

Acct ID: 519387 MTL: 062W34B001200 Date: **5/10/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451  
 Situs: 6605 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 92174 Year: 2024

Last Date Appraised: 12/09/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: SHACKELFORD, BOBBY S & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 273480  
 RMV Land: 206850 RMV Imp: 289540 RMV Total: 496390 MAV: 273480 MSAV: 0 SAV: 0  
 Comment:

**Notations**

No notation data available.

*Update inv, add LTZ*

**OSDs**

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 45000 | 92410     | 0         |

**Land**

Site: 1 Code Area: 92410 Size: 1.39 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural Restrictive **2BD GSOIL** Description: RMV: 161850 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: IRREG 06-07: RECALC SETUP;#52 10-27-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92410 Stat Class: 141 - Year Blt: 1965 Eff Year Blt: 1965 Sq.Ft: 1956 % Complete: 100  
 Desc: One Story Only *EYB - Roof, window, paint* Dimensions: RMV: 239940 *I/O*  
 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      | 1956       | 3    | FB-2  | 1965   | 1965       | BATH - 2, KIT+, HVAC+, FP - 2, ROOF | Y N       |
| Garage Attached  | 4     | Low Cost      | 525        | 0    | 0     | 1965   | 1965       | ROOF                                | Y N       |
| Carport Attached | 3     | Unfinished    | 480        | 0    | 0     | 1970   | 1965       | ROOF                                | Y N       |

**Accessories**

| Description            | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS FAIR | 4     | 1         | 1965       | 12053 | 1        | Y N       |

Bldg: 2 Code Area: 92410 Stat Class: 138 Year Blt: 1970 Eff Year Blt: 1965 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 16220  
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Detached | 3     | Low Cost      | 220        | 0    | 0     | 1970   | 1965       | ROOF      | Y N       |

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 92410 Stat Class: 354 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 144 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 16x9 RMV: 120  
 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      | 144        | 0    | 0     | 1940   | 1940       |           | Y N       |

**Accessories**

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

Bldg: 4 Code Area: 92410 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 2304 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x48 RMV: 32980  
 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 | 6     | Finished      | 2304       | 0    | 0     | 2002   | 2002       | FAIR      |                |

**Accessories**

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

Bldg: 5    Code Area: 92410    Stat Class: 341    Year Blt: 2011    Eff Year Blt: 2011    Sq.Ft: 91    % Complete: 100  
 Desc: Multi Purpose Shed (MP)    Dimensions: 7x13    RMV: 280  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

*N/C*

**Floors**

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 91         | 0    | 0     | 2011   | 2011       | FAIR      |                |

