

Acct ID: 519566 MTL: 063W110000600 Date: **7.23.25** Appr: **GRH** Prop Class: 046 RMV Prop Class: 551
 Situs: 9785 WHEATLAND RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 51631 Year: 2024
 Last Date Appraised: 12/07/2021 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: SODBUSTER FARMS INC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 1071935
 RMV Land: 1315100 RMV Imp: 2681780 RMV Total: 3996880 MAV: 666410 MSAV: 405525 SAV: 1231683
 Comment: 22-23: L2 12.07.21 GRH

Rural Industrial exemption for a 3yr period EXPIRED ON UB BUILDING 8

Notations **RURAL IND** Add solar panels Farm use ok Hops

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0
1	SAG	SA OSD - GOOD	55000	01410	0

Land

Site: 1	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 5180	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100210						
Site: 3	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR			RMV: 5180	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 100210						
Site: 4	Code Area: 01410	Size: 214.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 1107450	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1976 / 100210						
Site: 5	Code Area: 01410	Size: 6.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 28350	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 100210						
Site: 6	Code Area: 01410	Size: 15.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Woodlot	Description: FOUR BENCH DRY			RMV: 67500	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 100210						
Site: 7	Code Area: 01410	Size: 10.67 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 1440	Exception: Y N
Adjustment(s): GSOIL, WASTE, WOOD, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 00-01; UPDATED MARKET VALUE, 100210						
Marsh						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 141	Year Blt: 1972	Eff Year Blt: 1988	Sq.Ft: 1828	% Complete: 100
Desc: One Story Only			Dimensions:		RMV: 275440	
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	1828	3	FB-2	1972	1988	KIT+, HVAC+, FP - 1, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	552	0	0	1972	1988	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	1	1988	23157	1	Y N

Bldg: 3	Code Area: 01410	Stat Class: 143 +	Year Blt: 1968	Eff Year Blt: 1989	Sq.Ft: 4660	% Complete: 100
Desc: One Story with basement			Dimensions:		RMV: 643850	
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	2336	3	FB-2	1968	1989	FP - 2, ROOF, HVAC+, BATH - 2, KIT	Exception: Y N
Basement	4 +	Finished	2324	3	FB-2	1968	1989	BATH - 2, HVAC+	Exception: Y N
Garage Attached	4	Finished	893	0	0	1968	1989	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	6	1	1989	41542	1	Exception: Y N

Bldg: 5 Code Area: 01410 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2012 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 76380
 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
No floor data available									

Accessories

more to MIA accessories bld 3

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	1	40200	2012	76380	1	Exception: Y N

Bldg: 6 Code Area: 01410 Stat Class: 158 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 286920
 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
Garage Oversized Detached	5	Low Cost	3750	0	0	2016	2016	ROOF	Exception: Y N

Accessories BASIC STRUCTURE NO STYLES EXTERIOR OR INTERIOR CHG CLASS TO 3 AS I/O

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01410 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2720 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 68x40 RMV: 15170
 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	6	Finished	2720	0	0	1989	1989	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 4 Code Area: 01410 Stat Class: 352 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 3120 % Complete: 100
 Desc: Utility Building (UB) Dimensions: 78x40 RMV: 25060
 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
Utility Building	6	Finished	3120	0	0	1988	1988	AVG	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 7 Code Area: 01410 Stat Class: 305 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100
 Desc: Tank/Silo/Bin Dimensions: RMV: 58860
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 8 Code Area: 01410 Stat Class: 352 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 16500 % Complete: 100

Desc: Utility Building (UB)

Dimensions: 110x150

RMV: 1300100

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	RURAL IND
Utility Building	5	Finished	16500	0	0	2021	2021	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY <i>part of YI</i>	5	375	2021	1980	0	Exception: Y N

905 solar panels new exemption yr built 2024 flat value 40k
 Covers the entire roof of UB

