

Acct ID: 544061 MTL: 072W22D000800 Date: **7/29/24** Appr: **MLH** Prop Class: 641 RMV Prop Class: **401**
 Situs: 7117 CONIFER ST NE SALEM OR 97317 MaSaNh: 03 06 000 Unit: 110041 Year: 2024

Last Date Appraised: 01/23/2024 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: 2025 - Tags/Permit (Alt Energy System)

Owner: WILLIAMS TRUST & WILLIAMS, ALFERD TRE & Roll Type: R

Cycle Tag Sales Verification Other: **Farm** Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 306854

RMV Land: 283960 RMV Imp: 381350 RMV Total: 665310 MAV: 304840 MSAV: 2014 SAV: 3520

Comment: 24-25: L2 01.23.24 GRH **No inventory changes**

No change in size of forest since 2007 aerial but does not add up to acres in program

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

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

Land Chris 8/12/24 8/12/24: Send intent letter to disqual 1.7 acres DFL. Only measure 5.5 of trees on aerial

Site: 1 Code Area: 92410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Market Homesite Description: TWO BENCH IRR RMV: 46380 Exception: Y N
 Adjustment(s): WASTE, GSOIL, IRR Fire Patrol: Description:
 Comments: 17-18: 3.10 ACRES DISQ FOREST USE. ADJ SOIL CLASS AND ACREAGE.

Site: 3 Code Area: 92410 Size: ~~3.5~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land **1.55** Description: DFL Class C RMV: 149660 Exception: Y N
 Adjustment(s): WASTE, GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 **2.0 DFLB**

Site: 4 Code Area: 92410 Size: ~~3.05~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLX Value Source: Designated Forest Land **1.95** Description: DFL Class X **Little Pudding River** RMV: 4620 Exception: Y N
 Adjustment(s): WASTE, GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 **1.7 DFLC**

Site: 5 Code Area: 92410 Size: 0.79 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural Restrictive Description: TWO BENCH IRR RMV: 38300 Exception: Y N
 Adjustment(s): WASTE, GSOIL, IRR Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 142 + Year Blt: 1979 Eff Year Blt: 1988 Sq.Ft: 1886 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 333840
 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
First Floor	4 +	Finished	1526	2	FB-2	1979	1988	BATH - 2, KIT, FP - 1, ROOF+, HVAC+, BATH+	Y N
Attic	4 +	Finished	360	0	0	1979	1988	HVAC+	Y N
Garage Attached	4	Finished	546	0	0	1979	1988	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1988	30876	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 20340
 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
General Purpose Bldg	5	Finished	1800	0	0	1997	1997	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 353 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 288 % Complete: 100

Desc: Machine Shed (MS)				Dimensions: 16x18		RMV: 3920		N/C
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
Machine Shed	5	Finished	288	0	0	2009	2009	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: 321	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 1428	% Complete: 100		
Desc: Hay Cover (HC)				Dimensions: 51x28		RMV: 10940		
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
Hay Cover	5	Finished	1428	0	0	2016	2016	FAIR
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: 2004	Eff Year Blt: 2004	Sq.Ft: 720	% Complete: 100		
Desc: Lean-to Light (LTL)				Dimensions:		RMV: 1810		
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	5	Finished	720	0	0	2004	2004	
Exception: Y N								

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

Bldg: 7	Code Area: 92410	Stat Class: 905	Year Blt: 2016	Eff Year Blt: 2016	Sq.Ft: 0	% Complete: 100		
Desc: Rural Solar Panel/Array				Dimensions:		RMV: 10500		
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
No floor data available								

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



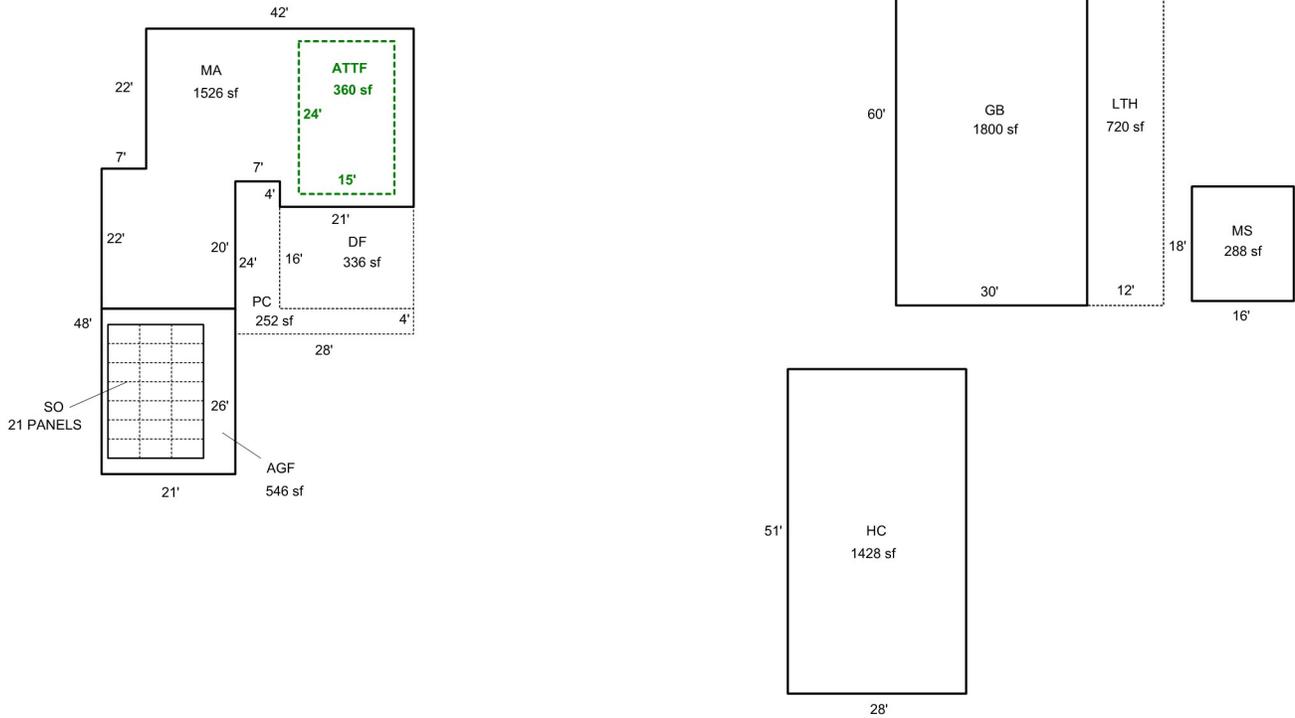
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544061 Parcel No.: 072W22D 00200
 Property Address: 7177 CONIFER ST NE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544061
072W22D 00800
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	
	LTH	1.0	720.0	144.0	
	MS	1.0	288.0	68.0	
	HC	1.0	1428.0	158.0	4236.0
GLA1	MA	1.0	1526.0	194.0	1526.0
GLA2	ATTF	1.0	360.0	78.0	360.0
GAR	AGF	1.0	546.0	94.0	546.0
OTH	SO	1.0	315.0	72.0	315.0
P/P	PC	1.0	252.0	104.0	
	DF	1.0	336.0	74.0	588.0

