

Acct ID: 519540 MTL: 063W13AD00100 Date: **3/31/24** Appr: **GRH** Prop Class: 559 RMV Prop Class: 559
 Situs: 3491 BROOKLAKE RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 29844 Year: 2024
 Last Date Appraised: 04/20/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: GANNON JT Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 147866
 RMV Land: 401610 RMV Imp: 122440 RMV Total: 524050 MAV: 111350 MSAV: 36516 SAV: 69286
 Comment:

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

ADD LTH
INPUT GRH 06.10.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	01410	0

Land

Site: 2	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 41780	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 100210					

Site: 3	Code Area: 01410	Size: 6.85 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 314830	Exception: Y N
Adjustment(s):	GSOIL	Fire Patrol:		Description:		
Comments:	Liability year - 1976 / 100210					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 01410	Stat Class: 128	Year Blt: 1945	Eff Year Blt: 1945	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 16780
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Handwritten: EYB - updated roof, 1956, I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	2	Unfinished	396	0	0	1945	1945	HVAC, ROOF	Y N

Handwritten: change to low cost finished, has 110 electric and stove, 1956

Accessories

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

Bldg: 3	Code Area: 01410	Stat Class: 468	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 2114	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 36' WIDE TRIPLE/QUAD					Dimensions:	RMV: 85760
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Handwritten: n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	2114	3	FB-2	1997	1997	KIT-, SKRT+, ROOF, HVAC+, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	6	180	1997	396	1
ROOF EXTENSION OR PATIO COVER	6	180	1997	2088	1

Handwritten: Attached to mth

Improvements - Accessory Buildings

Bldg: 2	Code Area: 01410	Stat Class: 351	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 1152	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 48x24	RMV: 9160
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Handwritten: n/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	4	Finished	1152	0	0	1999	1999	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2000 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10740
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	864	0	0	1998	2000	FAIR	

Accessories

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

355 LTH 16X48 YR/EYB 2022 NEW EXCEPTION

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W13AD00100

File No R19540

Property Address 3491 BROOKLAKE RD NE

City SALEM

State OR

Zip 97303

Owner

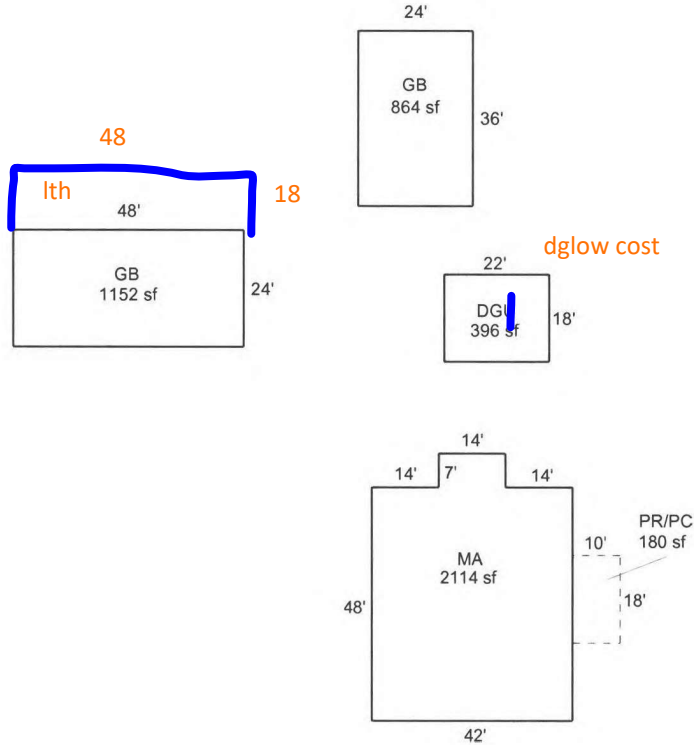
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R19540
063W13AD00100



Scale: 1 = 40

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2114	194	2114
GBA1	GB	1.00	1152	144	
	GB	1.00	864	120	2016
AGF	DGU	1.00	396	80	396
P/P	PR/PC	1.00	180	56	180

