

Summary Lead Appr: WW Clerk: Lead Clerk: Appr: GRH Print Date: 1/25/2024

Acct ID: 519346 MTL: 062W33A000500 Date: 4/18/24 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
Situs: 6255 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 90280 Year: 2024

Last Date Appraised: 02/15/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MARTUSHEV, PELAGIA Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 166820  
RMV Land: 186500 RMV Imp: 226730 RMV Total: 413230 MAV: 166820 MSAV: 0 SAV: 0  
Comment:

update inv

Notations

No notation data available.

INPUT GRH 05.22.24

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 45000 | 92410     | 0         |

Land

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: Value Source: Rural Restrictive Description: RMV: 141500 Exception: Y N  
Adjustment(s): Fire Patrol: Description:  
Comments: IRREG 06-07: RECALC SETUP, APPR NO 52, 10/21/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 121 + Year Blt: 1925 Eff Year Blt: 1979 Sq.Ft: 816 % Complete: 100  
Desc: One Story Only Dimensions: RMV: 72750  
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 | 2 +   | Finished      | 816        | 2    | FB-1  | 1925   | 1979       | BATH - 1, KIT+, ROOF, HVAC | Y N       |

Accessories

YI 2 fair - patio pater

| Description       | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------|-------|-----------|------------|-----|----------|-----------|
| CONCRETE DRIVEWAY | 2     | 150       | 1925       | 273 | 1        | Y N       |

Bldg: 3 Code Area: 92410 Stat Class: 131 Year Blt: 1925 Eff Year Blt: 2000 Sq.Ft: 760 % Complete: 100  
Desc: One Story Only Dimensions: RMV: 146950  
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     | 3     | Finished      | 760        | 2    | FB-1  | 1925   | 2000       | BATH - 1, KIT-, ROOF, HVAC | Y N       |
| Garage Attached | 3     | Finished      | 510        | 0    | 0     | 2016   | 2016       | ROOF                       | Y N       |

Accessories

YI's Avg

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|-----------|
| CONCRETE DRIVEWAY             | 3     | 384       | 2016       | 1211 | 1        | Y N       |
| DECK                          | 3     | 392       | 2010       | 8107 | 1        | Y N       |
| ROOF EXTENSION OR PATIO COVER | 3     | 224       | 2010       | 6106 | 1        | Y N       |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 651 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 31x21 RMV: 5100  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 30x20 RMV: 0

Floors

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory  | Exception |
|----------------------|-------|---------------|------------|------|-------|--------|------------|------------|-----------|
| General Purpose Bldg | 5     | Finished      | 651        | 0    | 0     | 1990   | 1990       | FAIR / Avg | Y N       |

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 160 % Complete: 100  
Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 1930  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O  
I/O

**Floors**

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory  | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|------------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 160        | 0    | 0     | 1999   | 1999       | <i>Aug</i> | <i>G</i>       |

