

Summary

Lead Appr: _____ Clerk: Chris 10/23/23 Lead Clerk: _____ Appr: _____

Acct ID: 519530 MTL: 063W120000400 Date: 6/7/23 Appr: MCH Prop Class: 551 RMV Prop Class: 551
Situs: 3650 CLAUSEN ACRES LN NE SALEM OR 97303 MaSaNh: 03 06 000 Unit: 29834 Year: 2023

Last Date Appraised: 04/17/2020 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info:

Owner: LAFOLLETTE, BRENT & LAFOLLETTE, VANESSA Roll Type: R

Cycle Tag Sales Verification Other: FarmV Inspection level: 1 2 3 4 LCB TTO INSP AV: 670189

RMV Land: 970530 RMV Imp: 490480 RMV Total: 1461010 MAV: 628730 MSAV: 41459 SAV: 73553

Comment: Farm Orchard

update inventory No change to size of gravel pit

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 01410 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 68050 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 20-21: PER #103 KEEP MKT GRAVEL PIT WITH WASTE LAND SCH UNLESS AS USED PRIOR TO CURRENT OWNER. IF USE RESUMES AS GRAVEL PRODUCTION, CHG LAND SCH./CWO/ 2015-16: 04/13/2015 PER KH 90, CORRECT THE LAND TYPES. NO SIGNIFICANT LAND USE CHANGE SINCE 2012, BUT BETTER AERIAL PHOTOGRAPHY IS AVAILABLE. // 00100210// 2012-13: DISQ 51.05 AC DUE TO CONVERSION TO GRAVEL PIT, PER #39, USE UNDERLYING MKT VALUE LAND SCHED THE YEAR OF DISQ AND THEN CHANGE TO WASTE THE FOLLOWING YEAR//01-02: CREATING A 7.22 AC RR EASEMENT AND SPUR WHICH IS BEING DISQ FROM FARM DEFERRAL /02-03: (F)02-0563: ACREAGE CORRECTION BETWEEN R18733 & R19530, MOVED 67.00 ACRES TO R18733 06-07: RECALC SETUP;#42 10-27-05

Site: 2 Code Area: 01410 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: PON D Value Source: Farm Use - EFU Description: POND RMV: 15470 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1976 / 100210

Site: 3 Code Area: 01410 Size: 31.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: WASTE RURAL Description: FOUR HILL DRY RMV: 239720 Exception: Y N
 Adjustment(s): GSOIL, IRR Description: Bench
 Comments: Stream from Finney and Egan Lake

Site: 4 Code Area: 01410 Size: 7.22 Acres Use Code: 005 Zone: REST SAV Use: 55830 Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 55830 Exception: Y N
 Adjustment(s): GSOIL, IRR Description:
 Comments: 00-01: 00100210, DISQ FARM USE FOR RR SPUR AND EASEMENT

Site: 5 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2H Value Source: Farm Homesite Description: TWO HILL IRR RMV: 8890 Exception: Y N
 Adjustment(s): GSOIL, IRR Description:
 Comments: Liability year - 2022

Site: 7 Code Area: 01410 Size: 60.45 Acres Use Code: 005 Zone: REST SAV Use: 537570 Exception: 0
 Class: 2H Value Source: Gravel/Rock Pit Description: TWO HILL IRR RMV: 537570 Exception: Y N
 Adjustment(s): GSOIL, IRR Description:
 Comments: 00100210/ 13-14: REVIEW #T12-36 FOR 12-13, CHANGE GRAVEL PIT TO WASTELAND VALUES, AND KEEP THIS LAND SCHEDULE. NO CHG TO DQS EXCEPTION OR PAT LIAB. // 2012-13: DISQ 51.05 AC DUE TO CONVERSION TO GRAVEL PIT, PER #39, USE UNDERLYING MKT VALUE LAND SCHED THE YEAR OF DISQ AND THEN CHANGE TO WASTE THE FOLLOWING YEAR//01-02: CREATING A 7.22 AC RR EASEMENT AND SPUR WHICH IS BEING DISQ FROM FARM DEFERRAL /02-03: (F)02-0563: ACREAGE CORRECTION BETWEEN R18733 & R19530, MOVED 67.00 ACRES TO R18733 06-07: RECALC SETUP;#42 10-27-05

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 01410 Stat Class: 142 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 3411 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 437520
 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	2190	0	FB-1	2008	2008	BATH - 1, KIT+, ROOF, HVAC+	Y N
Second Floor	4 +	Finished	1221	3	FB-2	2008	2008	BATH - 2, BATH+, HVAC+	Y N

Accessories

Change to YI 4A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
PATIO	4	144	2008	737	1	Exception: Y N
PATIO	4	296	2008	1514	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	144	2008	3884	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	296	2008	7983	1	Exception: Y N

I/O

Bldg: 5 Code Area: 01410 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 8250
 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									

part of YI I/O

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	1	2700	2010	8249	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 2304 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x48 RMV: 40160
 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	2304	0	0	2007	2007	FAIR	Exception: Y N

N/C

Accessories

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

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 2930
 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	120	0	0	2010	2010		Exception: Y N

N/C

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 321 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 224 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 16x14 RMV: 1620
 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	224	0	0	2010	2010		Exception: Y N

N/C

Accessories

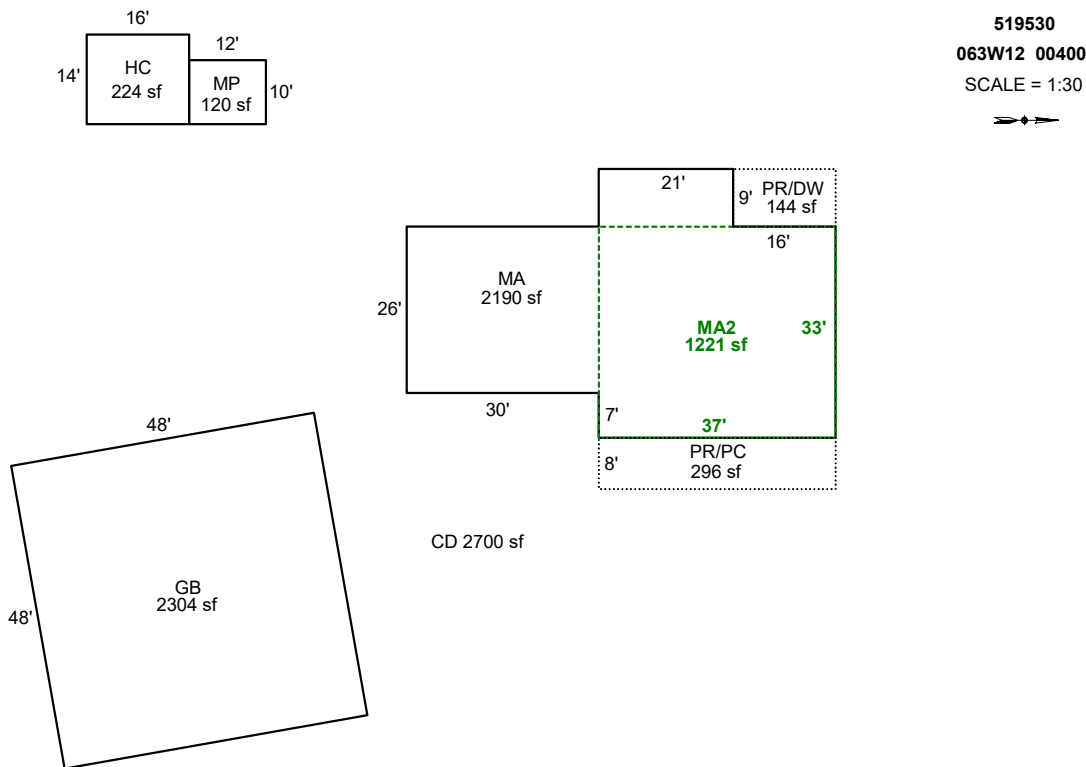
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519530 Parcel No.: 063W12 00400
 Property Address: 3650 CLAUSEN ACRES LN NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2190.0	218.0	2190.0	DRAWN BY JRONDEMA 10/17/17 Updated by CWO 11/4/20 UPDATED BY CJURAN 06/08/2023	
GLA2	MA2	1.0	1221.0	140.0	1221.0		
GB	GB	1.0	2304.0	192.0	2304.0		
MP	MP	1.0	120.0	44.0	120.0		
OUT BL	HC	1.0	224.0	60.0	224.0		
YI	PR/PC	1.0	296.0	90.0	296.0		
	PR/DW	1.0	144.0	50.0	144.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						MLH 06/07/2023	FARM CHECK L4
Net LIVABLE		cnt	2	(rounded)	3,411		