*N*

**Accessories**

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



MA



GB

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W34B 01200

File No R19387

SUBJECT

Property Address 6605 HAZELGREEN RD NE

City SALEM

County MARION

State OR

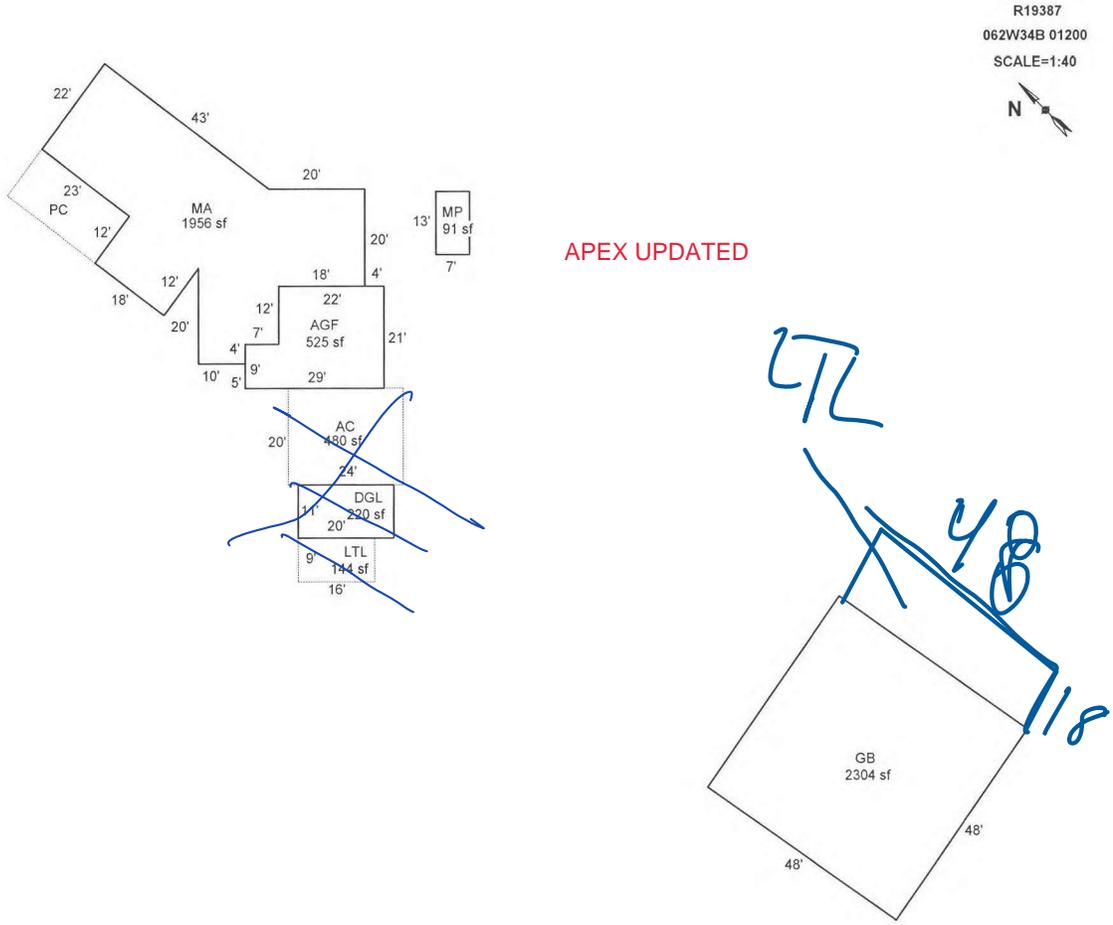
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code                                   | Description | Factor | Net Size | Perimeter | Net Totals |
|--|-------------|--------|----------|-----------|------------|
| GLA1                                   | MA          | 1.00   | 1956     | 241       | 1956       |
| GBA1                                   | LTL         | 1.00   | 144      | 50        |            |
|  | GB          | 1.00   | 2304     | 192       |            |
|  | MP          | 1.00   | 91       | 40        | 2539       |
| GAR                                    | AGF         | 1.00   | 525      | 100       |            |
|  | AC          | 1.00   | 480      | 88        |            |
|  | DGL         | 1.00   | 220      | 62        | 1225       |
| Net LIVABLE Area (rounded w/ factors)  |             |        |          |           | 1956       |
| Net BUILDING Area (rounded w/ factors) |             |        |          |           | 2539       |

