

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GPH Print Date: 9/26/2025

2.3.26

Acct ID: 518505 MTL: 062W15C000900 Date: 1/22/26 Appr: GPH Prop Class: 551 RMV Prop Class: 451
 Situs: 6627 ROCHESTER ST NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 76358 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Outbuilding)

Owner: ROA, JUAN RAMON ZARAGOZA Last Sales Date: 04/23/2021 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 357307
 RMV Land: 571430 RMV Imp: 472700 RMV Total: 1044130 MAV: 215500 MSAV: 40377 SAV: 77601

Comment: 25-26: L2 12.17.24 GRH
 24-25 01.25.24 MLH
 23-24: L2 12.15.22 MLH
 22-23 MLH L4 05/23/2022

CWO 2/5/26

made appointment with owner

New GB @ 100%, update inv

Farm oil nursery stock

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

Land

Site: 2	Code Area: 01410	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: 30230	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 100210					
Site: 3	Code Area: 01410	Size: 13.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY	RMV: 417020	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 8.0 TTL ACRES					
Site: 4	Code Area: 01410	Size: 1.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BD	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY	RMV: 43960	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 100210					
Site: 5	Code Area: 01410	Size: 1.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Use - EFU	Description: THREE LAKE LABISH LAND	RMV: 30220	Exception: Y	N	
Adjustment(s):	GSOIL	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 22-23 REMOVE IRRIGATION ADJUSTMENT//100210					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 142	Year Blt: 1941	Eff Year Blt: 1993	Sq.Ft: 2438	% Complete: 100.00
Desc:	Multi Story above grade		Dimensions:	RMV: 420760		
Func Obsc:	100	Econ %: 100	Other %: 100	Exception: 101430	Adjust:	Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1262 <u>1286</u>	2	FB-1	1941	1993	BATH - 1, KIT, ROOF, HVAC+	Y <u>N</u>
Second Floor	4	Finished	1176	3	FB-1	1941	1993	BATH - 2, HVAC+, BATH+	Y N
Garage Attached	4	Unfinished	576	0	0	1975	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	1993	36380	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 01410	Stat Class: 353	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 800	% Complete: 100.00
Desc:	Machine Shed (MS) <u>GB</u>		Dimensions: 40x20	RMV: 8240		
Func Obsc:	100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0

chg to GB - Garage door added; pole frame construction.

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	800	0	0	2005	2005	FAIR <u>Aurg</u>	Y <u>N</u>

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 1997 Sq.Ft: 1980 % Complete: 100.00
 Desc: Frost Control Dimensions: 30x66 RMV: 2930
 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
Frost Control	4	Finished	1980	0	0	2007	1997		

Accessories

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

Bldg: 5 Code Area: 01410 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 1997 Sq.Ft: 1320 % Complete: 100.00
 Desc: Frost Control Dimensions: 20x66 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	Exception: Y N
Frost Control	4	Finished	1320	0	0	2007	1997		

Accessories

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

Bldg: 6 Code Area: 01410 Stat Class: 357 Year Blt: 2007 Eff Year Blt: 1997 Sq.Ft: 1320 % Complete: 100.00
 Desc: Frost Control Dimensions: 20x66 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	Exception: Y N
Frost Control	4	Finished	1320	0	0	2007	1997		

Accessories

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

Bldg: 8 Code Area: 01410 Stat Class: 351 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 2160 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x60 RMV: 35940
 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	2160	0	0	2010	2010	AVG	

Accessories

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

Bldg: 9 Code Area: 01410 Stat Class: 357 Year Blt: Eff Year Blt: 1998 Sq.Ft: 600 % Complete: 100.00
 Desc: Frost Control Dimensions: 30x20 RMV: 930
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: ⁶⁶ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y <u>N</u>
Frost Control	4	Finished	600	0	0	0	1998		

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
25-001952	83610	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	107822	0	R	40x48 POLE BUILDING NO PLUM

Farm Notes

2025FARM
 25-26: 12/17/24 L2 GRH FARM USE: NURSERY STOCK, GRASS SEED OK



ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
	TYPE	<u>GB</u>	TYPE
	STAT / CLASS	<u>S</u>	STAT / CLASS
	SIZE	<u>40x4584</u>	SIZE
2 BTH	FAIR		FAIR
	<u>AVERAGE</u>		AVERAGE
	GOOD		GOOD
	EXCELLENT		EXCELLENT
	BATH		BATH
	YR BLT	<u>2025</u>	YR BLT
	EFF YR	<u>2025</u>	EFF YR
	% COMP	<u>100</u>	% COMP
	EXCEPT	<u>(Y) N</u>	EXCEPT Y N
	MISC:		MISC:
	COMMENT:		COMMENT:
2 BTH			

