

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date:

1/25/2024

Acct ID: 519555 MTL: 063W140000500 Date: 7/23/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
Situs: 9155 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 32270 Year: 2024

Last Date Appraised: 02/07/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2024 - Tags/Permit (Demolished)

Owner: PATHWAY AGR LANDS LLC

Roll Type: R

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

AV: 663124

RMV Land: 847940 RMV Imp: 640200 RMV Total: 1488140 MAV: 533870 MSAV: 129254

SAV: 407189

Comment: 23-24: L4 2.7.23 MLH
11/19/21 L3 WVITALE//
22-23: Tag, MS n/c WV#06, L4, 11-19-21

*Update inventory, update Land-
farm orchard, seed.*

Notations

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED
MS	411	SEE ACCOUNT NOTES - 411
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	92410	0

Land

Site: 1 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: 10850 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 17-18: SV #90 CHG OSD, 3 HOMES ALL SHARE ONE HOMESITE AND OSD

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 11340 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2017 / 17-18: CHG 2ND HOMESITE TO 2 BENCH IRR

Site: 3 Code Area: 92410 Size: 54.56 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 618920 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 4 Code Area: 92410 Size: 3.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~WST~~ Value Source: Farm Use - EFU *Farm orchard* Description: Rural WASTELAND RMV: 1010 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 5 Code Area: 92410 Size: 1.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Water Value Source: Pond Description: Ponds, rivers, creeks, streams, lakes RMV: 560 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 2012-13: CHG OF SOIL CLASS FOR 6.3 ACRES FROM 2BENCH TO POND

Site: 6 Code Area: 92410 Size: 7.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 81830 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 7 Code Area: 92410 Size: 1.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BI Value Source: Farm Use - EFU Description: FOUR BENCH IRR RMV: 11390 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 8 Code Area: 01410 Size: 6.74 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 76450 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 20-21: CYCLE WORK #06 NO CHG// 17-18: SV #94 CHG SOIL CLASSES// 06-07: RECALC SETUP;#19 11-10-05

Site: 9 Code Area: 01410 Size: 0.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Water Value Source: Pond Description: Ponds, rivers, creeks, streams, lakes RMV: 120 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 10 Code Area: 01410 Size: 1.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: ~~WST~~ Value Source: WASTE RURAL *Farm-Seed* Description: Rural WASTELAND RMV: 470 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR, GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980
 MARSH / WATER

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 456 Year Blt: 1993 Eff Year Blt: 1997 Sq.Ft: 960 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 40x24 RMV: 40970 *Nlc*
 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
First Floor	5	Finished	960	3	FB-2	1993	1997	BATH - 2, KIT, HVAC+, ROOF, SKIRT	Y N

Accessories

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

Bldg: 1 Code Area: 92410 Stat Class: 142 Year Blt: 1982 Eff Year Blt: 1987 Sq.Ft: 2667 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 353370 *Nlc*
 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
First Floor	4	Finished	1707	0	FB-1	1982	1987	BATH - 1, KIT+, ROOF, HVAC+	Y N
Attic	4	Finished	960	3	FB-1	1982	1987	BATH - 1, HVAC+	Y N
Garage Attached	4	Finished	924	0	0	1984	1984	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS AVERAGE	4	0	1987	22878	1	Exception: Y N

Bldg: 17 Code Area: 92410 Stat Class: 108 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 7910
 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	
YARD IMPROVEMENTS FAIR	3	0	1993	7905	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 36x24 RMV: 1960
 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	864	0	0	1979	1979	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 331 Year Blt: 1986 Eff Year Blt: 1970 Sq.Ft: 2554 % Complete: 100
 Desc: Milking Parlor (MK) Dimensions: RMV: 30120
 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	
Milking Parlor	5	Finished	2554	0	0	1986	1970	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: 313 Year Blt: 1987 Eff Year Blt: 1980 Sq.Ft: 12600 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 180x70 RMV: 40890
 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	
Free Stall Barn	4	Finished	12600	0	0	1987	1980	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: 321 Year Blt: 1963 Eff Year Blt: 1963 Sq.Ft: 2496 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 96x26 RMV: 4140
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 48 50 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	5	Finished	2496	0	0	1963	1963	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: 313 Year Blt: 1995 Eff Year Blt: 1980 Sq.Ft: 21040 % Complete: 100
 Desc: Free Stall Barn (SB) Dimensions: 180x60 RMV: 72070
 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	
Free Stall Barn	5	Finished	10800	0	0	1995	1980	FAIR	Exception: Y N
Free Stall Barn	5	Finished	10240	0	0	1995	1980		Exception: Y N