Comment Table 1

APEX BY CE 9/22/10

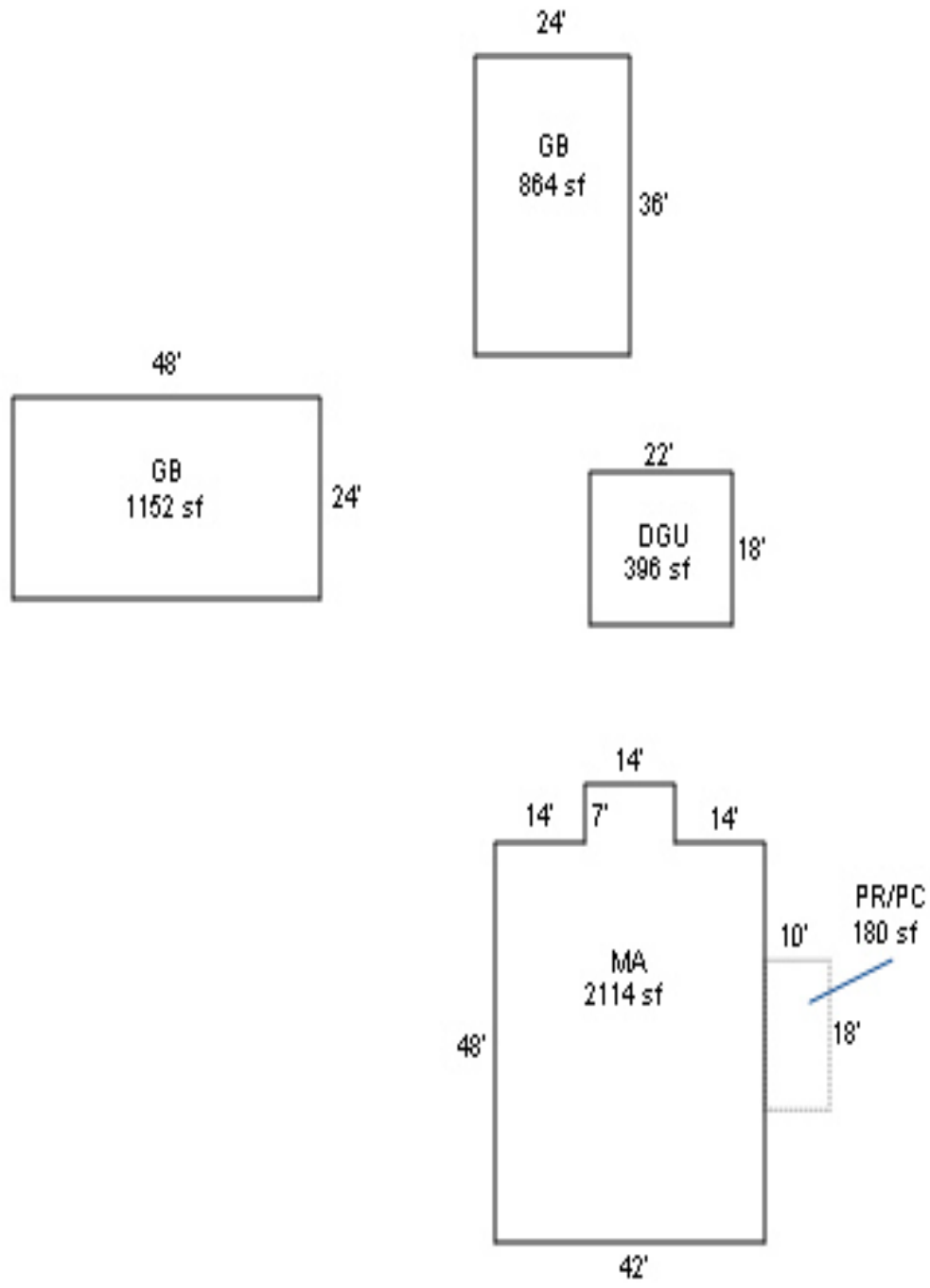
Comment Table 2

Comment Table 3

GPH 5/31/10 Cycle 13

Net LIVABLE Area	(rounded w/ factors)	2114
Net BUILDING Area	(rounded w/ factors)	2016

