

Acct ID: 519388 MTL: 062W34B000500 Date: **Shobh GRH** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 6875 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 92175 Year: 2024

Last Date Appraised: 11/18/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: VAUGHAN LT & VAUGHAN, DANIEL J TRE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 3 4 LGS TTC INSP AV: 246120
 RMV Land: 212650 RMV Imp: 379270 RMV Total: 591920 MAV: 216580 SAV: 29540 SAV: 61890
 Comment: **UNIT WITH 519394**

Notations *Update in, Add mp* INPUT GRH 06.10.24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs *Farm: Cherries / grass*

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 2	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 38920	Exception: Y N
Adjustment(s):	IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 2400210					
Site: 3	Code Area: 92410	Size: 3.15 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4B1	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 128730	Exception: Y N
Adjustment(s):	IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 2400210					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 142	Year Blt: 1972	Eff Year Blt: 1996	Sq.Ft: 2500	% Complete: 100
Desc:	Multi Story above grade		Dimensions:		RMV: 357280	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2080	3	FB-2	1972	1996	KIT, ROOF, HVAC, FP - 1, BATH - 2	Y N
Second Floor	4	Finished	420	1	FB-1 HB-1	1972	1996	HVAC, BATH - 1 <i>X 1 H.B</i>	Y N
Garage Attached	4	Low Cost	570	0	0	1972	1996	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1996	24273	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92410	Stat Class: 353	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 252	% Complete: 100
Desc:	Machine Shed (MS)		Dimensions: 12x21		RMV: 1330	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>✓</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	252	0	0	1987	1987	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 92410	Stat Class: 353	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 864	% Complete: 100
Desc:	Machine Shed (MS)		Dimensions: 36x24		RMV: 3690	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>✓ I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	864	0	0	1987	1987	<i>Fair</i>	Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 353 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 384 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 16x24 RMV: 4980
 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: Y N
Machine Shed	5	Finished	384	0	0	2010	2010	Fair	N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100
~~Desc: Machine Shed (MS)~~ GB 4 wall with no door - Funct: GP not MS Dimensions: 24x36 RMV: 7120
 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: Y N
Machine Shed	5	Finished	864	0	0	2000	2000	Fair	N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 756 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 4870
 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	756	0	0	1987	1987	FAIR	N

Accessories

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

Add mp class 5 341 Fair pkg New exception.

EYB 2020



REAR MA



GB



REAR MA



FARM



2 MS MP



MA MA2 AGL

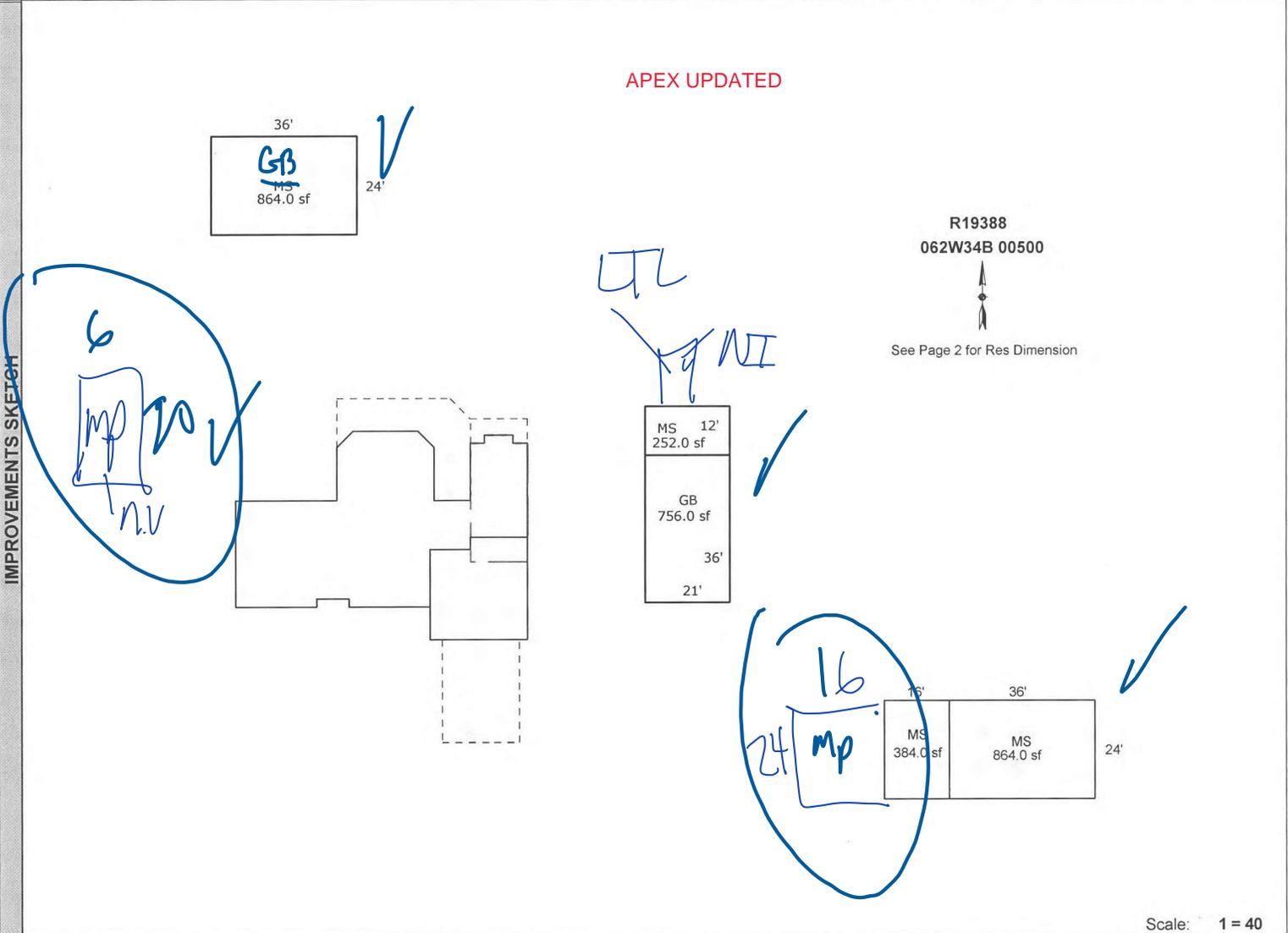
SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 00500

