

Acct ID: 519971 MTL: 063W250003100 Date: 5/22/25 Appr: GRH Prop Class: 581 RMV Prop Class: 581
 Situs: 3078 ZEE LN NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 66148 Year: 2024
 Last Date Appraised: 01/25/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: Recheck Forest 2026

Owner: TORRES FARMS LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 CB TTO INSP AV: 314859
 RMV Land: 494370 RMV Imp: 433780 RMV Total: 928150 MAV: 282950 MSAV: 31909 SAV: 57285

Comment: TTO on adjacent property another day

On site worker said not pictures since owner is not on property

update inv, add new Addn to UB 100%

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE <u>Good I/O</u>	45000	92410	0

Land

Farm OK

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Forest Homesite Description: RMV: 27690 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400210

Site: 3 Code Area: 92410 Size: 7.43 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 205720 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1988 / 02400210/ 03-04: CHG OF SOIL CLASS FROM WOODLOT TO WOODLOT-M

Site: 4 Code Area: 92410 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 152280 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1982 / 2400210 06-07: RECALC SETUP;#31 10-24-05

Site: 5 Code Area: 92410 Size: 2.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 63680 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1988 / 02400210/03-04: CHG OF SOIL CLASS BY #29 FROM WOODLOT TO WOODLOT-M

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 142 Year Blt: 1976 Eff Year Blt: 1986 Sq.Ft: 2510 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 338430
 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	1880	1	FB-1/ HB-1	1976	1986	KIT+, BATH+, ROOF, HVAC+, FP - 1, BTH - 1, BATH - 1	Exception: Y N
Second Floor	4	Finished	630	3	FB-1	1976	1986	BATH - 1, HVAC+	Exception: Y N
Garage Attached	4	Finished	380	0	0	1976	1986	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	2440	1976	6106	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1986	22878	1	Exception: Y N

Bldg: 2 Code Area: 92410 Stat Class: 148 Year Blt: 1976 Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 54040
 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
Garage Detached	4	Unfinished	768	0	0	1976	1986	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 321 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 720 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 36x20 RMV: 2180
 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
Hay Cover	5	Finished	720	0	0	1993	1993	Fair	

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 353 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 864 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: RMV: 3460
 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	4	Finished	864	0	0	1993	1993	Fair	

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 540 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 45x12 RMV: 870
 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	540	0	0	1993	1993		

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 351 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 2304 % Complete: 100
 Desc: General Purpose Building (GPB) Dimensions: 48x48 RMV: 34800
 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	5	Finished	2304	0	0	2010	2010	Fair / Avg	

Accessories

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

VB
Size changes to type VB

0

ACCOUNT # 519971 DATE: 5/22/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GRH TAG Y N
 COMMENTS: Permit missed in 2021; Add For 2025

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE UB
 STAT / CLASS 352/5
 SIZE 48x62
 FAIR Height
 AVERAGE 14 pole frame
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2021
 EFF YR 2021
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: Add to existing GB-chgs to UB

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE EP
 STAT / CLASS 4
 SIZE 16x6
 FAIR
 AVERAGE existing EP
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR 1986
 % COMP 100
 EXCEPT Y N
 MISC: _____

COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____

COMMENT: _____

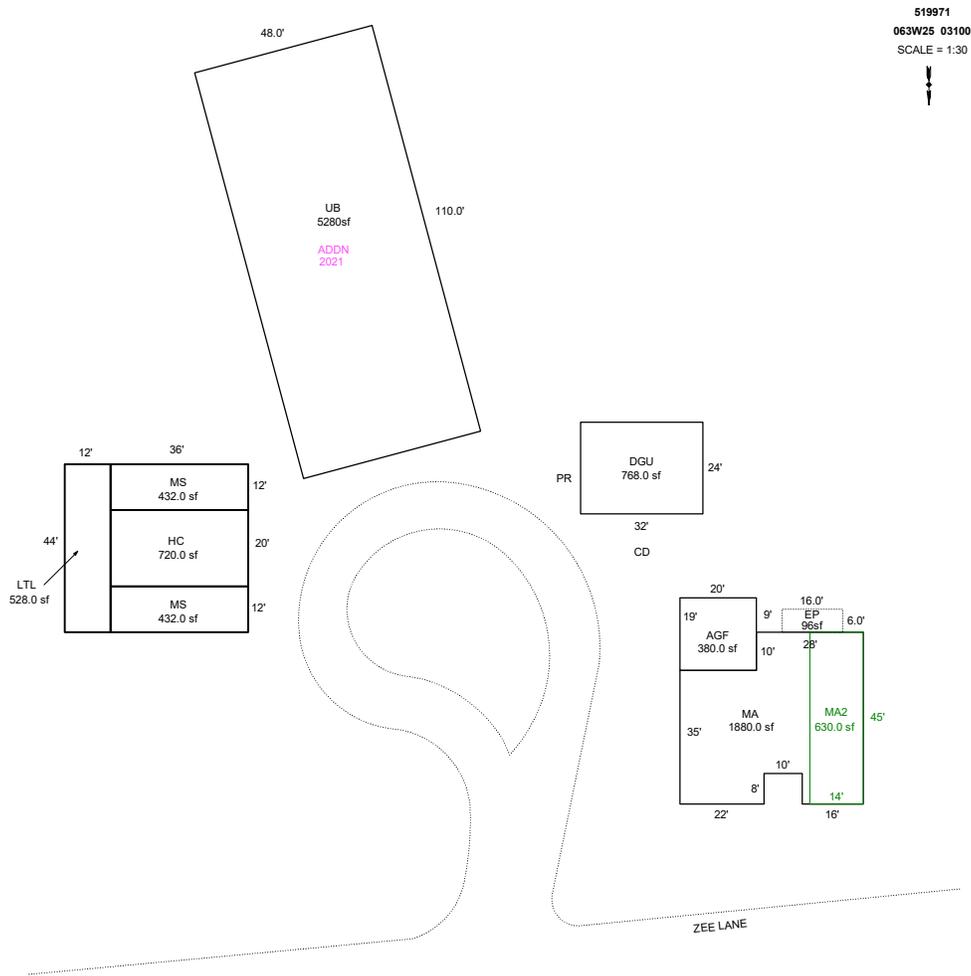


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519971 Parcel No.: 063W25 03100
 Property Address: 3078 Zee Ln NE
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

