

Acct ID: 519341 MTL: 062W33B000900 Date: 4/18/24 GRH Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 5860 55TH AVE NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 90274 Year: 2024

Last Date Appraised: 02/24/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GARCIA, FLORENTINO MORALES Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 303610
 RMV Land: 80860 RMV Imp: 692650 RMV Total: 773510 MAV: 275330 MSAV: 28280 SAV: 43690
 Comment: LEVEL 2 2.24.21 JS29//

update inv

Notations

RP/MS	Code	Description	INPUT GRH 05.22.24
RP	411	SEE ACCOUNT NOTES - 411	

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	92410	0

Land

Site: 1 Code Area: 92410 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: 45860 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2019 / THIS IS HOMESITE FOR R19340// 19-20: PER #29 CHG OSD & REMOVE TREED ADJ / 06-07: RECALC SETUP, APPR NO T41, 10/21/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 152 Year Blt: 1975 Eff Year Blt: 2007 Sq.Ft: 4162 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 686780
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2683	2	FB-1	1975	2007	KIT-, ROOF, HVAC, FP - 1, BATH - 1	Y N
Second Floor	5	Finished	788	1	FB-1	1975	2007	HVAC, BATH - 1	Y N
Second Floor	5	Finished	691	2	FB-1	1975	2007	HVAC, BATH - 1	Y N
Garage Attached	5	Finished	797	0	0	1989	2007	ROOF	Y N

FAIR

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	5	72	2019	388	1	Y N
PATIO	5	122	1956	501	1	Y N
PATIO	5	188	1956	713	1	Y N
PATIO	5	800	2020	4356	1	Y N
ROOF EXTENSION OR PATIO COVER	5	72	2019	2046	1	Y N

y's SA Arg

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 5520
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2130	1990	5519	1	Y N

part of YIS

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	6	Finished	96	0	0	2018	2018	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No **062W33B 00900**

File No **R19341**

SUBJECT

Property Address **5860 55TH AVE NE**

City **SALEM**

State **OR**

Zip **97305**

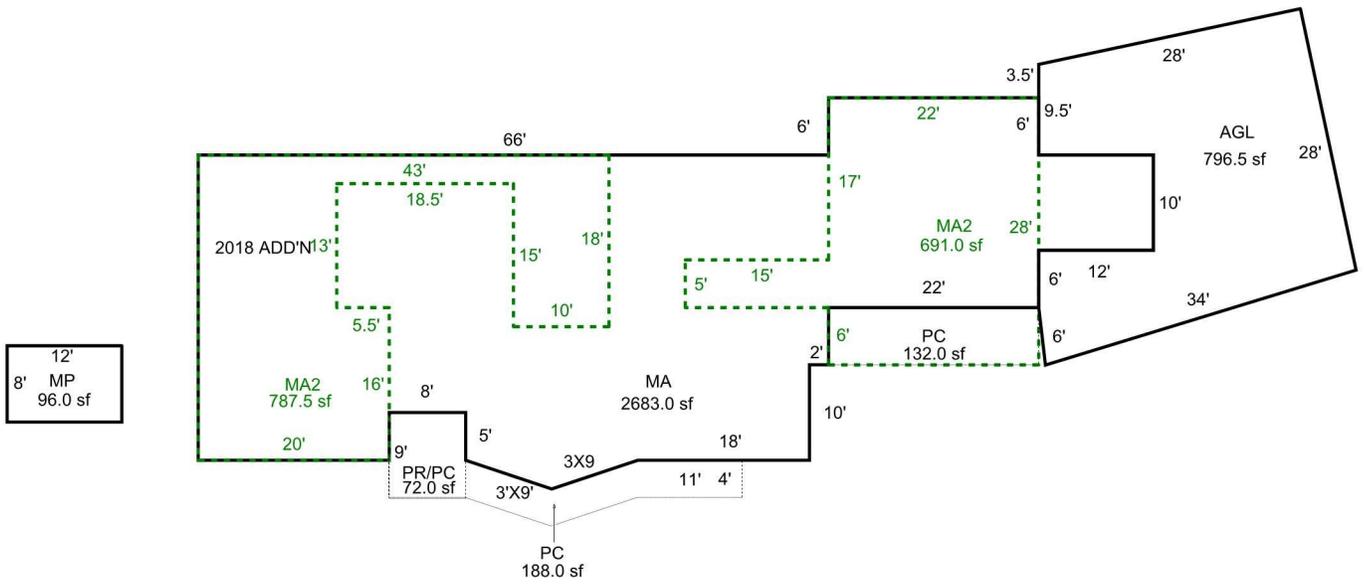
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R19341
062W33B 00900
SCALE=1:20



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2683.00	287.0	2683.00
GLA2	MA2	1.00	787.50	191.0	787.50
	MA2	1.00	691.00	130.0	1478.50
GBA1	MP	1.00	96.00	40.0	96.00
GAR	AGL	1.00	796.54	145.5	796.54
YI1	PC	1.00	132.00	56.0	132.00
	PC	1.00	188.00	93.9	320.90
	PR/PC	1.00	72.00	34.0	392.90

Comment Table 1

APEX by AC 11/10/11
 UPDATED BY JRONDEMA 1/31/18
 UPDATED BY JRONDEMA 12/26/18
 UPDATED BY JRONDEMA 2/26/19
 UPD BY PH 11.26.19

