

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

Acct ID: 519348 MTL: 062W33A000900 Date: 4/18/24 Appr: GRH Prop Class: 551 RMV Prop Class: 551
Situs: MaSaNh: 04 06 000 Unit: 90282 Year: 2024

Last Date Appraised: 05/02/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: AUSTIN, WARNER M E Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 11929

RMV Land: 208160 RMV Imp: 7700 RMV Total: 215860 MAV: 8240 MSAV: 4229 SAV: 8503

Comment:

Notations

L3 Farm Use ~~sheep~~ Update inv
sheep

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 92410 Size: 3.07 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 208160 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 1976 / 2400210 03-04: PART TOTALS UPDATED 06-07: RECALC SETUP, APPR NO 52, 10/21/05

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92410 Stat Class: 317 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 640 % Complete: 100
Desc: Hobby Stables (HS) Dimensions: 40x16 RMV: 3510
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
Hobby Stable	4	Finished	640	0	0	1979	1979	<u>Fair</u>	Y <u>N</u>

I/O

Accessories

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

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 864 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 3980
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
General Purpose Bldg	5	Finished	864	0	0	1979	1979	FAIR	Y <u>N</u>

N/C

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 354 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 192 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 12x16 RMV: 210
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
Lean-to Light Duty	4	Finished	192	0	0	1979	1979	FAIR	Y <u>N</u>

N/C

Accessories

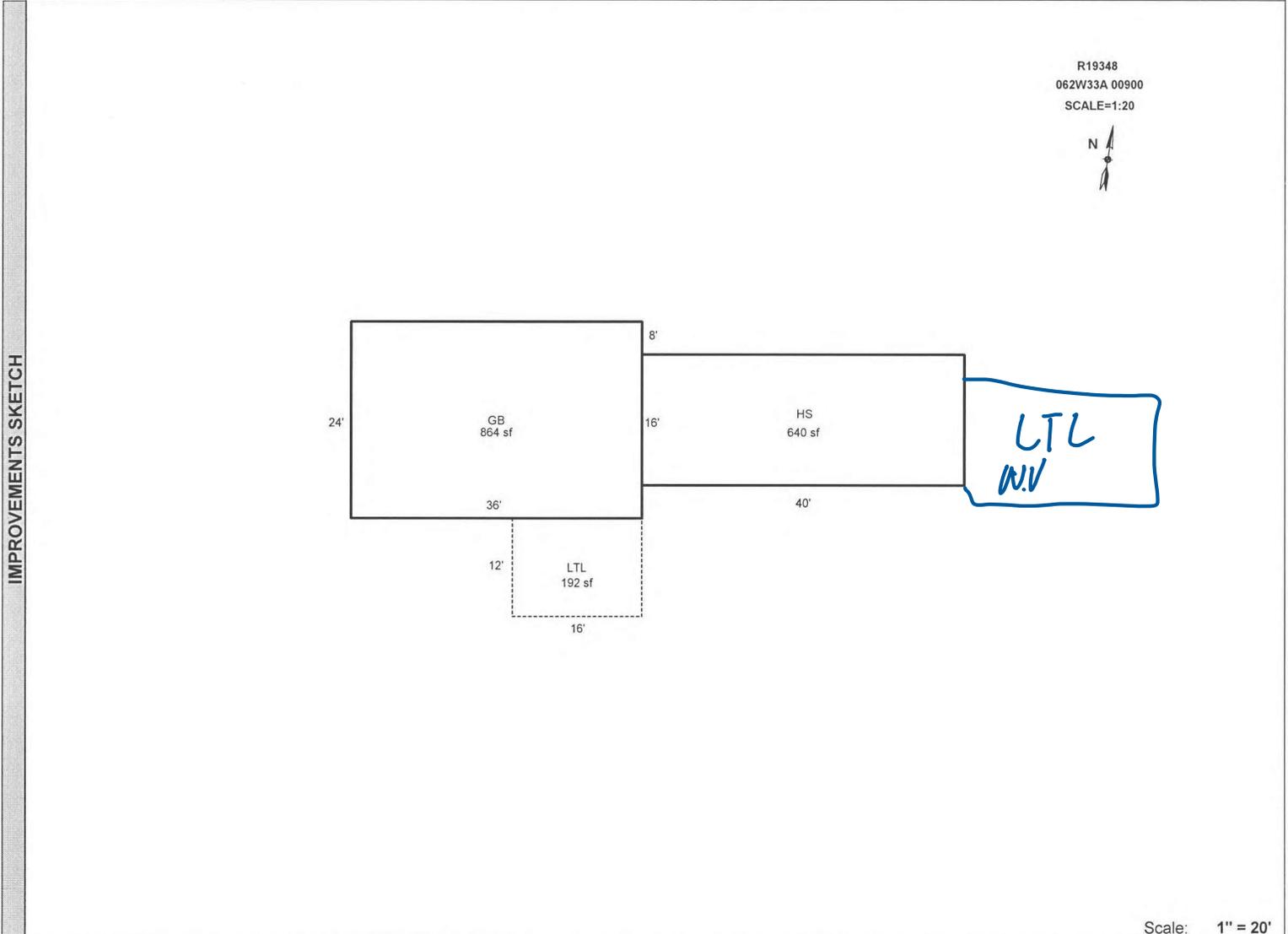
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W33A 00900

