

Acct ID: 519396 MTL: 062W34B000200 Date: **5/10/24** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 6975 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 95371 Year: 2024

Last Date Appraised: 11/18/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y N** Tag info:

Owner: HEMENWAY, DANIEL G & HEMENWAY, SHIRLEY A Roll Type: R
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 279130
 RMV Land: 263790 RMV Imp: 351460 RMV Total: 615250 MAV: 279130 MSAV: 0 SAV: 0
 Comment:

W3

Update inv, Add 2 HC

Notations

No notation data available. INPUT GRH 06.10.24

OSDs

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

Land

Site: 1 Code Area: 92410 Size: 2.91 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 218790 Exception: Y N
 Adjustment(s): **1.53 2bi 1.38 4bi** Fire Patrol: Description:
 Comments: 191X660 06-07: RECALC SETUP;#19 11-4-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 - Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 2576 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 311330
 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	1380	2	FB-2	1981	1981	BATH - 2, KIT-, HVAC, FP - 1, ROOF	Y N
Basement	4 -	Finished	1196	2	0	1981	1981	HVAC	Y N
Garage Attached	4	Unfinished	575	0	0	1981	1981	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	1	1	1981	13225	1	Y N

delete YI's 4 Avg

Bldg: 8 Code Area: 92410 Stat Class: 108 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 11130
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	3990	2009	11132	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 130 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: **13x10** RMV: 2750
 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	130	0	0	1994	1994	FAIR Avg	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 286 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: **22x13** RMV: 1000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Chg to mp - 4 enclosed walls

I/U

Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	286	0	0	1980	1980	Fair	
									Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 140 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 14x10 RMV: 110
 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	
Lean-to Light Duty	4	Finished	140	0	0	1980	1980		
									Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 23050
 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	
General Purpose Bldg	5	Finished	1728	0	0	2005	2005	FAIR Avg	
									Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 576 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 12x48 RMV: 1730
 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	
Lean-to Light Duty	4	Finished	576	0	0	2010	2010		
									Exception: Y N

Accessories

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

Bldg: 7 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x12 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	
Multi-Purpose Bldg	5	Finished	96	0	0	0	0	Fair	
									Exception: Y N

Accessories

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

Bldg: 9 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 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	
Multi-Purpose Bldg	5	Finished	80	0	0	0	0		
									Exception: Y N

Accessories

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

Bldg: 10 Code Area: 92410 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 360
 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
Lean-to Light Duty	4	Finished	120	0	0	2010	2010	Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

Add HC 321 26X12 Fair pkg class \$ NEW
 Add HC 321 12X20 Fair pkg class \$ NEW

YRB/EYB - 2019



MA AGF



HC

SKETCH/AREA TABLE ADDENDUM

Parcel No R19396

File No 062W34B 00200

SUBJECT

Property Address 6975 HaZelgeen Rd NE

City Salem

State OR

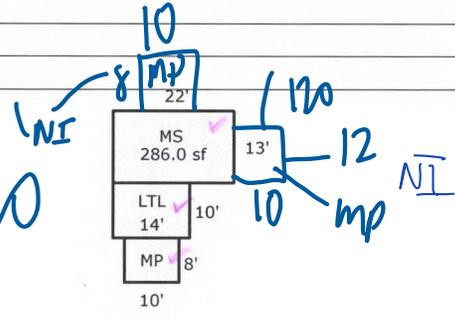
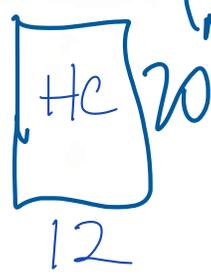
Zip 97305

