

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **CWO JS** **6**

Acct ID: 515304 MTL: 052W35B001300 Date: **5/25/23** Appr: \_\_\_\_\_ Prop Class: 551 RMV Prop Class: 551  
 Situs: 12008 DUCK INN RD NE GERVAIS OR 97026 MaSaNh: 02 06 000 Unit: 146247 Year: 2023

Last Date Appraised: 07/28/2021 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info:  
 HERNANDEZ

Owner: BAER, ALLEN R Roll Type: R  
 Cycle Tag Sales Verification Other: **FF** Inspection level: 1 **23** LCB TTO INSP AV: 295608  
 RMV Land: 343090 RMV Imp: 382860 RMV Total: 725950 MAV: 251130 MSAV: 44478 SAV: 112778  
 Comment: LEVEL 4 7.28.21 JS29 / LEVEL 2 1.5.20 JS29//

**Send intent letter**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**No farm use**

Sent inquiry letter Amy 9/19/23

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	01600	0

Land

Site: 1 Code Area: 01600 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **2BD** Value Source: Farm Homesite Description: RMV: 97630 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 2021, STF - 1021 / 21-22: PER #29 ADD NEW SA HOMESITE AND OSD FROM 4BD

Site: 3 Code Area: 01600 Size: 0.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **2BD** Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 66240 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1981 / 16-17: UPDATED PART TOTALS & K SCREEN / 00-01: 100030, UPDATED MKT VAL. 06-07: RECALC SETUP;#36 08-22-05

Site: 4 Code Area: 01600 Size: 0.66 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: **X** Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 70880 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1976

**1.36**

Site: 5 Code Area: 01600 Size: 0.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 68340 Exception: Y N  
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:  
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01600 Stat Class: 141 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2456 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 368800  
 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
First Floor	4	Finished	2456	4	FB-3	2020	2020	BATH - 3, KIT-, HVAC+	Y N
Garage Attached	4	Finished	528	0	0	2020	2020	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	260	2020	5663	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 01600 Stat Class: 341 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 390 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 26x15 RMV: 14060  
 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
Multi-Purpose Bldg	6	Finished	390	0	0	2020	2020	FAIR	Y N

Accessories

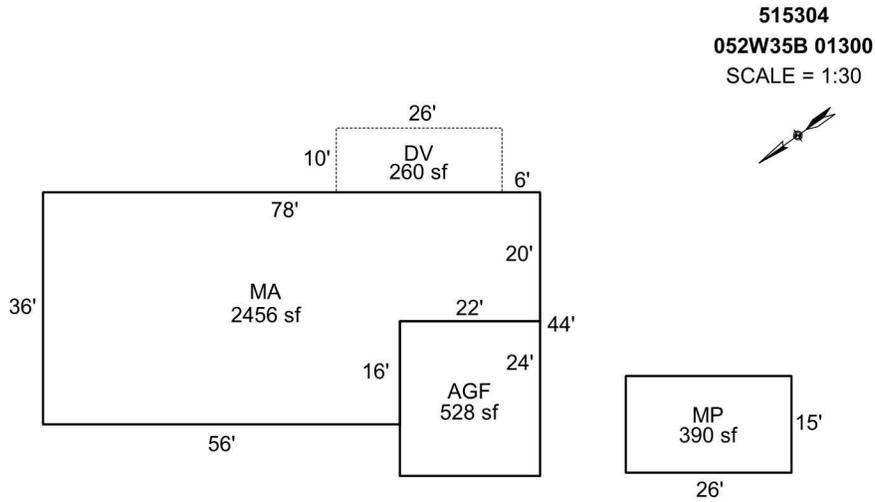
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515304 Parcel No.: 052W35B 01300  
 Property Address: 12008 DUCK INN RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	390.0	82.0	390.0
GLA1	MA	1.0	2456.0	228.0	2456.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	DV	1.0	260.0	72.0	260.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.21.20: 555-20-005329  
 UPDATED BY CJURAN 11/09/2021

### COMMENT TABLE 2

#29 JS 07/26/2021

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	1	(rounded)	2,456
Net BUILDING	cnt	1	(rounded)	390

