

Acct ID: 519397 MTL: 062W34B000100 Date: **5/10/24 GRH** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 6985 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 95372 Year: 2024

Last Date Appraised: 11/19/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: MITCHELL, ROBERT B & MITCHELL, DIXIE D Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TCO INSP AV: 301695
 RMV Land: 285330 RMV Imp: 331230 RMV Total: 616560 MA: 247250 MSAV: 54445 SAV: 96370
 Comment:

Update inv, Add HCOFC

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

INPUT GRH 06.03.24

OSDs **Farm: 1 Umana; bringing in a couple of cows next week, per owner.**

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

Land

Site: 1	Code Area: 92410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 75190	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 2011-12: APPLY 10% ECON ADJUSTMENT TO LAND & IMPS DUE TO NOISE AND DUST ASSOCIATED WITH THE HAY COMPRESSION PLANT// 03-04: FARM USE OK, XMAS TREES, WAS NOT FARM DEFERRAL FROM 96-7 THRU 02-03 06-07: RECALC SETUP, APPR NO 52, 10/27/05						
Site: 3	Code Area: 92410	Size: 1.91 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 165140	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 2003						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 141 +	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 2029	% Complete: 100
Desc: One Story Only	Dimensions:	RMV: 306440				
Func Obsc: 100	Econ %: 90	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	4 +	Finished	2029	3	FB-2	1993	1993	BATH - 2, KIT+, HVAC+, FP - 1, ROOF	Y N
Garage Attached	4	Low Cost	800	0	0	1993	1993	ROOF	Y N

half bath add I/O

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1993	21483	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92410	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Accessory Improvements & Misc.	Dimensions: 12x8	RMV: 0				
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Pump House	0	Finished	96	0	0	0	0		Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3	Code Area: 92410	Stat Class: 351	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 1728	% Complete: 100
Desc: General Purpose Building (GB)	Dimensions: 36x48	RMV: 23780				
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
General Purpose Bldg	5	Finished	1728	0	FB-1 / HB-1	2005	2005	F.A.I.R. BATH - 1	Y N

1. HB Aug

Accessories

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

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 336 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 14x24 RMV: 1010
 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
Lean-to Light Duty	4	Finished	336	0	0	2010	2010		

NLC

Accessories

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

ACCOUNT # 519397 DATE: 5/10/24 RMV CLASS 551 PROP CLASS 451
 MTL _____ APPR 6PH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE HC
 STAT / CLASS 324/S
 SIZE 14x25
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2019
 EFF YR 2019
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE FC
 STAT / CLASS 357/4
 SIZE 14x10
 FAIR
 AVERAGE
 GOOD
 EXCELLENT N/I
 BATH _____
 YR BLT _____
 EFF YR 2027
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____



MA 05.10.24 L2



AGL MA 05.10.24 L2



BACK MA AGL



FC 05.10.24



GB LTL 05.10.24



GB 05.10.24



HC 05.10.24



FARM 05.13.24

SKETCH/AREA TABLE ADDENDUM

Parcel No R19397

File No 062W34B 00100

SUBJECT	Property Address 6985 Hazelgreen Rd NE	State OR	Zip 97305
	City Salem		
	Owner		
	Client		
Appraiser Name			

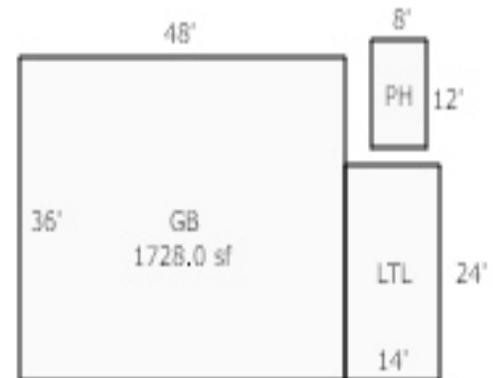
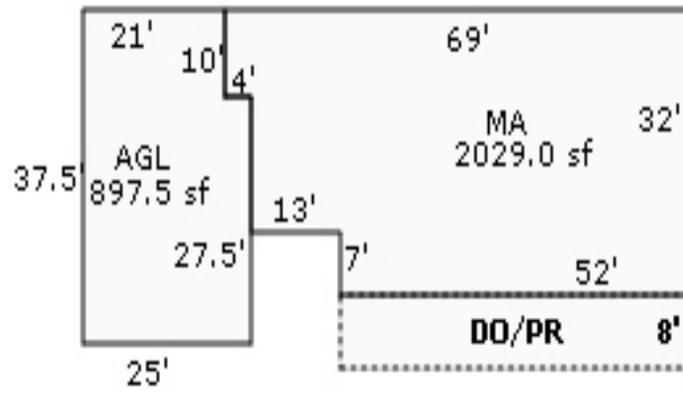
IMPROVEMENTS SKETCH

