

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

Acct ID: 520270 MTL: 063W340001300 Date: **3/13/24 GRH** Appr: **GRH** Prop Class: 541 RMV Prop Class: 401
Situs: MaSaNh: 04 06 000 Unit: 87007 Year: 2024

Last Date Appraised: 05/07/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: KAREN S GLASER IR FAM PROTECT TR 50% & Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 31984

RMV Land: 539590 RMV Imp: 0 RMV Total: 539590 MAV: 0 MSAV: 31984 SAV: 92887

Comment: INPUT GRH 06.03.24

Notations **Farm: Hazelnut orchard Update inv**

No notation data available.

OSDs

No OSD data available.

Land **OK WW**

Site: 1 Code Area: 24200 Size: 18.88 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
Class: 2BI Value Source: Farm Use - Non EFU Description: TWO BENCH IRR RMV: 539590 Exception: Y N
Adjustment(s): GSOIL, IRR Fire Patrol: Description:

Comments: Liability year - 1981 / 16-17: PER #90 CHG LAND SCHED / 92420220, 01-02: APPROVED APPLICATION FOR UNZONED FARMLAND /01-02; UPDATED MARKET VALUE & LAND TABLE +/- 02-03: THIS ENTIRE TAX LOT IS ZONED AI BUT THERE IS A RADIUS AROUND THE WATER TREATMENT PLANT THAT TAKES IN 4.23 ACRES OF THIS PROPERTY THAT CAN NOT BE DEVELOPED. #87 USED THE VACANT EFU VALUES FOR THIS AREA. CORRECT ROLL AND SUPPLEMENT. 07-08:RECALC SETUP; #19

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 24200 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
Desc: Accessory Improvements & Misc. Dimensions: RMV: 0
Func Obsc: 0 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
Building Structure	0	Finished	0	0	0	0	0	Exception: Y N

delete

Accessories

NV/NI

Description Class Size SqFt Eff Yr Blt RMV Quantity

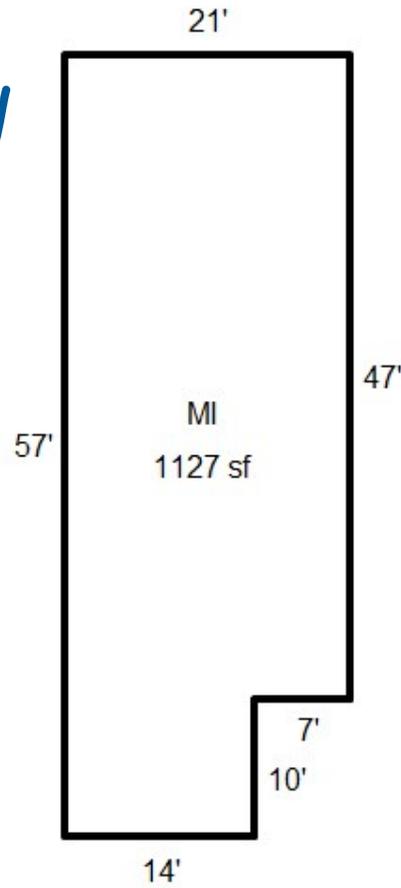
No accessory data available

Keep on Apex

R20270

063W34 01300

N.I./N.V



GRH 3/18/24
Cycle L3

063W34 01300

R20270

ACRES 18.88

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

49001-000

MAP NO.



2 of 2

POOR
N/A

MEASUREMENT
VERIFIED

REMARKS:

DATE

BY

11-16-87

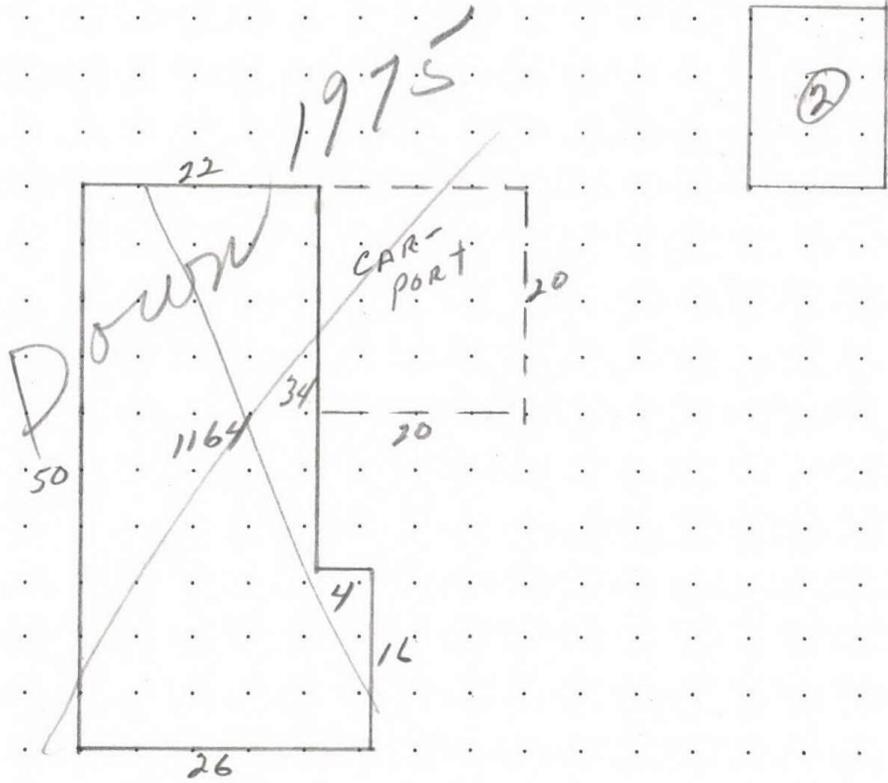
Ryza

BUILDING DIAGRAM AND OUTBUILDINGS

1-43-34-0-3881-2009-00

ACCT. NO. 6872

MAP NO. 34-6-3W



MEASUREMENT VERIFIED	
DATE	BY
8-19-70	B.H

REMARKS:
② of ②

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34 01300

File No R20270

SUBJECT

Property Address

City Keizer

State OR

Zip 97303

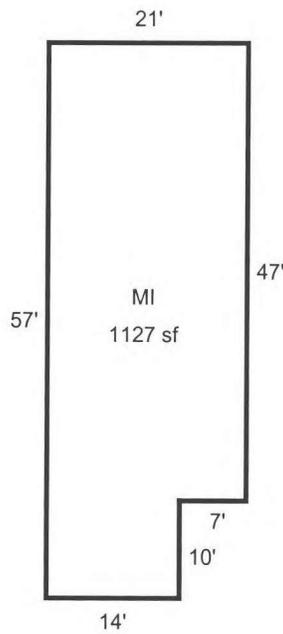
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R20270
063W34 01300



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MI	1.00	1127	156	1127
Net BUILDING Area (Rounded w/ Factors)					1127

