

Acct ID: 520194 MTL: 063W28B001200 Date: 4/18/24 Appr: GRH Prop Class: 581 RMV Prop Class: 581
 Situs: 7185 22ND AVE N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 78736 Year: 2024

Last Date Appraised: 07/27/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CAVELL, ROBERT B Roll Type: R
 Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 178347
 RMV Land: 568130 RMV Imp: 151440 RMV Total: 719570 MAV: 141480 MSAV: 36867 SAV: 83530
 Comment:

Farm: Orchard Update inv

Notations

| RP/MS | Code | Description |
|-------|-------|-------------------------|
| MS | DFL | DESIGNATED FORESTLAND ✓ |
| MS | ZONED | FARM EFU ZONED ✓ |
| RP | DFL | DESIGNATED FORESTLAND ✓ |
| RP | ZONED | FARM EFU ZONED ✓ |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 45000 | 92420 | 0 |

Land

| | | | | | | |
|----------------|--|----------------------------|---------------|----------------|--------------|--------------|
| Site: 2 | Code Area: 92420 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: | Value Source: Farm Homesite | Description: | RMV: 23060 | Exception: Y N | | |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | Description: | | | |
| Comments: | Liability year - 2009 / 02400220 | | | | | |
| Site: 3 | Code Area: 92420 | Size: 1.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2B1 | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | RMV: 26520 | Exception: Y N | | |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | Description: | | | |
| Comments: | Liability year - 2009 / 02400220 //09-10: PER HOMESITE PROJECT, THE MFS WAS DISMANTLED, REMOVING ONE HOMESITE// | | | | | |
| Site: 4 | Code Area: 92420 | Size: 7.42 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: 2B1 | Value Source: Farm Use - EFU | Description: TWO BENCH IRR | RMV: 196800 | Exception: Y N | | |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | Description: | | | |
| Comments: | Liability year - 1980 / 02400220 | | | | | |
| Site: 5 | Code Area: 92420 | Size: 12.00 Acres | Use Code: 005 | Zone: REST | SAV Use: 011 | Exception: 0 |
| Class: FTLC | Value Source: Designated Forest Land | Description: DFL Class C | RMV: 276750 | Exception: Y N | | |
| Adjustment(s): | GSOIL, IRR | Fire Patrol: | Description: | | | |
| Comments: | Liability year - 1975 / 2400220: 03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED | | | | | |

Improvements - Residence / Manufactured Structures *EYB: roof paint, door, window 1985*

| | | | | | | |
|----------------------|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1 | Code Area: 92420 | Stat Class: 131 | Year Blt: 1950 | Eff Year Blt: 1950 | Sq.Ft: 1360 | % Complete: 100 |
| Desc: One Story Only | Dimensions: | RMV: 109060 | | | | |
| 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 | 3 | Finished | 1360 | 3 | FB-1 | 1950 | 1950 | BATH - 1, KIT-, ROOF | Y N <i>0</i> |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|---------------------------|-------|-----------|------------|-------|----------|--------------|
| YARD IMPROVEMENTS AVERAGE | 3 | 1 | 1950 | 11216 | 1 | Y N <i>0</i> |

Improvements - Accessory Buildings *EYB: Exterior updates 1998*

| | | | | | | |
|-----------------------------|-------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 2 | Code Area: 92420 | Stat Class: 352 | Year Blt: 1986 | Eff Year Blt: 1986 | Sq.Ft: 2880 | % Complete: 100 |
| Desc: Utility Building (UB) | Dimensions: 96x30 | RMV: 14280 | | | | |
| 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 |
|------------------|-------|---------------|------------|------|-------|--------|------------|-----------|--------------|
| Utility Building | 5 | Finished | 2880 | 0 | 0 | 1986 | 1986 | FAIR | Y N <i>0</i> |

Accessories

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

Bldg: 3 Code Area: 92420 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 15090
 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: Y N |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5 | Finished | 1296 | 0 | 0 | 2000 | 2000 | FAIR | |

Avg

Accessories

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

Bldg: 4 Code Area: 92420 Stat Class: 352 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 2624 % Complete: 100
 Desc: Utility Building (UB) Dimensions: RMV: 13010
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Eyb: Exterior updates.

