

Acct ID: 515405 MTL: 053W140000100 Date: 4/9/25 Appr: JJS Prop Class: 551 RMV Prop Class: 501  
 Situs: 15411 RIVER RD NE SALEM OR 97305 MaSaNh: 02 06 000 Unit: 48500 Year: 2025

Last Date Appraised: 08/22/2019 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info:

Owner: COLEMAN GREENLEAF FARMS LLC Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 709092

RMV Land: 1250470 RMV Imp: 672376 RMV Total: 1922846 MAV: 786450 MSAV: 248442 SAV: 670982

Comment:

*Upd Inv*

*503-932-1560  
Todd*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

hops

OSDs

Count	Code	Description	RMV	Code Area	Exception
4	SAA	SA OSD - AVERAGE	50000	01600	0

Land

Site: 1 Code Area: 01570 Size: 38.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 333790 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 19-20: PER #103 REMOVE NOT TAXABLE LAND SEG

Site: 2 Code Area: 01570 Size: 7.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 4680 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980 / 00100160

Site: 4 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 8250 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009

Site: 5 Code Area: 01600 Size: 91.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 789530 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

Site: 6 Code Area: 01600 Size: 63.19 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 14220 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 01600 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 0  
 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
MISCELLANEOUS	0	0	0	74034	1

Bldg: 6 Code Area: 01600 Stat Class: 141 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 2430 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 254110  
 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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First Floor 4 Finished 2430 0 0 1961 1961 KIT-, FP - 2, HVAC+, ROOF, BTH - 1, BATH - 2 Exception: Y N

Accessories

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

*YIYF*

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 312 Year Blt: Eff Year Blt: 1961 Sq.Ft: 4200 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 60x70 RMV: 20140  
 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
Loft Barn	4	Finished	4200	0	0	0	1961	FAIR

**Accessories**

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

Bldg: 3 Code Area: 01600 Stat Class: 321 Year Blt: Eff Year Blt: 1961 Sq.Ft: 224 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 16x14 RMV: 340  
 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
Hay Cover	5	Finished	224	0	0	0	1961	

**Accessories**

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

Bldg: 4 Code Area: 01570 Stat Class: 321 Year Blt: Eff Year Blt: 1982 Sq.Ft: 560 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 20x28 RMV: 886  
 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
Hay Cover	4	Finished	560	0	0	0	1982	FAIR

**Accessories**

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

Bldg: 7 Code Area: 01600 Stat Class: 380 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Farm M&E Dimensions: RMV: 128000  
 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
No accessory data available					

Bldg: 8 Code Area: 01600 Stat Class: 380 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Farm M&E Dimensions: RMV: 4520  
 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
Building Structure	0	Finished	0	0	0	0	0	

**Accessories**

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

Bldg: 9 Code Area: 01600 Stat Class: 341 Year Blt: Eff Year Blt: 1982 Sq.Ft: 364 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 26x14 RMV: 2000  
 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	5	Finished	364	0	0	0	1982	AVG

**Accessories**

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

Bldg: 10 Code Area: 01570 Stat Class: 342 Year Blt: Eff Year Blt: 1982 Sq.Ft: 26940 **30,000** % Complete: 100  
 Desc: Metal Component Building (MC) Dimensions: RMV: 179900

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
Metal Componet Bldg	5	Finished	26940	0	0	0	1982	GOOD, EXCLT

26,940 SF 1306 SF

Accessories

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

Bldg: 11 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 520 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 26x20 RMV: 1690  
 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	520	0	0	0	1961	FAIR

Accessories

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

Bldg: 12 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 1656 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 46x36 RMV: 4900  
 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	1656	0	0	0	1961	FAIR

Accessories

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

Bldg: 13 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 1624 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 58x28 RMV: 4810  
 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	1624	0	0	0	1961	FAIR

Accessories

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

Bldg: 14 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 2810  
 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	864	0	0	0	1961	FAIR

Accessories

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

Bldg: 15 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 1740 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x58 RMV: 5150  
 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	1740	0	0	0	1961	FAIR

Accessories

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

Bldg: 16 Code Area: 01600 Stat Class: 351 Year Blt: Eff Year Blt: 1961 Sq.Ft: 1360 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 34x40 RMV: 4160  
 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	1360	0	0	0	1961	FAIR	Exception: Y N

