

Acct ID: 519965 MTL: 063W250002900 Date: **5/23/25** Appr: **GAH** Prop Class: 551 RMV Prop Class: 551  
 Situs: 2828 ZEE LN NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 66142 Year: 2024

Last Date Appraised: 05/11/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **N** Tag info:

Owner: KEIZER EQUESTRIAN CENTER LLC Roll Type: R

**Cycle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 **4** LCB TTO INSP  
 RMV Land: 663300 RMV Imp: 739398 RMV Total: 1402698 MAV: 685360 MSAV: 77252

AV: 762612 SAV: 265654

Comment: LEVEL 2 5-11-21 JS29

**Update inv**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

**Farm o/c - low crops, horses, nursery stock, planted.**

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

**Land**

Site: 2	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 11170	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 02400210					
Site: 3	Code Area: 92410	Size: 18.67 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 239900	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1976 / 02400210					
Site: 4	Code Area: 92410	Size: 23.30 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Use - EFU	Description: THREE LAKE LABISH LAND			RMV: 273370	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1976 / 02400210					
Site: 5	Code Area: 92410	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 93860	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1976 / 02400210					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 92410	Stat Class: 141	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 2363	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 308170
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	2363	3	FB-2/ HB-1	1985	1985	BATH - 2, BTH - 1, KIT+, ROOF, HVAC, FP - 1	Y N
Garage Attached	4	Finished	676	0	0	1985	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
CONCRETE DRIVEWAY	4	800	1985	2106	1	Y N
DECK	4	88	1985	1568	1	Y N
DECK	4	404	1985	7199	1	Y N

Bldg: 2	Code Area: 92410	Stat Class: 108	Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 5830
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

**Floors**

**delete**

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:
ASPHALT DRIVEWAY	1	2400	1985	5832	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1992 Sq.Ft: 4500 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 90x50 RMV: 32830  
 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	6	Finished	4500	0	0	1985	1992	AVG	Exception: Y N

**Accessories**

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

Bldg: 4 Code Area: 92410 Stat Class: 355 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 2688 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 112x24 RMV: 8270  
 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
Lean-to Heavy Duty	4	Finished	2688	0	0	1992	1992	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 92410 Stat Class: 352 Year Blt: 1980 Eff Year Blt: 1992 Sq.Ft: 6720 % Complete: 100  
 Desc: Utility Building (UB) Dimensions: 112x60 RMV: 64880  
 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
Utility Building	6	Finished	6720	0	0	1980	1992	AVG	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 92410 Stat Class: 316 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 23712 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 152x156 RMV: 191700  
 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
Horse Arena	5	Finished	23712	0	0	2000	2000	AVG	Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 92410 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1776 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x74 RMV: 30590  
 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	6	Finished	1776	0	0	2007	2007	FAIR	Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 92410 Stat Class: 353 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 7200 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 60x120 RMV: 66820  
 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	5	Finished	7200	0	0	2008	2008	FAIR	Exception: Y N

**Accessories**

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

Bldg: 9 Code Area: 92410 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1900 % Complete: 100  
 Desc: Frost Control Dimensions: 20x95 RMV: 3296

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
Frost Control	4	Finished	1900	0	0	2000	2000	Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 92410 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 200 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 2510  
 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
Multi-Purpose Bldg	4	Finished	200	0	0	2005	2005	Fair Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 92410 Stat Class: 351 Year Blt: 2020 Eff Year Blt: 2000 Sq.Ft: 2880 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 96x30 RMV: 17910  
 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
General Purpose Bldg	4	Finished	2880	0	0	2020	2000	Fair Exception: Y N

**Accessories**

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

Bldg: 12 Code Area: 92410 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1900 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 3296  
 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
Frost Control	4	Finished	1900	0	0	2000	2000	Exception: Y N

**Accessories**

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

Bldg: 13 Code Area: 92410 Stat Class: 357 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1900 % Complete: 100  
 Desc: Frost Control Dimensions: RMV: 3296  
 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
Frost Control	4	Finished	1900	0	0	2000	2000	Exception: Y N