Comment Table 2

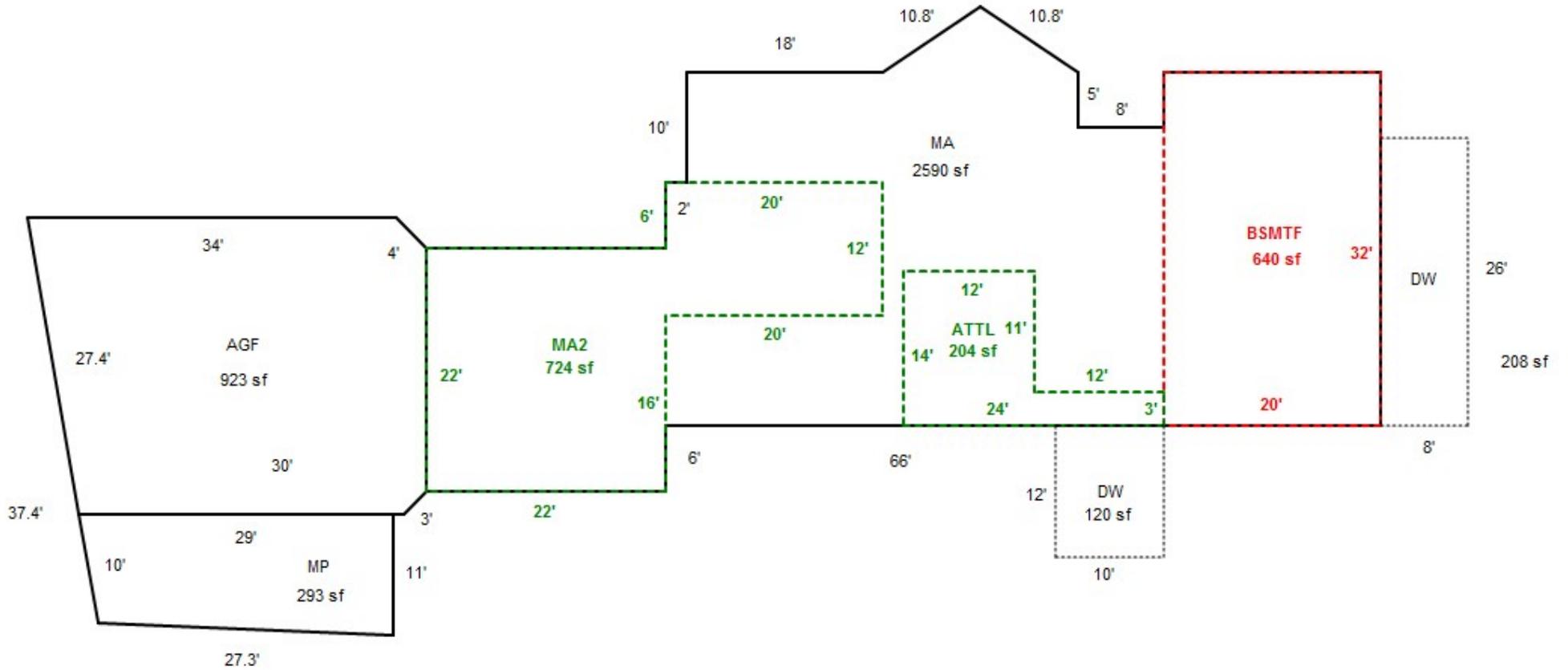
11.21.19 MH #31

Comment Table 3

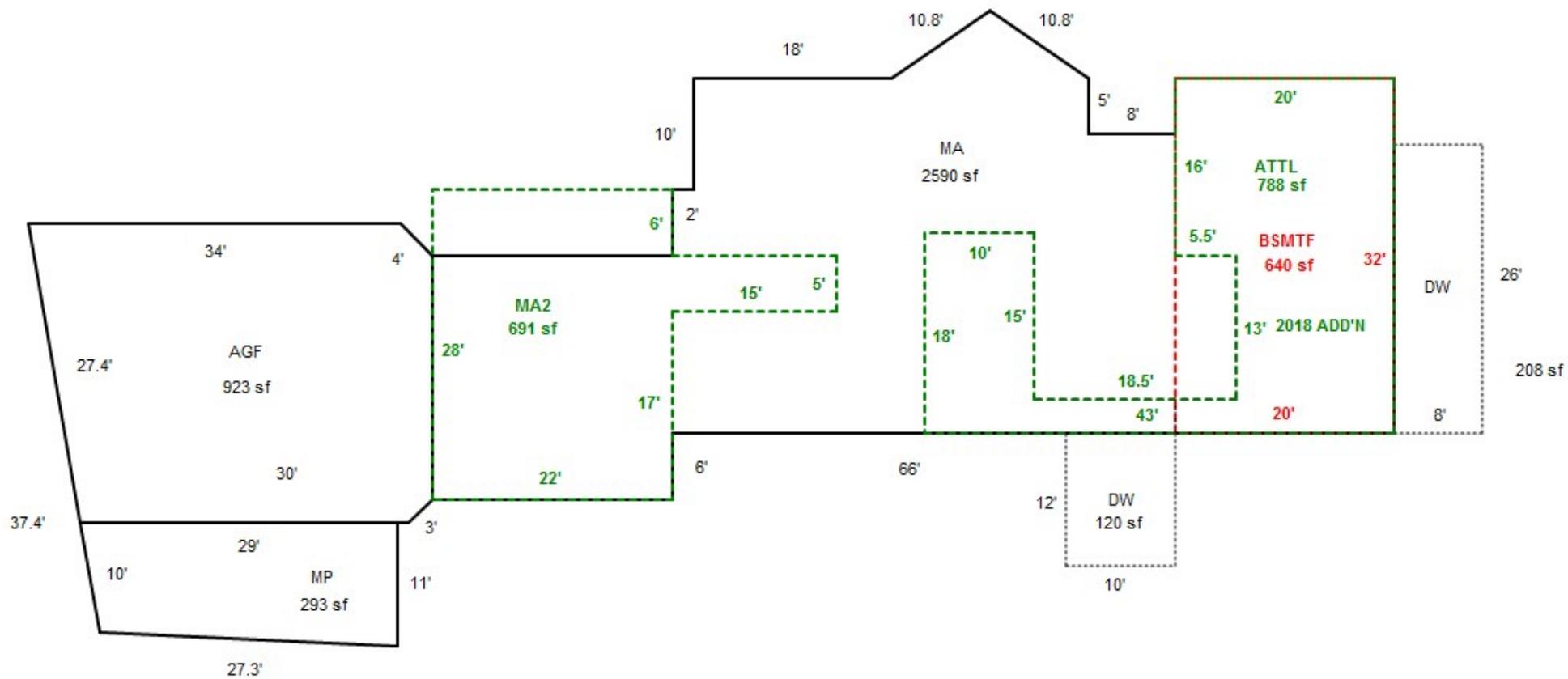
GPH 4/18/24 cycle 13

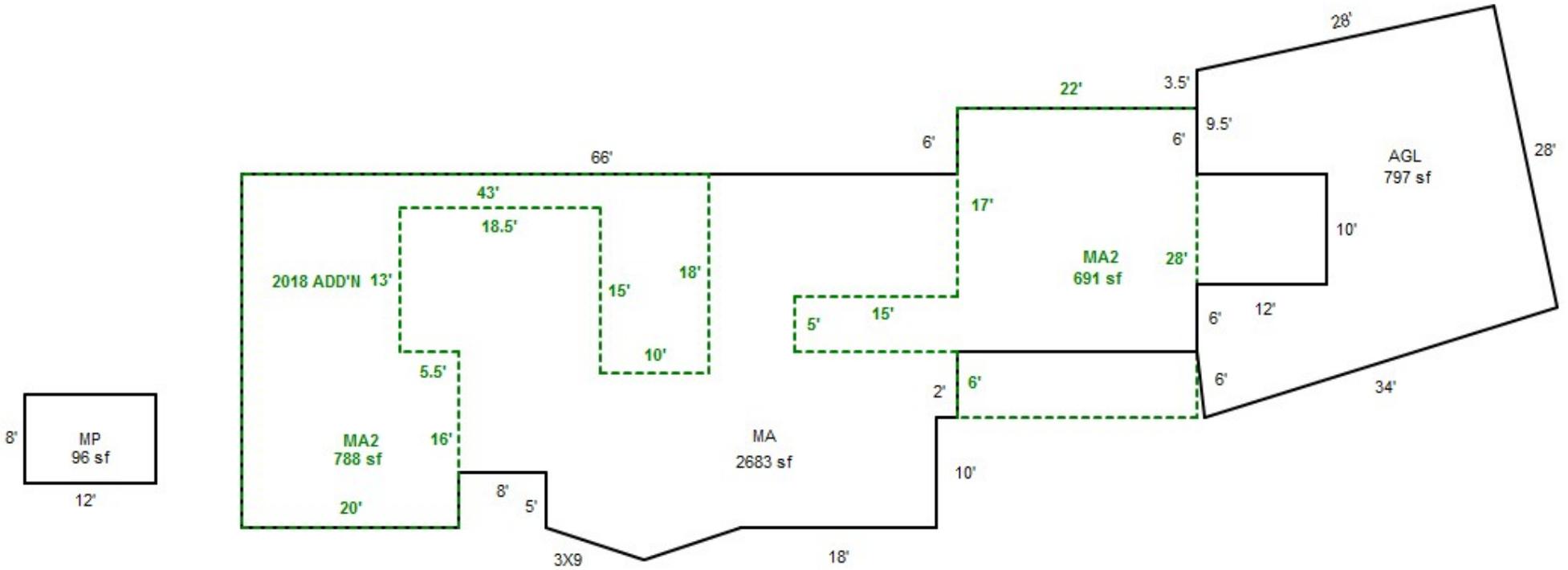
Net LIVABLE Area (rounded w/ factors) 4162
 Net BUILDING Area (rounded w/ factors) 96

