR MLH Date 4/4/24 YR For 24-25 % COMP 65%
 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 _____



not this account

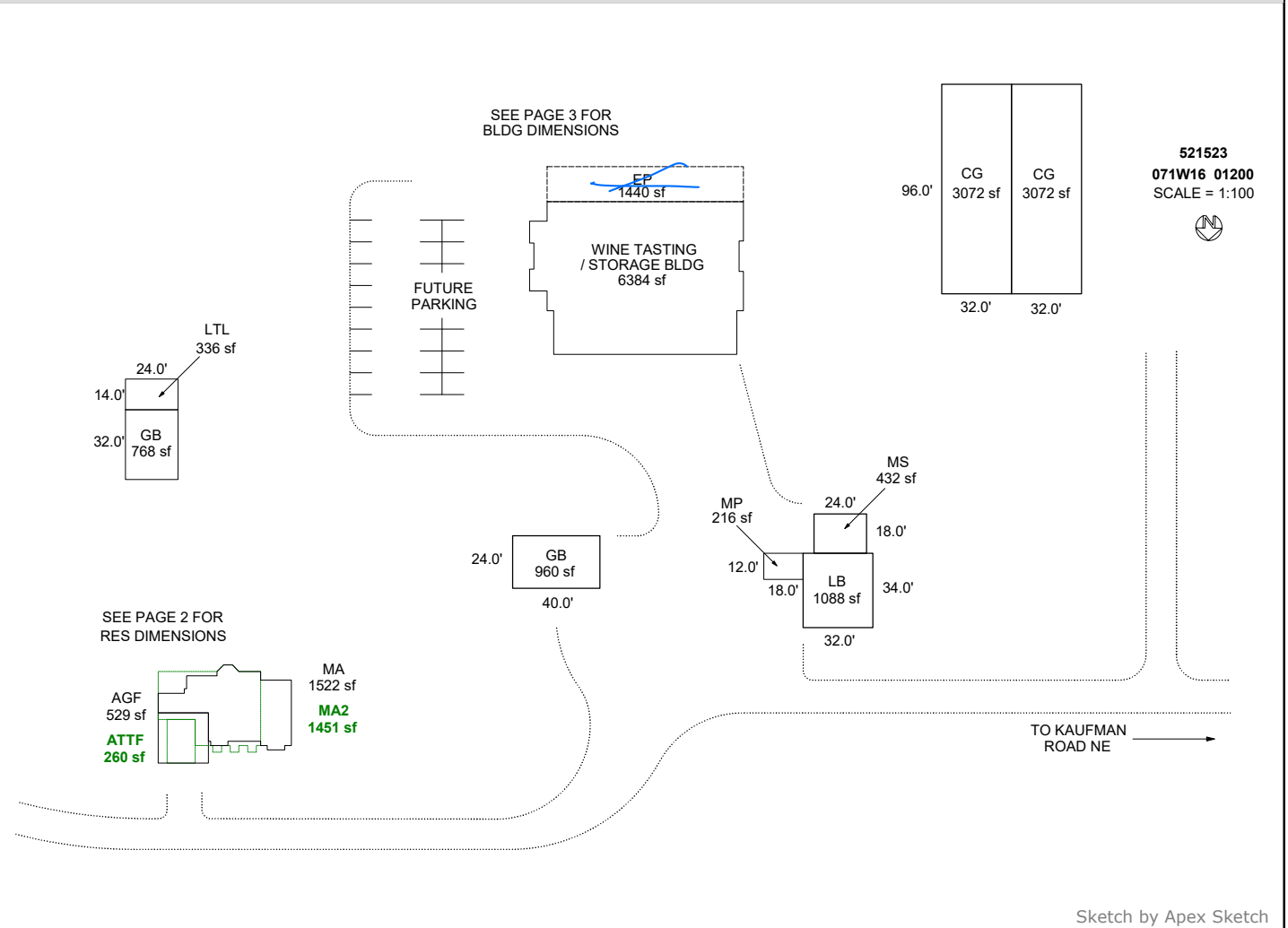


SKETCH/AREA TABLE ADDENDUM

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 Property Address: 11506 KAUFMAN RD NE
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 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6384.0	344.0	
	MP	1.0	216.0	60.0	16328.0
	GLA1	MA2	1.0	1451.0	182.5
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	9 (rounded)		16,328

COMMENT TABLE 1

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 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024

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Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

