

Acct ID: 532513 MTL: 083W18C000700 Date: 11/9/26 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 3675 VITAE SPRINGS RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 28028 Year: 2025

Last Date Appraised: 08/08/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: VITAE SPRINGS ESTATE LLC Last Sales Date: 10/16/2018 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 416856
 RMV Land: 669230 RMV Imp: 733490 RMV Total: 1402720 MAV: 378650 MSAV: 38206 SAV: 90434
 Comment: 24-25: L2 8.8.24 MLH 10.8.25 TTO

Farm: Vineyard.

Notations

Conversion Appears 100%

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	92430	0

Land

Site: 2 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 34260 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400230: 01-02; REAPPRAISAL

Site: 3 Code Area: 92430 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDSS Value Source: Woodlot Description: TWO BENCH DRY SOUTH SPECIAL RMV: 274080 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 2400230//2010-11: PER #42- CHG OF WOODLOT TO WOODLOT-M AND MOVE ONE ACRE FROM 4HILL TO WOODLOT-M / 99-2000: CHG OF SOIL CLASS FROM 3 HILL TO WOODLOT /01-02; REAPPRAISAL

Site: 4 Code Area: 92430 Size: 8.68 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 310890 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 2400230: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 152 Year Blt: 1979 Eff Year Blt: 1991 Sq.Ft: 2874 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 560460
 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	1872	1	FB-1/ HB-1	1979	1991	FP - 1, BATH - 1, HVAC+, ROOF+, KIT, BTH - 1	Y N
Second Floor	5	Finished	1002	3	FB-1	1979	1991	HVAC+, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	5	0	1991	46830	1

Bldg: 2 Code Area: 92430 Stat Class: 148 Year Blt: 1978 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 147100
 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
Basement	4	Finished	312	0	0	1979	2000	HVAC	Y N
Garage Oversized Detached	4	Finished	1152	0	0	1978	2000	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

2012 EYR m/m - interior updates

Bldg: 3 Code Area: 92430 Stat Class: 312 Year Blt: 1990 Eff Year Blt: 2008 Sq.Ft: 792 % Complete: 100.00
 Desc: Loft Barn (LB) Dimensions: 36x22 RMV: 25930
 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
Loft Barn	6	Finished	792	0	0	1990	2008	AVG	

- S28
12x22 - Excellent pkg 264 m/m 2 H. Bathroom

Accessories

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

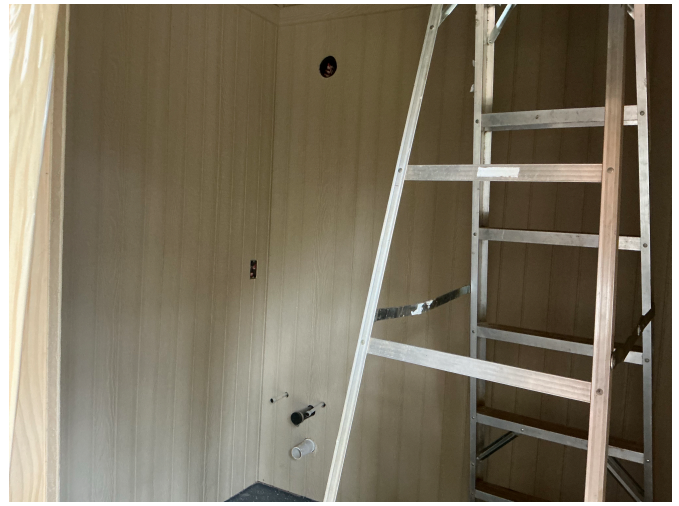
change is not significant simple wine testing room partitioned wall

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-003881	83558	MARION COUNTY	TAGS/PERMITS	MISC	169508	0	R	CHANGE OF USE - BARN TO WINE TASTING ROOM