APEX UPDATED

Scale: 1 = 40

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 1/27/2011 Jane Updated to add GB, LTL and PH 12/21/11 Jane <hr/> Comment Table 2 Comment Table 3 GPH 5/10/24 Cycle L2	
	GLA1	MA	1.00	2029.0	202.0	2029.0		
	GBA1	GB	1.00	1728.0	168.0			
	LTL	1.00	336.0	76.0				
	PH	1.00	96.0	40.0	2160.0			
GAR	AGL	1.00	897.5	125.0	897.5			
P/P	DO/PR	1.00	416.0	120.0	416.0			
	Net LIVABLE Area		(rounded w/ factors)		2029			
	Net BUILDING Area		(rounded w/ factors)		2160			

R19397
062W34B 00100



97-923

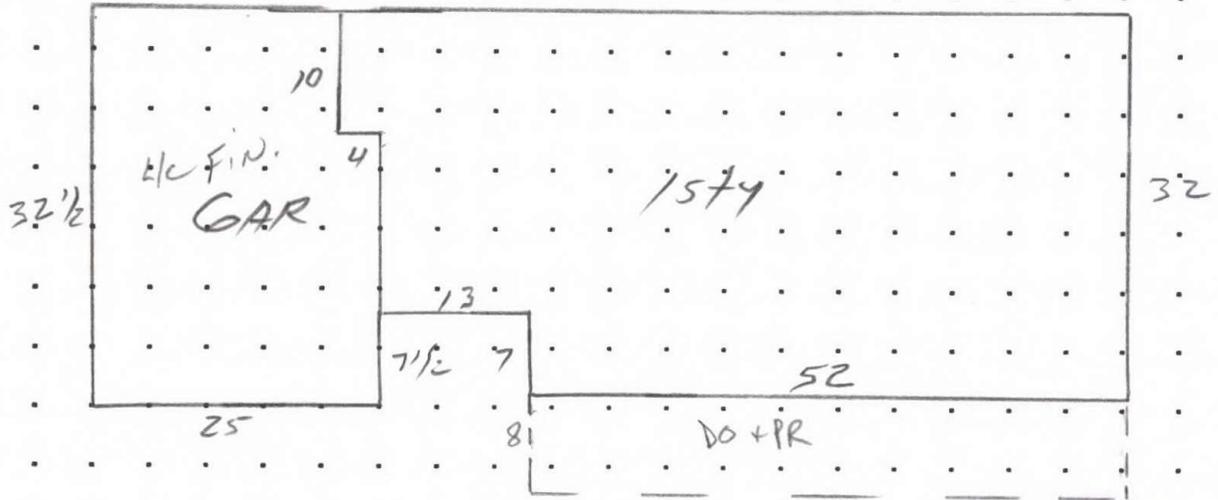
34B 062W
062W-34B -00100 R 1939748281-000
131 ~~502~~ (551) 0-4H A24 024-00-21-0
MITCHELL, ROBERT B & DIXIE D

2.91 ACRES

6985 HAZELGREEN RD NE
V0730P0414RD 7350225RD 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

19397 ACCT NO: 48281-000 MAP NO: 34B-62W TAX LOT: 100



CALCULATIONS:

$$1574 (32 \times 52) + (4 \times 10) + (13 \times 25) = 2029$$

SCALE: 1" = 20'