1998

I/O

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Utility Building | 5 | Finished | 2624 | 0 | 0 | 1986 | 1986 | FAIR | |

0

Accessories

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

321 HC4, 62x20, EYB/IR: 2003
 Building been there since 2003
 missed during 2011 visit.

I/O fair pkg

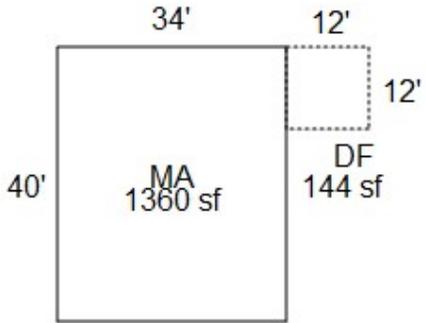
used Google Earth prob



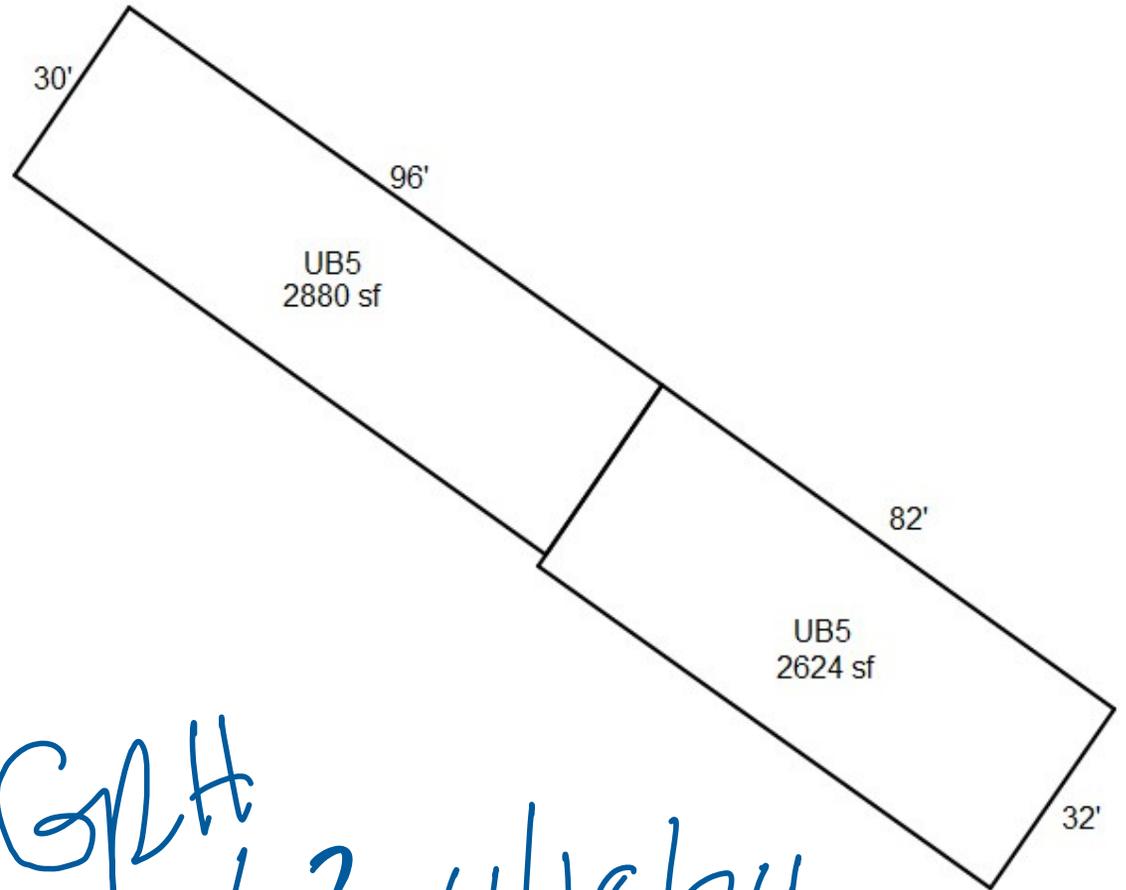
04.18.24



04.18.24



R20194
063W28B 01200
1=40'



