

Acct ID: 521590 MTL: 071W210001700 Date: 11/29/24 Appr: MLH Prop Class: 551 RMV Prop Class: 451
 Situs: 11474 SUNNYVIEW RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 147776 Year: 2024
 Last Date Appraised: 12/14/2023 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Completion)
 Owner: TRIPLE O LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 619783
 RMV Land: 820550 RMV Imp: 1132380 RMV Total: 1952930 MAV: 416080 MSAV: 77993 SAV: 158116
 Comment: 24-25: L2 12.14.23 MLH LEVEL 2 3.9.21 CL10//

*Tasting Room @ 100% update inventory
Close Tag*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Farm Winery Seed

OSDs Chris 3/28/25 measure area for tasting room after new aerials are available to determine how much to disqualify

CHRAMY - PLEASE REVIEW AREA OF TASTING ROOM ON MARKUPS

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	04500	0

Land

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Homesite	Description: SIX HILL			RMV: 9180	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 04200028						
Site: 2	Code Area: 04500	Size: 14.59 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 155110	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 04200028						
Site: 3	Code Area: 04500	Size: 35.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY			RMV: 344550	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 04200028						
Site: 4	Code Area: 04500	Size: 18.53 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Woodlot	Description: SIX BENCH			RMV: 170140	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974						
Site: 5	Code Area: 04500	Size: 6.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY			RMV: 66590	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 08-09: CORRECTED PART TOTALS/ 04200028 05-06: RECALC SETUP;#17 //07-08: PER #19, MOVE SOME ACREAGE OF 2HILL TO WOODLOT						
Site: 6	Code Area: 04500	Size: 2.07 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL			RMV: 19010	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 04200028 //07-08: MOVE SOME 2HILL TO WOODLOT PER #19						
Site: 7	Code Area: 04500	Size: 3.35 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND			RMV: 970	Exception: Y N
Adjustment(s):	GSOIL, FSOIL, WASTE		Fire Patrol:	Description:		
Comments: Liability year - 1974						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 153	Year Blt: 1952	Eff Year Blt: 1974	Sq.Ft: 4878	% Complete: 100
Desc: One Story with basement			Dimensions:	RMV: 799550		
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	2781	3	FB-1/ HB-1	1952	1974	BATH - 1, BTH - 1, KIT, ROOF, HVAC, FP - 2	Exception: Y N
Basement	5	Finished	2097	1	FB-1	1952	1974	BATH - 1, HVAC	Exception: Y N
Garage Attached	5	Finished	549	0	0	1952	1974	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
TENNIS COURT	5	1800	1974	9576	0	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	1974	35910	1	Exception: Y N

Bldg: 4	Code Area: 04500	Stat Class: 148	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 0	% Complete: 100			
Desc: Res other improvements			Dimensions:			RMV: 56900			
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	
Garage Detached	4	Finished	416	0	HB-1	2014	2014	BTH - 1, ROOF, HVAC	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Improvements - Accessory Buildings

Bldg: 5	Code Area: 04500	Stat Class: 341	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 252	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 14x18			RMV: 16320			
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	6	Finished	252	0	0	2020	2020	GOOD	Exception: Y N

Accessories						
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	6	800	2020	4136	1	Exception: Y N

Bldg: 6	Code Area: 04500	Stat Class: 355	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 168	% Complete: 100			
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 1070			
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 Heavy Duty	4	Finished	168	0	0	2020	2020		Exception: Y N

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

Bldg: 7	Code Area: 04500	Stat Class: 341	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 273	% Complete: 100			
Desc: Multi Purpose Shed (MP)			Dimensions: 21x13			RMV: 14050			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 6830	Adjust:	Adjust RMV: 0	NC			
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	273	1	HB-1	2019	2019	LOFTU, BTH - 1, GOOD	Exception: Y N

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

Bldg: 8	Code Area: 04500	Stat Class: 354	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 91	% Complete: 100			
Desc: Lean-to Light (LTL)			Dimensions: 13x7			RMV: 340			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 170	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	91	0	0	2019	2019		Exception: Y N

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

Bldg: 9	Code Area: 04500	Stat Class: 544	Year Blt: 2023	Eff Year Blt:	Sq.Ft: 2516	% Complete: 100		
Desc: DINING - LOUNGE			Dimensions:			RMV: 244150		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 118710	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						





Commercial Property Appraisal

Marion County

SILVERBACK ESTATE WINERY

Stat Class 544 - DINING - LOUNGE

Account ID 521590

Notes

Total Sq Ft 2,558

MA-SA-NH 03-06-000

Component - SILVERBACK ESTATE WINERY

Stat Class 544 - DINING - LOUNGE

Notes

Cost Approach

ZIP Code 97317

Data Collected 11/29/2024

Local Multiplier (Default)

Reporting Date 1/2025

Cost Data Set 1/2025

Architect's Fees (Default)