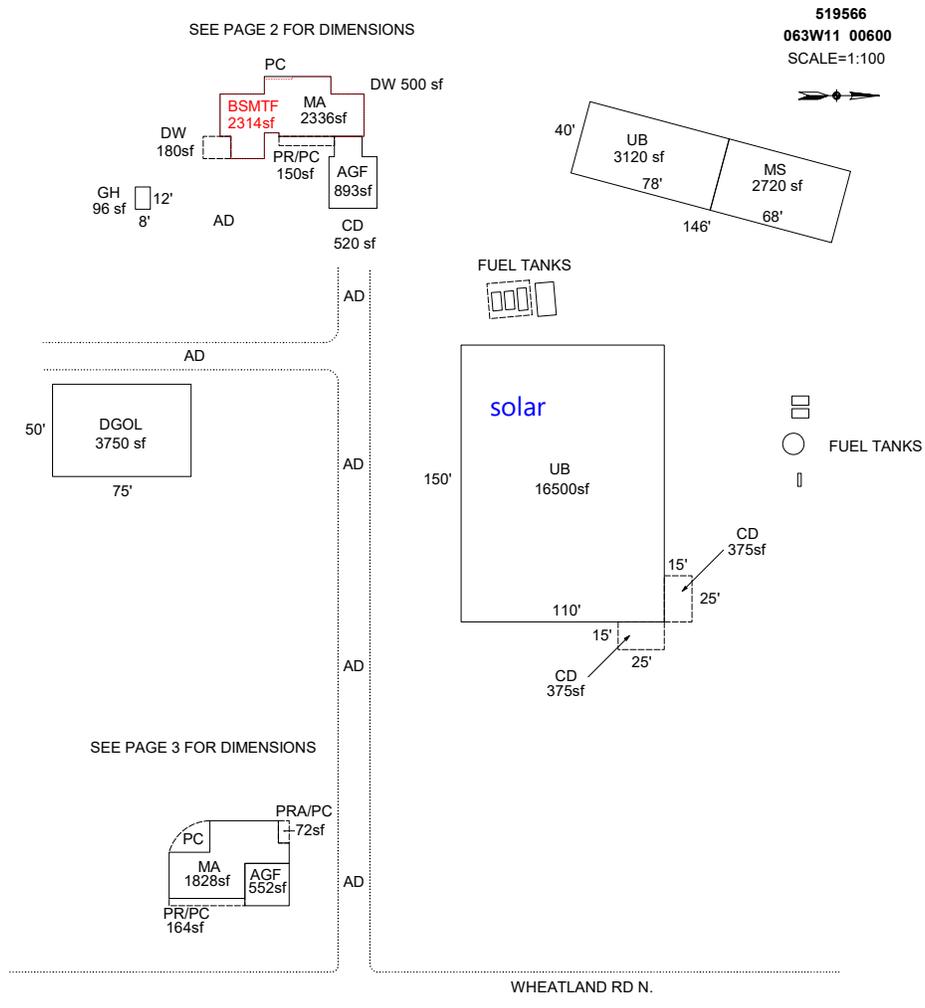


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	16500.0	520.0	16500.0
GLA0	BSMTF	1.0	2313.5	249.0	2313.5
GLA1	MA	1.0	1828.0	214.0	
	MA	1.0	2336.0	249.0	4164.0
GAR	DGOL	1.0	3750.0	250.0	
	AGF	1.0	893.0	130.0	
	AGF	1.0	552.0	94.0	5195.0
OTH	GH	1.0	96.0	40.0	
	FUEL	1.0	103.9	36.1	
	FUEL	1.0	14.0	18.0	
	FUEL	1.0	45.0	28.0	
	FUEL	1.0	60.0	34.0	
	FUEL	1.0	180.0	56.0	
	FUEL	1.0	50.0	30.0	
	FUEL	1.0	50.0	30.0	
	MS	1.0	2720.0	216.0	
	8 addl items				
	Net LIVABLE	cnt	0 (rounded)		6,478
	Net BUILDING	cnt	1 (rounded)		16,500