SPH
cycle L3 4/18/24





#667 R20194UB 7/27/11



#67 R20194GB 7/27/11



#67 R20194MA 7/27/11







R 20194

28B 063W
063W-28B -01200 48935-000
502 (581) 0-4H A73E 024-00-22-0
GROVER, E KEITH & MARGUERITE E-TR

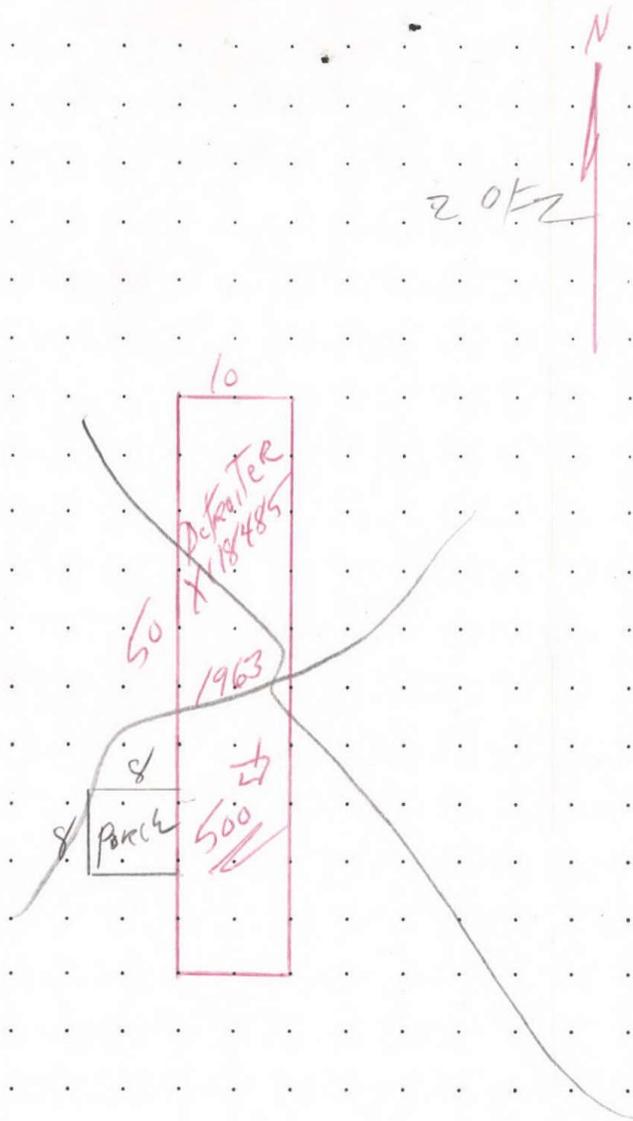
21.42 ACRES
MH X114792-P

7185 22ND AV N
V0131P1491RD V1145P0001TR 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 48935-000

MAP NO. 28B-6-3W-01200



7189 22 AVE N1

| MEASUREMENT VERIFIED | | REMARKS: |
|----------------------|-------|----------|
| DATE | BY | |
| 8-14-87 | Allan | |
| 4/5/96 | 52 | |

BUILDING DIAGRAM AND OUTBUILDINGS

R20194

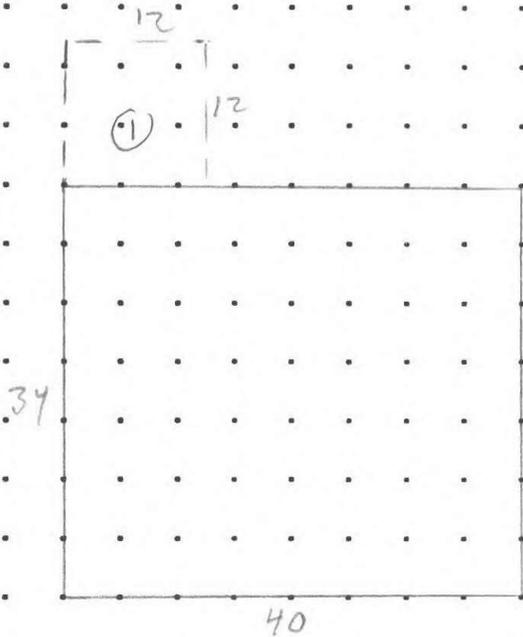
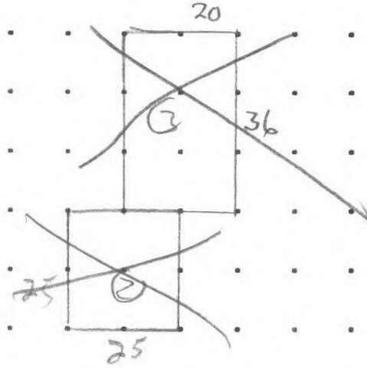
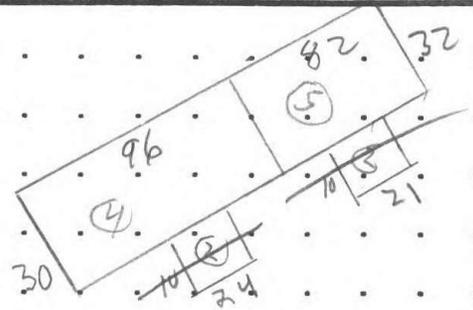
ACCT NO: 48935-000

