

Summary

Lead Appr: ww 11/13 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 518373 MTL: 062W090000500 Date: 11/7/25 Appr: GRH Prop Class: 459 RMV Prop Class: 459
Situs: 10255 PORTLAND RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 67061 Year: 2025

Last Date Appraised: 01/16/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: MERCADO, MELECIO RAMOS Last Sales Date: 11/22/2010 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 296130
RMV Land: 379360 RMV Imp: 141380 RMV Total: 520740 MAV: 163850 MSAV: 0 SAV: 0
Comment:

Notations

Add UB and GB 100%, update inv

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <i>Fair</i>	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 0.94 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BD Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 52120 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 24-25: Updated land classes
 06-07: RECALC SETUP, APPR NO 32, 10/5/05

Site: 2 Code Area: 01410 Size: 1.63 Acres Use Code: 005 Zone: REST SAV Use: Exception: 43120
 Class: 4BD Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 90380 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 25-26: Permanently disqualified Liability year - 1976

Site: 3 Code Area: 01410 Size: 3.37 Acres Use Code: 005 Zone: REST SAV Use: Exception: 89160
 Class: 4BD Value Source: Permanently Disqualified Description: FOUR BENCH DRY RMV: 186860 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 25-26: Permanently disqualified Liability year - 1976

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements 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
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No floor data available

Accessories

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

Bldg: 2 Code Area: 01410 Stat Class: 444 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 924 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 14' WIDE SINGLE Dimensions: RMV: 52690
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	924	2	FB-2	1998	1998	BATH - 2, KIT-, HVAC+, ROOF, SKRT+ Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 138 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 41580
 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	3	Unfinished	480	0	0	2013	2013	ROOF

Low cost
720 24x30

Exception: Y N

Accessories

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

Bldg: 8	Code Area: 01410	Stat Class: 108	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 0	% Complete: 100.00
Desc: Residential Other Improvements					Dimensions:	RMV: 4580
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
CONCRETE DRIVEWAY	1	1400	2013	4323	1

part of mt

Exception: Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01410	Stat Class: 351	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 2400	% Complete: 100.00
Desc: General Purpose Building (GB)					Dimensions: 40x60	RMV: 36250
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	5	Finished	2400	0	0	2011	2011	FAIR

Exception: Y N

Accessories

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

Bldg: 5	Code Area: 01410	Stat Class: 355	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 484	% Complete: 100.00
Desc: Lean-to Heavy (LTH)					Dimensions: 22x22	RMV: 2820
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Change to MS open front 3 side walls

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	484	0	0	2010	2010	FAIR

Exception: Y N

Accessories

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

MS

Bldg: 6	Code Area: 01410	Stat Class: 341	Year Blt: 2012	Eff Year Blt: 2012	Sq.Ft: 144	% Complete: 100.00
Desc: Multi Purpose Shed (MP)					Dimensions: 12x12	RMV: 3170
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	144	0	0	2012	2012	FAIR

Exception: Y N

Accessories

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

Bldg: 7	Code Area: 01410	Stat Class: 354	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 100	% Complete: 100.00
Desc: Lean-to Light (LTL)					Dimensions: 10x10	RMV: 290
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
Lean-to Light Duty	4	Finished	100	0	0	2010	2010	FAIR

Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002238	83638	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	546560	0	R	60 X 108 POLEBLDG FOR STORAGE OF PICKUP TRUCKS, NO PLMG

Farm Notes

2024FARM

24-25: This account was comprised of 1.0 acre that was permanently disqualified in 1987-88. It gained approx 5 acres thru LLA with 518374 for 24-25 and per DOR, will now all be perm disqual with an Add Tax. Sending letter 10-25-24 to advise owners this will be effective for the 2025-26 tax year.