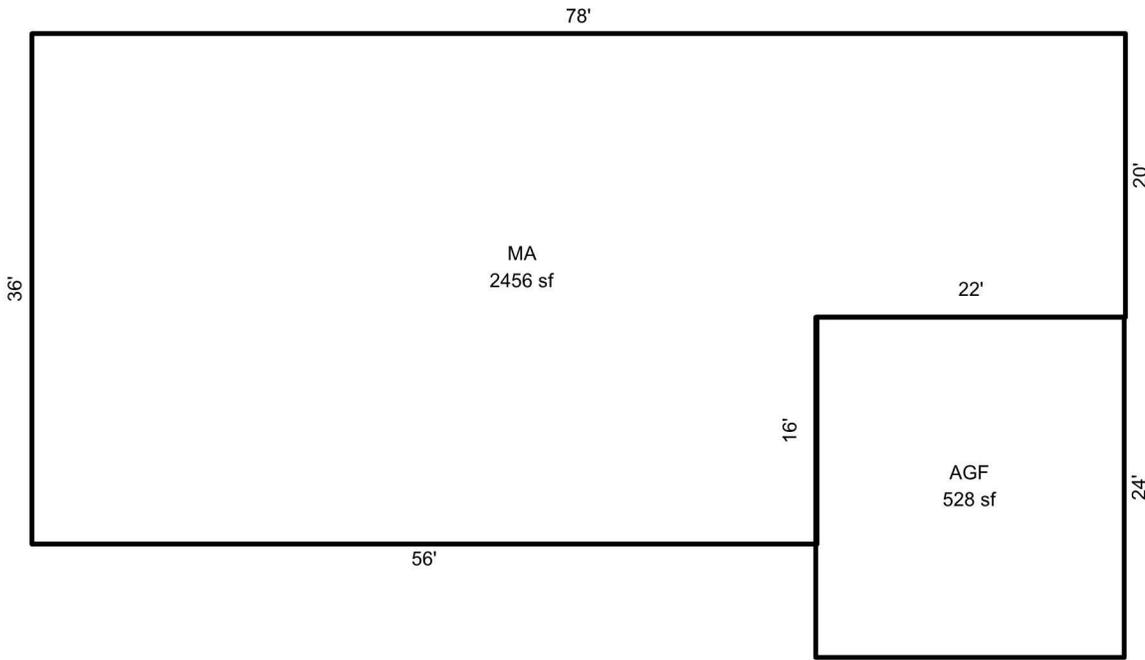
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R15304 Parcel No.: 052W35B 01300  
 Property Address: 12008 DUCK INN RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**R15304**  
**052W35B 01300**  
 SCALE=1:10



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2456.0	228.0	2456.0
GAR	AGF	1.0	528.0	92.0	528.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.21.20: 555-20-005329

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      1      (rounded)                      2,456



