

Acct ID: 519386 MTL: 062W34B001300 Date: **5/10/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
 Situs: 6545 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 92173 Year: 2024

Last Date Appraised: 04/26/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: MARY C STUART LT & STUART, MARY C TRE Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCF TTO INSP AV: 359557
 RMV Land: 462650 RMV Imp: 432320 RMV Total: 894970 MAV: 325250 MSAV: 34267 SAV: 59044

Comment: **owner called 5/10/24**

update inv, add solar

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

orchard; Filberts, Heffers two year old.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 2 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 25170 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400210

Site: 3 Code Area: 92410 Size: 7.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 191280 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 4 Code Area: 92410 Size: 4.66 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 106620 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 5 Code Area: 92410 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 91520 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 2400210

Site: 6 Code Area: 92410 Size: 4.45 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 3060 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 2400210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 142 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 2455 % Complete: 100
 Desc: Multi Story above grade **B7B - update roof, paint** Dimensions: RMV: 266930
 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	1609	1	FB-1	1974	1974	BATH - 1, ROOF, HVAC, FP - 1, KIT+	Y N
Second Floor	4	Finished	846	2	FB-1	1974	1974	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	52	2011	1662	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1974	21204	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1296 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 4890
 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	1296	0	0	1979	1979	Ang	Y N

I/O

0

Accessories

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

Bldg: 3	Code Area: 92410	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 1728	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 72x24		RMV: 9360	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1728	0	0	1986	1986	FAIR	Y N

1 Avg

0

Accessories

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

Bldg: 4	Code Area: 92410	Stat Class: 354	Year Blt: 1974	Eff Year Blt: 1979	Sq.Ft: 168	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 24x7		RMV: 140	
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: Y N
Lean-to Light Duty	4	Finished	168	0	0	1974	1979		Y N

Accessories

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

Bldg: 5	Code Area: 92410	Stat Class: 351	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 8400	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 120x70		RMV: 134310	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	8400	0	0	2015	2015	FAIR	Y N

1 Avg

0

Accessories

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

Bldg: 6	Code Area: 92410	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 1600	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x40		RMV: 16430	
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: Y N
General Purpose Bldg	5	Finished	1600	0	0	1994	1994	FAIR	Y N

Accessories

Part of YI's

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	1280	1994	2419	1

Bldg: 7	Code Area: 92410	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 49	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 7x7		RMV: 0	
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: Y N
Pump House	0	Finished	49	0	0	0	0		Y N

Accessories

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

Bldg: 8	Code Area: 92410	Stat Class: 321	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 200	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 10x20		RMV: 260	
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: Y N
Hay Cover	4	Finished	200	0	0	1980	1980	Fair	Y N

Fair

Accessories

ACCOUNT # 519386 DATE: 5/10/24 RMV CLASS 6 PROP CLASS _____
 MTL _____ APPR _____ TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE Solar
 STAT / CLASS _____
 SIZE _____
 FAIR \$20,000
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2019
 EFF YR 100%
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N _____
 MISC: _____
 COMMENT: _____



GB



Farm



GB



FENCE MA MA2



GB MA MA2

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 01300

File No R19386

SUBJECT

Property Address 6545 HAZELGREEN RD NE

City SALEM

County MARION

State OR

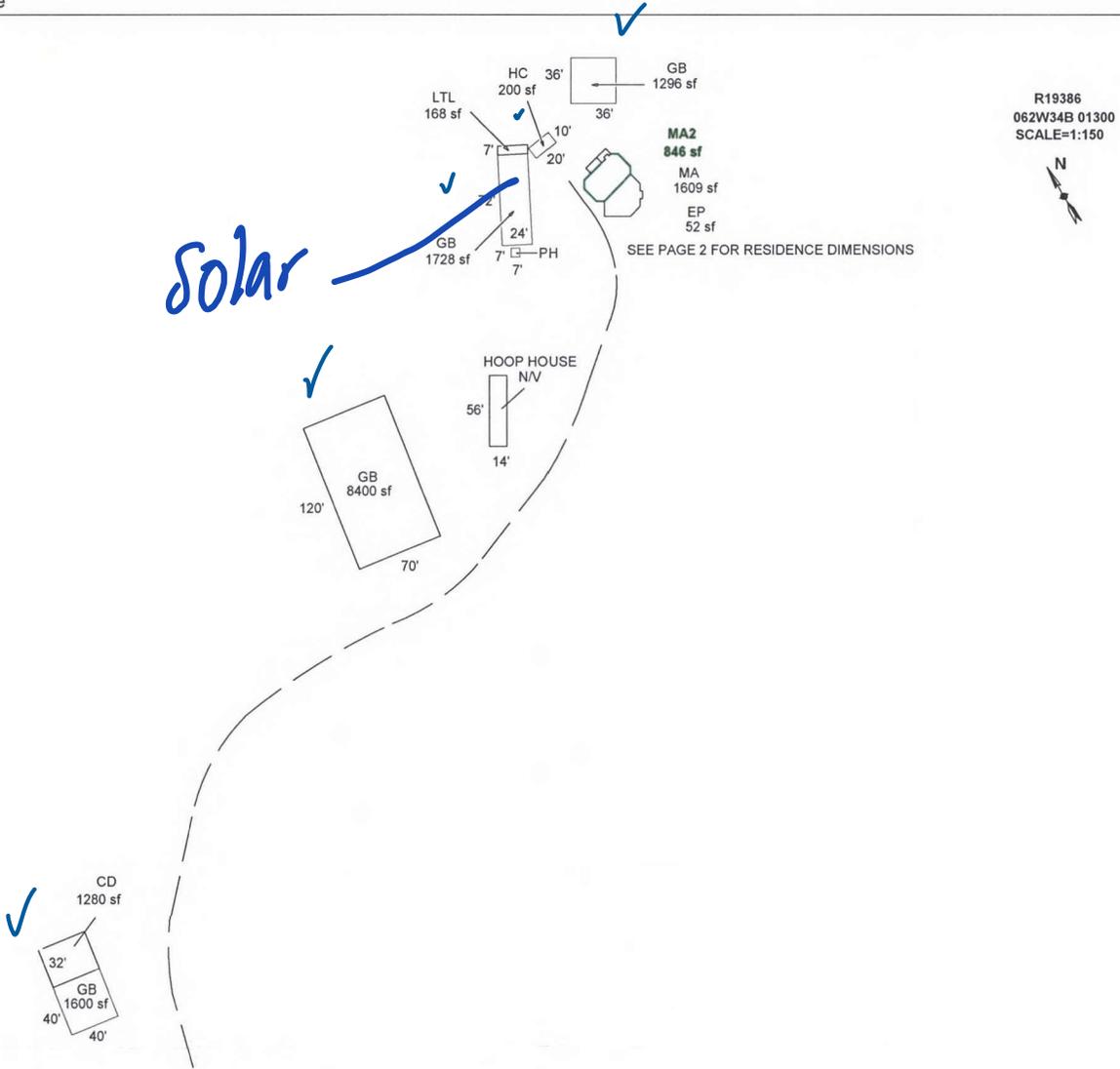
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 150'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1609	175	1609
GLA2	MA2	1.00	846	116	846
GBA1	GB	1.00	1296	144	
	GB	1.00	1728	192	
	LTL	1.00	168	62	
	GB	1.00	1600	160	
	PH	1.00	49	28	
	HC	1.00	200	60	5041
GBA2	GB	1.00	8400	380	8400
P/P	EP	1.00	52	36	
	CD	1.00	1280	144	1332
Net LIVABLE Area		(rounded w/ factors)			2455
Net BUILDING Area		(rounded w/ factors)			13441

