

Acct ID: 518760 MTL: 062W200001600 Date: 7/8/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 8005 PORTLAND RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 25975 Year: 2024

Last Date Appraised: 04/15/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: HOSTETLER FARMS LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 394970
 RMV Land: 763300 RMV Imp: 308432 RMV Total: 1071732 MAV: 337100 MSAV: 57870 SAV: 158958
 Comment: 22 TTO 10.2.25

Notations

Add new MC, update inv

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

All Building From 518761 moved to land account (518760).

OSDs

Farm OK - Hay - low crops

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

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 15270 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 00-01: UPDATE OF MKT VALUES 06-07: RECALC SETUP;#19 11-15-05

Site: 2 Code Area: 92410 Size: 27.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 474030 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 02400210

Site: 3 Code Area: 92410 Size: 15.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Industrial Site Farm use Description: RMV: 229000 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 02400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 454 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 756 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE Dimensions: 54x14 RMV: 29650
 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	5	Finished	756	2	FB-1	1991	1991	BATH - 1, KIT-, HVAC+, ROOF, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	140	1991	832	0	Y N
ROOF EXTENSION OR PATIO COVER	5	140	1991	1096	0	Y N

Bldg: 1 Code Area: 92410 Stat Class: 144 - Year Blt: 1920 Eff Year Blt: 1938 Sq.Ft: 1688 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 225850 I/O
 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	1128	2	FB-1	1920	1938	BATH - 1, KIT, ROOF, HVAC, FP - 1	Y N
Attic	4 -	Finished	560	0	0	1920	1938	HVAC	Y N
Basement	4 -	Unfinished	1080	0	0	1920	1938		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <u>VI 4 Fair</u>	4	60	1938	818	1	Y N
ROOF EXTENSION OR PATIO COVER	4	60	1938	1079	1	Y N

Bldg: 6 Code Area: 92410 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 Func Obsc: 0 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

delete NV under 100%

Description Class Size SqFt Eff Yr Blt RMV Quantity GARDEN GREENHOUSE 3 100 0 0 1 Exception: Y N

Bldg: 10 Code Area: 92410 Stat Class: 108 Year Blt: 1920 Eff Year Blt: 1920 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 11172

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

move to MA accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity ENCLOSED PORCH 4 620 1920 11172 1 Exception: Y N

Bldg: 16 Code Area: 92410 Stat Class: 108 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 9780

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

part of YI

Description Class Size SqFt Eff Yr Blt RMV Quantity CONCRETE DRIVEWAY 1 3680 1950 8013 1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 224 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x14 RMV: 1170

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 224 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: 351 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 600 NV % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 1950

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 600 0 0 1964 1964 FAIR Exception: Y N

Roof damage exterior rot

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 4 Code Area: 92410 Stat Class: 312 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2400 % Complete: 100

Desc: Loft Barn (LB) Dimensions: 60x40 RMV: 6020

Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: 93 Adjust RMV: 0

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

Loft Barn 4 Finished 2400 0 0 1979 1979 FAIR Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 5 Code Area: 92410 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1024 960 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 64x16 RMV: 3130

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 60x16 Adjust RMV: 0

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	1024	0	0	1979	1979	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: 357 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 600 % Complete: 100
 Desc: Frost Control Dimensions: 30x20 RMV: 655
 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	
Frost Control	4	Finished	600	0	0	1990	1990		Exception: Y N

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

Bldg: 9 Code Area: 92410 Stat Class: 341 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 240 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x10 RMV: 1260
 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	240	0	0	1969	1969	FAIR	Exception: Y N

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

Bldg: 11 Code Area: 92410 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 3470
 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	4	Finished	320	0	0	1999	1999	FAIR	Exception: Y N

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

Bldg: 12 Code Area: 92410 Stat Class: 357 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 240 % Complete: 100
 Desc: Frost Control Dimensions: 8x30 RMV: 215
 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	
Frost Control	4	Finished	240	0	0	1987	1987		Exception: Y N

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

Bldg: 13 Code Area: 92410 Stat Class: 321 Year Blt: Eff Year Blt: Sq.Ft: 1020 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 34x30 RMV: 0
 Func Obsc: 0 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	1020	0	0	0	0	FAIR	Exception: Y N