**Accessories**

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

Bldg: 17	Code Area: 01600	Stat Class: 351	Year Blt:	Eff Year Blt: 1961	Sq.Ft: 7200	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 60x120		RMV: 19560	
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	7200	0	0	0	1961	FAIR	Exception: Y N

**Accessories**

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

Bldg: 18	Code Area: 01600	Stat Class: 353	Year Blt:	Eff Year Blt: 1961	Sq.Ft: 360	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 10x36		RMV: 940	
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	
Machine Shed	4	Finished	360	0	0	0	1961	FAIR	Exception: Y N

**Accessories**

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

Bldg: 19	Code Area: 01570	Stat Class: 353	Year Blt:	Eff Year Blt: 1982	Sq.Ft: 20800	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 200x104		RMV: 37350	
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	
Machine Shed	4	Finished	20800	0	0	0	1982	FAIR	Exception: Y N

**Accessories**

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

Bldg: 20	Code Area: 01570	Stat Class: 354	Year Blt:	Eff Year Blt: 1982	Sq.Ft: 800	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 20x40		RMV: 650	
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	
Lean-to Light Duty	4	Finished	800	0	0	0	1982		Exception: Y N

**Accessories**

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

Bldg: 21	Code Area: 01600	Stat Class: 355	Year Blt:	Eff Year Blt: 1961	Sq.Ft: 340	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 34x10		RMV: 460	
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	
Lean-to Heavy Duty	4	Finished	340	0	0	0	1961		Exception: Y N

**Accessories**

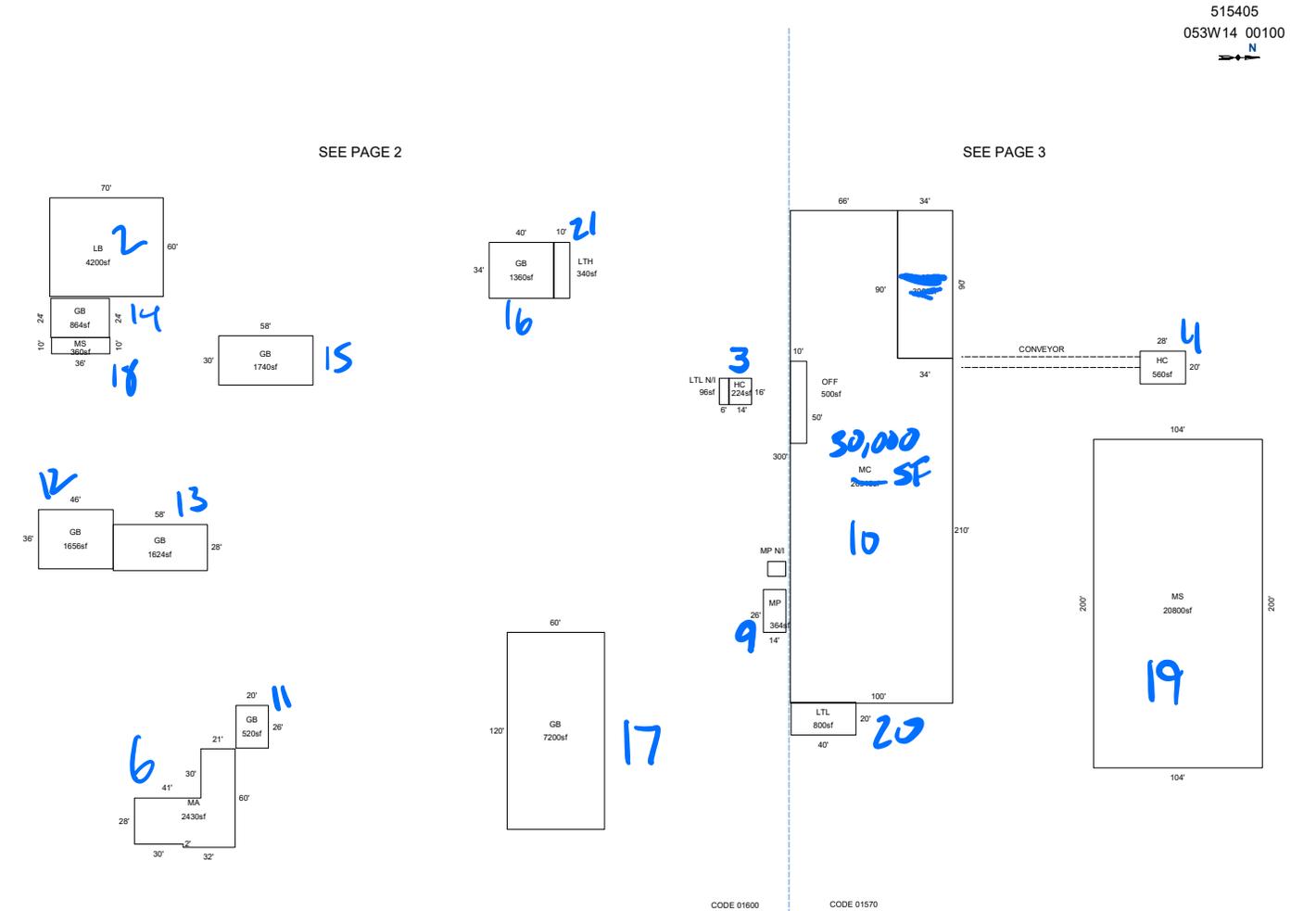
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515405 Parcel No.: 053W14 00100  
 Property Address: 15411 RIVER RD N  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	7200.0	360.0	
	GB	1.0	864.0	120.0	
	GB	1.0	1740.0	176.0	
	GB	1.0	1624.0	172.0	
	GB	1.0	1656.0	164.0	
	GB	1.0	520.0	92.0	
	GB	1.0	1360.0	148.0	14964.0
GBA3	MP	1.0	364.0	80.0	364.0
GBA4	MS	1.0	20800.0	608.0	20800.0
GBA5	LTL N/I	1.0	96.0	44.0	
	LTL	1.0	800.0	120.0	896.0
GBA6	MS	1.0	360.0	92.0	
	LTH	1.0	340.0	88.0	
	HC	1.0	224.0	60.0	
	MC	1.0	26940.4	800.0	
	HC	1.0	560.0	96.0	
	4 addl items				
	Net LIVABLE	cnt	1 (rounded)		2,430
	Net BUILDING	cnt	19 (rounded)		73,208