#### Comment Table 1

DRAWN BY JRONDEMA 10/16/17

#### Comment Table 2

GRH 5/10/24 cycle L3

#### Comment Table 3





12/09/2011



12/09/2011



12/09/2011



12/09/2011



12/09/2011



12/09/2011



R 19387

34B 062W  
062W-34B -01200 48270-000  
131 (451) 0-4H F41 024-00-21-0  
SWENSON, MARY E

1.39 ACRES

6605 HAZELGREEN RD NE  
V0045P0976RD V1131P0324RD 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

1-06-2-34-0-5361-111-00

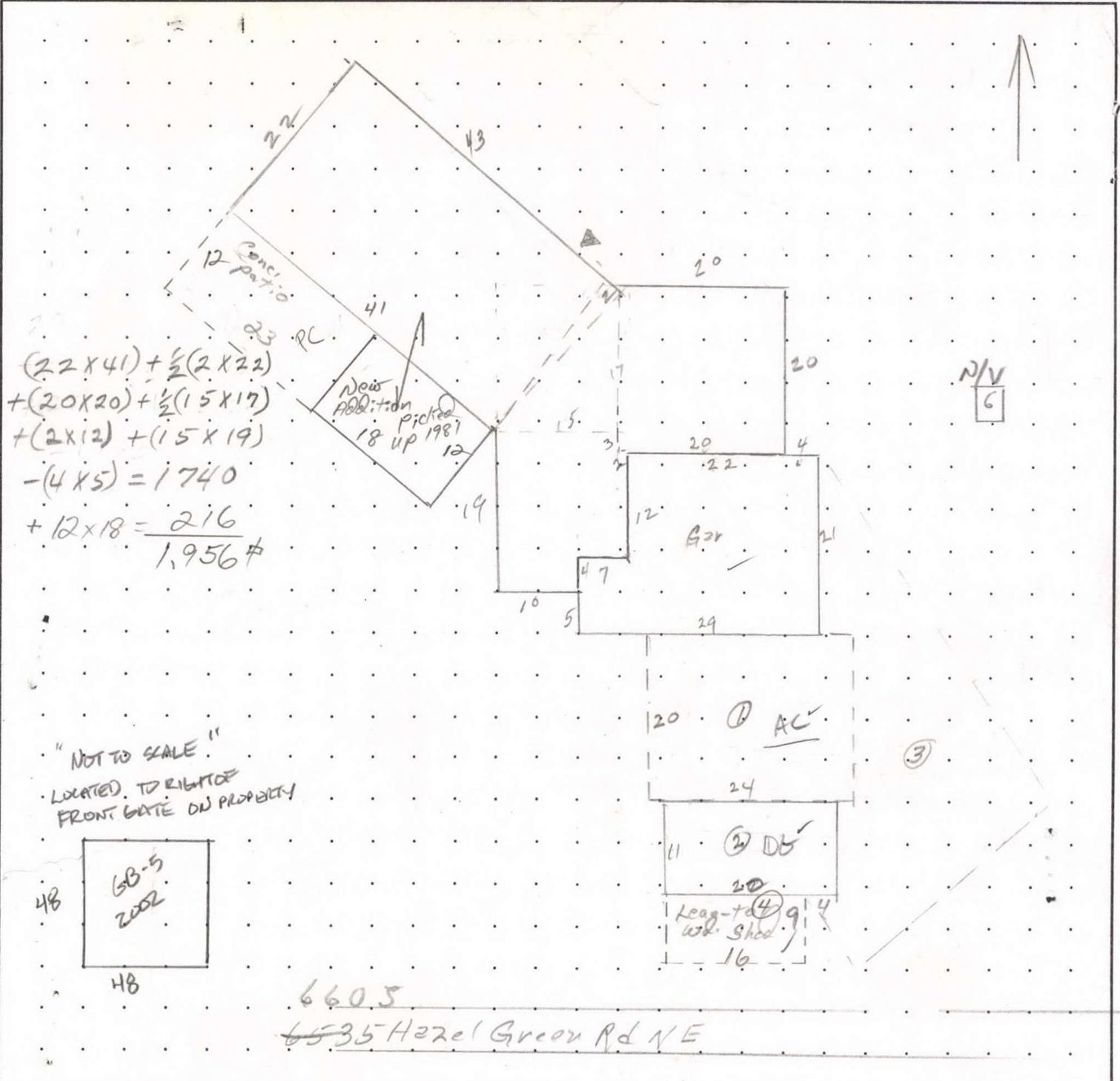
ACCT. NO.

6507-213

48270-000

MAP NO.

34-6-2W



| MEASUREMENT VERIFIED |       |
|----------------------|-------|
| DATE                 | BY    |
| 66                   | Clark |
| 10-12-86             | SWS   |
|                      | 76DN  |

REMARKS: New Addition 12 x 18 = 216 #508.7. 7-10-81

R19387 062W34B 01200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 451 Prop Code F41  
 Situs Address 6605 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012  
 Owner KLAUS,ROBERT C &