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

Bldg: 14 Code Area: 92410 Stat Class: 353 Year Blt: Eff Year Blt: Sq.Ft: 450 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 30x15 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Machine Shed	5	Finished	450	0	0	0	0	FAIR

Exception: Y N

Accessories

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

Bldg: 15 Code Area: 92410 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 960 ¹⁴⁸⁰ % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x40 RMV: 4420
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: ^{16x30} Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	960 ¹⁴⁸⁰	0	0	1980	1980	FAIR

Exception: Y N

Accessories

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

Bldg: 17 Code Area: 92410 Stat Class: 357 Year Blt: Eff Year Blt: 1968 Sq.Ft: 336 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 216
 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
Frost Control	4	Finished	336	0	0	1968	1968	FAIR

Exception: Y N

Accessories

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

Bldg: 18 Code Area: 92410 Stat Class: 357 Year Blt: Eff Year Blt: 1968 Sq.Ft: 160 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 102
 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
Frost Control	4	Finished	160	0	0	1968	1968	FAIR

Exception: Y N

Accessories

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

Bldg: 19 Code Area: 92410 Stat Class: 357 Year Blt: Eff Year Blt: 1968 Sq.Ft: 160 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 102
 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
Frost Control	4	Finished	160	0	0	1968	1968	FAIR

Exception: Y N

Accessories

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

Bldg: 20 Code Area: 92410 Stat Class: 332 Year Blt: Eff Year Blt: 1990 Sq.Ft: 2880 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 72x20, 72x20 RMV: 9270
 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
Commerical Greenhouse	4	Finished	2880	0	0	0	1990	FAIR

Exception: Y N

2 CG Valved together

Accessories

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

SKETCH/AREA TABLE ADDENDUM

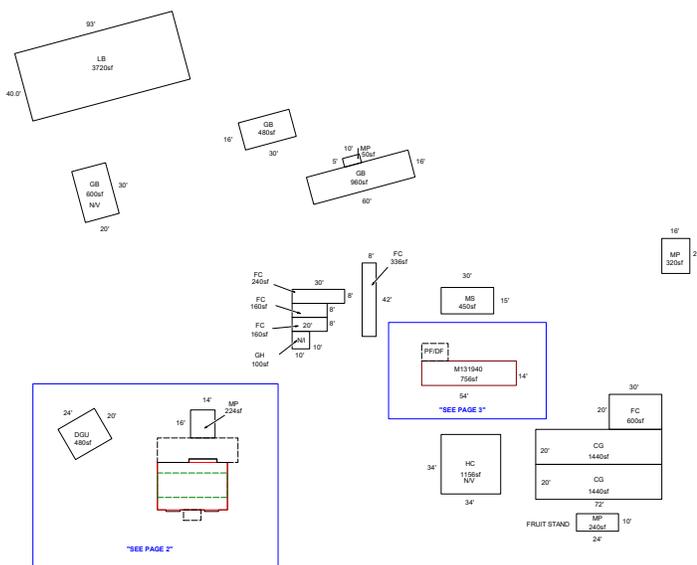
SUBJECT INFO

File No.: 518760 Parcel No.: 062W20 01600
 Property Address: 8005 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



518760
062W20 01600
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1				
Code	Description	Factor	Net Size	Perimeter	Net Totals					
GBA1	MS	1.0	450.0	90.0		APEXED BY NRC 07/23/2009 UPDATED BY CLOBERG 10/24/25				
	GB	1.0	600.0	100.0						
	MP	1.0	320.0	72.0						
	GB	1.0	960.0	152.0						
	GB	1.0	480.0	92.0						
	LB	1.0	3720.0	266.0						
	GH	1.0	100.0	40.0						
	FC	1.0	160.0	56.0						
	FC	1.0	160.0	56.0						
	FC	1.0	240.0	76.0						
	FC	1.0	336.0	100.0						
	MP	1.0	50.0	30.0						
	MP	1.0	240.0	68.0						
	FC	1.0	600.0	100.0						
	CG	1.0	1440.0	184.0						
	CG	1.0	1440.0	184.0						
		10 addl items								
		Net LIVABLE	cnt	0 (rounded)				1,884		
	Net BUILDING	cnt	18 (rounded)		12,676					
						COMMENT TABLE 2	COMMENT TABLE 3			
						GRH 07/08/25	TAGS L2			