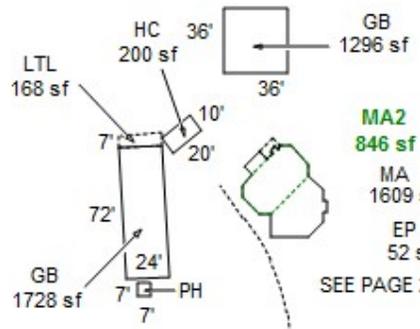
Comment Table 1

APEX BY JA 1/26/12
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 UPDATED BY JRONDEMA 3/29/16
 UPDATED BY JRONDEMA 4/27/17

Comment Table 2

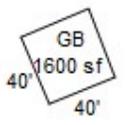
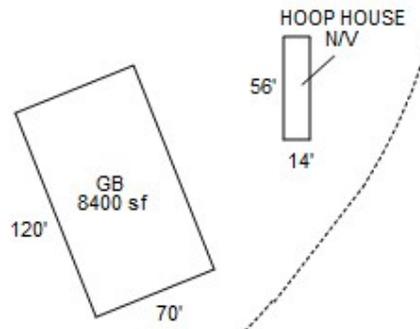
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GRHS/10/24 Cycle L3

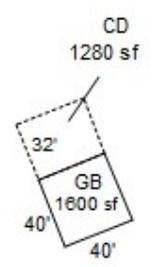
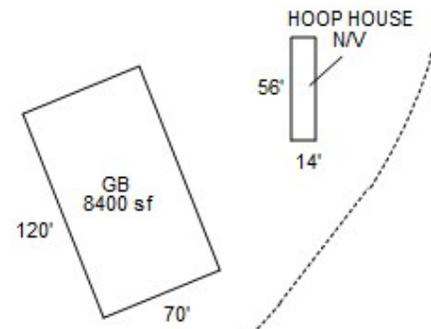
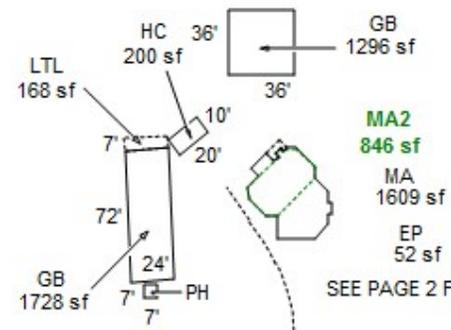


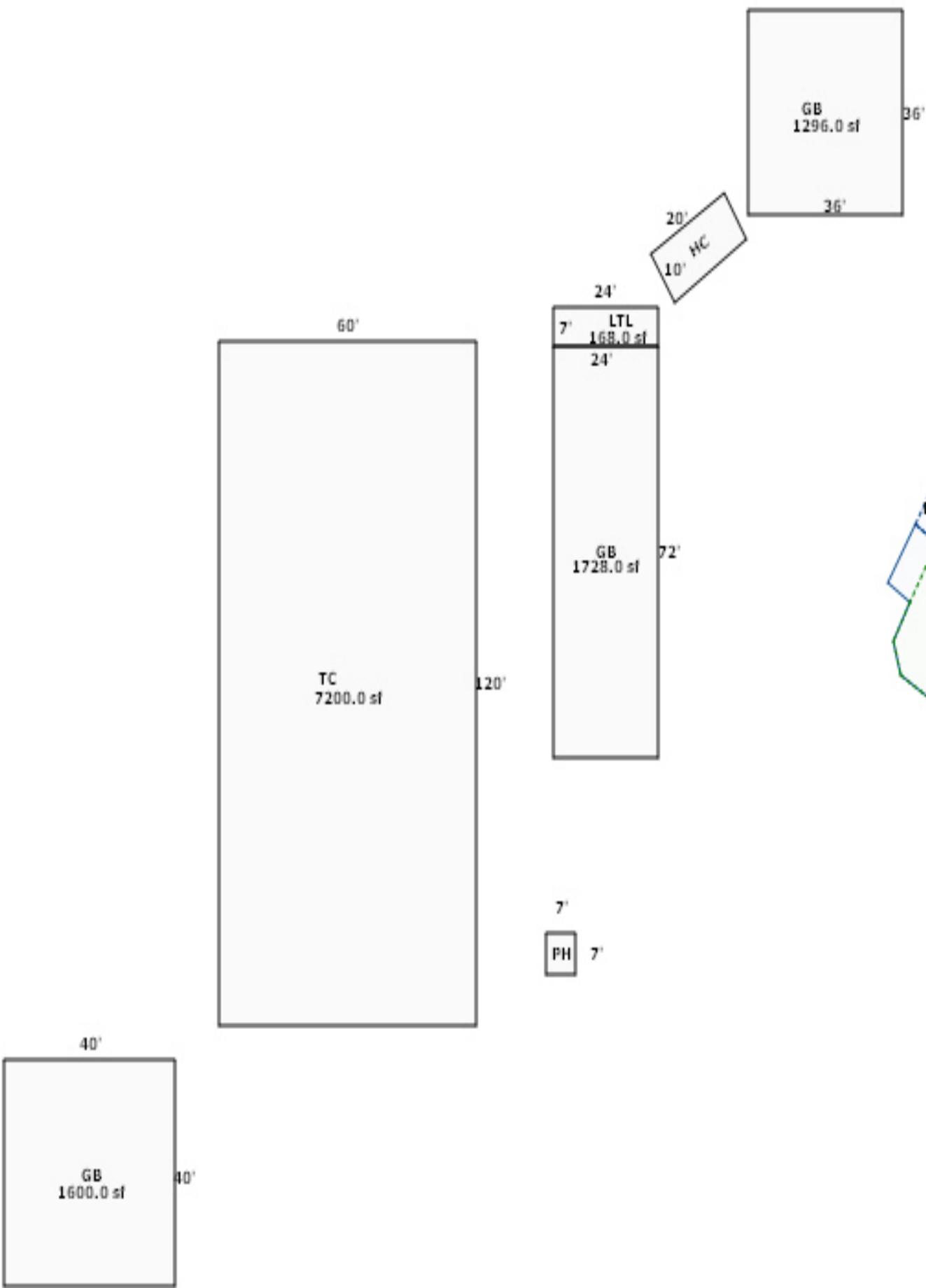
SEE PAGE 2 FOR RESIDENCE DIMENSIONS

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 062W34B 01300
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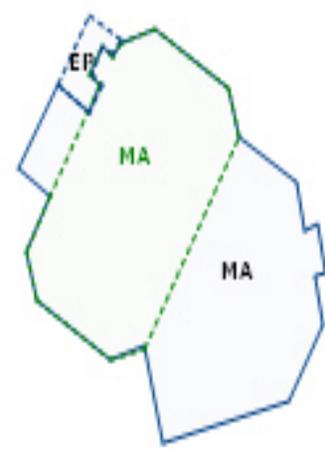