**Accessories**

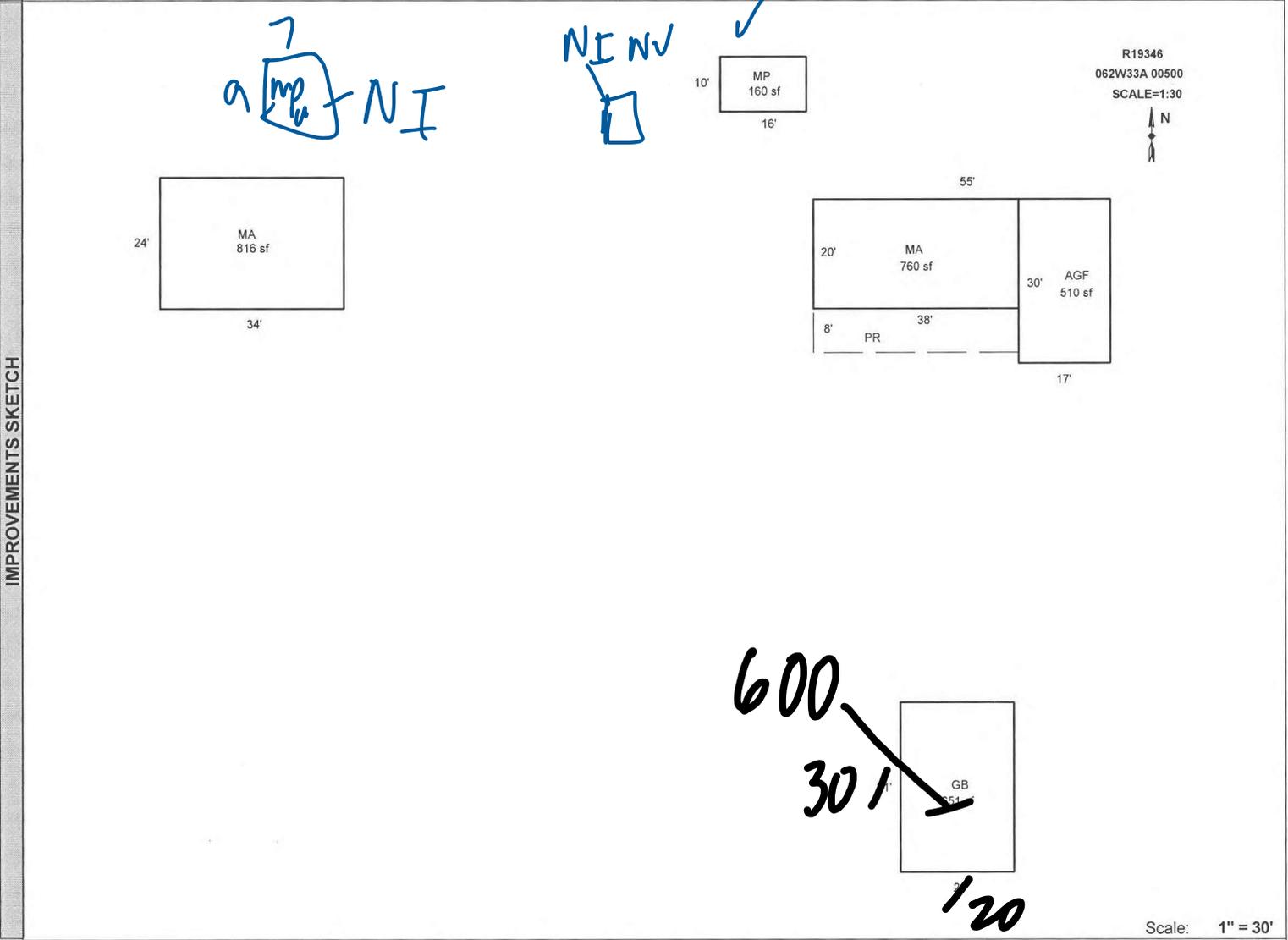
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W33A 00500

File No R19346

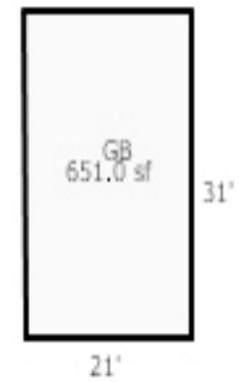
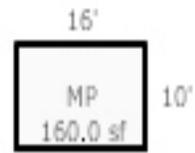
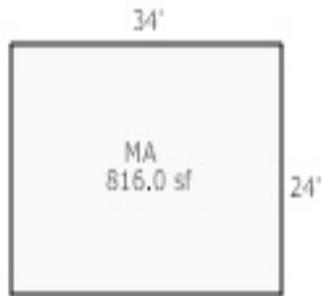
|         |  |               |           |
|---------|--|---------------|-----------|
| SUBJECT | Property Address 6255 Hazelgreen Rd NE |               |           |
|         | City Salem                             | County MARION | State OR  |
|         | Owner                                  |               | Zip 97305 |
|         | Client                                 |               |           |
|         | Appraiser Name                         |               |           |



| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY |             |                      |          |           |            |
|-------------------|---------------------------|-------------|----------------------|----------|-----------|------------|
|                   | Code                      | Description | Factor               | Net Size | Perimeter | Net Totals |
|                   | GLA1                      | MA          | 1.00                 | 816.00   | 116.0     | 816.00     |
|                   | GBA1                      | MA          | 1.00                 | 760.00   | 116.0     |            |
|                   |                           | MP          | 1.00                 | 160.00   | 52.0      |            |
|                   | GB                        | 1.00        | 651.00               | 104.0    | 1571.00   |            |
| GAR               | AGF                       | 1.00        | 510.00               | 94.0     | 510.00    |            |
| P/P               | PR                        | 1.00        | 304.00               | 92.0     | 304.00    |            |
|                   | Net LIVABLE Area          |             | (rounded w/ factors) | 816      |           |            |
|                   | Net BUILDING Area         |             | (rounded w/ factors) | 1571     |           |            |

| Comment Table 1  |                 |
|--|-----------------|
| Apex 11/10/2011 Jane<br>UPDATED BY JRONDEMA 3/1/16               |                 |
| Comment Table 2  | Comment Table 3 |
| <p><i>Handwritten:</i> N 25 2-15-17<br/>GPH 4/13/24 Cycle 13</p> |                 |

