

Summary Lead Appr: ^{ww} Clerk: Lead Clerk: Appr: MLH 6/14/24 Print Date:

1/25/2024

Acct ID: 539345 MTL: 072E160002200 Date: 5/3/24 Appr: MLH Prop Class: 550 RMV Prop Class: ~~550~~
Situs: 2333 CROOKED FINGER RD NE SCOTTS MILLS OR 97375 MaSaNh: 03 06 000 Unit: 62721 Year: 2024

Last Date Appraised: 01/23/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: OTTOSEN, SHANE

Roll Type: R

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

AV: 20363

RMV Land: 357480 RMV Imp: 0 RMV Total: 357480 MAV: 0 MSAV: 20363

SAV: 69501

Comment:

Bare land NC Verify Soils FARM Christmas trees

Input MLH 5/3/24

Notations

| RP/MS | Code | Description |
|-------|-------|----------------|
| MS | ZONED | FARM EFU ZONED |

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1 | SAA | SA OSD - AVERAGE | 45000 | 04500 | 0 |

Land

Site: 2 Code Area: 04500 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 62310 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 00400028

Site: 3 Code Area: 04500 Size: 0.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 7160 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1996 / 00400028

Site: 4 Code Area: 04500 Size: 3.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Description: FARM WOODLOT RMV: 243010 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1996 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 00400028

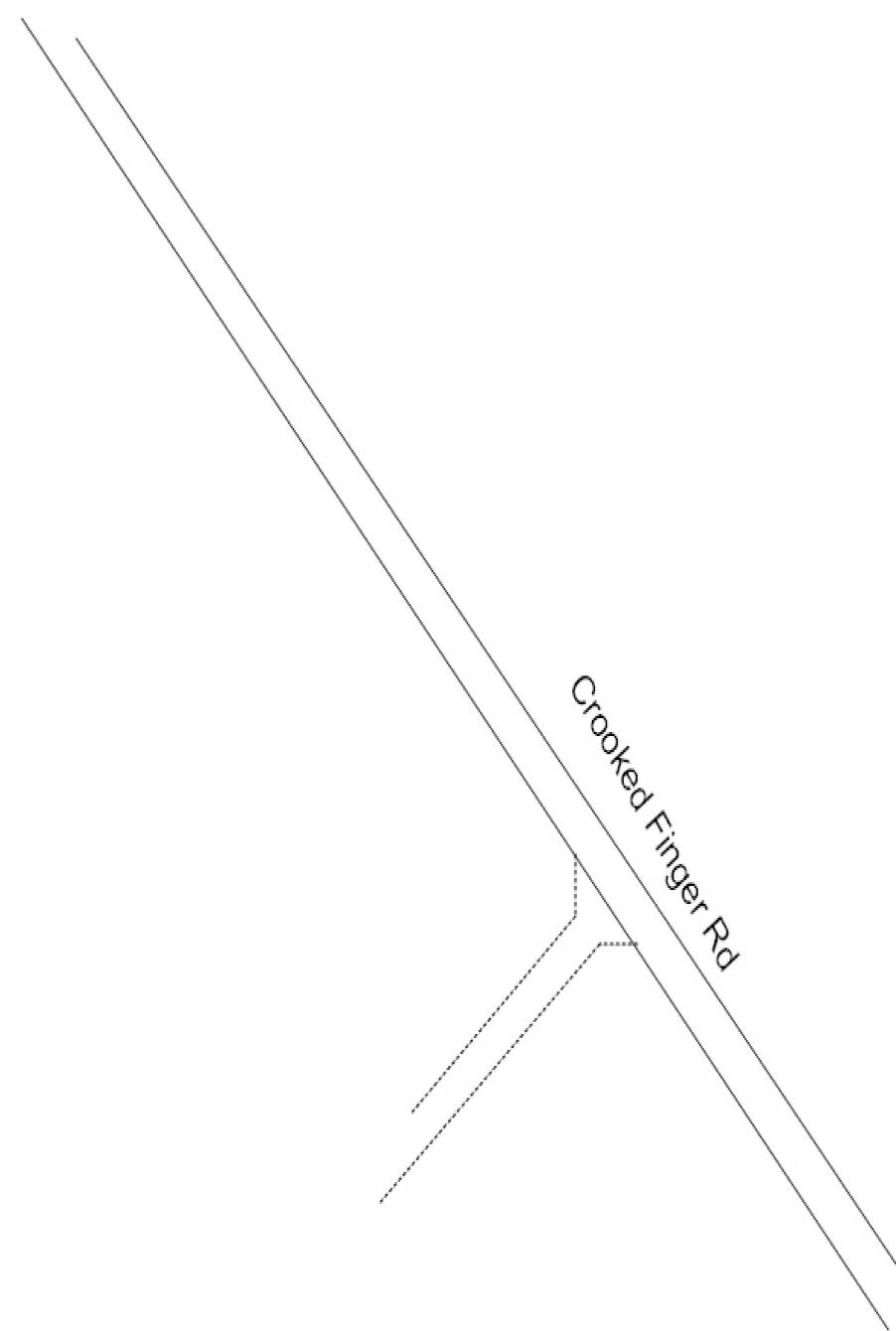
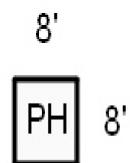
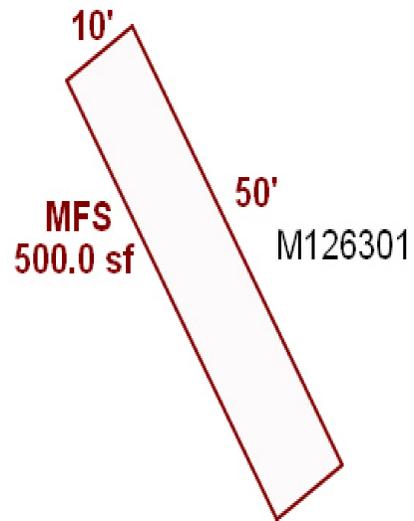
Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