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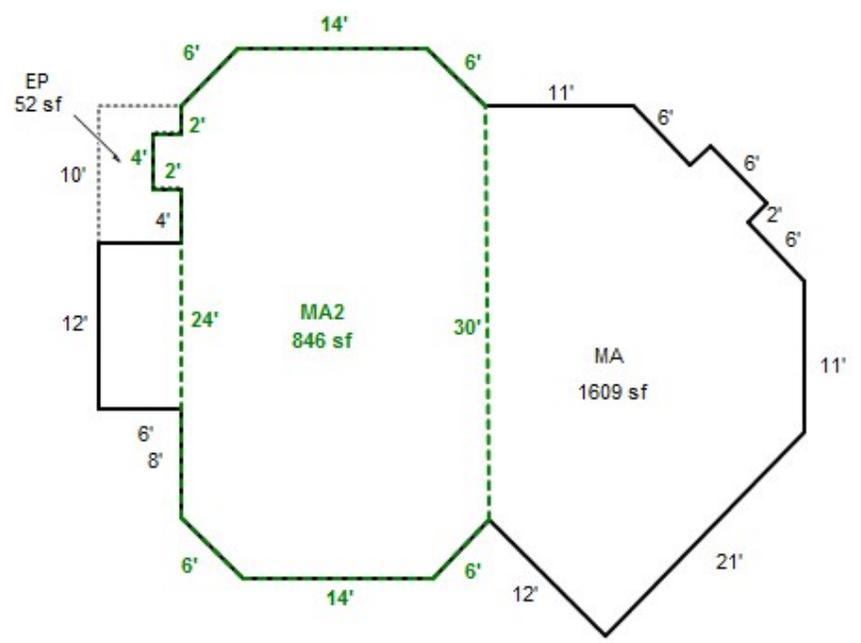
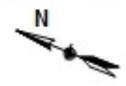
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 062W 34B 01300
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 Page 1 of 2



See Page 2 for details

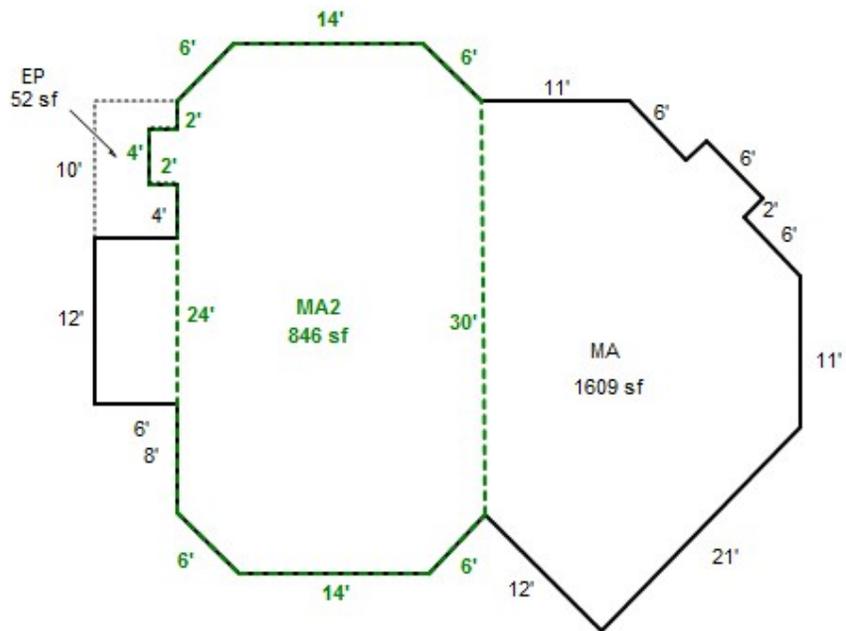
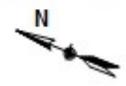
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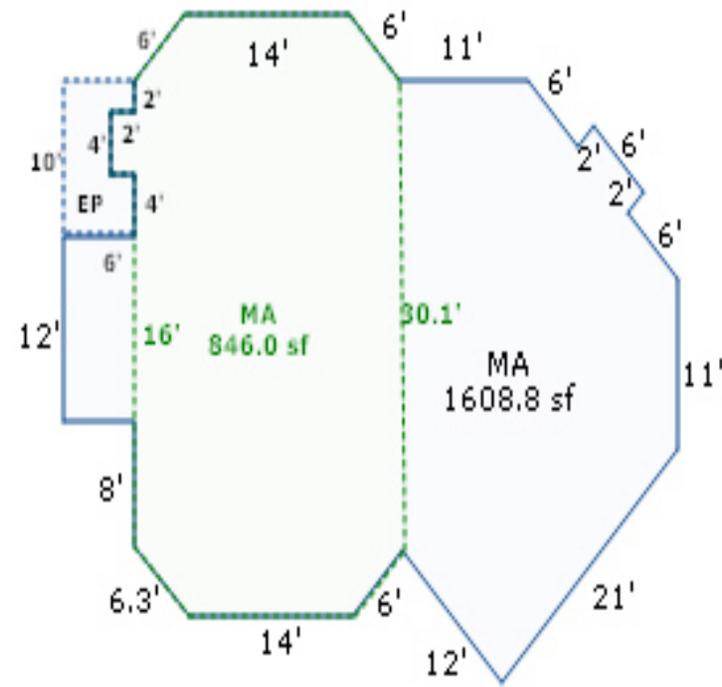
SEE PAGE 1 FOR ALL BUILDINGS



R19386
062W34B 01300
SCALE=1:20

SEE PAGE 1 FOR ALL BUILDINGS







03/17/2016 GB 120x70 quonset hut interior
R19386



03/17/2016 N/V hoop house 56x14
R19386



R19386

03/17/2016 GB 120x70 quonset hut



12/09/2011



12/09/2011



12/09/2011



12/09/2011



12/09/2011



12/09/2011



12/09/2011



22 5 '96



12/09/2011



12/09/2011

R19386

34B 062W
062W-34B -01300
502 (551) 0-4H A27
STUART, MARY CHRISTINE

48269-000
024-00-21-0

21.71 ACRES

6545 HAZELGREEN RD NE
V0154P1757RD V0610P0373RD 07/27/95

Call Prior to Site Inspections
Rich Kassel 503-362-5342

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 01300

File No R19386

SUBJECT

Property Address 6545 HAZELGREEN RD NE

City SALEM

County MARION

State OR

Zip 97305

Owner

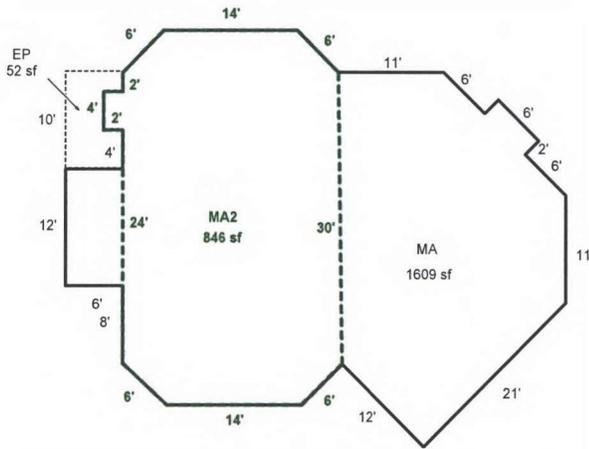
Client

Appraiser Name

IMPROVEMENTS SKETCH

SEE PAGE 1 FOR ALL BUILDINGS

R19386
062W34B 01300
SCALE=1:20



Scale: 1" = 150'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1609	175	1609
GLA2	MA2	1.00	846	116	846
P/P	EP	1.00	52	36	52
Net LIVABLE Area (rounded w/ factors)					2455