10.8.25



10.8.25

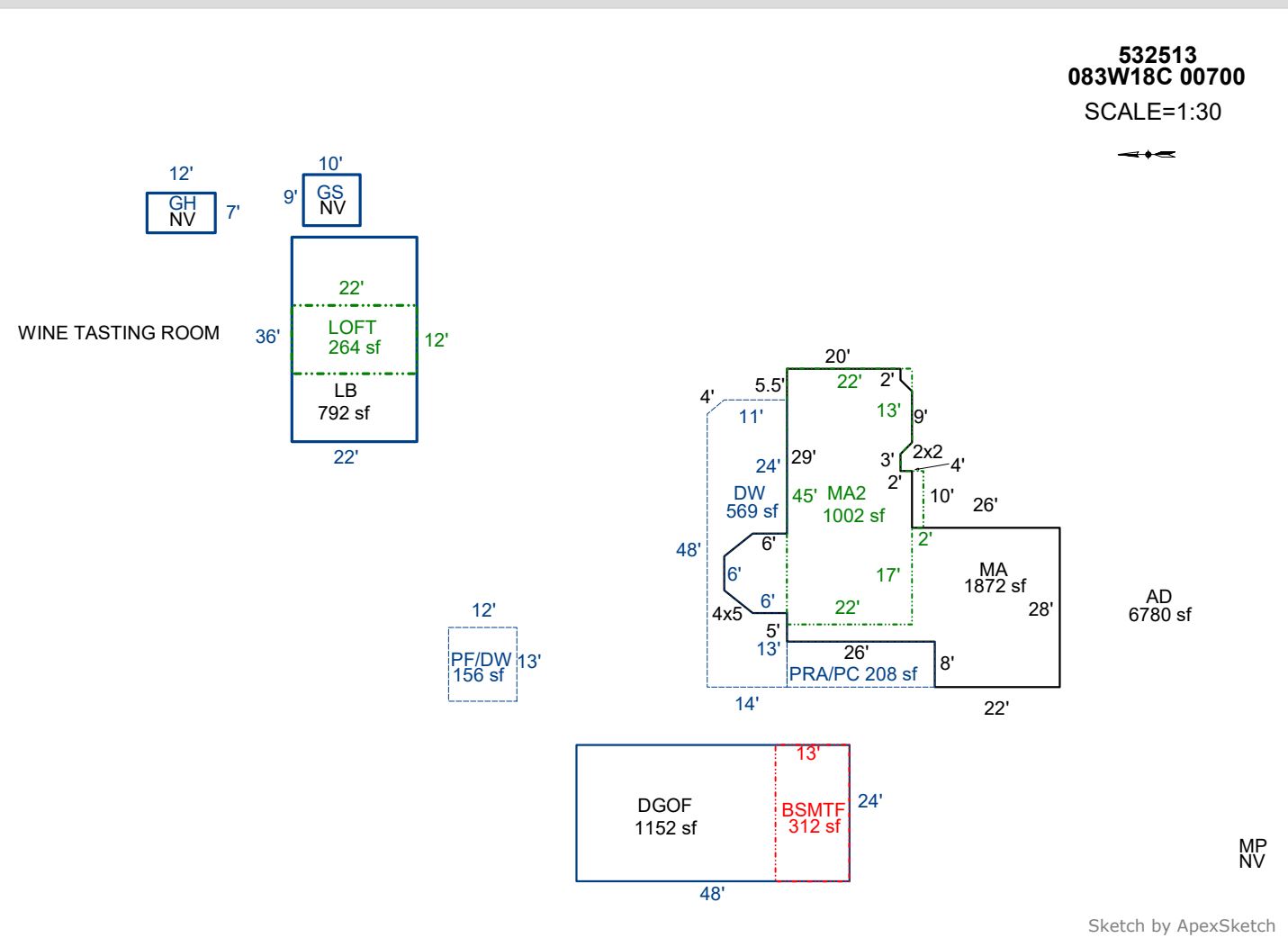


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 532513 Parcel No.: 083W18C 00700
 Property Address: 3675 VITAE SPRINGS RD S
 City: SALEM County: MARION 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	LB	1.0	792.0	116.0	
	GS	1.0	90.0	38.0	
	GH	1.0	84.0	38.0	966.0
GBA2	LOFT	1.0	264.0	68.0	264.0
GLA1	MA	1.0	1872.0	226.5	1872.0
GLA2	MA2	1.0	1002.0	140.8	1002.0
BSMT	BSMTF	1.0	312.0	74.0	312.0
GARG	DGOF	1.0	1152.0	144.0	1152.0
YI1	PRA/PC	1.0	208.0	68.0	
	DW	1.0	569.3	144.2	
	PF/DW	1.0	156.0	50.0	933.3
	Net LIVABLE	cnt	0 (rounded)		2,874
	Net BUILDING	cnt	0 (rounded)		1,230

COMMENT TABLE 1

Apex 5/11/2010 Jane
 Updated by SH 12-13-10 (match field sketch)
 UPD BY PH 04.15.20
 UPDATED BY CLOBERG 08/27/25 24-003881 CONV
 UPDATED BY CLOBERG 03/13/26