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W12 00400

File No R19530

SUBJECT

Property Address 3650 CLAUSEN ACRES LN NE

City SALEM

County MARION

State OR

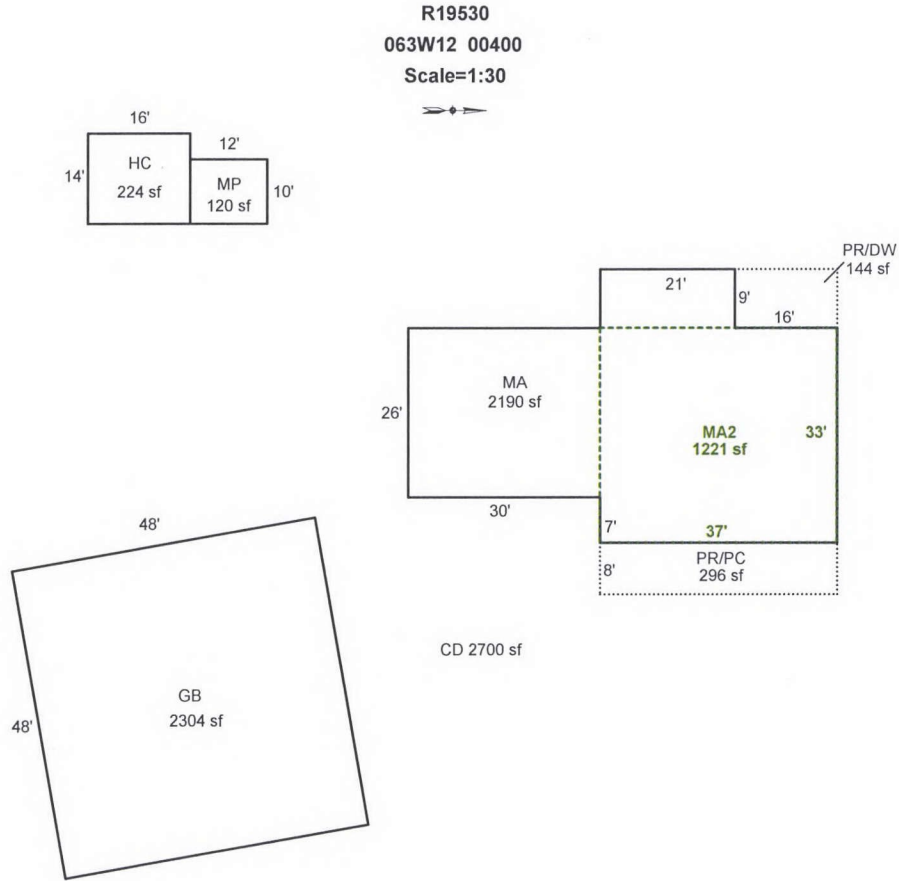
Zip 97303

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2190.00	218.0	2190.00
GLA2	MA2	1.00	1221.00	140.0	1221.00
MP	MP	1.00	120.00	44.0	120.00
GB	GB	1.00	2304.00	192.0	2304.00
OUT BLDG	HC	1.00	224.00	60.0	224.00
YI	PR/PC	1.00	296.00	90.0	
	PR/DW	1.00	144.00	50.0	440.00
Net LIVABLE Area (rounded w/ factors)					3411
Net BUILDING Area (rounded w/ factors)					2648

Comment Table 1

DRAWN BY JRONDEMA 10/17/17
Updated by CWO 11/4/20

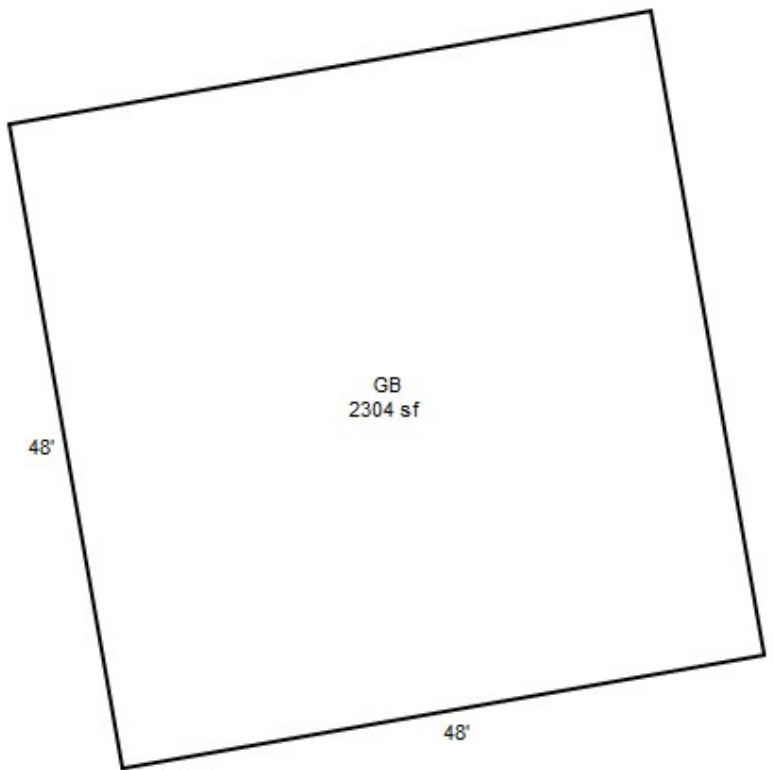
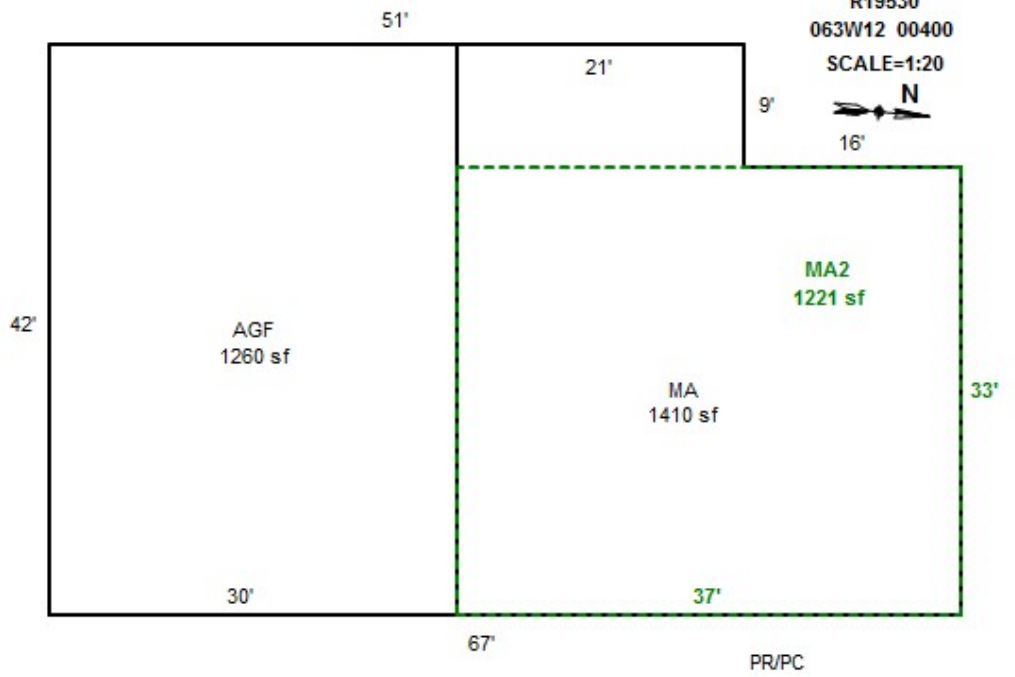
Comment Table 2