Owner

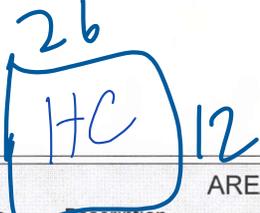
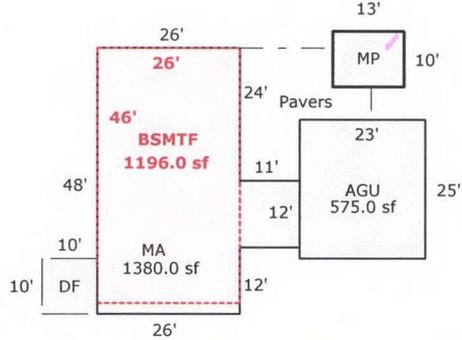
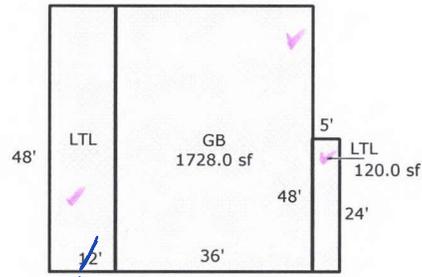
Client

Appraiser Name

R19396
062W34B 00200
N →→→



APEX UPDATED



Scale: 1 = 35

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1380.0	170.0	1380.0
GBA1	MP	1.00	130.0	46.0	
	GB	1.00	1728.0	168.0	3060.0
	LTL	1.00	576.0	120.0	
	LTL	1.00	120.0	58.0	1196.0
	MP	1.00	80.0	36.0	
	LTL	1.00	140.0	48.0	575.0
	MS	1.00	286.0	70.0	
BSMT	BSMTF	1.00	1196.0	144.0	100.0
GAR	AGU	1.00	575.0	96.0	
P/P	DF	1.00	100.0	40.0	
Net LIVABLE Area			(rounded w/ factors)		1380
Net BUILDING Area			(rounded w/ factors)		3060

Comment Table 1	
APEX BY JA 12/21/11	
Comment Table 2	Comment Table 3
GRH 5/10/24	cycle L3