Comment Table 1

Apex by RW 04/11/08

Comment Table 2

Comment Table 3



MIRAGE

WILLOW LEAF

GOLDEN

MCINTOSH

MELROSE

NEWTON

WINDSOR ISLAND

LOCKHAVEN

CYNTHIA

STEVEN

BUNDY

BUCHHOL N

DWAN

DEE

JULIE

JOAN

WILDWOOD

UNNAMED

MCNARY ESTATES

KITE

LOPEZ

PLAYER

SAGRADA

CRYSTAL SPRINGS

CCLURE

CRA

CHEHALIS

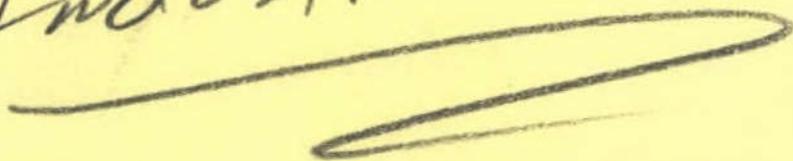
SONATA

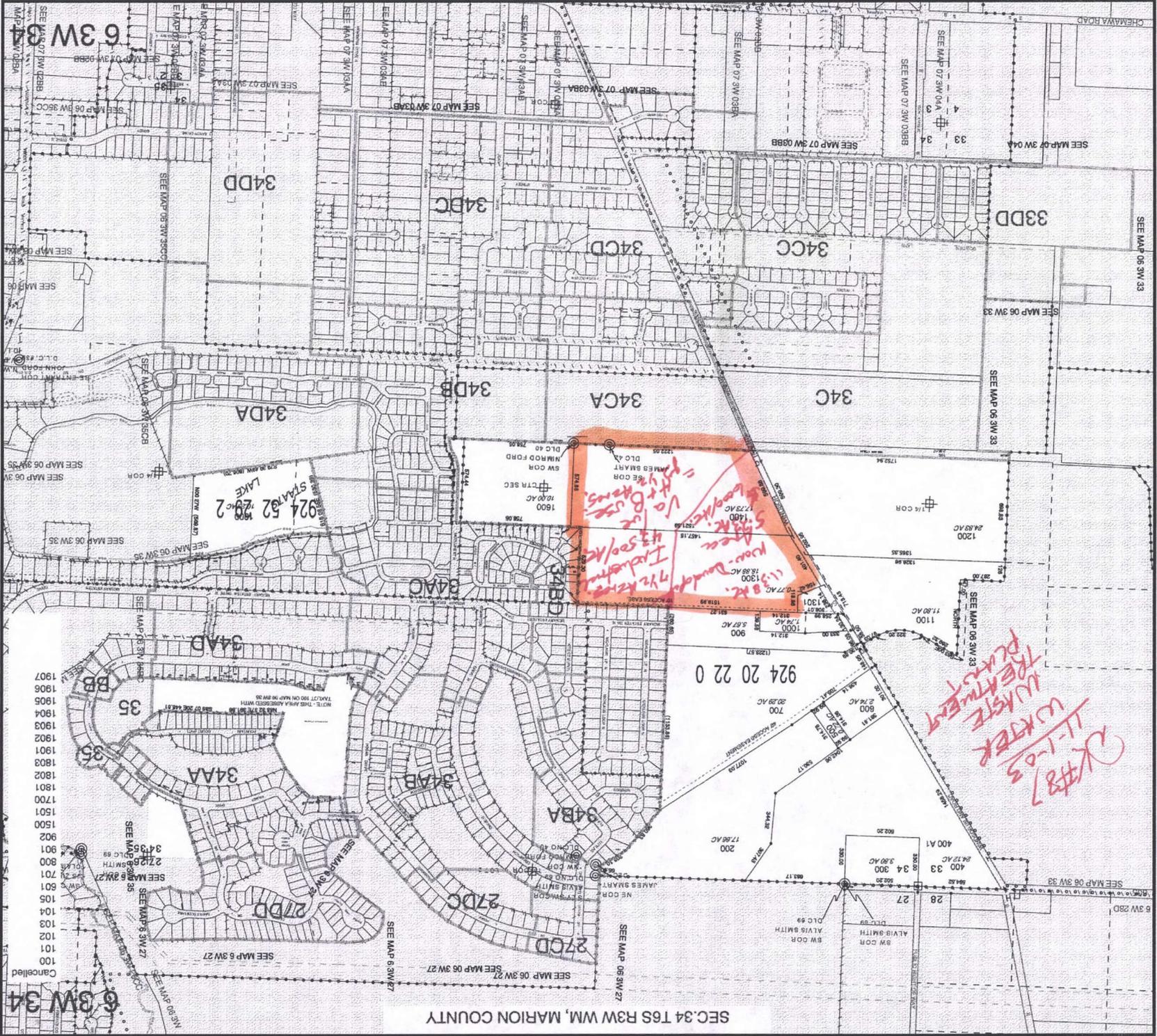
WATERFORD

WESTLAKE

NEWBERG

6,000/ac. for the
AG. Area and
\$43,900
~~50,000~~/ac. for the
Industrial Area.