6/7/23 MLA

Comment Table 3

FARM L4

R19530
063W12 00400
SCALE=1:20
N
16'



2000

R 19530

063 W12

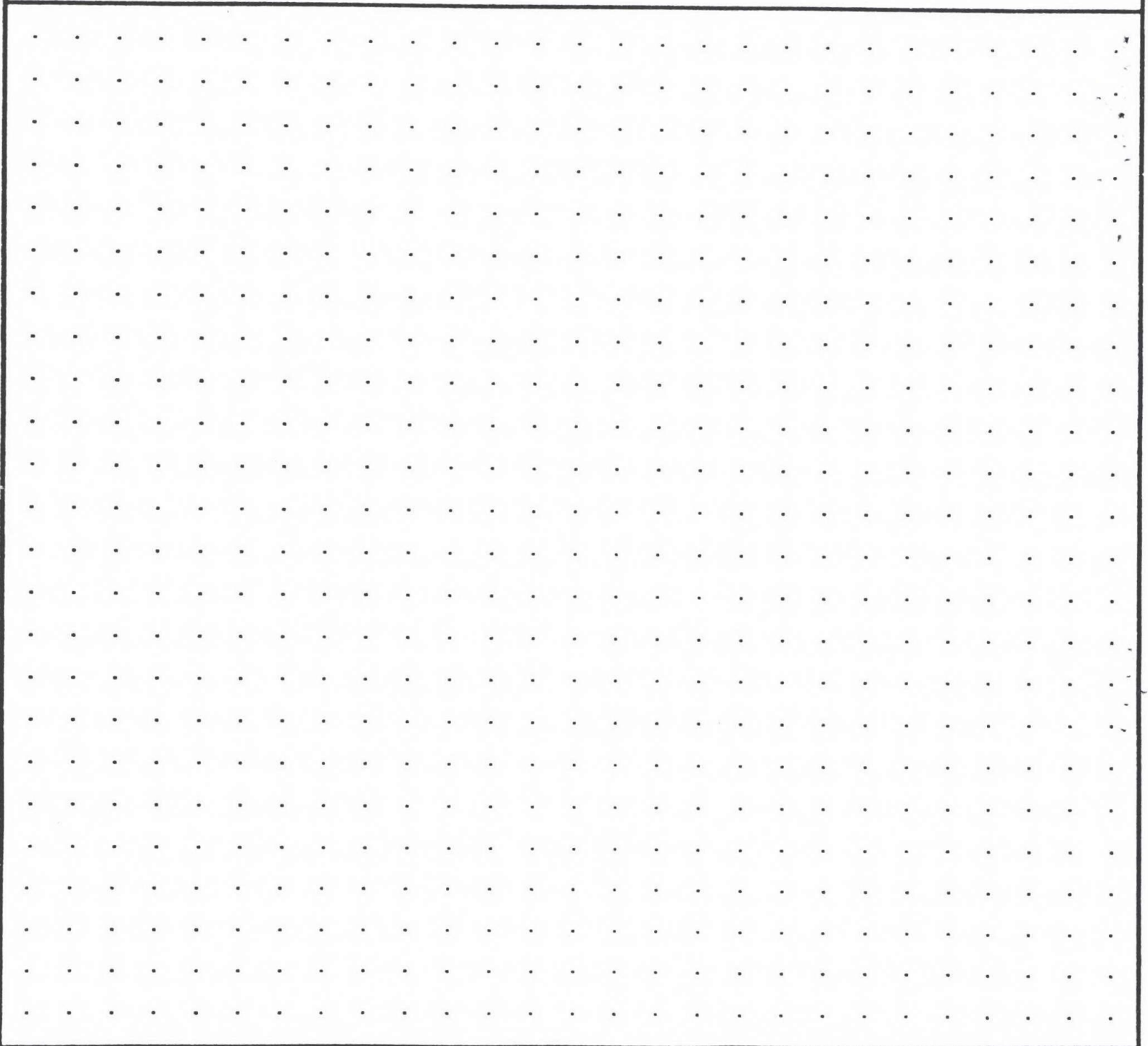
00400

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: *R19530*

MAP NO: *63 W 12*

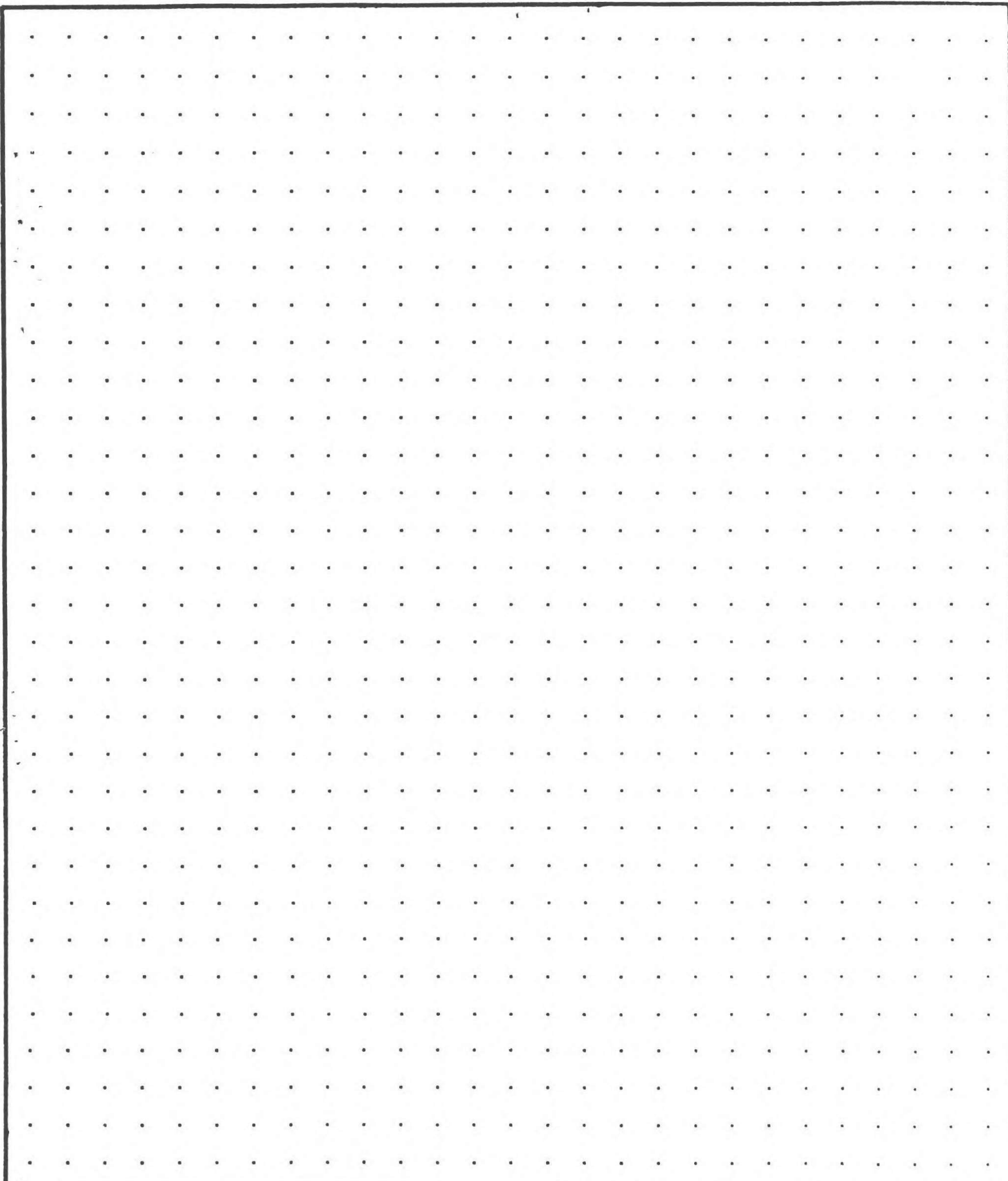
TAX LOT: *00400*



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
<i>4-17-20</i>	<i>per</i>				
	<i>PO</i>				



CALCULATIONS:

SCALE: 1" = 20'

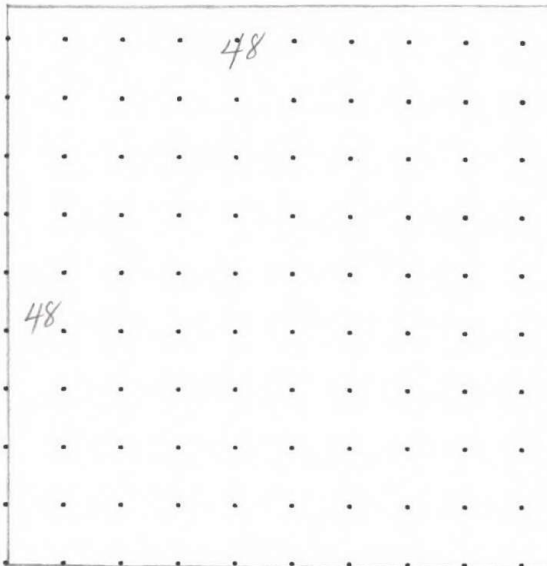


BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: ~~R18733~~ R19530

