

Acct ID: 522917 MTL: 072W140001400 Date: 11/29/24 Appr: MLH Prop Class: 911 RMV Prop Class: 451  
 Situs: 8512 SUNNYVIEW RD NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 70627 Year: 2024  
 Last Date Appraised: 07/26/2024 Appraiser: MATTHEW HAMILTON Retag: (Y) N Tag info: 2025 - Tags/Permit (Addition)  
 Owner: EMMANUEL BIBLE CHURCH Roll Type: R  
 Cycle (1) Tag Sales Verification Other: Farm 6/16/25 L4 Inspection level: (2) 3 4 LCB TTO INSP AV: 2456  
 RMV Land: 472670 RMV Imp: 9720422 RMV Total: 10193092 MAV: 0 MSAV: 2456 SAV: 7523  
 Comment: 24-25: L3 7.26.24 JJS/MDL LEVEL 3 7.27.20 WV06//

Input MLH 6/16/25

*Church Addn @ 50% Retag for '26*

Notations *Some of Farm EFU was used to expand parking, partial DA*

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTA	OSD - AVERAGE	45000	40410	0

Land

Site: 1	Code Area: 40410	Size: 2.42 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BD	Value Source: Rural Restrictive	Description: TWO BENCH DRY	RMV: 140720	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	16-17: COMB LIKE SEGS // 16-17: PER #90 DEL 2ND OSD, RES REMOVED IN 2014// 08-09: LAND SEG CONSOLIDATION// 00-01; UPDATED MARKET VALUE, 400210 EXEMPTION BY APPLICATION, COMB OF R23594, R22918 HERE //01-02: F01-153 LLA BETWEEN R322470 AND R22917 //05-06: RECALC SETUP; T19 05-13-04					
Site: 2	Code Area: 40410	Size: 1.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 88150	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1974 / 00-01; UPDATED MARKET VALUE, 400210 /01-02: F01-153 LLA BETWEEN R322470 AND R22917 05-06: RECALC SETUP; T19 05-13-04					
Site: 3	Code Area: 40410	Size: 2.53 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural Restrictive	Description: TWO BENCH IRR	RMV: 153800	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	16-17: COMB LIKE SEGS // 16-17: PER #90 DEL 2ND OSD, RES REMOVED IN 2014// 08-09: LAND SEG CONSOLIDATION// 00-01; UPDATED MARKET VALUE, 400210 EXEMPTION BY APPLICATION, COMB OF R23594, R22918 HERE //01-02: F01-153 LLA BETWEEN R322470 AND R22917 //05-06: RECALC SETUP; T19 05-13-04					

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 3	Code Area: 40410	Stat Class: 341	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 192	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 12x16	RMV: 6990		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>N/C</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	192	0	0	2012	2012	FAIR	Y N

Accessories

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

Bldg: 5	Code Area: 40410	Stat Class: 341	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 390	% Complete: 100
Desc:	Multi Purpose Shed (MP)		Dimensions: 26x15	RMV: 13760		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>N/C</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	390	0	0	2019	2019	FAIR	Y N

Accessories

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

Bldg: 8	Code Area: 40410	Stat Class: 901	Year Blt: 1985	Eff Year Blt:	Sq.Ft: <u>16954</u> <i>16884</i>	% Complete: <u>100</u> <i>97.5%</i>
Desc:	PARSONAGE		Dimensions:	RMV: 3530637		

*920 sq Addn @ 50%*

Added as segment, combine @ completion

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
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No floor data available

**Accessories**

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

Bldg: 9 Code Area: 40410 Stat Class: 901 Year Blt: 1985 Eff Year Blt: Sq.Ft: 6070 % Complete: 100

Desc: PARSONAGE

Dimensions:

RMV: 955240

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
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No floor data available

**Accessories**

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

Bldg: 10 Code Area: 40410 Stat Class: 901 Year Blt: 2016 Eff Year Blt: Sq.Ft: 22774 % Complete: 100

Desc: PARSONAGE

Dimensions:

RMV: 5213795

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
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No floor data available

**Accessories**

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





### Commercial Property Appraisal

Marion County

OLD CHURCH - EMMANUEL BIBLE CHURCH Stat Class 901 - PARSONAGE  
 Account ID 522917 Notes 24-25 L3 7.2624 JS  
 Total Sq Ft 17,804 MA-5A-NH 03-06-000