**Accessories**

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

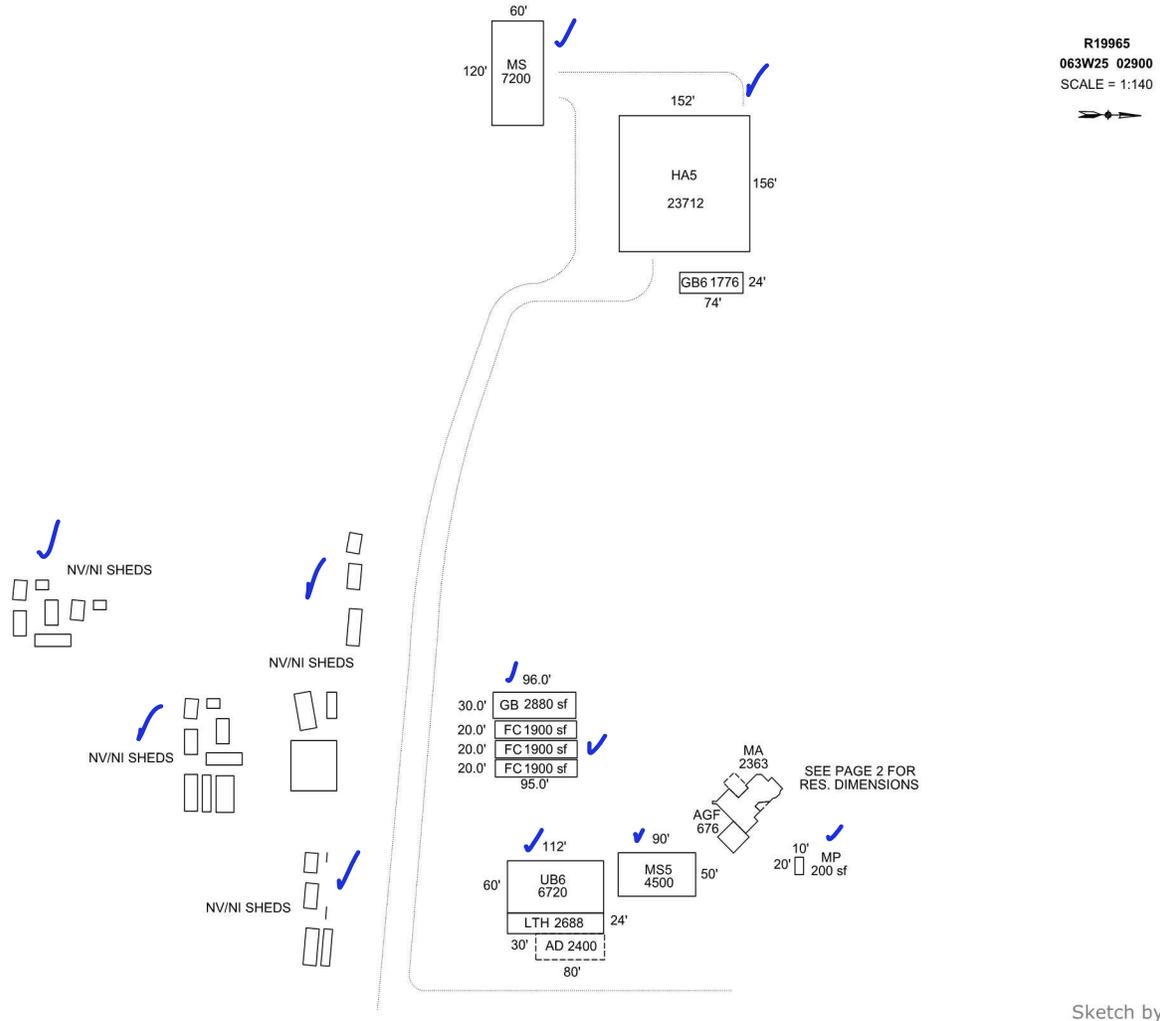
\*Shed show low quality, with no replacement cost for sheds due to design, quality - used damaged materials.