R19396

34B 062W
062W-34B -00200
131 (451) 0-4H F53E
HEMENWAY, CHARLES F * B ANN

48280-000
024-00-21-0

2.91 ACRES

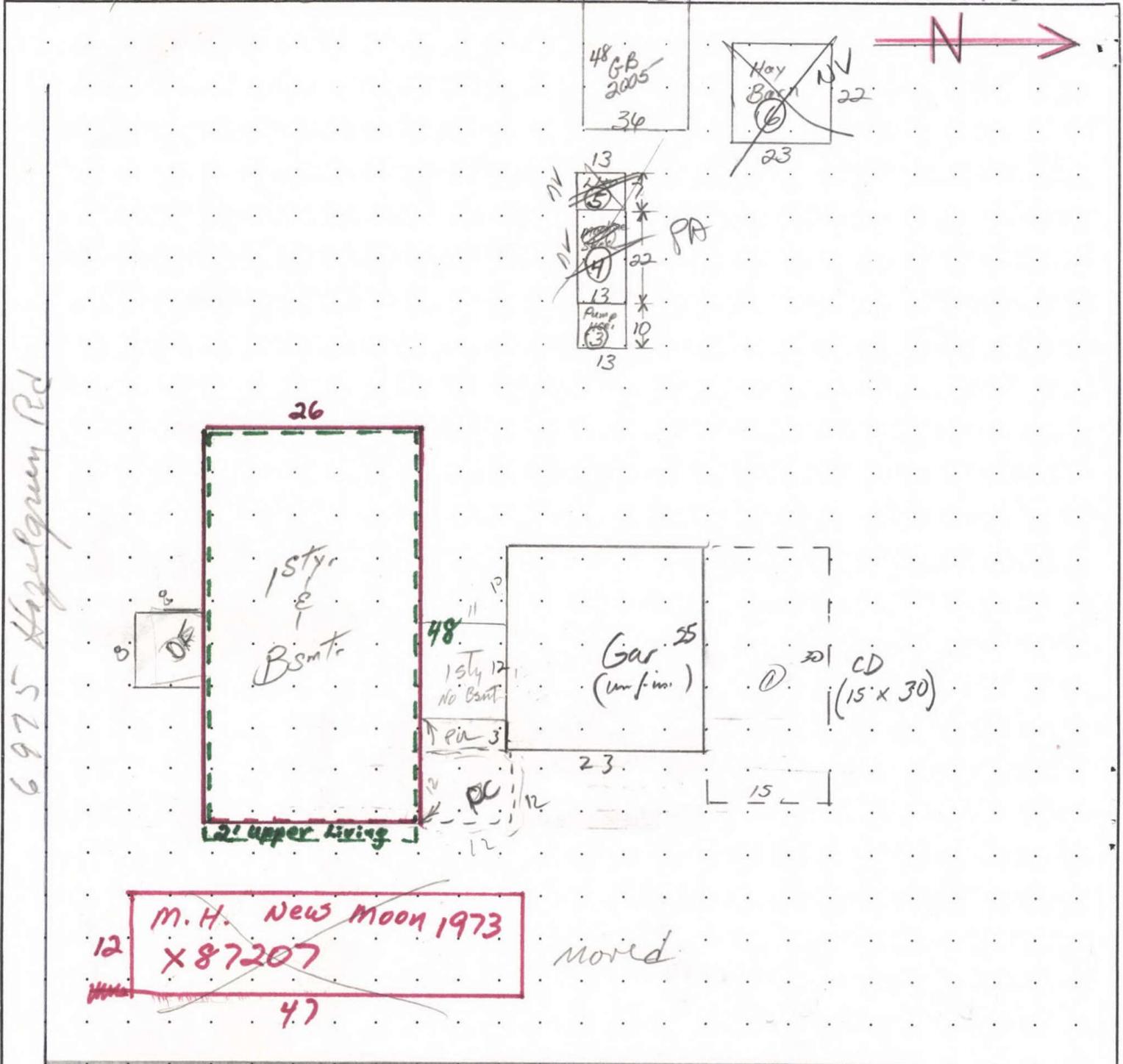
6975 HAZELGREEN RD NE
V0608P0112RD

07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 48280-000

MAP NO. 34^B-6-245 TL 200



Gravel Rd About 600' to this Prop

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
6-29-81	#50 E-2A	1st sty. 26 x 50 = 1,300 # 11 x 12 132 Bsm't. 1432
2-5-85	mel	26 x 48 = 1,248 # NC.
10-13-87	76 DN	
5-23-96	22 PL	1432 #
11-5-05	19 Jue	11-18-11 #19 Jue

new GB 2005
36 x 48 = 1728

CALCULATIONS ADDENDUM

Parcel No R19396

File No 062W34B 00200

SUBJECT

Property Address 6975 HaZelgeen Rd NE

City Salem

State OR

Zip 97305

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

MA	GLA1
26.0 x 24.0 =	624.0
37.0 x 12.0 =	444.0
12.0 x 26.0 =	312.0
Area total (rounded w/o multipliers) = 1380	