ACCOUNT # 518373

DATE: 11/7/25

RMV CLASS _____

PROP CLASS _____

MTL _____

APPR SPH

TAG Y N _____

COMMENTS: _____

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: _____

TYPE VB
 STAT / CLASS 5
 SIZE _____
 FAIR
AVERAGE
 GOOD
 EXCELLENT 60x108
 BATH _____

TYPE GB
 STAT / CLASS 5
 SIZE _____
 FAIR
AVERAGE 24x30
 GOOD
 EXCELLENT
 BATH _____

YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N

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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE MP
 STAT / CLASS _____
 SIZE _____
 FAIR
10x12
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE Hc
 STAT / CLASS _____
 SIZE _____
 FAIR
10x20
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

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 _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____

YR BLT _____
 EFF YR 2014
 % COMP 100
 EXCEPT Y N

YR BLT _____
 EFF YR 2018
 % COMP _____
 EXCEPT Y N

COMMENT: Used google earth pro, for EFF YR

COMMENT: Used google earth pro for EFF YR



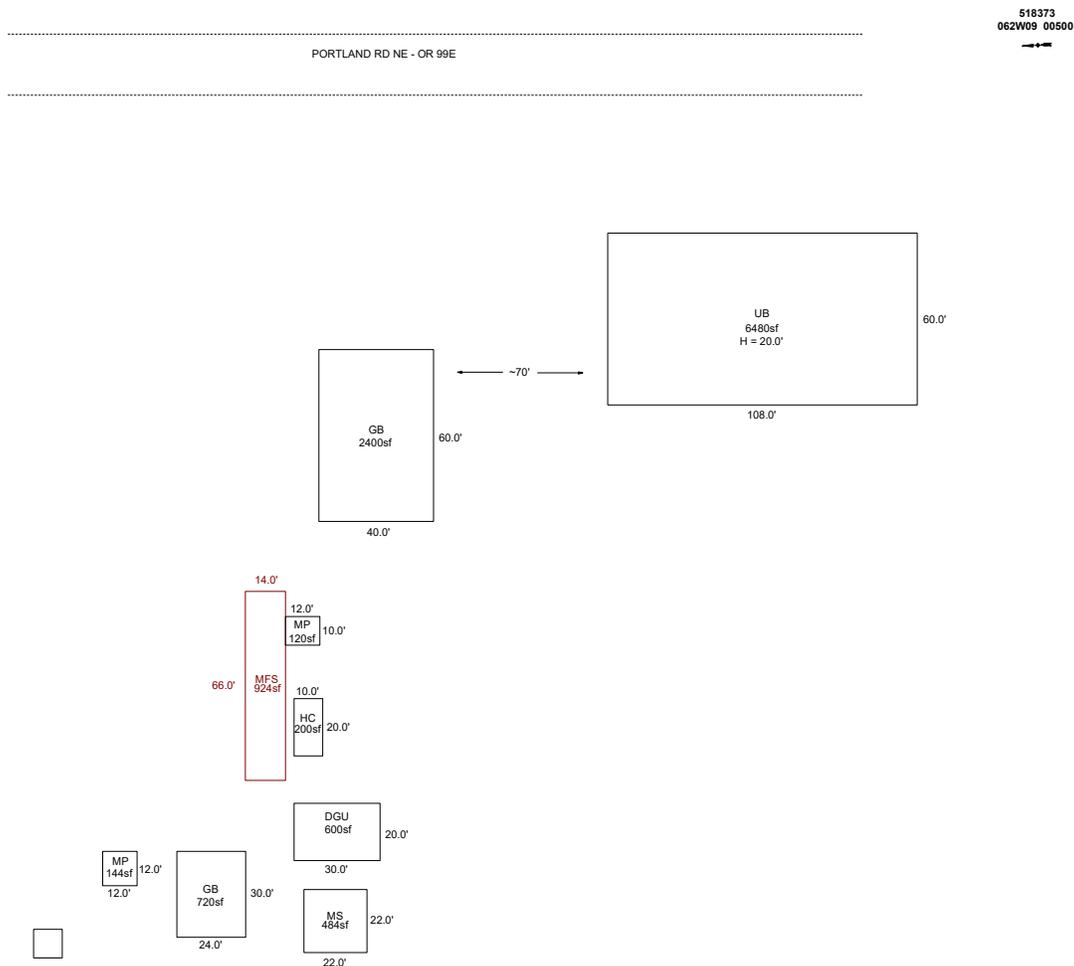