Eff. Age Adjustment 0

Section - SILVERBACK ESTATE WINERY

Type Building

Size 2,558 sq ft

Perimeter 216 ft

of Stories 1

Occupancy

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

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	2,558	\$258.65	\$661,627	\$0	\$661,627
617	Complete HVAC	2,558	\$33.00	\$84,414	\$0	\$84,414
6602064	Patio Roof, Aluminum/Steel Baked Enamel	2,382	\$19.71	\$46,949	\$0	\$46,949
6403015	Paving, 4" Concrete, Walk, Etc.	2,382	\$8.57	\$20,414	\$0	\$20,414
896	Stud Walls-Wood Siding	2,558	\$28.52	\$72,954	\$0	\$72,954
				\$886,358	\$0	\$886,358

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 15% RCN		\$120,953.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 0 yrs

Additional Functional 0.0 %

External 0.0 %

Reconciliation Base Value \$1,007,311

Calculation Type Marshall & Swift

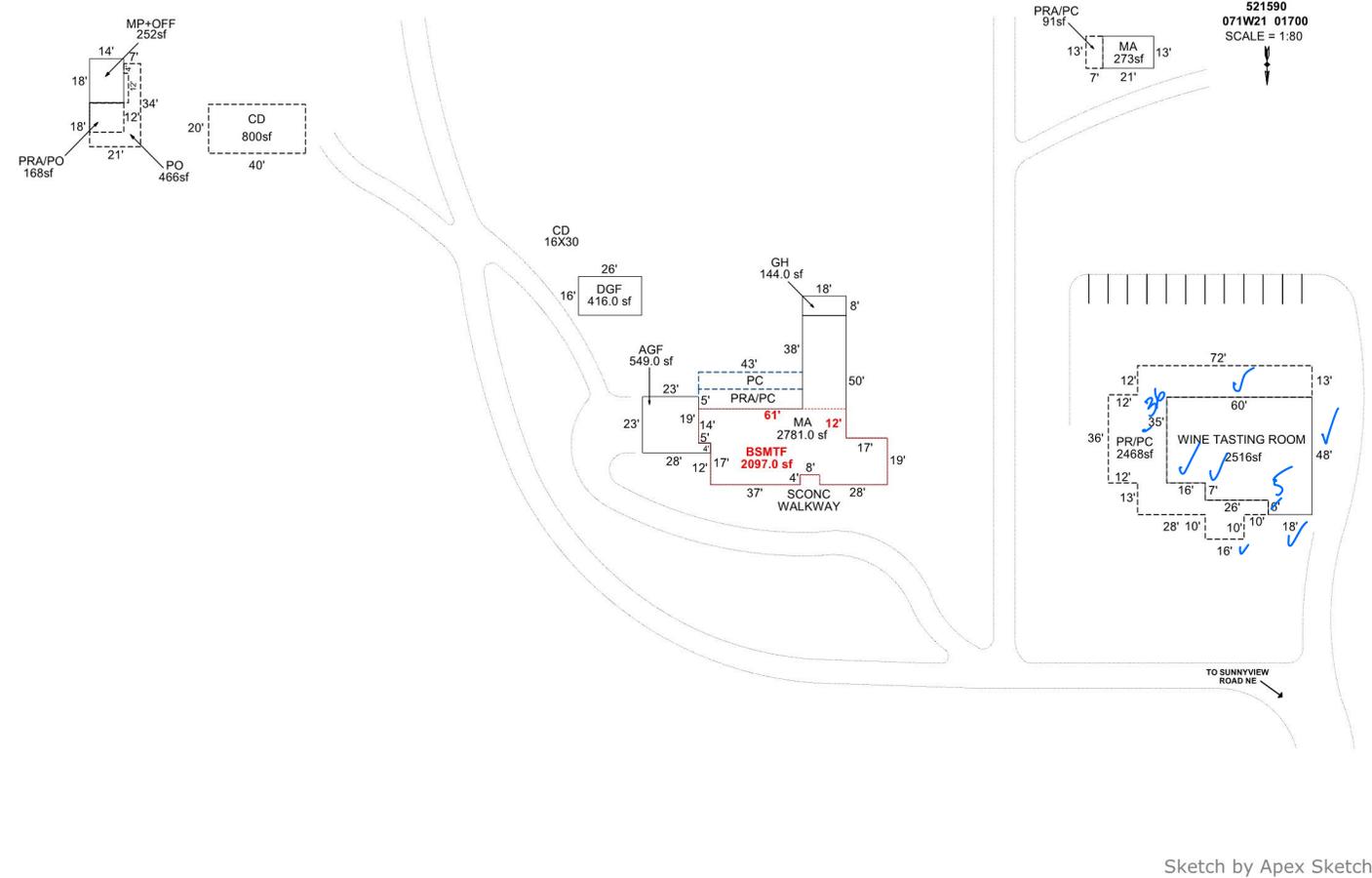
Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$1,007,311	+	-	= \$1,007,311
					\$1,007,311

