

Summary Lead Appr: **WW** Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GRH** Print Date: \_\_\_\_\_

Acct ID: 524899 MTL: 073W02AA02900 Date: **3/11/24 GRH** Appr: \_\_\_\_\_ Prop Class: 940 RMV Prop Class: 400  
Situs: \_\_\_\_\_ MaSaNh: 04 06 000 Unit: 29809 Year: 2024

Last Date Appraised: 04/28/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: \_\_\_\_\_

Owner: CITY OF KEIZER Roll Type: R  
Cycle: \_\_\_\_\_ Tag: \_\_\_\_\_ Sales Verification: \_\_\_\_\_ Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 0  
RMV Land: 289480 RMV Imp: 0 RMV Total: 289480 MAV: \_\_\_\_\_ MSAV: 0 SAV: 0  
Comment: LEVEL 4 C19 4-28-20 06WV

**NO CHARGES**

**Notations**

No notation data available. **INPUT GRH 06.03.24**

**OSDs**

No OSD data available.

**Land**

Site: 1 Code Area: 24200 Size: 5.78 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 289480 Exception: Y N  
Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
Comments: 21-22: #06 CYCLE C19, NO CHG //18-19: DISQ FARM USE, NOW EXEMPT / 92452222: 01-02; UPDATED MARKET VALUE & LAND TABLE /07-08: RECALC SETUP; APPR NO. 19, 6/29/06

**Improvements - Residence / Manufactured Structures**

No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

R24899

02AA073W  
073W-02AA-02900 52978-000  
513 (540) M-4K A20 924-52-22-2  
HERBER, ROSALIE ANN-TRUSTEE

5.78 ~~4.93~~ ACRES  
HERBERS ADD LOTS 1 & 2 BLK 2  
ANNEXATION NO 83-13

1700 BLK CHEMAWA RD NE  
V0698P0350DE V0763P0427RD 09/09/94



ACCOUNT NUMBER

CODE AREA NO.

### VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRAISER'S INITIAL OR NO J.V., NO.
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP IMP			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							All Other					

R24899

073W02AA02900

Appr #:

107

Date

8/8/11

Prop Class 540

Prop Code A20

Situs Address

Franchise Code 19 Year For: 2011-2012

Owner DENLINGER, TYRENE ANN &

Tags

Cycle

Sales Verification

Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 200,750

RMV Imp: 0

RMV Total: 200,750

M50 Total: 4,030

**Accessory Improvements**

**Out Buildings**

R24899 073W02AA02900 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 540 Prop Code A20  
 Situs Address Franchise Code 19 Year For: 2011-2012  
 Owner DENLINGER, TYRENE ANN &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 200,750 RMV Imp: 0 RMV Total: 200,750 M50 Total: 4,030

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FOUR BENCH DRY	005	4.93		

Eff Acres Companion Accounts

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

**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 \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

-- Appraisal Land and Improvement Information --  
 Property ID: R24899 (Real Estate) 073W02AA02900

Neighborhood : CENT.RUR

LIAB YR

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
1983 L1	FOUR BENCH IRR	5.78 <del>4.9300</del> -AC	\$157,760	005 \$6,320
	Land Totals Lgl AC(5.78)	4.9300-AC	\$157,760	\$6,320

-- Improvements --

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
No Improvements Are Defined For This Item					

L*-Create Land C*L-Copy Land	I*-Create Improvement C*I-Copy Improvement	R-Recalculate (.) More
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Enter selection or <RET> to Exit: \_\_\_\_

GIS# 20180147 ROW VACATION ADJUSTS ACRESAGE ON THIS  
 ACCT FROM 4.93 AC. TO 5.78 AC.

5/22/18  
 MH (31)



**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

**Tom Rohlifing, Assessor**  
**Nathaniel Combs, Chief Deputy Assessor**  
555 Court St. NE, Suite 2233, Salem, OR 97301  
PO Box 14500, Salem, OR 97309  
Telephone: (503) 588-5144  
Fax: (503) 588-7985  
[www.co.marion.or.us/ao](http://www.co.marion.or.us/ao)

August 8, 2018

CITY OF KEIZER  
PO BOX 21000  
KEIZER, OR 97307

Sep 8

RE: Account Number(s) - R24899  
Location - Map & Taxlot 073W02AA02900, 5.78 acres

Dear Sir or Madam:

Our records indicate that you acquired this property from the Peters Living Trust and the Denlinger Living Trust on March 12, 2018, Reel 4055, pages 0033 and 0034; therefore, it will be exempt from taxation for the 2018-2019 tax year.

The property was receiving special assessment as Non-EFU Zoned Farmland. If it is being leased or rented to someone engaged in a farming operation and you are receiving income, it qualifies for special assessment and **NOT** exempt status according to the following Oregon Revised Statute:

**307.110 Public property leased or rented by taxable owner; exceptions.** (1) Except as provided in ORS 307.120, all real and personal property of this state or any institution or department thereof or of any county or city, town or other municipal corporation or political subdivision of this state, held under a lease or other interest or estate less than a fee simple, by any person whose real property, if any, is taxable...shall be subject to assessment and taxation for the assessed or specially assessed value thereof uniformly with real property of nonexempt ownerships.

(3) Nothing contained in this section shall be construed as subjecting to assessment and taxation any publicly owned property described in subsection (1) of this section that is:

(b) Leased to or rented by persons, other than sub-lessees or sub-renters, for agricultural or grazing purposes and for other than a cash rental or a percentage of the crop.

If you are currently leasing or renting this property, please provide a copy of the current lease within **30 days** per ORS 307.110(6), along with a signed copy of this letter. If you have any questions you can call me at (503) 588-5049 or e-mail me at [akennedy@co.marion.or.us](mailto:akennedy@co.marion.or.us).

Sincerely,

Amy Kennedy  
Rural Appraisal Section

\_\_\_\_\_  
(Authorized signature)

\_\_\_\_\_  
(Printed name)

\_\_\_\_\_  
(Phone)

\_\_\_\_\_  
(Email Address)