COMMENT TABLE 1

APEX 1/22/2010 Jane
 UPDATED BY JRONDEMA 7/6/17
 UPDATED BY JRONDEMA 8/18/17
 UPDATED BY CJURAN 11/08/2021
 UPDATED BY CLOBERG 09/04/25

COMMENT TABLE 2

06/23/2013 94,102
 GRH 07/23/25

COMMENT TABLE 3

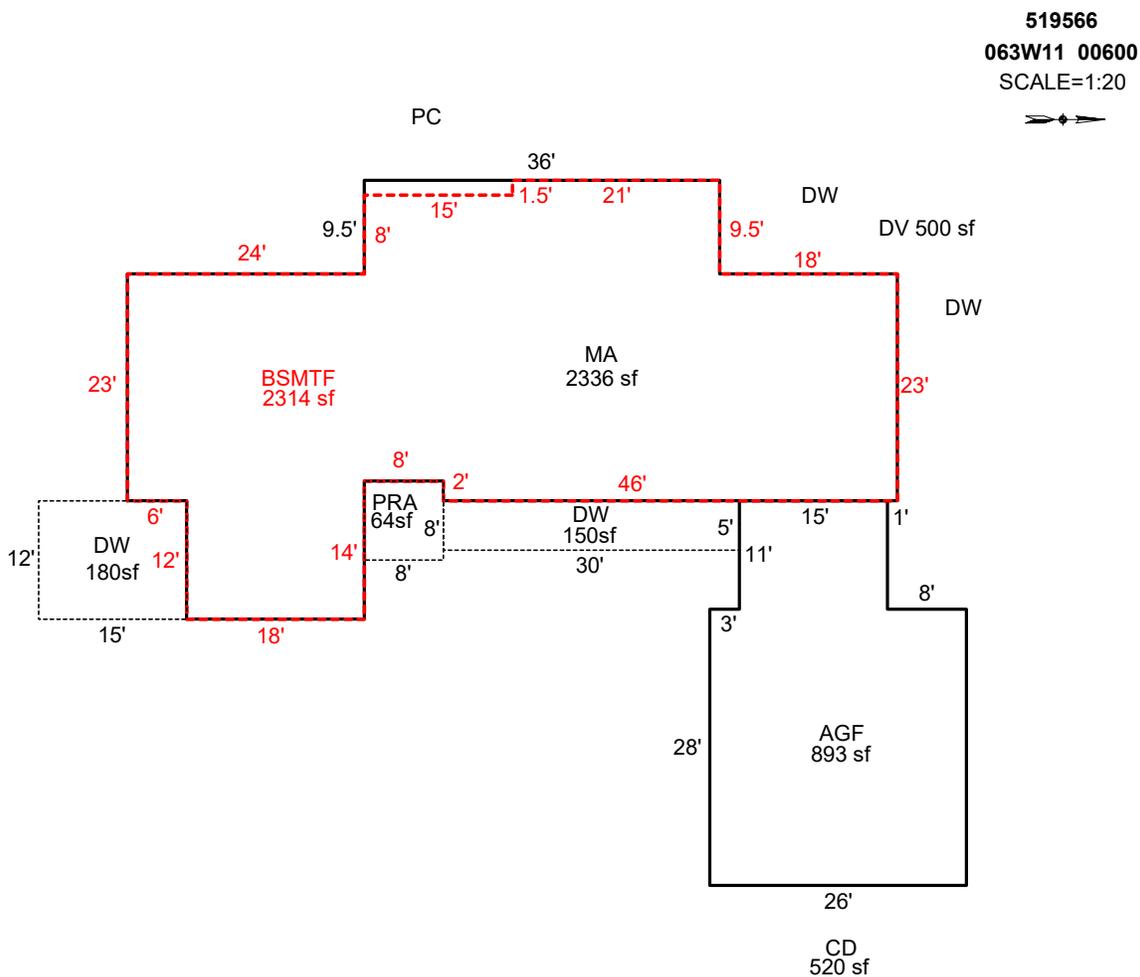
TAGS
 CYCLE L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	2313.5	249.0	2313.5
GLA1	MA	1.0	2336.0	249.0	2336.0
GAR	AGF	1.0	893.0	130.0	893.0
P/P	DW	1.0	150.0	70.0	
	DW	1.0	180.0	54.0	
	PRA	1.0	64.0	32.0	394.0