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	144.0	52.0	
	MP+OFF	1.0	252.0	64.0	
	WINE TASTING R	1.0	2516.0	216.0	2912.0
GLA0	BSMTF	1.0	2097.0	226.0	2097.0
GLA1	MA	1.0	2781.0	302.0	
	MA	1.0	273.0	68.0	3054.0
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	
	PRA/PO	1.0	168.0	52.0	
	PO	1.0	466.0	114.0	
	CD	1.0	800.0	120.0	
	PR/PC	1.0	2468.0	394.0	3993.0
	Net LIVABLE	cnt	2	(rounded)	5,151
	Net BUILDING	cnt	3	(rounded)	2,912

COMMENT TABLE 1

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

COMMENT TABLE 2

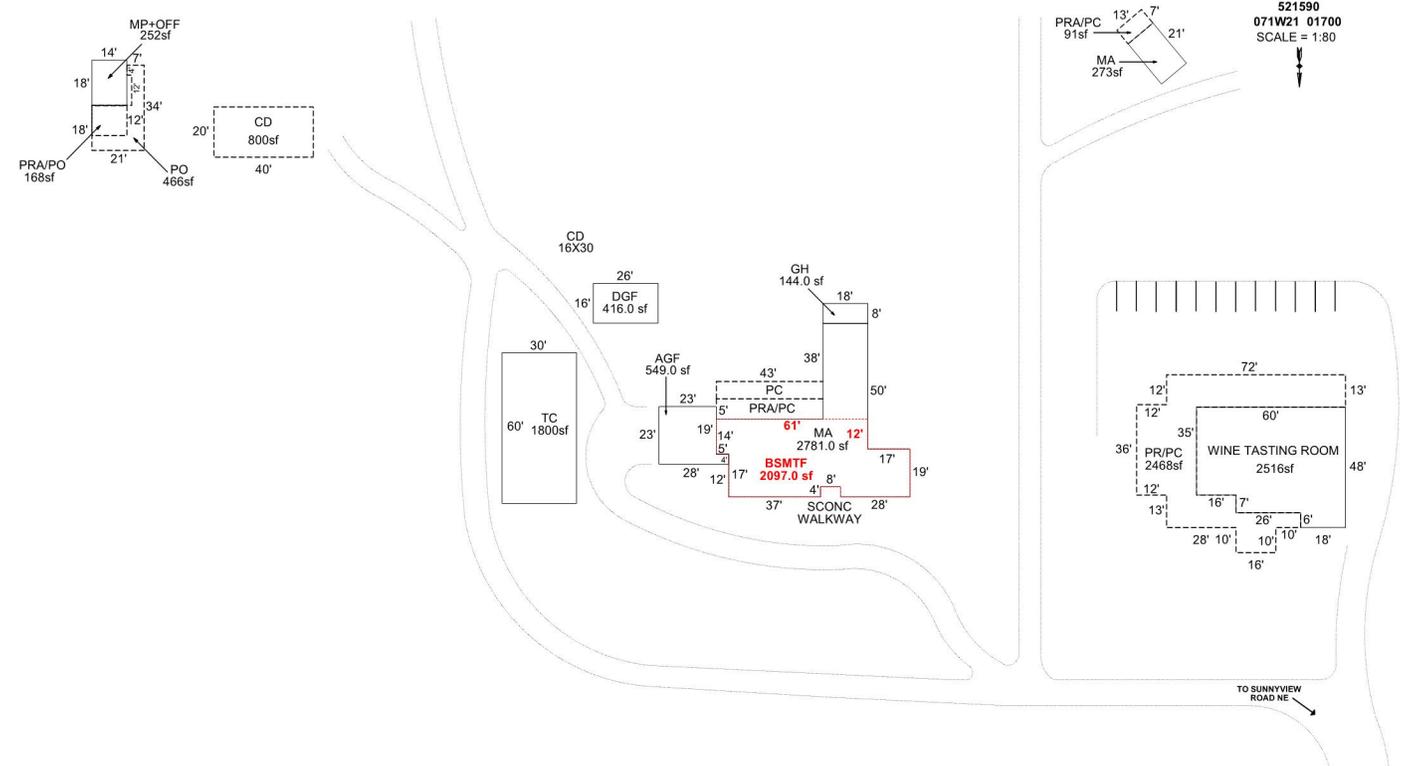
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