R15304

35B 052W  
052W-35B -01300 44605-000  
552 (550) 0-4C A09 001-00-03-0  
ADELMAN, ANTON A & DOROTHY M

~~165 ACRES~~ 2.95 AC

ANNEXATION NO 92-689

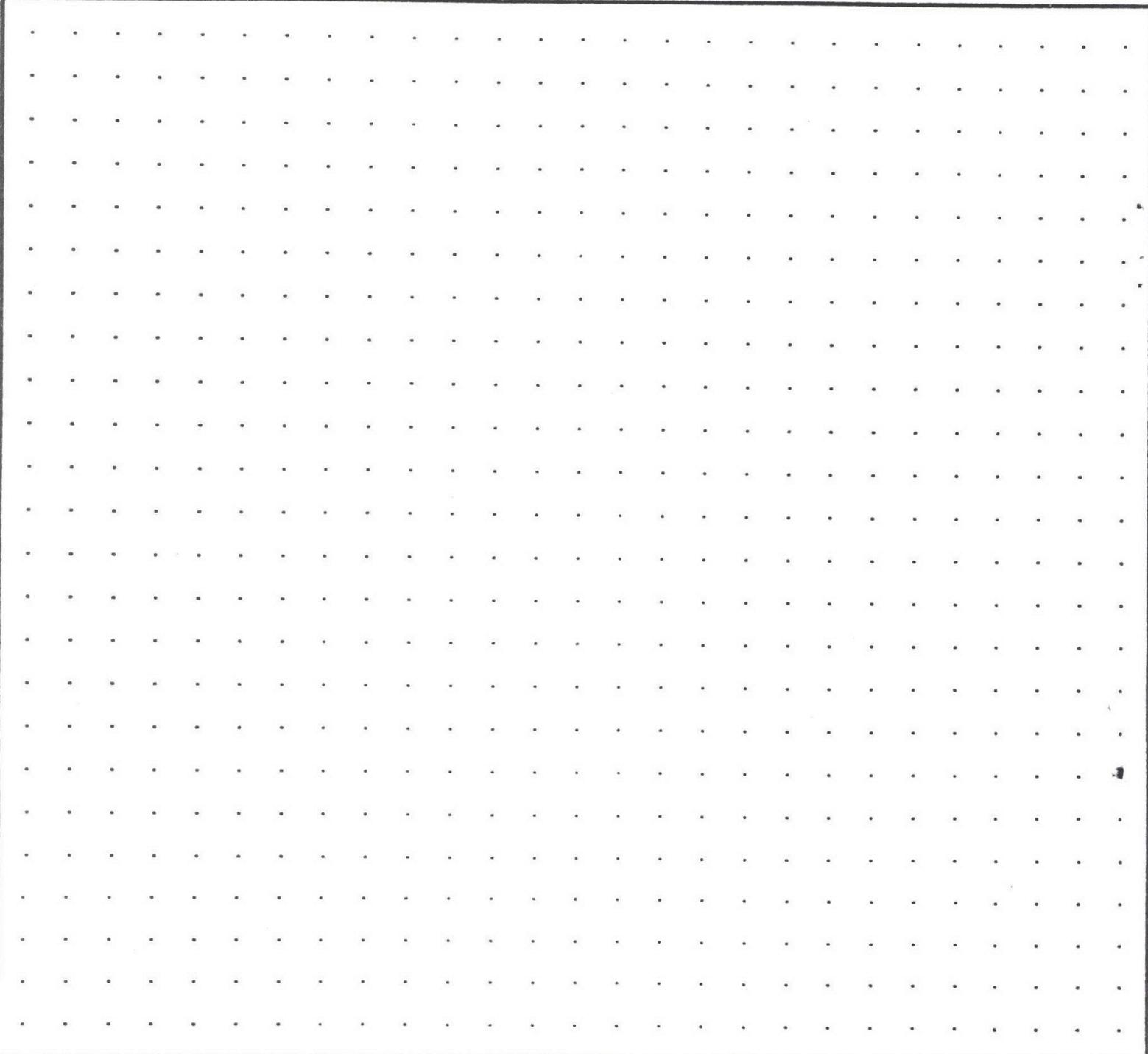
12008 DUCK INN RD NE  
V0012P0990RD V0374P0248RD 07/18/95