File No R19348

SUBJECT	Property Address		
	City SALEM	County MARION	State OR Zip 97305
	Owner		
	Client		
Appraiser Name			



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GBA1	GB	1.00	864	120	1696
		HS	1.00	640	112	
LTL		1.00	192	56		
Net BUILDING Area (rounded w/ factors)					1696	

Comment Table 1	
DRAWN BY JRONDEMA 5/6/16	
Comment Table 2	Comment Table 3
GRH 4/16/24	Cycle L3

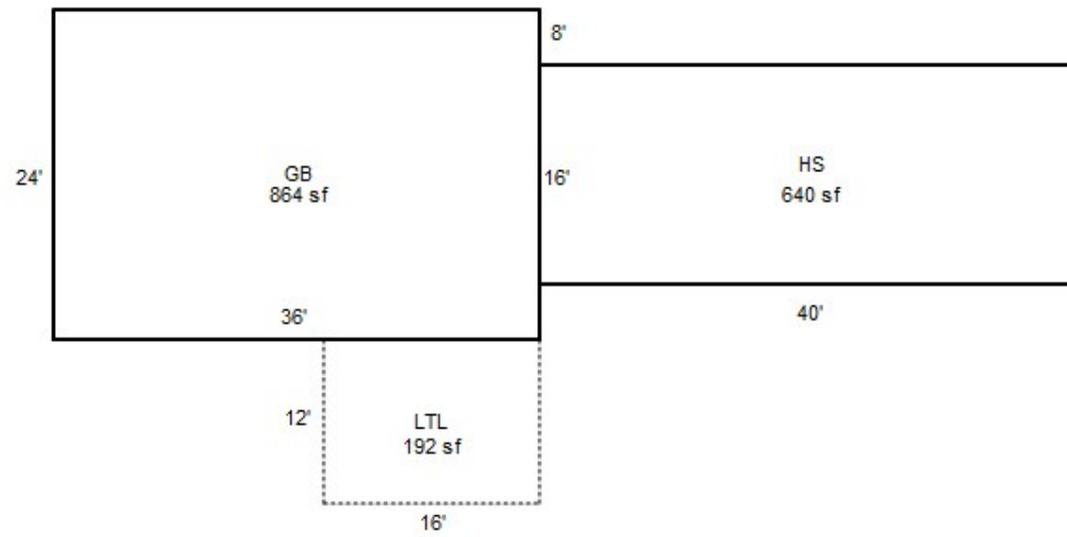


GB HS 4.18.24



04.18.24

R19348
062W33A 00900
SCALE=1:20



A photograph of a green pasture with a fence, a gravel path, and a white building in the background under a cloudy sky. The pasture is lush green with some taller grasses in the foreground. A dark green fence post is visible in the center. To the left, a gravel path runs along the edge of the pasture. In the background, there is a white building with a curved roof, possibly a greenhouse or a covered walkway, and a dense line of evergreen trees. The sky is overcast with grey clouds.