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

COMMENT TABLE 1

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

COMMENT TABLE 2

MLH 12/14/2023

COMMENT TABLE 3

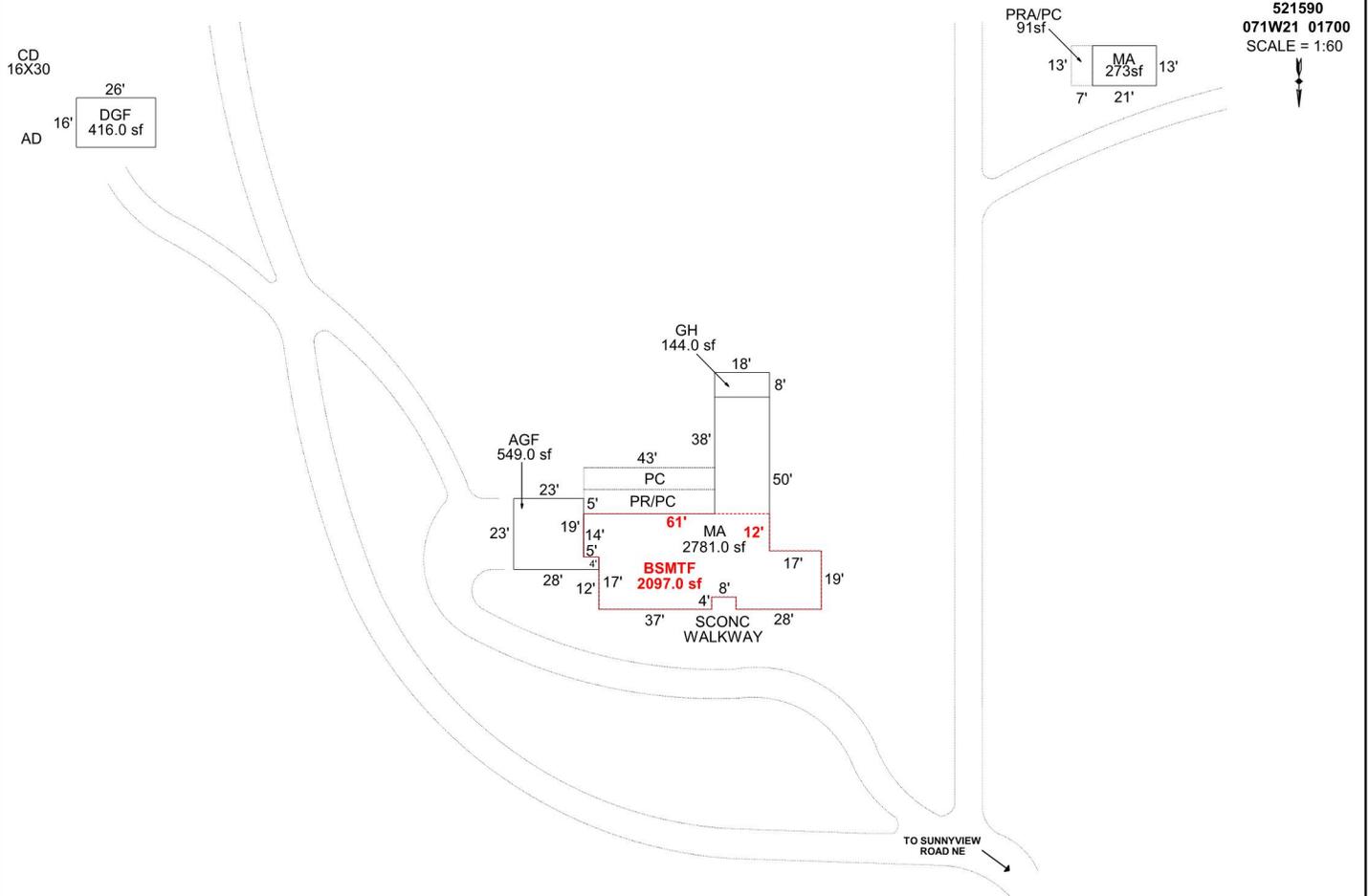
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	144.0	52.0	144.0
GLA0	BSMTF	1.0	2097.0	226.0	2097.0
GLA1	MA	1.0	2781.0	302.0	3054.0
	MA	1.0	273.0	68.0	
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	91.0

COMMENT TABLE 1

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

COMMENT TABLE 2

COMMENT TABLE 3

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



R21590 14x18 MP 12x14 PRA
2021-03-09 17

Acct ID: 521590 MTL: 071W210001700 Date: **2/14/23** Appr: **MLH** Prop Class: 551 RMV Prop Class: 501
 Situs: 11474 SUNNYVIEW RD NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 147776 Year: 2023

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

Owner: TRIPLE O LLC Roll Type: R

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

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

Comment: LEVEL 2 3.9.21 CL10// **Silverback Estate Winery**

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

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1	Code Area: 04500	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Farm Homesite	Description: SIX HILL	RMV: 8780	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 04200028						
Site: 2	Code Area: 04500	Size: 14.59 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 148270	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974 / 04200028						
Site: 3	Code Area: 04500	Size: 35.65 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 329360	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974 / 04200028						
Site: 4	Code Area: 04500	Size: 18.53 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6B	Value Source: Woodlot	Description: SIX BENCH	RMV: 162640	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974						
Site: 5	Code Area: 04500	Size: 6.89 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Woodlot	Description: FOUR HILL DRY	RMV: 63660	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974 / 15-16: CYCLE WORK PER #94 NO CHG// 08-09: CORRECTED PART TOTALS/ 04200028 05-06: RECALC SETUP;#17 //07-08: PER #19, MOVE SOME ACREAGE OF 2HILL TO WOODLOT						
Site: 6	Code Area: 04500	Size: 2.07 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 6H	Value Source: Woodlot	Description: SIX HILL	RMV: 18160	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974 / 04200028 //07-08: MOVE SOME 2HILL TO WOODLOT PER #19						
Site: 7	Code Area: 04500	Size: 3.35 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Water	Description: Rural WASTELAND	RMV: 930	Exception: Y N		
Adjustment(s): GSOIL, FSOIL, WASTE		Fire Patrol:	Description:			
Comments: Liability year - 1974						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 04500	Stat Class: 153	Year Blt: 1952	Eff Year Blt: 1974	Sq.Ft: 4798	% Complete: 100
Desc: One Story with basement			Dimensions:		RMV: 660290	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2781	3	FB-1/ HB-1	1952	1974	KIT, ROOF, FP, BATH - 1, HVAC, BTH - 1	Exception: Y N
Basement	5	Finished	2017 2097	1	FB-1	1952	1974	HVAC, BATH - 1	Exception: Y N
Garage Attached	5	Finished	549	0	0	1952	1974	ROOF	Exception: Y N