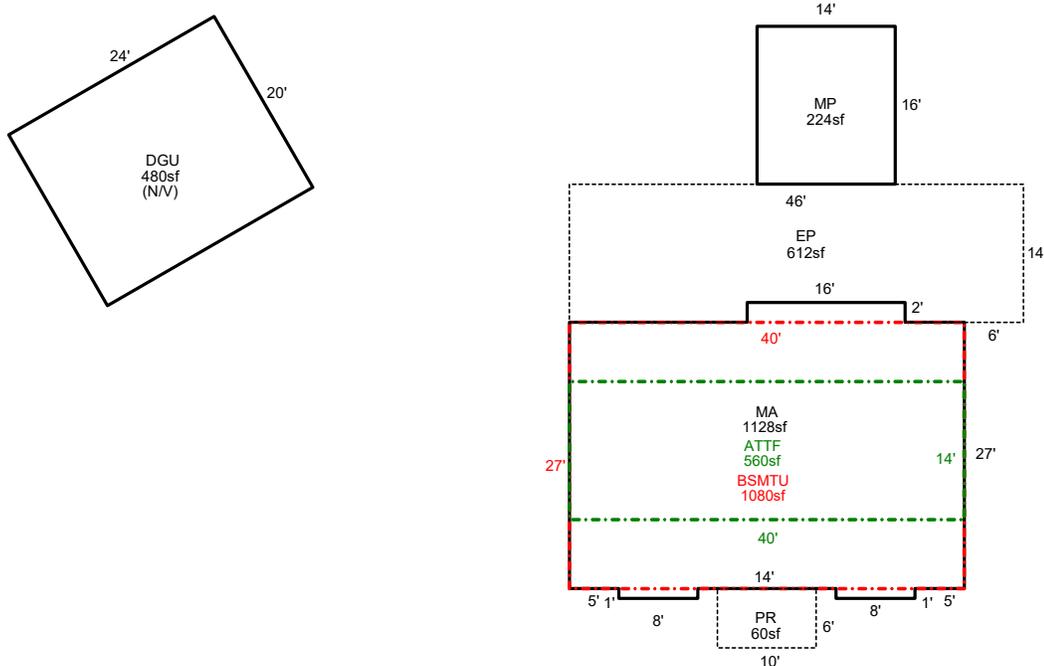
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518760 Parcel No.: 062W20 01600
 Property Address: 8005 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518760
062W20 01600
 "SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	224.0	60.0	224.0	APEXED BY NRC 07/23/2009 UPDATED BY CLOBERG 10/24/25	
GLA1	MA	1.0	1128.0	142.0	1128.0		
ATTF	ATTF	1.0	560.0	108.0	560.0		
BSMT	BSMTU	1.0	1080.0	134.0	1080.0		
GAR	DGU	1.0	480.0	88.0	480.0		
P/P	PR	1.0	60.0	32.0	672.0		
	EP	1.0	612.0	124.0	672.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 07/08/25	TAGS L2
	Net LIVABLE	cnt	0 (rounded)		1,128		
	Net BUILDING	cnt	1 (rounded)		224		