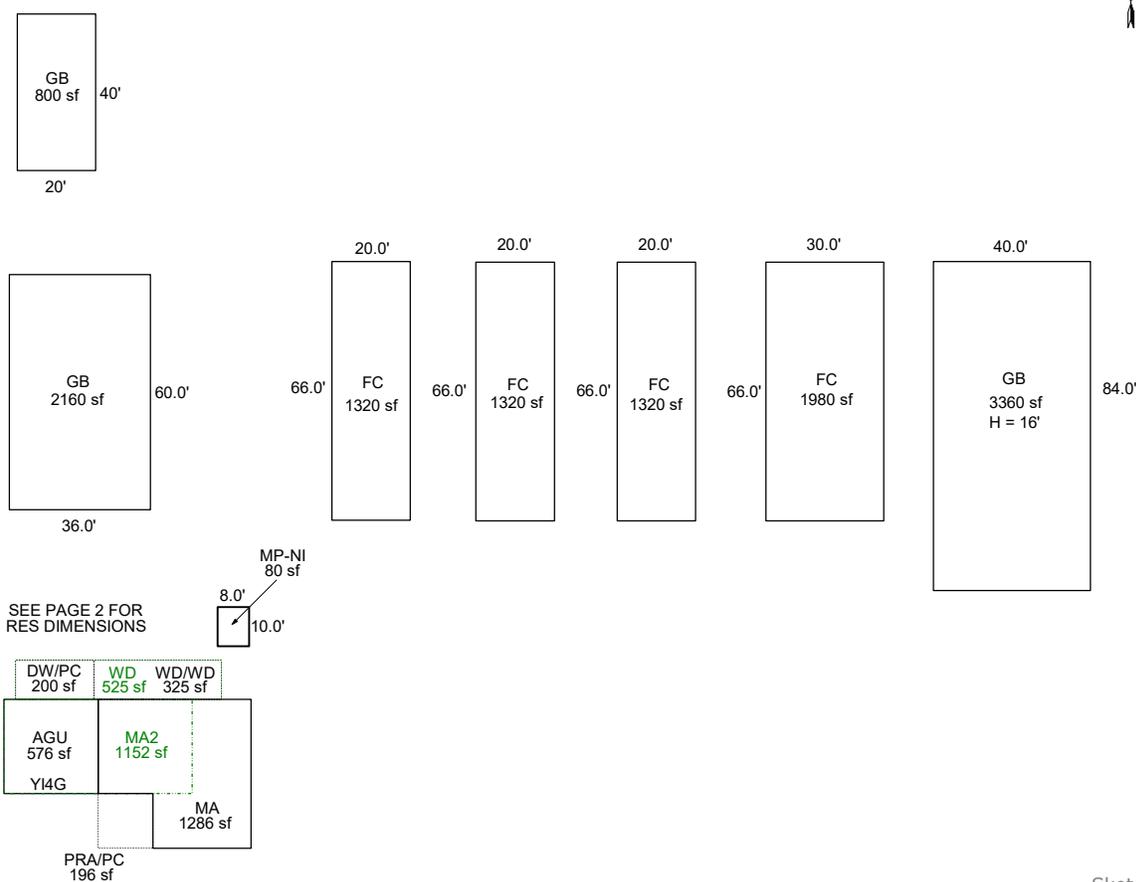
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518505 Parcel No.: 062W15C 00900
 Property Address: 6627 ROCHESTER ST NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