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/17  
 UPDATED BY WWilliams 1.2.25

### COMMENT TABLE 2

JJS 4.9.25

### COMMENT TABLE 3

CYCLE L2

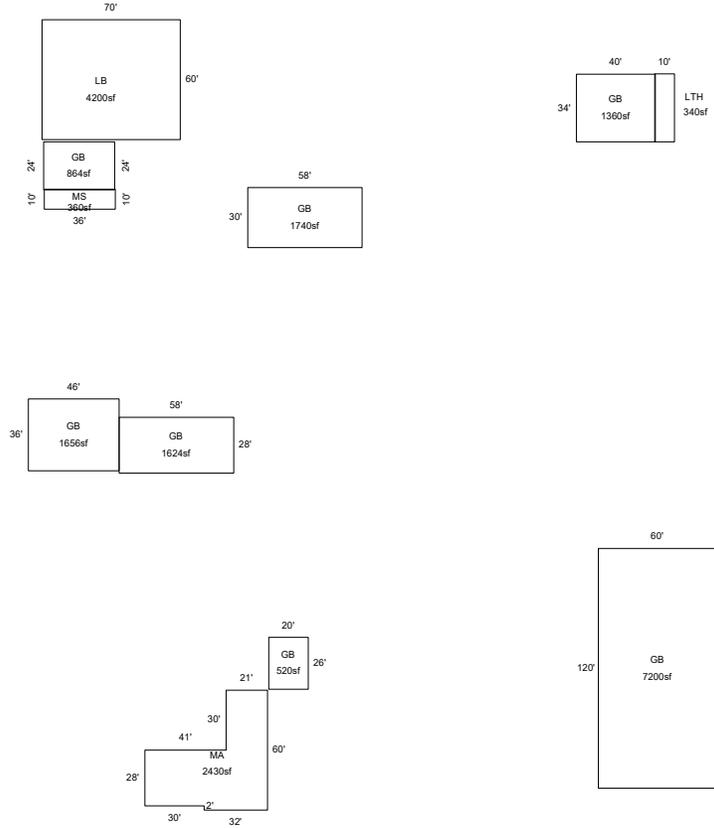
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515405 Parcel No.: 053W14 00100  
 Property Address: 15411 RIVER RD N  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