SKETCH/AREA TABLE ADDENDUM

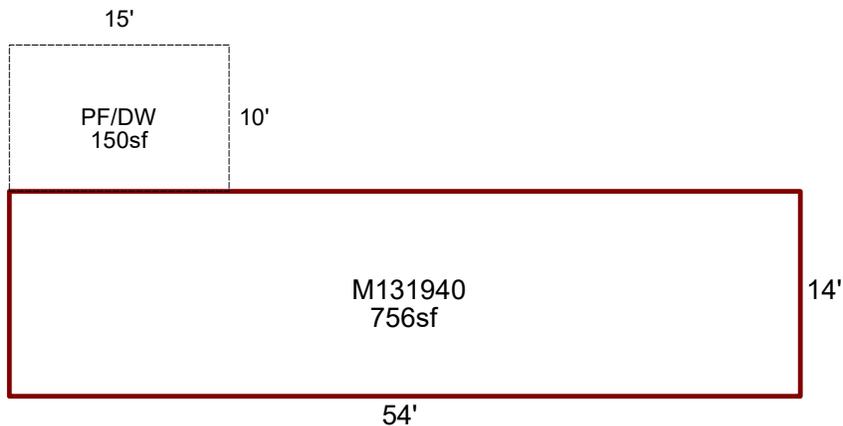
SUBJECT INFO

File No.: 518760 Parcel No.: 062W20 01600
 Property Address: 8005 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518760
062W20 01600

"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	M131940	1.0	756.0	136.0	756.0	APEXED BY NRC 07/23/2009 UPDATED BY CLOBERG 10/24/25	
P/P	PF/DW	1.0	150.0	50.0	150.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 07/08/25	TAGS L2
Net LIVABLE		cnt	0 (rounded)	756			

SKETCH/AREA TABLE ADDENDUM

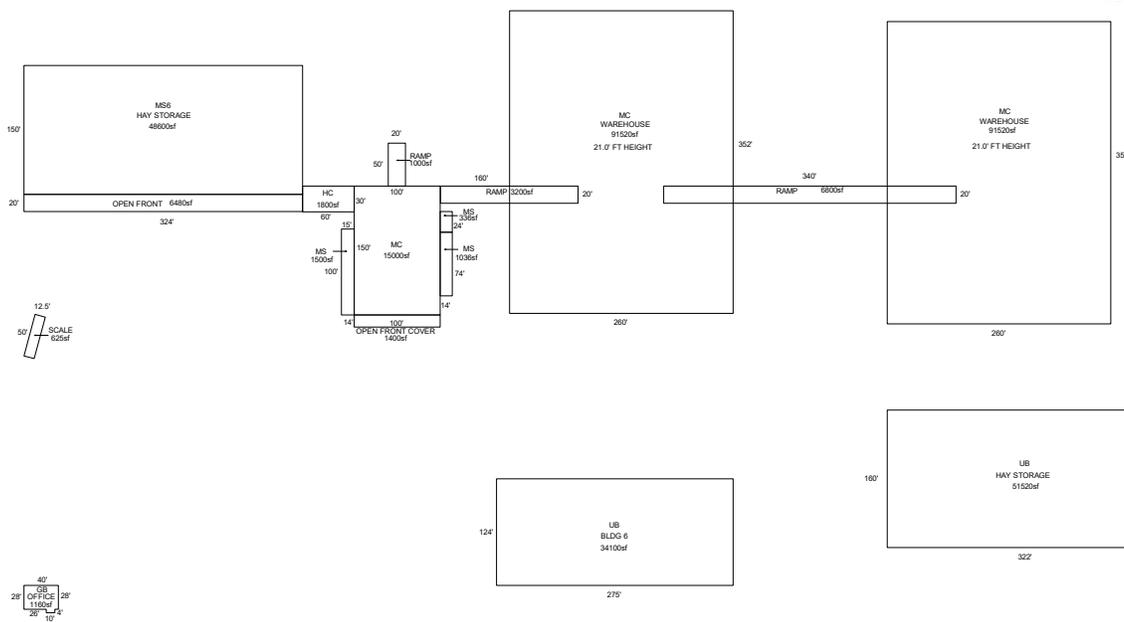
SUBJECT INFO

File No.: 518760 Parcel No.: 062W20 01600
 Property Address: 8005 PORTLAND RD NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518761
062W20 01600
 SCALE 1:160

"SEE PAGE 1 FOR ALL BUILDINGS"