COMMENT TABLE 1

APEX 1/22/2010 Jane
 UPDATED BY JRONDEMA 7/6/17
 UPDATED BY JRONDEMA 8/18/17
 UPDATED BY CJURAN 11/08/2021
 UPDATED BY CLOBERG 09/04/25

COMMENT TABLE 2

06/23/2013 94,102
 GRH 07/23/25

COMMENT TABLE 3

TAGS
 CYCLE L3

Net LIVABLE cnt 0 (rounded) 4,650

SKETCH/AREA TABLE ADDENDUM

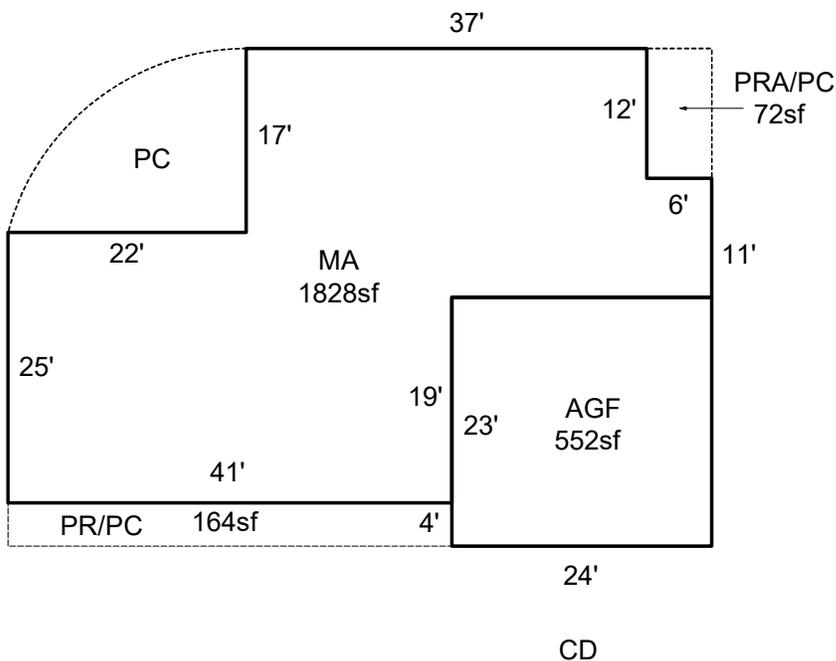
SUBJECT INFO

File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519566
063W11 00600
 SCALE=1:20

 SEE PAGE 1 FOR ALL BLDGS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1828.0	214.0	1828.0	APEX 1/22/2010 Jane UPDATED BY JRONDEMA 7/6/17 UPDATED BY JRONDEMA 8/18/17 UPDATED BY CJURAN 11/08/2021 UPDATED BY CLOBERG 09/04/25	
GAR	AGF	1.0	552.0	94.0	552.0		
P/P	PRA/PC	1.0	72.0	36.0			
	PR/PC	1.0	164.0	90.0	236.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						06/23/2013 94,102 GRH 07/23/25	TAGS CYCLE L3
Net LIVABLE		cnt	0 (rounded)				