R19341
062W33B 00900
SCALE=1:20

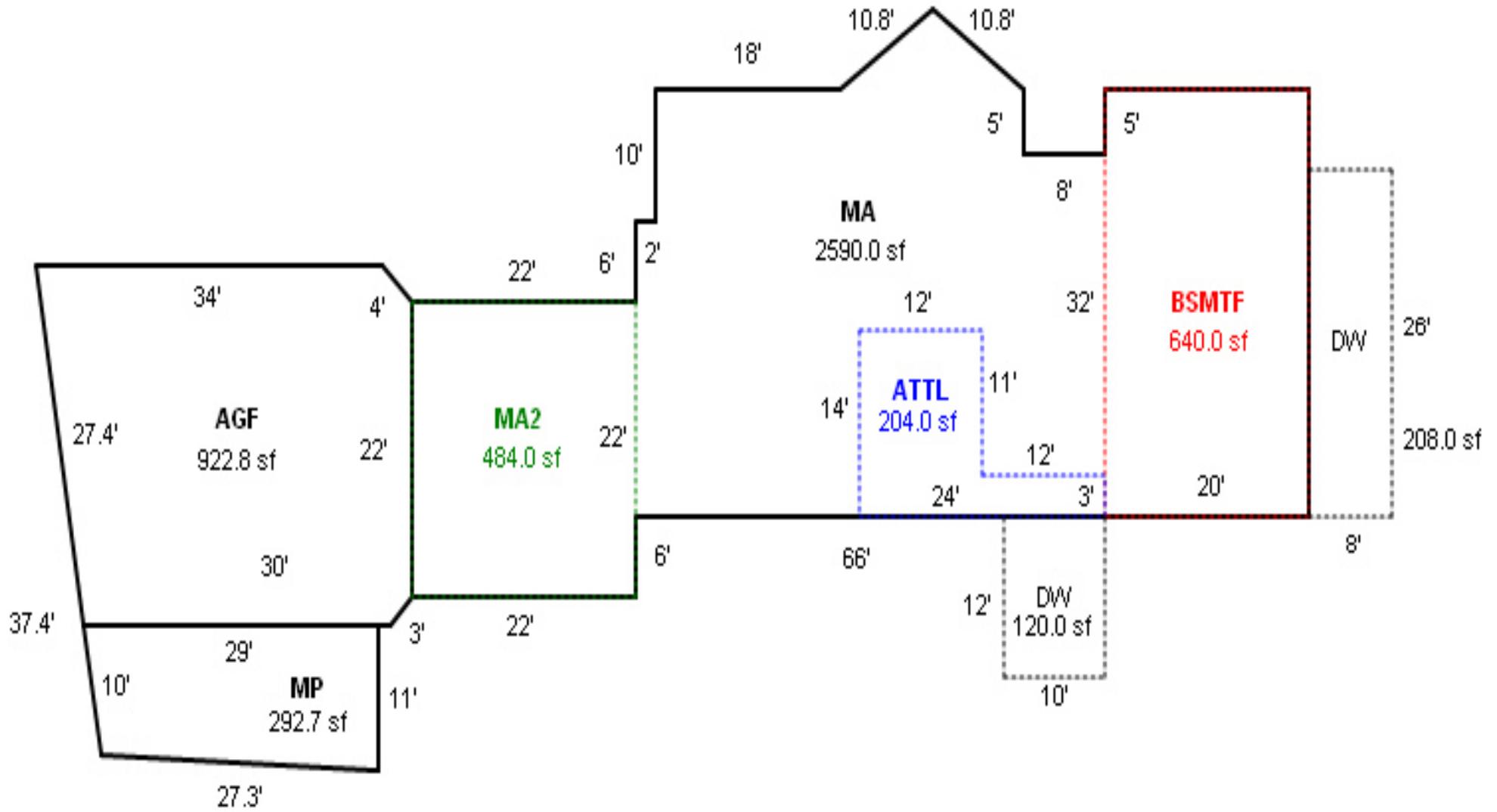


R19341
062W33B 00900
SCALE=1:20





R19341
062W33B 00900



2-21-19

R19341 MA % rear



2-21-19

R19341 MA% front



2-21-19

R19341 MA%



2-21-19

R19341 MP %







11/08/2011



11/08/2011



11/08/2011



11/08/2011



11/08/2011



11/08/2011

R19341

33B 062W
062W-33B -00900 48225-000
502 (551) 0-4H F48 024-00-21-0
WENELL, GARY W & PAULA C

1.00 ACRES

5860 55TH AV NE
V0562P0279RD

07/27/95

MAY BE GATED

DOBS! 11/21/2019

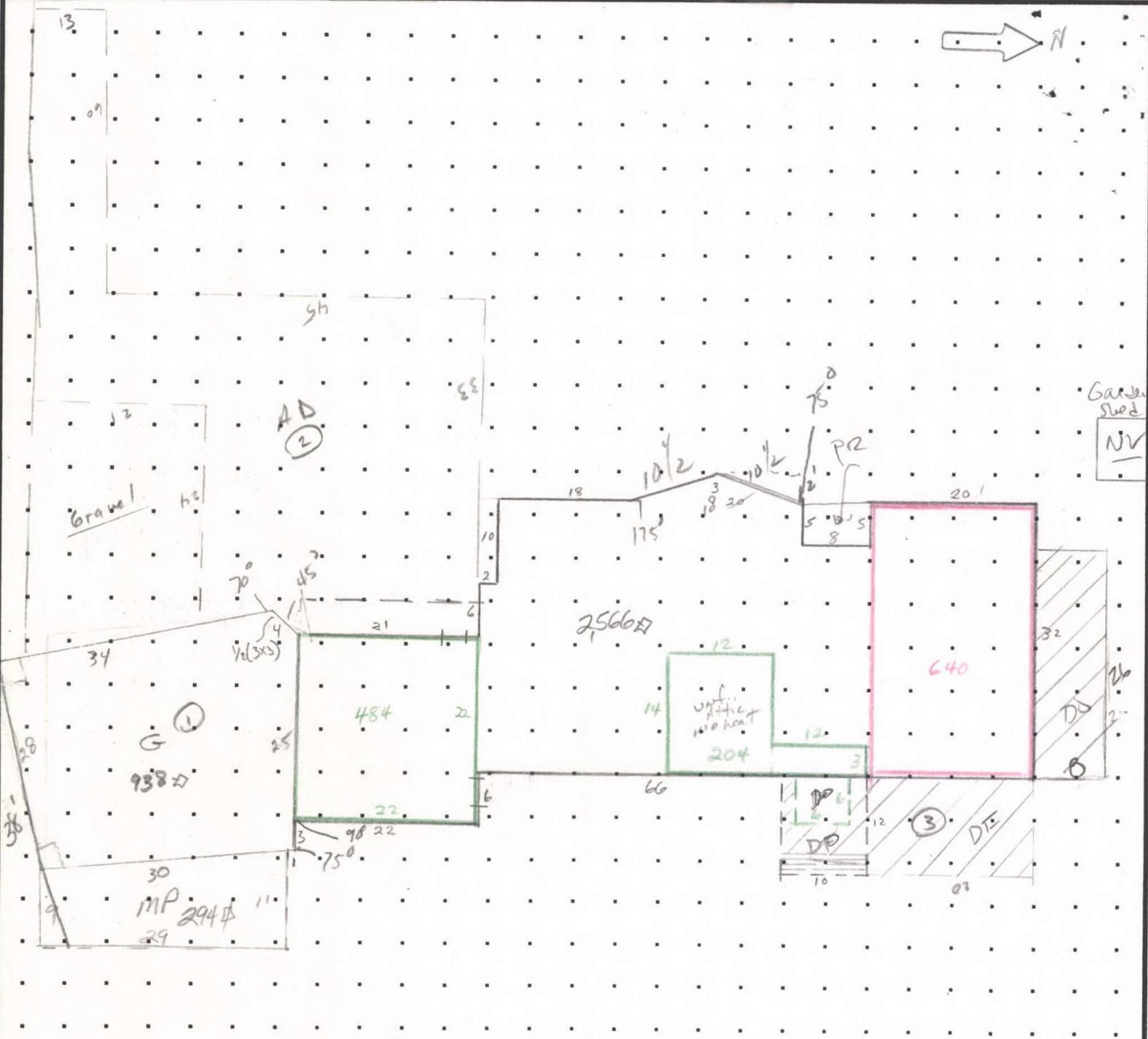
R19341

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48225-000

MAP NO: 33-6-2W

TAX LOT: 900



CALCULATIONS: $32 \times 66, 3 \times 20 \times \frac{1}{2}, -5 \times 8, -2 \times 10, 22 \times 22 = 2,566$
 $20 \times 32 = 640$ Bsmt. 204 ATTIC
 $22 \times 22 = 484$ 2 sty

SCALE: 1" = 20'

Garage
 $28 \times 30 = 840$
 $\frac{1}{2}(4 \times 28) = 56$
 $\frac{1}{2}(3 \times 25) = 37$
 $\frac{1}{2}(3 \times 3) = 4$
 938

8/9/07-on sales ver. disc. addn to garage

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 5860 55th Ave. NE.	SALES	
DATE	BY	REMARKS:	BUILDER: Gary Wenell	Date	Amt.
3-16-90	#9	MV PARTIAL			
4-25-96	22/2				
2-21-19	A 29				
11/21/19	(21)				
2-29-21	29				

SKETCH/AREA TABLE ADDENDUM

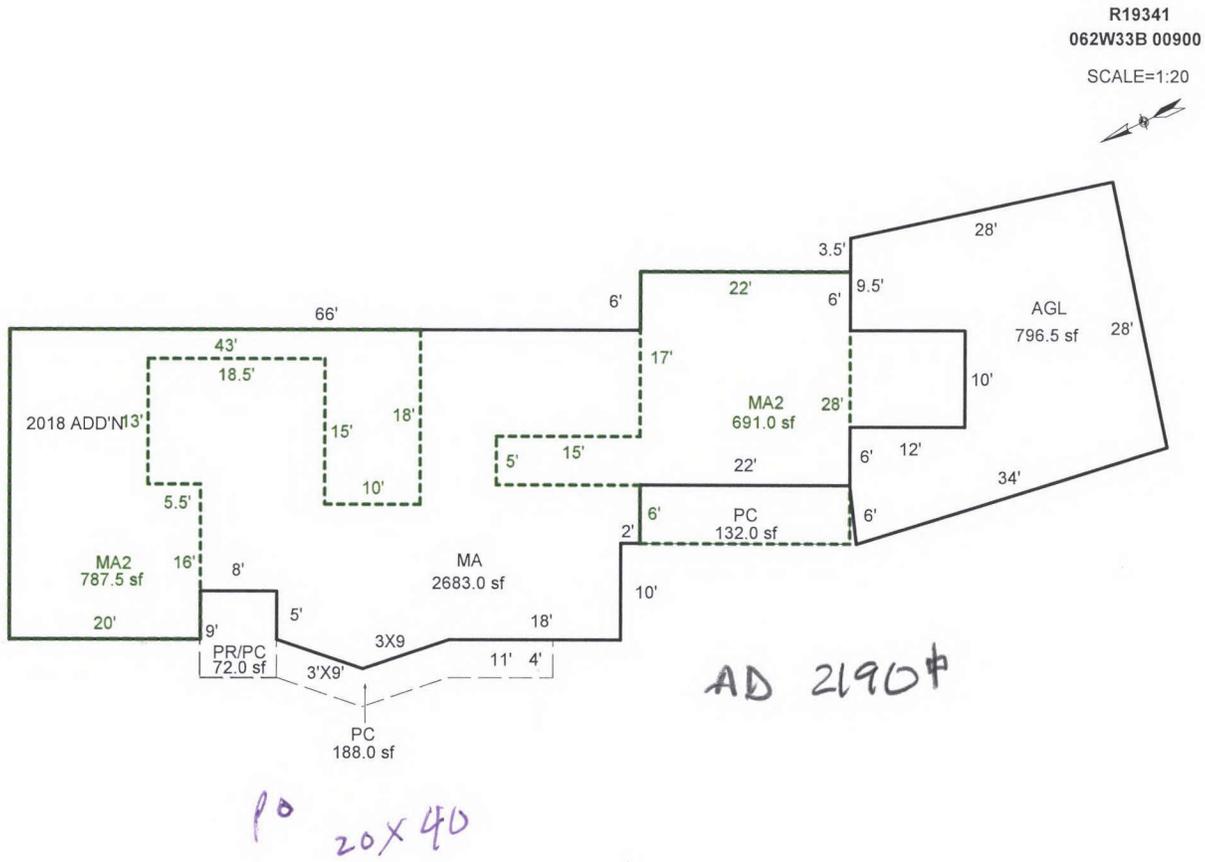
Parcel No 062W33B 00900

File No R19341

SUBJECT

Property Address	5860 55TH AVE NE		
City	SALEM	State	OR
Zip	97305		
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
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GBA1	MP	1.00	96.00	40.0	96.00
GAR	AGL	1.00	796.54	145.5	796.54
YI1	PC	1.00	132.00	56.0	
	PC	1.00	188.00	93.9	
	PR/PC	1.00	72.00	34.0	392.00
Net LIVABLE Area		(rounded w/ factors)			4162
Net BUILDING Area		(rounded w/ factors)			96