MAP NO: 28B-6-3W

TAX LOT: 1200

① OF 2

10F2



CALCULATIONS:

$34 \times 40 = 1360$

SCALE: 1" = 20'

| | | | | |
|-----------------------------|--------------------|-------------------------|--------------|------|
| MEASUREMENT VERIFIED | YR BLT: 50 R 96 | ADDRESS: 7185 22 AVE N. | SALES | |
| DATE | BY | BUILDER: | Date | Amt. |
| 4/5/96 | 52 | | | |
| 7-27-11 | 67MK | REMARKS: | | |
| | | | | |

CALCULATIONS:

SCALE: 1" = 20'

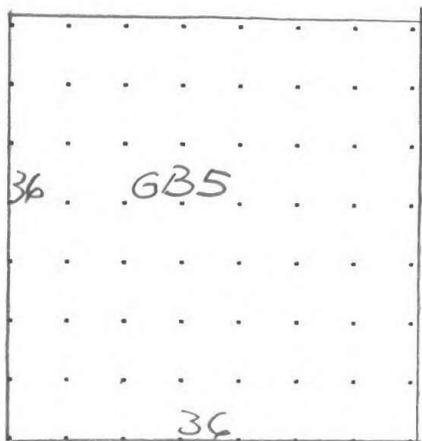
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R20194*

MAP NO: *063W 28 B*

TAX LOT: *01200*

↑
N



CALCULATIONS:

SCALE: 1" = 20'

**MEASUREMENT
VERIFIED**

YR BLT:

ADDRESS: *7185 22nd Av. N.*

SALES
Date Amt.