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R15304*

MAP NO: *52w 35B*

TAX LOT: *01300*



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT  
VERIFIED

YR BLT: *2020*

ADDRESS: *12008 Rock Top Rd*

*W 5*

DATE

BY

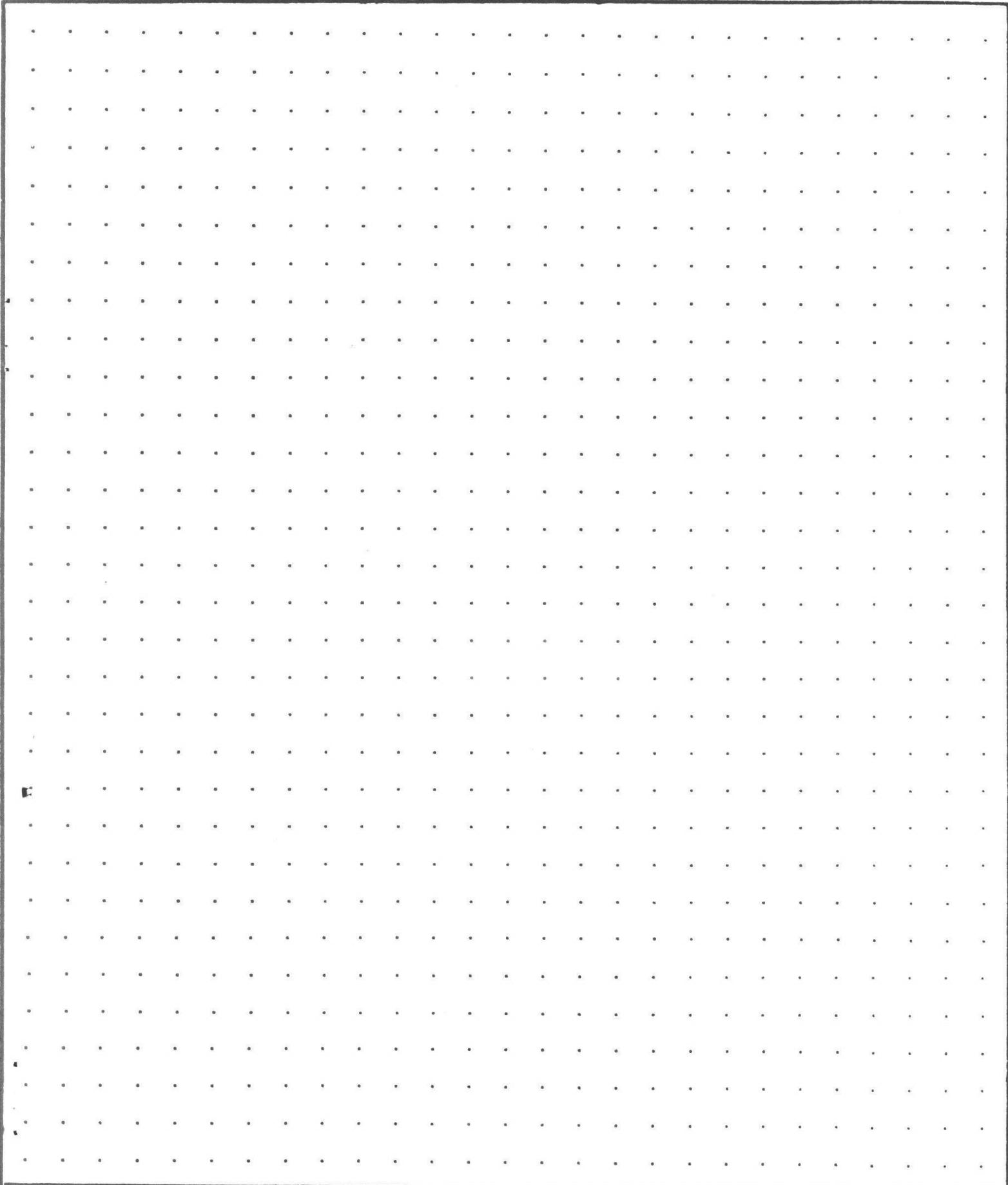
REMARKS:

BUILDER:

*1-5-21*

*JC*

\_\_\_\_\_



**CALCULATIONS:**

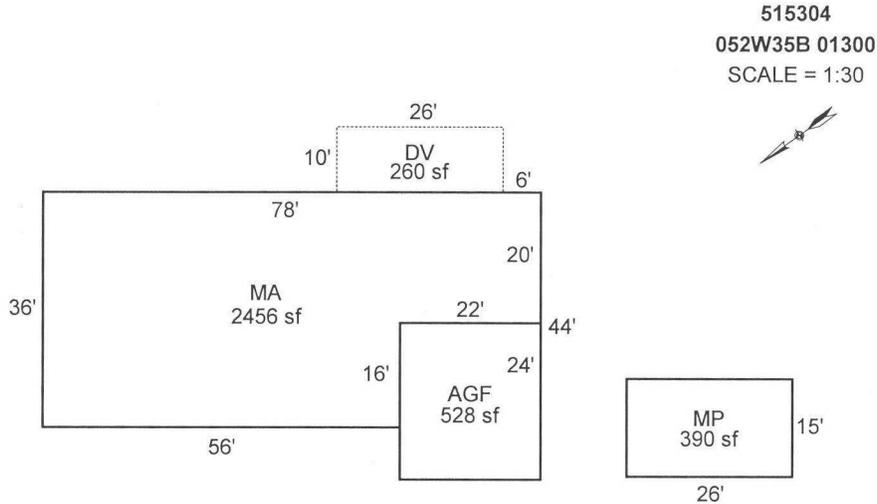
**SCALE: 1" = 20'**

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 515304 Parcel No.: 052W35B 01300  
 Property Address: 12008 DUCK INN RD NE  
 City: GERVAIS County: State: OR ZipCode: 97026  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	390.0	82.0	390.0
GLA1	MA	1.0	2456.0	228.0	2456.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	DV	1.0	260.0	72.0	260.0

### COMMENT TABLE 1

SKETCHED BY PHU 12.21.20; 555-20-005329  
 UPDATED BY CJURAN 11/09/2021

### COMMENT TABLE 2

#29 JS 07/26/2021

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	1	(rounded)	2,456
Net BUILDING	cnt	1	(rounded)	390

R15304 052W35B 01300 Prop Class: 551 Prop Code: A94 Fran: 29 Appr #: 29 Date: 7-28-21

Situs Address 12008 DUCK INN RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
Owner DUCK INN GROUP LLC  Pictom Sales Verif Other:

RMV Land: 120,160 RMV Imps: 376,010 RMV Total: 496,170 M50 Total: 382,550 For: 2021-2022

Notes: Add Pv. 122,

Seg: 1.1 MA RESIDENTIAL  
Method: R05 Roof Cover: Int Comp: Adj: RLCM4  
Class: 4 Roof Style:  
Area: 2456 Eff 2456 Flooring:   
Dimens: x Plumbing: BATH3 Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: HP Bedrooms: 4 % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 312,100  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

Seg: 1.2 AGF RESIDENTIAL  
Method: R05 Roof Cover: ARCMP Int Comp: Adj: RLCM4  
Class: 4 Roof Style:   
Area: 528 Eff 528 Flooring:  
Dimens: x Plumbing: Electrical: Qty: \_\_\_\_\_  
Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: \_\_\_\_\_  
AddFactor1: AddFactor2: AddFactor3: RMV: 49,870  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_

**Accessory Improvements**

**Out Buildings**

Seg: 2.1 MP MP6  
Method: F09 Roof Cover: Int Comp: Adj: FLCMCP   
Class: 6 Roof Style: GABLE  
Area: 390 Eff: 390 Flooring: CONC  
Dimens: 26 x 15 Plumbing: Electrical: 110V % Comp: \_\_\_\_\_  
Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
Ex. Wall WOOD;8FT Fireplace: Year: 2020 Eff: 2020 Value: 14,040  
AddFactor1: AddFactor2: AddFactor3:  
Exc Code: Comment/Adj: L/S: \_\_\_\_\_



**R15304 052W35B 01300** Prop Class: 550 Prop Code: A90 Fran: 29 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 12008 DUCK INN RD NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
 Owner DUCK INN GROUP LLC  Pictom Sales Verif Other: \_\_\_\_\_  
 RMV Land: 80,160 RMV Imps: 0 RMV Total: 80,160 M50 Total: 3,580 **For: 2021-2022**  
 Notes: \_\_\_\_\_

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	TWO BENCH IRR	008NGI	0.59		
2	TWO BENCH DRY	008NG	0.66		
3	FOUR BENCH DRY	008N	<del>1.70</del>	1.00	

Eff Acres ~~10.73~~ Companion Accounts R15305 R62868 052W35 01900  
*FARM HS 1.00*

Zone: EFU *Farm OSD*

Date: *3/5/21* Clerk: *Chris* Routing Slip: *Farm Use? undetermined*  
 Clerk Comments: *— New owner —*

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R15304 052W35B 01300 Prop Class: 550 Prop Code: A90 Fran: 29 Appr #: 29 Date: 1-5-2021  
Situs Address 12008 DUCK INN RD NE  TIO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
Owner DUCK INN GROUP LLC  Pictom Sales Verif Other: \_\_\_\_\_  
RMV Land: 80,160 RMV Imps: 0 RMV Total: 80,160 M50 Total: 3,580 For: 2021-2022  
Notes: \_\_\_\_\_ Add house rd \_\_\_\_\_  
Pull tag