Comment Table 1	
APEX by AC 11/10/11 UPDATED BY JRONDEMA 1/31/18 UPDATED BY JRONDEMA 12/26/18 UPDATED BY JRONDEMA 2/26/19 UPD BY PH 11.26.19	
Comment Table 2	Comment Table 3
11.21.19 MH #31	

Scale: 1" = 30'

R19341 062W33B 00900 Prop Class: 551 Prop Code: A25 Fran: 06 Appr #: 29 Date: 2-24-21

Situs Address 5860 55TH AVE NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
Owner GARCIA,FLORENTINO MORALES Pictom Sales Verif Other:

RMV Land: 65,910 RMV Imps: 459,840 RMV Total: 525,750 M50 Total: 318,240 For: 2021-2022

Notes: shop is on TC 800! R12340 Add P.O., Farm goats cattle pull + 5

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: H&F;DW;DSP Adj: RLCM5
Class: 5 Roof Style: gable
Area: 2683 Eff 2683 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: SGL-E Year: 1975 Eff: 2007 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 265,620
Exc Code: Comment/Adj: L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM5
Class: 5 Roof Style:
Area: 788 Eff 788 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 1 % Comp: _____
Ex Wall: Fireplace: Year: 1975 Eff: 2007 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 67,650
Exc Code: Comment/Adj: L/S: _____

Seg: 1.3 MA2 RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj: RLCM5
Class: 5 Roof Style:
Area: 691 Eff 691 Flooring:
Dimens: x Plumbing: BATH1 Electrical: Qty: _____
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: Year: 1975 Eff: 2007 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 61,810
Exc Code: Comment/Adj: L/S: _____

Seg: 1.4 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM5
Class: 5 Roof Style: Gable
Area: 797 Eff 797 Flooring:
Dimens: x Plumbing: Electrical: Qty: _____
Found: Heat/AC: Bedrooms: % Comp: _____
Ex Wall: Fireplace: Year: 1989 Eff: 2007 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 53,660
Exc Code: Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.5 PR RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: Adj:
Class: 5 Roof Style: GABLE
Area: 72 Eff: 72 Flooring:
Dimens: 8 x 9 Plumbing: Electrical: % Comp: _____
Found: POST Heat/AC: Bedrooms: Adj: _____
Ex Wall: 8FT Fireplace: Year: 2019 Eff: 2019 RMV: 2,050
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: _____

Seg: 1.6 PC RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 72 Eff: 72 Flooring:
Dimens: 8 x 9 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 2019 Eff: 2019 RMV: 390
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: _____

Seg: 1.7 PC RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 132 Eff: 132 Flooring:
Dimens: 22 x 6 Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: 1956 Eff: 1956 RMV: 500
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: L/S: _____

R19341 062W33B 00900 Prop Class: 551 Prop Code: A25 Fran: 06 Appr #: _____ Date: _____

Situs Address 5860 55TH AVE NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner GARCIA,FLORENTINO MORALES Pictom Sales Verif Other: _____

RMV Land: 65,910 RMV Imps: 459,840 RMV Total: 525,750 M50 Total: 318,240 For: 2021-2022

Notes: _____

Seg: 1.8 PC RESIDENTIAL

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____

Class: _____ Roof Style: _____

Area: 188 Eff: 188 Flooring: _____

Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____ ✓

Found: Heat/AC: _____ Bedrooms: _____ Adj: _____

Ex Wall: Fireplace: _____ Year: 1956 Eff: 1956 RMV: 710

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.1 AD ASPHALT DRIVEWAY

Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____

Class: _____ Roof Style: _____

Area: 2190 Eff: 2190 Flooring: _____

Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Adj: _____

Ex Wall: Fireplace: _____ Year: 1990 Eff: 1990 RMV: 2,700

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 3.1 MP MP6

Method: F09 Roof Cover: ARCMP Int Comp: _____ Adj: FLCMCP ✓

Class: 6 Roof Style: GABLE

Area: 96 Eff: 96 Flooring: WOOD

Dimens: 12 x 8 Plumbing: _____ Electrical: 110V % Comp: _____

Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____

Ex. Wall LAP;8FT Fireplace: _____ Year: 2018 Eff: 2018 Value: 4,750

AddFactor1: AddFactor2: _____ AddFactor3: _____

Exc Code: _____ Comment/Adj: _____ L/S: _____

R19341 062W33B 00900 Prop Class: 551 Prop Code: A25 Fran: 06 Appr #: 31 Date: 11/21/19
 Situs Address 5860 55TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner GARCIA,FLORENTINO MORALES Pictom *Partial* Other: _____

RMV Land: 65,910 RMV Imps: 290,840 RMV Total: 356,750 M50 Total: 312,430 For: 2020-2021

Notes: MRI OWNER ON PHONE, SAYS 100% COMPLETION, MRS. OWNER AT DOOR - NON ENGLISH SPEAKER - NO PHOTOS - CAMERA BATTERY DIED, CHANGES AS NOTED, ADD

Seg: 1.1 MA RESIDENTIAL *PR/PL'S ROLL FROM TAGS*
 Method: R05 Roof Cover: ARCMP Int Comp: H&F;DW;DSP Adj: RLCM5;COMPL
 Class: 5 Roof:
 Area: 2683 Eff 2683 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty:
 Found: Heat/AC: FA Bedrooms: 2 % Comp: 100%
 Ex Wall: Fireplace: SGL-E Year: 1975 Eff: 2007 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 173,950
 Exc Code: *MAJ* Comment/Adj: *BRING TO 100% COMPLETION* L/S:

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;COMPL
 Class: 5 Roof:
 Area: 788 Eff 788 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty:
 Found: Heat/AC: FA Bedrooms: 1 % Comp: 100%
 Ex Wall: Fireplace: Year: 1975 Eff: 2007 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 44,300
 Exc Code: *MAJ* Comment/Adj: *COMPL* L/S:

Seg: 1.3 BSMTF RESIDENTIAL
 Method: F;X Roof Cover: Int Comp: Adj: RLCM4;R4-
 Class: 4 Roof: QLTY;FUNC
 Area: 640 Eff 640 Flooring: *ALREADY DELETED*
 Dimens: x Plumbing: Electrical: Qty:
 Found: Heat/AC: FA Bedrooms: % Comp:
 Ex Wall: Fireplace: Year: 1975 Eff: 1975 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 0
 Exc Code: Comment/Adj: L/S:

Seg: 1.4 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;COMPL
 Class: 5 Roof:
 Area: 691 Eff 691 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty:
 Found: Heat/AC: FA Bedrooms: 2 % Comp: 100%
 Ex Wall: Fireplace: Year: 1975 Eff: 2007 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 40,480
 Exc Code: *NO MAJ* Comment/Adj: *COMPL* L/S:

Seg: 1.5 AGF RESIDENTIAL *ARCMP COMP*
 Method: R05 Roof Cover: Int Comp: Adj: RLCM5;COMPL
 Class: *5 797* Roof: *797*
 Area: *497* Eff *497* Flooring:
 Dimens: x Plumbing: Electrical: Qty:
 Found: Heat/AC: Bedrooms: % Comp: 100%
 Ex Wall: Fireplace: Year: 1989 Eff: 2007 Adj:
 AddFactor1: AddFactor2: AddFactor3: RMV: 25,290
 Exc Code: *NO MAJ* Comment/Adj: *CORRECT SQ FTL & BRING TO 100% COMPL* L/S:

Accessory Improvements

Seg: 2.1 AD ASPHALT DRIVEWAY
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2190 Eff: 2190 Flooring:
 Dimens: x Plumbing: Electrical: % Comp:
 Found: CONC Heat/AC: Bedrooms: Adj:
 Ex Wall: Fireplace: Year: 1990 Eff: 1990 RMV: 2,830
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: Comment/Adj: *N/C* L/S:

Out Buildings

Seg: 3.1 MP MP6
 Method: F09 Roof Cover: ARCMP Int Comp: Adj: FLCM;COMPL
 Class: 6 Roof Style: GABLE
 Area: 96 Eff: 96 Flooring: WOOD
 Dimens: 12 x 8 Plumbing: Electrical: 110V % Comp: 100%
 Found: *FRAME CONC* Heat/AC: Bedrooms: Func:
 Ex Wall: *CBLOCK, 8FT LAP 6'* Fireplace: Year: 2018 Eff: 2018 Value: 3,990
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: *M/M* Comment/Adj: L/S:

MAJ on House after exception removed for 19-20 through supp

R19341 062W33B 00900 Prop Class: 551 Prop Code: A25 Fran: 06 Appr #: _____ Date: _____

Situs Address 5860 55TH AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner GARCIA,FLORENTINO MORALES Pictom Other: _____

RMV Land: 65,910 RMV Imps: 290,840 RMV Total: 356,750 M50 Total: 312,430 For: 2020-2021

Notes: _____

Segment	PR	PC	PC	PC	Land
Class					
Dim/Size	8x9	8x9	22x6	188φ 122	
Foundation	POST				
Exter Wall	OPEN				
Wall Height	8				
Inter Finish					
Roof Cover	ARCOMP				
Roof Style	CABLE				
Flooring					
Plumbing					
Electric					
Misc.	[W/SIDE MA UNDER] AD TO PC UNDER MA 2 PR W/SIDE MA W/SIDE MA				
Yr Blt					
Eff Yr	2019	2019	1956	1956	
Cond.	2019	2019	1956	1956	
% Good					
% Comp	100	—————→			
Lump Sum					
Except.Code	NEW	NEW	Y0	Y0	

Land Segments

FARM USE - GOATS / CATTLE

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDF.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
Eff Acres	7.88	Companion Accounts	R19340	062W33B 00800	

Zone: EFU

Routing Slip

Date: 12/4/19 Clerk: Chen Clerk Comments: _____

Appraiser Response: 12/9/19 (31)

Return to appraiser after input Review by lead appraiser _____

R19341 062W33B 00900 Prop Class: 451 Prop Code: F41 Fran: 102 Appr #: 29 Date: 1-29-18
 Situs Address 5860 55TH AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner GARCIA,FLORENTINO MORALES Pictom Other: _____

RMV Land: 75,980 RMV Imps: 295,970 RMV Total: 371,950 M50 Total: 235,120 For: 2017-2018

Notes: stripped to studs - All Imps @ 45% Func. ✓ 1-1-19
Furn, ✓ 1-1-18

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: H&F;DW;DSP Adj: RLCM4;R4-QLTY
 Class: 4 Roof:
 Area: 2590 Eff 2590 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: % Comp: 45%
 Found: Heat/AC: FA Bedrooms: 3 Func: 45%
 Ex Wall: Fireplace: SGL-E Year: 1975 Eff: 1975 RMV: 155,640
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4-QLTY
 Class: 4 724 724 Roof:
 Area: ~~484~~ Eff ~~484~~ Flooring:
 Dimens: x 7 Plumbing: BATH2 Electrical: % Comp: 45%
 Found: Heat/AC: FA Bedrooms: 3 Func: 45%
 Ex Wall: To Fireplace: Year: 1975 Eff: 1975 RMV: 31,020
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.3 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4-QLTY
 Class: 4 Roof:
 Area: 640 Eff 640 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: 45%
 Found: Heat/AC: FA Bedrooms: Func: 45%
 Ex Wall: Fireplace: Year: 1975 Eff: 1975 RMV: 42,800
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.4 ATTL RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4;R4-QLTY
 Class: 4 Roof:
 Area: 204 Eff 204 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: 45%
 Found: Heat/AC: FA Bedrooms: Func: 45%
 Ex Wall: Fireplace: Year: 1975 Eff: 1975 RMV: 12,480
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.5 AGL RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM4
 Class: 4 Roof:
 Area: 923 Eff 923 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: 45%
 Found: Heat/AC: Bedrooms: Func: 45%
 Ex Wall: Fireplace: Year: 1989 Eff: 1989 RMV: 42,900
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.6 DW RESIDENTIAL
 Method: F;N Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 360 Eff: 360 Flooring:
 Dimens: 30 x 12 Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 1990 Eff: 1990 RMV: 0
 Exc Code: _____ Comment/Adj: DELETE L/S: _____

Seg: 1.7 DW RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 244 Eff: 244 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 1990 Eff: 1990 RMV: 4,480
 Exc Code: _____ Comment/Adj: GONE L/S: _____

Seg: 2.1 AD ASPHALT DRIVEWAY
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 2190 Eff: 2190 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: 1990 Eff: 1990 RMV: 2,900
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 3.1 MP MP
 Method: F09 Roof Cover: COMP Int Comp: Adj: FICM

R19341 062W33B 00900 Prop Class: 451 Prop Code: F41 Fran: 102 Appr #: _____ Date: _____

Situs Address 5860 55TH AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner GARCIA,FLORENTINO MORALES Pictom Other: _____

RMV Land: 75,980 RMV Imps: 295,970 RMV Total: 371,950 M50 Total: 235,120 For: 2017-2018

Notes: _____

Method: 100	Roof Cover: _____	Colr: _____	Ins Comp: _____	_____
Class: 5	Roof Style: SHED			
Area: 293	Eff: 293	Flooring: WOOD		
Dimens: x	Plumbing: _____	Electrical: 110V	% Comp: _____	
Found: PIERS	Heat/AC: _____	Bedrooms: _____	Func: _____	
Ex. Wall: PLYWD	Fireplace: _____	Year: _____	Eff: 2000	Value: 3,750
Exc Code: _____	Comment/Adj: _____			L/S: _____

45%

R19341 062W33B 00900 Appr #: 19 Date 11-8-11 Prop Class 551 Prop Code A94
 Situs Address 5860 55TH AV NE Franchise Code 19 Year For: 2011-2012
 Owner KNUDSEN, RONALD E

Start disq. process

Notes: Home is vacant - Anderson Homes 503-390-4590, MLS Listing expiring
 Tags Cycle Sales Verification Other:

RMV Land: 67,600 RMV Imp: 298,630 RMV Total: 366,230 M50 Total: 172,140
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 2563 Eff Area 2563
 Length Width Roof Cover ARCOMP Plumbing BATH1
 Fireplace SGL-E Inter. Comp: H&F;DW;DSP
 Year Built 1975 Eff. Year Built 1990 1975 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4- % Comp ___ Func ___ Econ ___ RMV: 156,930
 Lump Sum ___ Except Code/Year ___ Comments lots of water damage

*vandalism 2590
Apex*

Seg.Type MA2 Seg. # 1.2 Method: R05 Class 4 Area 484 Eff Area 484
 Length Width Roof Cover Plumbing BATH2
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 1975 Eff. Year Built 1990 1975 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4- % Comp ___ Func ___ Econ ___ RMV: 31,480
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type BSMTF Seg. # 1.3 Method: R05 Class 4 Area 640 Eff Area 640
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms
 Year Built 1975 Eff. Year Built 1990 1975 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4- % Comp ___ Func ___ Econ ___ RMV: 43,460
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type ATTL Seg. # 1.4 Method: R05 Class 4 Area 204 Eff Area 204
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms
 Year Built 1975 Eff. Year Built 1990 1975 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qlty 4- % Comp ___ Func ___ Econ ___ RMV: 12,640
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGL Seg. # 1.5 Method: R05 Class 4 Area 938 Eff Area 938
 Length Width Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1989 Eff. Year Built 1989 Cond. P F A G E
 Adj Codes RLCM4 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 33,270
 Lump Sum ___ Except Code/Year ___ Comments ___

*923
Apex*

Accessory Improvements

Seg.Type DW Seg. # 1.6 Method: R05 Class Area 360 Eff Area 360
 Length 30 Width 12
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 6,890
 Lump Sum ___ Except Code/Year ___ Comments N/V - sagging

Seg.Type DW Seg. # 1.7 Method: R05 Class Area 244 Eff Area 244
 Length Width
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 4,670
 Lump Sum ___ Except Code/Year ___ Comments Partial gone

10x12 true

Seg.Type AD Seg. # 2.1 Method: R05 Class Area 2190 Eff Area 2190
 Length Width
 Year Built 1990 Eff. Year Built: 1990 Cond. P F A G E % Comp ___ Econ ___ RMV: 4,930
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MP Seg. # 3.1 Method: F09 Class 5 Area 294 Eff Area 294
 Length Width Foundation PIERS Ex. Wall PLYWD Roof Cover COMP
 Roof Style SHED Floor WOOD Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 2000
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 4,360

Back of garage

*293
Apex
293*

R19341 062W33B 00900 Appr #: _____ Date _____ Prop Class 551 Prop Code A94
Situs Address 5860 55TH AV NE Franchise Code 19 Year For: 2011-2012
Owner KNUDSEN, RONALD E

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 67,600 RMV Imp: 298,630 RMV Total: 366,230 M50 Total: 172,140

Lump Sum _____ Except Code/Year _____ Comments *Back of garage*

R19341 062W33B 00900 Appr #: _____ Date _____ Prop Class 551 Prop Code A94
 Situs Address 5860 55TH AV NE Franchise Code 19 Year For: 2011-2012
 Owner KNUDSEN, RONALD E