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

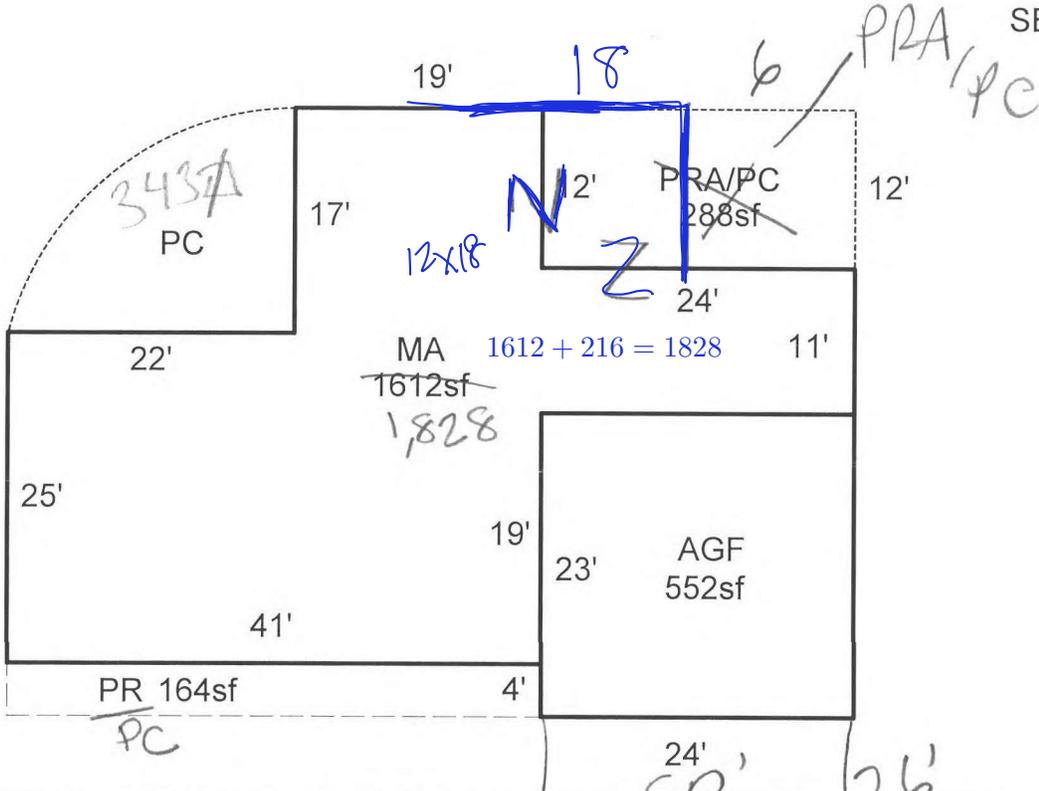
File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

519566
063W11 00600
 SCALE=1:20



SEE PAGE 1 FOR ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1612.0	214.0	1612.0
GAR	AGF	1.0	552.0	94.0	552.0
P/P	PRA/PC	1.0	288.0	72.0	
	PR	1.0	164.0	90.0	452.0