APEX BY CE 7/17/13
 UPDATED BY JRONDEMA 3/3/17
 UPDATED BY CJURAN 02/08/2024

COMMENT TABLE 2

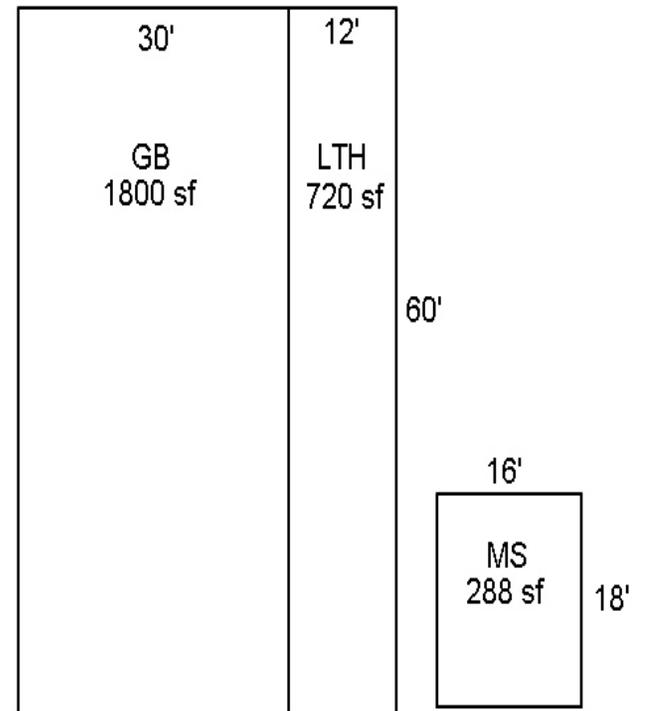
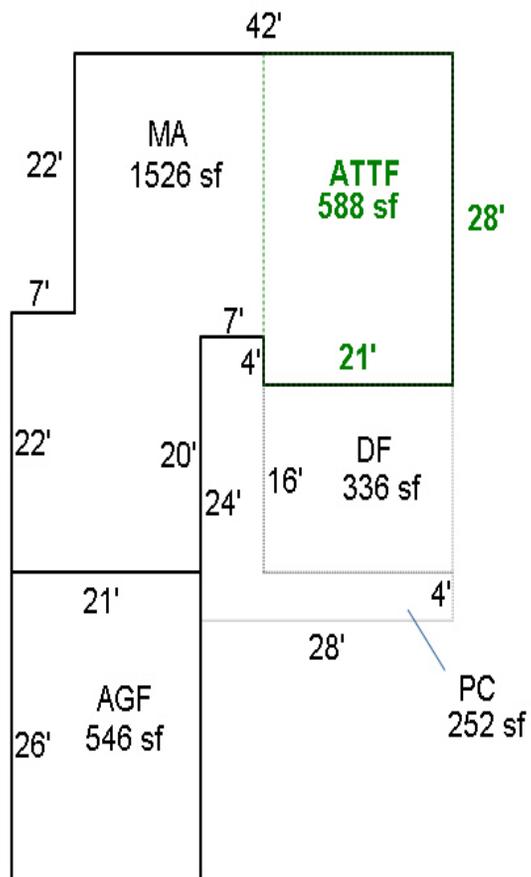
COMMENT TABLE 3

GRH 01/23/2024

TAGS L2

Net LIVABLE	cnt	2	(rounded)		1,886
Net BUILDING	cnt	4	(rounded)		4,236

R44061
072W22D 00800
Scale 1:30





MA Rear

1/6/2017
R44061



HC

1/6/2017
R44061



1/6/2017
R44061

MA



1/6/2017

R44061

SO



06/24/2013



06/24/2013

R44061

22D 072W
072W-22D -00800 70430-190
502 0-3C F62 024-00-21-0
WILLIAMS, ALFRED J & DONNA E

8.99 ACRES
CAPITAL CITY FRUIT FARMS
FR LOTS 18 19 & 22
EXEMPT VALUE SOLAR 5,000
7117 CONIFER ST NE
V0677P0222DE V0151P0179RM 08/10/93



ACCOUNT NUMBER

CODE AREA NO.

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			C O D E	APPRaiser'S INITIAL OR NO
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			LAND	IMPROVEMENTS (BLDGS. ETC.)	TOTAL		J.V., NO.
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
							Homestead					
							All Other					
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							All Other					