Cancelled
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LEGEND

LINE TYPES

OLD PROPERTY LINE

ROAD RIGHT-OF-WAY

RAILROAD

RAILROAD RIGHT-OF-WAY

STREAM, LAKE, ETC.

TAX LOT BOUNDARY

SUBDIVISION BOUNDARY

EASEMENT

TAX CODE BOUNDARY

SYMBOL TYPES

D.L.C.

CONTROL POINTS

SURVEY MONUMENTS

G.L.O. CORNERS

SECTION

1/4 SEC.

1/8 SEC.

NUMBERS

TAX CODE NO.

000 00 00 0

RIGHT OF WAY

ANY PORTION THAT MAY BE

WITHIN THE INDICATED PUBLIC

RIGHT OF WAY

TICK MARKS - WHEN A TICK MARK IS

INDICATED ON THE EXTENSION OF

A LINE THEN THE DIMENSION GOES

TO THE TICK MARK GENERALLY THIS

IS USED WHEN DIMENSIONS GO INTO

PUBLIC RIGHT OF WAY.

ARROWS ARE USED WITH DIMENSIONS

IN AREAS OF GREATER COMPLEXITY.

Office use ONLY.

NOTICE: This map was

created for Assessor's

Geographic Information System

Assessor

Map Care

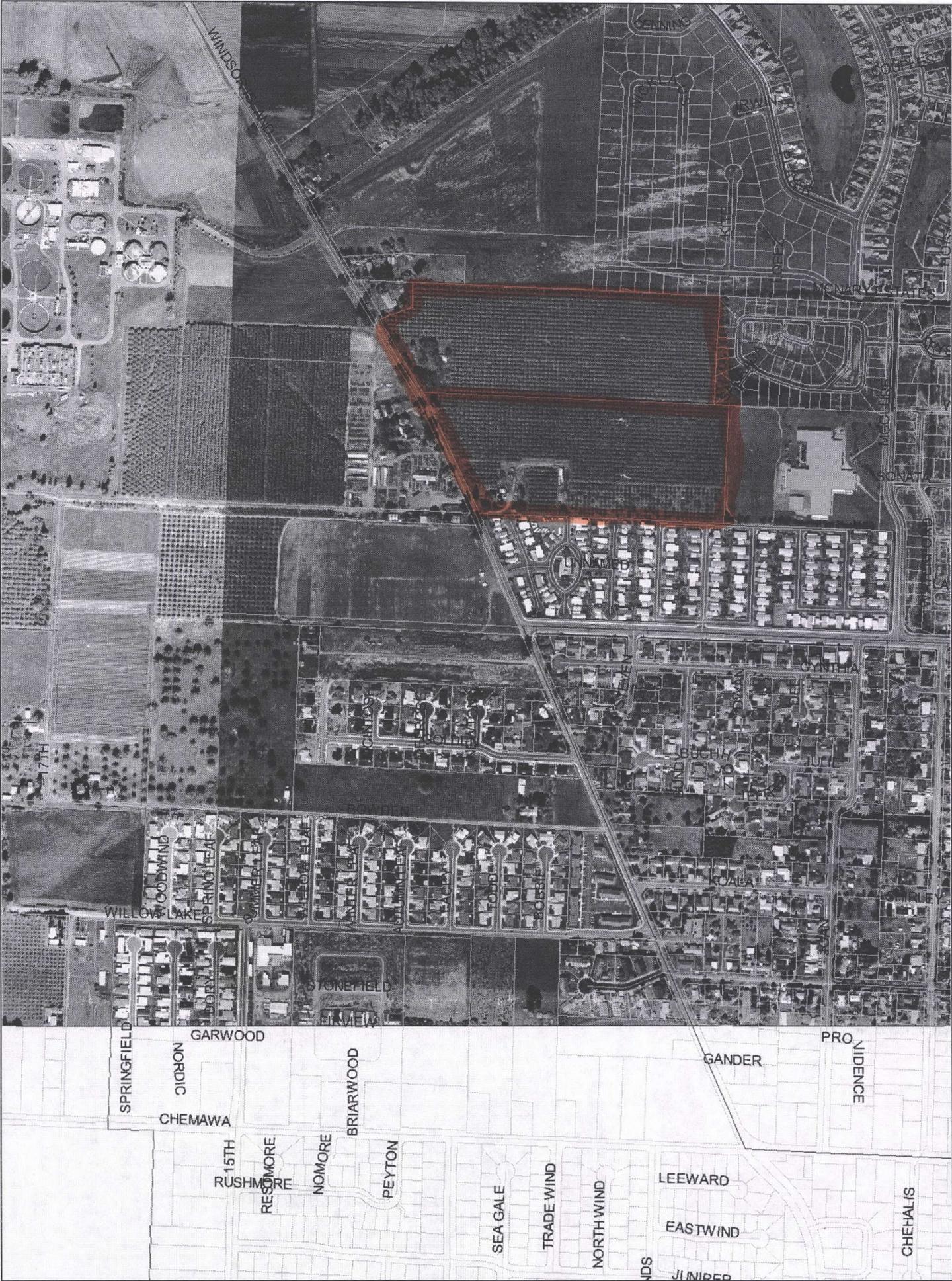
SCALE 1" = 400'