Northern Pasture

R19348
04/19/2017



Central Pasture

R19348

04/19/2017



Single Llama

R19348

04/19/2017



Homesite and rear of barn

**R19348
04/19/2017**

4-20-18

R19348 GB & HS



R19348

X

33A 062W
062W-33A -00900 48232-000
552 (550) 0-4H A20 024-00-21-0
~~GINTHER, GREGORY J & JOANN T~~

3.07 ACRES

V0717P0161DE

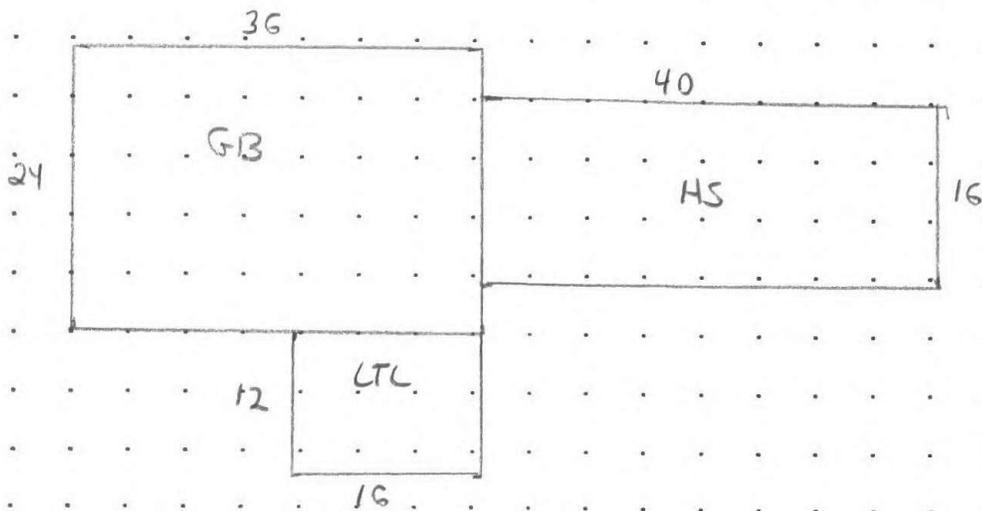
07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R19348

MAP NO: 062W33A

TAX LOT: 00900



R19348 TL 00900

R19349 TL 01000

Residence

CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT:

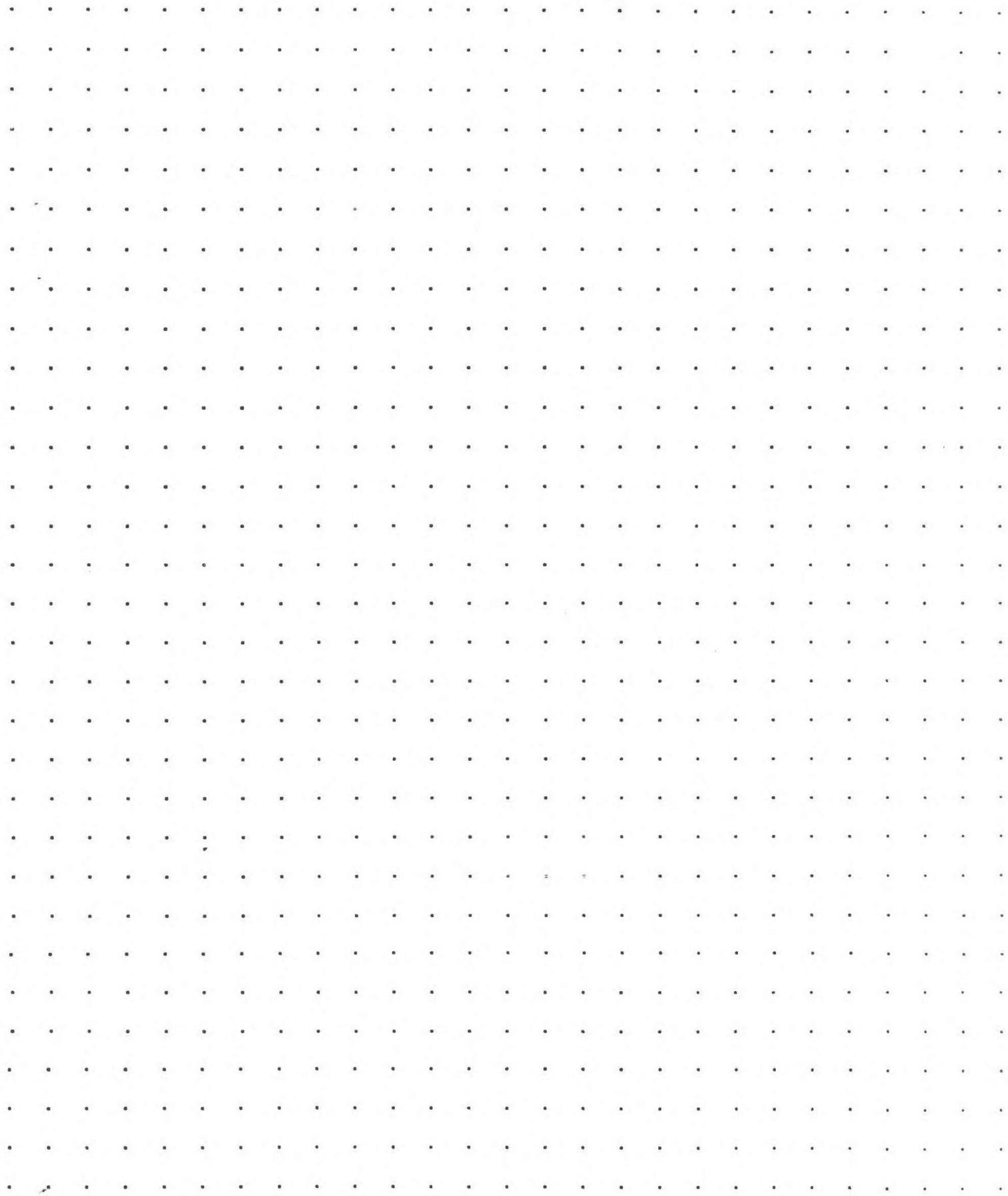
ADDRESS: 6405 Hazelgreen Rd. NE (TL 01000)