SKETCH/AREA TABLE ADDENDUM

Parcel No R44061

File No 072W22D 00200

SUBJECT

Property Address 7177 CONIFER ST NE

City SALEM

State OR

Zip 97317

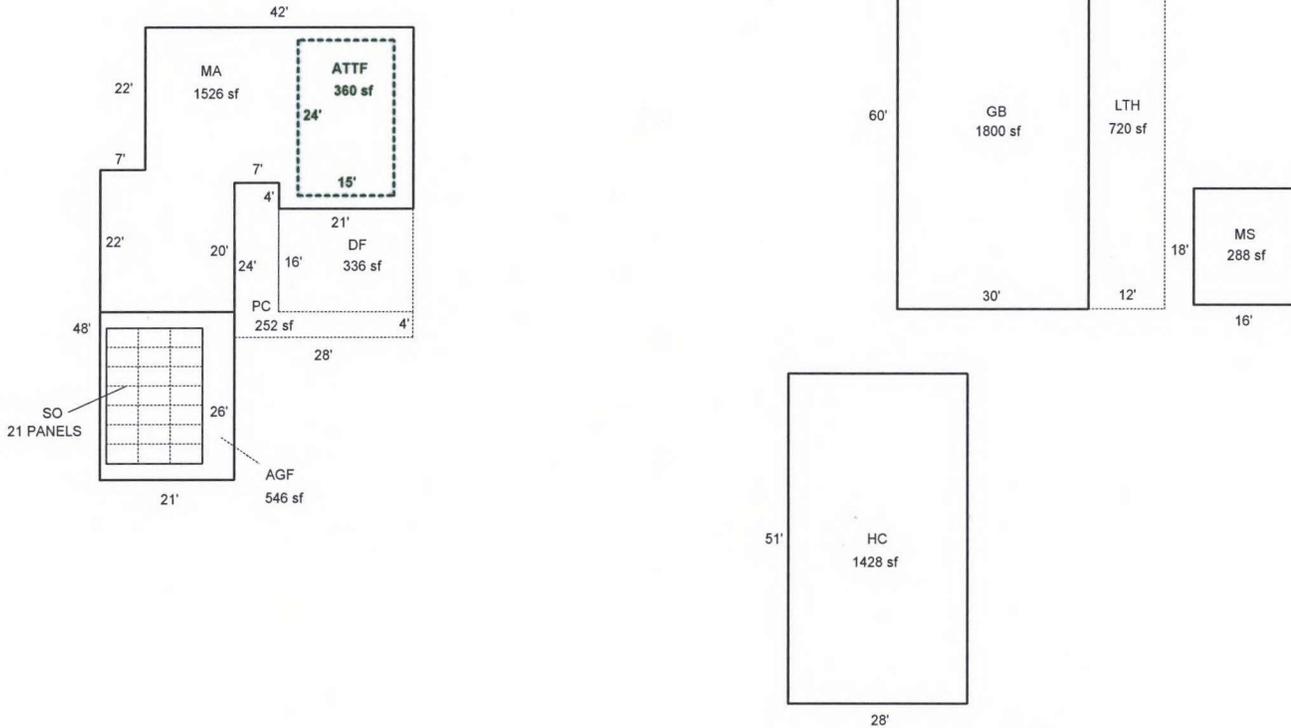
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R44061
072W22D 00800
SCALE 1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1526	194	1526
GLA2	ATTF	1.00	360	78	360
GBA1	GB	1.00	1800	180	4236
	LTH	1.00	720	144	
	MS	1.00	288	68	546
	HC	1.00	1428	158	
GAR	AGF	1.00	546	94	546
P/P	PC	1.00	252	104	588
	DF	1.00	336	74	
OTH	SO	1.00	315	72	315

Comment Table 1

APEX BY CE 7/17/13
UPDATED BY JRONDEMA 3/3/17

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1886
Net BUILDING Area (rounded w/ factors) 4236

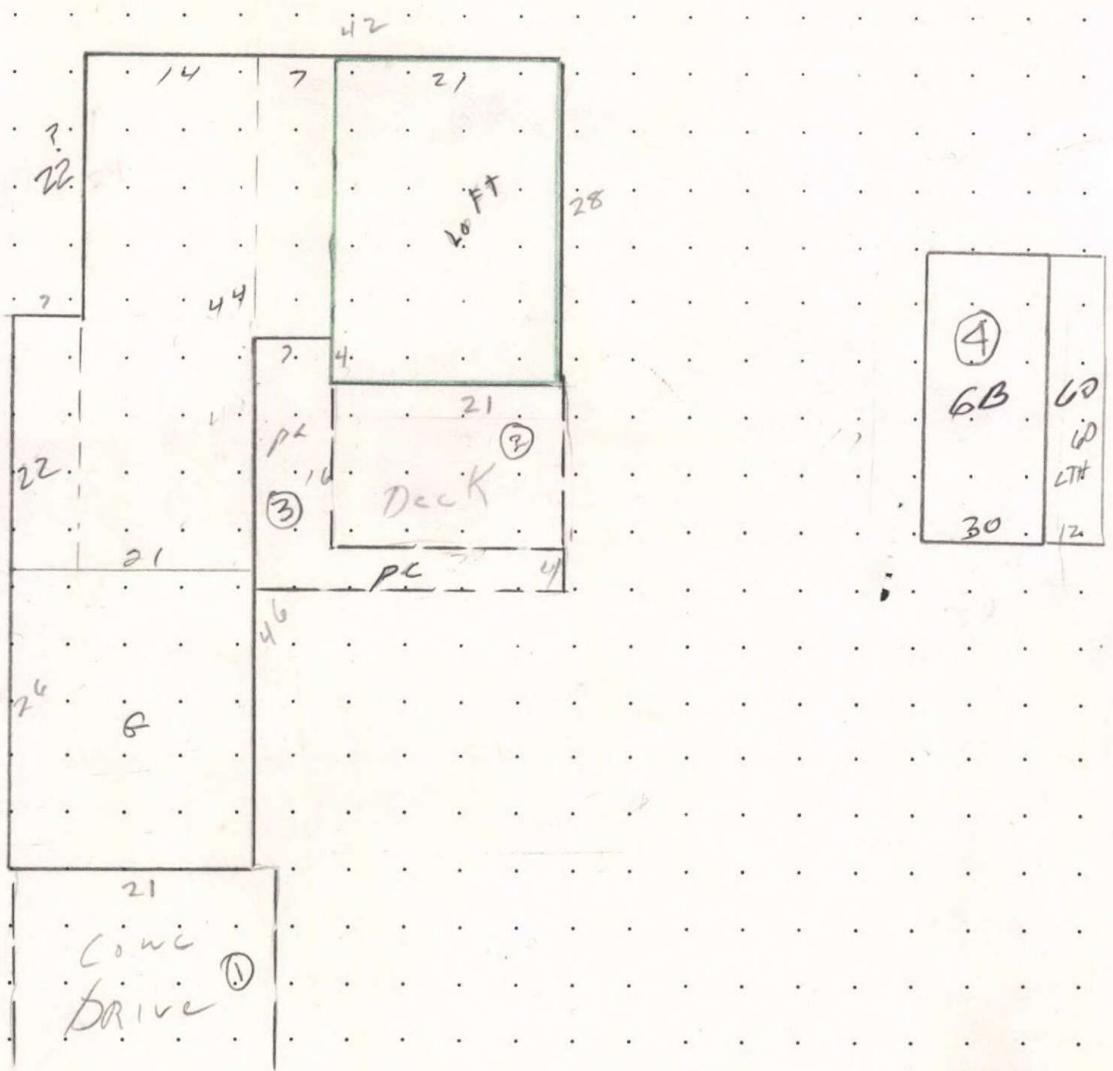
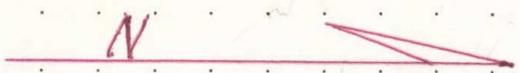
3-000 - 10610 - 01641-00