518505
062W15C 00900
SCALE = 1:50



Sketch by ApexSketch

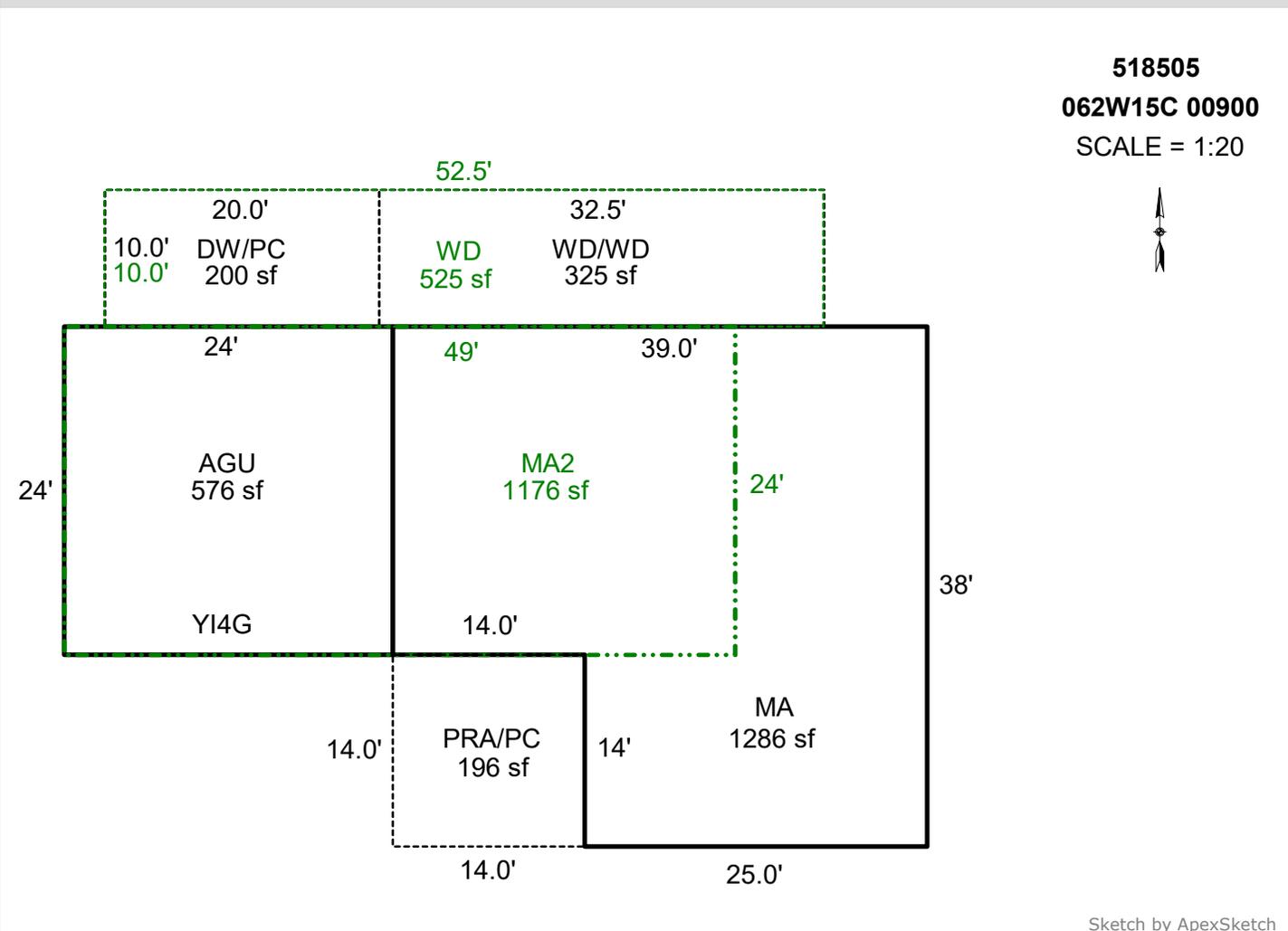
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP-NI	1.0	80.0	36.0		APEX BY CE 5/18/09 UPDATED BY CJURAN 05/23/2022 UPDATED BY CJURAN 11/14/2022 555-21-010990 UPDATED BY CJURAN 03/13/2023 UPDATED BY CJURAN 06/14/2023 555-21-010990 REV UPDATED BY CJURAN 01/31/2024 UPDATED BY CLOBERG 06/05/25 25-001952 GB UPDATED BY CLOBERG 02/11/26 UPDATED BY CLOBERG 02/20/26	
	GB	1.0	800.0	120.0			
	FC	1.0	1320.0	172.0			
	FC	1.0	1320.0	172.0			
	FC	1.0	1980.0	192.0			
	GB	1.0	2160.0	192.0			
	FC	1.0	1320.0	172.0			
	GB	1.0	3360.0	248.0	12340.0		
GLA1	MA	1.0	1286.0	154.0	1286.0	COMMENT TABLE 2	
GLA2	MA2	1.0	1152.0	144.0	1152.0		
GAR	AGU	1.0	576.0	96.0	576.0	MattH 05/23/2022 MLH 12/15/2022 MLH 01/25/2024 GRH 12/17/24 GRH 01/22/26	SV L4 TAGS L2 TAGS L2 TAGS L2 TAGS L2
	P/P	WD/WD	1.0	325.0	85.0		
	WD	1.0	525.0	125.0			
	DW/PC	1.0	200.0	60.0			
	PRA/PC	1.0	196.0	56.0	1246.0		
	Net LIVABLE	cnt	1	(rounded)	3,014		
	Net BUILDING	cnt	0	(rounded)	12,340		