R39345
072E16 02200





R39345
GATE
01/23/2019



R39345/ M126301
MA
01/23/2019



R39345/ M126301

MA

01/23/2019



R39345/ M126301

MA

01/23/2019



R39345/ M126301

PH 8x8

01/23/2019



R39345

PH 8X8 N/V

1/22/18



R39345

M126301

MA

1/22/18

072E16 02200

R39345

5 AC

2333 CROOKED FINGER RD NE
SCOTTS MILLS, OR 97375

R39345

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: M126301

MAP NO: 072E16

TAX LOT: 2200



CROOKED FINGER ROAD

GRVE LN

10
M126301
50



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED

YR BLT: 1960

ADDRESS: 2333 Crooked Finger

SALES Date Amt.

DATE
7.31.12
1.23.14

BY
31
31

REMARKS: BUILDER: Scotts Mills

DETROITER

| SALES Date | Amt. |
|------------|------|
| | |
| | |
| | |

R39345

BUILDING DIAGRAM AND OUTBUILDINGS

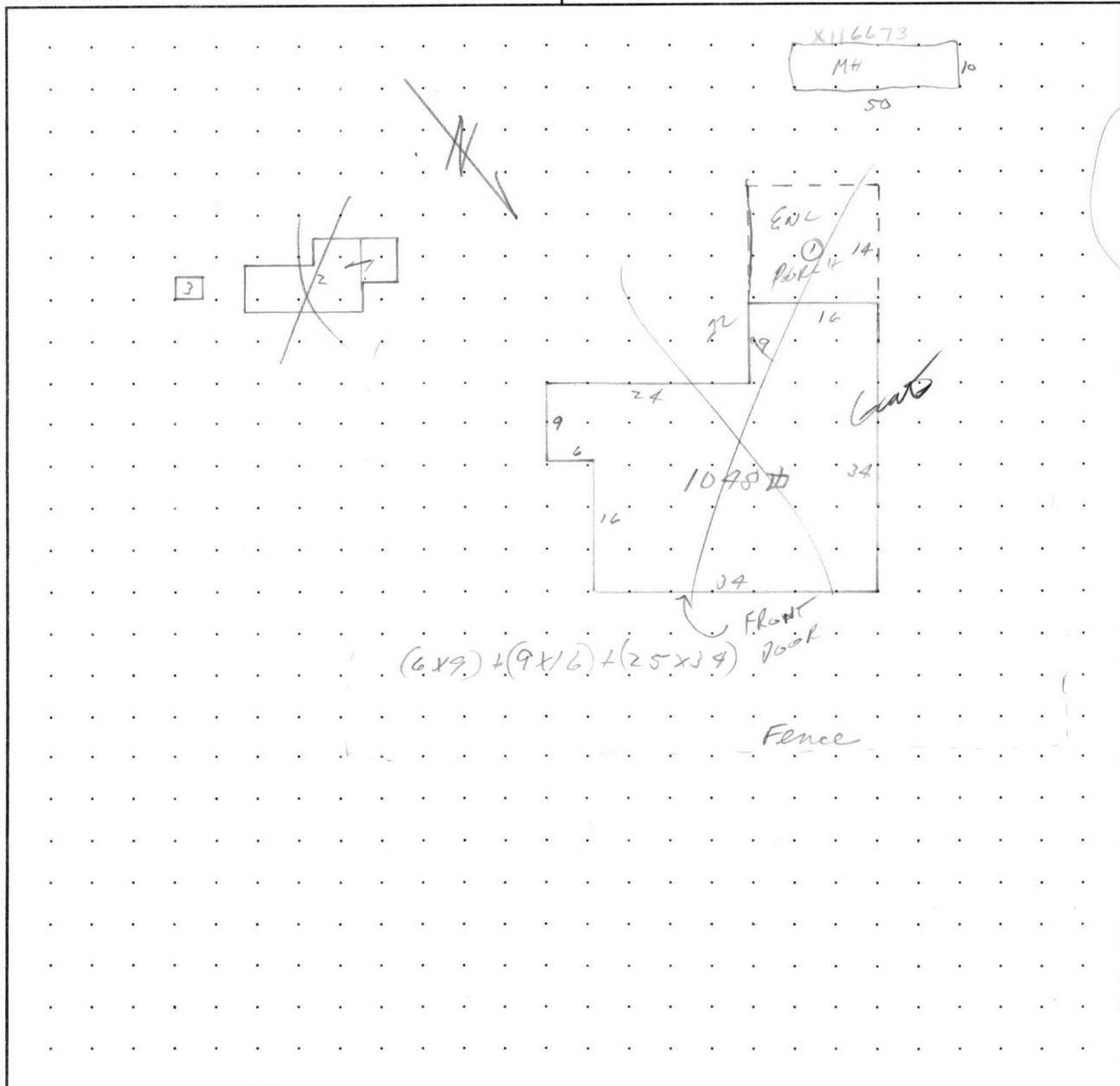
64695-000

ADCT. NO.

22138

MAP NO.

16-7-2E



$(6 \times 9) + (9 \times 6) + (25 \times 9)$

Fence

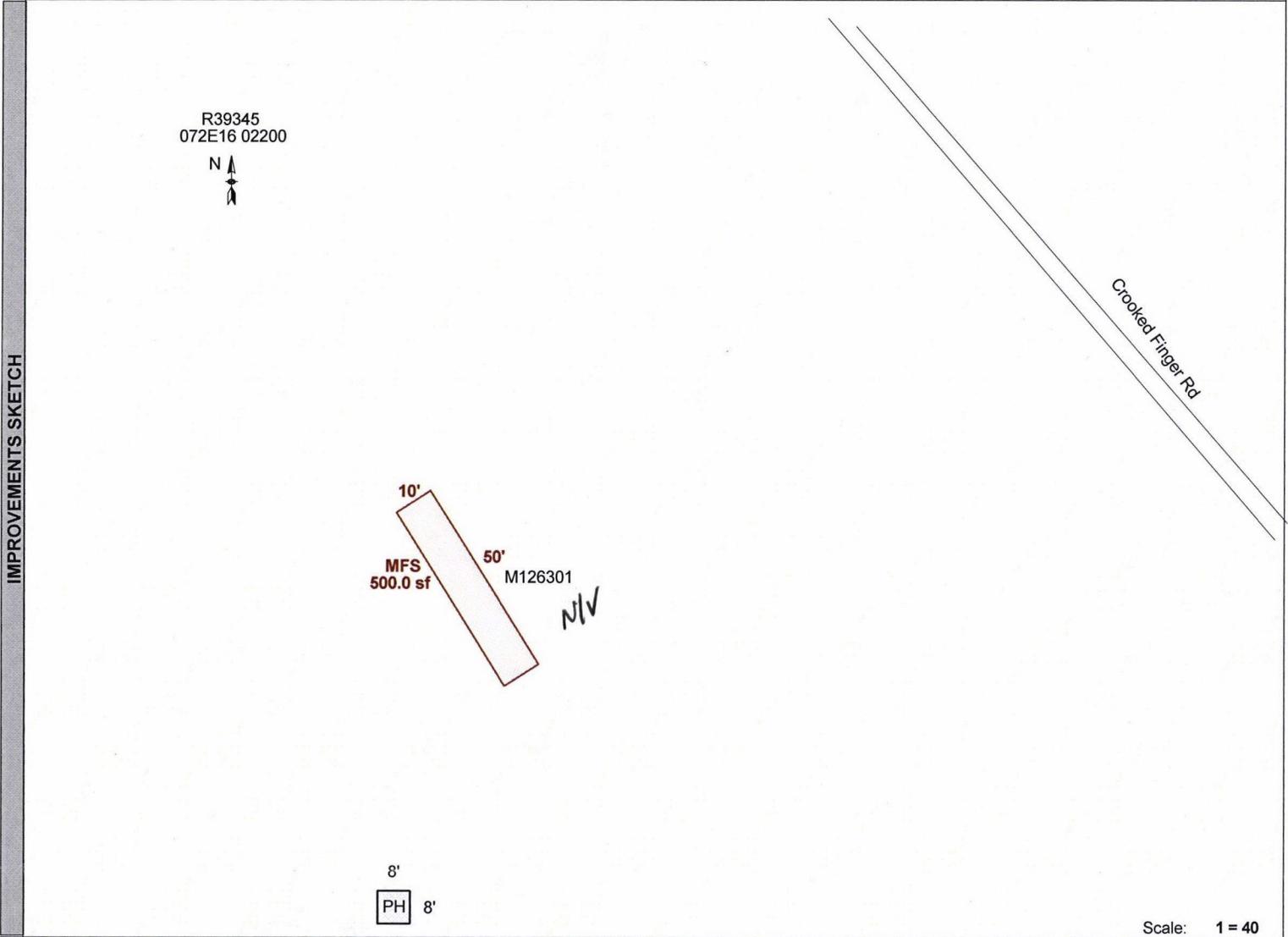
| MEASUREMENT VERIFIED | | REMARKS: |
|----------------------|---------|---|
| DATE | BY | |
| 10-6-69 | HBS | SHANE OTTOSEN SOS 581 7668 HM 986-2698 WK 1048 sq ft |
| 9-11-90 | KEN #82 | |