DATE
5/2/16

BY
KNSO

REMARKS:
Per aerial.

BUILDER:



CALCULATIONS:

SCALE: 1" = 20'

Owner GREGORY J GINTHER MARITAL TR &
 Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 111,950 RMV Imp: 0 RMV Total: 111,950 M50 Total: 2,760

Segment	GB	HS	LTL				Land
Class	5	4					
Dim/Size	36x24	40x16	16x12				
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover	Move to this lot From R19349						
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	CORS	CORS	CORS				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH DRY Soils ok - 5/2/16	009CG	3.07		

Eff Acres 4.07 Companion Accounts R19349 062W33A 01000

No water rights

ROUTING SLIP

Date 5/5/16 Clerk Chun

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 KA 90 5/5/16
- Reviewed by lead appraiser/comments 5/3/16 (31)

R19348

062W33A 00900

Appr #: 19

Date 9-22-11

Prop Class 551

Prop Code A20

Situs Address

KH 90 5/2/2016

Franchise Code 19

Year For: 2011-2012

Owner GREGORY J GINTHER MARITAL TR &

per cert.

Tags

Cycle

Sales Verification

Other:

Notes:

owner has terminal liver cancer

✓ 3-1-13 farm use

RMV Land: 111,950

RMV Imp: 0

RMV Total: 111,950

M50 Total: 2,760

Move GB, HS, and LTL 16x12 to this lot from R19349.

Accessory Improvements

Out Buildings

Specially Assessed Land Appraisal Card

Account: R19348

Map Tax Lot: 062W33A 00900

Name: AUSTIN, WARNER M E 6405

Acres: 3.07

Franchise: 102

HAZELGREEN RD NE SALEM, OR 97305

Related Accounts:

LSU	Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
Y76	ASU	3230		TWO BENCH DRY	3.07	008CG	115,140	8,960	3,430	R19348.1

Inspection Date: 4, 20, 13

Remarks:

LLamas and chickens F/U ok,
for Michael

JE 25

Specially Assessed Land Appraisal Card

Account: R19348

Map Tax Lot: 062W33A 00900

Name: AUSTIN, WARNER M E 6405
HAZELGREEN RD NE SALEM, OR 97305

Acres: 3.07

Franchise: 102

Related Accounts:

Event Code	Date	Comment	R19348	R19348
2017FARM	4/24/2017	17-18: #102 REC'D EMAIL AND PHONE CALL FROM OWNER ON 5-23-17. INDICATED HISTORICAL, NOT CURRENT, FARM USE OF PROPERTY AND INTENT TO MAKE A PROFIT. HE STATED THERE WAS NO HISTORY OF USING PROPERTY FOR FARMING ACTIVITIES FOR PROFIT. PER PHONE CONV, THERE ARE LIKELY NO SALES TO DOCUMENT. #102 LEFT VM ASKING FOR PROOF OF INCOME FROM FARMING. PER #31, SENDING WARNING LETTER 6-15-17. /AK/ 5-18-17: MR OWNER CALLED IN RESPONSE TO LETTER. NOTED THERE ARE 2 ALPACAS AND SOME VARIOUS TYPES OF FRUIT TREES AND THAT THE PREVIOUS OWNER WAS HAYING THE FIELD TO THE EAST. REITERATED THE NEED TO PROFIT IN MONEY AND ASKED HIM TO CLARIFY HIS INTENT IN WRITING TO EXTEND HIS NEW OWNER REVIEW TIME (?) /AK/ 17-18: #102 ONSITE 4-19-17, OBSERVED 1 LLAMA AND AN OVERGROWN PASTURE. SENDING INQUIRY LETTER 4-25-17. IF DISQUAL, WILL ALSO AFFECT R19349 (HOMESITE).		
FARMSALE	1/13/2017	JAN 2017: THIS FARM PROPERTY CHANGED HANDS OVER A YEAR AGO, PLEASE CHECK FOR CURRENT FARM USE IN APRIL 2017		
2016FARM	5/2/2016	MAY 2016 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS //05/02/2016 DURING SV, NOTICED ON AERIAL THAT PROPERTY USED TO HAVE LIVESTOCK, BUT WAS CUT FOR HAY OR JUST MOWN IN 2015. WILL DO NEW OWNER FARM CHECK IN 2017.		

Special Assessment Field Sheet

Acct #(s) R19348 / R19349 Date 4/19/17 Appr # & initials 102

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE:

- Farm 3.07 # acres
- DFL/STF _____ # acres
- Other _____ # acres

Farm Use Issues (check and/or circle all that apply)

- No evidence of ANY farming activity
- Unable to determine type of farming
- Field full of tall grass / weeds / blackberries / Scotch broom
- Crop not harvested: left in field / un-harvestable
- No SALES of farm products or services
- Not "accepted farming practices" (describe at bottom)
- Personal-use garden
- Landscaping or recreational use: _____
- Debris in field (type?): _____
- Woodlot or Wasteland, owning no other farmland
- Pleasure horses or other "pet" animals
- Fencing: none / partial / broken / non-functional gates
- Insufficient livestock -- # & type observed: 1 Llama (Possible Pet)
- Orchard / vineyard issues: untended / unsprayed / overgrown / other: _____
- Woodlot issue(s): _____
- Xmas tree issues: uncultured / understocked / weedy / grassy / brushy / full of briars / dead or diseased / too large to be classified as Xmas trees / other: _____
- Use has changed to: Residential / Commercial / Industrial (describe): _____
- Other issue(s): _____

Forest Use Issues (check all that apply)

- Does not meet stocking requirements
- Less than required minimum acreage
- Trees not "free to grow"
- Timber harvested & not replanted
- Not adhering to Planting Plan
- H&B Forestland no longer VACANT
- Grown, harvested & sold as XMAS trees
- Predominant use not Forestry
- Other issue(s): _____
- Illness of farmer - send request for "Doctor's Statement"
- Death of farmer _____

Action Items / Follow-up (check all that apply)

- Note above findings on Event & RETAG for (date?): _____
- Send INQUIRY letter w/these flyers: EFU Farm Use / Livestock Stocking
- Send ROLLOVER letter (specify) w/these flyers: _____
- Send WARNING/APR 1 letter (effective for a disqual next tax year) w/these flyers: _____
- Send INTENT TO DISQUALIFY letter (effective for the current tax year) [PAT LIAB or ADD TAX]
- Send PRELIMINARY QUALIFICATION letter w/these flyers: _____
- Soil class changes needed *** see attached screen print(s) ***
- Homesite: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- OSD: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- Pictures have been taken Tag Building Permit screen for: _____

Appraiser's notes: 1 Llama on site, untended grass in North Pasture
send Inq Letter w/flyers. 4/21/17 (31)

R19349 homesite

FOLLOWUP

Date 5/31/2017 Appr # & initials 17 (102) Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: Mr owner sent email indicating historical (not current) use of property and "Intent". He indicated there was no history of using property for Farming activities "For Profit". Send Intent letter with note regarding requalification with proof of sale(s). EFU zoned.