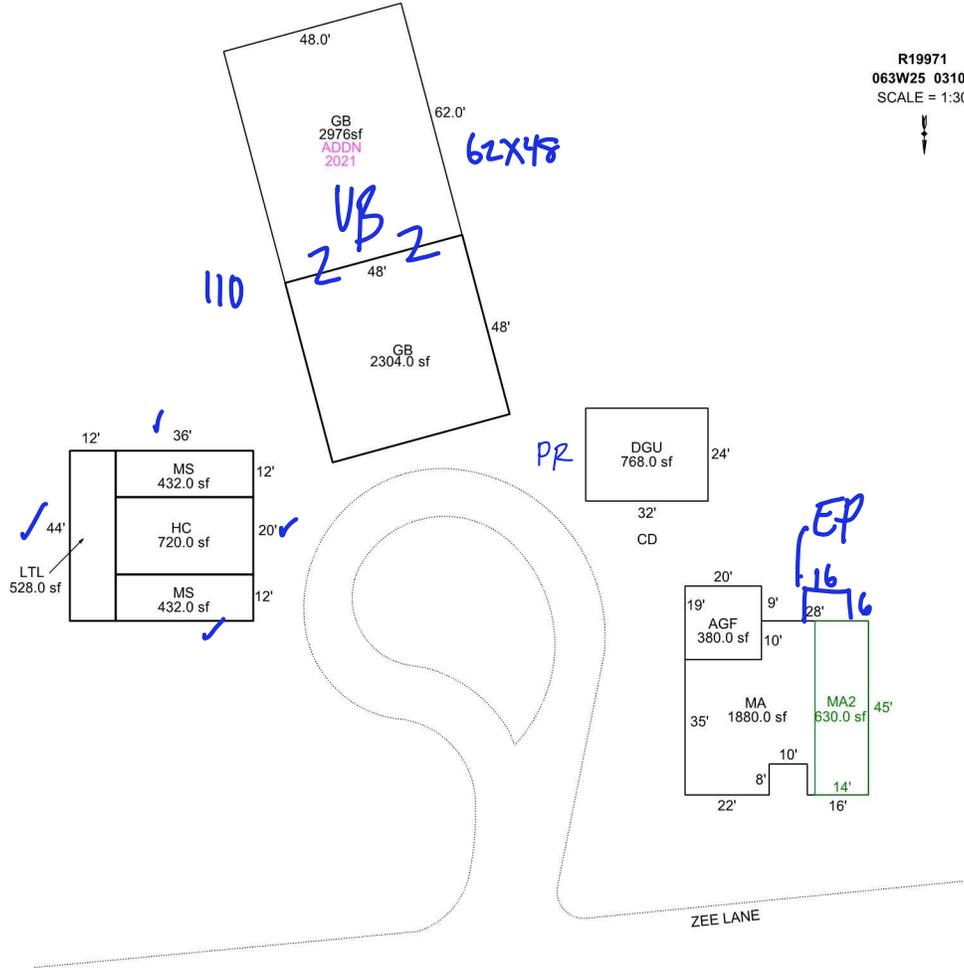
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	432.0	96.0		Apex by RW 07/02/08 Edited to add GB 3/4/11 Jane UPDATED BY CJURAN 08/09/2021 555-21-005703 UPDATED BY CLOBERG 07/16/25	
	MS	1.0	432.0	96.0			
	HC	1.0	720.0	112.0			
	LTL	1.0	528.0	112.0			
	UB	1.0	5280.0	316.0	7392.0		
GLA1	MA	1.0	1880.0	202.0	1880.0		
GLA2	MA2	1.0	630.0	118.0	630.0		
GAR	AGF	1.0	380.0	78.0			
	DGU	1.0	768.0	112.0	1148.0		
P/P	EP	1.0	96.0	44.0	96.0	COMMENT TABLE 2	COMMENT TABLE 3
						GRH 05/22/25	CYCLE L2
	Net LIVABLE	cnt	0 (rounded)		2,510		
	Net BUILDING	cnt	5 (rounded)		7,392		

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	432.0	96.0	
	MS	1.0	432.0	96.0	
	HC	1.0	720.0	112.0	
	LTL	1.0	528.0	112.0	
	GB	1.0	2304.0	192.0	
	GB	1.0	2976.0	220.0	7392.0
GLA1	MA	1.0	1880.0	202.0	1880.0
GLA2	MA2	1.0	630.0	118.0	630.0
GAR	AGF	1.0	380.0	78.0	
	DGU	1.0	768.0	112.0	1148.0
	Net LIVABLE	cnt	2 (rounded)		2,510
	Net BUILDING	cnt	6 (rounded)		7,392

COMMENT TABLE 1

Apex by RW 07/02/08
 Edited to add GB 3/4/11 Jane
 UPDATED BY CJURAN 08/09/2021 555-21-005703

COMMENT TABLE 2

GATT S/22/25

COMMENT TABLE 3

Cycle LZ