Accessories

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

Bldg: 10	Code Area: 92410	Stat Class: 322	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Silos (BS) (SI)			Dimensions:		RMV: 52920	
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
Bunker Silo	5	Finished	16000	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 12	Code Area: 92410	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc: Accessory Improvements & Misc.			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
Building Structure	0	Finished	0	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 13	Code Area: 92410	Stat Class: 352	Year Blt: 1980	Eff Year Blt: 1979	Sq.Ft: 1152	% Complete: 100
Desc: Utility Building (UB)			Dimensions: 36x32		RMV: 5250	
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
Utility Building	5	Finished	1152	0	0	1980	1979	AVG Exception: Y N

Accessories

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

Bldg: 14	Code Area: 92410	Stat Class: 311	Year Blt: 1973	Eff Year Blt: 1960	Sq.Ft: 10800	% Complete: 100
Desc: Feeder Barn (FB)			Dimensions: 120x90		RMV: 21460	
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
Feeder Barn	5	Finished	10800	0	0	1973	1960	FAIR Exception: Y N

Accessories

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

Bldg: 16	Code Area: 92410	Stat Class: 353	Year Blt: 2000	Eff Year Blt: 1990	Sq.Ft: 2822	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 34x83		RMV: 9140	
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	2822	0	0	2000	1990	FAIR Exception: Y N

Accessories

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



L3 2025



L3 2025



L2 2023



L2 2023



L2 2023



L2 2023



12 2023



12 2023



12 2023



12 2023



12 2023



12 2023



12 2023



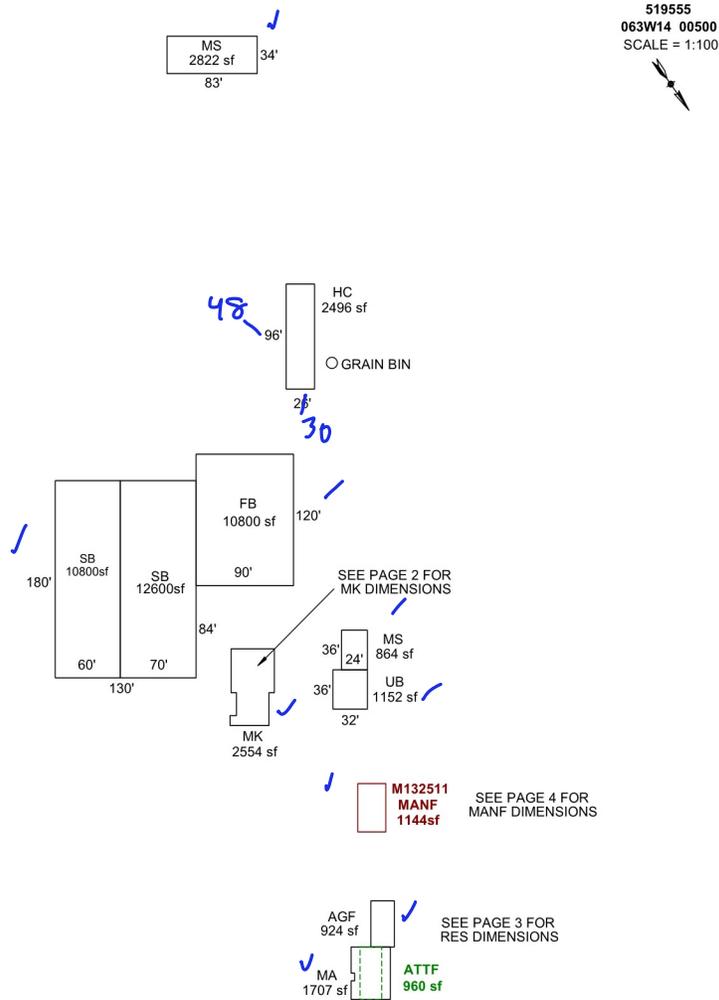
12 2023

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519555 / M129055 Parcel No.: 063W14 00500
 Property Address: 9155 WHEATLAND RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 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	MS	1.0	864.0	120.0	
	MK	1.0	2554.0	232.0	
	SB	1.0	12600.0	500.0	
	HC	1.0	2496.0	244.0	
	SB	1.0	10800.0	480.0	
	UB	1.0	1152.0	136.0	
	FB	1.0	10800.0	420.0	
	MS	1.0	2822.0	234.0	44088.0
GLA	MANF	1.0	1144.0	140.0	1144.0
GLA1	MA	1.0	1707.0	174.0	1707.0
GLA2	ATTF	1.0	960.0	136.0	960.0
GAR	AGF	1.0	924.0	128.0	924.0
OTH	Perimeter	1.0	81.7	32.0	81.7
	Net LIVABLE	cnt	3 (rounded)		3,811
	Net BUILDING	cnt	8 (rounded)		44,088