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19965 Parcel No.: 063W25 02900  
 Property Address: 2828 ZEE LANE NE  
 City: Salem County: 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	LTH	1.0	2688.0	272.0	
	UB6	1.0	6720.0	344.0	
	HA5	1.0	23712.0	616.0	
	GB6	1.0	1776.0	196.0	
	MS	1.0	7200.0	360.0	
	MP	1.0	200.0	60.0	
	GB	1.0	2880.0	252.0	
	FC	1.0	1900.0	230.0	
	FC	1.0	1900.0	230.0	50876.0
	FC	1.0	1900.0	230.0	
GLA1	MA	1.0	2362.9	259.5	2362.9
GAR	AGF	1.0	676.0	104.0	676.0
OTH	MS5	1.0	4500.0	280.0	4500.0
P/P	DW	1.0	404.0	82.0	
	DW	1.0	88.0	42.8	
	AD	1.0	2400.0	220.0	2892.0
	Net LIVABLE	cnt	1	(rounded)	2,363
	Net BUILDING	cnt	10	(rounded)	50,876

### COMMENT TABLE 1

Apex by RW 06/24/08  
 UPDATED BY CJURAN

### COMMENT TABLE 2

04/07/2020 #06 WV  
 #29 JS 05/11/2021  
*GMH 5/23/25*

### COMMENT TABLE 3

-  
 CYCLE L2  
*cycle L4*

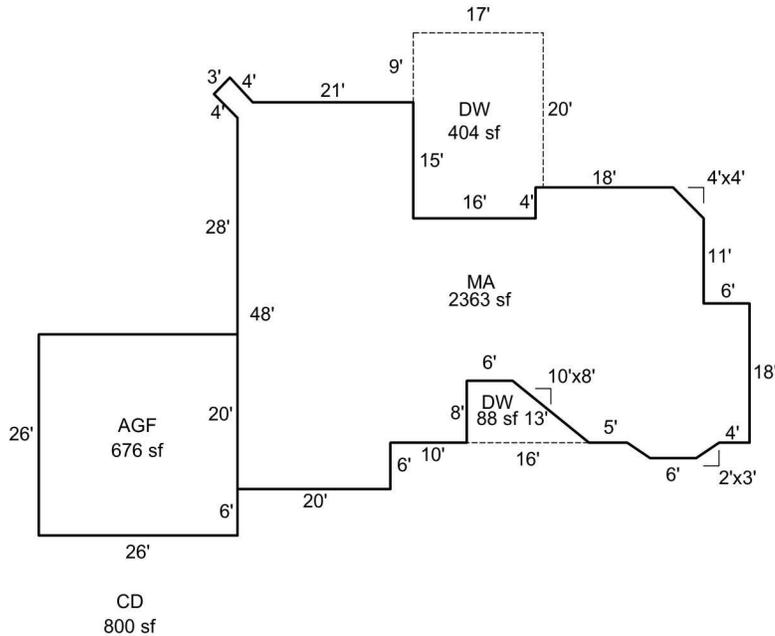
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## SKETCH

R19965  
063W25 02900  
SCALE = 1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	200.0	60.0	200.0
GLA1	MA	1.0	2362.9	259.5	2362.9
GAR	AGF	1.0	676.0	104.0	676.0
P/P	DW	1.0	404.0	82.0	
	DW	1.0	88.0	42.8	492.0

### COMMENT TABLE 1

Apex by RW 06/24/08  
UPDATED BY CJURAN

### COMMENT TABLE 2

04/07/2020 #06 WV  
#29 JS 05/11/2021

*BPH 5/23/25*

### COMMENT TABLE 3

-  
CYCLE L2

*Cycle L4*

Net LIVABLE	cnt	1	(rounded)	2,363
Net BUILDING	cnt	1	(rounded)	200