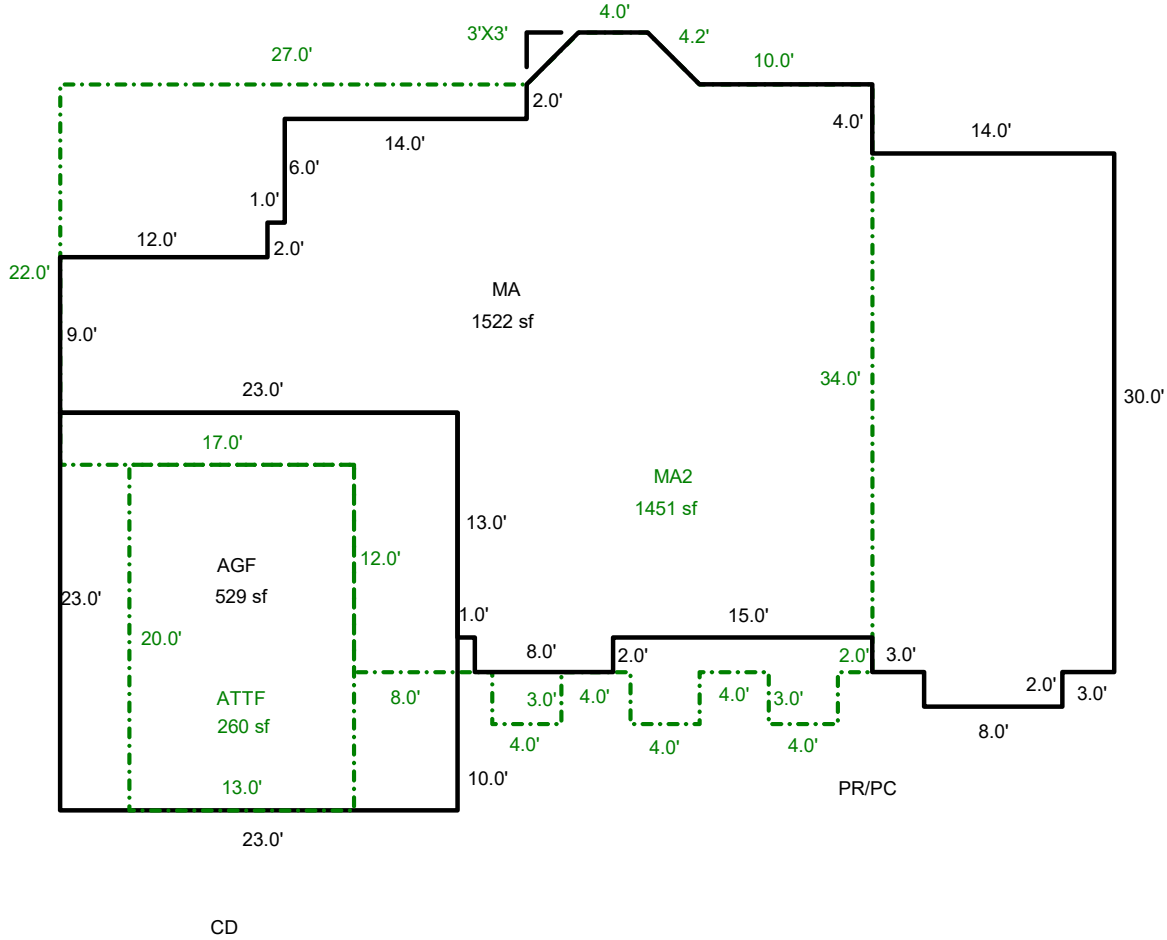
TAGS L1

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 Property Address: 11506 KAUFMAN RD NE
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

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 Updated by AC 3/8/10
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 UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

TAGS L1

Net LIVABLE cnt 3 (rounded) 3,233

SKETCH/AREA TABLE ADDENDUM

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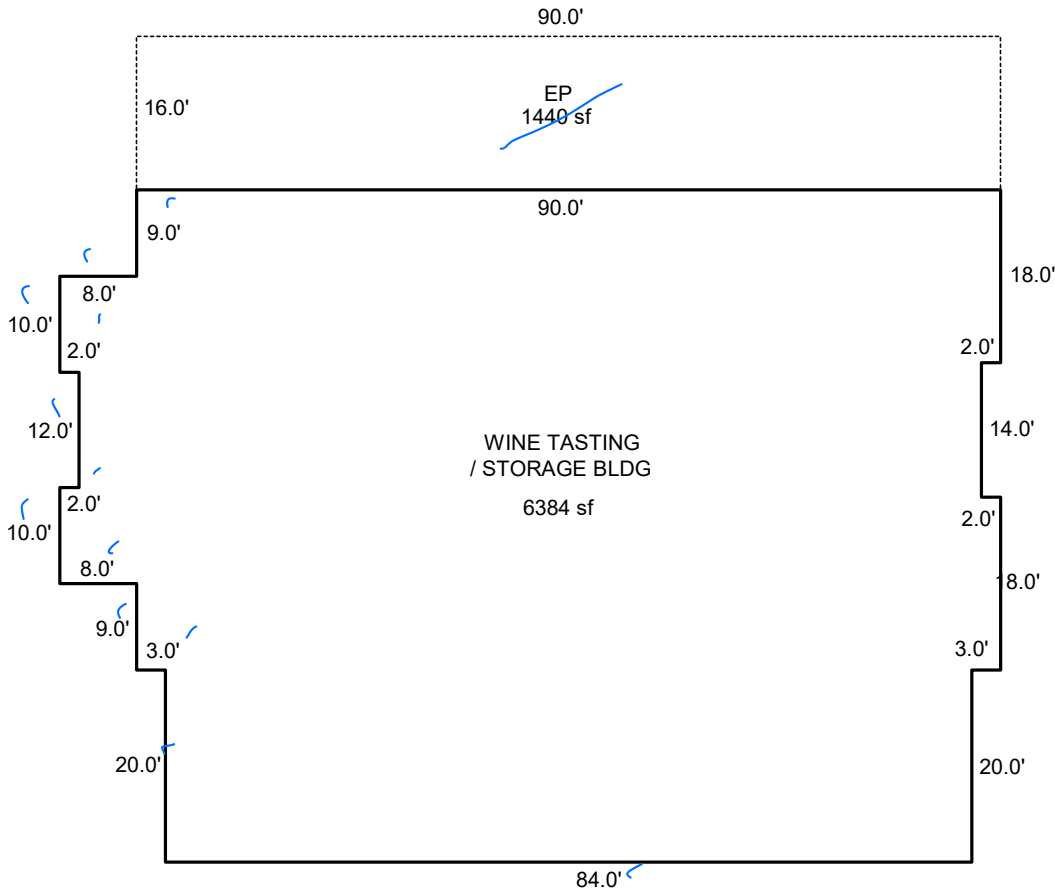
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 Appraiser Name: Inspection Date:

SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	WINE TASTING	1.0	6384.0	344.0	6384.0
P/P	EP	1.0	1440.0	212.0	1440.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576
 UPDATED BY CJURAN 02/15/2024

COMMENT TABLE 2

Deleted 2 GH's
 MLH 01/04/2024

COMMENT TABLE 3

TAGS L1

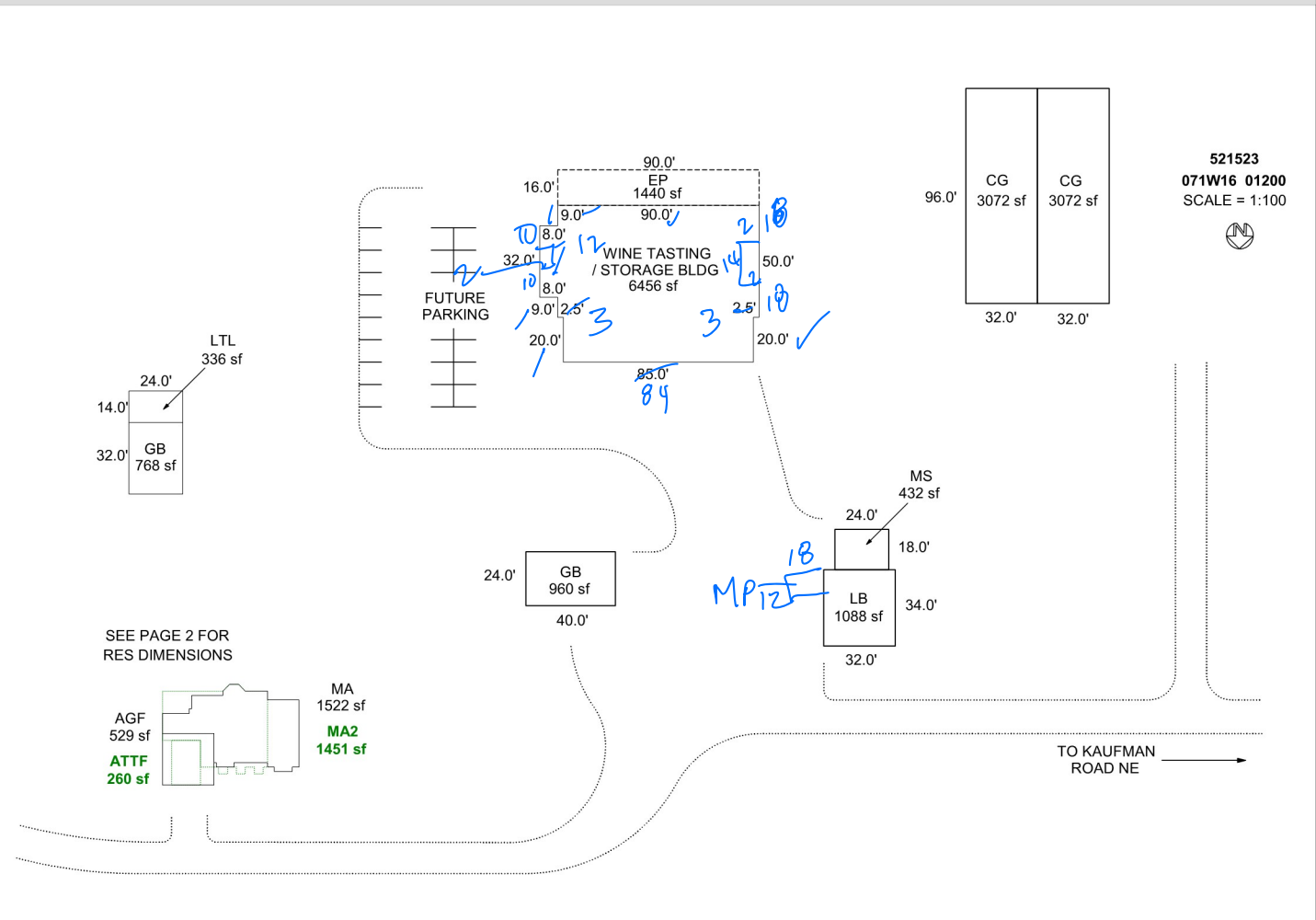
Net BUILDING cnt 1 (rounded) 6,384

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 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	MS	1.0	432.0	84.0	
	LTL	1.0	336.0	76.0	
	LB	1.0	1088.0	132.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	GB	1.0	960.0	128.0	
	GB	1.0	768.0	112.0	
	WINE TASTING	1.0	6456.0	336.0	16184.0
GLA1	MA2	1.0	1451.0	182.5	
	MA	1.0	1522.0	200.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
P/P	EP	1.0	1440.0	212.0	1440.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	8 (rounded)		16,184