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

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

RMV Land: 136,570 RMV Imp: 158,700 RMV Total: 295,270 M50 Total: 186,290

|              |         |  |  |  |  |  |  |      |
|--------------|---------|--|--|--|--|--|--|------|
| Segment      | MP      |  |  |  |  |  |  | Land |
| Class        | 5       |  |  |  |  |  |  |      |
| Dim/Size     | 7x13=91 |  |  |  |  |  |  |      |
| Foundation   | Conc    |  |  |  |  |  |  |      |
| Exter Wall   | Lap     |  |  |  |  |  |  |      |
| Wall Height  |         |  |  |  |  |  |  |      |
| Inter Finish |         |  |  |  |  |  |  |      |
| Roof Cover   |         |  |  |  |  |  |  |      |
| Roof Style   | Gable   |  |  |  |  |  |  |      |
| Flooring     |         |  |  |  |  |  |  |      |
| Plumbing     |         |  |  |  |  |  |  |      |
| Electric     |         |  |  |  |  |  |  |      |
| Misc.        |         |  |  |  |  |  |  |      |
| Yr Blt       | 2011    |  |  |  |  |  |  |      |
| Eff Yr       | 2011    |  |  |  |  |  |  |      |
| Cond.        | A       |  |  |  |  |  |  |      |
| % Good       |         |  |  |  |  |  |  |      |
| % Comp       |         |  |  |  |  |  |  |      |
| Lump Sum     | <100 \$ |  |  |  |  |  |  |      |
| Except.Code  | None    |  |  |  |  |  |  |      |

**Land Segments**

| Seg. No | Description         | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1       | RURAL RESTRICTIVE   | 009C     | 1.39  |                  |                |
| 2       | ON SITE DEVELOPMENT | OSDA.RUR |       |                  |                |

Eff Acres Companion Accounts

Date 3/5 Clerk Amy **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 See 3/9/12
- Reviewed by lead appraiser/comments \_\_\_\_\_

R19387 062W34B 01200 Appr #: 19 Date 12-9-11 Prop Class 451 Prop Code F41  
 Situs Address 6605 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012  
 Owner KLAUS, ROBERT C &

Notes: NOHL CB Cycle Sales Verification add mt - GBrow has siding + door Other: \_\_\_\_\_

RMV Land: 136,570 RMV Imp: 158,700 RMV Total: 295,270 M50 Total: 186,290  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1956 Eff Area 1956  
 Length Width Roof Cover BLTUP Plumbing BATH2 Heat BB + floor  
 Fireplace SGL-P;HRTH-P Inter. Comp: DW;H&F;DSP;RNG Bedrooms 3  
 Year Built 1965 Eff. Year Built 1965 Cond. P F A G E  
 Adj Codes RLCM4;R4-QLTY Qty 4 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 92,510  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg.Type AGL Seg. # 1.2 Method: R05 Class 4 Area 525 Eff Area 525  
 Length Width Roof Cover BLTUP Plumbing Heat  
 Fireplace Inter. Comp: Bedrooms  
 Year Built 1965 Eff. Year Built 1965 Cond. P F A G E  
 Adj Codes RLCM4 Qty 4 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 18,520  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type YI4X F Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1  
 Length Width  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 6,000  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

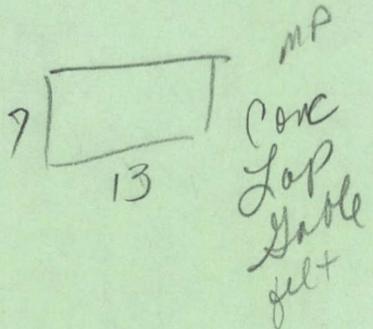
Seg.Type AC Seg. # 1.4 Method: R05 Class 3 Area 480 Eff Area 480  
 Length 24 Width 20  
 Year Built 1970 Eff. Year Built: 1965 Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 7,470  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments deferred maint

**Out Buildings**

Seg.Type DGL Seg. # 2.1 Method: R05 Class 3 Area 220 Eff Area 220  
 Length 20 Width 11 Foundation Conc Ex. Wall Vinyl Roof Cover COMP  
 Roof Style Shed Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1970 Eff. Yr. Blt: 1965  
 Cond. P F A G E Adj. Codes RLCM3 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 8,960  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments deferred maint