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SKETCH



Sketch by ApexSketch

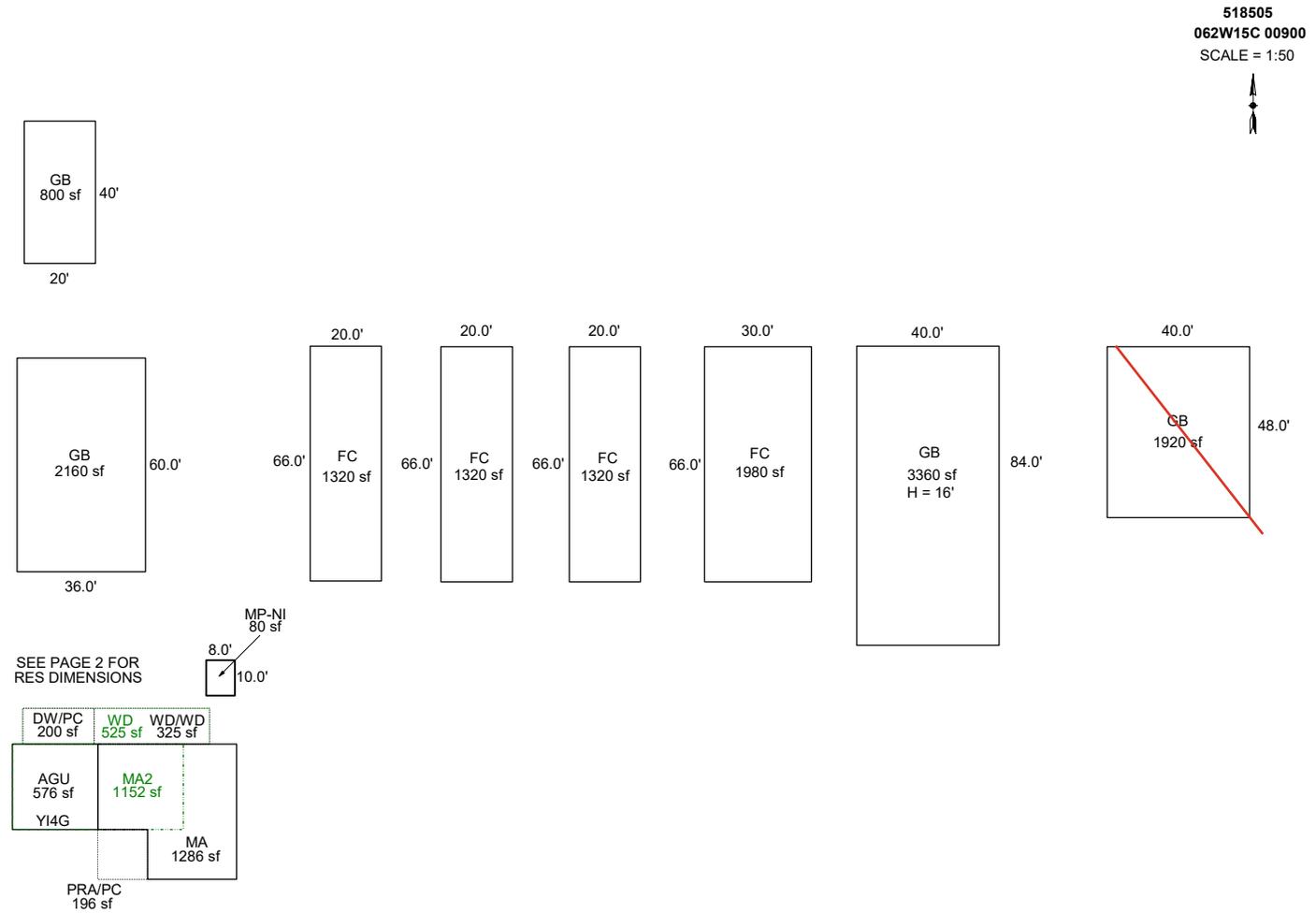
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1286.0	154.0	1286.0	APEX BY CE 5/18/09	
GLA2	MA2	1.0	1176.0	146.0	1176.0	UPDATED BY CJURAN 05/23/2022	
GAR	AGU	1.0	576.0	96.0	576.0	UPDATED BY CJURAN 11/14/2022 555-21-010990	
P/P	DW/PC	1.0	200.0	60.0		UPDATED BY CJURAN 03/13/2023	
	WD/WD	1.0	325.0	85.0		UPDATED BY CJURAN 06/14/2023 555-21-010990 REV	
	WD	1.0	525.0	125.0		UPDATED BY CJURAN 01/31/2024	
	PRA/PC	1.0	196.0	56.0	1246.0	UPDATED BY CLOBERG 06/05/25 25-001952 GB	
							UPDATED BY CLOBERG 02/11/26
						UPDATED BY CLOBERG 02/20/26	
						COMMENT TABLE 2	COMMENT TABLE 3
						Matth 05/23/2022	SV L4
						MLH 12/15/2022	TAGS L2
						MLH 01/25/2024	TAGS L2
						GRH 12/17/24	TAGS L2
						GRH 01/22/26	TAGS L2
	Net LIVABLE	cnt	1 (rounded)		3,038		