MAP NO: 062W 07C

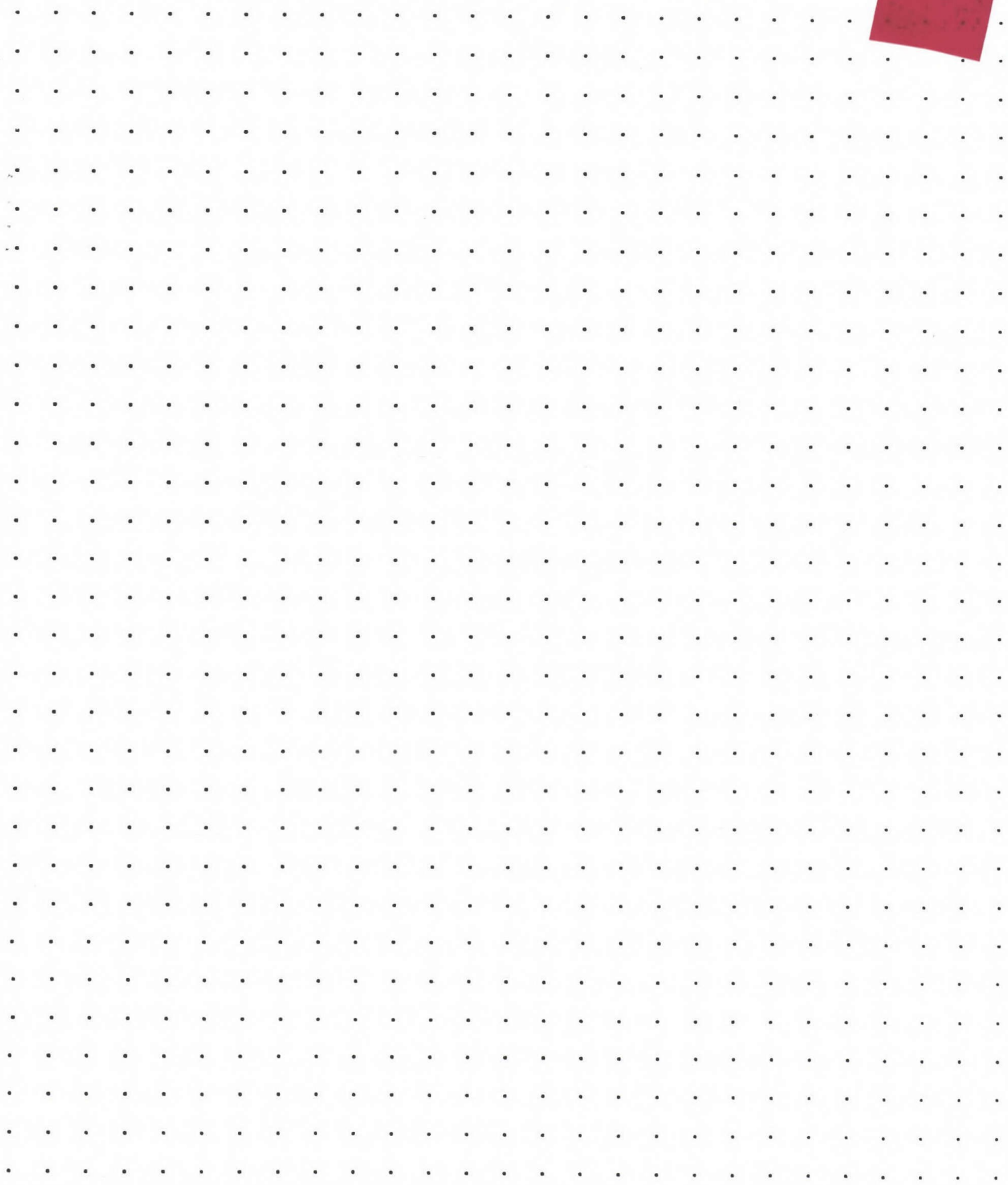
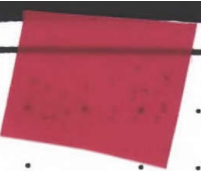
TAX LOT: ~~500~~ 400



CALCULATIONS: $GB = 48 \times 48 = 2304$

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT: 2007	ADDRESS:	SALES	
DATE	BY			Date	Amt.
12-7-07	19 Jul				
10-8-08	19 Jul				
4-17-20	M. A. P.				
REMARKS: Bldg is located in filbert orchard at rear of property. Take road through center of property to this bldg. Bldg owned by Brent Lafollette.					