of 1:4000

Plot file created: October 19, 2001

Marion County, Indiana





WINDSOR

GENNING

MONAR VALLEY

MCCLELLIN
SONA

17TH

WILLOW LAK
SPRINGFIELD

WOODWIND

SPRING LEAF

SUMMER LEAF

WINTER LEAF

STONEFIELD

TRACER

LORD

ROBERT

COLEMAN

CLINTON

EVAN

BUCHANAN

COAL

COAL

COAL

COAL

COAL

COAL

SPRINGFIELD

NORDIC

CHEMAWA

15TH

RUSHMORE

RESUMORE

NOMORE

BRIARWOOD

PEYTON

SEA GALE

TRADE WIND

NORTH WIND

UNDS

JUNIPER

LEEWARD

EASTWIND

GANDER

PROVIDENCE

CHEHALIS

- - Appraisal Land and Improvement Information - -
Property ID: R20270 (Real Estate) 063W34 01300
Neighborhood : SALE.RUR

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	TWO BENCH IRR	(005)	18.8800-AC	\$314,200	\$25,240
	Land Totals	Lgl AC(18.88)	18.8800-AC	\$314,200	\$25,240

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	MISCELLANEOUS BUILDING	F		1	\$0
	Improvement Totals				\$0

L*-Create Land C*L-Copy Land	I*-Create Improvement C*I-Copy Improvement	R-Recalculate (.) More
---------------------------------	---	---------------------------

Enter selection or <RET> to Exit: _____

7/28/16
31

KN 90 7/27/2016 Change Land Table

NI zoning, not EFU. Can be used for industrial uses, but not res subdivision. So should be higher appraised value based upon highest + best use vs. EFU zoning. Use 005 Land Sch. instead of 008.

BOPTA 2008 changed Land Table from 005 to 009C (008C today).
8 years since, so can change values now.
AV and taxes did not change because the land is specially assessed.
But Ad taxes will be higher if there is a change of use.

Specially Assessed Land Appraisal Card

Account: R20270 Map Tax Lot: 063W34 01300 Acres: 18.88 Franchise: 11 Zone: AI, AI

Related:

Name: KAREN S GLASER IR FAM PROTECT TR 50% &

Situs Address:

LSU									
Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	Adj Codes
Y81	ASU	3220	TWO BENCH IRR	18.88	005	660,800	69,760	26,780	

Inspection Date: 5 / 7 / 19 Appraiser Initials: MT

Remarks: FARM USE OK - HAZELNUT orchard. UNused portion appears to be a staging / processing area allowed under this zoning. Also older comment in "E" screen indicate this acreage is NOT developable, OK'd per MW #103, pull from tags.