Accessories

I/O

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY <i>change to V I S</i>	5	480	1974	1186	1	Exception: Y N
PATIO <i>good</i>	5	602	1974	2516	1	Exception: Y N
PATIO	5	1020	1974	4264	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	32	1974	705	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER <i>TC (800)</i>	5	258	1974	5686	1	Exception: Y N

Bldg: 2 Code Area: 04500 Stat Class: 108 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 27840
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

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	Exception: Y N
ASPHALT DRIVEWAY <i>part of VI</i>	1	10000	2014	24000	1	Exception: Y N

Bldg: 3 Code Area: 04500 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2140
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

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

Bldg: 4 Code Area: 04500 Stat Class: 148 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 54840
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Garage Detached	4	Finished	416	0	FB-1/ HB-1	2014	2014	ROOF, HVAC, BTH - 1

Accessories

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

Improvements - Accessory Buildings

Bldg: 5 Code Area: 04500 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 504 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x18 RMV: 38990
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Finished Office	6	Finished	252	0	0	2020	2020	FAIR
Multi-Purpose Bldg	6	Finished	252	0	0	2020	2020	good pkg

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	6	800	2020	4136	1	Exception: Y N
PATIO	6	468	2020	6180	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER <i>changing to LTH</i>	6	168	2020	5360	1	Exception: Y N

341 MP 6 2019 13x21 good pkg, 1st 10x13, 1/2 Bath NEW

127 3-0 D 2023 2576 sf 2/6 perimeter 12th NEW 30%

355 LTH 168 sf 2020 I/O

354 LTL 7x13 2019 NEW

Commercial Property Appraisal

Marion County

SILVERBACK ESTATE WINERY

Stat Class 544 - DINING - LOUNGE

Account ID 521590

Notes

Total Sq Ft 2,516

MA-SA-NH 03-06-000

Component - SILVERBACK ESTATE WINERY

Stat Class 544 - DINING - LOUNGE

Notes

Cost Approach

ZIP Code 97317

Data Collected 8/15/2024

Local Multiplier (Default)

Reporting Date 1/2024

Cost Data Set 1/2024

Architect's Fees (Default)

Eff. Age Adjustment n/a

Section - SILVERBACK ESTATE WINERY

Type Building

Size 2,516 sq ft

Perimeter 216 ft

of Stories 1

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

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

Depreciation

None

Additional Functional 0.0 %

External 0.0 %

Reconciliation		Base Value	Calculation Type				Improvements
Land	Structures		Mach/Equip	Personal Prop	Total	(S + M/E - P)	
\$0	+	\$813,839	+	-	= \$813,839	\$813,839	

Calculation Type Marshall & Swift

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%	
		Finish Grade	1%	1%	100%