CALCULATIONS:

SCALE: 1" = 20'

R19530 063W12 00400 Prop Class: 551 Prop Code: A94S Fran: 06 Appr #: _____ Date: _____

Situs Address 3650 CLAUSEN ACRES LN NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner LAFOLLETTE, BRENT & Pictom Other: _____

RMV Land: 320,840 RMV Imps: 420,840 RMV Total: 741,680 M50 Total: 591,000 For: 2020-2021

Notes: _____

Segment	MP	HC	CD				Land
Class	5	5					
Dim/Size	12x10	16x14	2700 ⁺				
Foundation	FRAME	POST					
Exter Wall	WOOD						
Wall Height	8'	8'					
Inter Finish							
Roof Cover	COMP	METAL					
Roof Style	GAMBREL	GABLE					
Flooring	WOOD						
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2010	2010	2010				
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code	I0	I0	I0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	TWO BENCH DRY	008CG	8.00		
2	POND	008C	2.00		
3	WASTELAND	WASTE	31.00		
4	RURAL RESTRICTIVE	008C	7.22		
5	MARKET HOMESITE	008C	1.00		
6	ON SITE DEVELOPMENT	OSDA.RUR	0.00		
7	MARKET NFARM WASTELAND WASTE	WASTE	60.45		

Eff Acres Companion Accounts

Zone: EFU

Date: 6/23 Clerk: Amy Routing Slip Clerk Comments: _____

Appraiser Response: or [Signature] 29 9-18-20

Return to appraiser after input Review by lead appraiser _____

R19530 063W12 00400 Prop Class: 551 Prop Code: (A94S) Fran: 06 Appr #: 29 Date: 4-17-20
 Situs Address 3650 CLAUSEN ACRES LN NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner LAFOLLETTE, BRENT & Pictom Other: _____

RMV Land: 320,840 RMV Imps: 420,840 RMV Total: 741,680 M50 Total: 591,000 For: 2020-2021

Notes: MA # corrected, Add NP & HC
FUS Fibers - old gravel pit etc

Seg: 2.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: DSP;DW;H&F;MICRO; Adj: RLCM4;R4+QLTY
 Class: 4 Roof Style: RNG
 Area: 1410 Eff 1410 Flooring: _____
 Dimens: 2190 x 2190 Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: _____ Heat/AC: HP Bedrooms: _____ % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 2008 Eff: 2008 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 176,190
 Exc Code: FD Comment/Adj: _____ L/S: _____

Seg: 2.2 MA2 RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM4;R4+QLTY
 Class: 4 Roof Style: _____
 Area: 1221 Eff 1221 Flooring: _____
 Dimens: x Plumbing: BATH2;GRDNTUB Electrical: _____ Qty: _____
 Found: _____ Heat/AC: HP Bedrooms: 3 % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 2008 Eff: 2008 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 113,990
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.3 AGF RESIDENTIAL
 Method: R05 Roof Cover: ARCOMP Int Comp: _____ Adj: RLCM4
 Class: 4 Roof Style: GABLE
 Area: 1260 Eff 1260 Flooring: CONC
 Dimens: 30 x 42 Plumbing: _____ Electrical: _____ Qty: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ % Comp: _____
 Ex Wall: LAP Fireplace: _____ Year: 2008 Eff: 2008 Adj: _____
 AddFactor1: FD AddFactor2: _____ AddFactor3: _____ RMV: 85,750
 Exc Code: _____ Comment/Adj: This was wrong size and actually part of MA. L/S: _____

Accessory Improvements

Seg: 2.4 YI4A RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
 Found: _____ Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: _____ Fireplace: _____ Year: 2008 Eff: 2008 RMV: 15,750
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: PR-1c 37x8 / PR-1c 16x9 L/S: _____

Out Buildings

Seg: 1.1 GB GENERAL PURPOSE BLDG
 Method: F09 Roof Cover: BKENAM Int Comp: _____ Adj: FLCMMP
 Class: 5 Roof Style: MANSRD
 Area: 2304 Eff: 2304 Flooring: CONC
 Dimens: 48 x 48 Plumbing: _____ Electrical: 220V % Comp: _____
 Found: POST Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall BKENAM Fireplace: _____ Year: 2007 Eff: 2007 Value: 29,160
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R19530 063W12 00400 Appr #: 19 Date 7-1-08 Prop Class 550 Prop Code A40
Situs Address Franchise Code 19 Year For: 2008-2009
Owner LEROY H & KAREN R CLAUSEN LT &
Notes: _____

RMV Land: 480,840 RMV Imp: 0 RMV Total: 480,840

Accessory Improvements

Out Buildings

R19530 063W12 00400 Appr #: _____ Date _____ Prop Class 550 Prop Code A40
 Situs Address _____ Franchise Code 19 Year For: 2008-2009
 Owner LEROY H & KAREN R CLAUSEN LT &
 Notes: _____

RMV Land: 480,840 RMV Imp: 0 RMV Total: 480,840

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	036I	40.78		
2	TWO BENCH IRR	036I	0.5		
3	FOUR BENCH IRR	035I	8.5		
4	FOUR BENCH IRR	035I	4.5		
5	POND	035	1		
6	WASTELAND	WASTE	52.5		
7	RURAL RESTRICTIVE	035	7.22		

Eff Acres 115.00 Companion Accounts

ROUTING SLIP

Date _____ Clerk _____
 Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments _____

 Appraiser response _____
 Reviewed by lead appraiser/comments _____

ID # R18733 R19530
 MTL 062W07C 00500 400
 APP # 19 DATE 10-8-08

PROP CLASS 551
 PROP CODE A94R
 SITUS 3650 Clausen Acres

Segment UA Class 4 Area 1410
 Eff. Area 1410
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing Bath 1 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&E Micro
Rng Oven d/s Crng Trash
 Bedrooms 8
 Yr blt 2008 Eff yr 2008
 Condition P F A G E %Good _____ Qty 4+
 %Comp 100 Func _____ Econ _____
 Except Code 09 New Lump Sum _____
 Comments _____

Segment MA2 Class 4 Area 1221
 Eff. Area 1221
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing Bath 2 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms 3
 Yr blt 2008 Eff yr 2008
 Condition P F A G E %Good _____ Qty 4+
 %Comp 100 Func _____ Econ _____
 Except Code 09 New Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comment _____

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment	<u>AGF</u>	<u>VI4A</u>							LAND
Class	<u>4</u>								<u>OSDA.RUR</u>
Dim/Size	<u>30x42 = 1260</u>								
Foundation	<u>Conc</u>								
Exter Wall	<u>Lap</u>								
Inter Finish									
Roof Cover	<u>arcmp</u>								
Roof Style	<u>Gable</u>								
Flooring	<u>Conc</u>								
Plumbing									
Electric									
Misc.									
Yr Blt	<u>2008</u>		<u>2008</u>						
Eff Yr	<u>2008</u>		<u>2008</u>						
Cond.	<u>A</u>		<u>A</u>						
% Good									
% Comp	<u>100%</u>		<u>100%</u>						
Lump Sum									
Excep. Code	<u>09 New</u>		<u>09 New</u>						<u>New OS</u>

R19530 063W12 00400 Appr #: 19 Date 1-2-13 Prop Class 551 Prop Code A44
 Situs Address 3650 CLAUSEN ACRES LANE NE Franchise Code 19 Year For: 2013-2014
 Owner LAFOLLETTE, BRENT &

Notes: Change gravel pit land schedule to waste, pull tag
 Tags Cycle Sales Verification Other: _____