Comment Table 1

APEX BY JA 1/26/12
 UPDATED BY JRONDEMA 7/31/15
 UPDATED BY JRONDEMA 3/29/16
 UPDATED BY JRONDEMA 4/27/17

Comment Table 2

Comment Table 3

-- Appraisal Land and Improvement Information --
Property ID: R19386 (Real Estate) 062W34B 01300

Neighborhood : SALE.RUR

-- Land Segments --

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	FARM OSD		\$40,000	\$4,000
L2	FARM HOMESITE	1.0000-AC	\$13,040	\$9,630
L3	TWO BENCH DRY	7.6000-AC	\$117,210	\$8,260
L4	FOUR BENCH DRY	4.66 AC 3.8600 AC	\$50,350	\$3,830
L5	WOODLOT-M	4.00 AC 1.0000 AC	\$13,040	\$320
L6	WASTELAND-M	4.45 AC 8.2500 AC	\$107,610	\$730
	Land Totals Lgl AC(21.71)	21.7100-AC	\$341,250	\$26,770

102

-- Improvements --

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		4	\$147,010
I2	GENERAL PURPOSE BUILDING	F		1	\$3,190

Enter 'C' To Display Remaining Improvements

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

Enter selection or <RET> to Exit: _____

1.87
1.48
.6

3.95

R19386 062W34B 01300 Appr #: 102 Date 9/26/17 Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 102 Year For: 2017-2018

Owner STUART, MARY CHRISTINE

Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS

Notes: update LTL YB, Complete GB, Reuse Property (Land) Class, Pull Tag

RMV Land: 341,250 RMV Imp: 234,110 RMV Total: 575,360 M50 Total: 260,880

Seg. Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1609 Eff Area 1609
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat FA
 Fireplace HRTH-P Inter. Comp: DW;H&F;DSP;RNG Bedrooms 1
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 96,280
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type MA2 RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 846 Eff Area 846
 Length Width Roof Cover Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qlty ___ % Comp ___ Func ___ Econ ___ RMV: 39,970
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg. Type YI4A RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing *+ 9,000*
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,300
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type EP RESIDENTIAL Seg. # 1.4 Method: R05 Class 4 Area 52 Eff Area 52
 Length Width Foundation CONC Ex. Wall Roof Cover BKENAM
 Roof Style SHED Floor Plumbing
 Year Built 2011 Eff. Year Built: 2011 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,760
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type CD GENERAL PURPOSE BUIL Seg. # 6.2 Method: R05 Class Area 1280 Eff Area 1280
 Length 32 Width 40 Foundation Ex. Wall Roof Cover
 Roof Style Floor CONC Plumbing
 Year Built 1994 Eff. Year Built: 1994 Cond. P F A G E % Comp ___ Econ ___ RMV: 5,500
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg. Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 5 Area 1296 Eff Area 1296
 Length 36 Width 36 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style MANSRD Floor DIRT Plumbing
 Heat Int. Comp. Elect. NONE Yr. Blt. 1979 Eff. Yr. Blt: 1979
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,190
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type GB GENERAL PURPO Seg. # 3.1 Method: F09 Class 5 Area 1728 Eff Area 1728
 Length 72 Width 24 Foundation POST Ex. Wall 12FT;BKENA Roof Cover BKENAM
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1986 Eff. Yr. Blt: 1986
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 6,660
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type LTL LEAN-TO Seg. # 4.1 Method: F09 Class Area 168 Eff Area 168
 Length 24 Width 7 Foundation Ex. Wall Roof Cover METAL
 Roof Style SHED Floor DIRT Plumbing *1979*
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 100
 Lump Sum ___ Except Code/Year Inv Only Comments LTL built onto GB (built in 1979)

R19386 062W34B 01300 Appr #: _____ Date _____ Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 102 Year For: 2017-2018
 Owner STUART, MARY CHRISTINE
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 341,250 RMV Imp: 234,110 RMV Total: 575,360 M50 Total: 260,880

Seg.Type GB GB5 Seg. # 5.1 Method: F09 Class 5 Area 8400 Eff Area 8400
 Length 120 Width 70 Foundation POST Ex. Wall METAL;24FT Roof Cover METAL
 Roof Style ARCH Floor ASPH Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 2015 Eff. Yr. Blt: 2015
 Cond. P F A G E Adj. Codes FLCM;COMPL;FUNC % Comp 100 Func Econ RMV: 61,700
 Lump Sum _____ Except Code/Year M/M Comments Additions (windows et al) compensate wall HT

Seg.Type GB GENERAL PURPO Seg. # 6.1 Method: F09 Class 5 Area 1600 Eff Area 1600 ✓
 Length 40 Width 40 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1994 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func Econ RMV: 12,380
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type PH PUMP HOUSE Seg. # 7.1 Method: F;N Class Area 49 Eff Area 49 ✓
 Length 7 Width 7 Foundation Ex. Wall PLYWD Roof Cover COMP
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func Econ RMV: 0
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type HC WOOD SHED Seg. # 8.1 Method: F09 Class 4 Area 200 Eff Area 200 ✓
 Length 10 Width 20 Foundation POST Ex. Wall Roof Cover BKENAM
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func Econ RMV: 270
 Lump Sum _____ Except Code/Year _____ Comments _____

R19386 062W34B 01300 Appr #: _____ Date _____ Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 102 Year For: 2017-2018
 Owner STUART, MARY CHRISTINE
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 341,250 RMV Imp: 234,110 RMV Total: 575,360 M50 Total: 260,880

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	FARM OSD ✓	OSDA.RUR	0.00		
2	FARM HOMESITE ✓	008C	1.00		
3	TWO BENCH DRY ✓	008CG	7.60		
4	FOUR BENCH DRY ✓	008C	3.86 4.66		
5	WOODLOT-M ✓	008C	1.00 4.0		
6	WASTELAND-M ✓	008C	8.25 4.45		per pictometry

Eff Acres Companion Accounts

Zone: EFU *Chris 5/1/17* Review # TY17-69 lowers RMV & exception for 17-18

Date 4/27/17 Clerk Chris ROUTING SLIP

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments Exception on GB? Keep Func on GB? Yes - Exception - Drop Functional due to additional improvements/upgrades