R19346  
062W33A 00500





09/30/2011



09/30/2011



09/30/2011



09/30/2011



09/30/2011



09/30/2011

**2-15-17**



R19346

33A 062W  
062W-33A -00500 48230-000  
131 (451) 0-4H F21A 024-00-21-0  
STEFFES, AVIS M  
<BRADY, BOBBY J & BETTY A  
1.00 ACRES

6255 HAZELGREEN RD NE  
V0758P0156DE V0557P0406RC 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

1-4-2-33-0-4921-5073-00

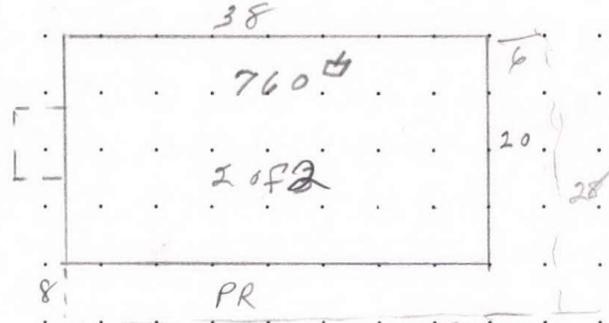
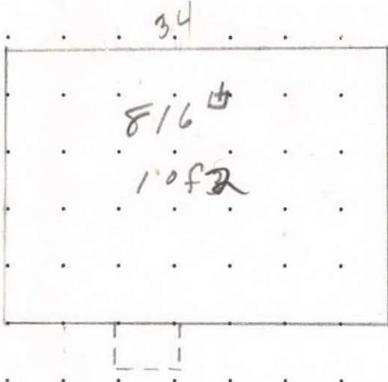
ACCT. NO.

6502

48230-000

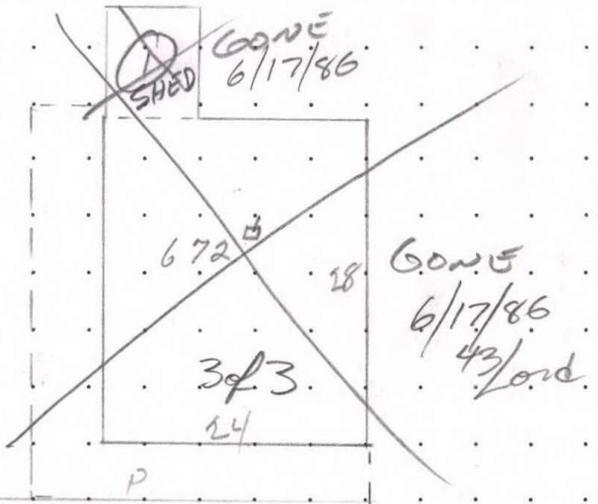
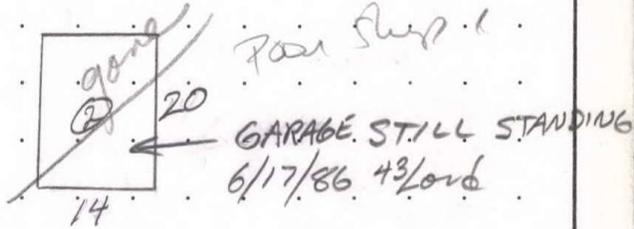
MAP NO.

33-6-2W



$1577 = (24 \times 34) = 816$

$(24 \times 38) = 760$



6255 Hazel Green Rd. NE

| MEASUREMENT VERIFIED |       | REMARKS:  |
|----------------------|-------|---|
| DATE                 | BY    |   |
| 66                   | JWS   | <div data-bbox="1006 1612 1412 2032" data-label="Diagram"> </div> |
| 70                   | JWS   |   |
| 10-6-87              | 76 DN |   |

R19346 062W33A 00500 Appr #: 29 Date 2-15-17 Prop Class 451 Prop Code F21A  
 Situs Address 6255 HAZELGREEN RD NE 97305 Franchise Code 102 Year For: 2017-2018