R19540
063W13AD00100



6-11-18

R19540 DG



6-11-18

R19540 GB 36x24



6-11-18

R19540 GB48x24



6-11-18

R19540 MA Rear



6-11-18

R19540 MA



R 1954D

13AD063W

063W-13AD-00100

48404-000

502 (551) 0-4H A93 001-00-21-0

HUGHES, LEE O & BERNICE M-TRUSTEE

<HUGHES, STEVEN & MARGARET

7.85 ACRES

CHEMEKETA VACATED BLKS 4-8

LOTS 1-8 BLK 9

LOTS 2 3 4 6 & 7 BLK 14

3491 BROOKLAKE RD NE

V0768P0317RD V1077P0017RC 07/27/95

R19540

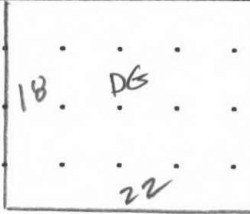
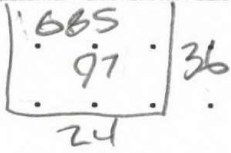
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 48404-000

MAP NO: 063W13AD

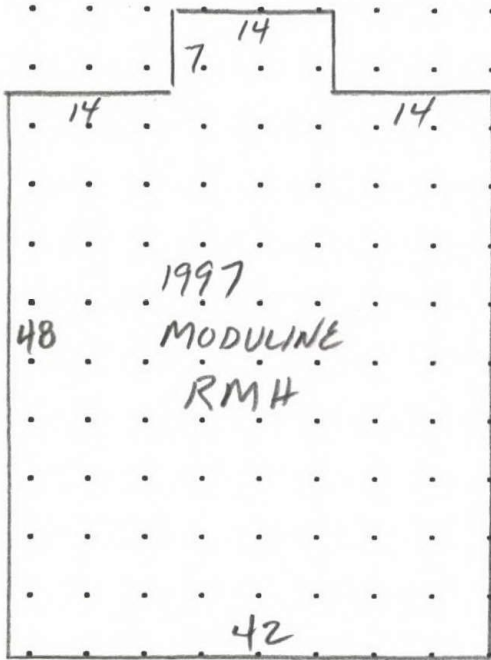
TAX LOT: 00100

GB4
24x48



~~MP 4
14x16
gone~~

~~PH
6x8
gone~~



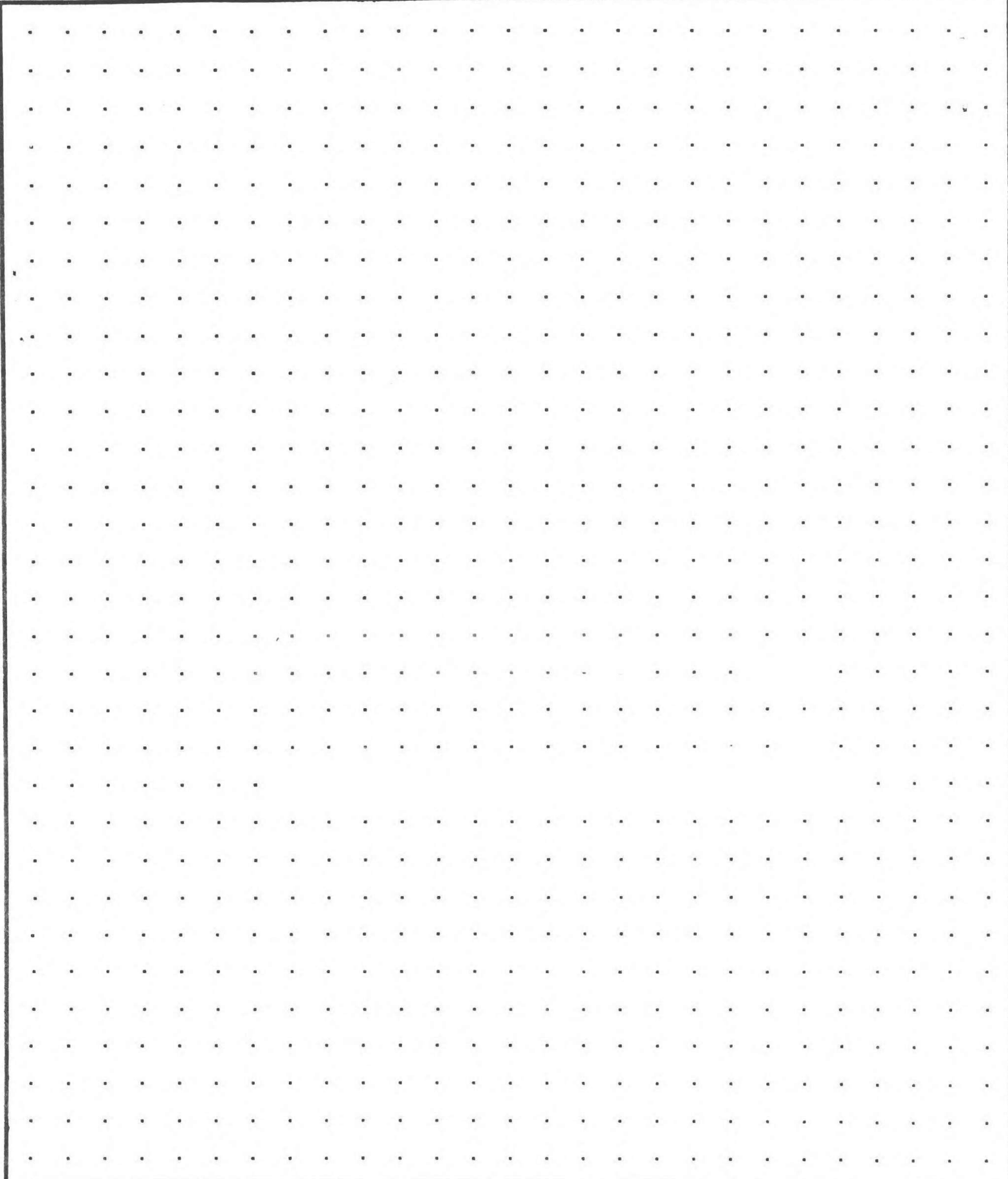
CALCULATIONS:

$$42 \times 48 + 7 \times 14 = 2114$$

(2016) (98)

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY			Date	Amt.
6-16-97	LESTER		3491 BROOKLACE RD NE		
7-9-08	CHINE	REMARKS:	BUILDER: SALEM OR		
8-11-18	19 Jul				
4-20-20	269				