Send 1 year Warning Letter

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): 4/11/18
- Send letter (specify type -- see front for choices): Intent to DQ 4.07 AC 5/1/17 (31)
- Other action items for Clerk (please describe): 4/9/17 (31)

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: _____

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): _____
- Send letter (specify type -- see front for choices): _____
- Other action items for Clerk (please describe): _____

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: _____

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): _____
- Send letter (specify type -- see front for choices): _____
- Other action items for Clerk (please describe): _____

5/18/17

Mr Owner called
re letter of Aug 25, 17.

He noted there are
2 Al-Pacais (Not
Hamas) and mentioned
some various types of
fruit trees, and that
the previous owner was
"Hanging" the field to
the east.

I reiterated the need
to "profit in money"
and asked him to
clarify his intent in
writing to extend his
new owner review time.



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlffing, Assessor
Steve Miner, Chief Deputy Assessor
555 Court Street 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

April 25, 2017

AUSTIN, WARNER M E
6405 HAZELGREEN RD NE
SALEM, OR 97305

May 25

RE: Account Number(s) - R19348, R19349
Location - 6405 HAZELGREEN RD NE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for farm use. Based upon my inspection on April 19, 2017, I have determined that 3.07 acres of this property may not currently meet the requirements necessary to receive special assessment. I observed 1 llama and an overgrown pasture.

Only portions of the property actively engaged in a farm practice, with intent to make a profit in money, qualify to be specially assessed. Please provide any information you may have about the recent history of use for this property.

Our web page (<http://www.co.marion.or.us/AO/Pages/Forms.aspx>) has some useful information about special assessment topics. Another excellent source of information about farm use is the OSU Extension Service (www.extension.oregonstate.edu). Enclosed is a flyer that describes the requirements of the special assessment program.

It will be necessary to disqualify any non-compliant acres of your land from farm use special assessment for the 2017-2018 tax year, including the homesite and onsite developments if applicable, unless within **30 days** from the date of this letter you can provide an explanation as to why the portion of the subject property in question should remain specially assessed. You may contact me at (503) 373-4311, or by e-mail at rtucker@co.marion.or.us. I look forward to hearing from you.

Respectfully,

Randy Tucker
Rural Property Appraiser
RT:ak

[Enclosure]

RESPONSE TO RURAL PROPERTY APPRAISAL

RE: ACCOUNT NUMBERS-R19348, R19349

LOCATION: 6405 HAZELGREEN RD NE 97305

Dear Mr. Tucker:

Please consider this to be an official response to the rural property appraisal on April 19, 2017 and subsequent letter dated April 25, 2017.

I closed sale on the aforementioned property on February 17, 2016 and proceeded with repairs, painting, maintenance etc. until late April. I and my wife moved in, in early May. As this was our first year on the property, we were unable to establish a viable market for our stock and produce.

Presently on the property are:

- Alpacas (2 ea.)
- Apple trees, King (2 ea.)
- Apple tree, Gravenstein (1 ea.)
- Pear trees, Bartlett (3 ea.)
- Hayfield

Property use intent:

- Shear and sell fleece from alpacas
- Harvest and market produce of fruit trees and hayfield
- Store and donate produce of fruit trees to food bank

Sincerely,

Warner M. E. Austin

Warner M. E. Austin

Phone: (503) 851-3728

E-mail: tsisgasti_man@yahoo.com

Received in conjunction with a phone call 5/23/17. Reviewed account and intent letter. Left VM indicating need for proof of income from farming. Phone conversation indicated there was likely no sales to document.

102
Received via Email
5/23/17

102



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlffing, Assessor
Steve Miner, Chief Deputy Assessor
555 Court Street 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

June 15, 2017

AUSTIN, WARNER M E
6405 HAZELGREEN RD NE
SALEM, OR 97305

RE: Account Number(s) - R19348, R19349
Location - 6405 HAZELGREEN RD NE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for farm use. Based upon my inspection on April 19, 2017, I have determined that 3.07 acres of this property may not currently meet the requirements necessary to receive special assessment. I observed insufficient farming activity.

Only portions of the property actively engaged in an acceptable farm practice, with the intent to make a profit in money, qualify to be specially assessed. Please provide any information you may have about the recent history of use for this property.