**Accessory Improvements**

**Out Buildings**

Prop ID # R15304  
 MTL 52w 35D 01300  
 Appr 27 Date 1-5-2021  
 Comments

Prop Class 551 Prop Code A945  
 Situs 12006 Duck Inn Rd,  
 Tag? NO YES

Segment	Class	Area	Eff Area
Roof:	Arcmp Roll Shake	Bltup T/Clay	Comp T/Conc
Plumbing:		Jettub	Grdntub
Heat:	AC HP	BB SC	Ceil ST
Fireplace:		Dbl-e/p Sgl- e/p	Hearth-e/p Zerocl
Interior comp:	Cktp E H&F	Crng Oven s/d	Dsp Trash
Bedrooms:	4	Qty	4
Yr Blt	2020	Eff Yr	2020
% Comp	100	Func	
Except Code	NEW	Lump Sum	
Comments			

Segment	Class	Area	Eff Area
Roof:	Arcmp Roll Shake	Bltup T/Clay	Comp T/Conc
Plumbing:		Jettub	Grdntub
Heat:	AC HP	BB SC	Ceil ST
Fireplace:		Dbl-e/p Sgl- e/p	Hearth-e/p Zerocl
Interior comp:	Cktp E H&F	Crng Oven s/d	Dsp Trash
Bedrooms:		Qty	
Yr Blt		Eff Yr	
% Comp		Func	
Except Code		Lump Sum	
Comments			

Segment	Class	Area	Eff Area
Roof:	Arcmp Roll Shake	Bltup T/Clay	Comp T/Conc
Plumbing:		Jettub	Grdntub
Heat:	AC HP	BB SC	Ceil ST
Fireplace:		Dbl-e/p Sgl- e/p	Hearth-e/p Zerocl
Interior comp:	Cktp E H&F	Crng Oven s/d	Dsp Trash
Bedrooms:		Qty	
Yr Blt		Eff Yr	
% Comp		Func	
Except Code		Lump Sum	
Comments			

Segment	Class	Area	Eff Area
Roof:	Arcmp Roll Shake	Bltup T/Clay	Comp T/Conc
Plumbing:		Jettub	Grdntub
Heat:	AC HP	BB SC	Ceil ST
Fireplace:		Dbl-e/p Sgl- e/p	Hearth-e/p Zerocl
Interior comp:	Cktp E H&F	Crng Oven s/d	Dsp Trash
Bedrooms:		Qty	
Yr Blt		Eff Yr	
% Comp		Func	
Except Code		Lump Sum	
Comments			

Segment	AGE	MP	Land and/or OSD
Class	4	6	OSPA, RVR
Dimensions/Size	520	Hex 15	
Foundation		CONC	
Exterior Wall		WOOD/BR	
Interior Finish			
Roof Cover	ARCMP		
Roof Style		GALE	
Flooring		CONC	
Plumbing			
Heat			
Electric		110	
Misc.			
Year Built	2020	2020	
Eff. Year	2020	2020	
Condition			Check other side ---->
% Complete	100	100	
Lump Sum			
Exception Code	NEW	NEW	OSP



R15304 052W35B 01300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 551 Prop Code A80  
 Situs Address 12008 DUCK INN RD NE Franchise Code 31 Year For: 2010-2011  
 Owner DUCK INN GROUP LLC

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

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

RMV Land: 4,990 RMV Imp: 0 RMV Total: 4,990 M50 Total: 560

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							

GIS#20100062 ROW TAKING AND AC. CALL. ADDS SLIGHTLY TO AVERAGE THIS ACCT. 4/20/10 (31)

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH IRR	008NI	0.58 .65		

Eff Acres 98.27 Companion Accounts R62869 R15273 052W35 01700;052W35 02100;052W35  
 R15298 R15305 01600;052W35B 01200;052W35  
 R15295 R62868 01500;052W35 01900