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response OK 5/5/17 (103)

Reviewed by lead appraiser/comments 4/27/17 (31)

11/13/17 MR OWNER AT COUNTER. SAYS OUR VALUE OF NEW EB 120x70 IS MORE THAN HE HAS INT IT, PLEASE REINSTATE FUNC, SD% EAR. APPROVED PER MR OWNER 11/13/2017 (31) MA

R19386 062W34B 01300 Appr #: _____ Date _____ Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner STUART, MARY CHRISTINE

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 309,520 RMV Imp: 205,660 RMV Total: 515,180 M50 Total: 235,470

Segment	GB	FC					Land
Class	5						
Dim/Size	120 x 70	35	11				
Foundation	POST						
Exter Wall	METAL						
Wall Height	24 FT						
Inter Finish							
Roof Cover	METAL						
Roof Style	ARCH						
Flooring	(old TC) ASPHALT						
Plumbing							
Electric	110V						
Misc.	FUNC 80% Quonset hnd.						
Yr Blt	2015	2011					
Eff Yr	2015	2011					
Cond.							
% Good							
% Comp	70						
Lump Sum							
Except. Code	NEW	FNLC					

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	✓ OSDA.RUR	0.00		
2	FARM HOMESITE	✓ 009C	1.00		
3	TWO BENCH DRY ✓	✓ 009CG	10.40	7.6	
4	FOUR BENCH DRY ✓	✓ 009C	3.50	3.86	
5	WOODLOT-M ✓	✓ 009C	6.81	1.0	
Eff Acres		Companion Accounts			
Wasteland - M		009C	8.25		

Zone: EFU

Date 3/24/16 Clerk Chui **ROUTING SLIP**

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 Ku 90 3/28/16

Reviewed by lead appraiser/comments 3/24/16 31

R19386 062W34B 01300 Appr #: KN 90 Date 3/17/2016 Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner STUART, MARY CHRISTINE

Notes: Tags Cycle Sales Verification Other: _____
Add GB at 70% complete. Re-TAG 1/1/17.

RMV Land: 309,520 RMV Imp: 205,660 RMV Total: 515,180 M50 Total: 235,470
 ✓ Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1608 Eff Area 1608
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat FA
 Fireplace HRTH-P Inter. Comp: DW;H&F;DSP;RNG Bedrooms 1
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 92,860
 Lump Sum _____ Except Code/Year _____ Comments Apex correction

✓ Seg.Type MA2 RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 846 Eff Area 846
 Length Width Roof Cover Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1974 Eff. Year Built 1974 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 38,570
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI4A RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 6,650
 Lump Sum _____ Except Code/Year _____ Comments _____

✓ Seg.Type EP RESIDENTIAL Seg. # 1.4 Method: R05 Class 4 Area 56 Eff Area 56
 Length Width Foundation CONC Ex. Wall Roof Cover BKENAM
 Roof Style SHED Floor Plumbing
 Year Built 2011 Eff. Year Built: 2011 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,810
 Lump Sum _____ Except Code/Year _____ Comments Apex correction

Seg.Type CD GENERAL PURPOSE BUIL Seg. # 6.2 Method: R05 Class Area 1280 Eff Area 1280
 Length 32 Width 40 Foundation Ex. Wall Roof Cover
 Roof Style Floor CONC Plumbing
 Year Built 1994 Eff. Year Built: 1994 Cond. P F A G E % Comp ___ Econ ___ RMV: 5,870
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

✓ Seg.Type GB GENERAL PURPO Seg. # 2.1 Method: F09 Class 5 Area 1296 Eff Area 1296
 Length 36 Width 36 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style MANSRD Floor DIRT Plumbing
 Heat Int. Comp. Elect. NONE Yr. Blt. 1979 Eff. Yr. Blt: 1979
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 3,620
 Lump Sum _____ Except Code/Year _____ Comments _____

✓ Seg.Type GB GENERAL PURPO Seg. # 3.1 Method: F09 Class 5 Area 1728 Eff Area 1728
 Length 72 Width 24 Foundation POST Ex. Wall 12FT;BKENA Roof Cover BKENAM
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1986 Eff. Yr. Blt: 1986
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 7,380
 Lump Sum _____ Except Code/Year _____ Comments _____

✓ Seg.Type LTL LEAN-TO Seg. # 4.1 Method: F09 Class Area 168 Eff Area 168
 Length 24 Width 7 Foundation Ex. Wall Roof Cover METAL
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 100
 Lump Sum _____ Except Code/Year _____ Comments _____

→ Check pasture use ^{or hay use} again in 2017 when out on tag. Most of hay field is not fenced.

R19386 062W34B 01300 Appr #: _____ Date _____ Prop Class 551 Prop Code A94S
 Situs Address 6545 HAZELGREEN RD NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner STUART, MARY CHRISTINE

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 309,520 RMV Imp: 205,660 RMV Total: 515,180 M50 Total: 235,470

~~Seg.Type TC TENNIS COURT Seg. # 5.1 Method: R05 Class Area 7200 Eff Area 7200
 Length 120 Width 60 Foundation Ex. Wall Roof Cover
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1960
 Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 34,950
 Lump Sum ____ Except Code/Year ____ Comments _____~~

Roll into new GB 120 x 70 - asphalt floor.

✓ Seg.Type GB GENERAL PURPO Seg. # 6.1 Method: F09 Class 5 Area 1600 Eff Area 1600
 Length 40 Width 40 Foundation POST Ex. Wall 10FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. 1994 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 13,540
 Lump Sum ____ Except Code/Year ____ Comments _____

✓ Seg.Type PH PUMP HOUSE Seg. # 7.1 Method: F;N Class Area 49 Eff Area 49
 Length 7.5 7 Width 5.5 7 Foundation Ex. Wall PLYWD Roof Cover COMP
 Roof Style GABLE Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 0
 Lump Sum ____ Except Code/Year ____ Comments _____

✓ Seg.Type HC WOOD SHED Seg. # 8.1 Method: F09 Class 4 Area 200 Eff Area 200
 Length 10 Width 20 Foundation POST Ex. Wall Roof Cover BKENAM
 Roof Style SHED Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 310
 Lump Sum ____ Except Code/Year ____ Comments _____

Special Assessment Field Sheet

Acct #(s) R19386 Date 3/17/2016 Appr # & initials KH 90

Farm/Forest use ALL OK Mostly hazelnuts, also hay/pasture

**LAND USE QUESTIONABLE
OR NOT IN COMPLIANCE:**

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

Change Prop.Code to:

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 / tall weeds / blackberries
- 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: _____
- 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: _____
- Send **ROLLOVER** letter (specify) w/these flyers: _____
- Send **WARNING** letter (effective for a disqualification next tax year) w/these flyers: _____
- Send **INTENT TO DISQUALIFY** letter (effective for the current tax year) [PAT LIAB or ADD TAX]
- 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: Newly planted hazelnut orchards on west side. Center hilly area is used for hay and pasture. Owner will be stocking cattle this year. Check again next year; would need fences for livestock.