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

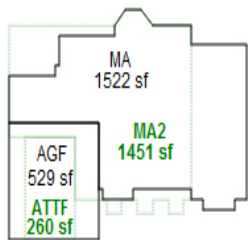
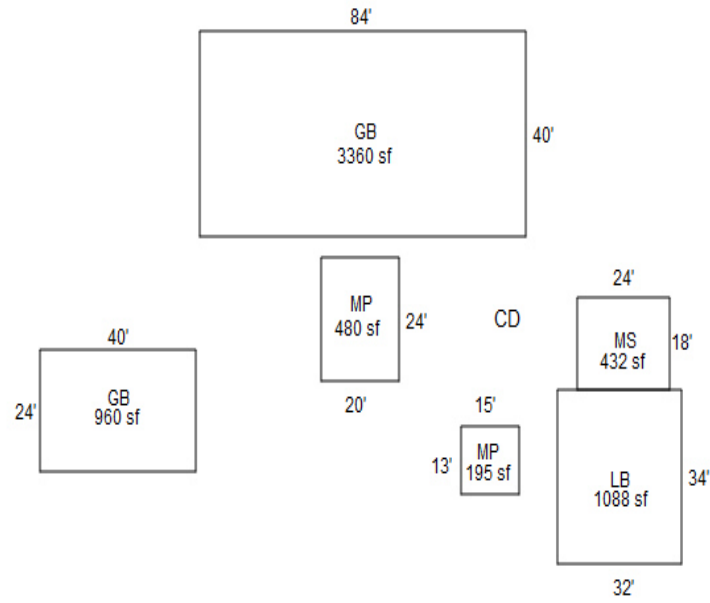
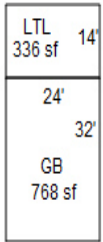
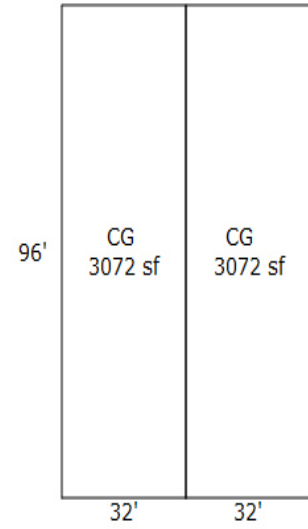
COMMENT TABLE 2

Deleted 2 GH's
 MLH 1/4/24

COMMENT TABLE 3

TABS 2 }

071W16 01200
R21523
 "SEE PAGE TWO FOR HOME DIMENSIONS"
 Scale 1:70

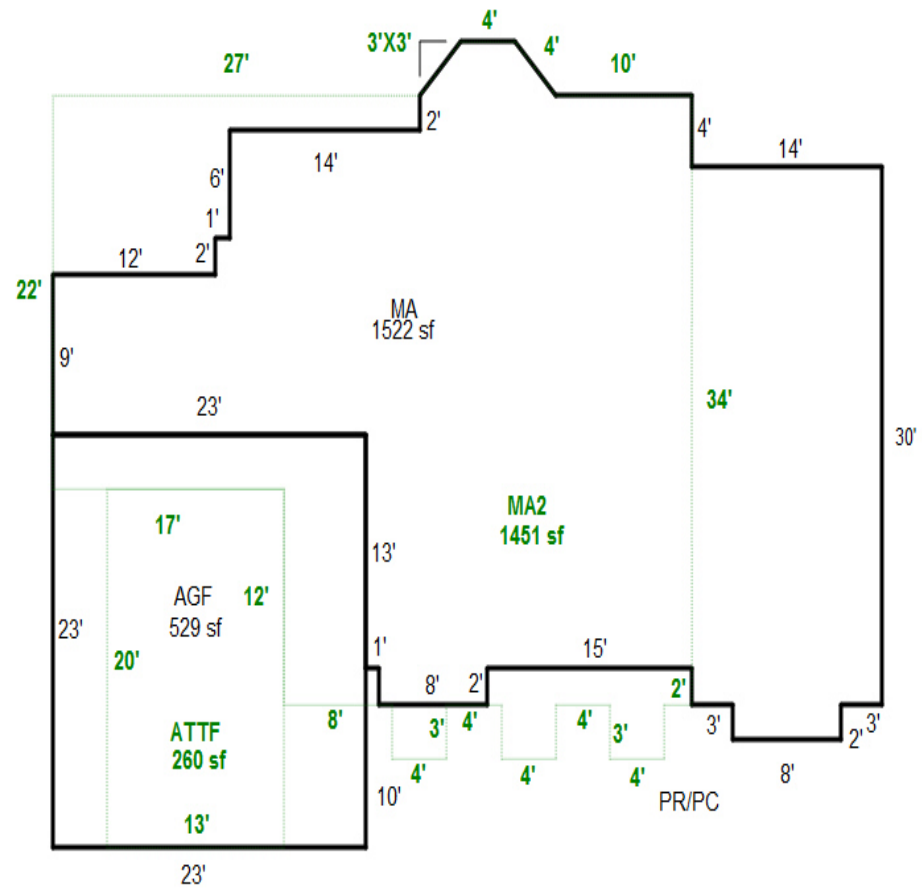


R21523

071W16 01200

"SEE PAGE ONE FOR ALL BUILDINGS"

Scale 1:20



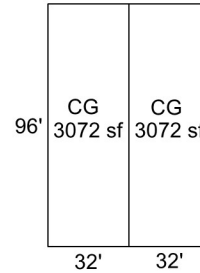
CD

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

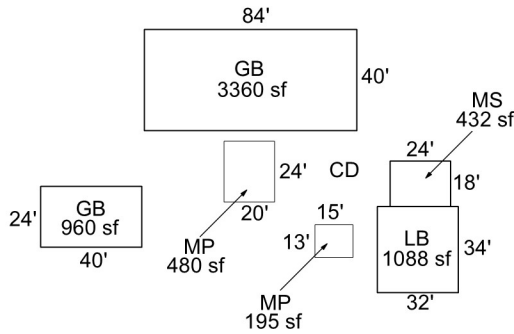
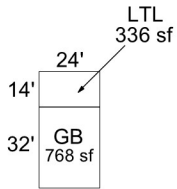
SKETCH