**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 \_\_\_\_\_

R15304 052W35B 01300 Appr #: 19 Date 3-17-10 Prop Class 551 Prop Code A80  
Situs Address 12008 DUCK INN RD NE Franchise Code 31 Year For: 2010-2011  
Owner DUCK INN GROUP LLC

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

---

RMV Land: 4,990 RMV Imp: 0 RMV Total: 4,990 M50 Total: 560

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**Accessory Improvements**

**Out Buildings**

APPR INITIALS & #: (10) DATE: 6-9-06 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*

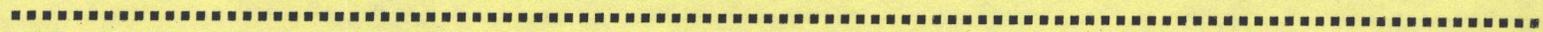
7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: \_\_\_\_\_ 8. NO ONE HOME, LCB Y / N

DATE OF PHONE CALL: \_\_\_\_\_ WHO WAS CONTACTED? \_\_\_\_\_

DISCUSSION NOTES: \_\_\_\_\_  
\_\_\_\_\_ *XMAS TRAILS* \_\_\_\_\_  
\_\_\_\_\_

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*

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: \_\_\_\_\_ 8. NO ONE HOME, LCB Y / N

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

**SPECIALLY ASSESSED LAND APPRAISAL CARD**

Page \_\_\_\_ of \_\_\_\_

Input Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ By \_\_\_\_\_

Print Date: 4/7/2006

Account # **R15304**

Code Area 00100030

Map Tax Lot: 052W35B 01300

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 0.53

Property Class 550 Prop Code A80 Maint. Area 04C Zoning EFU

Prop Situs Addr: 12008 DUCK INN RD NE  
 GERVAIS, OR 97026

**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>
R15304.1	81	3220	TWO BENCH IRR	0.53	_____	_____	_____

# of Farm Related Homesites \_\_\_\_\_

Remarks \_\_\_\_\_

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
R15295	052W35B 01200	_____	_____	_____
R15298		_____	_____	_____
R62869		_____	_____	_____
R62868		_____	_____	_____
R15273		_____	_____	_____
R15305		_____	_____	_____

# Work Order Processing Form

Page 1 of 2

Acct #: R15304 Map/Tax: 052W35B 01300

Year 2020 - 2021

Log #(s) Involved: GIS# 20200230

Remarks: (\* soil class change) AC correction on R15305 from 5.49 ac to 5.31 ac, and on R15304 from .65 ac to .59 ac. 2.36 ac is adjusted from R15305 to R15304.

## Account Details

Zone: EFU Prop Class: 550 Nbhd Code: NOR.RUR Franchise Area: 29

Code Area: 00100030 Prop Code: A90 Part Total:  Yes  No Fire Patrol:  Yes  No

## Land Segs

(\* soil class change)

Account From	Liab Yr	Land Type / Soil Class	# of Acres	Land Sch.	Adjustments
R15304	1981	TWO BENCH IRR	0.59	008NGI	----
R15305	1976	TWO BENCH DRY	0.66	008NG	----
" "	1980	FOUR BENCH DRY	1.7	008N	----

Total Acres: 2.95

## Improvements

Account From	Imp/Seg Level	Improvement Type	Account From	Imp/Seg Level	Improvement Type
		NO IMPS			

## Values

Land: SYSCALC Imp: 0 MAV: 0 Exception Code: LLA

Completed By: MH #31 Date: 6/11/2020

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_ / Clerk: Chris Date: 6/17/20



052W35B001300

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

**Tom Rohlffing, Assessor**  
**Nathaniel Combs, Chief Deputy Assessor**  
555 Court Street NE, STE 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)

March 16, 2021

Allen Baer  
Margaret Baer  
12008 Duck Inn Road NE  
Gervais, OR 97026

RECEIVED  
APR 20 2021  
MARION COUNTY  
ASSESSOR

RE: Account Number(s) - R15304  
Location - 12008 Duck Inn Road NE

Dear Property Owner(s):

All or part of your property, identified above, is receiving special assessment status. In order to help us verify that there is qualifying use, please provide the following information and documentation, **preferably digitally if possible**. Please respond within 30 days from the date of this letter.