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

Percent Complete Form

Account # _____

Gut & Remodels

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

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

Outbuilding Type: _____

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

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

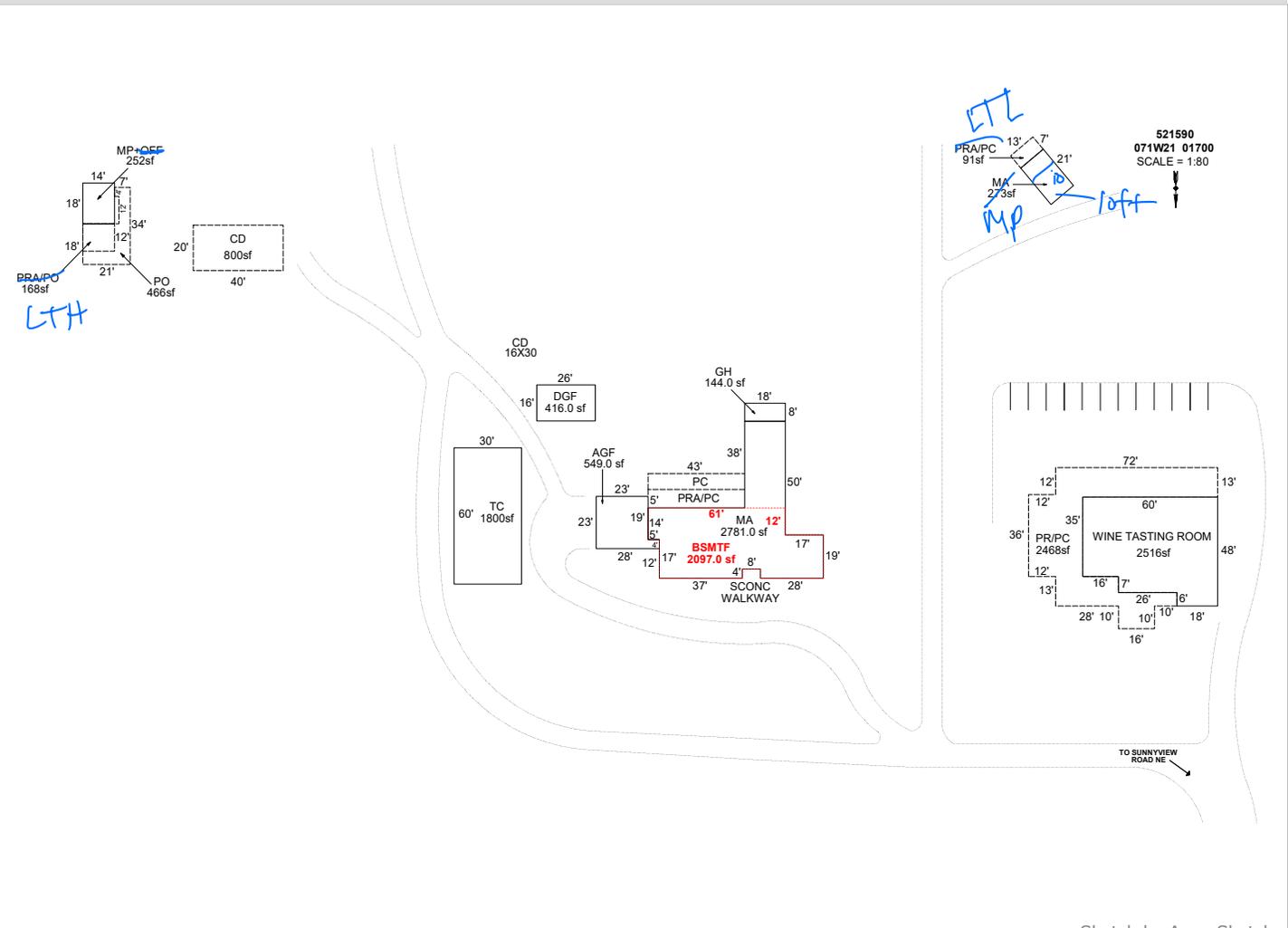


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



AREA CALCULATIONS SUMMARY

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

COMMENT TABLE 1

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

COMMENT TABLE 2

MLH 12/14/2023

COMMENT TABLE 3

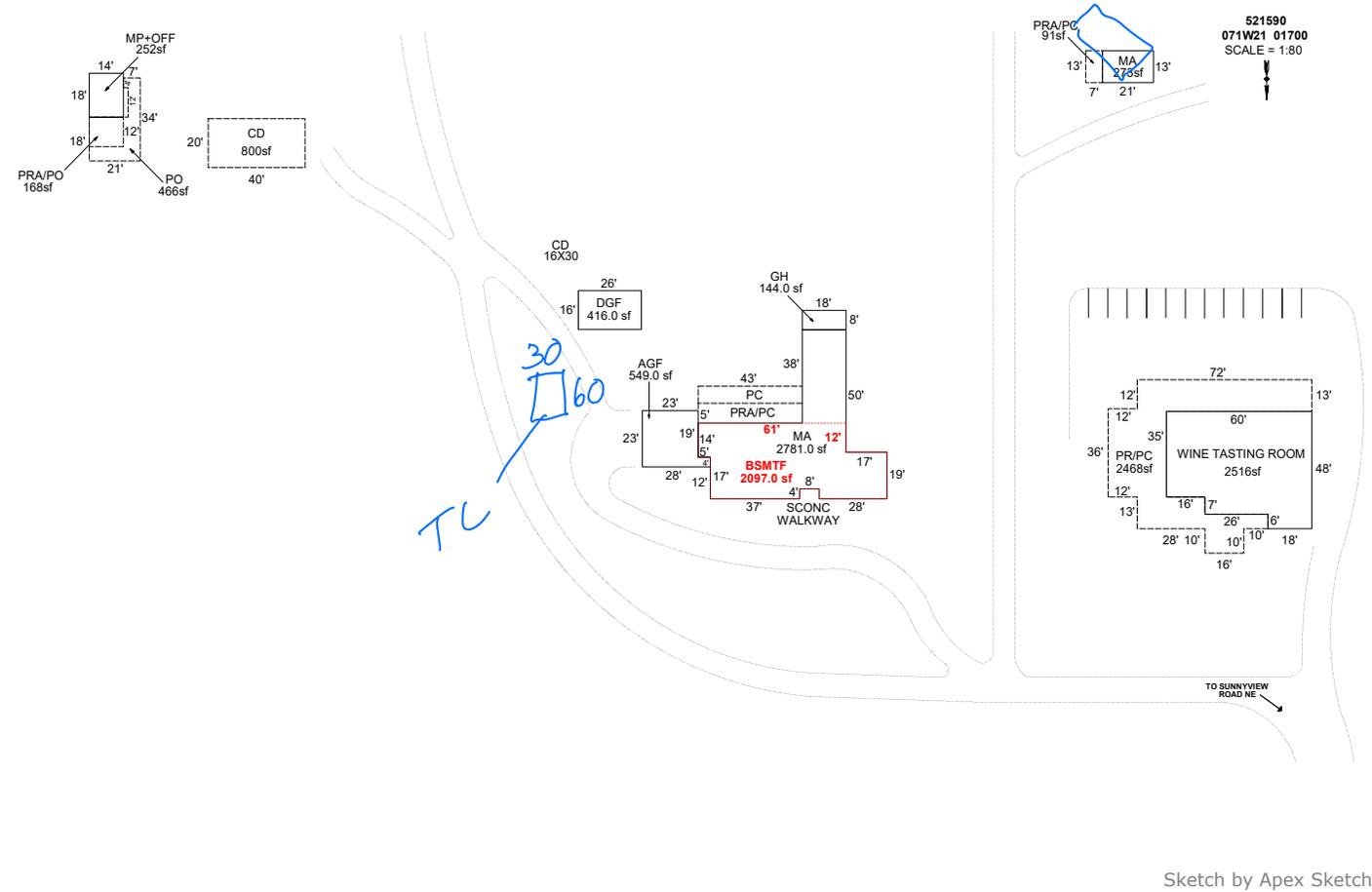
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	144.0	52.0	
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GLA0	BSMTF	1.0	2097.0	226.0	2097.0
GLA1	MA	1.0	2781.0	302.0	
	MA	1.0	273.0	68.0	3054.0
GAR	AGF	1.0	549.0	102.0	
	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	
	PRA/PO	1.0	168.0	52.0	
	PO	1.0	466.0	114.0	
	CD	1.0	800.0	120.0	
	PR/PC	1.0	2468.0	394.0	3993.0
	Net LIVABLE	cnt	2 (rounded)		5,151
	Net BUILDING	cnt	3 (rounded)		2,912