File No R19388

SUBJECT	Property Address 6875 HAZELGREEN RD NE	State OR	Zip 97305
	City SALEM		
	Owner		
	Client		
	Appraiser Name		

APEX UPDATED



Scale: 1 = 40

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	GLA1	MA	1.00	2080.0	261.3	2080.0	APEX BY CE 1/28/11 Updated to add MS & brkout GB from MS 1/11/12 Ja	
	GLA2	MA2	1.00	420.0	90.0	420.0		
	GBA1	MS	1.00	384.0	80.0			
		MS	1.00	864.0	120.0			
		GB	1.00	756.0	114.0			
		MS	1.00	252.0	66.0			
		MS	1.00	864.0	120.0	3120.0		
	P/P	DF	1.00	70.0	44.0			
		CD	1.00	475.0	88.0			
		DF	1.00	490.5	148.4	1035.5		
		Net LIVABLE Area		(rounded w/ factors)		2500	Comment Table 2 Comment Table 3 <div style="font-size: 2em; font-family: cursive; text-align: center;">GPA 5/10/24 Cycle 12</div>	
		Net BUILDING Area		(rounded w/ factors)		3120		

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 00500

File No R19388

SUBJECT	Property Address 6875 HAZELGREEN RD NE
	City SALEM State OR Zip 97305
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH

Scale: 1 = 40

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	APEX BY CE 1/28/11 Comment Table 2 Comment Table 3	
	GLA1	MA	1.00	2080	261	2080		
	GLA2	MA2	1.00	420	90	420		
	GBA1	MS	1.00	1008	138			
		MS	1.00	384	80			
		MS	1.00	864	120	2256		
	AGF	AGL	1.00	570	98	570		
	P/P	DF	1.00	70	44			
		CD	1.00	475	88			
DF		1.00	491	148	1036			
Net LIVABLE Area (rounded w/ factors)					2500			
Net BUILDING Area (rounded w/ factors)					2256			

R19388 062W34B 00500 Appr #: _____ Date _____ Prop Class 551 Prop Code A74
 Situs Address 6875 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner VAUGHAN, DANIEL J &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 124,750 RMV Imp: 202,520 RMV Total: 327,270 M50 Total: 170,650

Segment	MS	GB				Land
Class	5	5				
Dim/Size	24x36=864	36x21=756				
Foundation	Post	Post				
Exter Wall	Bkenam	Bkenam				
Wall Height						
Inter Finish						
Roof Cover	Bkenam	Bkenam				
Roof Style	Gable	Shed				
Flooring	dirt	Conc				
Plumbing						
Electric		220V				
Misc.						
Yr Blt	2000					
Eff Yr	2000	1987				
Cond.	A	A				
% Good						
% Comp	100	100				
Lump Sum						
Except.Code	12RNEW	None				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00		
3	TWO BENCH IRR	009CGI	3.15		