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518373 Parcel No.: 062W 09 00500
 Property Address: 10255 Portland Rd NE
 City: Salem County: State: OR ZipCode: 97305
 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	GB	1.0	2400.0	200.0		Apex by JA 1/05/09 Updated to add GB 1/10/12 Jane UPDATED BY CLOBERG 09/09/25 25-002238 UB UPDATED BY CLOBERG 09/30/25 25-002239 GB UPDATED BY CLOBERG 11/25/25 UPDATED BY CLOBERG 12/03/25	
	UB	1.0	6480.0	336.0			
	HC	1.0	200.0	60.0			
	MS	1.0	484.0	88.0			
	GB	1.0	720.0	108.0			
	MP	1.0	144.0	48.0	10428.0		
GLA1	MFS	1.0	924.0	160.0	924.0		
GAR	DGU	1.0	600.0	100.0	600.0		
MA	MP	1.0	120.0	44.0	120.0		
	Net LIVABLE	cnt	1 (rounded)		1,044		
	Net BUILDING	cnt	6 (rounded)		10,428		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 11/07/25	TAGS L2

SKETCH/AREA TABLE ADDENDUM

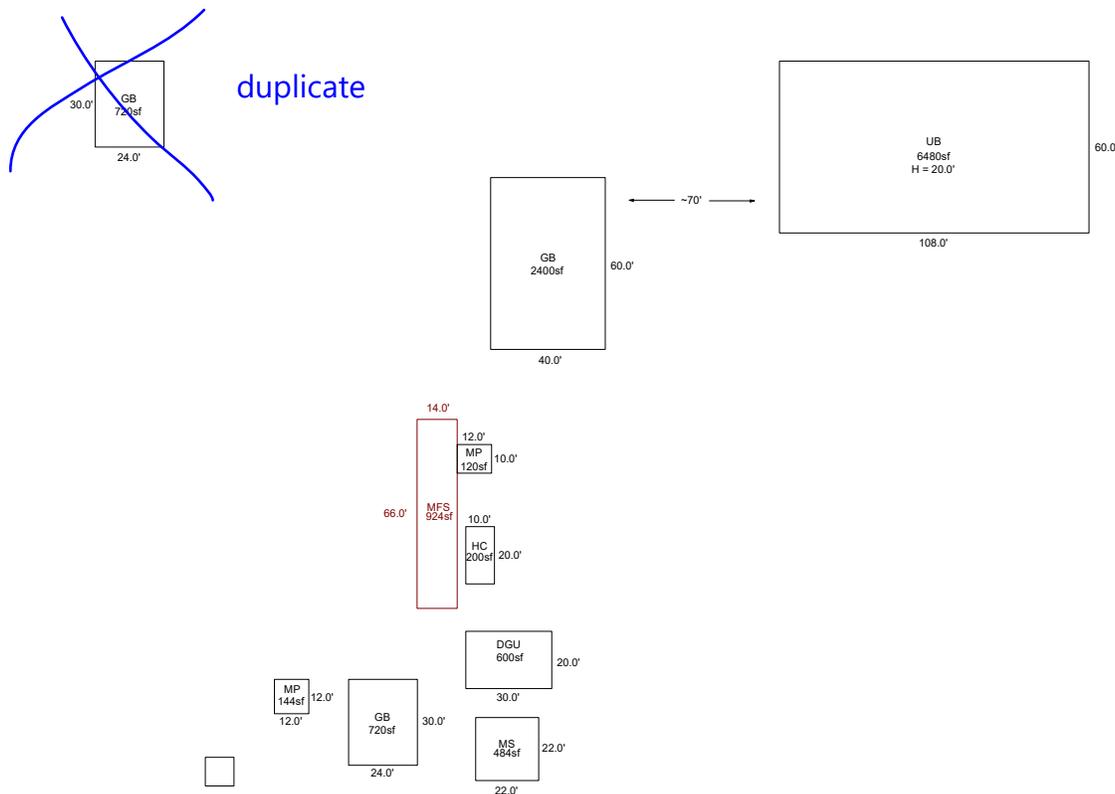
SUBJECT INFO

File No.: 518373 Parcel No.: 062W 09 00500
 Property Address: 10255 Portland Rd NE
 City: Salem County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518373
062W09 00500