SKETCH/AREA TABLE ADDENDUM

Parcel No 072E16 02200

File No R39345

| | | | |
|---------|---|-----------------|------------------|
| SUBJECT | Property Address 2333 Crooked Finger Rd NE | State OR | Zip 97375 |
| | City Scotts Mills | | |
| | Owner | | |
| | Client | | |
| | Appraiser Name | | |



Scale: 1 = 40

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | | Comment Table 1 | | | | |
|-------------------|---|-------------|--------|----------|-----------|------------|---|--|-----------------|-----------------|------------------|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals | Apex 7/31/12 Jane | | | | |
| | GLA1 | MFS | 1.00 | 500.0 | 120.0 | 500.0 | | | | | |
| | GBA1 | PH | 1.00 | 64.0 | 32.0 | 64.0 | | | | | |
| | <p>Net LIVABLE Area (rounded w/ factors) 500</p> <p>Net BUILDING Area (rounded w/ factors) 64</p> | | | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">Comment Table 2</th> <th style="text-align: center;">Comment Table 3</th> </tr> <tr> <td style="vertical-align: top;">1/22/18 S.R.H.A.</td> <td style="vertical-align: top;">tags</td> </tr> </table> | | Comment Table 2 | Comment Table 3 | 1/22/18 S.R.H.A. |
| Comment Table 2 | Comment Table 3 | | | | | | | | | | |
| 1/22/18 S.R.H.A. | tags | | | | | | | | | | |

R39345 072E16 02200

Prop Class: ⁵⁵⁹~~551~~ Prop Code: A99 Fran: 94

Appr #: 94 Date: 1/22/17

Situs Address 2333 CROOKED FINGER RD NE

TTO LCB Insp

Cycle Tags Farm Forest Sales Verif

Owner OTTOSEN,SHANE

Pictom

Other: _____

RMV Land: 184,900

RMV Imps: 0

RMV Total: 184,900

M50 Total: 17,680

For: 2017-2018

Notes: Nil - Re-tag for 1/1/19

Accessory Improvements

Out Buildings

| | | | | | |
|--------------------|-------------------------|----|------------------|-------------|---------------|
| Seg: 1.1 | PH | PH | Roof Cover: ROLL | Int Comp: | Adj: FLCM |
| Method: F;N | | | Roof Style: SHED | | |
| Class: 4 | | | Flooring: CONC | | |
| Area: 64 | Eff: 64 | | Plumbing: | Electrical: | % Comp: _____ |
| Dimens: 8 x 8 | | | Heat/AC: | Bedrooms: | Func: _____ |
| Found: FRAME | | | Fireplace: | Year: Eff: | Value: 0 |
| Ex. Wall PLYWD;8FT | | | | | L/S: _____ |
| Exc Code: _____ | Comment/Adj: <u>Nil</u> | | | | |