515405  
 053W14 00100  

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	520.0	92.0	
	GB	1.0	7200.0	360.0	
	GB	1.0	1624.0	172.0	
	GB	1.0	1740.0	176.0	
	GB	1.0	864.0	120.0	
	GB	1.0	1360.0	148.0	
	GB	1.0	1656.0	164.0	14964.0
GBA6	LB	1.0	4200.0	260.0	
	MS	1.0	360.0	92.0	
	LTH	1.0	340.0	88.0	4900.0
GLA1	MA	1.0	2430.1	244.0	2430.1
	Net LIVABLE	cnt	1 (rounded)		2,430
	Net BUILDING	cnt	10 (rounded)		19,864

DRAWN BY JRONDEMA 8/24/17  
 UPDATED BY WWILLIAMS 1.2.25

### COMMENT TABLE 2

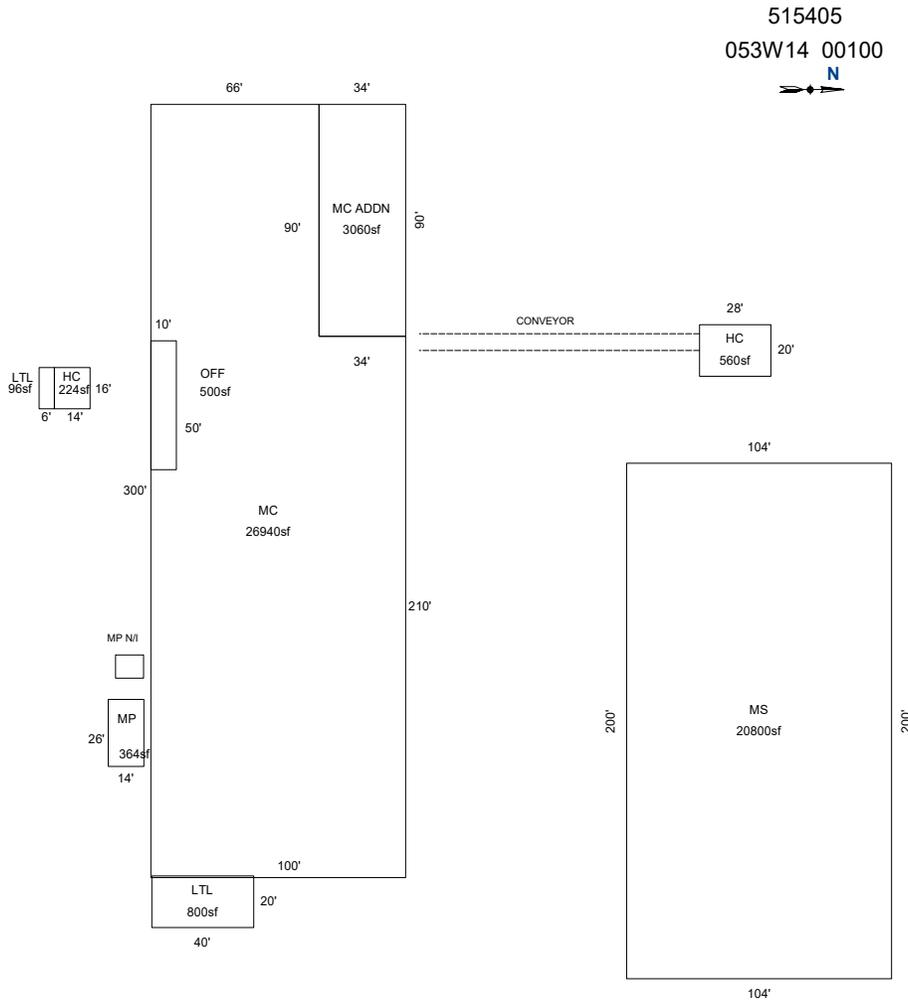
### COMMENT TABLE 3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515405 Parcel No.: 053W14 00100  
 Property Address: 15411 RIVER RD N  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA3	MP	1.0	364.0	80.0	364.0
GBA4	MS	1.0	20800.0	608.0	20800.0
GBA5	LTL	1.0	96.0	44.0	896.0
	LTL	1.0	800.0	120.0	
GBA6	MC ADDN	1.0	3060.0	248.0	30784.4
	HC	1.0	224.0	60.0	
	HC	1.0	560.0	96.0	
	MC	1.0	26940.4	800.0	
GBA7	OFF	1.0	500.0	120.0	500.0
Net BUILDING		cnt	9 (rounded)		53,344

### COMMENT TABLE 1

DRAWN BY JRONDEMA 8/24/17  
 UPDATED BY WWILLIAMS 1.2.25

### COMMENT TABLE 2

### COMMENT TABLE 3