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP-NI	1.0	80.0	36.0	
	GB	1.0	800.0	120.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1980.0	192.0	
	GB	1.0	2160.0	192.0	
	FC	1.0	1320.0	172.0	
	GB	1.0	3360.0	248.0	12340.0
GLA1	MA	1.0	1286.0	154.0	1286.0
GLA2	MA2	1.0	1152.0	144.0	1152.0
GAR	AGU	1.0	576.0	96.0	576.0
P/P	GB	1.0	1920.0	176.0	1920.0
	WD/WD	1.0	325.0	85.0	
	WD	1.0	525.0	125.0	
	DW/PC	1.0	200.0	60.0	
	PRA/PC	1.0	196.0	56.0	1246.0
	Net LIVABLE	cnt	2 (rounded)		4,934
	Net BUILDING	cnt	0 (rounded)		12,340

COMMENT TABLE 1

APEX BY CE 5/18/09
 UPDATED BY CJURAN 05/23/2022
 UPDATED BY CJURAN 11/14/2022 555-21-010990
 UPDATED BY CJURAN 03/13/2023
 UPDATED BY CJURAN 06/14/2023 555-21-010990 REV
 UPDATED BY CJURAN 01/31/2024
 UPDATED BY CLOBERG 06/05/25 25-001952 GB
 UPDATED BY CLOBERG 02/11/26