BUILDING DIAGRAM AND OUTBUILDINGS

R44061

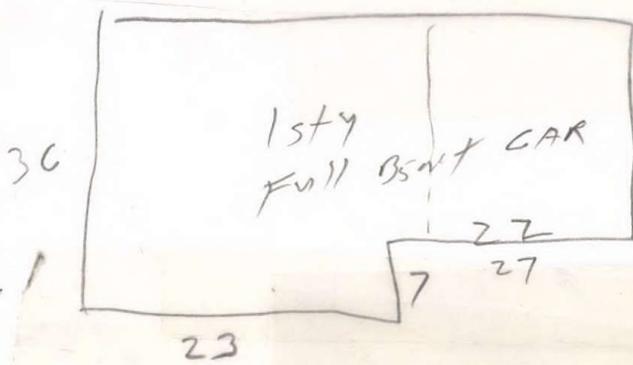
ACCT. NO. 70430-190

MAP NO. 2207-24 800



7117 CONIFER ST. N.E.

MEASUREMENT VERIFIED		REMARKS: B-77
DATE	BY	
9-80	KH/29	$1577 (21 \times 28)^{588} + (7 \times 24)^{168} + (14 \times 44)^{616} + (7 \times 22)^{154} = 1526$
12-2-86	ALLEN	
5-5-94	REYES	
6-24-13	19 Sup - added LTH & MS	
1/6/2017	102	



R44061 072W22D 00800 Appr #: 102 Date 1/6/17 Prop Class 641 Prop Code A94

Situs Address 7117 CONIFER ST NE 97317 Franchise Code 102 Year For: 2017-2018

Owner WILLIAMS TRUST &

Tags Cycle Sales Verification Other: TTO LCB Insp. Pictom. MLS *update APEX*

Notes: Add MC, Add SO, CHANGES AS NOTED (Return for Forest Check - Send Letter)

RMV Land: 285,170 RMV Imp: 205,760 RMV Total: 490,930 M50 Total: 242,050

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1526 Eff Area 1526
Length Width Roof Cover T/CLAY Plumbing BATH2;JETTUB Heat HP
Fireplace ZEROCL Inter. Comp: RNG;H&F;DW Bedrooms 2
Year Built 1979 Eff. Year Built 1988 Cond. P F A G E
Adj Codes RLCM4;R4+QLTY Qty % Comp Func Econ RMV: 128,600
Lump Sum Except Code/Year Comments

Seg.Type ATTF RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 360 Eff Area 360
Length *(211 Change)* Width 15 Roof Cover Plumbing Heat HP *586*
Fireplace Inter. Comp: Bedrooms
Year Built 1979 Eff. Year Built 1988 Cond. P F A G E
Adj Codes RLCM4;R4+QLTY Qty % Comp Func Econ RMV: 22,670
Lump Sum Except Code/Year ~~1111~~ Comments ~~FOR APEX (IND. DMST)~~

Seg.Type AGF RESIDENTIAL Seg. # 1.3 Method: R05 Class 4 Area 546 Eff Area 546
Length 26 Width 21 Roof Cover T/CLAY Plumbing Heat
Fireplace Inter. Comp: *CONCRETE* Bedrooms
Year Built 1979 Eff. Year Built 1988 Cond. P F A G E
Adj Codes RLCM4 Qty % Comp Func Econ RMV: 27,910
Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type YI4G RESIDENTIAL Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
Length Width Foundation Ex. Wall Roof Cover
Roof Style Floor Plumbing
Year Built Eff. Year Built: Cond. P F A G E % Comp Econ RMV: 7,200
Lump Sum Except Code/Year Comments *CD, PC's, PR*

Out Buildings

Seg.Type GB GB5 & LTL Seg. # 2.1 Method: F09 Class 5 Area 1800 Eff Area 1800
Length 60 Width 30 Foundation CONC Ex. Wall PLYWD Roof Cover T/CLAY
Roof Style GABLE Floor CONC Plumbing *CONC*
Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1997
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 15,120
Lump Sum Except Code/Year Comments

Seg.Type LTL GB5 & LTL Seg. # 2.2 Method: F09 Class Area 720 Eff Area 720
Length 12 Width 60 Foundation POST Ex. Wall *OPEN* Roof Cover METAL
Roof Style SHED Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 2004
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 1,570
Lump Sum Except Code/Year Comments

Seg.Type MS MACHINE SHED Seg. # 3.1 Method: F09 Class 5 Area 288 Eff Area 288
Length 16 Width 18 Foundation POST Ex. Wall Roof Cover BKENAM
Roof Style SHED Floor DIRT Plumbing
Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 2009
Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 2,690
Lump Sum Except Code/Year Comments

R44061 072W22D 00800 Appr #: _____ Date _____ Prop Class 641 Prop Code A94
 Situs Address 7117 CONIFER ST NE 97317 Franchise Code 102 Year For: 2017-2018
 Owner WILLIAMS TRUST &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 285,170 RMV Imp: 205,760 RMV Total: 490,930 M50 Total: 242,050

Segment	HC	SO					Land
Class	5						
Dim/Size	51x28	21 Panels					
Foundation	Note POST						
Exter Wall	/						
Wall Height	14'						
Inter Finish	/						
Roof Cover	bk Enam						
Roof Style	Gable						
Flooring	dirt						
Plumbing	/						
Electric	/						
Misc.	/						
Yr Blt	2016	2016					
Eff Yr	2016	2016					
Cond.	A	A					
% Good							
% Comp	100	100					
Lump Sum	< \$10,500 >						
Except.Code	New	PNSOLR					