Specially Assessed Land Appraisal Card

Account: R20270

Map Tax Lot: 063W34 01300

Acres: 18.88

Franchise: 11

Zone: AI, AI

Related:

Name: KAREN S GLASER IR FAM PROTECT TR 50% &

Situs Address:

Event Code	Date	Comment
2019FARM	3/25/2019	19-20: GROSS INCOME QUESTIONNAIRE INDICATED ONLY 16.0 ACRES BEING FARMED
2019FARM	12/6/2018	



Keith O (son)
393-1440

2.115 AGRICULTURAL INDUSTRIAL (AI)

2.115.01 Purpose

The purpose of the AI (Ag-Industrial) zone is to provide appropriate areas suitable for agricultural uses, agricultural related industries, warehousing, transportation facilities, and other agricultural, industrial, and recreational uses that have relatively low employees per acre ratios. The Ag-Industrial zone is appropriate in those areas designated Ag-Industrial in the Comprehensive Plan where the location is impacted by the Willow Lake Wastewater Treatment Plan and the site has access to an arterial street for transport of bulk materials. (5/98)

2.115.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the AI zone:

- A. **Lawful uses existing on a property at the time of the effective date of this zone.** (5/98)
- B. **Farm Use**, including farm dwellings as defined in ORS 215.213(e), (f), and (g). (5/98)
- C. **Timber tracts** (081) and forest nurseries (083). (5/98)
- D. **Agricultural services** (07). (5/98)
- E. **Wholesale** (5193) and **retail nurseries** (5261). (5/01)
- F. **Food and kindred products** (20). (5/98)
- G. **Recycling Centers and Depots.** (5/98)

2.115.03 Special Permitted Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the AI zone:

- A. **Non-Residential Partitions**, subject to the provisions in Section 2.310. (5/01)
- B. **Non-Residential Subdivision**, subject to the provisions in Section 2.310. (5/01)
- C. **Non-Residential Planned unit development**, subject to the provisions in Section 2.311. (5/01)
- D. **Accessory structures** and uses prescribed in Section 2.203.02. (5/98)

- E. The following special uses subject to the applicable standards in Section 2.4:
 - 1. **Energy facility** (Section 2.425). (5/98)
- F. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

2.115.04 Conditional Uses

The following uses may be permitted in a AI zone subject to obtaining a conditional use permit:

- A. **Solid waste transfer facility**. (5/98)
- B. **Public or Private Golf Course** or Driving Range. (5/98)
- C. **Public or Semi-Public Recreation Facility** incorporating outdoor fields for organized team play along with related concession, storage, and maintenance facilities. (5/98)
- D. **Composting and recycling facility** for organic yard debris. (5/98)
- E. **Construction contractor's offices** and related outdoor storage (15, 16, 17). (5/98)
- F. **Manufacturing and Assembly**. (5/98)
 - 1. Textile products and apparel (22). (5/98)
 - 2. Millwork (2431). (5/98)
 - 3. Wood kitchen cabinets (2434). (5/98)
 - 4. Structural wood members, not elsewhere classified (2439). (5/98)
 - 5. Furniture and fixtures (25). (5/98)
 - 6. Chemicals and allied products (28) except miscellaneous chemical products (289). (5/98)
 - 7. Rubber and miscellaneous plastics products (30). (5/98)
 - 8. Leather and leather products (31) except leather tanning and finishing (311). (5/98)
 - 9. Stone, clay, glass products (32) except cement (324); structural clay products (325), concrete, gypsum and plaster products (327) and abrasive, asbestos and miscellaneous non-metallic mineral products (329). (5/98)

- 10. Fabricated metal products except metal forging and stamping (346) and ordnance and accessories (348). (5/98)
 - 11. Machinery and equipment manufacturers (35). (5/98)
 - 12. Transportation equipment (37). (5/98)
 - 13. Miscellaneous manufacturing industries (39). (5/98)
- G. **Transportation, utilities and communication** (40 - 49), BUT EXCLUDING travel agencies (4722). (5/98)
- H. **Biomass facility** (Section 2.425). (5/98)
- I. **Boat & RV Storage** (section 2.411). (5/98)
- J. **Public and Semi-Public buildings** and structures excluding office space. (5/01)