R39345 072E16 02200 Prop Class: 559 Prop Code: A99 Fran: 94 Appr #: 31 Date: 1/23/19
Situs Address 2333 CROOKED FINGER RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner OTTOSEN,SHANE Pictom Other: _____

RMV Land: 202,300 RMV Imps: 0 RMV Total: 202,300 M50 Total: 18,040 For: 2019-2020

Notes: NDM N/C POLL FROM TAGS

Accessory Improvements

Out Buildings

Seg: 1.1 PH PH
Method: F;N Roof Cover: ROLL Int Comp: Adj: FLCM
Class: 4 Roof Style: SHED
Area: 64 Eff: 64 Flooring: CONC
Dimens: 8 x 8 Plumbing:
Found: FRAME Heat/AC: Electrical: % Comp: _____
Ex. Wall PLYWD;8FT Fireplace: Bedrooms: Func: _____
AddFactor1: AddFactor2: Year: Eff: Value: 0
AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____



NO VEHICLES

R39345

POSTED
CABLED

A gravel driveway leads to a closed gate. The gate is made of a black, corrugated metal bar. A sign is attached to the gate. The sign is rectangular with a black border and contains the text 'PRIVATE PROPERTY' in red, bold, capital letters. Below this, there is a smaller line of text that is partially obscured but appears to be 'NO TRESPASSING'. The driveway is made of grey gravel and is flanked by green trees and bushes. The background shows a grassy area with some trees.

**PRIVATE
PROPERTY**
NO TRESPASSING

R39345

GATE

01/23/2019



R39345/ M126301

MA

01/23/2019



R39345/ M126301

MA

01/23/2019



R39345/ M126301

MA

01/23/2019

A photograph of a red wooden shed or cabin, partially obscured by a dense thicket of bare trees and brush. The shed has a dark roof and is situated in a wooded area. The trees are mostly without leaves, suggesting a late autumn or winter setting. The ground is covered with fallen leaves and some green plants.

R39345/ M126301

PH 8x8

01/23/2019



R39345

M126301

MA

1/22/18

A photograph of a red building, possibly a shed or barn, partially obscured by bare trees in a wooded area. A large evergreen tree is visible on the right side of the frame. The ground is covered with dry grass and some green patches.

R39345

PH 8X8 N/V

1/22/18



R 39345

7/31/12

MA 50 X 10

M126301



R 39345

7/31/12

PH 8x8



Specially Assessed Land Appraisal Card

Account: R39345

Map Tax Lot: 072E16 02200

Name: OTTOSEN, SHANE

9882 MARQUAM

Acres: 5

Franchise: 94

CR MOLALLA, OR 97038

Related Accounts: M126301

LSU

| Year | Mthd | Lsu Code | LSU Description | Acres | Schedule | RMV | SAV | MSAV | |
|------|------|----------|-----------------|-------|----------|---------|--------|--------|----------|
| Y99 | LT | 1001 | FARM OSD | 0.00 | OSDA.RUR | 40,000 | 4,000 | 4,000 | R39345.1 |
| Y09 | HS | 1021 | FARM HOMESITE | 1.00 | 008S | 27,600 | 21,470 | 11,980 | R39345.2 |
| Y96 | ASU | 3300 | TWO HILL IRR | 0.10 | 008SGI | 2,760 | 180 | 70 | R39345.3 |
| Y96 | ASU | 3610 | WOODLOT-M | 3.90 | 008S | 107,640 | 1,790 | 1,250 | R39345.4 |

Inspection Date: 4/12/17 S.R. #94

Remarks: Farm use O.K. Roll tag

4/13/17
3

Specially Assessed Land Appraisal Card

Account: R39345

Map Tax Lot: 072E16 02200

Name: OTTOSEN, SHANE

9882 MARQUAM

Acres: 5

Franchise: 94

CR MOLALLA, OR 97038

Related Accounts: M126301

| Event Code | Date | Comment | R39345 | R39345 |
|------------|-----------|--|--------|--------|
| 2016FARM | 4/20/2016 | 16-17: #94 ONSITE 3-31-16, CHRISTMAS TREES, F/U OK. TAG TO RECHECK 4-1-17 FOR MORTALITY. MAKE SOIL CLASS CHGS. | | |
| 2014FARM | 7/11/2014 | 7/8/14: ONSITE BY #31, FARM USE OK | | |

072E16 02200

(FARM) R39345, M126301 - APPROVED - EFF DATE 3-7-17 (MS)

Attention Property Owner: A land use proposal has been submitted for property near where you live or near property you own elsewhere. State law requires that the county notify property owners within a certain distance from this property. The proposal and address of the property is described in the "Application" section below. The decision in this case does not directly affect the zoning or use of your property. If you object to the decision, refer to the "Appeal" section. If you have questions, contact the staff person listed at the end of this report.