RMV Land: 771,580 RMV Imp: 224,410 RMV Total: 995,990 M50 Total: 635,380

Seg.Type MA Seg. # 2.1 Method: R05 Class 4 Area 1410 Eff Area 1410
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: DSP;DW;H&F;MICRO;RNG Bedrooms
 Year Built 2008 Eff. Year Built 2008 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 91,400
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type MA2 Seg. # 2.2 Method: R05 Class 4 Area 1221 Eff Area 1221
 Length Width Roof Cover Plumbing BATH2;GRDNTUB Heat HP
 Fireplace Inter. Comp: Bedrooms 3
 Year Built 2008 Eff. Year Built 2008 Cond. P F A G E
 Adj Codes RLCM4;R4+QLTY Qty ___ % Comp ___ Func ___ Econ ___ RMV: 59,130
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type AGF Seg. # 2.3 Method: R05 Class 4 Area 1260 Eff Area 1260
 Length 30 Width 42 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 2008 Eff. Year Built 2008 Cond. P F A G E
 Adj Codes RLCM4 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 44,480
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type YI4A Seg. # 2.4 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: 5,280
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

Seg.Type GB Seg. # 1.1 Method: F09 Class 5 Area 2304 Eff Area 2304
 Length 48 Width 48 Foundation POST Ex. Wall BKENAM Roof Cover BKENAM
 Roof Style MANSRD Floor CONC Plumbing
 Heat Int. Comp. Elect. 220V Yr. Blt. 2007 Eff. Yr. Blt: 2007
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 24,120
 Lump Sum ___ Except Code/Year ___ Comments _____

R19530 063W12 00400 Appr #: _____ Date _____ Prop Class 551 Prop Code A44
 Situs Address 3650 CLAUSEN ACRES LANE NE Franchise Code 19 Year For: 2013-2014
 Owner LAFOLLETTE, BRENT &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 771,580 RMV Imp: 224,410 RMV Total: 995,990 M50 Total: 635,380

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	008CGI	11.60		
2	POND	008C	1.00		
3	WASTELAND	WASTE	36.25		
4	RURAL RESTRICTIVE	008C	7.22		
5	MARKET HOMESITE	008C	1.00		
6	ON SITE DEVELOPMENT	OSDA.RUR	0.00		
7	MARKET GRAVEL/ROCK PIT	008CGI	52.60	waste	

Eff Acres Companion Accounts

Date 2/5 Clerk Amy ROUTING SLIP

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

Data entry reviewed by/comments Done during Reviews

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response _____

Reviewed by lead appraiser/comments _____

R19530 063W12 00400 Appr # _____ Date _____ Prop Class 550 Prop Code A40
Situs Address _____ Franchise Code 19 Year For: 2006-2007
Owner LEROY H & KAREN R CLAUSEN LT &
Notes: _____

Accessory Improvements

Out Buildings

R19530 063W12 00400 Appr # 42 Date 10/27/05 Prop Class 550 Prop Code A40
 Situs Address _____ Franchise Code 19 Year For: 2006-2007
 Owner LEROY H & KAREN R CLAUSEN LT &
 Notes: 06-07 here

Land Segments

Seg. No	Type	Description	Acres	Adjustment Codes	Exception Code
1	3220	TWO BENCH IRR	40.78		
2	3220	TWO BENCH IRR	0.50		
3	3260	FOUR BENCH IRR	8.50		
4	3260	FOUR BENCH IRR	4.50		
5	3700	POND	1.00		
6	3980	WASTELAND	52.50		
7	8100	MARKET NONFARM	7.22		

Eff Acres 115.00 Companion Accounts

ROUTING SLIP

Date 11-07-05 Clerk nick

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

Data entry reviewed by/comments _____

Appraiser response _____

Reviewed by lead appraiser/comments _____

Marion County Area Map



Legend

- ALERT TAXLOTS
- COUNTY
- HIGHWAYS
- PARKS
- STREETS
- TAXLOTS
- UGB

- 1 = homesite
- 2 = 2 Bench Dry -
orchards
- 3 = natural ponds
- 4 = Wetland
- 5 = mined/defunct
gravel pits
- RR = RR easement



1in. = 634 ft.

This map was produced using the Marion County GIS data. The aerial within the City of Salem is subject to license and copyright limitations and resale or further distribution is prohibited. The county is not responsible for map errors, omissions, misuse or misinterpretation.

4/10/2015

R19530



Google earth



7/14/2014 image



- - Appraisal Land and Improvement Information - -
 Property ID: R19530 (Real Estate) 063W12 00400

Neighborhood : CENT.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
COBEG L1	TWO BENCH IRR DRY 8.0	11.6000 -AC	\$114,780	\$14,620
DOBC L2	POND 2.0	1.0000 -AC	\$6,280	\$80
WASTE L3	WASTELAND 31.0	36.2500 -AC	\$21,750	\$3,050
DOBC L4	RURAL RESTRICTIVE	7.2200-AC	\$45,310	\$0
DOBC L5	MARKET HOMESITE ✓	1.0000-AC	\$6,280	\$0
A L6	ON SITE DEVELOPMENT ✓	60.45	\$40,000	\$0
WASTE L7	MARKET GRAVEL/ROCK P NonForm Waste	52.6000 -AC	\$31,560	\$0
Land Totals Lgl AC(109.67)		109.6700-AC	\$265,960	\$17,750

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	GENERAL PURPOSE BLDG	F		1	\$27,570

Enter 'C' To Display Remaining Improvements

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

Enter selection or <RET> to Exit: _____

All adjustments should be made to inventory. No significant change on ground since new owner bought lot in 2012 (when previous gravel pit check occurred). No further disqualification needed at this time. Just correct the land types.

Rural Restrictive 7.22 AC = RR easement

Pond 2.0 AC = natural ponds (2)

Two Bench Dry 8.0 acres = highest orchards (2) , No WR.

Most of property is in floodplain and can qualify for wasteland.

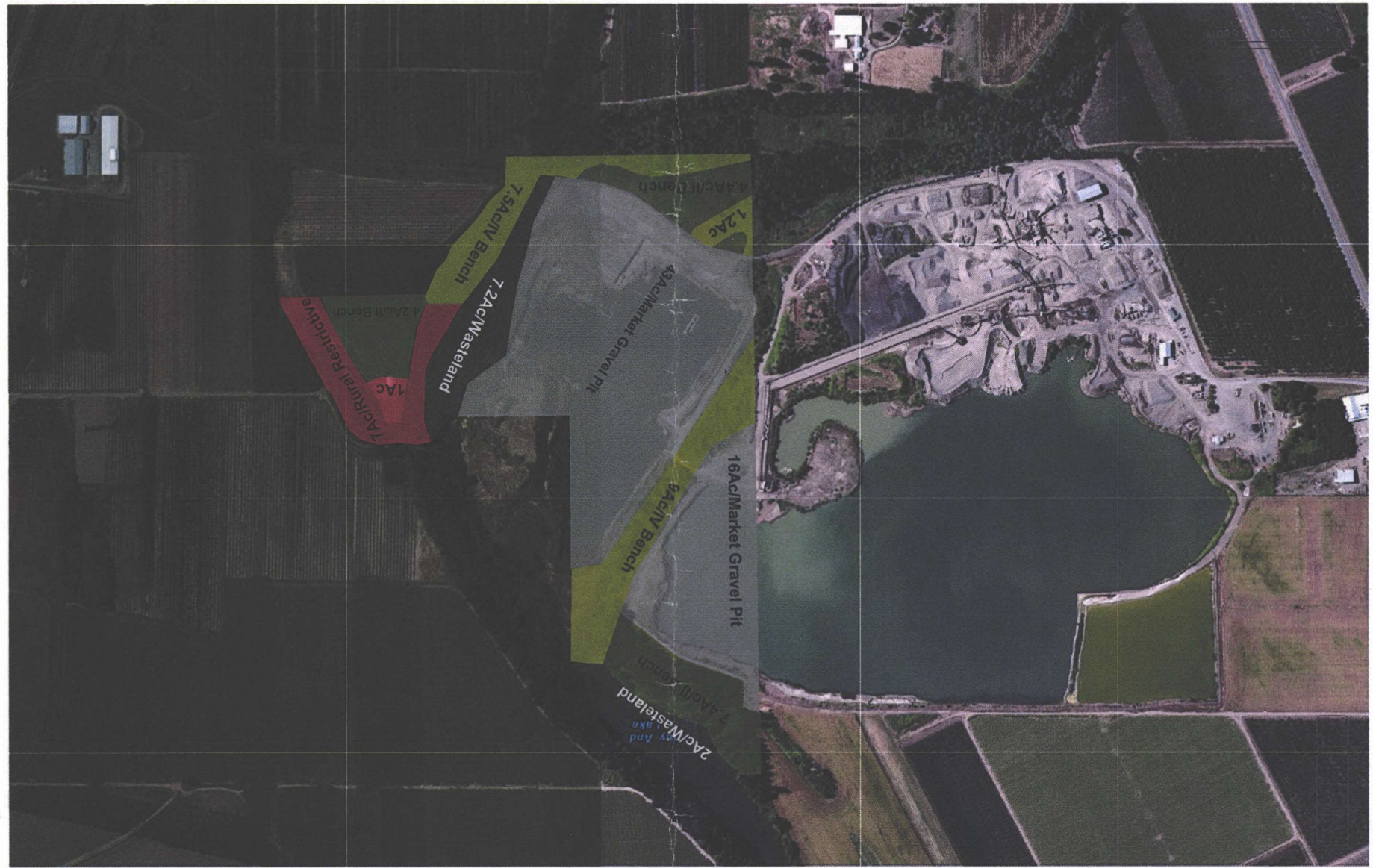
Mixed areas have ponds now and one Market NonForm Waste on Waste Land Sch.