#### Component - OLD CHURCH - EMMANUEL BIBLE CHURCH

Stat Class 901 - PARSONAGE  
 Notes 24-25 L3 7.2624 JS

#### Cost Approach

ZIP Code 97305 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 - OLD CHURCH - EMMANUEL BIBLE CHURCH

Type Building  
 Size 16,884 sq ft Perimeter 836 ft # of Stories 1

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	D Wood or Steel Framed Exterior Walls	10.0

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	16,884	\$188.15	\$3,176,725	\$667,112	\$2,509,613
3	Default Heating	16,884	\$24.63	\$415,853	\$87,329	\$328,524
2	Default Walls	16,884	\$27.32	\$461,271	\$96,867	\$364,404
764	Fire Alarm System	16,594	\$3.31	\$54,926	\$11,534	\$43,392
				\$4,108,775	\$862,842	\$3,245,933

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$404,287.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation  
 Marshall & Swift Table Eff. Age 15 yrs  
 Additional Functional 0.0 %  
 External 0.0 %

#### Section - ADDN OLD CHURCH - EMMANUEL BIBLE CHURCH - 2

Type Building  
 Size 920 sq ft Perimeter 204 ft # of Stories 1

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	D Wood or Steel Framed Exterior Walls	8.0

OLD CHURCH - EMMANUEL BIBLE CHURCH Stat Class 901 - PARSONAGE  
 Account ID 522917 Notes 24-25 L3 7.2624 JS  
 Total Sq Ft 17,804 MA-5A-NH 03-06-000

Components Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	920	\$234.35	\$215,584	\$45,273	\$170,311
3	Default Heating	920	\$30.67	\$28,214	\$3,925	\$24,289
2	Default Walls	920	\$34.02	\$31,298	\$6,573	\$24,725
764	Fire Alarm System	920	\$3.31	\$3,045	\$659	\$2,486
				\$278,141	\$58,410	\$219,731

Additions Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10% RCN		\$17,814.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation  
 Marshall & Swift Table Eff. Age 15 yrs  
 Additional Functional 0.0 %  
 External 0.0 %

Reconciliation	Base Value	Calculated Type	Marshall & Swift	Improvements (S + M/E - P)						
Land	\$0	+	Structures \$3,808,606	+	Mach/Equip \$0	-	Personal Prop \$0	=	Total \$3,808,606	\$3,808,606