BSMTF	BSMT
26.0 x 46.0 =	1196.0
Area total (rounded w/o multipliers) = 1196	

AGU	GAR
23.0 x 25.0 =	575.0
Area total (rounded w/o multipliers) = 575	

MP	GBA1
13.0 x 10.0 =	130.0
Area total (rounded w/o multipliers) = 130	

CALCULATIONS ADDENDUM

Parcel No R19396

File No 062W34B 00200

SUBJECT

Property Address 6975 HaZelgeen Rd NE

City Salem

State OR

Zip 97305

Owner

Client

Appraiser Name

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

DF			P/P
10.0	x	10.0	= 100.0
Area total (rounded w/o multipliers) = 100			

GB			GBA1
36.0	x	48.0	= 1728.0
Area total (rounded w/o multipliers) = 1728			

LTL			GBA1
12.0	x	48.0	= 576.0
Area total (rounded w/o multipliers) = 576			

LTL			GBA1
5.0	x	24.0	= 120.0
Area total (rounded w/o multipliers) = 120			

CALCULATIONS ADDENDUM

Parcel No R19396

File No 062W34B 00200

SUBJECT

Property Address 6975 HaZelgeen Rd NE

City Salem

State OR

Zip 97305

Owner

Client

Appraiser Name

MP				GBA1
	10.0	x	8.0	= 80.0
Area total (rounded w/o multipliers) = 80				

LTL				GBA1
	14.0	x	10.0	= 140.0
Area total (rounded w/o multipliers) = 140				

MS				GBA1
	22.0	x	13.0	= 286.0
Area total (rounded w/o multipliers) = 286				

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R19396 062W34B 00200 Imp 5 Of 5 * Changed *

Owners Name: HEMENWAY,DANIEL G & Nbhd:LE.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
 - 2. Description : GB5
 - 3. Bldg Type :
 - 4. Cmplx/Bldg :
 - 5. M/S Zip Code: 97305
 - 6. Comment : 06-07 RECALC: NEW @ 90% 07-08: GB @ 100% - FUNC OF 90% BECAUSE
 - 7. Appr Method : C Cost Value
 - 8. Cost Value : \$17,850
 - 9. Income Value: \$0
 - 10. Trend Adj% : 100.00%
- RMV Imprv: \$17,850

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	GB - GENERAL PURPOSE BUIL	5	1728	F09	\$17,850
Totals:			0		\$17,850

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit: ___

R19396 062W34B 00200 Appr #: 19 Date 11-18-11 Prop Class 451 Prop Code F43
 Situs Address 6975 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner HEMENWAY, DANIEL G &

Notes: add LT's, MP, AD, update info correct # of MA
 Tags Cycle Sales Verification Other: _____

RMV Land: 166,990 RMV Imp: 179,330 RMV Total: 346,320 M50 Total: 181,920
 Seg.Type MA Seg. # 1.1 Method: R05 Class 4 Area 1432 Eff Area 1432
 Length Width Roof Cover ARCOMP Plumbing BATH2 1380 Heat FA 1380
 Fireplace HRTH-P Inter. Comp: DW;RNG Bedrooms 2
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty 4 % Comp ___ Func ___ Econ ___ RMV: 78,480
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGU Seg. # 1.2 Method: R05 Class 4 Area 575 Eff Area 575
 Length 25 Width 23 Roof Cover ARCOMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___ RMV: 20,560
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type BSMTF Seg. # 1.4 Method: R05 Class 4 Area 1196 Eff Area 1196
 Length Width Roof Cover Plumbing Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM4;R4-QLTY Qty 4 % Comp ___ Func ___ Econ ___ RMV: 56,130
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg.Type YI4F 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: 5,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type PH MP Seg. # 2.1 Method: E/S Class 6 Area 130 Eff Area 130
 Length 13 Width 10 Foundation CONC Ex. Wall MASNRY Roof Cover SHAKE Arcomp
 Roof Style GABLE Floor Conc Plumbing 1994
 Heat Int. Comp. Elect. 220v Yr. Bilt. Eff. Yr. Bilt: 1979
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 500
 Lump Sum ___ Except Code/Year None Comments By garage

Seg.Type MS ✓ Seg. # 3.1 Method: EX Class 4.5 Area 286 Eff Area 286
 Length 22 Width 13 Foundation FRAME Ex. Wall Plywd Roof Cover Metal
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments Behind QB

Seg.Type LTL ✓ Seg. # 4.1 Method: EX Class Area 9x140 Eff Area 9x140
 Length 13x14 Width 7x10 Foundation Post Ex. Wall Roof Cover
 Roof Style Shed Floor Dirt Plumbing 1990
 Heat Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments by 13x22 MS used materials

