

Acct ID: 519247 MTL: 062W31B000600 Date: 10/14/24 Appr: GPH Prop Class: 559 RMV Prop Class: 509  
 Situs: 3735 CHEMAWA RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 80062 Year: 2024

Last Date Appraised: 12/19/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info: 2025 - NEW CONSTRUCTION (TAGS/PERMIT)

Owner: SUNSHINE SHED HOLDINGS LLC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 342079  
 RMV Land: 618280 RMV Imp: 492140 RMV Total: 1110420 MAV: 17760 MSAV: 40529 SAV: 95388

Comment: 24-25: L2 12.19.23 MLH  
P-130046 - manufactured  
P-128536 - onsite

Notations on site Agriculture dealership 100% Farm use ok - Seed

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

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

OSDN - exception

Land

Site: 1 Code Area: 92410 Size: 1.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 23060 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

24-25: Partial disqual farm use

01-02: 02400210, CONSOLIDATION OF 3BENCH INTO 4BENCH /01-02; CORRECTING ACCTS W/NO MKT VALUE - XTCV SEGMENTS - VALUE TAKEN FROM XTCV ACCT 06-07: RECALC SETUP;#19 11-3

Site: 3 Code Area: 92410 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: 18030 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis//02400210

Site: 4 Code Area: 92410 Size: 1.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 21680 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1978 / 01-02: 02400210, CONSOLIDATION OF 1BENCH INTO 2BENCH

Site: 5 Code Area: 92410 Size: 24.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 3LL Value Source: Farm Use - EFU Description: THREE LAKE LABISH LAND RMV: 399920 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1978 / 02400210

Site: 6 Code Area: 92410 Size: 4.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 2210 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1983

Site: 7 Code Area: 92410 Size: 5.75 Acres Use Code: 005 Zone: REST SAV Use: 52690 Exception: 52690  
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 108380 Exception: Y N  
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:  
 Comments: Liability year - 1978  
 24-25: Disqual farm use  
 01-02: 02400210, CONSOLIDATION OF 1BENCH INTO 2BENCH

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 92410 Stat Class: 128 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 15270  
 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	2	Unfinished	312	0	0	1940	1940	ROOF

Accessories Next to MH 130046

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

**Improvements - Accessory Buildings**

Bldg: 13 Code Area: 92410 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1230  
 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	4	Finished	144	0	0	1990	1990	FAIR	

**Accessories**

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

Bldg: 14 Code Area: 92410 Stat Class: 354 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 240 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 330 ✓  
 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 Light Duty	4	Finished	240	0	0	1990	1990		

**Accessories**

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

Bldg: 15 Code Area: 92410 Stat Class: 390 Year Blt: 2023 Eff Year Blt: Sq.Ft: 15600 % Complete: 100  
 Desc: Farm Marshall Swift Dimensions: RMV: 475310  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 231100 Adjust: Adjust RMV: 0

**Floors**

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

*Marshall Swift 100%*

**Accessories**

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









# Commercial Property Appraisal

Marion County

Equipment Dealership

**Stat Class** 890 - MISCELLANEOUS MIXED USE

**Account ID** 519247

**Notes** 25-26: NEW AGRICULTURE DEALERSHIP 100% COMPLETE

**Total Sq Ft** 15,600

**MA-SA-NH** 04-06-000

## Component - Equipment Dealership

**Stat Class** 390 - Farm Marshall Swift

**Notes** 25-26: NEW AGRICULTURE DEALERSHIP 100% COMPLETE

## Cost Approach

**ZIP Code** 97305

**Data Collected** 10/14/2024

**Local Multiplier** (Default)

**Reporting Date** 1/2025

**Cost Data Set** 1/2025

**Architect's Fees** (Default)

**Eff. Age Adjustment** 0

## Section - Equipment Dealership

**Type** Building

**Size** 15,600 sq ft

**Perimeter** 580 ft

**# of Stories** 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
406	Storage Warehouse	74	2.0	S Metal Frame and Walls	20.0
406	Storage Warehouse	26	4.0	S Metal Frame and Walls	15.0

### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	15,600	\$67.10	\$1,046,760	\$10,468	\$1,036,292
6604001	Chain Link Fence, Galvanized	3,115	\$24.28	\$75,632	\$0	\$75,632
6601014	Concrete Sidewalk	580	\$8.01	\$4,646	\$0	\$4,646
6604010	Gate, Chain Link	2	\$1,154.50	\$2,309	\$0	\$2,309
614	Heat Pump	4,056	\$18.65	\$75,644	\$756	\$74,888
916	Single -Metal on Steel Frame	15,600	\$8.91	\$138,996	\$1,390	\$137,606
6604011	Sliding Gate, Chain Link	1	\$2,035.00	\$2,035	\$0	\$2,035
6603009	Surface Parking Lot	28	\$2,749.32	\$76,981	\$0	\$76,981
683	Wet Sprinklers	15,600	\$5.07	\$79,092	\$79,092	\$0
				\$1,502,095	\$91,706	\$1,410,389

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	Wall Insulation	10,750	\$2.00		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	Ceiling Insulation	15,600	\$2.00		<input type="checkbox"/>	<input type="checkbox"/>	
Base Cost	EP&O (15%)		\$225,314.00		<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