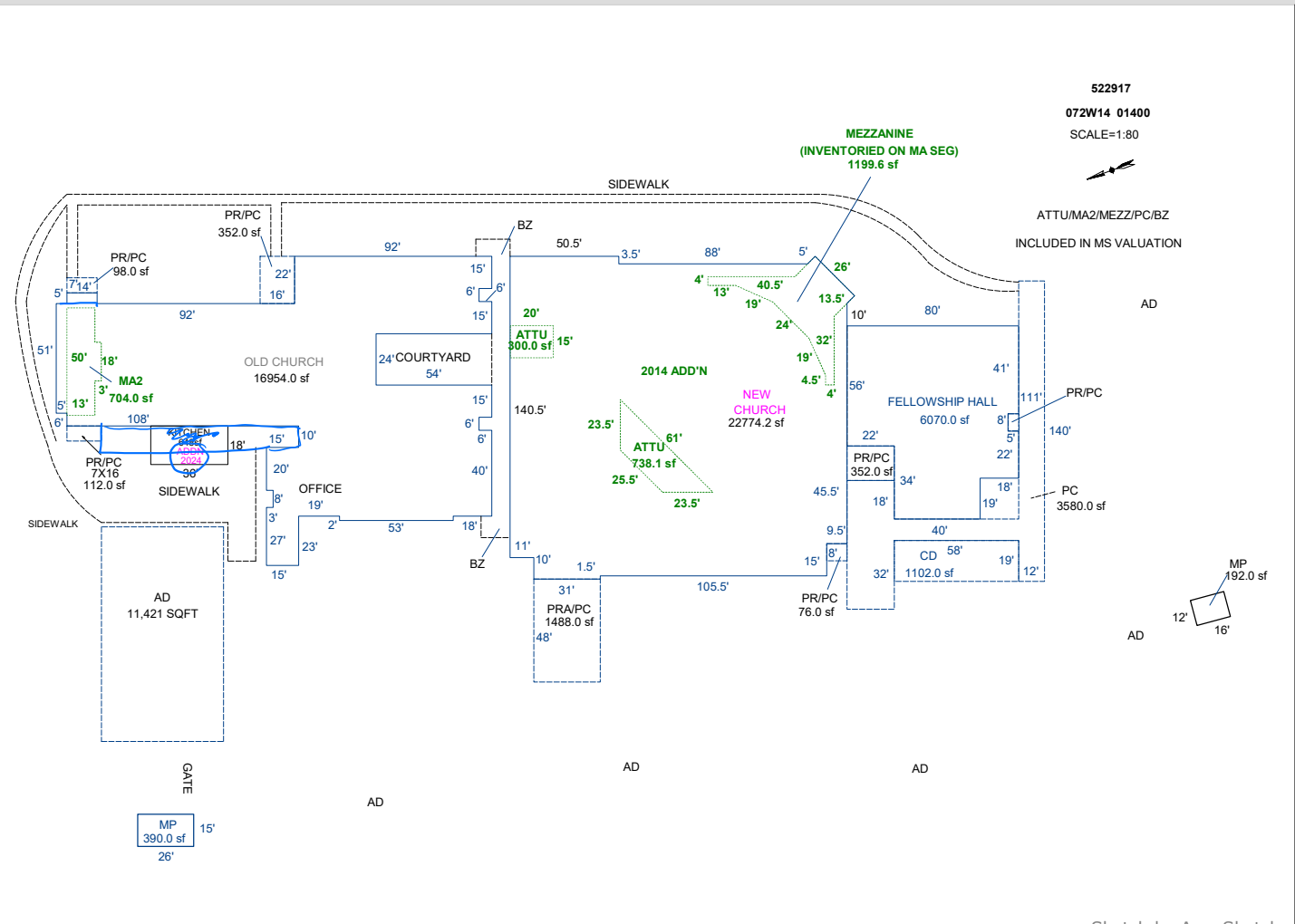


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 522917 Parcel No.: 072W14 01400  
 Property Address: 8512 SUNNYVIEW RD NE  
 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	MP	1.0	390.0	82.0	
	MP	1.0	192.0	56.0	582.0
GLA1	KITCHEN	1.0	648.0	108.0	
	OLD CHURCH	1.0	16954.0	876.0	
	FELLOWSHIP HAL	1.0	6070.0	350.0	46446.2
GLA2	CHURCH	1.0	22774.2	614.0	
	MEZZANINE	1.0	1199.6	212.7	1903.6
YI1	PRA/PC	1.0	1488.0	158.0	1488.0
	Net LIVABLE	cnt	6 (rounded)		48,350
	Net BUILDING	cnt	2 (rounded)		582

### COMMENT TABLE 1

Apex 10/23/2012 Jane  
 UPDATED BY JRONDEMA 4/15/16  
 UPDATED BY JRONDEMA 4/20/16  
 UPDATED BY JRONDEMA 4/16/18  
 UPDATED BY JRONDEMA 12/27/18  
 UPD BY PH 01.13.20  
 UPDATED BY CLOBERG 08/23/24 ADDN

### COMMENT TABLE 2

KH 90 4.20.16  
 12.03.19 MH #35

*1/29/24 MLH*

### COMMENT TABLE 3

TAGS  
*TAGS < 2*

# Commercial Property Appraisal

Marion County

OLD CHURCH - EMMANUEL BIBLE CHURCH

**Stat Class** 901 - PARSONAGE

**Account ID** 522917

**Notes** 24-25: L3 7.26.24 JJS

**Total Sq Ft** 16,954

**MA-SA-NH** 03-06-000

<b>Component - OLD CHURCH - EMMANUEL BIBLE CHURCH</b>
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**Stat Class** 901 - PARSONAGE

**Notes** 24-25: L3 7.26.24 JJS

## Cost Approach

**ZIP Code** 97305

**Data Collected** 7/26/2024

**Local Multiplier** (Default)

**Reporting Date** 1/2024

**Cost Data Set** 1/2024

**Architect's Fees** (Default)

**Eff. Age Adjustment** n/a

## Section - OLD CHURCH - EMMANUEL BIBLE CHURCH

**Type** Building

**Size** 16,954 sq ft

**Perimeter** 876 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	100	3.0	D Wood or Steel Framed Exterior Walls	10.0

### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	16,954	\$185.30	\$3,141,576	\$659,731	\$2,481,845
3	Default Heating	16,954	\$24.26	\$411,304	\$86,374	\$324,930
2	Default Walls	16,954	\$26.90	\$456,063	\$95,773	\$360,290
764	Fire Alarm System	16,594	\$3.25	\$53,931	\$11,326	\$42,605
				\$4,062,874	\$853,204	\$3,209,670

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$406,287.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

**Reconciliation**      **Base Value** \$3,530,637

Calculation Type    Marshall & Swift

<b>Land</b>		<b>Structures</b>		<b>Mach/Equip</b>		<b>Personal Prop</b>		<b>Total</b>		<b>Improvements (S + M/E - P)</b>
\$0	+	\$3,530,637	+		-		=	\$3,530,637		\$3,530,637

# Commercial Property Appraisal

Marion County

NEW CHURCH - EMMANUEL BIBLE CHURCH

**Stat Class** 901 - PARSONAGE

**Account ID** 522917

**Notes**

**Total Sq Ft** 22,774

**MA-SA-NH** 03-06-000

<b>Component - NEW CHURCH - EMMANUEL BIBLE CHURCH</b>
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**Stat Class** 901 - PARSONAGE

**Notes**

## Cost Approach

**ZIP Code** 97305

**Data Collected** 7/26/2024

**Local Multiplier** (Default)

**Reporting Date** 1/2024

**Cost Data Set** 1/2024

**Architect's Fees** (Default)

**Eff. Age Adjustment** n/a

## Section - NEW CHURCH - EMMANUEL BIBLE CHURCH

**Type** Building

**Size** 22,774 sq ft

**Perimeter** 614 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
309	Church	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	22,774	\$186.17	\$4,239,836	\$890,366	\$3,349,470
3	Default Heating	22,774	\$24.37	\$555,002	\$116,550	\$438,452
2	Default Walls	22,774	\$27.03	\$615,581	\$129,272	\$486,309
764	Fire Alarm System	22,774	\$3.25	\$74,016	\$15,543	\$58,473
759	Mezzanines	1,199	\$100.90	\$120,979	\$25,406	\$95,573
6403017	Paving, Asphalt	65,945	\$5.98	\$394,351	\$82,814	\$311,537
				\$5,999,765	\$1,259,951	\$4,739,814

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$599,976.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

**Reconciliation**      **Base Value** \$5,213,795      Calculation Type      Marshall & Swift

<b>Land</b>		<b>Structures</b>		<b>Mach/Equip</b>		<b>Personal Prop</b>		<b>Total</b>	<b>Improvements (S + M/E - P)</b>
\$0	+	\$5,213,795	+	-	=	\$5,213,795		\$5,213,795	\$5,213,795

# Commercial Property Appraisal

Marion County

FELLOWSHIP HALL - EMMANUEL BIBLE CHURCH

**Stat Class** 901 - PARSONAGE

**Account ID** 522917

**Notes** 24-25: L3 7.26.24 JJS

**Total Sq Ft** 6,070

**MA-SA-NH** 03-06-000

**Component - FELLOWSHIP HALL - EMMANUEL BIBLE CHURCH**

**Stat Class** 901 - PARSONAGE

**Notes** 24-25: L3 7.26.24 JJS

## Cost Approach

**ZIP Code** 97305

**Data Collected** 7/26/2024

**Local Multiplier** (Default)

**Reporting Date** 1/2024

**Cost Data Set** 1/2024

**Architect's Fees** (Default)

**Eff. Age Adjustment** n/a

## Section - FELLOWSHIP HALL - EMMANUEL BIBLE CHURCH

**Type** Building

**Size** 6,070 sq ft

**Perimeter** 350 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
516	Fellowship Hall	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	6,070	\$145.15	\$881,061	\$229,076	\$651,985
3	Default Heating	6,070	\$17.53	\$106,407	\$27,666	\$78,741
2	Default Walls	6,070	\$27.40	\$166,318	\$43,243	\$123,075
764	Fire Alarm System	6,070	\$3.25	\$19,728	\$5,129	\$14,599
				\$1,173,514	\$305,114	\$868,400

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 10%		\$117,351.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Marshall & Swift Tables Eff. Age 15 yrs

Additional Functional 0.0 %

External 0.0 %

**Reconciliation**      **Base Value** \$955,240

Calculation Type    Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$955,240	+	-	= \$955,240
					\$955,240

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>			
		<u>No Basement</u>		<u>Basement</u>	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 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 \_\_\_\_\_