	4/29				



CALCULATIONS:

SCALE: 1" = 20'

R19540 063W13AD00100 Prop Class: 451 Prop Code: F09R Fran: 102 Appr #: _____ Date: _____

Situs Address 3491 BROOKLAKE RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner GANNON, RAY Pictom Other: _____

RMV Land: 268,930 RMV Imps: 97,320 RMV Total: 366,250 M50 Total: 364,180 For: 2018-2019

Notes: _____

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	ON SITE DEVELOPMENT	OSDA.RUR	0.00	<i>Farm OSP</i>	DQS
2	RURAL RESTRICTIVE	008C	1.00	<i>Farm HS</i>	DQS
3	RURAL RESTRICTIVE	008CG	6.85	<i>2 Bench Pxy</i>	DQS

Eff Acres _____ Companion Accounts _____

Zone: EFU

JA 25 6-14-14

Date: 6/14 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

R19540 063W13AD00100 Prop Class: 551 Prop Code: A99R Fran: 06 Appr #: 29 Date: 4-20-20
 Situs Address 3491 BROOKLAKE RD NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner GANNON, RAY *C19* Pictom Other: _____

RMV Land: 314,720 RMV Imps: 104,770 RMV Total: 419,490 M50 Total: 133,690 For: 2020-2021