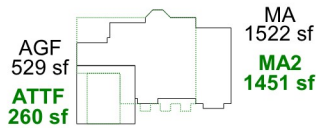
521523
071W16 01200
 SCALE = 1:100



**SEE PAGE 3 FOR
 PURPOSED WINE TASTING ROOM**



SEE PAGE 2 FOR
 RES DIMENSIONS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	84.0	
	LB	1.0	1088.0	132.0	
	GB	1.0	3360.0	248.0	
	GB	1.0	960.0	128.0	
	CG	1.0	3072.0	256.0	
	CG	1.0	3072.0	256.0	
	MP	1.0	195.0	56.0	
	MP	1.0	480.0	88.0	
	GB	1.0	768.0	112.0	
	LTL	1.0	336.0	76.0	13763.0
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0
	Net LIVABLE	cnt	3 (rounded)		3,233
	Net BUILDING	cnt	10 (rounded)		13,763

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

Deleted 2 GH's

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

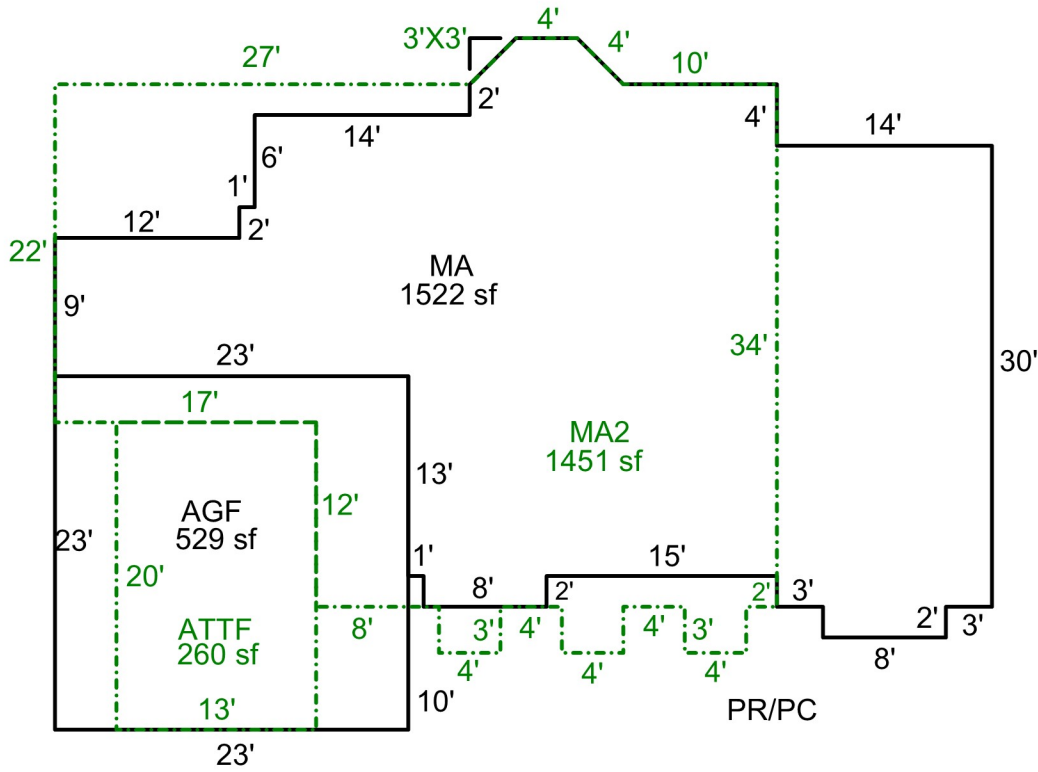
File No.: 521523 Parcel No.: 071W16 01200
 Property Address: 11506 KAUFMAN RD NE
 City: SILVERTON County: State: OR ZipCode: 97381
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

521523
071W16 01200
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



CD

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1522.0	200.5	
	MA2	1.0	1451.0	182.5	2973.0
GLA2	ATTF	1.0	260.0	66.0	260.0
GAR	AGF	1.0	529.0	92.0	529.0

COMMENT TABLE 1

APEXED BY NRC 09/15/2009
 Updated by AC 3/8/10
 Updated by CW 8/11/14
 UPDATED BY CJURAN 08/07/2023 555-23-003576

COMMENT TABLE 2

Deleted 2 GH's

COMMENT TABLE 3

Net LIVABLE cnt 3 (rounded) 3,233















R21523

16 071W
071W-16 -01200 50019-000
502 320-6E F09 010-00-02-0
KUENZI, JOHN E & MARLENE
<KUENZI, LOYAL W & ROCHELLE M
39.05 ACRES

39.05

11506 KAUFMAN RD NE
V0753P0081DE V0868P0058RC

DOG

8/04/14

AA

ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRaiser'S INITIAL OR NO
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		J.V., NO.
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							Homestead					
							All Other					

CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W16 01200

File No R21523

Property Address 11506 KAUFMAN RD NE

City SILVERTON

State OR

Zip 97381

Owner

Client

Appraiser Na

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

R21523

1-07-1-16-0-3647-1051-00

BUILDING DIAGRAM AND OUTBUILDINGS

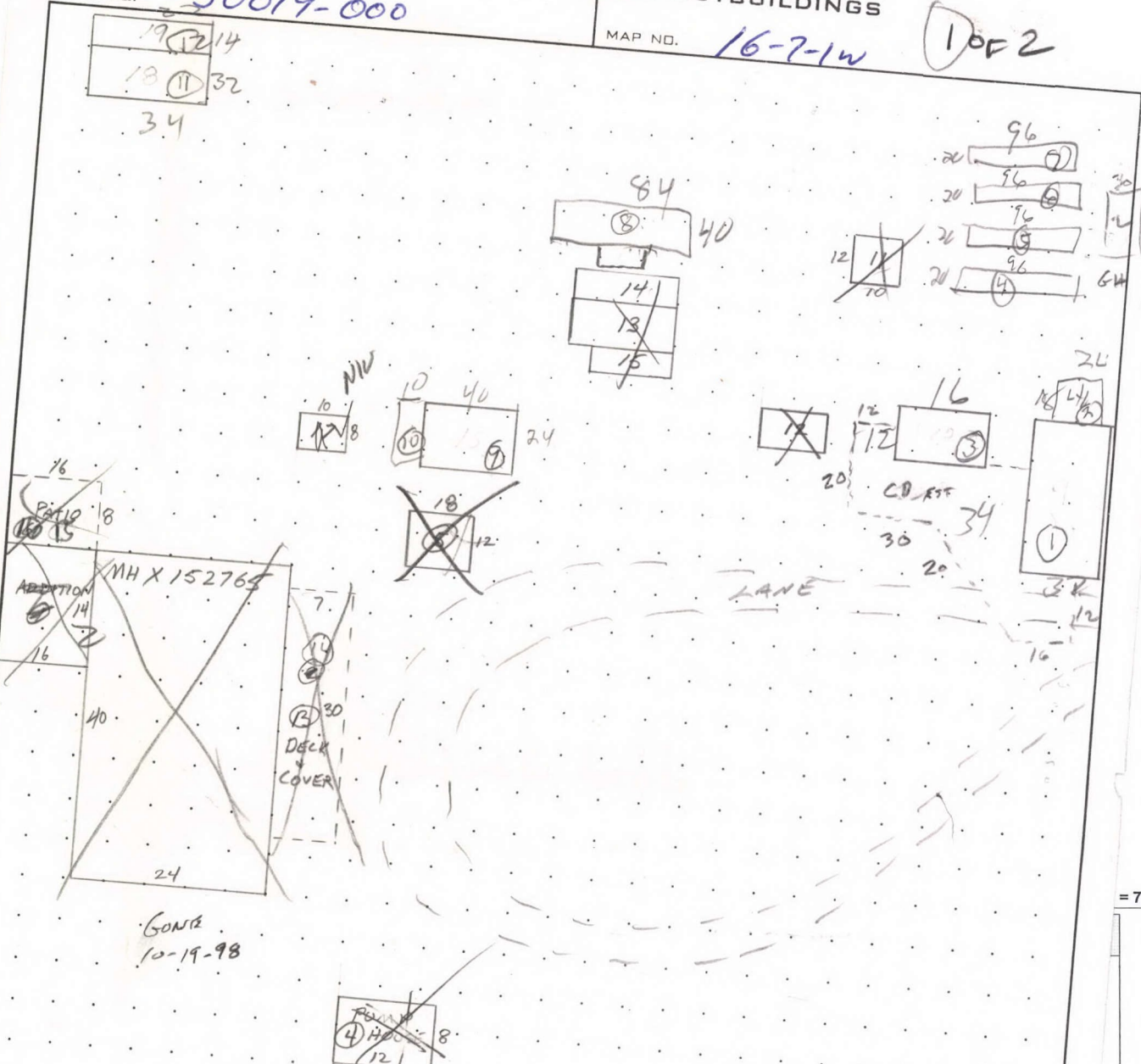
ACCT. NO.

50019-000

MAP NO.

16-7-1w

1 of 2



GONE
10-19-98

11506 KAUFMAN RD NE

MEASUREMENT VERIFIED

REMARKS:

DATE

BY

7/19/83

43/20rd

MH + OUT BUILDINGS

1/27/10

31

NO DOG

8.4.14

31

3

SKETCH/AREA TABLE ADDENDUM

Parcel No 071W16 01200

File No R21523

SUBJECT

Property Address 11506 KAUFMAN RD NE

City SILVERTON

State OR

Zip 97381

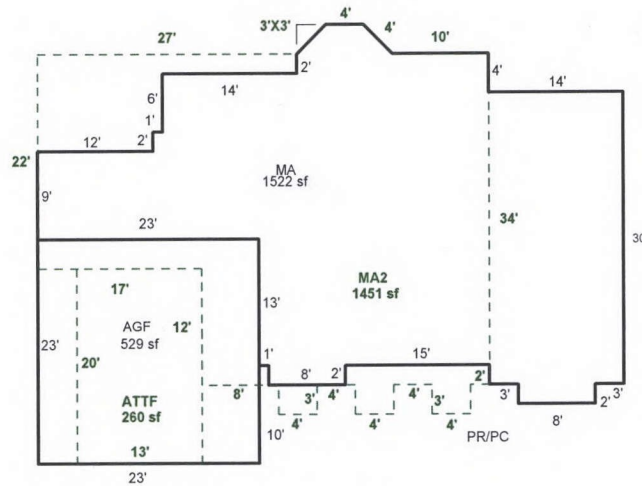
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R21523
071W16 01200
"SEE PAGE ONE FOR ALL BUILDINGS"
Scale 1:20



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1522	200	
	MA2	1.00	1451	182	2973
GLA2	ATTF	1.00	260	66	260
GAR	AGF	1.00	529	92	529
Net LIVABLE Area (rounded w/ factors)					3233

Comment Table 1

APEXED BY NRC 09/15/2009
Updated by AC 3/8/10
Updated by CW 8/11/14

Comment Table 2

Deleted 2 GH's

Comment Table 3

R21523 071W16 01200 Appr #: 31 Date 8/4/14 Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZI, LOYAL W & HAY ROW