Seg.Type GB ✓ Seg. # 5.1 Method: F09 Class 5 Area 1728 Eff Area 1728
 Length 36 Width 48 Foundation POST Ex. Wall BKENAM;10F Roof Cover BKENAM
 Roof Style GABLE Floor Conc Plumbing
 Heat Int. Comp. Elect. 110v Yr. Bilt. 2005 Eff. Yr. Bilt: 2005
 Cond. P F A G E Adj. Codes FLCM;FLUNC % Comp 100 Func 100 Econ ___ RMV: 18,660
 Lump Sum ___ Except Code/Year 12 Rmaj/min Comments Now has doors

R19396 062W34B 00200 Appr #: _____ Date _____ Prop Class 451 Prop Code F43
 Situs Address 6975 HAZELGREEN RD NE Franchise Code 19 Year For: 2011-2012
 Owner HEMENWAY, DANIEL G &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 166,990 RMV Imp: 179,330 RMV Total: 346,320 M50 Total: 181,920

Segment	LTL ✓	LTL ✓	MP	LTL	MP ✓	AD	Land
Class	✓	✓	5	✓	5 N/V		
Dim/Size	12x44=576	51x24=120	8x12=96	10x14=140	8x10=80	3990\$	
Foundation	Post	Post	Frame	Post	Frame		
Exter Wall			Plywd				
Wall Height							
Inter Finish							
Roof Cover	Metal	Metal	Metal	Metal	Metal		
Roof Style	Shed	Shed	Gable	Shed	Gable		
Flooring	Dirt	dirt			dirt		
Plumbing							
Electric							
Misc.							
Yr Blt	2010	2010		2010		2009	
Eff Yr	2010	2010		1990-used material		2009	
Cond.	A	A					
% Good							
% Comp	100	100				100	
Lump Sum							
Except.Code	12RNEW	12RNEW	N/V	12RNEW	N/V	12RNEW	

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	009C	2.91		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date 12/2/11 Clerk Jane

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

- Data entry reviewed by/comments Math on diagram for MA shows 26x50 but your measurements + diagram measurements
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response show 48' ? 10x8 MP no inventory? ok
- Reviewed by lead appraiser/comments 2 LTL'S with 14x10 dimensions but only one on diagram - No - just one sorry.

1/30/12 Jane ok 2/2/12 Jue

Outbuilding Construction Completion Guide

ACCOUNT# R19396

<u>Construction Progress Percentage</u>	<u>%Item</u>	<u>%Sum</u>	<u>% per Appraiser</u>
Excavation & Foundation (Concrete, Prep. & Posts. etc)	10%	10%	_____
Floor- Concrete, Wood	30%	40%	_____
Walls:			
Framing	10%	50%	_____
Cover (Metal, Wood etc.)	15%	65%	_____
Roof :			
Framing & Trusses	15%	80%	_____
Sheathing	5%	85%	_____
Cover (Metal, Comp etc.)	10%	95%	_____
Doors & Windows	5%	100%	_____
SUM			_____

Attic _____ Finished Interior _____ Electrical _____
 Loft _____ Plumbing _____ Functional _____
 Office _____ Heating _____ Other _____

Appraiser <u>19</u>	Date <u>11-4-05</u>	YR FOR <u>06</u> - <u>07</u>	% COMP <u>90%</u>
Appraiser <u>19</u>	Date <u>11-13-04</u>	YR FOR <u>07</u> - <u>08</u>	% COMP <u>100%</u>
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.





R19396 062W34B00200 11/4/05



R19396 062W34B 00200 1/13/06



R19396

13x22 - MS
14x10 - LTL
8x10 - MP



11/18/2011

R19396

36 x 48 GB

12 x 48 - LTL

5 x 24 - LTL



11/18/2011

R19396

10x13 MP



11/18/2011

R19396