COMMENT TABLE 1

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 UPDATED BY CJURAN 09/07/2023 555-23-004284

COMMENT TABLE 2

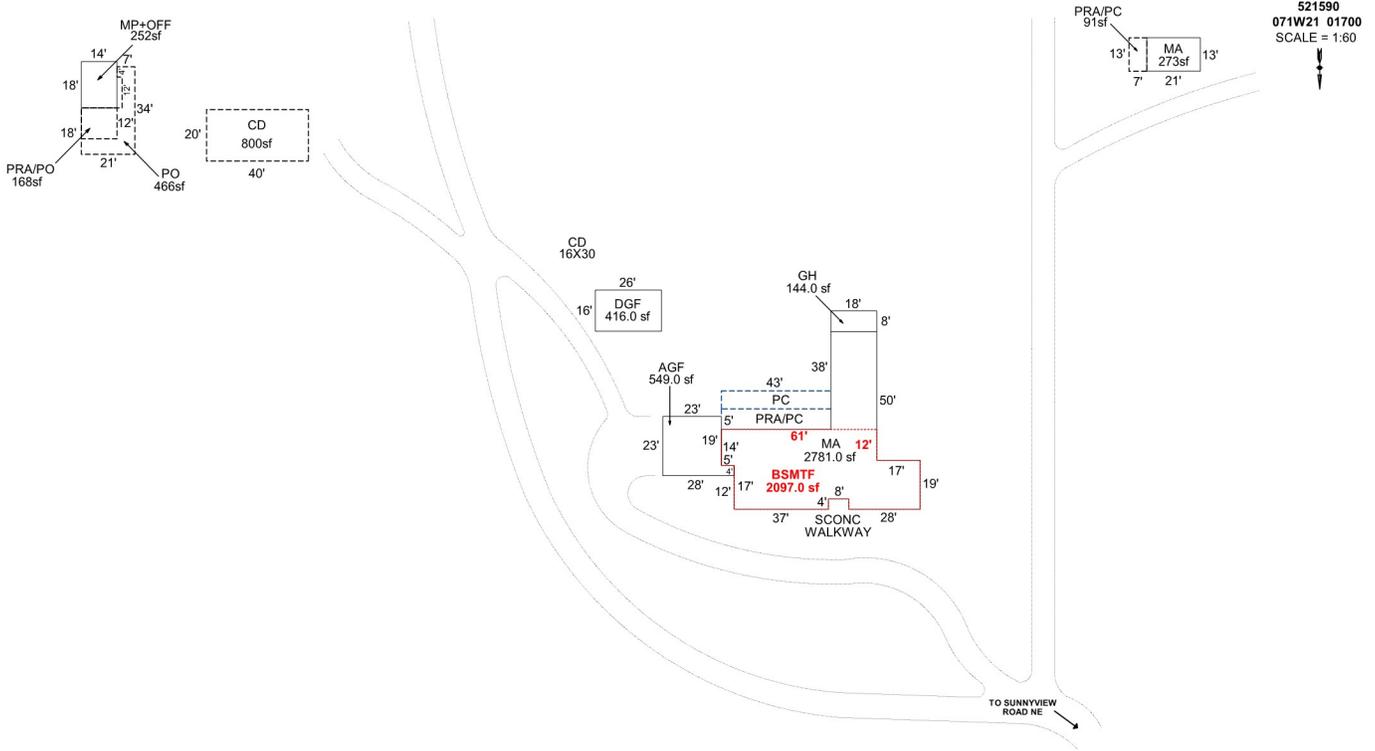
COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