EXEMPT

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	ON SITE DEVELOPMENT	OSDA.RUR	0.00		
2	MARKET HOMESITE	008C	1.00		
3	DESIG FOREST FC0	008C	7.99		

Eff Acres Companion Accounts

Zone: EFU

Date 3/3 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 reviewed 3/14/17 (102)

Reviewed by lead appraiser/comments 4/12/17 (51)

641

#90

Assessor Monthly Issued Permit Report

For 4/1/2016 to 4/30/2016

PERMIT#: 555-16-003005-STR
 PERMIT TYPE: Residential
 SUB-TYPE: Structural
 CATEGORY: Comprehensive

STATUS: Permit Issued
 APPLIED: 4/27/2016
 ISSUED: 4/28/2016
 EXPIRES: 10/25/2016

OFFICE: MC
 PARCEL#: 072W22D 00800 R44061
 ACRES: 8.99
 SUBDIV: CAPITAL CITY FRUIT FARMS
 LOT/BLOCK: FR 18,19 & 22 /
 ADDRESS: 7117 CONIFER ST NE SALEM, OR 97317

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	BRANDON S KRUEGER	10405 NE 144TH AVENUE VANCOUVER, WA 98682	503-539-7772
CCB	PRO STAT SERVICES LLC	6115 E 18TH ST STE B VANCOUVER, WA 98661	3605215742
OWNER	WILLIAMS TRUST	7117 CONIFER ST NE SALEM, OR 97317	
SITE CONTACT	BRANDON S KRUEGER	10405 NE 144TH AVENUE VANCOUVER, WA 98682	503-539-7772

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE ROOF MOUNT SOLAR PV INSTALLATION

VALUATION: \$2,000.00

STORIES: 10

BATHS:

KITCHENS:

SQUARE FEET

HABITABLE:

EXISTING: 10

NEW: 10

TOTAL SQ. FT.:

Special Assessment Field Sheet

Acct #(s) 244061 Date _____ Appr # & initials _____

**LAND USE QUESTIONABLE
OR NOT IN COMPLIANCE:**

- Farm _____ # 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: _____
- Send **ROLLOVER** letter (specify) w/these flyers: _____
- Send **WARNING/APR 1** letter (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:

FOLLOWUP

Date 11/9/17 Appr # & initials MA(31) Contact: Onsite / Telephone / Email / In Office / None ROBIN - 503-923

Conversation or Observations: 12:00 CALLED ROBIN & MR. WILLIAMS, THEY ARE VERY CONCERNED ABOUT THE INCREASE IN TAXES ON THEIR PROPERTY FOLLOWING THE DISQ OF 3.10 AC. INCREASE IN TAXES OF \$ TRIED TO PROVIDE OPTIONS FOR OWNERS. SUCH AS GRAZING, WRESTON, PLANTING ETC, THEY MENTIONED MR. OWNER IS 88 YRS OLD AND NOT ABLE TO FARM ANYTHING, SUGGESTING LEASING OUT

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): LAND, THEY SAID
- Send letter (specify type -- see front for choices): IT CANT BE LEASED. SAID IT WAS
- Other action items for Clerk (please describe): TO SPEED TO BE GRAZED, EVEN BY GOATS

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: ABSD SAID GROUND WAS SWAMPY THERE WAS A POND, I COULD NOT SEE A POND ON AERIALS, BUT ALLOW IT MAY BE A WET OR SWAMP AREA, POINTED OUT NEIGHBORING PROPERTY TO EAST HAD CATTLE GRAZING ON IT, THEY COMPLAINED THAT NEIGHBORS PAID LESS TAXES, I POINTED OUT NO EQUITY IN MERE SD, AND THAT NEIGHBORS HAD LESS ACRES. INFORMED THEM I WOULD BE

- Pictures have been taken
- Note above findings on Event & RETAG for (date?): SEND AERIALS,
- Send letter (specify type -- see front for choices): AND A MALICIOUS APPEAL FORM,
- Other action items for Clerk (please describe): BECAUSE THEY REPEATEDLY SAID THEY

Date _____ Appr # & initials _____ Contact: Onsite / Telephone / Email / In Office / None

Conversation or Observations: WERE GOING TO HIRE A LAWYER AND APPEAL DISQUAL, WANT USE TO QUALIFY, THEY CLAIMED WE CHANGED THE ZONING ON THEIR PROPERTY, INFORMED THEM IT WAS NOT CHANGED, STILL EFD, GAVE PH.# FOR PLANNING, THEY WERE ASKING ABOUT PUTTING ANOTHER HOUSE ON PROPERTY, SAID I WOULD DISCUSS CASE WITH SUPERVISOR, CONCERNING WET LAND.

- 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): _____

Special Assessment Field Sheet

Acct #(s) R44061 Date 4/17 Appr # & initials 102 RT

Farm/Forest use ALL OK

**LAND USE QUESTIONABLE
OR NOT IN COMPLIANCE:**

- Farm _____ # acres
 DFL/STF 2.99 AC. # acres
 Other _____ # acres

Change Prop.Code to:

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 / tall weeds / blackberries
- 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 - S. PART OF TAXLOT
- Less than required minimum acreage TAXLOT
- Trees not "free to grow" - NW PORTION OF TAXLOT
- Timber harvested & not replanted
- Not adhering to Planting Plan
- H&B Forestland no longer VACANT
- Grown, harvested & sold as XMAS trees IN NW OF TAXLOT
- Predominant use not Forestry TAXLOT
- Other issue(s): Trees Approx 3.55 AC
- IF FOREST; NEEDS THINNING - NOT FREE TO GROW
- 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?): 4/1/17
- Send **INQUIRY** letter w/these flyers: FOREST FLYERS; FARM FLYER, FAIR FLYERS
- Send **ROLLOVER** letter (specify) w/these flyers: _____
- Send **WARNING** letter (effective for a disqualification next tax year) w/these flyers: _____
- Send **INTENT TO DISQUALIFY** letter (effective for the current tax year) [PAT LIAB or ADD TAX]
- Soil class changes needed *** see attached screen print(s) *** Send attached Aerial w/letter.
- Homesite: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- OSD: add _____ @ mkt / add _____ @ spec assd / delete (gone) / chg to mkt / chg to spec assd
- Pictures have been taken Tag Building Permit screen for: _____

Appraiser's notes:

4/17
31

FOLLOWUP

Date 4/12/17 Appr # & initials 102 Contact: Onsite / Telephone / In Office / None

Conversation or Observations: Discussed DQ of un-utilized Farm/Forest land. owner understood the requirement for the change

1125/17
(31)

Pictures have been taken Note above findings on Event & RETAG for (date?):

Send letter (specify type -- see front for choices): 10-Day DFL DQ- Example attached

Other action items for Clerk (please describe): Image of land designation attached
Redesignate Land Segs as indicated on
L-Screen Prints after 10-Day opportunity.