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/3/16
 UPDATED BY JRONDEMA 11/14/16
 UPDATED BY JRONDEMA 7/7/17
 UPD BY PHU 07.20.20
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/27/2023

COMMENT TABLE 2

12.27.19 WV #06: CYCLE
 #06 WV 12/11/2020
 MLH 02/07/2023
 MLH 12/14/2023

COMMENT TABLE 3

TAGS L2
 TAGS L4
 TAGS L1

GLA 7/13/25

Cycle L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

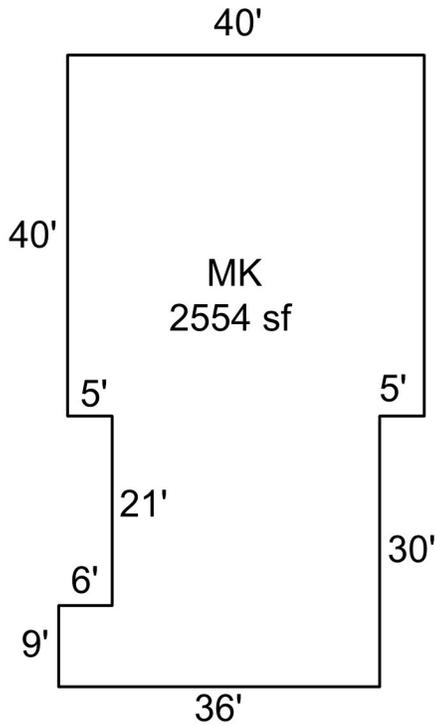
File No.: 519555 / M129055 Parcel No.: 063W14 00500
 Property Address: 9155 WHEATLAND RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519555

063W14 00500

SCALE = 1:30



SEE PAGE 1 FOR
ALL BLDGS

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MK	1.0	2554.0	232.0	2554.0
	Net BUILDING	cnt	1 (rounded)		2,554

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/3/16
 UPDATED BY JRONDEMA 11/14/16
 UPDATED BY JRONDEMA 7/7/17
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COMMENT TABLE 2