Notes: MAS ANNA COMMENTS INFO ADD; LTL, MP, CD CHANGES AS NOTED MSTURE

RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Seg.Type MA Seg. # 1.1 Method: R05 Class 5 Area 1522 Eff Area 1522
 Length Width Roof Cover ARCMP Plumbing BATH.5 Heat FA
 Fireplace PREFB-P;PREFB-E;SGL-E Inter. Comp: DW;H&F;DSP;RNG Bedrooms 1
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 124,880
 Lump Sum ___ Except Code/Year ___ Comments LD SIDING, 1995 PERMITS

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 5 Area ~~1260~~ Eff Area ~~1260~~
 Length Width Roof Cover Plumbing BATH2 Heat FA 1371
 Fireplace Inter. Comp: Bedrooms 4 1471
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 68,690
 Lump Sum ___ Except Code/Year NEW ONLY Comments ERRORS IN ORIB DRAWING

Seg.Type ATTF Seg. # 1.3 Method: R05 Class 5 Area 260 Eff Area 260
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 18,240
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF Seg. # 1.4 Method: R05 Class 5 Area 529 Eff Area 529
 Length 23 Width 23 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1995 Eff. Year Built 1995 Cond. P F A G E
 Adj Codes RLCM5 Qty 5 % Comp ___ Func ___ Econ ___ RMV: 26,390
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YISA Seg. # 1.5 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 9,000
 Lump Sum ___ Except Code/Year ___ Comments PR'S PO'S, CA

Out Buildings

Seg.Type LB Seg. # 2.1 Method: F09 Class 6 Area 1088 Eff Area 1088
 Length 34 Width 32 Foundation CONC Ex. Wall B&B;12FT Roof Cover SHAKE
 Roof Style GAMBRL Floor Plumbing ARCMP 1995
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp ___ Func ___ Econ ___ RMV: 4,940
 Lump Sum ___ Except Code/Year ___ Comments 576 576

Seg.Type MS Seg. # 3.1 Method: F09 Class 4 Area ~~432~~ Eff Area ~~432~~
 Length 32 Width 18 Foundation CONC Ex. Wall BKENAM 10' Roof Cover METAL
 Roof Style SHING Floor CONC Plumbing 1997
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,720
 Lump Sum ___ Except Code/Year ___ Comments LOC. ON S. SIDE LD

Seg.Type MP Seg. # 4.1 Method: F09 Class 5 Area ~~192~~ Eff Area ~~192~~ 480
 Length 24 Width 20 Foundation FRAME CONC Ex. Wall W1500 CBLOCK;8FT Roof Cover COMP ARCMP
 Roof Style GABLE Floor CONC Plumbing 1995
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1978
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,170
 Lump Sum ___ Except Code/Year ___ Comments ___

R21523 071W16 01200 Appr #: _____ Date _____ Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZI, LOYAL W &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Seg.Type CG Seg. # 5.1 Method: F09 **NIV** Class 4 Area 3072 Eff Area 3072
 Length 96 Width 32 Foundation POST Ex. Wall PLSTC Roof Cover PLSTC
 Roof Style ARCH Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1991
 Cond. **P** F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 4,440
 Lump Sum ____ Except Code/Year ____ Comments **NIV = COND**

Seg.Type CG Seg. # 6.1 Method: F09 **NIV** Class 4 Area 3072 Eff Area 3072
 Length 96 Width 32 Foundation POST Ex. Wall PLSTC Roof Cover PLSTC
 Roof Style ARCH Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1991
 Cond. **P** F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 4,440
 Lump Sum ____ Except Code/Year ____ Comments **NIV = COND**

Seg.Type GB Seg. # 7.1 Method: F09 Class 4 Area 3360 Eff Area 3360
 Length 84 Width 40 Foundation CONC Ex. Wall 14FT;BKENA Roof Cover ~~METAL~~ **BLUETIM**
 Roof Style GABLE Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1999
 Cond. **P** F **A** G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 17,540
 Lump Sum ____ Except Code/Year ____ Comments

Seg.Type GB Seg. # 8.1 Method: F09 Class 5 **WOOD** Area 960 Eff Area 960
 Length 40 Width 24 Foundation CONC Ex. Wall ~~METAL~~;10FT Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1983
 Cond. **P** F **A** G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 5,760
 Lump Sum ____ Except Code/Year ____ Comments

Seg.Type GB Seg. # 9.1 Method: ~~F09~~ **F09** Class 4 Area 1088 Eff Area 1088
 Length ~~34~~ **32** Width ~~32~~ **24** Foundation FRAME Ex. Wall ~~WOOD~~ **8** Roof Cover ~~SHAKE~~ **768**
 Roof Style GABLE Floor DIRT Plumbing ~~METAL~~
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: **1974**
 Cond. **P** **F** A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 0
 Lump Sum ____ Except Code/Year ____ Comments

R21523 071W16 01200 Appr #: 31 Date 8/4/14 Prop Class 551 Prop Code A95E
 Situs Address 11506 KAUFMAN RD NE 97381 Franchise Code 31 Year For: 2014-2015
 Owner KUENZI, LOYAL W &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 462,790 RMV Imp: 287,210 RMV Total: 750,000 M50 Total: 338,820