Our web page (<http://www.co.marion.or.us/AO/Pages/forms.aspx>) has some useful information about special assessment topics. Another excellent source of information about farm use is the OSU Extension Service (www.extension.oregonstate.edu). Enclosed is a flyer that describes the requirements of the special assessment program.

An appraiser will re-inspect the subject property again **next year** and will remove any non-compliant portions from special assessment status at that time, including the homesite and onsite developments if applicable.

Should you have any questions, you may contact me at (503) 373-4311 or by e-mail at rtucker@co.marion.or.us.

Respectfully,

Randy Tucker
Rural Property Appraiser
RT:ak

[Enclosure]



Homesite and rear of barn

R19348

04/19/2017



Single Llama

R19348

04/19/2017



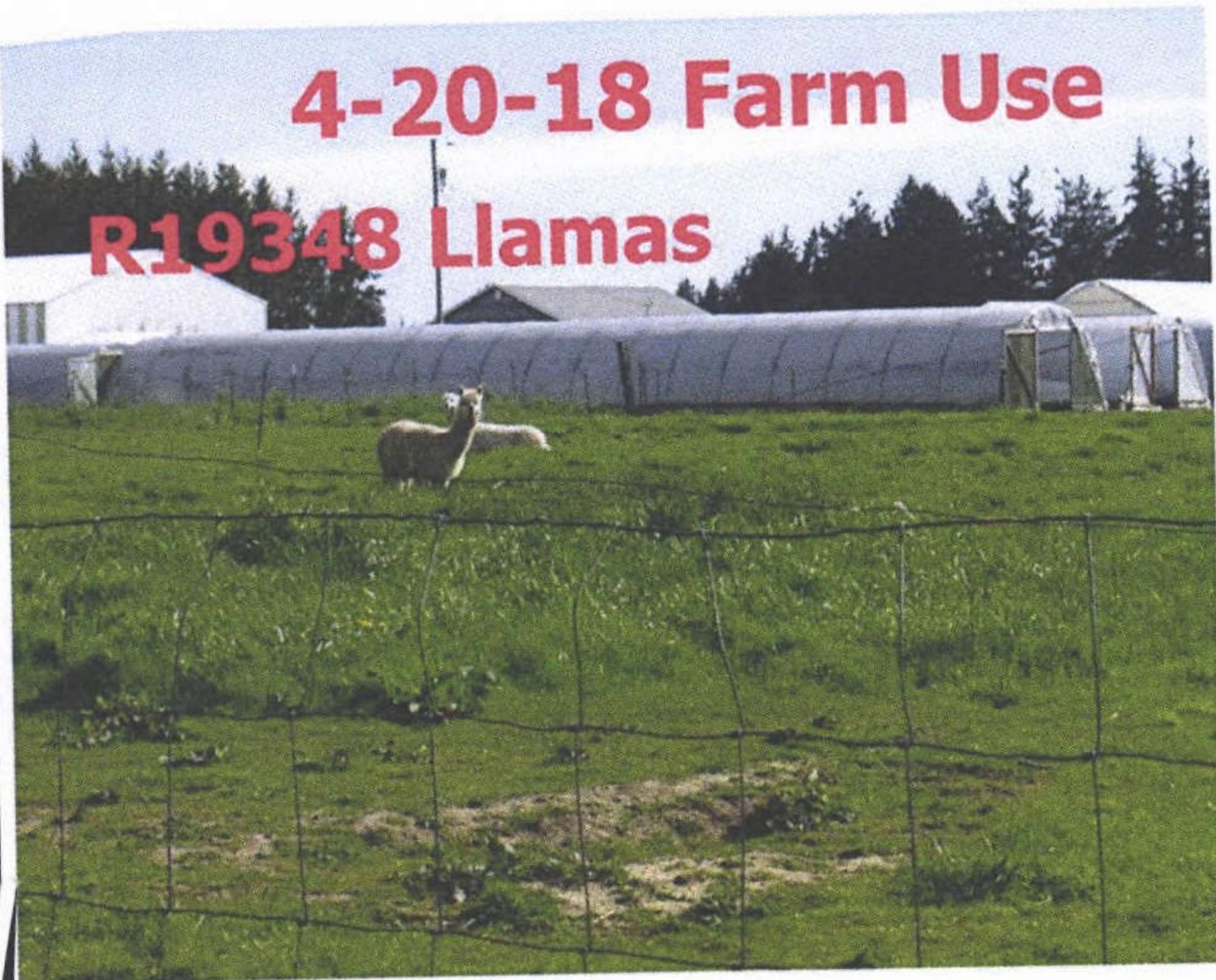
Central Pasture

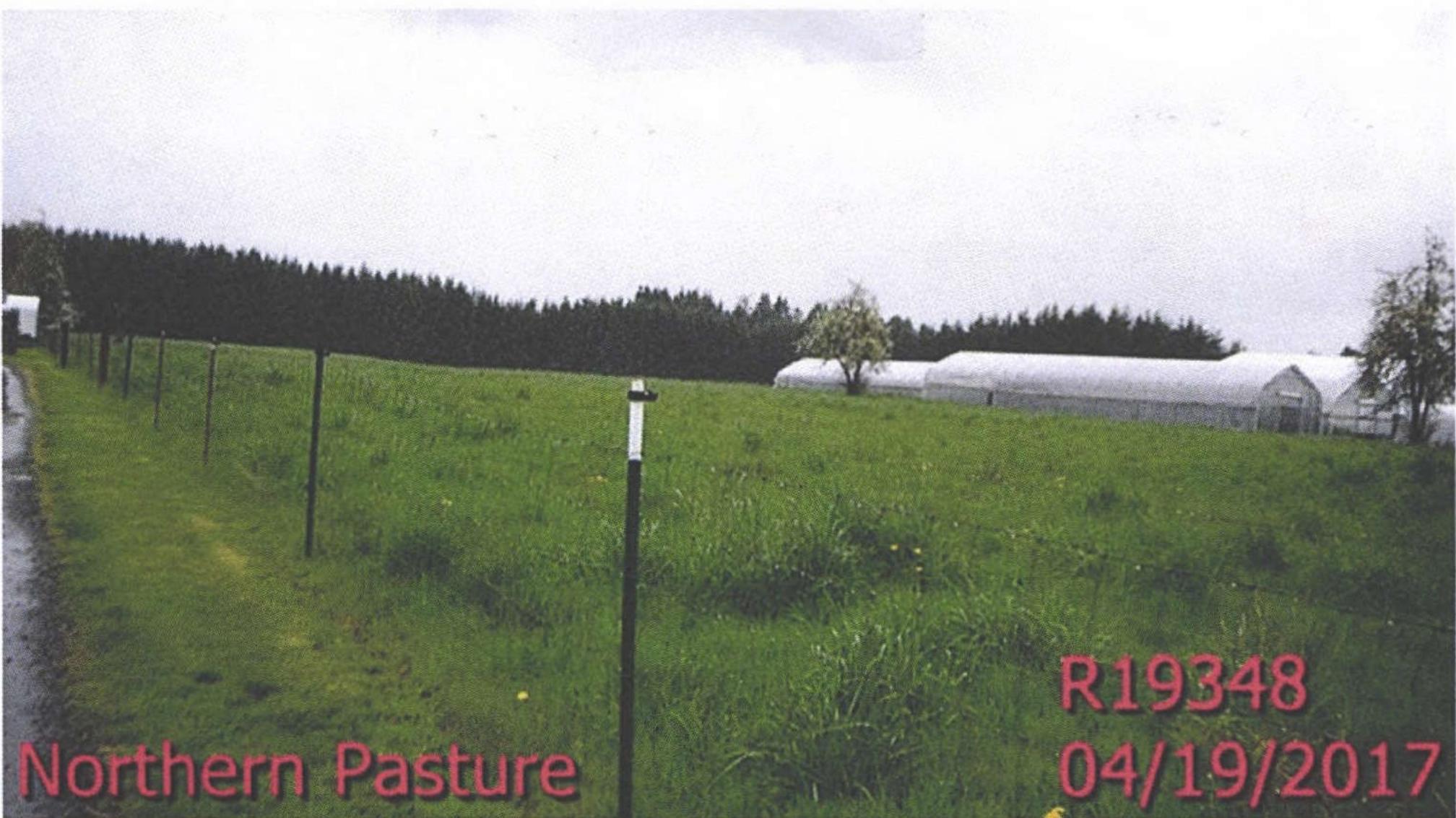
R19348

04/19/2017

4-20-18 Farm Use

R19348 Llamas





Northern Pasture

R19348
04/19/2017



~~R19349~~

R19348

HS

GB

LTL

4-20-18

R19348 GB & HS