Notes: _____
update YL's
FOC = Nursery stock + Hay

Seg: 3.1 MA MANUFACTURED STRUCTURE
 Method: M04 Roof Cover: ARCOMP Int Comp: DW;H&F;DSP Adj: MSLCMT
 Class: 6T Roof Style: _____
 Area: 2114 Eff: 2114 Flooring: _____
 Dimens: x Plumbing: BATH2 Electrical: _____ Qty: _____ ✓
 Found: Heat/AC: AC Bedrooms: 3 % Comp: _____
 Ex Wall: Fireplace: Year: 1997 Eff: 1997 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 71,380
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Out Buildings

Seg: 1.1 DGU DETACHED GARAGE
 Method: R05 Roof Cover: BKENAM Int Comp: _____ Adj: RLCM2
 Class: 2 Roof Style: GABLE
 Area: 396 Eff: 396 Flooring: CONC
 Dimens: 22 x 18 Plumbing: _____ Electrical: 110V % Comp: _____ ✓
 Found: CONC Heat/AC: ST Bedrooms: _____ Func: _____
 Ex Wall: PLYWD Fireplace: Year: 1945 Eff: 1945 Value: 13,830
 AddFactor1: AddFactor2: AddFactor3: L/S: _____
 Exc Code: _____ Comment/Adj: _____

Seg: 2.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCMMP ✓
 Class: 4 Roof Style: GABLE
 Area: 1152 Eff: 1152 Flooring: DIRT
 Dimens: 48 x 24 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall: 10FT;METAL Fireplace: Year: _____ Eff: 1999 Value: 7,510
 AddFactor1: AddFactor2: AddFactor3: L/S: _____
 Exc Code: _____ Comment/Adj: _____

Seg: 3.2 MHSK MANUFACTURED STRUCTURE
 Method: M04 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 194 Eff: 194 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____ ✓
 Found: Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall: CBLOCK Fireplace: Year: _____ Eff: 1997 Value: 1,310
 AddFactor1: AddFactor2: AddFactor3: L/S: _____
 Exc Code: _____ Comment/Adj: _____

Seg: 4.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: BKENAM Int Comp: _____ Adj: FLCMMP ✓
 Class: 5 Roof Style: GABLE
 Area: 864 Eff: 864 Flooring: CONC
 Dimens: 36 x 24 Plumbing: _____ Electrical: 110V % Comp: _____
 Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall: 10FT;BKENAM Fireplace: Year: 1998 Eff: 2000 Value: 10,740
 AddFactor1: AddFactor2: AddFactor3: L/S: _____
 Exc Code: _____ Comment/Adj: _____

Special Assessment Field Sheet

Acct #(s) R19540 Date 4-20-18 Appr # & initials JR 29

LAND USE QUESTIONABLE OR NOT IN COMPLIANCE: Farm 6.85 # acres
 DFL/STF # acres
 Other # acres

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 / weeds / blackberries / Scotch broom
- 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: EFU
- Send ROLLOVER letter (specify) w/these flyers: _____
- Send WARNING/APR 1 (effective for a disqual next tax year) w/these flyers: _____
- Send INTENT TO DISQUALIFY letter (effective for the current tax year) [PAT LIAB or ADD TAX]
- Send PRELIMINARY QUALIFICATION letter w/these flyers: _____
- Soil class changes needed *** see attached screen print(s) ***
- Homesite: add _____ @ mkt / add _____ @ spec asssd / delete (gone) / chg to mkt / chg to spec asssd
- OSD: add _____ @ mkt / add _____ @ spec asssd / delete (gone) / chg to mkt / chg to spec asssd
- Pictures have been taken Tag Building Permit screen for: _____

Appraiser's notes: Filberts removed - observed slash piles and empty pasture, -

FOLLOWUP

Date 6-11-18 Appr # & initials JL 29 Contact: (Onsite) Telephone / Email / In Office / None

Conversation or Observations: Flowed for nursery stock
Flu on JL 29

- 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 / Email / 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 / Email / 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): _____

~~Roots~~

So is this
one being
reinstated?
same soul
class? ✓ yes.

