

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: MDC Japet | Print Date:

6/30/2025

Acct ID: 535892 MTL: 092W33B001500 Date: 7/16/25 Appr: MDC Prop Class: 550 RMV Prop Class: 450
Situs: _____ MaSaNh: 07 06 000 Unit: 36358 Year: 2025

Last Date Appraised: 03/26/2009 Appraiser: MATT LORD Retag: Y N Tag info:

Owner: AVELLANA FARMS LLC Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 45748

RMV Land: 156670 RMV Imp: 0 RMV Total: 156670 MAV: 0 MSAV: 45748 SAV: 76348

Comment:

Notations

25-26 cycle

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 05545 Size: 34.96 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 156670 Exception: Y N
S

Adjustment(s): GSOIL Fire Patrol: Description:

Comments: Liability year - 1980 / 19-20: UPDATED PART TOTALS//03-04: REAPPRAISAL 08-09: CORRECTED ACREAGE ON PART TOTALS

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.

092W33B 01500
550 01E A90
00550040

R35892

00500130

GISLER, EDWARD & ESTHER

34.96 Acres

1/30/02

R35892

092W33B 01500

Appr #: 49

Date 3/26/09

Prop Class 551

Prop Code A30

Situs Address

Franchise Code 49

Year For: 2009-2010

Owner ESTHER M GISLER RLT &

Tags

Cycle

Sales Verification

Other: _____

Notes: _____

RMV Land: 207,000

RMV Imp: 0

RMV Total: 207,000

M50 Total: 32,850

Accessory Improvements

Out Buildings

Jack

R35892 092W33B 01500 Appr #: 44 Date 3/26/09 Prop Class 551 Prop Code A30
 Situs Address Franchise Code 49 Year For: 2009-2010

Owner ESTHER M GISLER RLT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 207,000 RMV Imp: 0 RMV Total: 207,000 M50 Total: 32,850

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	TWO BENCH IRR	008SI	34.96		

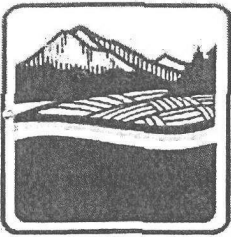
Eff Acres 107.32 Companion Accounts R35965 R35961 092W33B 01600;092W33B 01300

ROUTING SLIP

Date _____ Clerk _____

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 _____
- Reviewed by lead appraiser/comments _____



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court St. NE, STE #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 19, 2019

AVELLANA FARMS LLC
2229 SAN FELIPE ST STE 1150
HOUSTON, TX 77019

33B 92W 150W
33 92W 100
33 92W 400

RE: Account Number(s) - R35892/R35926, R54446
Location - 148.32 acres on Jefferson-Marion Road SE, Turner

Dear Property Owner(s):

Our records show that you recently acquired this property. All or a portion of the acreage is in an Exclusive Farm-Use Zone and is currently receiving special farm-use assessment. This program requires the land be used exclusively for farm use, and the farming activity needs to be in accordance with an "accepted farming practice." *The land must be used primarily to make a profit in money.*

Please provide the following information in writing:

1. Is this land currently being farmed with the intent of making a profit in money? By whom?
Yes, Avellana Farms LLC is planting 100% of the property to hazelnuts in 2019. Mark Lewis Farms, Inc. is the contracted farm manager overseeing farm operations.
2. If not, when do you anticipate farm use to begin? _____
3. What type(s) of crops, livestock and/or farm services are being raised and sold?
Hazelnuts
4. How many acres will be dedicated to the farm operation? Entirety of properties.

It is standard procedure to have an appraiser perform an inspection to verify use. This may result in a disqualification of any portions of your land that are not in compliance. Enclosed is a flyer regarding this program for your reference. For more information, see our website at:

www.co.marion.or.us/ao

If you have any questions or would like an estimate of tax increase if disqualified, please contact me at (503) 584-4725 or by e-mail at cluke@co.marion.or.us.

Sincerely,

Clint Luke
Rural Property Appraiser
CL:cwo

[Enclosure(s)]

Ter Services LLC
2229 San Felipe Street, Suite 1150
Houston, Texas 77019

RECEIVED
JUL 18 2019
MARION COUNTY
ASSESSOR

DIANA STAEHELY
DIRECT NO. 713.955.3376
DSTAEHELY@TERSERVICES.COM

July 15, 2019

Marion County Assessor's Office
Attn: Clint Luke
P.O. Box 14500
Salem, OR 97309

Re: Exclusive Farm-Use Zone

Dear Mr. Luke:

On behalf of Avellana Farms LLC, please find enclosed the completed questionnaire for parcel Account Numbers R35892, R35926, and R54444 located on Jefferson-Marion Rd SE, Turner.

If you have any questions, please let me know.

Best Regards,



Diana Staehely

Enclosure(s)

TSLLC: 305875