Date 5/5/17 Appr # & initials MA (31) Contact: Telephone / Onsite / In Office / None

Conversation or Observations: Called Mr. Williams (503) 363-2617 this morning. Discussed
DISQ LETTER. HE SAID HE WOULD CONTEST ANY DISQUAL. I REMINDED THAT THAT WAS HIS
RIGHT; BUT ACCORDING TO STATE, TO QUALIFY FOR S.A. THE LAND HAD TO UTILIZED WITH
AN INTENT OF MAKING A PROFIT. MR. W THOUGHT BECAUSE LAND WAS EFD
ZONED IT QUALIFIED AUTO MATICALLY. READ HIM REQUIREMENT FROM EFD FLYER.
HE GAVE REASONS FOR NON USE INCLUDING; LOGPHERS, STANDING WATER, ACCESS

Pictures have been taken Note above findings on Event & RETAG for (date?): PROBLEMS IN

Send letter (specify type -- see front for choices): ROAD. WE DISCUSSED USE ALTERNATIVES

Other action items for Clerk (please describe): FARM/VS FOREST USE, HOMESITE & OSD

Date _____ Appr # & initials USES SEAS Contact: Onsite / Telephone / In Office / None

Conversation or Observations: QUALIFICATION, HAY, ORCHARD, LIVESTOCK, MORE FOREST.
SUGGESTED CONTACTING OSU EXTENSION SERVICE FOR ADVICE; USING OUR WEB-
SITE. ALSO WILL SEND F/E INFO FLYERS; STOCKING PER, FAP, T/PLANTE. STATED
NEED FOR QUALIFYING USE W/ INTENT FOR PROFIT TO QUALIFY ALL ACRES SEVERAL
TIMES. ASKED HIM TO READ INFO FLYERS; AND IF HE HAD ANY FURTHER
QUESTION OR CONCERNS TO CONTACT ME. TOLD HIM LAND COULD BE RE-QUALIFIED

Pictures have been taken Note above findings on Event & RETAG for (date?): IF IT WAS UTILIZED,

Send letter (specify type -- see front for choices): HE WILL READ UP SEE ABOUT ANOTHER USE.

Other action items for Clerk (please describe): 5/5/17 MA (31)



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlfling, Assessor
Steve Miner, 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

January 18, 2017

WILLIAMS TRUST &
WILLIAMS, ALFERD TRE &
WILLIAMS, DONNA E TRE
7117 CONIFER ST NE
SALEM, OR 97317

Feb 18

RE: Account Number(s) – R44061
Location – 7117 CONIFER ST NE

Dear Property Owner(s):

Your property, identified above, has 7.99 acres specially assessed as Designated Forestland. This program requires the land be used predominantly for the growing and harvesting of trees of a marketable species.

During an on-site inspection on January 6, 2017 I noted several issues with the property. The south part of the taxlot does not meet the stocking requirements for this program. In the northwest portion the trees are not “free to grow” and need to be thinned. In the northeast portion of the taxlot the predominant use of the land is not forestry. Please see enclosed aerial photo.

Also enclosed please find several flyers for your information. They detail requirements that must be met for your property to continue being specially assessed.

Please contact me within 30 days to discuss your plans for the property, which may avoid the initiation of the **disqualification** process for the 2017-18 tax year. You may call me at (503) 373-4311 or e-mail me at rtucker@co.marion.or.us.

Sincerely,

Randy Tucker
Rural Property Appraiser
RT:ak

[Enclosures]

Amy Kennedy - R44061, 7117 Conifer St NE

From: Amy Kennedy
To: Randy Tucker
Date: 2/21/2017 2:36 PM
Subject: R44061, 7117 Conifer St NE
Bc: Amy Kennedy

Randy, this acct has reached the end of the 30-day timeframe that was given to the owners in an inquiry letter. (See the Event) Did they ever contact you about the DFL? I need to know what to do with the acct now please.

- ① 4/1 Forest Check
- ② DO & Redesignate

Specially Assessed Land Appraisal Card

Account: R44061

Map Tax Lot: 072W22D 00800

Name: WILLIAMS TRUST & WILLIAMS, ALFERD

Acres: 8.99

Franchise: 102

TRE & WILLIAMS, DONNA E TRE 7117

CONIFER ST NE SALEM, OR 97317

Related Accounts:

LSU

Year	Mthd	Lsu Code	LSU Description	Acres	Schedule	RMV	SAV	MSAV	
			ON SITE DEVELOPMEN	0.00	OSDA.RUR	40,000			R44061.1
N			MARKET HOMESITE	1.00	008C	27,270			R44061.2
Y80	ASU	4010	DESIG FOREST FCO	7.99	008C	217,900	5,530	3,500	R44061.3

Inspection Date:

4/12/17 (102)

Remarks:

DQ 4.44 acres as indicated in 'Land' screen Print
 Send '10-Day' Letter and process upon no-response
 Letter and land distribution images are attached

4/24/17 (31)

Specially Assessed Land Appraisal Card

Account: R44061

Map Tax Lot: 072W22D 00800

Name: WILLIAMS TRUST & WILLIAMS, ALFERD

Acres: 8.99

Franchise: 102

TRE & WILLIAMS, DONNA E TRE 7117

CONIFER ST NE SALEM, OR 97317

Related Accounts:

Event Code	Date	Comment	R44061	R44061
2017FARM	1/19/2017	17-18: #102 ONSITE 1-6-17, NOTED SEVERAL ISSUES WITH PROPERTY. SOUTH PART OF THE TAXLOT DOES NOT MEET STOCKING REQUIREMENTS. NW PORTION TREES ARE NOT FREE TO GROW AND NEED TO BE THINNED. IN THE NE PART THE PREDOMINANT USE IS NOT FORESTRY (POSS FARM?). SENDING AERIAL PHOTO AND INQUIRY LETTER W/FLYERS ON 1-18-17. HAVE 30 DAYS TO RESPOND AND DISCUSS PLANS FOR PROPERTY.		