FOLLOWUP

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / 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 / 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): _____

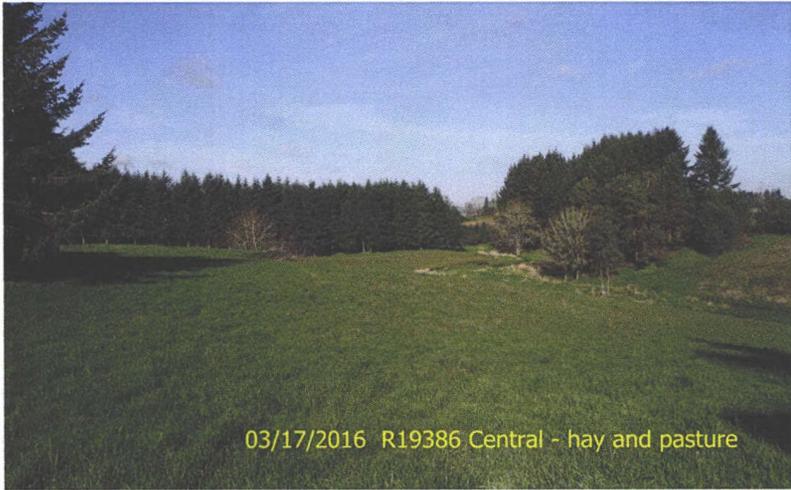
Date _____ Appr # & initials _____ Contact: Onsite / Telephone / In Office / None

Conversation or Observations: _____

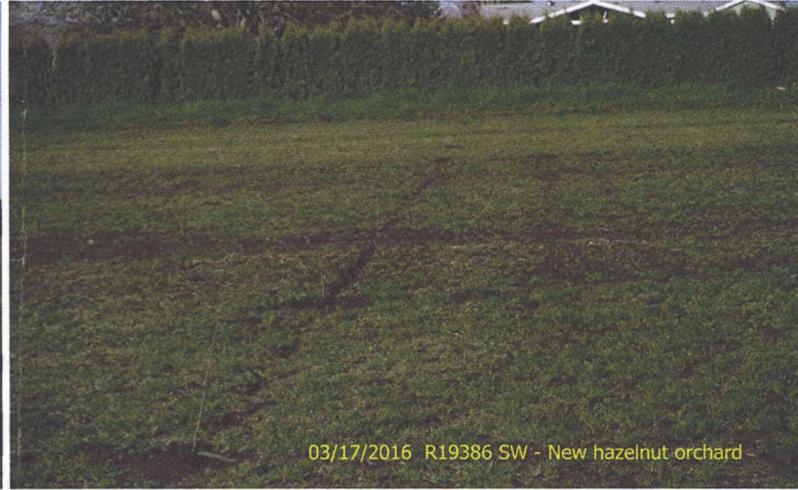
Pictures have been taken Note above findings on Event & RETAG for (date?): _____

Send letter (specify type -- see front for choices): _____

Other action items for Clerk (please describe): _____

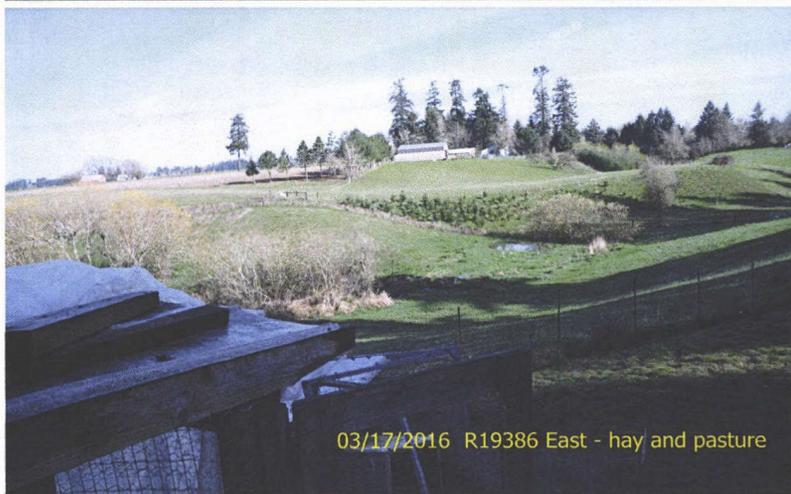


03/17/2016 R19386 Central - hay and pasture



03/17/2016 R19386 SW - New hazelnut orchard

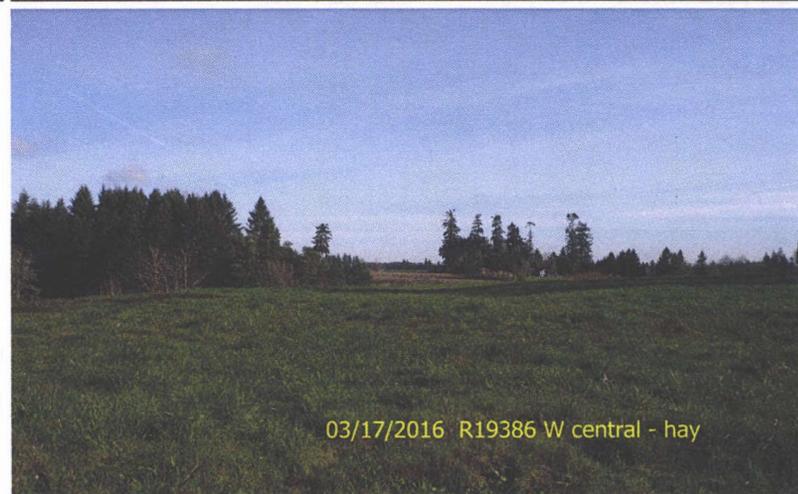
- 2-3' tall w/ thin seedlings in rows



03/17/2016 R19386 East - hay and pasture



03/17/2016 R19386 NW - New hazelnut orchard



03/17/2016 R19386 W central - hay

Outbuilding Construction Completion Guide

ACCOUNT# R19385

GB - Quonset hut 120 x 70
Description of building

Construction Progress Percentage %Item %Sum % per Appraiser

Excavation & Foundation: (10%) 10% _____
(Concrete, Prep. & Posts etc.)

Floor: Concrete, Wood *already there* (30%) 40% _____

Walls: *end walls only*
Framing - 10% 50% _____

Cover (Metal, Wood etc.) 15% 65% _____

Roof:
Framing & Trusses (15%) 80% _____

Sheathing *Quonset steel* (5%) 85% _____

Cover (Metal, Comp etc.) (10%) 95% _____

Doors & Windows: - 5% 100% _____

SUM 70

Attic _____ Finished Interior _____ Electrical _____

Loft _____ Plumbing _____ Functional _____

Office _____ Heating _____ Other _____

Appraiser <u>KH 90</u>	Date <u>3/17/16</u>	YR FOR <u>16 - 17</u>	% COMP <u>70</u>	
Appraiser <u>10217</u>	Date <u>4/26/17</u>	YR FOR <u>17 - 18</u>	% COMP <u>100</u>	<i>From Office</i>
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____	
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____	
Appraiser _____	Date _____	YR FOR _____ - _____	% COMP _____	

Appraisers discretion will be used to determine % complete.
Remember this is merely a guide.