12.27.19 WV #06: CYCLE
 #06 WV 12/11/2020
 MLH 02/07/2023
 MLH 12/14/2023

COMMENT TABLE 3

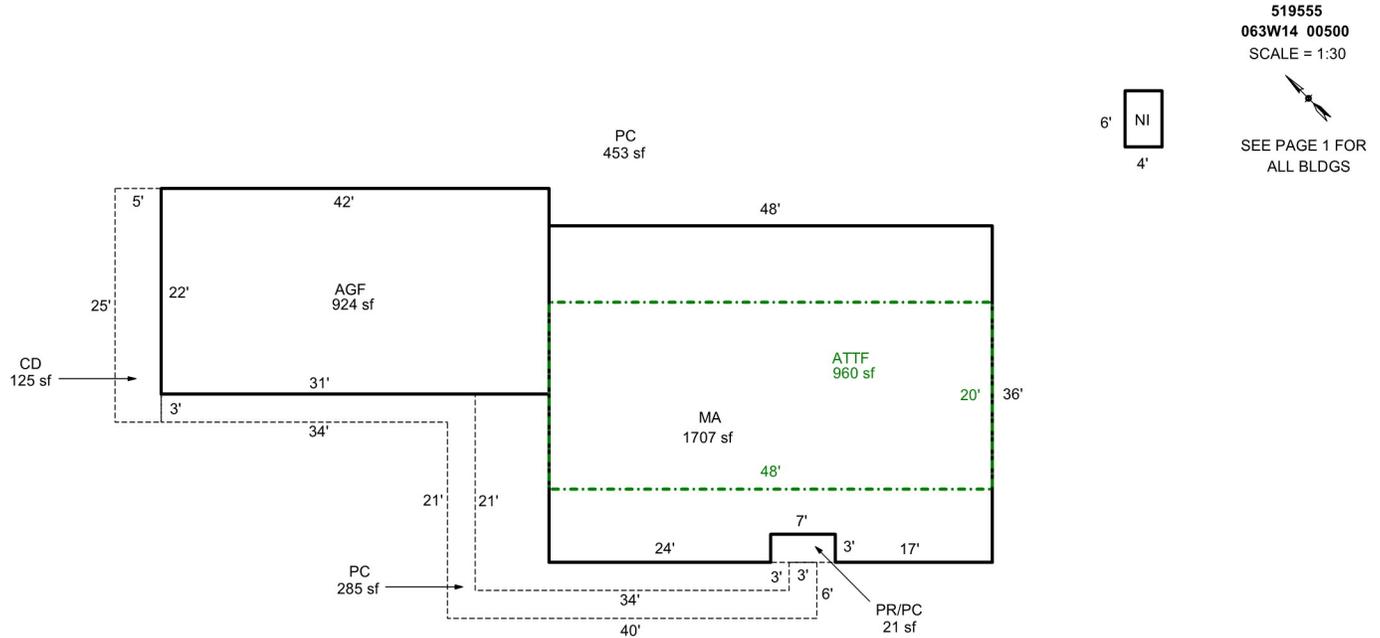
TAGS L2
 TAGS L4
 TAGS L1

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519555 / M129055 Parcel No.: 063W14 00500
 Property Address: 9155 WHEATLAND 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	NI	1.0	24.0	20.0	24.0
GLA1	MA	1.0	1707.0	174.0	1707.0
GLA2	ATTF	1.0	960.0	136.0	960.0
GAR	AGF	1.0	924.0	128.0	924.0
YI1	CD	1.0	125.0	60.0	
	PR/PC	1.0	21.0	20.0	
	PC	1.0	285.0	196.0	431.0

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 UPDATED BY JRONDEMA 7/7/17
 UPD BY PHU 07.20.20
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/27/2023

COMMENT TABLE 2

12.27.19 WV #06: CYCLE
 #06 WV 12/11/2020
 MLH 02/07/2023
 MLH 12/14/2023

COMMENT TABLE 3

TAGS L2
 TAGS L4
 TAGS L1

GH 7/23/23

Cycle L3

Net LIVABLE cnt 2 (rounded) 2,667
 Net BUILDING cnt 1 (rounded) 24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

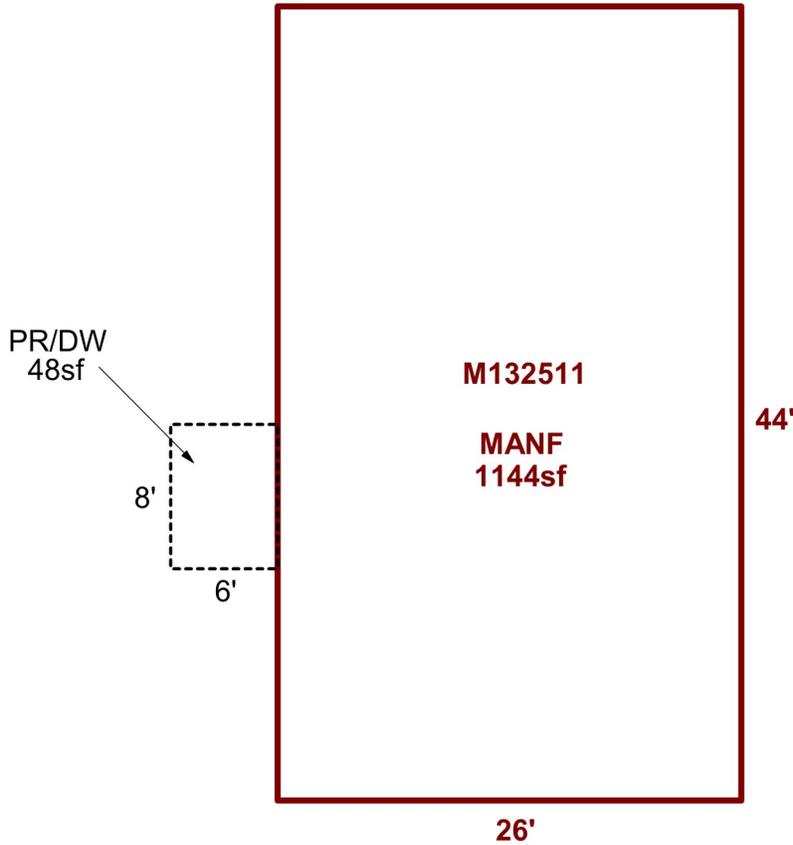
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519555
063W14 00500
 SCALE = 1:30



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA	MANF	1.0	1144.0	140.0	1144.0
P/P	PR/DW	1.0	48.0	28.0	48.0

COMMENT TABLE 1

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 UPDATED BY JRONDEMA 11/14/16
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COMMENT TABLE 2

12.27.19 WV #06: CYCLE
 #06 WV 12/11/2020
 MLH 02/07/2023
 MLH 12/14/2023

COMMENT TABLE 3

TAGS L2
 TAGS L4
 TAGS L1

Net LIVABLE cnt 1 (rounded) 1,144