COMMENT TABLE 2

Matth 05/23/2022
 MLH 12/15/2022
 MLH 01/25/2024
 GRH 12/17/24
 GRH 01/22/26

COMMENT TABLE 3

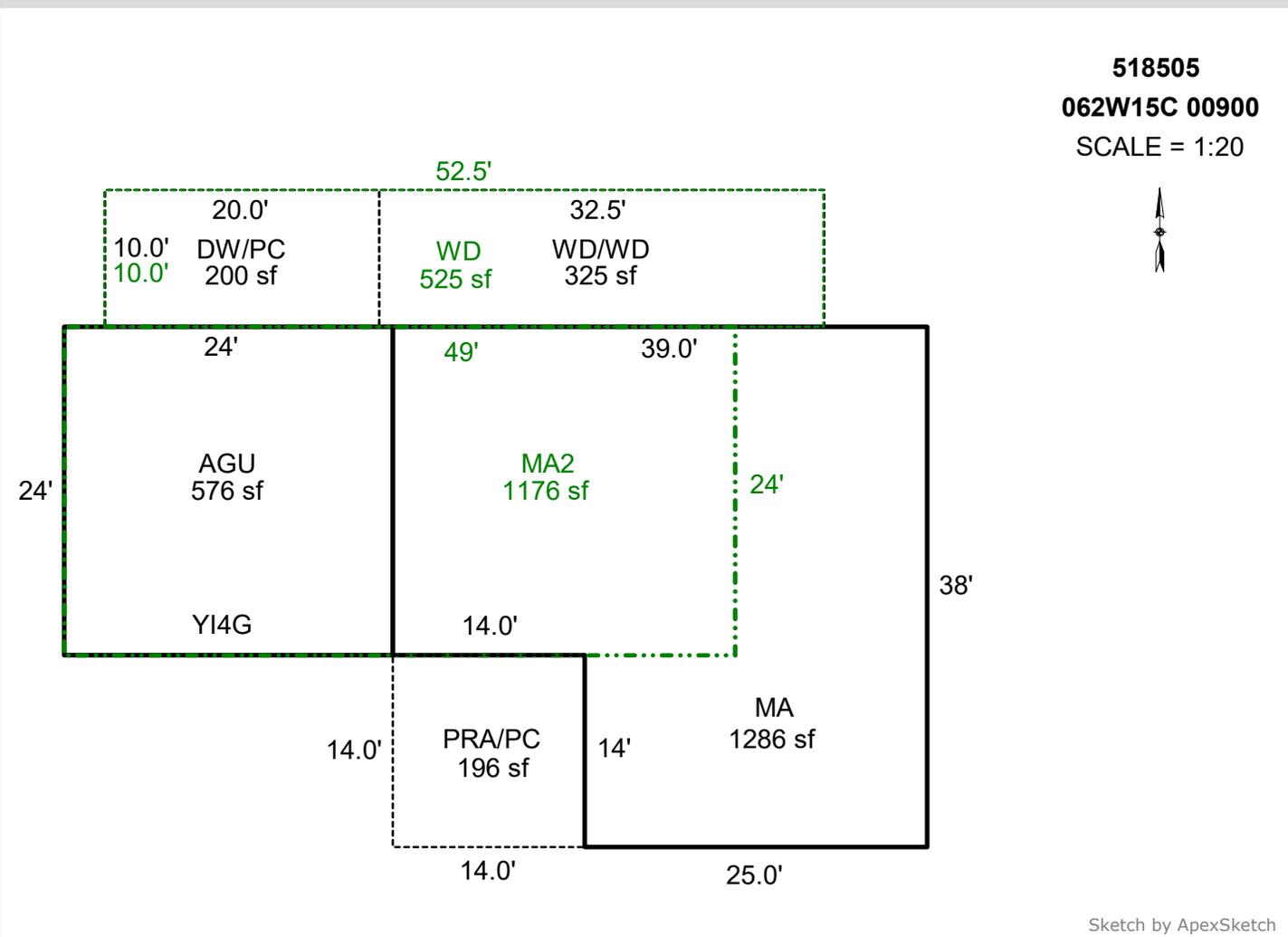
SV L4
 TAGS L2
 TAGS L2
 TAGS L2
 TAGS L2