NOTICE OF DECISION
ADMINISTRATIVE REVIEW CASE NO. 17-003

APPLICATION: Application of Shane Ottosen for an administrative review to replace an existing mobile home on a 5.0 acre parcel in a FT (Farm Timber) zone located at 2333 Crooked Finger Road NE, Scotts Mills. (T7S; R2E; Section 16; tax lot 2200).

DECISION: The Planning Director for Marion County has determined that the residence was legally established and can be replaced.

EXPIRATION DATE: This decision is valid only when exercised by March 6, 2021 unless an extension is granted. The effective period may be extended for two years subject to approval of an extension. Request for an extension must be submitted to the Planning Division prior to expiration of the approval (form available from the Planning Division).

WARNING: A decision approving the proposal is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposal. To be sure the subject property can accommodate the proposed use the applicant should contact the Building Inspection Division, (503) 588-5147.

This decision does not include approval of a building permit.

CONDITIONS:

1. The applicants shall obtain all permits including building, septic evaluations and installation, required by the Marion County Building Inspection Division.
2. Prior to issuance of any building permit for the new dwelling, the applicants shall sign and submit a Declaratory/Farm-Forest Statement (enclosed) to the Planning Division. This Statement shall be recorded by the applicant with the Marion County Clerk after it has been reviewed and signed by the Planning Director.
3. Prior to issuance of any building permit, the applicant shall sign and submit a Replacement Residence Declaratory Statement (enclosed) to the Planning Division. This statement shall be recorded by the applicant with the Marion County Clerk after it has been reviewed and signed by the Planning Director.
4. The dwelling shall be located as indicated on the site plan submitted with the application.

OTHER PERMITS, FEES AND RESTRICTIONS: This approval does not remove or affect any covenants or restrictions imposed on the subject property by deed or other instrument. The proposed use may require permits and/or fees from other local, state or federal agencies. This decision does not take the place of, or relieve the responsibility for, obtaining other permits or satisfying any restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #6 below be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

5. The applicant should contact the Silverton Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards. The Silverton Fire District contact person is Ron Parvin at (503) 873-5328

APPEAL PROCEDURE: The Marion County Zone Code provides that certain applications be considered first by the County Planning Director. If there is any doubt that the application conforms with adopted land use policies and regulations the Director must deny the application. Anyone who disagrees with the Director's decision may appeal the decision

- - Appraisal Land and Improvement Information - -
Property ID: R39345 (Real Estate) 072E16 02200

Neighborhood : EAST.RU

- - Land Segments - -

| Land # | Description.....PROP CLS | Size | RMV Total | Special Us |
|--------|--------------------------|----------------------|-----------|------------|
| L1 | FARM OSD | | \$40,000 | \$4,00 |
| L2 | FARM HOMESITE | 1.0000-AC | \$25,890 | \$11,64 |
| L3 | TWO HILL IRR | 3.0000-AC | \$77,680 | \$2,08 |
| L4 | WOODLOT-M | 1.0000-AC | \$25,890 | \$31 |
| | Land Totals Lgl AC(5.00) | 5.0000-AC | \$169,460 | \$18,03 |

- - Improvements - -

| Imp # | Description..... | TYPE | BLDG TYPE | #SEGS | RMV Total |
|-------|--------------------|------|-----------|-------|-----------|
| I1 | PH | F | | 1 | \$ |
| | Improvement Totals | | | | \$ |

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

Enter selection or <RET> to Exit: _____

Change apportionment of 2 Hill IRR and woodlot-M Acres.

4/19/16 S.R. #94 Verified by onsite inspection 3/31/16

Farm Use christmas trees.

tag for 4/1/17 to check for mortality.

4/19/16
31



Crooked-Finger-Rd-NE

.10 AC

Farm Use
Christmas Trees

Woodlot
3.9 AC

R39345
072E16 02200