COMMENT TABLE 2

12.05.18 NM #35
 03.05.19 NM #35
 GRH 01/09/26

COMMENT TABLE 3

S.V.
 S.V.
 TAGS L2

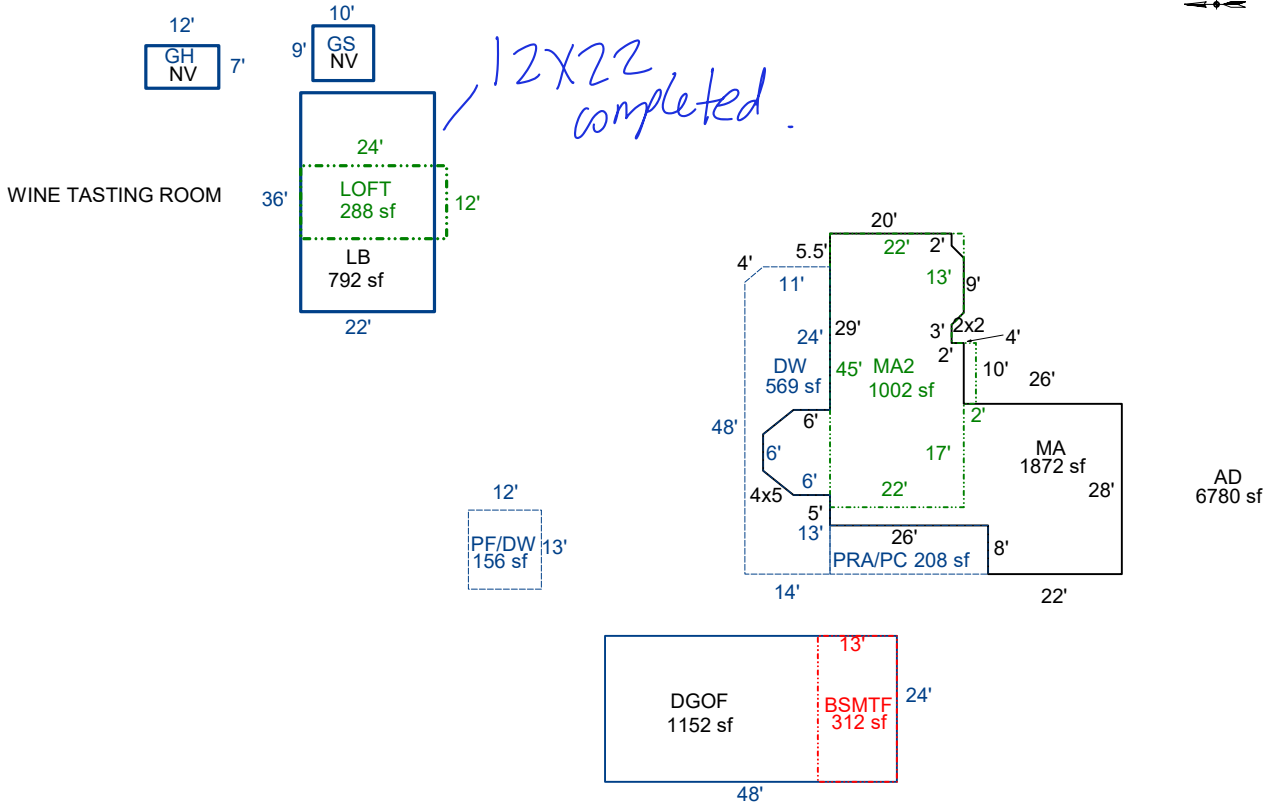
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SKETCH

532513
083W18C 00700
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	792.0	116.0	
	GS	1.0	90.0	38.0	
	GH	1.0	84.0	38.0	966.0
GBA2	LOFT	1.0	288.0	72.0	288.0
GLA1	MA	1.0	1872.0	226.5	1872.0
GLA2	MA2	1.0	1002.0	140.8	1002.0
BSMT	BSMTF	1.0	312.0	74.0	312.0
GARG	DGOF	1.0	1152.0	144.0	1152.0
YI1	PRA/PC	1.0	208.0	68.0	
	DW	1.0	569.3	144.2	
	PF/DW	1.0	156.0	50.0	933.3
	Net LIVABLE	cnt	0 (rounded)		2,874
	Net BUILDING	cnt	4 (rounded)		1,254

COMMENT TABLE 1

Apex 5/11/2010 Jane
 Updated by SH 12-13-10 (match field sketch)
 UPD BY PH 04.15.20
 UPDATED BY CLOBERG 08/27/25 24-003881 CONV

COMMENT TABLE 2

12.05.18 NM #35
 03.05.19 NM #35

COMMENT TABLE 3

S.V.
 S.V.

Assessor Monthly Issued Permit Report

For 6/1/2025 to 6/30/2025

PERMIT#: 555-24-003881-STR STATUS: Permit Issued
 PERMIT TYPE: Commercial APPLIED: 5/20/2024
 SUB-TYPE: Structural ISSUED: 6/17/2025
 CATEGORY: Comprehensive EXPIRES: 12/14/2025

OFFICE: MC
 PARCEL#: 083W18C000700 R32513
 ACRES: 17.68
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 3675 VITAE SPRINGS RD S SALEM, OR 97306

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	VITAE SPRINGS ESTATE LLC	3675 VITAE SPRINGS RD S SALEM, OR 97306	512-789-2671
OWNER	VITAE SPRINGS ESTATE LLC	3535 VITAE SPRINGS RD S SALEM, OR 97306	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	VITAE SPRINGS ESTATE LLC	3535 VITAE SPRINGS RD S SALEM, OR 97306	512-789-2671
SITE CONTACT	RANDY FREUND	3535 VITA SPRINGS RD S SALEM, OR 97306	512-508-2123

CONST CAT: Commercial

WORK TYPE: Other

WORK DESC: CHANGE OF USE - BARN TO WINE TASTING ROOM

VALUATION: \$169,508.16

STORIES: 0

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 0

NEW: 0

TOTAL SQ. FT.: 0

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
A-2 nightclubs	VB	828 Sq Ft