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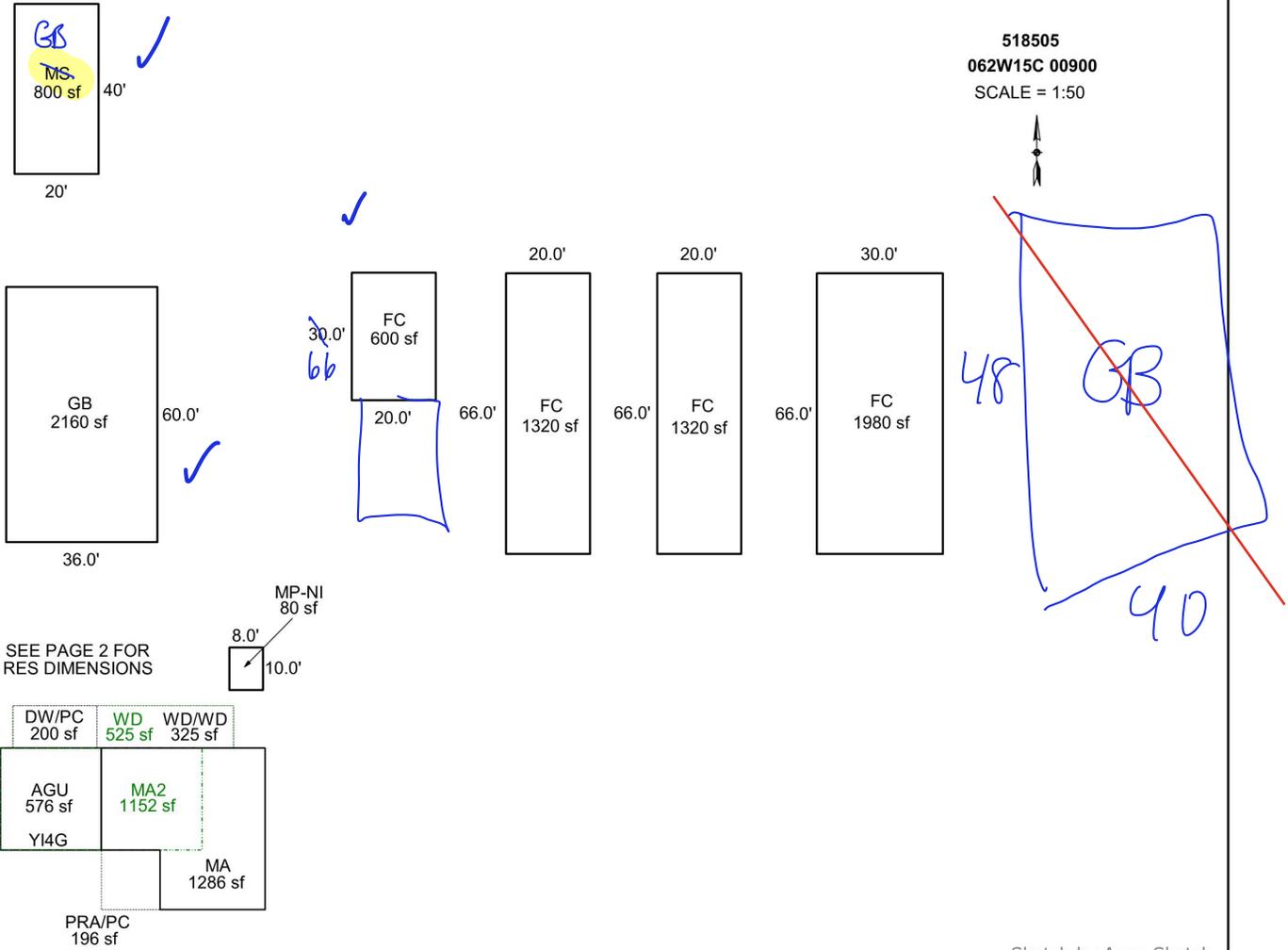
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1286.0	154.0	1286.0	APEX BY CE 5/18/09 UPDATED BY CJURAN 05/23/2022 UPDATED BY CJURAN 11/14/2022 555-21-010990 UPDATED BY CJURAN 03/13/2023 UPDATED BY CJURAN 06/14/2023 555-21-010990 REV UPDATED BY CJURAN 01/31/2024 UPDATED BY CLOBERG 06/05/25 25-001952 GB UPDATED BY CLOBERG 02/11/26	
GLA2	MA2	1.0	1176.0	146.0	1176.0		
GAR	AGU	1.0	576.0	96.0	576.0		
P/P	DW/PC	1.0	200.0	60.0	1246.0		
	WD/WD	1.0	325.0	85.0			
	WD	1.0	525.0	125.0			
	PRA/PC	1.0	196.0	56.0			
Net LIVABLE cnt 1 (rounded) 3,038						COMMENT TABLE 2	
						COMMENT TABLE 3	
						MatH 05/23/2022 MLH 12/15/2022 MLH 01/25/2024 GRH 12/17/24 GRH 01/22/26	SV L4 TAGS L2 TAGS L2 TAGS L2 TAGS L2

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AREA CALCULATIONS SUMMARY

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GBA1	MP-NI	1.0	80.0	36.0	
	MS	1.0	800.0	120.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1320.0	172.0	
	FC	1.0	1980.0	192.0	
	GB	1.0	2160.0	192.0	
	FC	1.0	600.0	100.0	8260.0
GLA1	MA	1.0	1286.0	154.0	1286.0
GLA2	MA2	1.0	1152.0	144.0	1152.0
GAR	AGU	1.0	576.0	96.0	576.0
P/P	WD/WD	1.0	325.0	85.0	
	WD	1.0	525.0	125.0	
	DW/PC	1.0	200.0	60.0	
	PRA/PC	1.0	196.0	56.0	1246.0
	Net LIVABLE	cnt	2 (rounded)		2,438
	Net BUILDING	cnt	7 (rounded)		8,260