3/18/2016 ~ 80% 1 end wall almost complete w/ partial doors/windows

991

#90

Assessor Monthly Issued Permit Report

For 5/1/2015 to 5/31/2015

PERMIT#: 555-15-002905-AGE STATUS: Approved
 PERMIT TYPE: Commercial APPLIED: 5/7/2015
 SUB-TYPE: Agricultural Equine APPROVED: 5/18/2015
 CATEGORY: Exemption Info EXPIRES:

OFFICE: MC
 PARCEL#: 062W34B 01300 R19386
 ACRES: 21.71
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 6545 HAZELGREEN RD NE SALEM, OR 97305

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	STUART, MARY CHRISTINE	6545 HAZELGREEN RD NE SALEM, OR 97305	503-580-4321
OWNER	STUART, MARY CHRISTINE		

Rich Kasied 503-362-5342

CONST CAT:
 WORK TYPE:
 WORK DESC: AGEX 120 X 70 (FARM EQUIPMENT, FEED, HAY, TRUCK, ATV (FOR FARM USE ONLY))
 ROSE BIBS ONLY

VALUATION: \$0.00

No inspections

STORIES:

BATHS:

KITCHENS:

→ Ask owner for cost information - Quonset hut - GB w/ FUNC Adj.

SQUARE FEET

HABITABLE:

EXISTING:

NEW:

→ Building it on old TC. Roll TC value into asphalt floor for the bldg.

TOTAL SQ. FT.:

Owner costs

Steel \$47,000

Foundation \$10,000

Doors \$8,000

Will close both ends

\$78,000 total material

✓ 3/17/16 Verified w/ owner

— Shell was up on 1/1/16.

Asphalt flr. Old TC.

October foundation,

24' tall, 80% FUNC on GB,

120 x 70

Owner provided all labor.

1 Well End started after 1/1/16

Will enclose both ends.

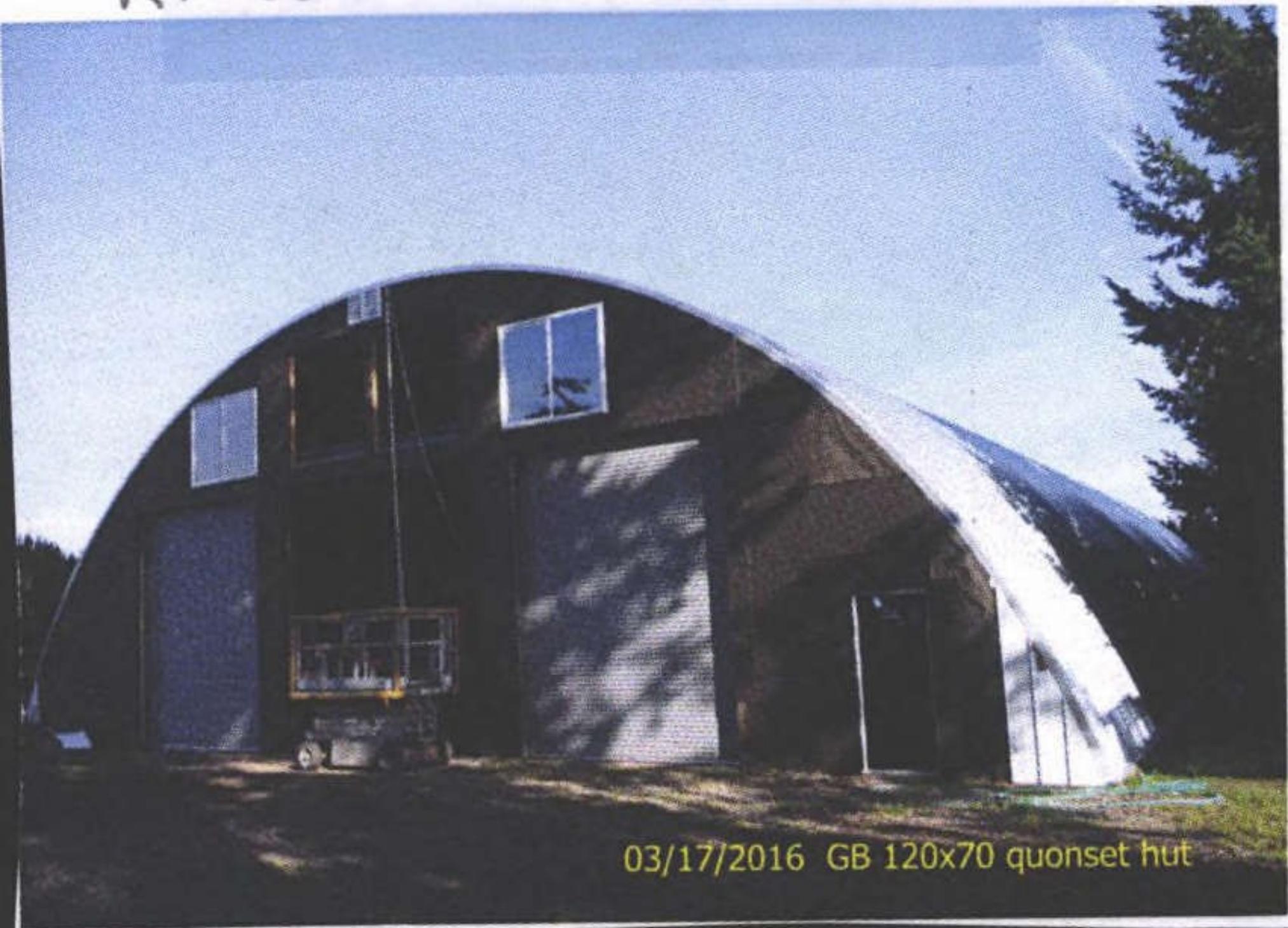
✓ 3/17/16 70% complete on 1/1/16, ~ 80% complete today.