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS6	1.0	48600.0	948.0	
	RAMP	1.0	1000.0	140.0	
	UB	1.0	34100.0	798.0	
	UB	1.0	51520.0	964.0	
	MC	1.0	91520.0	1224.0	
	RAMP	1.0	6800.0	720.0	
	MC	1.0	91520.0	1224.0	
	SCALE	1.0	625.0	125.0	
	MS	1.0	1500.0	230.0	
	MS	1.0	1036.0	176.0	
	MS	1.0	336.0	76.0	
	RAMP	1.0	3200.0	360.0	
	MC	1.0	15000.0	500.0	
	HC	1.0	1800.0	180.0	
	OPEN FRONT	1.0	6480.0	688.0	
	OPEN FRONT COV	1.0	1400.0	228.0	
	1 addl items				
Net BUILDING	cnt		17 (rounded)	357,597	

COMMENT TABLE 1

APEXED BY NRC 07/23/2009
 UPDATED BY CLOBERG 10/24/25

COMMENT TABLE 2

GRH 07/08/25

COMMENT TABLE 3

TAGS L2

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W20 01600

File No R18760

SUBJECT

Property Address 8005 PORTLAND RD NE

City SALEM

State OR

Zip 97305

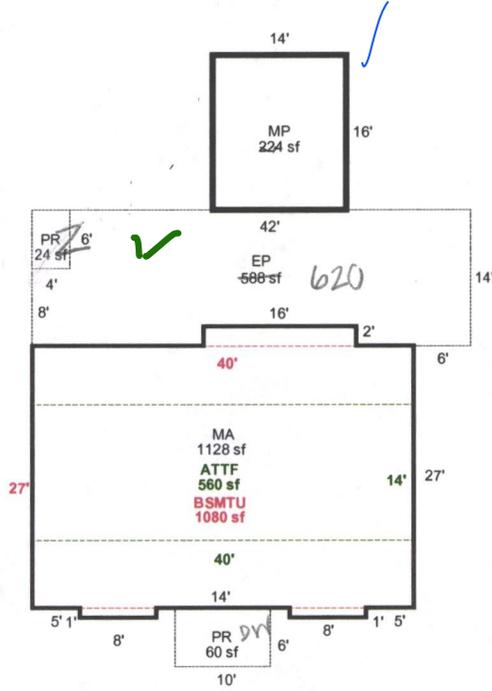
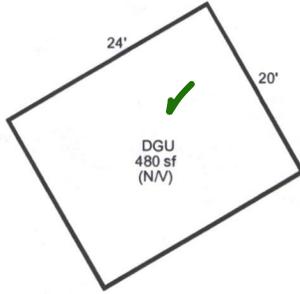
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W20 01600
R18760
"SEE PAGE ONE FOR ALL BUILDINGS"



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1128	142	1128
ATTF	ATTF	1.00	560	108	560
GBA1	MP	1.00	224	60	224
BSMT	BSMTU	1.00	1080	134	1080
P/P	PR	1.00	60	32	
	EP	1.00	588	124	
	PR	1.00	24	20	672
GAR	DGU	1.00	480	88	480
Net LIVABLE Area (Rounded w/ Factors)					1688
Net BUILDING Area (Rounded w/ Factors)					224

Comment Table 1

APEXED BY NRC 07/23/2009

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W20 01600

File No R18760

SUBJECT

Property Address 8005 PORTLAND RD NE

City SALEM

State OR

Zip 97305

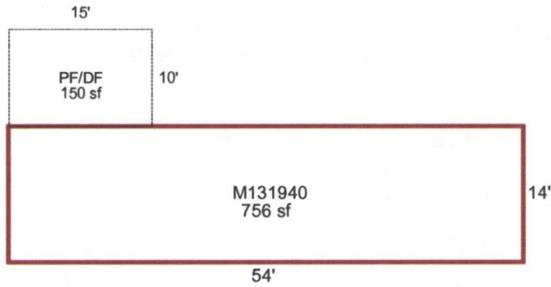
Owner

Client

Appraiser Name

062W20 01600
R18760
"SEE PAGE ONE FOR ALL BUILDINGS"

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M131940	1.00	756	136	756
P/P	PF/DF	1.00	150	50	150

Net LIVABLE Area (Rounded w/ Factors) 756

Comment Table 1

APEXED BY NRC 07/23/2009

Comment Table 2

Comment Table 3



MA



10.02.24



10.02.24



10.02.24



MC



MC



Interior



Interior



BACK MC



REAR MC