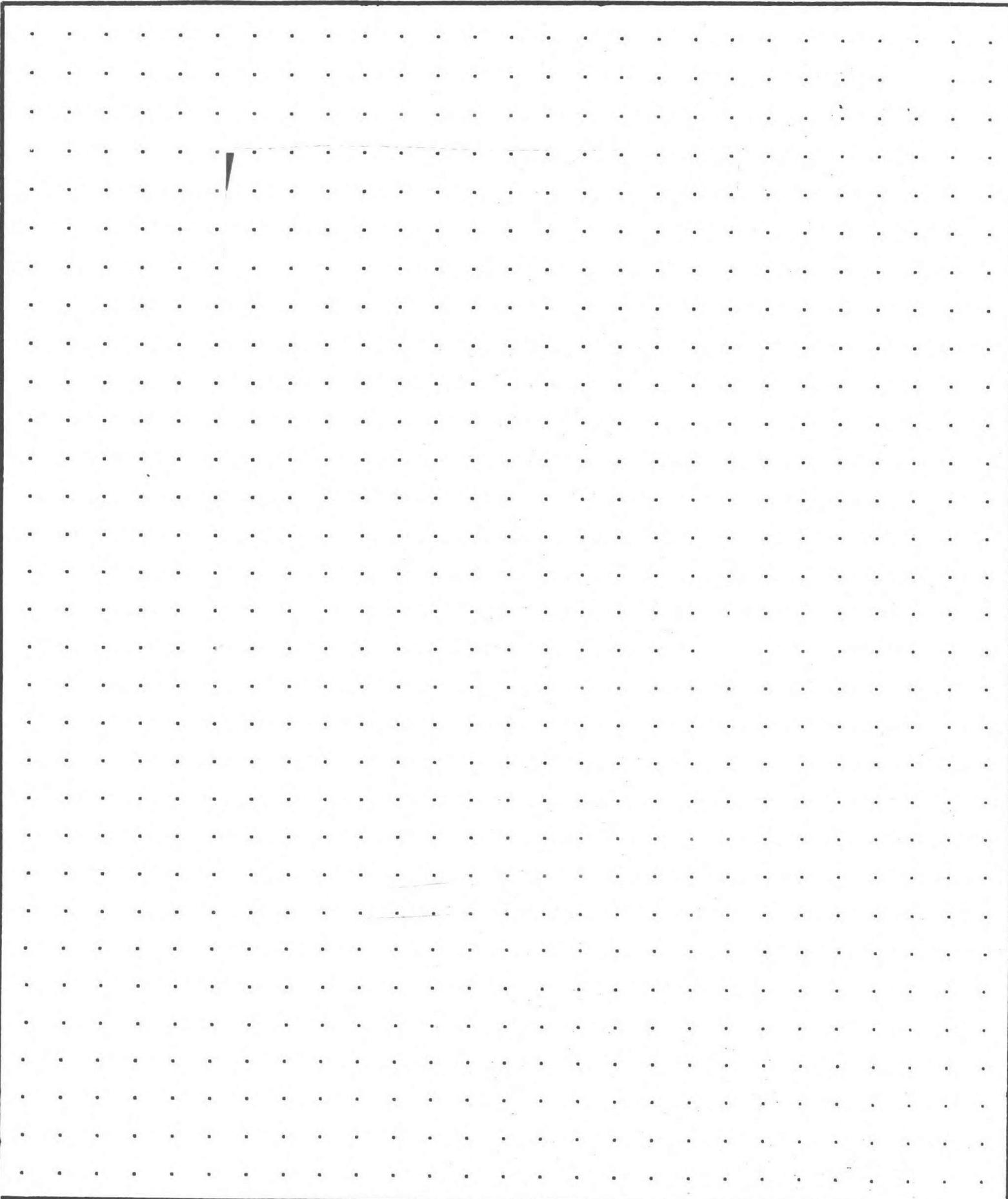
DATE
11/2/05
7-27-11

BY
36
67 MR

REMARKS:

BUILDER:

| Date | Amt. |
|------|------|
| | |
| | |
| | |



CALCULATIONS:

SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W28B 01200

File No R20194

Property Address 7185 22nd Av N

City Salem

State OR

Zip 97303

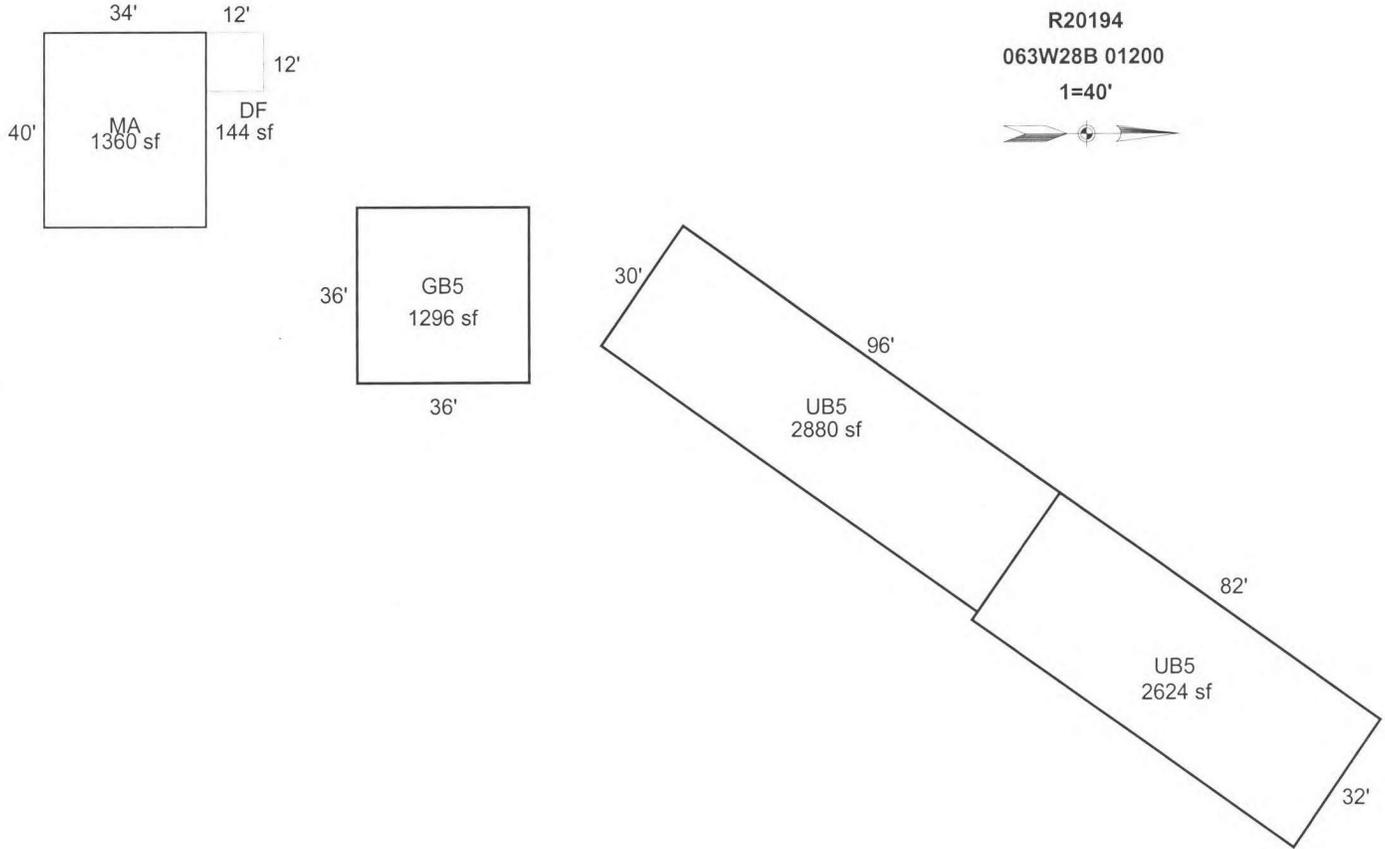
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 1360 | 148 | 1360 |
| GBA1 | UB5 | 1.00 | 2880 | 252 | |
| | UB5 | 1.00 | 2624 | 228 | |
| | GB5 | 1.00 | 1296 | 144 | 6800 |
| P/P | DF | 1.00 | 144 | 48 | 144 |