PORTLAND RD NE - OR 99E



Sketch by ApexSketch

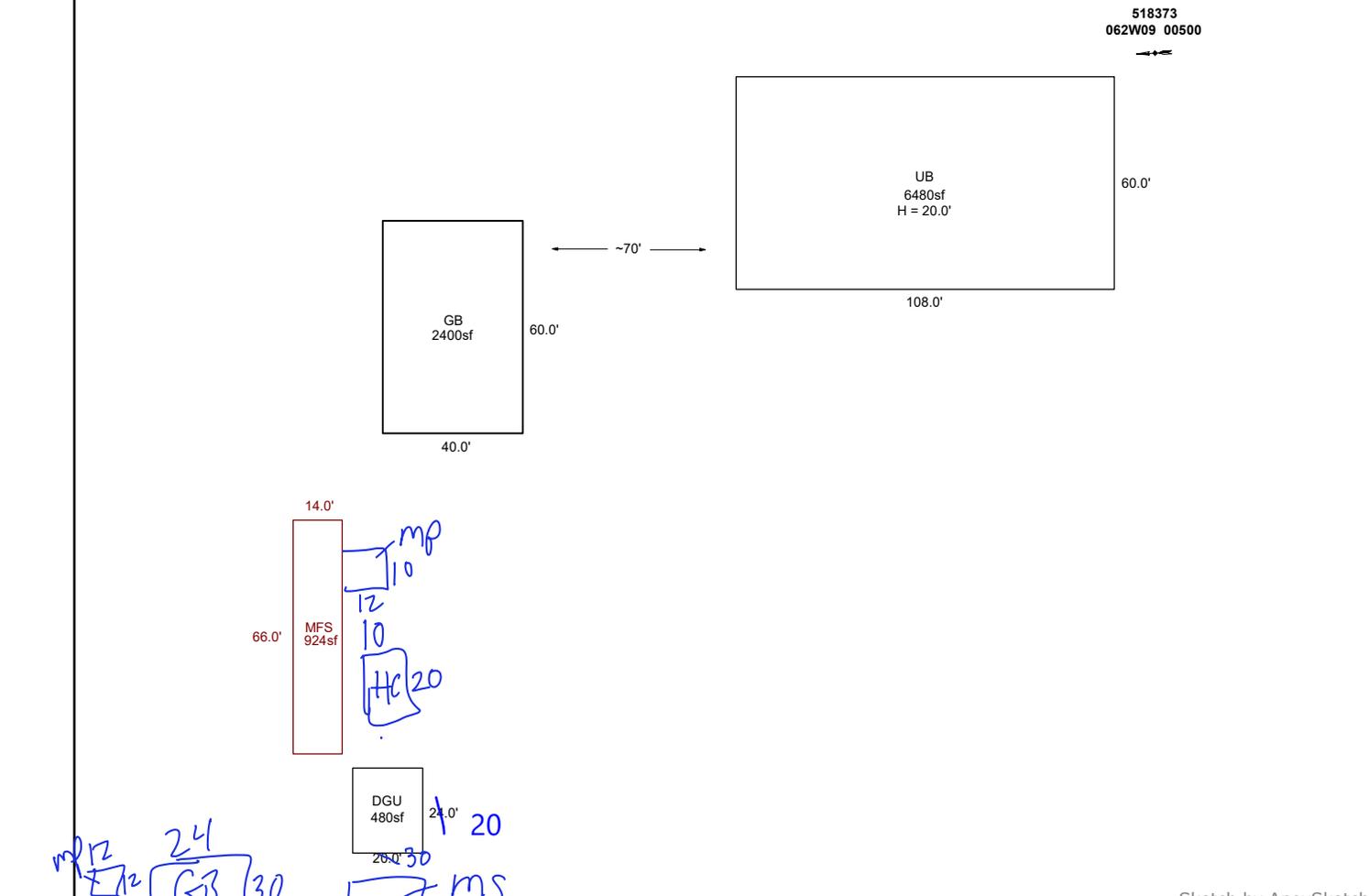
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	2400.0	200.0		Apex by JA 1/05/09 Updated to add GB 1/10/12 Jane UPDATED BY CLOBERG 09/09/25 25-002238 UB UPDATED BY CLOBERG 09/30/25 25-002239 GB UPDATED BY CLOBERG 11/25/25	
	UB	1.0	6480.0	336.0			
	GB	1.0	720.0	108.0			
	HC	1.0	200.0	60.0			
	MS	1.0	484.0	88.0			
	GB	1.0	720.0	108.0			
	MP	1.0	144.0	48.0	11148.0		
GLA1	MFS	1.0	924.0	160.0	924.0		
GAR	DGU	1.0	600.0	100.0	600.0		
MA	MP	1.0	120.0	44.0	120.0	COMMENT TABLE 2	COMMENT TABLE 3
						GRH 11/07/25	TAGS L2
	Net LIVABLE	cnt	1 (rounded)		1,044		
	Net BUILDING	cnt	7 (rounded)		11,148		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518373 Parcel No.: 062W 09 00500
 Property Address: 10255 Portland Rd NE
 City: Salem County: State: OR ZipCode: 97305
 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	GB	22	2400.0	200.0	
	UB	1.0	6480.0	336.0	8880.0
GLA1	MFS	1.0	924.0	160.0	924.0
GAR	DGU	1.0	480.0	88.0	480.0