Garage
 $25 \times 32 \frac{1}{2} = 812$
 $- (4 \times 10) = -40$
 $\hline 772$

MEASUREMENT VERIFIED

YR BLT: 93

ADDRESS: 6985 HAZEL GREEN

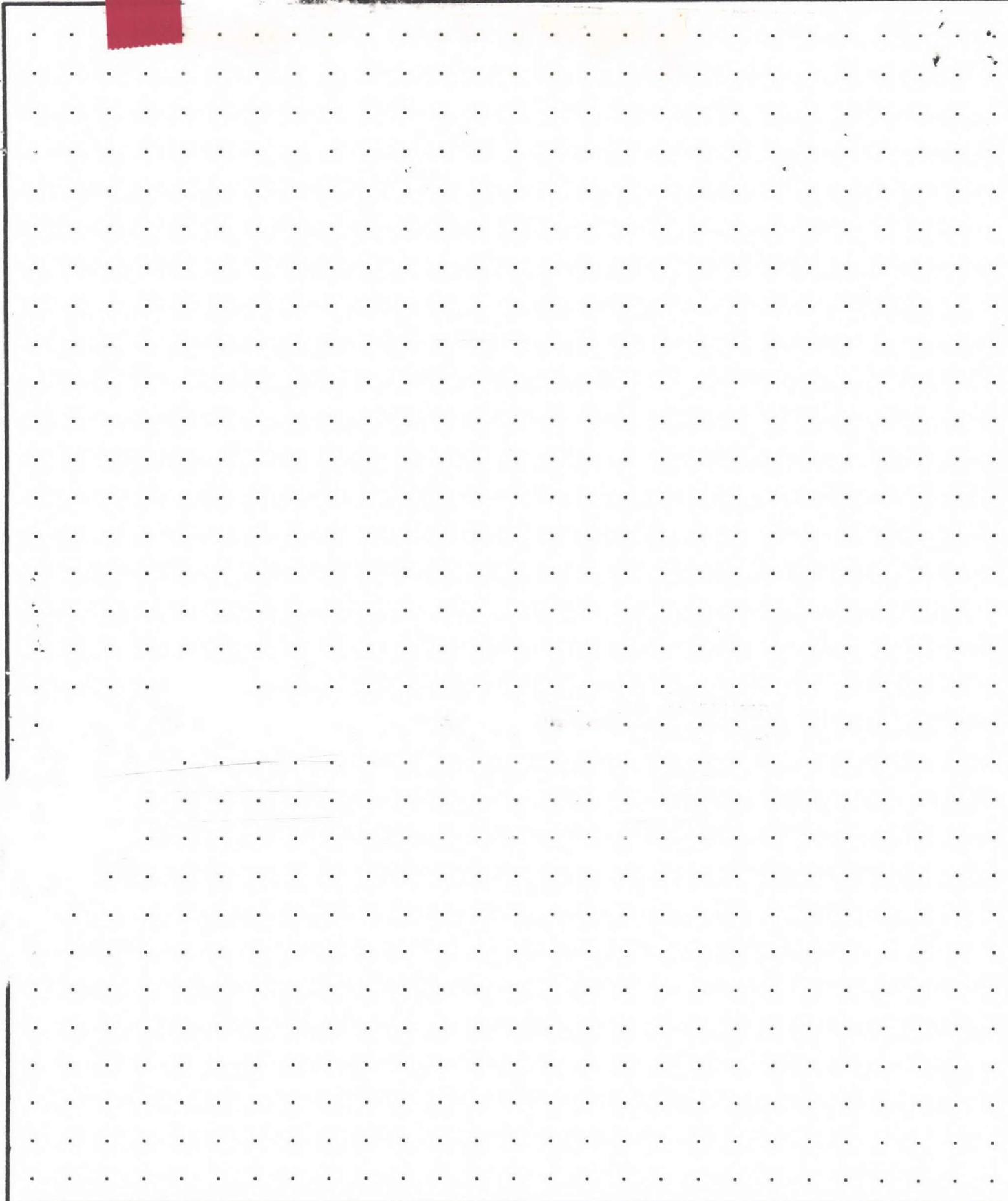
SALES
Date Amt.

DATE BY
 9-12-90 [Signature]
 8-9-95 [Signature]
 5/23/96 [Signature]
 11-18-11 [Signature]

REMARKS:

BUILDER:

Date	Amt.