OVER

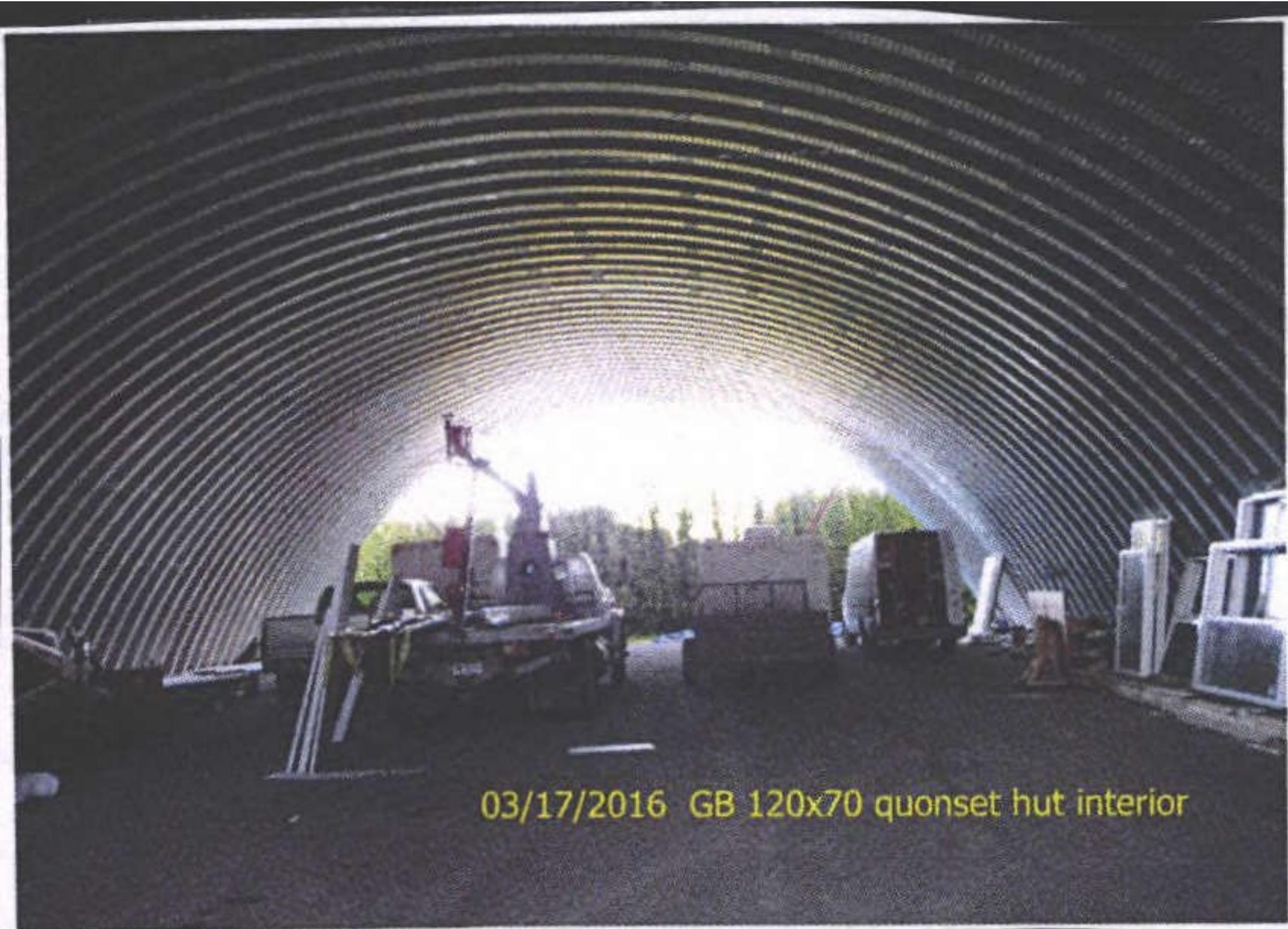
100% (From Office)

4/26/17 (102)

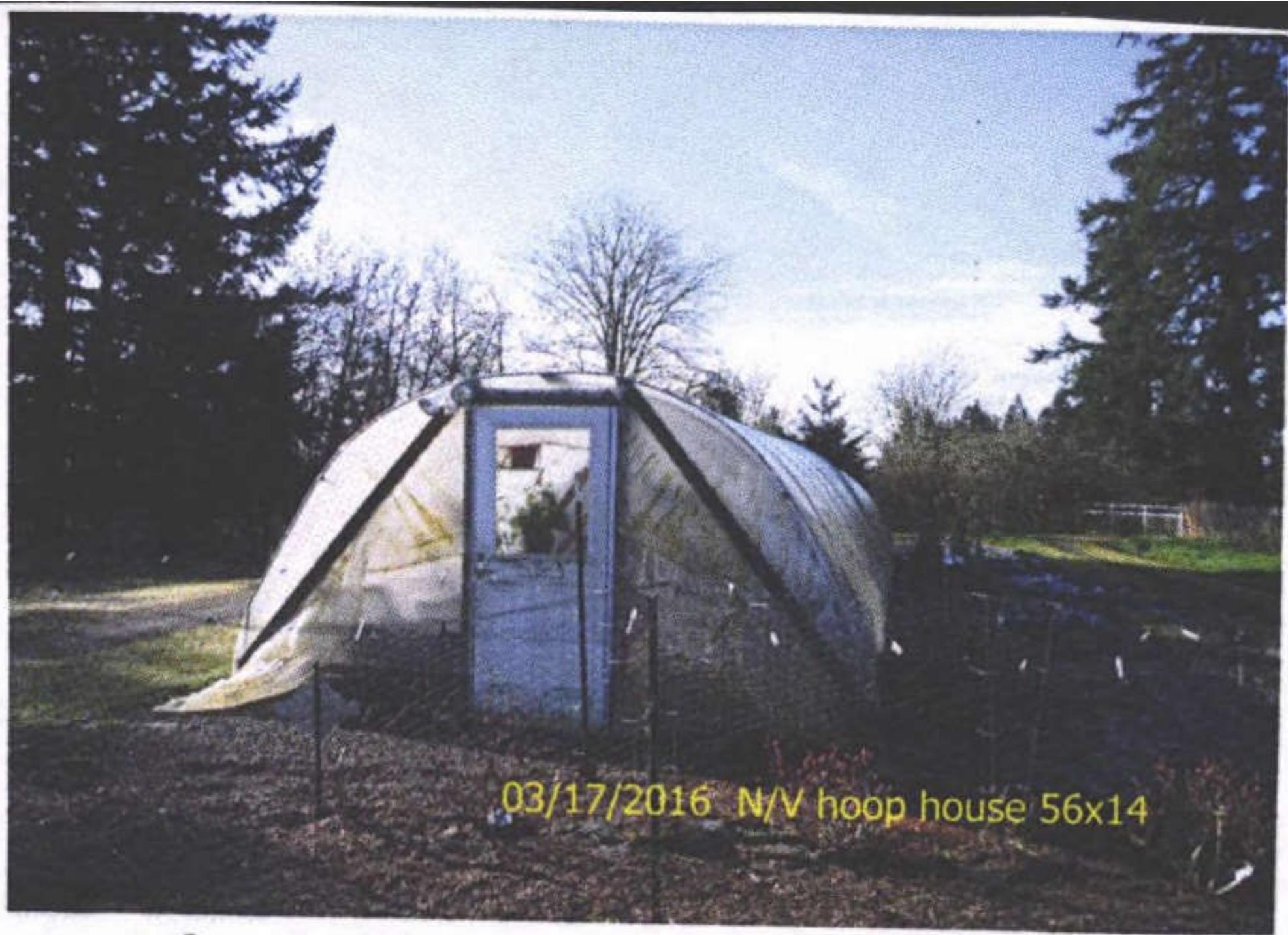
R19386



03/17/2016 GB 120x70 quonset hut



03/17/2016 GB 120x70 quonset hut interior



03/17/2016 N/V hoop house 56x14

R19386



12/09/2011

R19384

GB 36x34



12/09/2011

R19386

HC 10x20



12/09/2011

R19386

GB 24 x 72



12/09/2011

R19384

TC



12/09/2011

R19386

PH



12/09/2011

R 19384

GB 40 x 40



12/09/2011

R19386

New EP



12/09/2011

R19384



12/09/2011

R 19384

Res