| | | |
|-------------------|----------------------|------|
| Net LIVABLE Area | (Rounded w/ Factors) | 1360 |
| Net BUILDING Area | (Rounded w/ Factors) | 6800 |

Comment Table 1

Apex by RW 05/30/08

Comment Table 2

Comment Table 3

R20194 063W28B 01200 Appr #: 67 Date 7/27/11 Prop Class 581 Prop Code A73
 Situs Address 7185 22ND AV N Franchise Code 19 Year For: 2011-2012
 Owner PRO CONSTRUCT INC

Notes: NOA Tags LBC ~~Cycle~~ Sales Verification Other: _____

RMV Land: 306,250 RMV Imp: 107,660 RMV Total: 413,910 M50 Total: 133,660
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1360 Eff Area 1360
 Length Width Roof Cover METAL Plumbing BATH1 Heat
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 1950 Eff. Year Built 1950 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 51,780
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type UB Seg. # 2.1 Method: F09 Class 5 Area 2880 Eff Area 2880
 Length 96 Width 30 Foundation CONC Ex. Wall BKENAM;14F Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1986 Eff. Yr. Blt: 1986
 Cond. P F A G E Adj. Codes FLCMUB % Comp ___ Func ___ Econ ___ RMV: 19,210
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type UB Seg. # 2.2 Method: F09 Class 5 Area 2624 Eff Area 2624
 Length 82 Width 32 Foundation CONC Ex. Wall BKENAM;16F Roof Cover METAL
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1986 Eff. Yr. Blt: 1986
 Cond. P F A G E Adj. Codes FLCMUB % Comp ___ Func ___ Econ ___ RMV: 18,120
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type GB Seg. # 3.1 Method: F09 Class 5 Area 1296 Eff Area 1296
 Length 36 Width 36 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 2000 Eff. Yr. Blt: 2000
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 14,550
 Lump Sum _____ Except Code/Year _____ Comments _____

STATE OF OREGON - DEPARTMENT OF FORESTRY

Certification No. 78: 24-189 629: Form 4-1-3-207

WESTERN OREGON SMALL TRACT OPTIONAL TAX
ORS 321.705 to 321.765

Sheet 1 of 1 ASSESSMENT DATE: JANUARY 1, 1979

Owner: E. Keith Grover

Address: 7515 22nd Ave. N. Salem, OR 97303

LAND EXAMINATION REPORT

LAND INELIGIBLE FOR CLASSIFICATION:

| | Acreage | Map Legend |
|-------------------------|---------|------------|
| Non-Forest Lands..... | 9.00 | NF |
| Timber Over Age 60..... | | TOA |