In addition to any other notice required by law, notice shall be also sent to Marion County and the City of Salem for any hearing regarding any conditional use or other land use applications for property within the AI zone. (5/01)

2.115.05 Prohibited Use

The following uses are prohibited in the AI zone:

- A. **Wastewater treatment in any form.** (5/01)

2.115.06 Dimensional Standards

- A. Minimum Lot Dimension and Maximum Height Requirements (5/01)

LOT SIZE	The parcel size shall be adequate to contain all structures within the required yard setbacks.
MAXIMUM STRUCTURE HEIGHT	35 feet

B. Minimum Yard Setback Requirements (5/01)

ADJACENT PROPERTY USE		
SETBACKS	Residential	Non-Residential
Front	20 feet	20 feet
Side	20 feet*	15 feet
Rear	20 feet*	15 feet
Street-side	20 feet	20 feet
*Plus 1 foot for each foot of building height over 10 feet		

Adjacent to residential zones, an eight (8) foot sight obscuring fence, wall or hedge is required. (5/01)

2.115.07 Development Standards

All development in the AI Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements:

- A. **Off Street Parking.** Parking shall be as specified in Section 2.303. (5/98)
- B. **Non Residential Subdivisions and Partitions.** Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/01)
- C. **Design Standards** - Unless specifically modified by provisions in this Section, buildings located within the AI zone shall comply with the Development Standards in Section 2.315. (5/98)
- D. **Yards and Lots.** Yards and lots shall conform to the standards of Section 2.312. (5/98)
- E. **Signs.** Signs shall conform to the requirements of Section 2.308. (5/98)
- F. **Accessory Structures:** Accessory structures shall conform to requirements in Section 2.313. (5/98)
- G. **Landscaping:** A minimum of 10% of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in Section 2.309. (5/98)
- H. **Lot Coverage:** The combined maximum building and parking area coverage shall not exceed 90%. (5/98)

I. **Open Storage:** . (5/98)

1. Open storage of materials used for the manufacture or assembly of goods, and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of 8 feet in height. (5/98)
2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
3. Landscaping shall screen open storage over six feet in height above the elevation of the storage area. (5/98)

J. **Easement/Waiver:** As a condition of approval of any building permit or land use action in the AI zone, and as a precondition of any occupancy permit, the property owner shall sign and cause to be recorded in the real property records of Marion County a document granting an easement and a waiver of claims with regard to impacts from the Willow Lake Wastewater Treatment Plant. Such easement/waiver shall be approved by the City Attorney and be in substantially the same form as that attached to that certain Willow Lake Settlement Agreement executed by Salem, Marion County and Keizer. The recorded easement/waiver shall also be referenced on the plat of any partition, subdivision or PUD. (5/01)

2.128 ODOR/NOISE IMPACT OVERLAY ZONE (OIO)

2.128.01 Purpose

The purpose of the Odor/Noise Impact Overlay Zone is to alert property owners and potential property owners of the possible odor/noise impacts of the Willow Lake Wastewater Treatment Plant operated by the City of Salem and to prevent development of property in the overlay zone from occurring without the proper notice and documentation. (5/01)

2.128.02 Development Standards

No development shall occur in the Odor/Noise Impact Overlay Zone without execution by the property owner of an easement/waiver. As a condition of approval of any building permit or land use action in the AI zone, and as a precondition of any occupancy permit, the property owner shall sign and cause to be recorded in the real property records of Marion County a document granting an easement and a waiver of claims with regard to impacts from the Willow Lake Wastewater Treatment Plant. Such easement/waiver shall be approved by the City Attorney and be in substantially the same form as that attached to that certain Willow Lake Settlement Agreement executed by Salem, Marion County and Keizer. The recorded easement/waiver shall also be referenced on the plat of any partition, subdivision or PUD. (5/01)



5-24-71

2 of 2

6872



2092

5-24-72

5872



R20270 063W34 01300 3/82/06



R20270 063W34 01300 3/2/06



R20270 063W34 01300 3/2/06



R20270 063W34 01300 3/2/06



R20270 063W34 01300 3/2/06



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