Eff Acres 8.85 Companion Accounts R19394 062W34B 00300

Date 1-11-12 Clerk Jane **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 Jane 1/17/12

Reviewed by lead appraiser/comments _____

R19388 062W34B 00500 Appr #: 19 Date 11-18-11 Prop Class 551 Prop Code A74
 Situs Address 6875 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner VAUGHAN, DANIEL J &

Notes: add ms Tags Cycle Sales Verification Other: _____

RMV Land:	124,750	RMV Imp:	202,520	RMV Total:	327,270	M50 Total:	170,650
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2080	Eff Area 2080		
Length	Width	Roof Cover ARCMP	Plumbing BATH2		Heat FA		
Fireplace HRTTH-P; SGL-E		Inter. Comp: H&F;DW; DSP			Bedrooms 3		
Year Built 1972	Eff. Year Built 1996		Cond. P F (A) G E				
Adj Codes RLCM4		Qty 4	% Comp	Func	Econ		RMV: 131,270
Lump Sum	Except Code/Year	Comments					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 420	Eff Area 420		
Length	Width	Roof Cover	Plumbing Bath.5		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 1		
Year Built 1972	Eff. Year Built 1996		Cond. P F (A) G E				
Adj Codes RLCM4		Qty 4	% Comp	Func	Econ		RMV: 25,200
Lump Sum	Except Code/Year	Comments					
Seg.Type AGL	Seg. # 1.3	Method: R05	Class 4	Area 570	Eff Area 570		
Length	Width	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1972	Eff. Year Built 1996		Cond. P F (A) G E				
Adj Codes RLCM4		Qty 4	% Comp	Func	Econ		RMV: 24,290
Lump Sum	Except Code/Year	Comments					

Accessory Improvements

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built	Eff. Year Built:		Cond. P F (A) G E	% Comp	Econ		RMV: 6,000
Lump Sum	Except Code/Year	Comments					

Out Buildings

Seg.Type MS	Seg. # 2.1	Method: F09	Class 5	Area ²⁵² 1008	Eff Area ²⁵² 1008		
Length 48 12	Width 21	Foundation POST	Ex. Wall 10FT; BKENA	Roof Cover BKENAM			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1987	Eff. Yr. Blt: 1987		
Cond. P F (A) G E	Adj. Codes FLCM		% Comp	Func	Econ		RMV: 7,290
Lump Sum	Except Code/Year	Comments <u>W/36x21 GB</u>					
Seg.Type MS	Seg. # 3.1	Method: F09	Class 5	Area 864	Eff Area 864		
Length 36	Width 24	Foundation POST	Ex. Wall 12FT; BKENA	Roof Cover BKENAM			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1987	Eff. Yr. Blt: 1987		
Cond. P F (A) G E	Adj. Codes FLCM		% Comp	Func	Econ		RMV: 4,530
Lump Sum	Except Code/Year	Comments					
Seg.Type MS	Seg. # 4.1	Method: F09	Class 5	Area 384	Eff Area 384		
Length 16	Width 24	Foundation POST	Ex. Wall BKENAM; 10F	Roof Cover BKENAM			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 2010	Eff. Yr. Blt: 2010		
Cond. P F (A) G E	Adj. Codes FLCM		% Comp	Func	Econ		RMV: 3,940
Lump Sum	Except Code/Year	Comments					

R19388 062W34B 00500 Appr #: _____ Date _____ Prop Class 551 Prop Code A74
 Situs Address 6875 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner VAUGHAN, DANIEL J &

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 124,750 RMV Imp: 198,580 RMV Total: 323,330 M50 Total: 170,650

Segment	MS						Land
Class	5						
Dim/Size	116x24=384						
Foundation	Post						
Exter Wall	10ft Bkenum						
Wall Height							
Inter Finish							
Roof Cover	Bkenum						
Roof Style	Gable						
Flooring	dirt						
Plumbing							
Electric							
Misc.							
Yr Blt	2010						
Eff Yr	2010						
Cond.	A						
% Good							
% Comp							
Lump Sum							
Except. Code	11 New						

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00		
3	TWO BENCH IRR	009CGI	3.15		

Eff Acres 8.85 Companion Accounts R19394 062W34B 00300

Date 1/31/11 Clerk Chris **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 Sue 2/2/11