CALCULATIONS:

SCALE: 1" = 20'

CALCULATIONS ADDENDUM

Parcel No R19397

File No 062W34B 00100

SUBJECT

Property Address 6985 Hazelgreen Rd NE

City Salem

State OR

Zip 97305

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA			GLA1
69.0	x	10.0	= 690.0
7.0	x	52.0	= 364.0
15.0	x	65.0	= 975.0
Area total (rounded w/o multipliers) =			2029

DO/PR			P/P
52.0	x	8.0	= 416.0
Area total (rounded w/o multipliers) =			416

AGL			GAR
21.0	x	10.0	= 210.0
25.0	x	27.5	= 687.5
Area total (rounded w/o multipliers) =			898

GB			GBA1
48.0	x	36.0	= 1728.0
Area total (rounded w/o multipliers) =			1728

CALCULATIONS ADDENDUM

Parcel No R19397

File No 062W34B 00100

SUBJECT

Property Address 6985 Hazelgreen Rd NE

City Salem

State OR

Zip 97305

Owner

Client

Appraiser Name

LTL				GBA1
	14.0	x	24.0	= 336.0
Area total (rounded w/o multipliers) = 336				

PH				GBA1
	8.0	x	12.0	= 96.0
Area total (rounded w/o multipliers) = 96				

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Parcel No **R19397**

File No **062W34B 00100**

Property Address **6985 Hazelgreen Rd NE**

City **Salem**

State **OR**

Zip **97305**

Owner

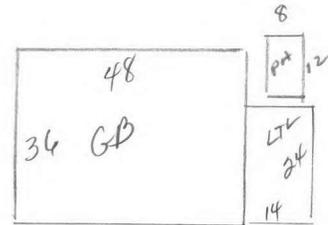
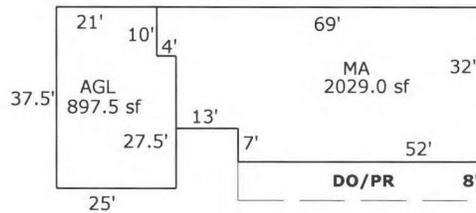
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R19397
062W34B 00100



Scale: **1 = 40**

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2029.0	202.0	2029.0
GAR	AGL	1.00	897.5	125.0	897.5
P/P	DO/PR	1.00	416.0	120.0	416.0

Comment Table 1

Apex 1/27/2011 Jane

Comment Table 2

Comment Table 3

Net LIVABLE Area

(rounded w/ factors)

2029

AREA CALCULATIONS

R19397 062W34B 00100 Appr #: _____ Date _____ Prop Class 551 Prop Code ^{A24} A74
 Situs Address 6985 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner MITCHELL, ROBERT B & DIXIE D

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 150,290 RMV Imp: 157,520 RMV Total: 307,810 M50 Total: 196,410

Segment	GB	LTL		Land
Class	5			
Dim/Size	36x48 = 1728	14x24 = 336		
Foundation	Post	Post		
Exter Wall	12ft. Plywd			
Wall Height				
Inter Finish				
Roof Cover	Comp	Comp		
Roof Style	Gabl	Shed		
Flooring	Conc	dirt		
Plumbing	Bath. 5			
Electric	110v			
Misc.				
Yr Blt	2005	2010		
Eff Yr	2005	2010		
Cond.	A	A		
% Good				
% Comp	100	100		
Lump Sum				
Except. Code	12 RNEW	12 RNEW		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM HOMESITE	009C	1.00	ECON 90	
2	FARM OSD	OSDA.RUR		ECON 90	
3	TWO BENCH DRY	009CG	1.91	ECON 90	

Eff Acres Companion Accounts

ROUTING SLIP

Date 12/21/11 Clerk Sare

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 12/27/11
- Reviewed by lead appraiser/comments _____

R19397 062W34B 00100 Appr #: 19 Date 11-19-11 Prop Class 551 Prop Code A24
 Situs Address 6985 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner MITCHELL, ROBERT B & DIXIE D

Notes: add GB + RTL Tags Cycle Sales Verification Other: _____

RMV Land:	150,290	RMV Imp:	157,520	RMV Total:	307,810	M50 Total:	196,410
Seg. Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2029	Eff Area 2029		
Length <u>Arthrop</u>	Width	Roof Cover ARCMP	Plumbing BATH2		Heat HP		
Fireplace SGL-P		Inter. Comp: CKTP;DSP;DW;MICRO;OVEN-S			Bedrooms 3		
Year Built 1993	Eff. Year Built <u>1993</u>	Cond. P F A G E					
Adj Codes RLCM4;R4+QLTY;ECON	Qty _____ % Comp _____	Func _____	Econ <u>10%</u>	RMV: 125,420			
Lump Sum _____	Except Code/Year _____	Comments <u>noise from hay/straw plant</u>					
Seg. Type AGL	Seg. # 1.2	Method: R05	Class 4	Area 772	Eff Area 772		
Length	Width	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1993	Eff. Year Built <u>1993</u>	Cond. P F <u>A</u> G E					
Adj Codes RLCM4;ECON	Qty _____ % Comp _____	Func _____	Econ <u>10%</u>	RMV: 26,700			
Lump Sum _____	Except Code/Year _____	Comments _____					