Seg.Type LTL Seg. # 3.1 Method: F09 Class Area 144 Eff Area 144  
 Length 16 Width 9 Foundation Post Ex. Wall Vinyl Roof Cover Comp - moss  
 Roof Style Shed Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1940  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 80  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg.Type GB Seg. # 4.1 Method: F09 Class 6 Area 2304 Eff Area 2304  
 Length 48 Width 48 Foundation CONC Ex. Wall 12FT; WOOD Roof Cover BKENAM  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 2002 Eff. Yr. Blt: 2002  
 Cond. P F A G E Adj. Codes FLCM;FUNC % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 25,160  
 Lump Sum \_\_\_\_\_ Except Code/Year 12 RMaj/min Comments remove fence, add except value



CONSTRUCTION COMPLETION PERCENTAGE GUIDE

ACCOUNT # R 19387

| NATURE OF WORK   | BASEMENT |        | NO BASEMENT |        |
|--|----------|--------|-------------|--------|
|  | % ITEM   | % SUM  | % ITEM      | % SUM  |
| Plans/Survey/Temporary Facilities                          | 3.2%     | 3.2%   | 2.9%        | 2.9%   |
| Excavation   | 4.2%     | 7.4%   | 1.4%        | 4.3%   |
| Foundation Poured in Place<br>(floor included in basement) | 10.1%    | 17.5%  | 2.9%        | 7.2%   |
| Framing Material and Labor                                 | 20.2%    | 37.7%  | 18.7%       | 25.9%  |
| Roofing and Gutters  | 5.3%     | 43.0%  | 6.3% - 3    | 32.2%  |
| Windows and Exterior Doors Set                             | 6.1%     | 49.1%  | 6.9%        | 39.1%  |
| Siding On  | 4.6%     | 53.7%  | 5.1%        | 44.2%  |
| Plumbing   | 5.7%     | 59.4%  | 7.2%        | 51.4%  |
| Electrical Wiring and Fixtures                             | 4.1%     | 63.5%  | 4.3%        | 55.7%  |
| Heating System   | 2.2%     | 65.7%  | 2.9%        | 58.6%  |
| Insulation   | 1.8%     | 67.5%  | 2.3%        | 60.9%  |
| Drywall (hung, taped and textured)                         | 4.1%     | 71.6%  | 5.1%        | 66.0%  |
| Floor Underlayment   | 1.0%     | 72.6%  | 1.1%        | 67.1%  |
| Painting (interior/exterior)                               | 3.0%     | 75.6%  | 4.0%        | 71.1%  |
| Cabinets (hung, finished<br>with hardware)                 | 6.7%     | 82.3%  | 8.2%        | 79.3%  |
| Floor Coverings and Countertops                            | 6.2%     | 88.5%  | 7.2%        | 86.5%  |
| Finished Carpentry, Interior<br>Doors, Trim                | 5.8%     | 94.3%  | 6.8%        | 93.3%  |
| Ornamentation (brick,<br>wallpaper, etc.)                  | 2.7%     | 97.0%  | 3.2%        | 96.5%  |
| Weather Stripping  | .5%      | 97.5%  | .6%         | 97.1%  |
| Porch  | 1.5%     | 99.0%  | 1.7%        | 98.8%  |
| Finish Grade   | 1.0%     | 100.0% | 1.2%        | 100.0% |

APPRAISER 31 DATE 01.07.03 YR FOR 03-04 % COMP. 29  
 APPRAISER 29 DATE 10-29-03 YR FOR 04-05 % COMP. 80  
 APPRAISER \_\_\_\_\_ DATE \_\_\_\_\_ YR FOR \_\_\_\_\_ % COMP. \_\_\_\_\_  
 APPRAISER \_\_\_\_\_ DATE \_\_\_\_\_ YR FOR \_\_\_\_\_ % COMP. \_\_\_\_\_

APPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST WHOLE NUMBER.

REMEMBER THIS IS MERELY A GUIDE.



12/09/2011

R19387



M. M. - M SWENSON

22 5 '98



R19387

1.7.03



R 19387

1. 7. 03



12/09/2011

R19387

MP 7x13

new 2011



12/09/2011

R 19387

GB 48 x 48



12/09/2011

R19387

DGL w/n/v shed



12/09/2011

R19387

AC + DGL



12/09/2011

R19387

AGL