COMMENT TABLE 1

APEX BY CE 5/18/09
 UPDATED BY CJURAN 05/23/2022
 UPDATED BY CJURAN 11/14/2022 555-21-010990
 UPDATED BY CJURAN 03/13/2023
 UPDATED BY CJURAN 06/14/2023 555-21-010990 REV
 UPDATED BY CJURAN 01/31/2024

COMMENT TABLE 2

Matth 05/23/2022
 MLH 12/15/2022
 MLH 01/25/2024
 GRH 12/17/24
 GRH 1/22/26

COMMENT TABLE 3

SV L4
 TAGS L2
 TAGS L2
 TAGS L2

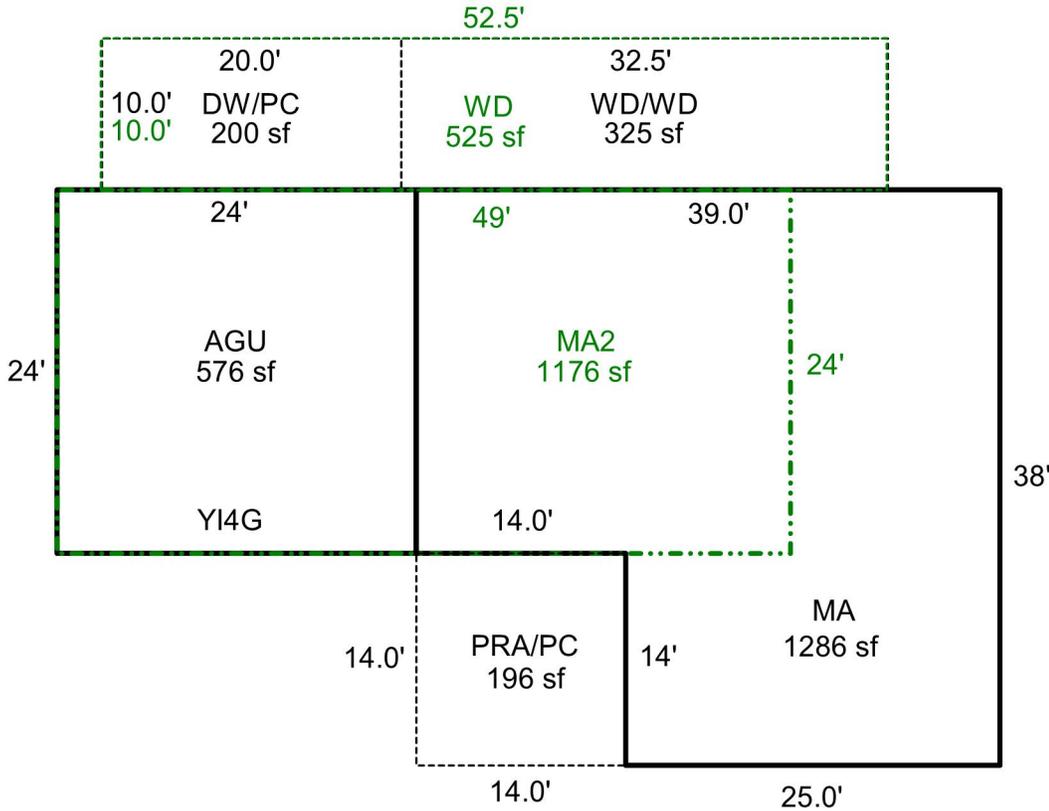
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GLA1	MA	1.0	1286.0	154.0	1286.0
GLA2	MA2	1.0	1176.0	146.0	1176.0
GAR	AGU	1.0	576.0	96.0	576.0
P/P	DW/PC	1.0	200.0	60.0	
	WD/WD	1.0	325.0	85.0	
	WD	1.0	525.0	125.0	
	PRA/PC	1.0	196.0	56.0	1246.0

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 UPDATED BY CJURAN 01/31/2024

COMMENT TABLE 2

Matth 05/23/2022
 MLH 12/15/2022
 MLH 01/25/2024

GRH 12/17/24
GRH 1/22/26

COMMENT TABLE 3

SV L4
 TAGS L2
 TAGS L2

TAGS L2
TAGS L2

Net LIVABLE cnt 2 (rounded) 2,462