Accessory Improvements

Seg. Type YI4A	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1		
Length	Width						
Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp _____	Econ _____	RMV: 5,400		
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings

Seg. Type PH	Seg. # 2.1	Method: F;N	Class	Area <u>96</u> <u>36</u>	Eff Area <u>96</u> <u>36</u>		
Length <u>6'12"</u>	Width <u>6'8"</u>	Foundation <u>Frame</u>	Ex. Wall <u>Plywood</u>	Roof Cover <u>Comp</u>			
Roof Style <u>Gambrel</u>		Floor <u>dirt</u>	Plumbing				
Heat	Int. Comp.	Elect.	Yr. Bilt.	Eff. Yr. Bilt:			
Cond. P F <u>A</u> G E	Adj. Codes FLCM	% Comp _____	Func _____	Econ _____	RMV: 0		
Lump Sum _____	Except Code/Year _____	Comments <u>< 100 \$</u>					

36x48 (see back)

12 ft. plywood

110V
Conc

2005
Bath. 5

Marie Rooney

48	30	512	24
GB		4	

SPECIALY ASSESSED LAND APPRAISAL CARD

Input Date: ____/____/____ By _____

Print Date: 4/7/2006

Account # **R19397**

Code Area 02400210

Map Tax Lot: 062W34B 00100

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 2.91

Property Class 551 Prop Code ~~A84~~^{A74} Maint. Area 04H Zoning EFU

Prop Situs Addr: 6985 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>
R19397.1		1021	EFU HOMESITE	1.00	_____	_____	_____
R19397.2	3	1001	EFU HMSTD INCREMENT		_____	_____	_____
R19397.3	3	3230	TWO BENCH DRY	1.91	_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 2.91
 (Basis of Market Value)

APPR INITIALS & #: JK 29 DATE: 6-28-06 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*

8. NO ONE HOME, LCB Y / N

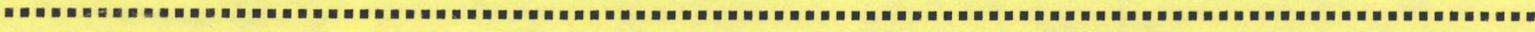
7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____

DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: ORCHARD OK JK 29

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*

8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____

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

* - - Property Data Selection Menu - -
 Owner: MITCHELL, ROBERT B & DIXIE D
 Prop ID : R19397 (Real Estate) (26289) 6985 HAZELGREEN RD NE
 Map Tax Lot: 062W34B 00100 SALEM, OR 97305
 Legal : ACRES 2.91

503-393-0775

Situs : 6985 HAZELGREEN RD NE Year Built : 1993
 SALEM, OR 97305 Living Area: 2029
 Name(s) : 2010 Roll Values
 Code Area : 02400210 RMV Land Non-LSU \$ 0 (+)
 Sale Info : 11/08/89 \$49,500 RMV Land LSU \$ 166,990 (+)
 Deed Type : RD RMV Improvements \$ 175,020 (+)
 Instrument: 07300414 RMV Total \$ 342,010 (=)
 2010 Tax Status * No Taxes Due * Land LSU \$ 37,930
 Current Levied Taxes : 2,744.15 Total Exemptions \$ 0
 Special Assessments : M5 Net Value \$ 228,110
 2011-12 SB125 Taxes : M50 Assd Value \$ 212,950

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/ Impr
(G) en Appr	(O)wnership	(H)istory	(.) More

Enter Option from Above or <RET> to Exit: _

Creates dust noise - Reflection of sun - truck traffic - day & night - sometimes 24 hr/day - use to have a view - no longer has a view.

11-12 - Apply a 10% Econ adjust to impst land. They are impacted by the noise & dust associated with the hay compression plant.

*2/1/11 Jane
 2/2/11 Sue - ok*





11/18/2011

R19397

8x12 Pit



11/18/2011

R19397

14424 LTL



11/18/2011

R19397

36 x 48 GB



11/18/2011

R19397