- - Appraisal Land and Improvement Information - -
Property ID: R44061 (Real Estate) 072W22D 00800

Neighborhood : SALE.RUR

- - Land Segments - -

LAD 4/2
PAT 1980

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	ON SITE DEVELOPMENT		\$40,000	\$0
L2	MARKET HOMESITE	1.0000-AC	\$27,270	\$0
L3	DESIG FOREST FC0	7.9900-AC	\$217,900	\$3,500
	Land Totals Lgl AC(8.99)	8.9900-AC	\$285,170	\$3,500

3.55

see below

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		4	\$181,640
I2	GB5 & LTL	F		2	\$16,690
I3	MACHINE SHED	F		1	\$2,690
I4	HAY COVER	F		1	\$7,820
I5	SOLAR PANELS	R		1	\$10,500
	Improvement Totals				\$219,340

L*-Create Land
C*L-Copy Land

I*-Create Improvement
C*I-Copy Improvement

R-Recalculate
(.) More

Enter selection or <RET> to Exit: _____

LAD 4/2
1980

DES FOREST FXD
MARKET

1.34 AC
3.10 AC

LAND SHED
COBC
COBC

DISQUAL 3.10 AC FROM L 3 DES. FOREST; ALSO
ROLL 1.34 AC INTO FXD FROM SAME.

(102) 4/24/17



Marion County
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Steve Miner, Chief Deputy Assessor
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PO Box 14500, Salem, OR 97309
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www.co.marion.or.us/ao

April 26, 2017

WILLIAMS TRUST &
WILLIAMS, ALFERD TRE &
WILLIAMS, DONNA E TRE
7117 CONIFER ST NE
SALEM, OR 97317

may 6

RE: Account Number(s) - R44061
Location - 7117 CONIFER ST NE

Dear Property Owner(s):

All or part of your property, as identified above, is receiving special assessment status for forest use. Based upon my inspections on January 6 and April 12, 2017 I have determined that 3.10 acres of this property do not currently meet the requirements necessary to receive special assessment.

Only portions of the property actively engaged in forestry practices, with the primary purpose of growing and harvesting trees of a marketable species and that meet stocking standards, qualify to be specially assessed. If you have any additional information about the recent history of use for this property, please provide it at this time.

It will be necessary to disqualify the non-compliant acres of your land from forest use special assessment for the 2017-2018 tax year, including the homesite and onsite developments if applicable, **10 days** after the date of this letter. If you have any questions you may call (503) 373-4311 or e-mail rtucker@co.marion.or.us.

Respectfully,

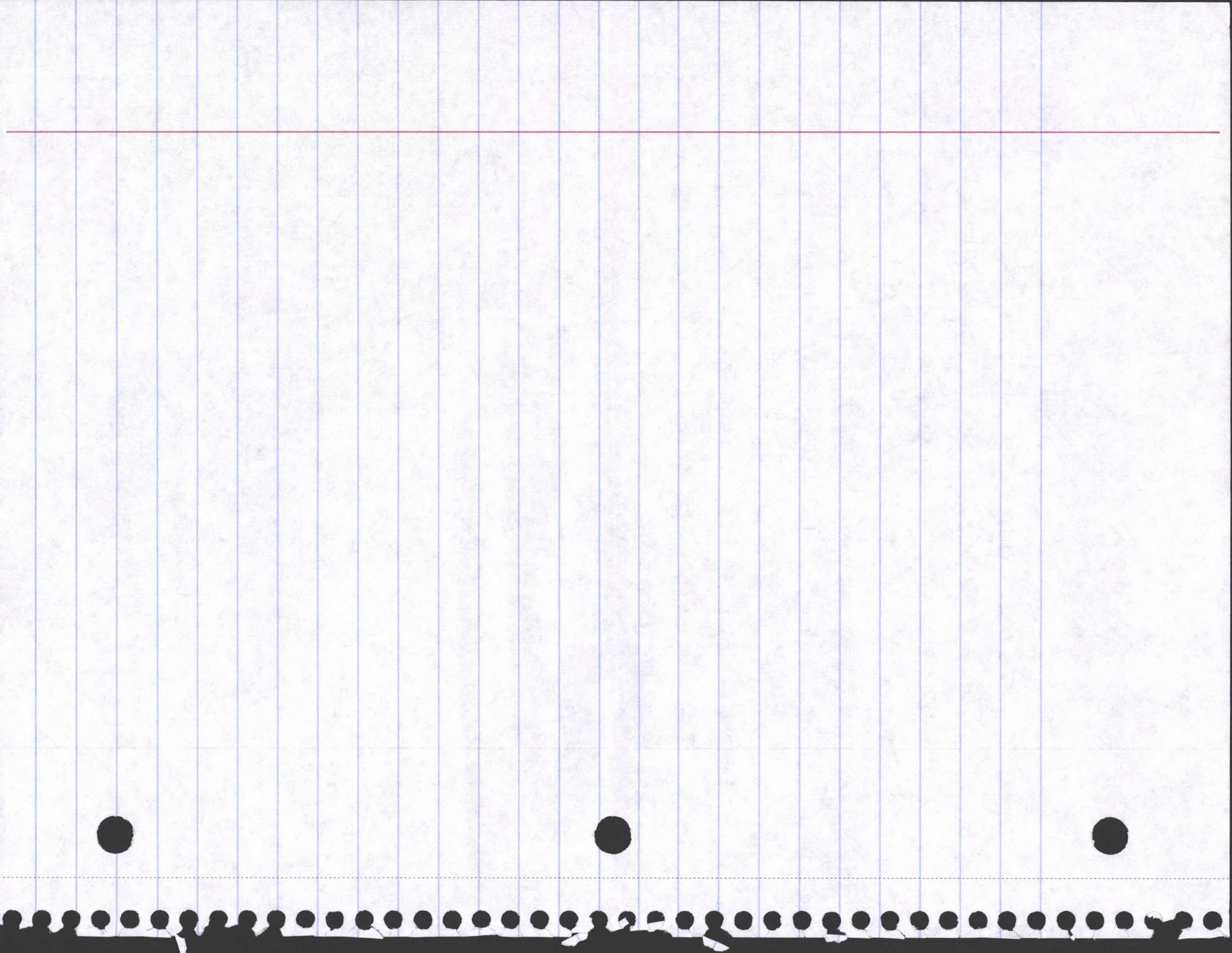
Randy Tucker
Rural Property Appraiser
RT:ak