Segment	LTL	MP	CO				Land
Class		5					
Dim/Size	24x14	15x13	5000#				
Foundation	POST	CONC					
Exter Wall	WOOD	CBLKAL					
Wall Height	8	8					
Inter Finish							
Roof Cover	METAL	ARMP					
Roof Style	SHED	GABLE					
Flooring	DIRT	CONC					
Plumbing							
Electric							
Misc.	N/V						
Yr Blt	INV. ONLY						
Eff Yr		1992	1923				
Cond.		Ave	Ave				
% Good							
% Comp		100	100				
Lump Sum							
Except. Code		INV ONLY BEEN MADE	INV ONLY BEEN MADE				

LOC. ON
S. SIDE
CB
32x24

FUNC. 50% FOR SIZE

8/21/14

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	FOUR BENCH IRR	008CI	14.00		
4	TWO HILL IRR	008CGI	7.05		
5	TWO BENCH IRR	008CGI	17.00		

Eff Acres Companion Accounts

Zone: EFU

Date 8/11/14 Clerk Chin **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.) 432#

Data entry reviewed by/comments Seq 3.1 only, LFW 24x18 & Sq. Ft. Convert my mistake! Sorry, 31

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG. ok

Appraiser response _____

Reviewed by lead appraiser/comments _____



R 21523

8/4/14

MA

ALF

CD





R 21523

GB

40 x 24



MP
15x13

R21523

LB
34x32



R21523

GB 84x40

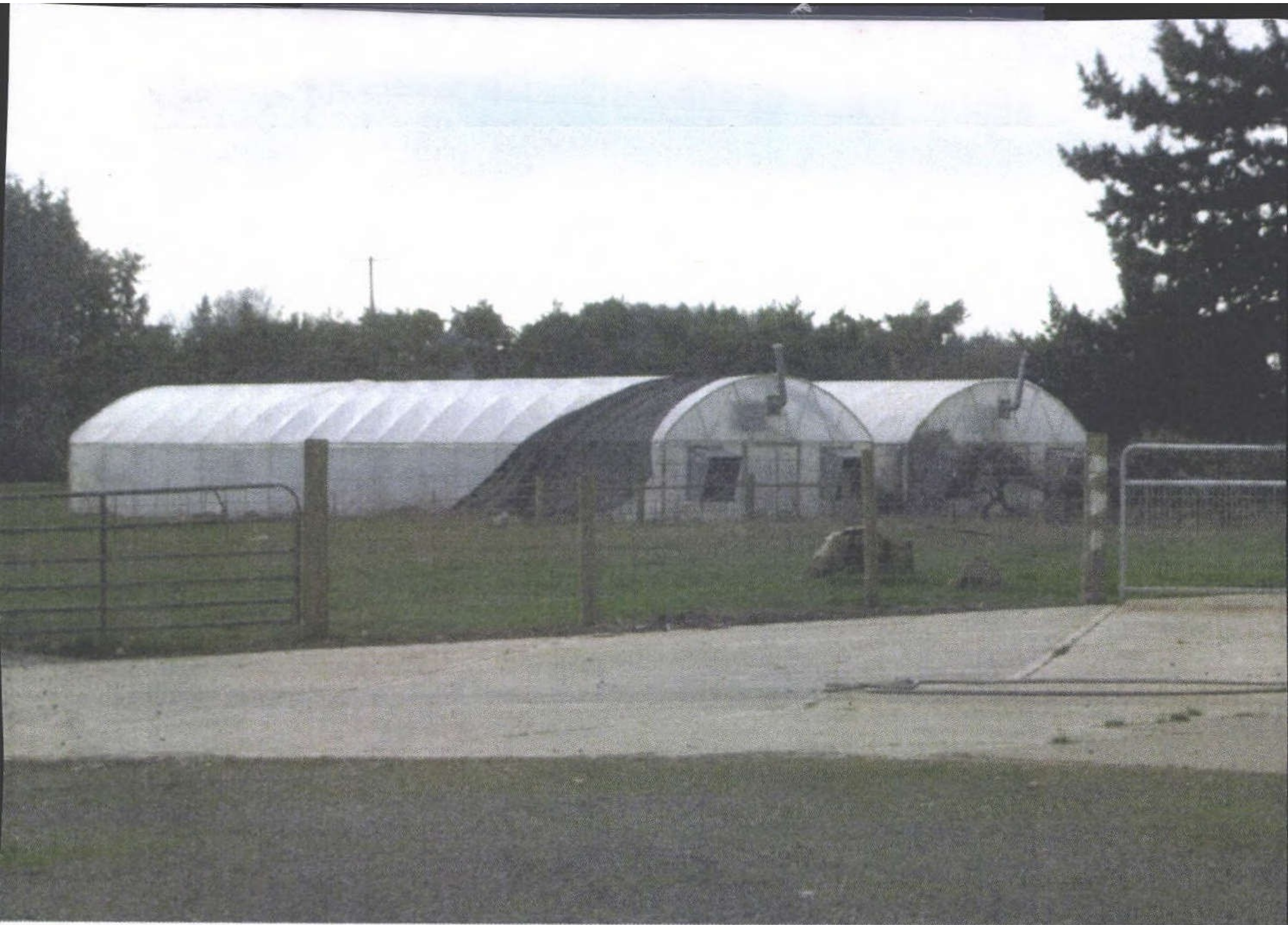
DISMANTLED

10-19-92

#82



R 21523



R21523 GG'S 96x32 EST.

4/27/10



R21523

8.4.14

CG 15

96x32



R 21523

8/4/14

GB

LTL

32x24

24x14



R 21523

8/4/14

GB

40 x 24



R 21523

8/4/14

GB

84x40

MP

24x20



R 21523

8/4/14

MP

15x13



R21523

8/4/14

LB

34x32

MS

24x18