Specially Assessed Land Appraisal Card

Account: R19540

Map Tax Lot: 063W13AD00100

Name: GANNON, RAY

3491 BROOKLAKE RD

Acres: 7.85

Franchise: 102

NE KEIZER, OR 97303

Related Accounts:

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	R19540.1
Y09	HS	1021	FARM HOMESITE	1.00	008C	26,040	26,040	19,350	R19540.2
Y76	ASU	3230	TWO BENCH DRY	6.85	008CG	178,370	19,990	7,670	R19540.3

Inspection Date: 4/20/18

Remarks: slash piles + tall grass -
 send fig. for SAFS JC 29

Specially Assessed Land Appraisal Card

Account: R19540

Map Tax Lot: 063W13AD00100

Name: GANNON, RAY

3491 BROOKLAKE RD

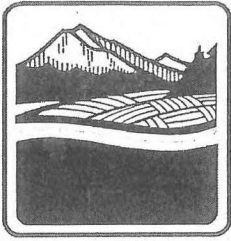
Acres: 7.85

Franchise: 102

NE KEIZER, OR 97303

Related Accounts:

Event Code	Date	Comment	R19540	R19540
2018FARM	2/14/2018	FEB 2018 - SENT NEW OWNER SALES COURTESY LETTER & FLYERS		



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlffing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, Suite 2233 Salem, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

April 24, 2018

GANNON, RAY
3491 BROOKLAKE RD NE
KEIZER, OR 97303

May 24
OK

RE: Account Number(s) - R19540
Location - 3491 BROOKLAKE RD NE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for farm use. Based upon my inspection on April 20, 2018, I have determined that 6.85 acres of this property may not currently meet the requirements necessary to receive special assessment. I observed slash piles from a filbert orchard that was removed and an empty pasture.

Only portions of the property actively engaged in a farm practice, with intent to make a profit in money, qualify to be specially assessed. Please provide any information you may have about the recent history of use for this property.

Our web page (<http://www.co.marion.or.us/AO/Pages/Forms.aspx>) has some useful information about special assessment topics. Another excellent source of information about farm use is the OSU Extension Service (www.extension.oregonstate.edu). Enclosed is a flyer that describes the requirements of the special assessment program.

It will be necessary to disqualify any non-compliant acres of your land from farm use special assessment for the 2018-2019 tax year, including the homesite and onsite developments if applicable, unless within **30 days** from the date of this letter you can provide an explanation as to why the portion of the subject property in question should remain specially assessed. You may contact me at (503) 584-4727, or by e-mail at jsherwood@co.marion.or.us. I look forward to hearing from you.

Respectfully,

John Sherwood
Rural Property Appraiser
JS:ak

[Enclosure]

John Sherwood - Disqual on R19540

From: Michael White
To: John Sherwood
Date: 6/6/2018 3:36 PM
Subject: Disqual on R19540

John,

This fellow, Ray Gannon, says that he is farming this property and that they own adjacent land (R19512 a nursery) but was unable to do any work on it until they cleared out the filberts which was diseased. He said he has been working it and would like for you to come out and take a look. He, of course, also said they receive no other notice before this. I set him straight on the dates they were sent. But as he has adjoining acreage that is very apparent to being farmed, and if you can verify and approve, I would be tempted to reinstate. He gave his number so you can call him if you have any questions or for an appointment. [\(503\) 781-6304](tel:5037816304). If you would look this over, it would be appreciated.

Thank you.

Michael



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court St. NE, Suite 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 14, 2018

GANNON, RAY
3491 BROOKLAKE RD NE
KEIZER, OR 97303

RE: Account Number(s) - R19540
Location - 3491 BROOKLAKE RD NE

Dear Property Owner(s):

We have reinstated your property to the farmland special assessment program, and removed the Potential Additional Tax Liability from the 2018-19 property tax roll.

If you have any questions concerning this action, you may call our office at (503) 588-5049 or send an e-mail to akennedy@co.marion.or.us.