APEX 1/22/2010 Jane
 UPDATED BY JRONDEMA 7/6/17
 UPDATED BY JRONDEMA 8/18/17
 UPDATED BY CJURAN 11/08/2021

COMMENT TABLE 2

COMMENT TABLE 3

06/23/2013 94,102
 12/7/21 T47
 TAGS L2

TAGS

GRH 7.23.25 Cycle L3

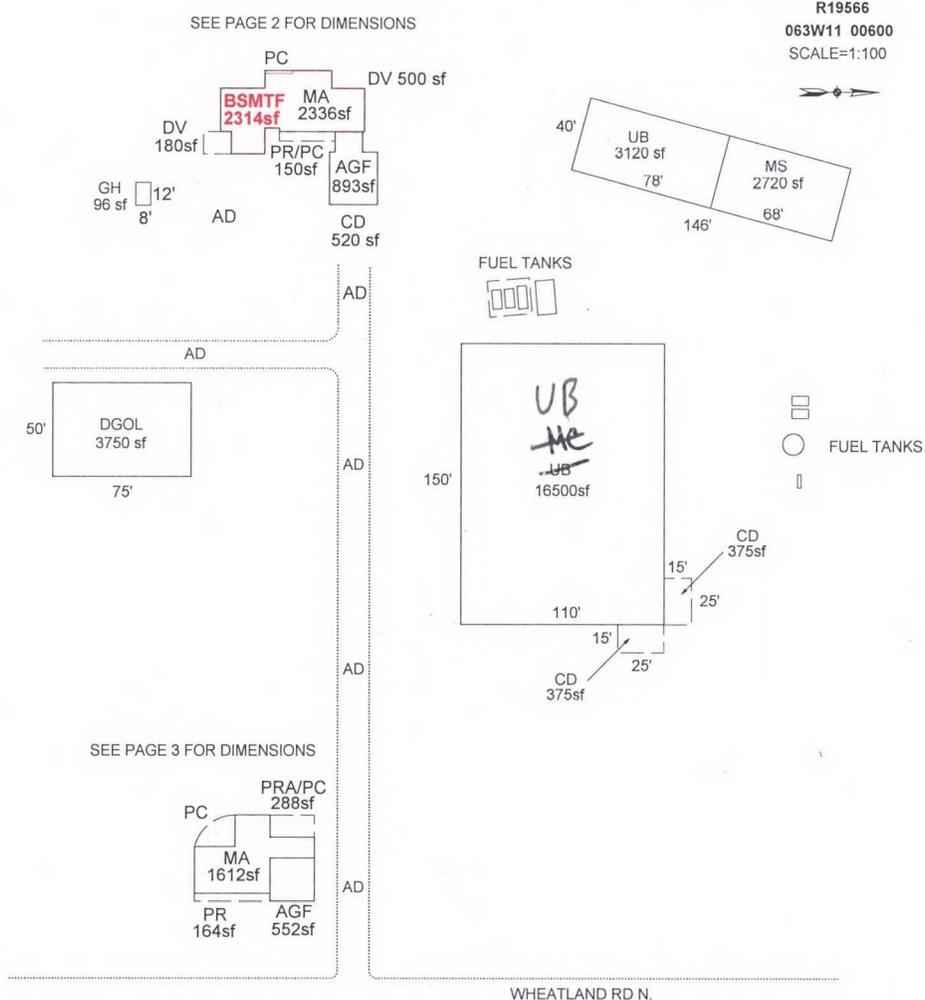
Net LIVABLE cnt 1 (rounded) 1,612

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	16500.0	520.0	16500.0
GLA0	BSMTF	1.0	2313.5	249.0	2313.5
GLA1	MA	1.0	2336.0	249.0	
	MA	1.0	1612.0	214.0	3948.0
GAR	AGF	1.0	893.0	130.0	
	DGOL	1.0	3750.0	250.0	
	AGF	1.0	552.0	94.0	5195.0
OTH	GH	1.0	96.0	40.0	
	FUEL	1.0	103.9	36.1	
	FUEL	1.0	14.0	18.0	
	FUEL	1.0	45.0	28.0	
	FUEL	1.0	60.0	34.0	
	FUEL	1.0	180.0	56.0	
	FUEL	1.0	50.0	30.0	
	FUEL	1.0	50.0	30.0	
	MS	1.0	2720.0	216.0	
	8 addl items				
	Net LIVABLE	cnt	2	(rounded)	6,262
	Net BUILDING	cnt	1	(rounded)	16,500