LAND ELIGIBLE FOR CLASSIFICATION:

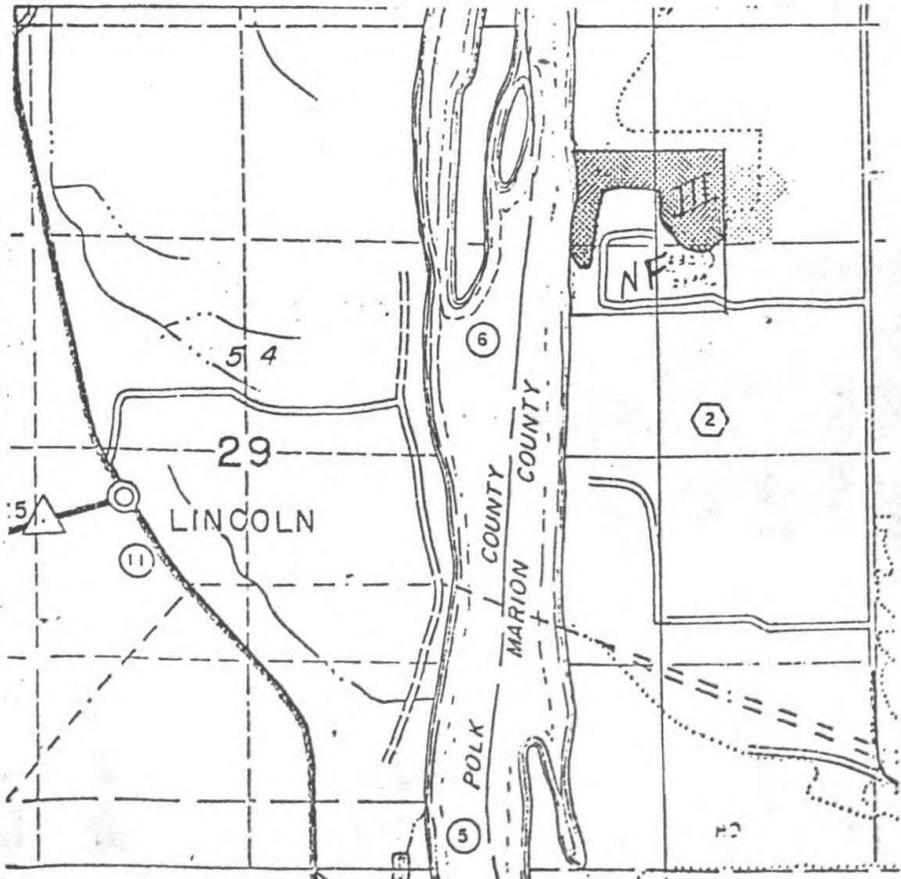
| | | |
|-----------------------------------|-------|-----|
| Low Stocking - Approved Plan..... | | APP |
| Optional Tax Lands..... | 12.00 | |
| Cultured Christmas Trees..... | | CXT |

TOTAL TAX LOT ACRES..... 21.00

CLASSIFICATION SUMMARY

| Section | Township | Range | County |
|-------------|----------------|---------|--------|
| 28B | 6S | 31W | MARION |
| Code Number | Account Number | Tax Lot | |
| 24-00-22-0 | 48935-000 | | |

| Site Class | Acres |
|------------|-------|
| I | |
| II | |
| III | 12.00 |
| IV | |
| V | |



This is to certify that the State Forester, pursuant to the provision of ORS 321.705 to 321.765, has examined the herein described lands and determined them to be eligible for classification as indicated. Issued at Salem, Oregon, this 24th day of April 1979

J.E. SCHROEDER, State Forester, State of Oregon.

By *John B. Hughes*

A photograph of a blue corrugated metal building, possibly a shed or workshop, situated in a field. The building has a white roof and is surrounded by tall, dry grass. In the background, there are dense green trees. To the left of the building, there is a large tree and a blue barrel. To the right, there is a black structure and some debris. The overall scene appears to be a rural or industrial site.

#667 R20194UB 7/27/11



#67 R20194GB 7/27/11



#67 R20194MA 7/27/11



R 20194

11/2/05

36



TA 937

65W 256

4 3 '96



4 5'96



4 5 '96