

Acct ID: 552359 MTL: 062W31DB00700 Date: 7/17/24 GRH Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 4275 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 127674 Year: 2024

Last Date Appraised: 08/30/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GORDON GRUENFELDER LT & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB ITD INSP AV: 355147
 RMV Land: 327830 RMV Imp: 487040 RMV Total: 814870 MAV: 300360 MSAV: 54787 SAV: 87848

Comment:

Update inv

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Input 8/22/24 GRH

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	24410	0

Land

Site: 2 Code Area: 24410 Size: 0.50 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 39160 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2023 (was unnecessary 2nd homesite Liability year - 2009)

Site: 3 Code Area: 24410 Size: 1.00 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 78330 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009
 23-24: Delete 2nd homesite land seg, all homes are within the same 1.0 acre area.

Site: 5 Code Area: 24410 Size: 1.69 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 120340 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1971 / 92400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24410 Stat Class: 144 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 2352 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 349140
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

updated window & roof gomar

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1512	1	FB-1	1964	1964	HVAC, ROOF, FP - 2, KIT, BATH - 1	Exception: Y N
Attic	4	Finished	840	2	FB-1	1964	1964	BATH - 1, HVAC	Exception: Y N
Basement	4	Unfinished	1512	0	0	1964	1964		Exception: Y N
Carport Attached	4	Unfinished	700	0	0	1964	1964	ROOF	Exception: Y N
Carport Detached	3	Unfinished	360	0	0	1964	1964		Exception: Y N

1985

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1964	19809	1

Bldg: 2 Code Area: 24410 Stat Class: 121 + Year Blt: 1955 Eff Year Blt: 1955 Sq.Ft: 516 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 59530
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

updated roof gomar

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2 +	Finished	576	1	FB-1	1955	1955	KIT, HVAC, ROOF, BATH - 1	Exception: Y N
Carport Attached	3	Unfinished	288	0	0	1960	1960	ROOF	Exception: Y N

1965

Accessories

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

Bldg: 3 Code Area: 24410 Stat Class: 121 + Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 732 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 64140

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

updated roof, window, siding Goman

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	2 +	Finished	732	1	FB-1	1940	1940	KIT, ROOF, HVAC, BATH - 1	N
Carpport Attached	3	Unfinished	384	0	0	1940	1940	ROOF	N

1980

Accessories

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

Improvements - Accessory Buildings

Bldg: 4	Code Area: 24410	Stat Class: 332	Year Blt: 1968	Eff Year Blt: 1968	Sq.Ft: 576	% Complete: 100
Desc: Commercial Greenhouse (CG)			Dimensions: 18x32		RMV: 790	
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: Y N
Commerical Greenhouse	5	Finished	576	0	0	1968	1968	<i>Fair</i>	N

Accessories

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

Bldg: 5	Code Area: 24410	Stat Class: 353	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 320	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 32x10		RMV: 1210	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>Nlc</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	320	0	0	1979	1979	FAIR	N

Accessories

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

Bldg: 6	Code Area: 24410	Stat Class: 341	Year Blt: 1979	Eff Year Blt: 1969	Sq.Ft: 416	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 26x16		RMV: 1310	
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: Y N
Multi-Purpose Bldg	4	Finished	416	0	0	1979	1969	<i>Fair</i>	N

Accessories

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

Bldg: 7	Code Area: 24410	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1359	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 5860	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>Nlc</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1359	0	0	1979	1979	FAIR	N

Accessories

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

Bldg: 8	Code Area: 24410	Stat Class: 341	Year Blt: 1996	Eff Year Blt: 1996	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 18x8		RMV: 1920	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>Nlc</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Multi-Purpose Bldg	5	Finished	144	0	0	1996	1996	FAIR	N

Accessories

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

Bldg: 9	Code Area: 24410	Stat Class: 354	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 108	% Complete: 100
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Desc: Lean-to Light (LTL)				Dimensions: 6x18		RMV: 320		
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
Lean-to Light Duty	4	Finished	108	0	0	2010	2010	Exception: Y N

n/c

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

Bldg: 10	Code Area: 24410	Stat Class: 354	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 336	% Complete: 100		
Desc: Lean-to Light (LTL)				Dimensions: 12x28		RMV: 270		
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
Lean-to Light Duty	4	Finished	336	0	0	1979	1979	Exception: Y N

n/c

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

Bldg: 11	Code Area: 24410	Stat Class: 354	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 128	% Complete: 100		
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 100		
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
Lean-to Light Duty	4	Finished	128	0	0	1979	1979	Exception: Y N