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 67,600 RMV Imp: 298,630 RMV Total: 366,230 M50 Total: 172,140

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00	TREED 10000	
Eff Acres 7.88		Companion Accounts R19340		062W33B 00800	

Date 1-19-12 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments Please return acct after review for DQS process
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Suo 2/3/12
- Reviewed by lead appraiser/comments _____

Percent Complete Form

Account # R19341

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	3%	3%	3%	3%	3%
2%	5%	2%	5%	4%	7%
3%	8%	3%	8%	10%	17%
35%	43%	14%	22%	16%	33%
8%	51%	7%	29%	7%	40%
7%	58%	7%	36%	7%	47%
7%	65%	7%	43%	6%	53%
5%	70%	5%	48%	5%	58%
4%	74%	4%	52%	3%	61%
3%	77%	3%	55%	2%	63%
2%	79%	2%	57%	1%	64%
		1%	58%	1%	65%
3%	82%	3%	61%	2%	67%
5%	87%	5%	66%	4%	71%
2%	89%	2%	68%	2%	73%
2%	91%	2%	70%	2%	75%
		6%	76%	5%	80%
2%	93%	3%	79%	2%	82%
2%	95%	4%	83%	3%	85%
3%	98%				
		7%	90%	6%	92%
2%	100%	7%	97%	6%	97%
		2%	99%	2%	99%
		1%	100%	1%	100%

APPR <u>29</u>	DATE <u>2-21-19</u>	YR FOR <u>19-20</u>	% COMP <u>60%</u>
APPR <u>31</u>	DATE <u>11/21/19</u>	YR FOR <u>20-21</u>	% COMP <u>100%</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.

write house remodels

Outbuilding Construction Completion Guide

ACCOUNT# R19341

MP 6

<u>Construction Progress Percentage</u>	<u>%Item</u>	<u>%Sum</u>	<u>% per Appraiser</u>
Excavation & Foundation (Concrete, Prep. & Posts etc.)	10%	10%	_____
Floor: Concrete, Wood	30%	40%	_____
Walls:			
Framing	10%	50%	_____
Cover (Metal, Wood etc.)	15%	65%	_____
Roof:			
Framing & Trusses	15%	80%	<u>est.</u>
Sheathing	5%	85%	_____
Cover (Metal, Comp etc.)	10%	95%	_____
Doors & Windows	5%	100%	_____
		SUM	_____

Attic _____ Finished Int _____ Electrical 1100

Loft _____ Plumbing _____ Functional _____

Office _____ Heating _____ Other _____

Appraiser 29 Date 12-21-19 YR FOR 19-20 % COMP 80

Appraiser 31 Date 11/21/2019 YR FOR 20/21 % COMP 150%

Appraiser _____ Date _____ YR FOR _____ % COMP _____

Appraiser _____ Date _____ YR FOR _____ % COMP _____

Appraiser _____ Date _____ YR FOR _____ % COMP _____

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.

R19341 062W33B 00900 Prop Class: 451 Prop Code: F41 Fran: 11 Appr #: 29 Date: 2-21-19
 Situs Address 5860 55TH AV NE TTO LCB Insp Cycle (Tags) Farm Forest Sales Verif
 Owner GARCIA,FLORENTINO MORALES Pictom Other: _____

RMV Land: 79,090 RMV Imps: 159,250 RMV Total: 238,340 M50 Total: 238,340 For: 2019-2020

Notes: White house Renodel with changes, - No YIS fot.
h/e box Tag for 1-1-20

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: H&F;DW;DSP Adj: ~~RLCM4;R4-~~
 Class: 45 Roof: ~~QLTY;FUNC~~
 Area: 2590 Eff 2590 Flooring: Qlty: 5
 Dimens: 2683 x 2683 Plumbing: BATH1 Electrical: 12 2007 % Comp: 60
 Found: Heat/AC: FA Bedrooms: Year: 1975 Eff: 1975 Adj:
 Ex Wall: Fireplace: SGL-E ✓ AddFactor3: RMV: 81,870
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: M/A Comment/Adj: _____

Seg: 1.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: ~~RLCM4;R4-~~
 Class: 45 Roof: ~~QLTY;FUNC~~
 Area: 724 Eff 724 Flooring: Qlty: 5
 Dimens: 788 x 788 Plumbing: ~~BATH2~~ BATH1 Electrical: 11 2007 % Comp: 60
 Found: Heat/AC: FA Bedrooms: Year: 1975 Eff: 1975 Adj:
 Ex Wall: Fireplace: AddFactor3: RMV: 21,360
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: M/A Comment/Adj: _____

Seg: 1.3 BSMTF RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: ~~RLCM4;R4-~~
 Class: 4 Roof: ~~QLTY;FUNC~~
 Area: 640 Eff 640 Flooring: Qlty: _____
 Dimens: x Plumbing: Electrical: _____
 Found: Heat/AC: FA Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1975 Eff: 1975 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 22,520
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: _____ Comment/Adj: Now Part of RA

Seg: 1.4 AFFL MA2 RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: ~~RLCM4;R4-~~
 Class: 45 Roof: ~~QLTY;FUNC~~
 Area: 204 Eff 204 Flooring: Qlty: 5
 Dimens: 691 x 691 Plumbing: BATH1 Electrical: 2 2007 % Comp: 60
 Found: Heat/AC: FA Bedrooms: Year: 1975 Eff: 1975 Adj:
 Ex Wall: Fireplace: AddFactor3: RMV: 6,560
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: M/A Comment/Adj: _____

Seg: 1.5 AGE AGE RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: Adj: ~~RLCM4;FUNC~~
 Class: 45 Roof:
 Area: 923 Eff 923 Flooring: Qlty: 5
 Dimens: 792 x 792 Plumbing: Electrical: 2007 % Comp: 60
 Found: Heat/AC: Bedrooms: Year: 1989 Eff: 1989 Adj:
 Ex Wall: Fireplace: AddFactor3: RMV: 22,570
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: M/A Comment/Adj: _____

Accessory Improvements

Seg: 2.1 AD ASPHALT DRIVEWAY
 Method: R05 Roof Cover: Int Comp: Adj: ✓
 Class: Roof Style:
 Area: 2190 Eff: 2190 Flooring: % Comp: _____
 Dimens: x Plumbing: Bedrooms: Adj: _____
 Found: CONC Heat/AC: Year: 1990 Eff: 1990 RMV: 2,750
 Ex Wall: Fireplace: AddFactor3: L/S:
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____

Out Buildings

Seg: 3.1 MP MP
 Method: F09 Roof Cover: COMP Int Comp: Adj: ~~FLCM;FUNC~~
 Class: 5 Roof Style: SHED
 Area: 293 Eff: 293 Flooring: WOOD
 Dimens: x Plumbing: Electrical: 110V % Comp: _____
 Found: PIERS Heat/AC: Bedrooms: Func: _____
 Ex Wall: PLYWD Fireplace: Year: Eff: 2000 Value: 1,620
 AddFactor1: AddFactor2: AddFactor3: L/S:
 Exc Code: _____ Comment/Adj: ONE



Marion County Assesor's Office

Phone: 503-588-3575 E-mail: gwhite@co.marion.or.us
RESIDENTIAL Status: SLD 1/16/2018 10:45:03 /
 ML#: 17372345 Area: 174 List Price: \$121,900 Unit#: /
 Addr: 5860 55TH AVE Zip: 97305 Condo Loc: /
 City: Salem List Type: ER LR: Y
 Zoning: RES Tax ID: R19341
 County: Marion
 Elem: Scott Middle: /
 High: McKay PropType: DETACHD
 Nhood/Bldg: CC&Rs: /
 Legal: ACRES 1
 Internet/Address/No Blog/No AV: Y/Y/Y Offer/Nego: SELLER
 Open house: N Home Energy Score: N
 Wrnty: 55+ w/Affidavit Y/N:

GENERAL INFORMATION

Lot Size: 1-2.99AC # Acres: 1 Lot Dimensions: /
 Mfrnt: View: Lot Desc: /
 Body Water: Seller Disc: EXEMPT Other Disc: /

RESIDENCE INFORMATION

Jpper SQFT: 0 SFSrc: CMA #Bdrms: 5 #Bath: 3/0 #Lvl: 1 Year Built: 1975 / APPROX
 Main SQFT: 3687 TotUp/Mn: 3687 Roof: Style: CONTEMP Green Cert: Energy Eff.: /
 Lower SQFT: 0 #Fireplaces: / Parking: Exterior: OTHER
 Total SQFT: 3687 Addl. SQFT: #Gar: 0/,, Bsmt/Fnd: NO-BAS
 RV Desc: /

REMARKS

KSt/Dir: Head south-west on Hazelgreen Rd NE towards Cordon Rd NE, Turn right onto 55th Ave NE
Private: Access Code 7667. Home is vacant, go & show. Buyer responsible for utility activation/inspection (No water activation). Visit www.HUBZU.com for offer submission & assoc. fees. Must submit offer on site per seller. Customer care: 855-882-1314. Commission paid on offer price only.
Public: Property is boarded. Listing Broker and Seller assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein. Buyers should complete an inspection to determine property condition meets their needs.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M/ /	Bths - Full/Par: /
Kitchen: / /	2nd Bd: M/ /	Upper Lvl: /
Dining: / /	3rd Bed: M/ /	Main Lvl: /
Family: / /	4TH-BD: M/ /	Lower Lvl: /
5TH-BD: M/ /	: / /	Total Bth: /