Sincerely,

Amy Kennedy
Rural Appraisal Section

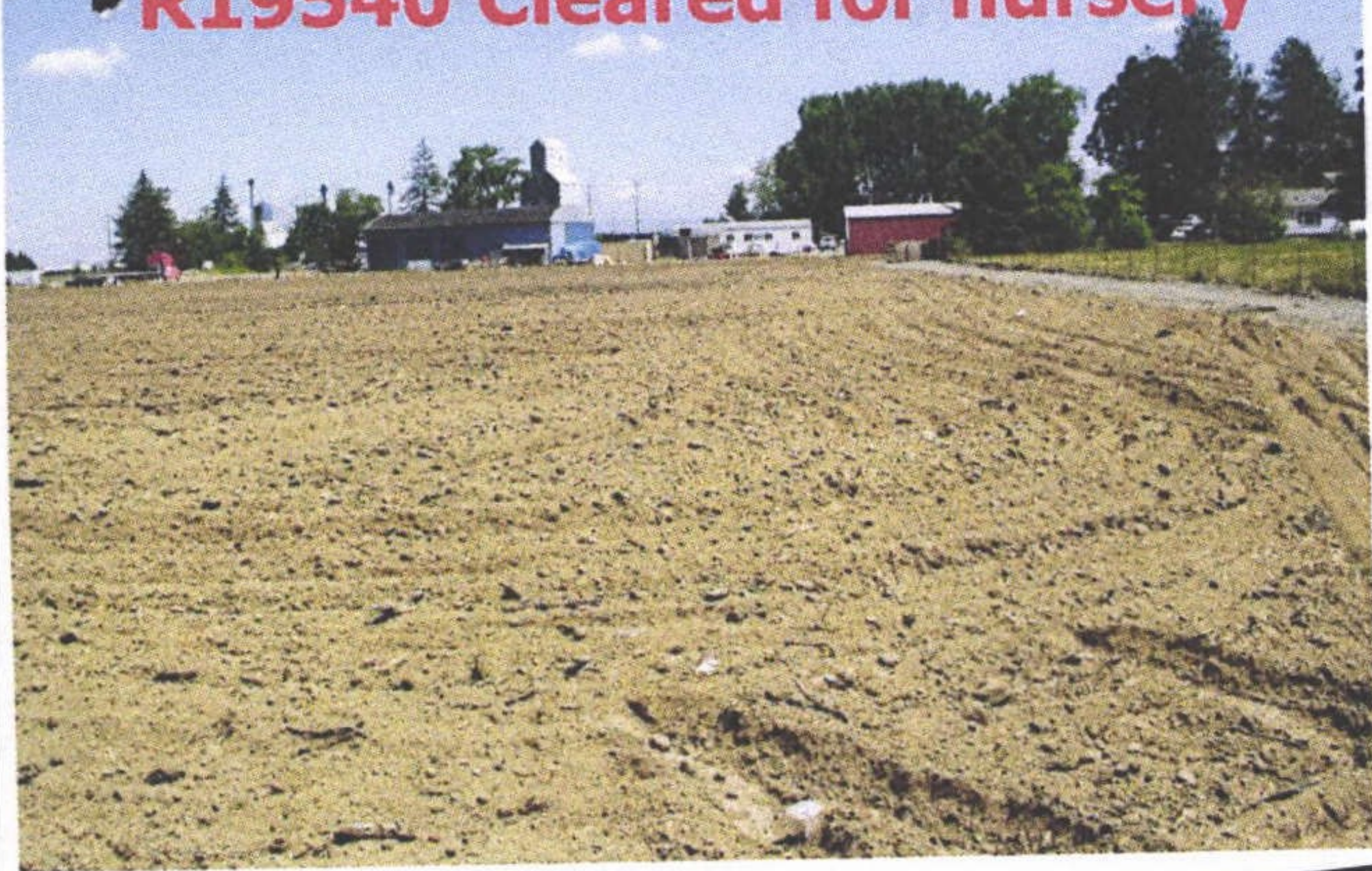
4-20-18 Farm Use

R19540 Slash piles



6-11-18 Farm Use

R19540 Cleared for nursery



6-11-18

R19540 GB48x24



6-11-18

R19540 GB 36x24



6-11-18

R19540 DG





6-11-18

R19540 MA Rear



6-11-18

R19540 MA