COMMENT TABLE 1

APEX 1/22/2010 Jane
 UPDATED BY JRONDEMA 7/6/17
 UPDATED BY JRONDEMA 8/18/17
 UPDATED BY CJURAN 11/08/2021

COMMENT TABLE 2

06/23/2013 94,102

COMMENT TABLE 3

TAGS

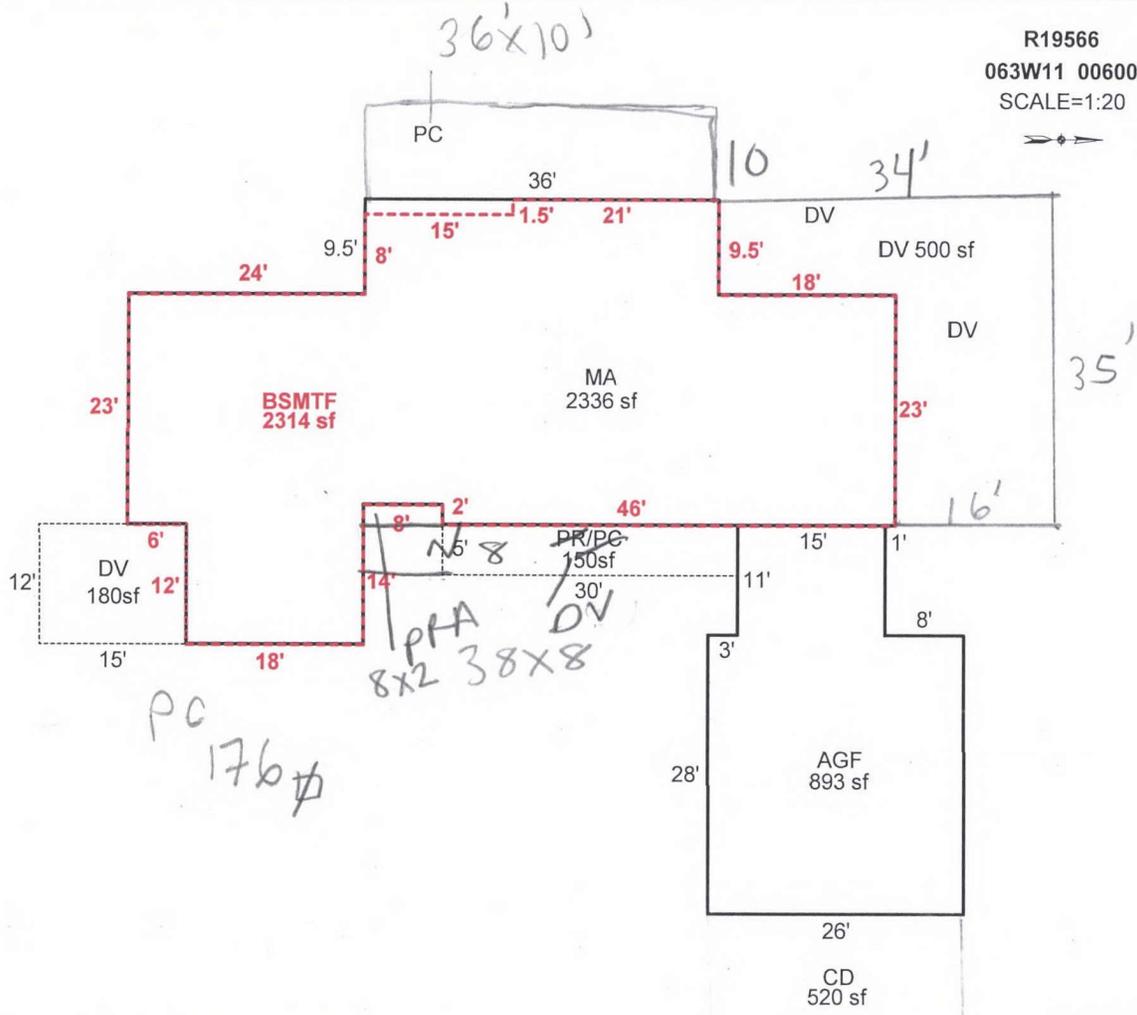
GRH 7.23.25 Cycle L3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519566 Parcel No.: 063W11 00600
 Property Address: 9785-9815 WHEATLAND RD NE
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	2313.5	249.0	2313.5
GLA1	MA	1.0	2336.0	249.0	2336.0
GAR	AGF	1.0	893.0	130.0	893.0
P/P	PR/PC	1.0	150.0	70.0	
	DV	1.0	180.0	54.0	330.0

COMMENT TABLE 1

APEX 1/22/2010 Jane
 UPDATED BY JRONDEMA 7/6/17
 UPDATED BY JRONDEMA 8/18/17
 UPDATED BY CJURAN 11/08/2021

COMMENT TABLE 2

06/23/2013 94,102

12/7/21 T47
 TAGS L2

COMMENT TABLE 3

TAGS

Net LIVABLE cnt 1 (rounded) 4,650

GRH 7.23.25 Cycle L3