FEATURES AND UTILITIES

Kitchen: /
 Interior: /
 Exterior: /
 Accessibility: /
 Cool: Heat: NONE
 Water: OTHER Sewer: OTHER Hot Water: Fuel: NONE

FINANCIAL

Property Tax/Yr: \$2,926.36 Spcl Asmt Balance: Tax Deferral: BAC: % 3
 Terms: CASH, CONV Short Sale: N \$ Pre-Approv: 3rd Party: Y Total Comm Differs: N
 Escrow Pref: Bank Owned/REO: Y
 HOA: N Dues: Other Dues: Rent, If Rented: /
 HOA Incl: /

BROKER / AGENT DATA

BRCD: 5OWN01 OF: Owners.com Lic#: 201104091 Ph: 770-612-7338 Fax: /
 PID: LEVETTEA AG: Aja Levette Brock Lic#: 201214031 Ph: 855-882-1314 Cell/Pgr: /
 Email(s) AG: aja.levette@rhss.com OFC: leslieedwards.edwards@rhss.com Agent Ext: /
 CoLPID: CoBRCD: CoAgent: CoPh: /
 CoAgent Email: Owner Perm. Resid: N
 ShowHrs: Tran: 9/12/2017 List: 8/10/2017 Exp: Occ: VACANT Poss: /
 B/Loc/Cmb: Combo Owner(s): Ocwen FIRPTA: N Contact1: /
 Show: SEERMKS, VACANT Tenant/Other: Contact2: /

COMPARABLE INFORMATION

Pend: 8/18/2017	DOM/CDOM: 8 / 8	O/Price: \$121,900	%SP/OLP: 215.42
Sold: 9/7/2017	Terms: CASH	Sold Price: \$262,594	%SP/LP: 215.42
SPID: NONRMLS	S/Ag: Non Rmls	S/Off: NMLS01	S/Off Phone: 503-236-7657



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, STE 2233, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

August 6, 2020

GARCIA, FLORENTINO MORALES
607 WASHINGTON ST
SILVERTON, OR 97381

RE: Account Number(s) – R19341
Location – 5860 55th Ave NE

Dear Property Owner(s),

Oregon Statute requires that the County Assessor value all taxable property each year. As part of our process to verify account information, your property is scheduled for a site visit. If you would like to be onsite for the exterior inspection of improvements on the property, please contact me within **14 days** to make arrangements. My hours for site visits are from 09:00 am until 4:00 pm, Monday through Thursday, holidays not included. If I have not received a response from you within the next **14 days**, I will plan on visiting the property as my schedule allows. If there is a home on the property, I will come to the front door wearing a mask, and knock upon my arrival. If no one answers, I will leave my card with contact information at the door.

Our office strives to accurately verify and/or identify improvements to the property in order to keep accurate account inventory and to avoid issues that may cause inaccurate valuation which may lead the property owner to appeal value issues after receiving the tax statement.

Please note that if I am unable to do an onsite inspection, either due to a locked gate or denial of access, our office has been instructed to estimate changes with available information and change the tax roll accordingly. Since this method is usually not as accurate, we would prefer to avoid it if possible. In cases in which improvements to the property are not discovered within the year of construction, statute allows us to correct the assessed value for up to five previous years and add the resulting additional taxes to the current roll.

Please contact me within **14 days** of the date of this letter if you would like to schedule an inspection of your property. I can be reached at (503) 373-4311 or by email at wvitale@co.marion.or.us.

Sincerely,

Wendy Vitale
Rural Property Appraiser

R19341

SPECIAL ASSESSMENT CHECKS

Ron + Anne Knudson
503-390-4102

Appraiser Initials & # 19 Inspection Date: 5/28/09

Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres:
Christmas trees - Some looked like they had been trimmed last year, but grass, blackberries around trees, open areas, bldgs have been left to grow.

Property has been foreclosed by J.L Scott - Rae Wilde 503-999-7734

Who Was Contacted: _____ Phone # _____

Date of Contact: 1/1 Onsite OR Phone Contact: (Notes and/or recent history of property use)
Real Estate agent notified mtg re. of mistake in deed @ 60 days ago - I LMTC 5/28/09 w/mtg hot line to call

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.
6/2/09 - spoke w/ Mr + Mrs. Owner to have them aware of disqual & they still own this tax lot.

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disqualification Date: 1/1/10

Appraiser Initials & # 19 Inspection Date: 11/8/11

Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres:
No farm use - Blackberries taking over.

Who Was Contacted: Nick Mora, Field Asset Svcs. Phone # 800-468-1943

Date of Contact: 11/10/11 Onsite OR Phone Contact: (Notes and/or recent history of property use)
This is the property management company. The property is in pre-foreclosure. There are xmas trees on a portion of property. Some is bare with blackberries taking over. Trees have not been cultured & grasses, blackberries & other weeds have been allowed to grow up through the christmas trees.

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disqualification Date: / /

SPECIAL ASSESSMENT CHECKS

1st comment - see back

Account #'S R19340

MTL'S _____

Location Description (If NO Address) _____

Appraiser Initials & # _____ Inspection Date: ____ / ____ / ____

Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres: _____

Who Was Contacted: _____ Phone # _____

Date of Contact: ____ / ____ / ____ Onsite OR Phone Contact: (Notes and/or recent history of property use)

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disquaification Date: ____ / ____ / ____

Appraiser Initials & # _____ Inspection Date: ____ / ____ / ____

Describe Observed Farm/Forest Utilization and/or Unused Farm/Forest Acres: _____

Who Was Contacted: _____ Phone # _____

Date of Contact: ____ / ____ / ____ Onsite OR Phone Contact: (Notes and/or recent history of property use)

Pictures Taken: Y OR N Send Letter: INQUIRY INTENT Please specify below any additional comments/notes to Clerks:
IE Tag for New Building, Soil Class or Prop Code Changes, or If you want a STRONGER than (EASY) Inquiry Letter, Etc.

Farm Use OK: Y OR N Tag for Follow up visit OR Start Disquaification Date: ____ / ____ / ____

APPR INITIALS & #: 31mk DATE: 12/15/02 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____
1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: NONE
2. FOREST LAND ACRES: _____ STO ACRES: _____
3. SOIL CLASS CHANGES: Y / N Dry to Irrigated Irrigated to Dry Soil Class Change: _____
Circle one Circle the appropriate one(s)
4. UNUSED FARMLAND? Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE STATUS OF UNUSED ACRES: _____
5. UNPLANTED FOREST LAND ACRES: Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE UNPLANTED ACRES: _____
6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N
Circle one
7. NEW BUILDINGS OR MS? Y / N DESCRIBE: _____
Circle one
8. NO ONE HOME, LCB: Y / N DATE OF PHONE CALL: _____ WHO WAS CONTACTED: _____
Circle one
DISCUSSION NOTES: _____
9. NEED INQUIRY LETTER SENT? Y / N HAVE PICTURES BEEN TAKEN? Y / N 10. CHECK 1-1- 3 FOR CONTINUED FARM/FOREST QUALIFICATION.
Circle one Circle One
11. ADDITIONAL COMMENTS: SEND INQUIRY LETTER 10/10/02 FARM USE OK (31)

USED IN CONSTRUCTION w/ TREES

APPR INITIALS & #: 19 DATE: 5-28-09 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____
1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ STO ACRES: _____
3. SOIL CLASS CHANGES: Y / N Dry to Irrigated Irrigated to Dry Soil Class Change: _____
Circle one Circle the appropriate one(s)
4. UNUSED FARMLAND? Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE STATUS OF UNUSED ACRES: _____
5. UNPLANTED FOREST LAND ACRES: Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE UNPLANTED ACRES: _____
6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N
Circle one
7. NEW BUILDINGS OR MS? Y / N DESCRIBE: _____
Circle one
8. NO ONE HOME, LCB: Y / N DATE OF PHONE CALL: _____ WHO WAS CONTACTED: _____
Circle one
DISCUSSION NOTES: Homesite - overgrown areas, some are mowed by property mgmt.
9. NEED INQUIRY LETTER SENT? Y / N HAVE PICTURES BEEN TAKEN? Y / N 10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION.
Circle one Circle One
11. ADDITIONAL COMMENTS: _____

APPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____
1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ STO ACRES: _____
3. SOIL CLASS CHANGES: Y / N Dry to Irrigated Irrigated to Dry Soil Class Change: _____
Circle one Circle the appropriate one(s)
4. UNUSED FARMLAND? Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE STATUS OF UNUSED ACRES: _____
5. UNPLANTED FOREST LAND ACRES: Y / N AMOUNT OF ACRES?: _____
Circle one
DESCRIBE UNPLANTED ACRES: _____
6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N
Circle one
7. NEW BUILDINGS OR MS? Y / N DESCRIBE: _____
Circle one
8. NO ONE HOME, LCB: Y / N DATE OF PHONE CALL: _____ WHO WAS CONTACTED: _____
Circle one
DISCUSSION NOTES: _____
9. NEED INQUIRY LETTER SENT? Y / N HAVE PICTURES BEEN TAKEN? Y / N 10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION.
Circle one Circle One
11. ADDITIONAL COMMENTS: _____