KH 90 4/13/2015

Special Assessment layer development - project for the future to make our gravel pit assessment easier in future

HOME LaFollette-Copy Tim's estimates

Use NRCS soil type layer - Area of interest would be Textlot - calculate acreage. Don, now layer will own soil type categories (i.e. gravel pit, II Bench, Waste) / so we know



What we did in post + can update in future and calculate acreage and boundary

Market Gravel Pit = 59 acres
 II Bench IRR = 16 acres
 IV Bench IRR = 17.7 acres
 Rural Restrictive = 7 acres

Wasteland = 9.2 acres
 Pond 3 = 1 acre

Summing: Gravel Pit = 59
 Pond = 1
 Farm = 42.9
 Rural Market = 7
 (TSG has 109.67 acres total)

Only 2 acres in gravel pit
 Rural Market = 7.22
 Farm = 40.45
 Pond = 1
 Gravel Pit = 61
 Kohyan est. :
 4/30/2014
 109.67

ArcGIS 2010

The screenshot displays the ArcGIS Explorer Online interface. At the top, the URL <http://marioncounty.maps.arcgis.com/explorer/> is visible. The main map area shows an aerial view of a rural landscape with a large, irregularly shaped area highlighted in blue. The measurement bar at the bottom indicates that this area is 60.80 Acres. The text 'Grand pit + pond' is written in the measurement bar. The interface includes a 'Done' button, a 'Click on the map to measure.' instruction, and a 'Help' icon. The ESRI logo and 'POWERED BY' text are located in the bottom right corner of the map area.

R19530

Google 5/5/2013

Finney and Egan Lake

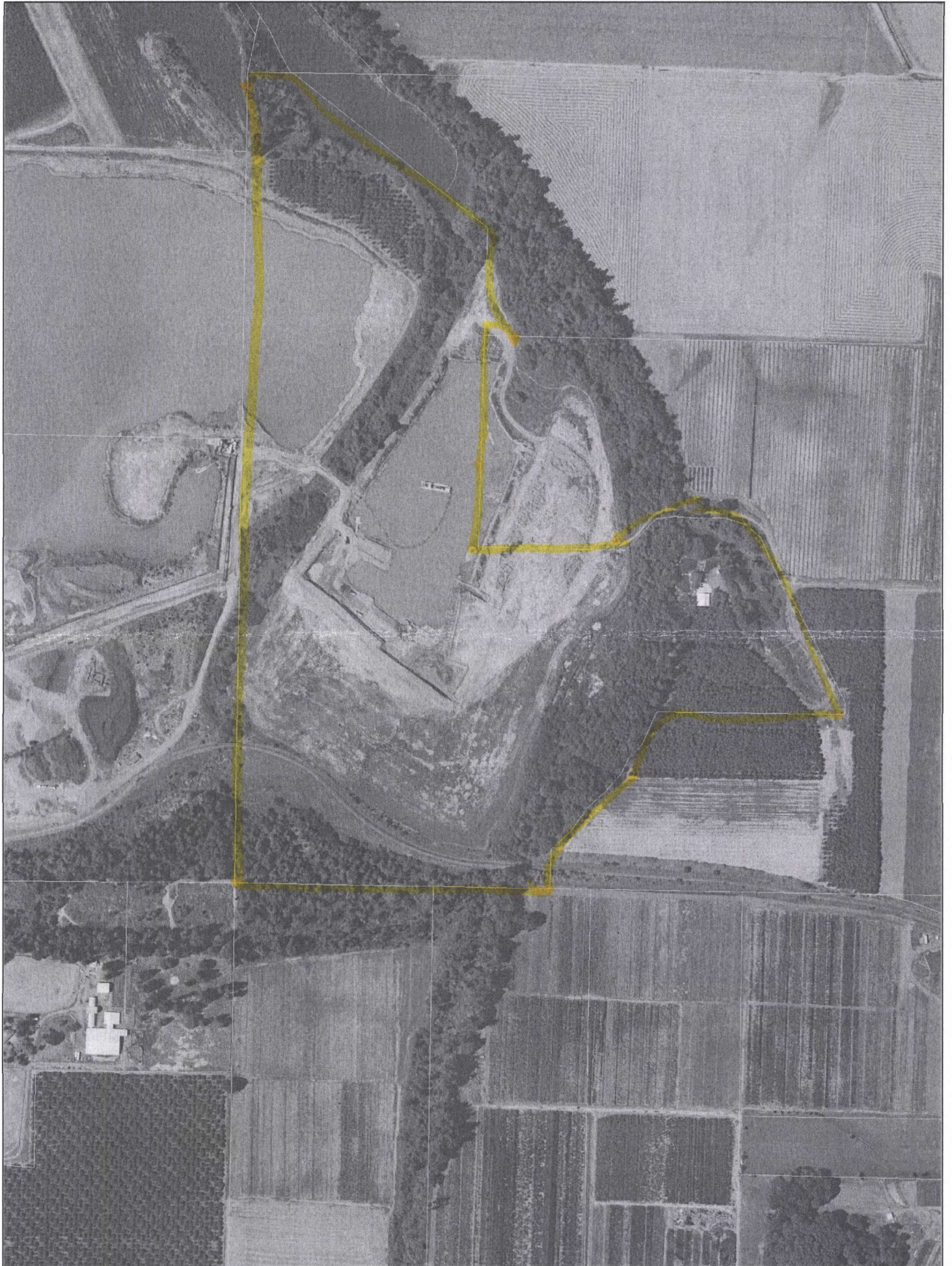


Google earth



R19530

RegGIS 2009



- - Appraisal Land and Improvement Information - -
 Property ID: R19530 (Real Estate) 063W12 00400
 Neighborhood : CENT.RUR

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	TWO BENCH IRR		7.5 11.6 000-AC	\$116,720	\$13,960
L2	POND		1.0000-AC	\$6,440	\$110
L3	WASTELAND		31.95 36.25 00-AC	\$21,750	\$2,900
L4	RURAL RESTRICTIVE		7.2200-AC	\$46,520	\$0
L5	MARKET HOMESITE		1.0000-AC	\$6,440	\$0
L6	ON-SITE DEVELOPMENT			\$34,000	\$0
L7	MARKET GRAVEL/ROCK P		61.0 52.6 000-AC	\$31,560	\$0
Land Totals Lgl AC(109.67)			109.6700-AC	\$263,430	\$16,970

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	GENERAL PURPOSE BLDG	F		1	\$28,210

Enter 'C' To Display Remaining Improvements

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

Enter selection or <RET> to Exit: _____

Gravel pit/pond =
 60.8 acres → round to 61 acres

Reference: 5/5/2013 Google

KH 90 4/4/2014

Will need to adjust land types
 at a later date.