Reviewed by lead appraiser/comments _____

R19388 062W34B 00500 Appr #: 19 Date 1-25-11 Prop Class 551 Prop Code A74
 Situs Address 6875 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner VAUGHAN,DANIEL J &

Notes: add MS @ 100% complete, pull tag
 Tags Cycle Sales Verification Other: _____

RMV Land:	124,750	RMV Imp:	198,580	RMV Total:	323,330	M50 Total:	170,650
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2080	Eff Area 2080		
Length	Width	Roof Cover ARCMP	Plumbing BATH2		Heat FA		
Fireplace HRTN-P;SGL-E		Inter. Comp: H&F;DW;DSP			Bedrooms 3		
Year Built 1972	Eff. Year Built 1996		Cond. P F A G E				
Adj Codes RLCM4		Qty ___ % Comp ___	Func ___	Econ ___	RMV: 131,270		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MA2	Seg. # 1.2	Method: R05	Class 4	Area 420	Eff Area 420		
Length	Width	Roof Cover	Plumbing		Heat FA		
Fireplace		Inter. Comp:			Bedrooms 1		
Year Built 1972	Eff. Year Built 1996		Cond. P F A G E				
Adj Codes RLCM4		Qty ___ % Comp ___	Func ___	Econ ___	RMV: 25,200		
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type AGL	Seg. # 1.3	Method: R05	Class 4	Area 570	Eff Area 570		
Length	Width	Roof Cover ARCMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1972	Eff. Year Built 1996		Cond. P F A G E				
Adj Codes RLCM4		Qty ___ % Comp ___	Func ___	Econ ___	RMV: 24,290		
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg.Type YI4A	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp ___	Econ ___	RMV: 6,000		
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg.Type MS	Seg. # 2.1	Method: F09	Class 5	Area 1008	Eff Area 1008		
Length 48	Width 21	Foundation POST	Ex. Wall 10FT;BKENA	Roof Cover BKENAM			
Roof Style SHED		Floor CONC	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1987	Eff. Yr. Blt: 1987		
Cond. P F A G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 7,290	
Lump Sum _____	Except Code/Year _____	Comments _____					
Seg.Type MS	Seg. # 3.1	Method: F09	Class 5	Area 864	Eff Area 864		
Length 36	Width 24	Foundation POST	Ex. Wall 12FT;BKENA	Roof Cover BKENAM			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect.	Yr. Blt. 1987	Eff. Yr. Blt: 1987		
Cond. P F A G E	Adj. Codes FLCM		% Comp ___	Func ___	Econ ___	RMV: 4,530	
Lump Sum _____	Except Code/Year _____	Comments _____					

APPR INITIALS & #: JK DATE: 6-20-06 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: ORCHARD OK JK

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

APPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____

2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

SPECIALLY ASSESSED LAND APPRAISAL CARD

Page ____ of ____

Input Date: ____/____/____ By _____

Print Date: 4/7/2006

Account # **R19388**

Code Area 02400210

Map Tax Lot: 062W34B 00500

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
 (That make up this tax lot)

Date Appraised ____/____/____ Appraiser _____ Year For 2007-08 Account # Acres 4.15

Property Class 551 Prop Code A74 Maint. Area 04H Zoning EFU

Prop Situs Addr: 6875 HAZELGREEN RD NE
 SALEM, OR 97305

LAND REAL MARKET VALUE FOR ACREAGE:

<u>Land Seg #</u>	<u>Yr. of Liab.</u>	<u>Land Type</u>	<u>Soil Class/Land Description</u>	<u>Acres</u>	<u>Land Sched.</u>	<u>Land Adj.</u>	<u>Exception Codes</u>
R19388.1	99	1001	EFU HMSTD INCREMENT	0.00	_____	_____	_____
R19388.2		1021	EFU HOMESITE	1.00	_____	_____	_____
R19388.3	76	3220	TWO BENCH IRR	3.15	_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
R19394	062W34B 00300	_____	_____	_____
		_____	_____	_____
		_____	_____	_____
		_____	_____	_____
		_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 8.85
 (Basis of Market Value)





23 5 '96



01/25/2011

R 19388

16x24 MS



11/18/2011

R19388

24 x 36 MS



11/18/2011

R19388

12 x 21 - MS

36 x 21 - GB



11/18/2011

R19388

24 x 36 MS

16 x 24 MS



11/18/2011

R19388

rear of Rev



11/18/2011

R19388