SPECIALLY ASSESSED LAND APPRAISAL CARD

INPUT DATE: ___/___/___ BY _____ PRINT DATE: ___/___/___

ACCOUNT # _____ CODE AREA _____ MAP AND TAX LOT _____

ADDITIONAL ACCOUNTS: () FIRE PATROL (Y/N) _____ FIRE PATROL ACRES: _____ INSIDE UGB? (Y/N) _____
 (THAT MAKE UP THIS TAX LOT)

DATE APPRAISED ___/___/___ APPRAISER _____ YEAR FOR ___ - ___ ACCOUNT# ACRES _____

PROPERTY CLASS _____ PROP CODE _____ ZONE _____ ZONING _____
 (STAT CLASS)

SITUS ADDRESS: _____

LAND REAL MARKET VALUE:

YR OF LIAB.	SOIL CLASS/LAND DESCRIPTION	ACRES	LAND SCHEDULE	LAND ADJUSTMENT(S)

FARM RELATED HOMESITE(S): 1 (Y/N) 2(Y/N) 3(Y/N)

REMARKS: _____

Part Total Information:

ACCOUNT#:	MAP/TAX LOT	ACRES	ACCOUNT#	MAP/TAX LOT	ACRES
his Account:					
TOTAL EFFECTIVE ACRES:					

SEE "OVER" FOR FARM USE INFORMATION



Marion County

OREGON

ASSESSOR'S OFFICE

January 19, 2012

KNUDSEN, RONALD & ANNE
C/O AMERICAN HOME MORTGAGE S
4600 REGENT BVD #200
IRVING, TX 75063

RE: Account Number(s) – R19341 and R19340
Location – 5860 55TH AV NE, SALEM, OR

INTERIM ASSESSOR
W.A. Shawn Beaton
(503) 588-5144
(503) 588-7985 (FAX)

**BOARD OF
COMMISSIONERS**

Janet Carlson
Patti Milne
Sam Brentano
(503) 588-5212

**CHIEF
ADMINISTRATIVE
OFFICER**

John Lattimer
(503) 588-5212

WEBSITE

www.co.marion.or.us

Dear Property Owner:

Your property, identified above, has had 6.88 acres of specially assessed land since 1980 under the EFU zoned deferral program.

We will be starting the disqualification process on these acres because: An on-site inspection on 11-8-2011 shows only a portion of the property being utilized but containing uncultured Christmas trees. This fails to meet the definition of “farm use” as outlined in ORS 308A.056 and no longer qualifies for the farm use special assessment program.

Therefore, it is our intent to disqualify this land from the special assessment program for the 2012-2013 tax year **20 days** after the date of this letter.

If you have any questions concerning this action, please feel free to contact me at (503) 373-4313 or by e-mail at jallen@co.marion.or.us

Sincerely,

Rural Section
Marion County Assessor's Office
[enclosures]

G:\GROUP\DIR\Assessor\FARM\LETTER\2012 farm forest letters\R19341 intent.doc-

Send letters to

Field Asset Services
% Code Compliance

101 W Luis Henna Blvd

Suite 400

Austin, Tx 78728

cc: American Home Mortgage

4600 Regent Blvd. #200

Irving, Tx 75063

flyer + photos to field
flyer to Amer



Marion County

OREGON

ASSESSOR'S OFFICE

November 10, 2011

Field Asset Services
C/O Code Compliance
101 W Luis Henna Blvd. Suite 400
Austin, TX 78728

INTERIM ASSESSOR

W.A. Shawn Beaton
(503) 588-5144
(503) 588-7985, Fax

BOARD OF COMMISSIONERS

Janet Carlson
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(503) 588-5212

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John Lattimer
(503) 588-5212

WEBSITE

www.co.marion.or.us

RE: Special Assessment on account number(s) R19340 and R19341
LOCATION: 5860 55TH AV NE, SALEM, OR 97305

THIS MATTER REQUIRES YOUR IMMEDIATE ATTENTION.

Some or all of your property, identified above, has been assigned special assessment status. The disqualification process will begin for a ^{all} portion of this property because: based upon a visual inspection of the property identified by the above referenced account number(s), the Marion County Assessor's office has concluded that this portion of the subject property does not currently meet the requirements necessary to receive special assessment. As a result, the Marion County Assessor will re-inspect the subject property next year and disqualify the non-compliant portions at that time.

Please provide us with any documentation you may have concerning the recent history of the use of the subject property.

Enclosed is a flyer providing you valuable information about the special assessment program. Please review it and if you have any questions, feel free to contact our office at your earliest convenience (503) 588-5049.

Thank you for taking the time to give your attention to this matter of utmost importance.

Respectfully,

Marion County Assessor's Office
Special Assessment Section
CC: AMERICAN HOME MORTGAGE SVC.
4600 REGENT BVD #200
IRVING, TX 75063

G:\GROUPDIR\Assessor\FARMLETTER\2012 farm, forest letters\R19340,R19341 warning.doc

Specially Assessed Land Appraisal Card

Account: R19341 Map Tax Lot: 062W33B 00900 Acres: 1 Franchise: 102 Zone: EFU

Related:

Name: GARCIA,FLORENTINO MORALES

Situs Address: 5860 55TH AV NE SALEM, OR 97305

LSU

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
			ON SITE DEVELOPMEN	0.00	OSDA.RUR	40,000			

N			RURAL RESTRICTIVE	1.00	008C	35,980			TREED 1000
---	--	--	-------------------	------	------	--------	--	--	------------

Inspection Date: 6/11/18 Appraiser Initials: PZS

Remarks: No change for now - sending preliminary letter for R19340 -

Specially Assessed Land Appraisal Card

Account: R19341

Map Tax Lot: 062W33B 00900

Acres: 1

Franchise: 102 Zone: EFU

Related:

Name: GARCIA,FLORENTINO MORALES

Situs Address: 5860 55TH AV NE SALEM, OR 97305

Event Code Date Comment

2018FARM 2/5/2018 18-19: #29 ONSITE 1-29-18, TAG FOR FARM CHECK 6-1-18

Specially Assessed Land Appraisal Card

Account: R19341 Map Tax Lot: 062W33B 00900 Acres: 1 Franchise: 11 Zone: EFU

Related:

Name: GARCIA, FLORENTINO MORALES

Situs Address: 5860 55TH AVE NE SALEM, OR 97305

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
			ON-SITE DEVELOPMEN FARA OSD	0.00	OSDA.RUR OSDF.RUR	40,000			
N			RURAL RESTRICTIVE FARA HS	1.00	008C	39,090			TREED 1000

Remove Tree Adj.

Inspection Date: 5/22/19 Appraiser Initials: *[Signature]*

Remarks: 2.5 Acres of R 19340 qualifies this
HS + OSD for SA. (Cattle + Goats)*

Specially Assessed Land Appraisal Card

Account: R19341

Map Tax Lot: 062W33B 00900

Acres: 1

Franchise: 11

Zone: EFU

Related:

Name: GARCIA,FLORENTINO MORALES

Situs Address: 5860 55TH AVE NE SALEM, OR 97305

Event Code Date Comment

2018FARM 2/5/2018 18-19: #29 ONSITE 6-11-18, NO CHANGE ON THIS ACCOUNT FOR NOW / 18-19: #29 ONSITE 1-29-18, TAG FOR FARM CHECK 6-1-18



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlffing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, STE 2233, Salem, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

May 30, 2019

GARCIA,FLORENTINO MORALES
607 WASHINGTON ST
SILVERTON, OR 97381

RE: Account Number(s) – R19340, R19341
Location – 5860 55TH AVE NE, SALEM

Dear Property Owner:

We are in receipt of your request and have approved 6.88 acre(s) to be specially assessed as EFU Zoned Farmland on the above-referenced account(s), effective for the 2019-2020 tax year. In addition, 1.0 acre will be specially assessed as a homesite along with the onsite developments (well, septic, etc.).

Enclosed please find informational flyers you may find helpful. If you have any questions, please call (503) 588-5049 or send an e-mail to akennedy@co.marion.or.us.

Sincerely,

Amy Kennedy
Rural Appraisal Section

[Enclosures]



11/08/2011



11/08/2011



11/08/2011



11/08/2011



R19341 062W38B 00900 5/28/09



R19341 062W38B 00900 5/28/09



R19340 062W38B 00900 5/28/09



2-21-19
R19341 MP %

2-21-19

R19341 MA%



2-21-19

R19341 MA% front







R19341 062W33 00900 8/9/07



R19341 062W33 00900 8/9/07



R19341 062W38B 00900 5/28/09

Chicken coop



11/08/2011

R19341

Chicken soup

N/V



11/08/2011



11/08/2011

R19341 MP

Tags 2-24-21



R19341 MA

Tags

2-24-21





R19341

AGF