Apex by JA 1/05/09
 Updated to add GB 1/10/12 Jane
 UPDATED BY CLOBERG 09/09/25 25-002238 UB

COMMENT TABLE 2

COMMENT TABLE 3

GRH 11/7/25

TAGS L2

Net LIVABLE cnt 0 (rounded) 924
 Net BUILDING cnt 2 (rounded) 8,880

Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-002238-STR STATUS: Permit Issued
 PERMIT TYPE: Commercial APPLIED: 3/28/2025
 SUB-TYPE: Structural ISSUED: 7/10/2025
 CATEGORY: Comprehensive EXPIRES: 1/6/2026

OFFICE: MC
 PARCEL#: 062W090000500 R18373
 ACRES: 5.94
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 10255 PORTLAND RD NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	RAFAEL HERNANDEZ	PO BOX 9328 SALEM, OR 97305	503-385-7516
CCB	MARVS POLE BARNS INC	14487 WHISKEY HILL RD HUBBARD, OR 97032	5037241861
OWNER	MERCADO, MELECIO RAMOS	10255 PORTLAND RD NE SALEM, OR 97305	
SITE CONTACT	RAFAEL HERNANDEZ	PO BOX 9328 SALEM, OR 97305	503-385-7516

CONST CAT: Commercial

WORK TYPE: New

WORK DESC: 60 X 108 POLEBLDG FOR STORAGE OF PICKUP TRUCKS, NO PLMG

VALUATION: \$547,560.00

STORIES: 1

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE: 6480

EXISTING: 0

NEW: 6480

TOTAL SQ. FT.: 6480

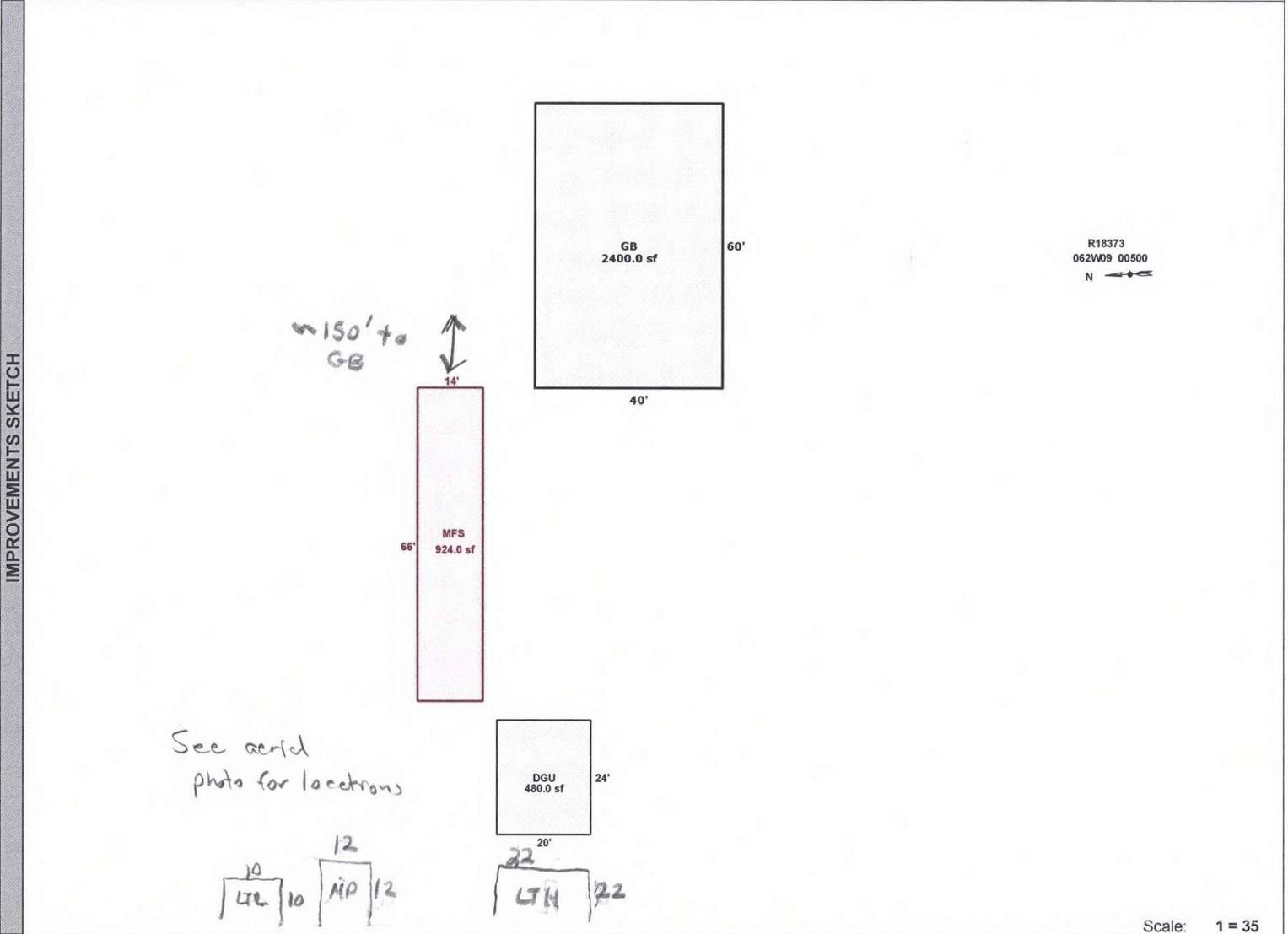
OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
S-1 moderate hazard	VB	6480 Sq Ft

SKETCH/AREA TABLE ADDENDUM

Parcel No R18373

File No 062W 09 00500

SUBJECT	Property Address 10255 Portland Rd NE
	City Salem State OR Zip 97305
	Owner
	Client
	Appraiser Name



Scale: 1 = 35

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex by JA 1/05/09 Updated to add GB 1/10/12 Jane	
	GLA1	MFS	1.00	924.0	160.0	924.0		
	GBA1	GB	1.00	2400.0	200.0	2400.0		
	GAR	DGU	1.00	480.0	88.0	480.0	Comment Table 2 Comment Table 3	
Net LIVABLE Area (rounded w/ factors)						924		
Net BUILDING Area (rounded w/ factors)						2400		