- What are the farm/forest activities this property is currently engaged in? *Currently fencing & seeding approximately 2 acres for raising goats & cows - also have*
- How many acres are being utilized for these farm/forest activities? *2 acres tree farm on*
- Is the property leased? If so please provide the tenant farmer's name and contact information. *part of*
- Please include photos/copies of any related documentation you may have, such as receipts for livestock/seed/planting or related purchases. *the 2 acres*
- Please include photos of the property being used. These photos may be of livestock and/or planted fields. Please include a couple different photos that give a general idea of the size and location of where they were taken. This can be done by including buildings or ponds in the pictures if available. Anything that helps us get a better idea of what is taking place, where it is taking place, and how much (land) is being used.
- You may include an email address or phone number you would like for us to use in case there are follow up questions or further clarification is needed.

This documentation will help us confirm your use. Failure to do so may be treated as "no farm/forest evidence provided" and may be followed up by either an onsite review or the disqualification of the property. Only portions of the property actively engaged in acceptable farming/forestry practices, with the intent to make a profit in money, qualify to be specially assessed. Any property receiving special assessment, not employed in an acceptable farming/forestry practice, will need to be **disqualified** from special assessment.

Should you have any questions, you may contact me at (503) 503-576-7172 or by e-mail at [cwilkesoberacker@co.marion.or.us](mailto:cwilkesoberacker@co.marion.or.us).

Respectfully,

**Christina Wilkes-Oberacker**  
Rural Appraisal Specialist



# Marion County

OREGON

## ASSESSOR'S OFFICE

**Tom Rohlffing, Assessor**  
**Nathaniel Combs, Chief Deputy Assessor**  
 555 Court Street NE, STE 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)

July 8, 2021

BAER, ALLEN R  
 BAER, MARGARET  
 12008 DUCK INN RD NE  
 GERVAIS, OR 97026

RECEIVED  
 AUG 05 2021  
 MARION COUNTY  
 ASSESSOR

*8-19-21  
 tag 5-1-22  
 for additional  
 livestock  
 WROG*

RE: Account Number(s): 515304  
 Location/MTL: 12008 DUCK INN RD NE GERVAIS 052W35B001300, 2.95 Acres

Dear Property Owner(s):

Our records show that you have acquired this property. All or a portion of the acreage is currently receiving special farm-use assessment. This program requires the land be used exclusively for farm use, and the farming activity needs to be in accordance with an "accepted farming practice." *The land must be used primarily to make a profit in money.*

Please provide the following information and documentation, **preferably digitally if possible**, within 30 days from the date of this letter.

- What are the farm activities this property is currently engaged in? We are raising ducks. We have a large garden, also the tree farm. Doing fencing for goats & cows
- How many acres are being utilized for these farm activities? 2.5 acres
- Is the property leased? If so please provide the tenant farmer's name and contact information. \_\_\_\_\_
- Please include photos/copies of any related documentation you may have, such as receipts for livestock/seed/planting or related purchases.
- Please include photos of the property being used. These photos may be of livestock and/or planted fields. Please include a couple different photos that give a general idea of the size and location of where they were taken. This can be done by including buildings or ponds in the pictures if available. Anything that helps us get a better idea of what is taking place, where it is taking place, and how much (land) is being used.
- You may include an email address or phone number you would like for us to use in case there are follow up questions or further clarification is needed. allenbaer@gmail.com

It is standard procedure to have an appraiser perform an inspection to verify use. This may result in a disqualification of any portions of your land that are not in compliance. Enclosed is a flyer regarding this program for your reference. For more information, see our website at [www.co.marion.or.us/ao](http://www.co.marion.or.us/ao).

If you have any questions, please feel free to contact me at (503) 576-7172 or by e-mail at [cwilkesoberacker@co.marion.or.us](mailto:cwilkesoberacker@co.marion.or.us).

Respectfully,

Christina Wilkes-Oberacker  
 Rural Appraisal Specialist

[Enclosure]



Ducks



Fencing Started



Large garden  
Selling Beans  
Carrots Potatoes



*Tree Farm*

**R15304 MP**

**Tags 1-5-21**



**R15304 MA**

**Tags 1-5-21**