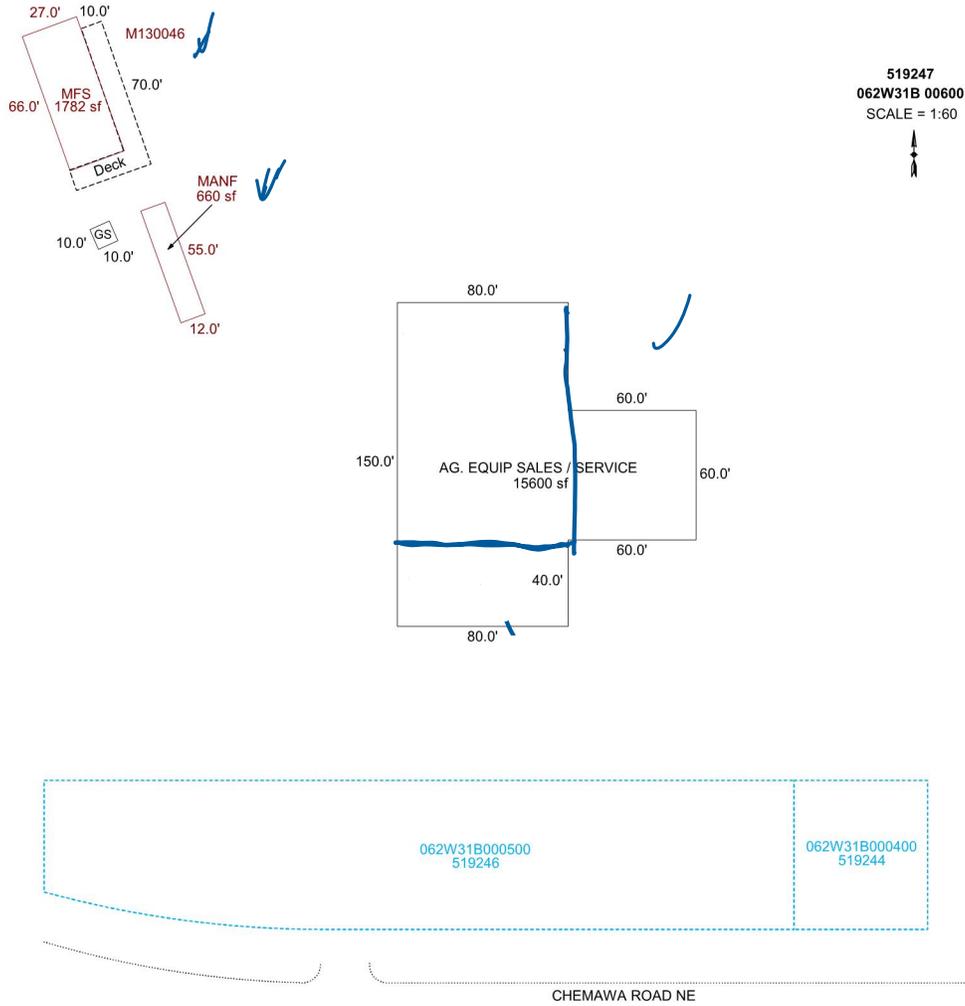
Marshall & Swift Tables	Eff. Age 1 yrs
Additional Functional	0.0 %
External	0.0 %

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519247 Parcel No.: 062W31B 00600  
 Property Address: 3735 CHEMEWA RD NE  
 City: SALEM County: State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AG. EQUIP SALES	1.0	15600.0	580.0	15600.0
GLA	MANF	1.0	660.0	134.0	660.0
GLA1	MFS	1.0	1782.0	186.0	1782.0
OTH	GS	1.0	100.0	40.0	100.0
P/P	Deck	1.0	970.0	214.0	970.0

### COMMENT TABLE 1

Apex 9/02/2011 Jane  
 UPDATED BY CJURAN 08/07/2023 555-555-22-007613  
 UPDATED BY CJURAN 02/15/2024

### COMMENT TABLE 2

MLH 12/19/2023  
*GAT 10/14/24*

### COMMENT TABLE 3

TAGS L3  
*TAGS L3*

Net LIVABLE cnt 2 (rounded) 2,442  
 Net BUILDING cnt 1 (rounded) 15,600

Percent Complete Form

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

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		80%	Electrical Rough-In	3%	55%	2%
2%	Heating Rough-In		2%	1%		
	Heating Unit		1%	1%		
3%	85%	Insulation	3%	60%	2%	
5%		Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	
2%		Paint Exterior	2%		2%	
	95%	Cabinets	6%	75%	5%	
2%		Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	
3%	100%	Floor Coverings & Countertops	7%	90%	6%	
2%		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%	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%

*only 2/3 of building*  
*40%*

APPR MLH Date 12/19/23 YR For 24-25 % COMP 40  
 APPR GRH Date 10/8/24 YR For 25-26 % COMP 100  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_  
 APPR \_\_\_\_\_ Date \_\_\_\_\_ YR For \_\_\_\_\_ % COMP \_\_\_\_\_