8/9/17

3pm Discussed Add tax vs. reg tax
increase, Mr. owner under impression that
taxes had gone up permanently to Approx \$7000.
Informed him that they only went up this
year because of \$3063.78 ADD TAX
reg increase for disq. only around \$926.00 ±

PER MW # 103 REWATE ALL
FOREST USE EXCEPT .79 AC AT NORTHEAST
END OF PROPERTY

MA (31)
11/13/17



16-17

TAXES 3,011.12

3011.12

$$\begin{array}{l} \times 03\% \text{ Req Increase} \\ \hline = 3101.45 \end{array}$$

17-18

7091.86
-(3063.78) ADD TAX

= 4028.08

- 3101.45

= 926.63 INCREASE

R44061



R 44061 HOME-SITE AC.



02/08/2016 - 03/30/2016

R44061

UPPER AC = CL, 2 SOILS

NON UTILIZED AREAS



© 2016 Pictometry

02/08/2016 - 03/30/2016

LOWER AC = CL, 3 SOILS







HC

1/6/2017
R44061



SO

1/6/2017
R44061



MA Rear

1/6/2017
R44061



MA

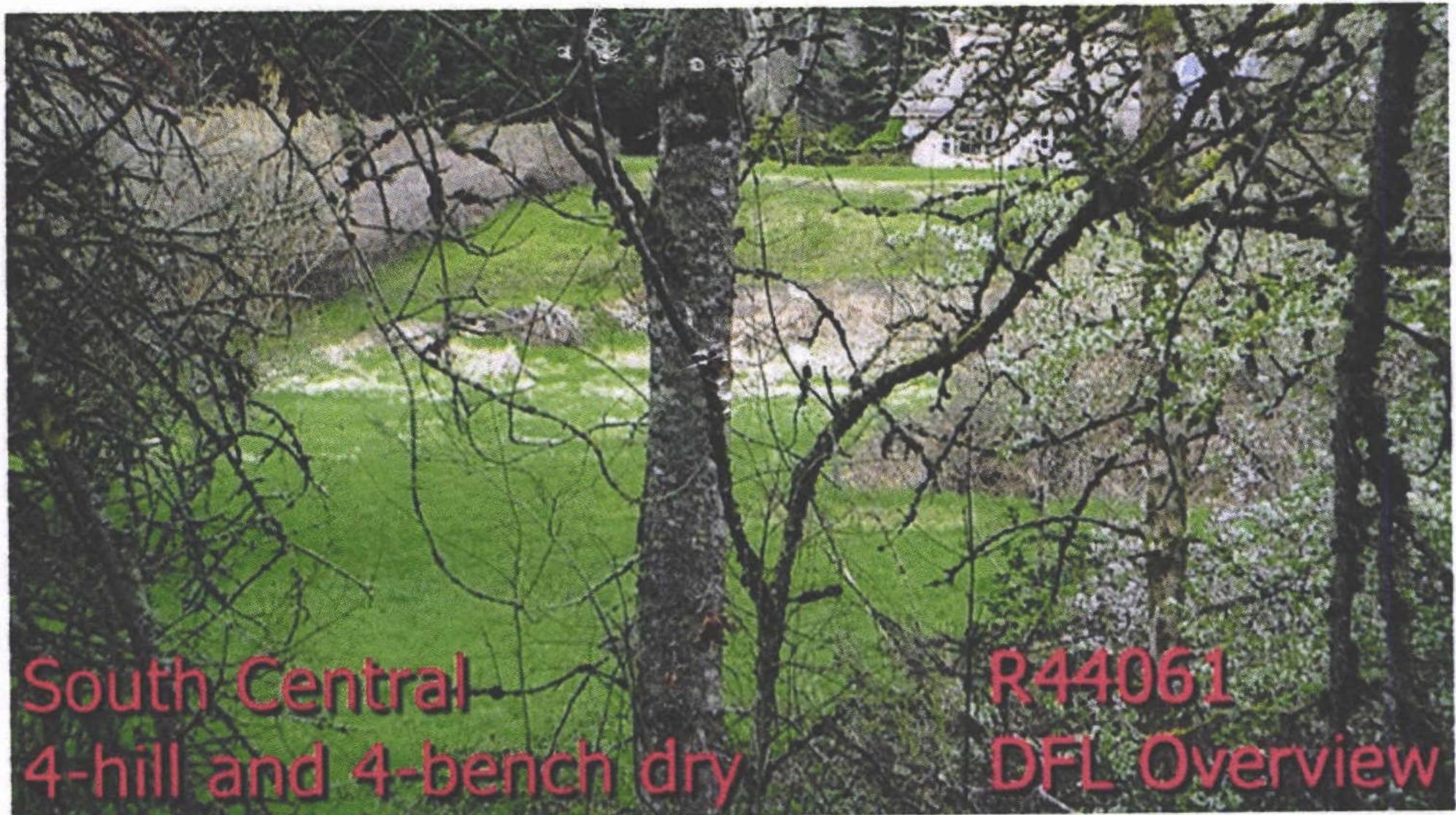
1/6/2017
R44061



South ~~Westland~~ Fy0

R44061

DFL Overview



South Central
4-hill and 4-bench dry

R44061
DFL Overview



FXD

R44061

South & East Westland

DFL Overview







06/24/2013

R44061

GB 30x60

LTH 12x60

MS 16x18



06/24/2013