n/c

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

Bldg: 12	Code Area: 24410	Stat Class: 354	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 120	% Complete: 100		
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 100		
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
Lean-to Light Duty	4	Finished	120	0	0	1980	1980	Exception: Y N

n/c

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

Bldg: 13	Code Area: 24410	Stat Class: 354	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 312	% Complete: 100		
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 250		
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
Lean-to Light Duty	4	Finished	312	0	0	1979	1979	Exception: Y N

n/c

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

Bldg: 14	Code Area: 24410	Stat Class: 332	Year Blt: 1968	Eff Year Blt: 1968	Sq.Ft: 312	% Complete: 100		
Desc: Commercial Greenhouse (CG)				Dimensions:		RMV: 430		
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
Commercial Greenhouse	5	Finished	312	0	0	1968	1968	Exception: Y N

±/0

Fair

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

Bldg: 15	Code Area: 24410	Stat Class: 332	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 320	% Complete: 100	
Desc: Commercial Greenhouse (CG)				Dimensions:		RMV: 440	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0	

±/0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y
Commerical Greenhouse	5	Finished	320	0	0	1979	1969	Fair	N

Accessories

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

Bldg: 16 Code Area: 24410 Stat Class: 332 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 900 % Complete: 100

Desc: Commercial Greenhouse (CG)

Dimensions: RMV: 1230

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
Commerical Greenhouse	5	Finished	900	0	0	1968	1968	Fair	N

Accessories

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





SKETCH/AREA TABLE ADDENDUM

Parcel No R52359

File No 062W 31DB00700

Property Address 4275 - 4295 Hazelgreen Rd NE

City Salem

State OR

Zip 97305

Owner

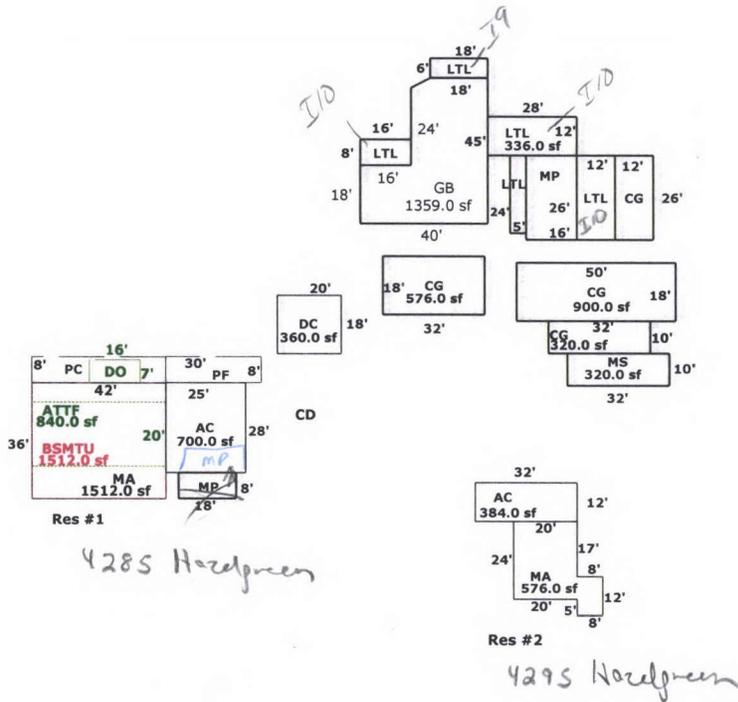
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R52359
062W 31DB 00700
N ↓



Scale: 1 = 60

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1512.0	156.0	
	MA	1.00	732.0	118.0	
	MA	1.00	576.0	114.0	2820.0
GLA2	ATTF	1.00	840.0	124.0	840.0
GBA1	MP	1.00	144.0	52.0	
	CG	1.00	576.0	100.0	
	GB	1.00	1359.0	167.7	
	LTL	1.00	128.0	48.0	
	LTL	1.00	108.0	48.0	
	LTL	1.00	336.0	80.0	
	MP	1.00	416.0	84.0	
	LTL	1.00	120.0	58.0	
	LTL	1.00	312.0	76.0	
	CG	1.00	312.0	76.0	
	CG	1.00	900.0	136.0	
	CG	1.00	320.0	84.0	
	MS	1.00	320.0	84.0	5351.0
	BSMT	BSMTU	1.00	1512.0	156.0
GAR	AC	1.00	700.0	106.0	
	DC	1.00	360.0	76.0	
----- 5 Items Not Listed -----					
Net LIVABLE Area			(rounded w/ factors)		3660
Net BUILDING Area			(rounded w/ factors)		5351

Comment Table 1

Apex 9/12/2011 Jane

Comment Table 2

Comment Table 3