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

COMMENT TABLE 1

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

COMMENT TABLE 2

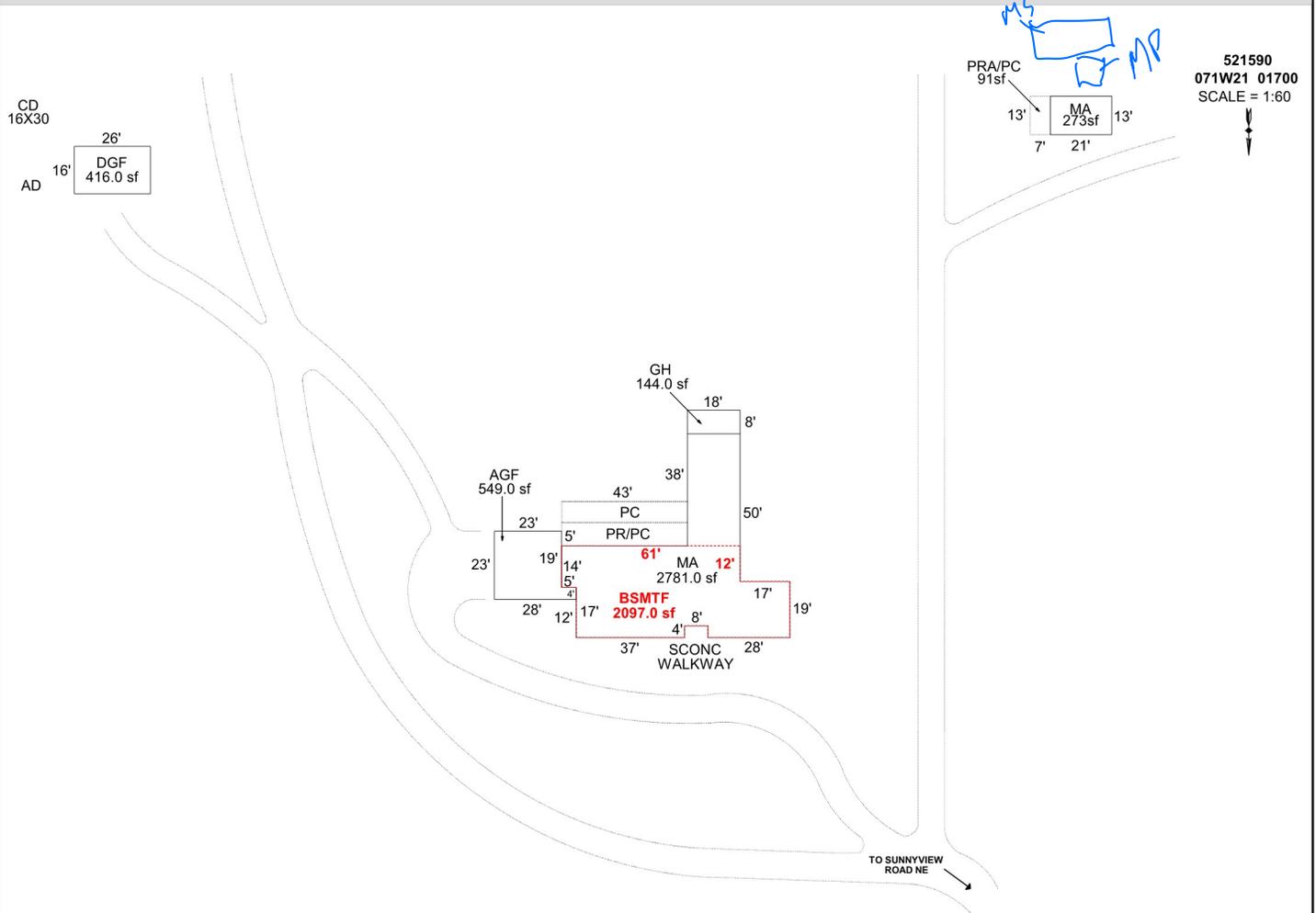
COMMENT TABLE 3

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

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	MA	1.0	273.0	68.0	
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	DGF	1.0	416.0	84.0	965.0
P/P	PRA/PC	1.0	91.0	40.0	91.0

COMMENT TABLE 1

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

COMMENT TABLE 2

COMMENT TABLE 3

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



R21590 14x18 MP 12x14 PRA
2021-03-09 17