Owner MARTUSHEV, PELAGIA

Tags Cycle Sales Verification Other:  TTO  LCB  Insp.  Pictom.  MLS

Notes: Add CD AGF complete Full tag

RMV Land: 120,000 RMV Imp: 97,150 RMV Total: 217,150 M50 Total: 112,690

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 2 Area 816 Eff Area 816  
 Length Width Roof Cover METAL Plumbing BATH1 Heat BB ✓  
 Fireplace Inter. Comp: RNG;H&F Bedrooms 2  
 Year Built 1925 Eff. Year Built 1979 Cond. P F A G E  
 Adj Codes RLCM2;R2+QLTY Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 42,660  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type MA RESIDENTIAL Seg. # 3.1 Method: R05 Class 2 Area 760 Eff Area 760  
 Length Width Roof Cover METAL Plumbing BATH1 Heat ST ✓  
 Fireplace Inter. Comp: RNG;H&F Bedrooms 2 ✓  
 Year Built 1925 Eff. Year Built 1979 2000 Cond. P F A G E  
 Adj Codes RLCM2;R2+QLTY Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 39,290  
 Lump Sum \_\_\_ Except Code/Year MM Comments new Prof windows doors etc.

**Accessory Improvements**

Exception on EFB only,

Seg.Type CD RESIDENTIAL Seg. # 1.2 Method: R05 Class Area 150 Eff Area 150  
 Length 15 Width 10 Foundation Ex. Wall Roof Cover ✓  
 Roof Style Floor Plumbing  
 Year Built 1925 Eff. Year Built: 1925 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 440  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type PA RESIDENTIAL Seg. # 3.2 Method: R05 Class Area 224 Eff Area 224  
 Length Width Foundation Ex. Wall Roof Cover ✓  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 2010 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 3,520  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type DF RESIDENTIAL Seg. # 3.3 Method: R05 Class Area 392 Eff Area 392  
 Length Width Foundation Ex. Wall Roof Cover ✓  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: 2010 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 4,110  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings**

Seg.Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 5 Area 651 Eff Area 651  
 Length 31 Width 21 Foundation CONC Ex. Wall METAL Roof Cover METAL ✓  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. 1990 Eff. Yr. Blt: 1990  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 5,300  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type MP MULTI-PURPOSE Seg. # 4.1 Method: F09 Class 5 Area 160 Eff Area 160  
 Length 16 Width 10 Foundation PIERS Ex. Wall PLYWD Roof Cover COMP ✓  
 Roof Style GABLE Floor WOOD Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1999  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 1,830  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

R19346 062W33A 00500 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F21A  
 Situs Address 6255 HAZELGREEN RD NE 97305 Franchise Code 102 Year For: 2017-2018  
 Owner MARTUSHEV, PELAGIA  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 120,000 RMV Imp: 97,150 RMV Total: 217,150 M50 Total: 112,690

| Segment      | AGF     | CD      |  |  |  |  | Land |
|--------------|---------|---------|--|--|--|--|------|
| Class        | 3       |         |  |  |  |  |      |
| Dim/Size     | 30 x 17 | 24 x 16 |  |  |  |  |      |
| Foundation   |         |         |  |  |  |  |      |
| Exter Wall   |         |         |  |  |  |  |      |
| Wall Height  |         |         |  |  |  |  |      |
| Inter Finish |         |         |  |  |  |  |      |
| Roof Cover   | ARCA    |         |  |  |  |  |      |
| Roof Style   | GABLE   |         |  |  |  |  |      |
| Flooring     | CONC    |         |  |  |  |  |      |
| Plumbing     |         |         |  |  |  |  |      |
| Electric     |         |         |  |  |  |  |      |
| Misc.        |         |         |  |  |  |  |      |
| Yr Blt       | 2016    | 2016    |  |  |  |  |      |
| Eff Yr       | 2016    | 2016    |  |  |  |  |      |
| Cond.        | A       | A       |  |  |  |  |      |
| % Good       | 100     | 100     |  |  |  |  |      |
| % Comp       | 100     | 100     |  |  |  |  |      |
| Lump Sum     |         |         |  |  |  |  |      |
| Except. Code | NEW     | NEW     |  |  |  |  |      |

*with MA 3.11*

**Land Segments**

| Seg. No | Description         | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1       | RURAL RESTRICTIVE   | 008C     | 1.00  |                  |                |
| 2       | ON SITE DEVELOPMENT | OSDA.RUR |       |                  |                |

Eff Acres Companion Accounts

Zone: EFU

Date 2/17/17 Clerk Chen **ROUTING SLIP**

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

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response 0d JL 29 3-6-17
- Reviewed by lead appraiser/comments 2/16/17 (30)





09/30/2011

R19346

21x31 GB



09/30/2011

R19344

Res #1



09/30/2011

R19346

760  $\nabla$  MA

**2-13-17**

*New AGF-co*