No major changes on the ground in last couple of years, but our inventory
 was slightly off.

Acres 2010 Farm - Ymas trees or orchard (hazelnuts?)
 3.7
 3.8
 7.5 acres
 yes



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
1115 Commercial St. NE, Salem, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

April 11, 2014

LAFOLLETTE, BRENT &
LAFOLLETTE, VANESSA
3650 CLAUSEN ACRES LANE NE
SALEM, OR 97303

Apr 21

RE: Account Number(s) – R19530 (109.67 acres)
Location – 3650 CLAUSEN ACRES LN NE

Dear Property Owners:

Your property, identified above, has 48.85 acres of land specially assessed for farm use under the Zoned farm deferral program.

We will be starting the disqualification process on 8.4 of these acres because: An aerial inspection of the property on April 3, 2014 shows the gravel pit operation has been expanded. This fails to meet the definition of "farm use" as outlined in ORS 308A.056 and no longer qualifies for the farm-use special assessment program.

Therefore, it is our intent to disqualify this land from the special assessment program for the 2014-2015 tax year **10 days** after the date of this letter.

If you have any questions concerning this action, please feel free to contact our office by calling (503) 588-5049 or by sending an e-mail to assessor@co.marion.or.us.

Sincerely,

Marion County Assessor's Office
Rural Appraisal Section

Tim stopped the Disqual. process. He said they are restoring land for wildlife habitat. He has had discussions w/ them previously.

551

19

Assessor Monthly Issued Permit Report

PERMIT#: 07-09447	STATUS: ISSUED
APP TYPE: DWELL	APPLIED: 12/17/2007
CLASS: 101	ISSUED: 1/15/2008
OCC: 7	EXPIRES: 7/23/2008

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 062W07C 00500 R18733

MANF DEALER:

ADDRESS: 3650 CLAUSEN ACRES LN NE SL

MANF DATE:

ACRES: 131

WIDTH:

SUBDIV:

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

CONST TYPE:

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	LA FOLLETTE,BRENT	6786 LABISH CENTER RD NE SALEM OR 97305	503-580-2286
OWNER	TOP,DON H &	TOP,LORI A 3690 CLAUSEN ACRES LN NE SALEM OR 97303	

WORK DESC: REPLACEMENT 2 STORY 3/BDRM SFD SAME LOCATION

VALUATION: \$253,772.40

STORIES: 1

SQUARE FEET

1ST FLOOR:	1,402
2ND FLOOR:	1,202
3RD FLOOR:	0
BASEMENT:	0
OTHER:	0
GARAGE:	750
TOTAL SQ. FT.:	3,354

SPECIALY ASSESSED LAND APPRAISAL CARD

Page ____ of ____

Input Date: ____/____/____ By _____

Print Date: 4/7/2006

Account # **R19530** Code Area 00100210

Map Tax Lot: 063W12 00400

Additional Accounts: () Fire Patrol (Y / N) Fire Patrol Acres _____ Inside UGB? (Y / N)
 (That make up this tax lot)

Date Appraised ____/____/____ Appraiser _____ Year For 2007-08 Account # Acres 115.00

Property Class 550 Prop Code A40 Maint. Area 04H Zoning EFU

Prop Situs Addr:

LAND REAL MARKET VALUE FOR ACREAGE:

<u>Land Seg #</u>	<u>Yr. of Liab.</u>	<u>Land Type</u>	<u>Soil Class/Land Description</u>	<u>Acres</u>	<u>Land Sched.</u>	<u>Land Adj.</u>	<u>Exception Codes</u>
R19530.1	76	3220	TWO BENCH IRR	40.78	_____	_____	_____
R19530.2	80	3220	TWO BENCH IRR	0.50	_____	_____	_____
R19530.3	80	3260	FOUR BENCH IRR	8.50	_____	_____	_____
R19530.4	76	3260	FOUR BENCH IRR	4.50	_____	_____	_____
R19530.5	76	3700	POND	1.00	_____	_____	_____
R19530.6	80	3980	WASTELAND	52.50	_____	_____	_____
R19530.7		RREST	RURAL RESTRICTIVE	7.22	_____	_____	_____

of Farm Related Homesites _____

Remarks _____

Companion Accounts	Part Total:	Account #	Map/Taxlot	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

See "Over" for Farm Use Info

Effective Acres: 115.00
 (Basis of Market Value)

APPR INITIALS & #: (19) DATE: 6-20-06 ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one* 8. NO ONE HOME, LCB Y / N

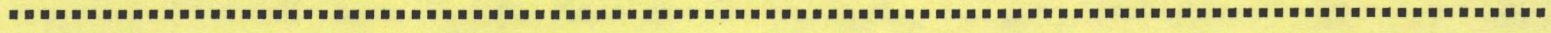
7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____
DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

_____ GS _____

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION



APPR INITIALS & #: _____ DATE: _____ ACCOUNT#: _____ CLERK'S INITIALS & DATE: _____

1. FARMLAND ACRES: _____ Type of Crop: _____ Type of animals: _____
2. FOREST LAND ACRES: _____ 3. SOIL CLASS CHANGES: Y / N *Circle one* Dry to Irrigated Irrigated to Dry *Circle the appropriate one(s)*
Soil Class Change: _____

4. UNUSED FARMLAND? Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE STATUS OF UNUSED ACRES: _____

5. UNPLANTED FOREST LAND ACRES: Y / N *Circle one* AMOUNT OF ACRES?: _____ DESCRIBE UNPLANTED ACRES: _____

6. HOMESITE(S) USED IN CONJUNCTION WITH FARM/FOREST ACTIVITY? Y / N *Circle one* 8. NO ONE HOME, LCB Y / N

7. NEW BUILDINGS OR MS? Y / N *Circle one* Describe: _____
DATE OF PHONE CALL: _____ WHO WAS CONTACTED? _____

DISCUSSION NOTES: _____

9. NEED INQUIRY LETTER SENT? Y / N *Circle one* HAVE PICTURES BEEN TAKEN? Y / N *Circle one*

10. CHECK 1-1- _____ FOR CONTINUED FARM/FOREST QUALIFICATION

SPECIALLY ASSESSED LAND APPRAISAL CARD

INPUT DATE: / / BY

PRINT DATE: / /

ACCOUNT # R19530

CODE AREA 00100210

MAP AND TAX LOT 063W 12 400

ADDITIONAL ACCOUNTS: () FIRE PATROL (Y N)
 (THAT MAKE UP THIS TAX LOT)

FIRE PATROL ACRES:

INSIDE UGB? (Y N)

DATE APPRAISED 7/1/08

APPRAISER 19

YEAR FOR 08-09

ACCOUNT # ACRES 109.67

PROPERTY CLASS 551

PROP CODE A94
 (STAT CLASS)

MAINT AREA F210

ZONING EFU

NEIGHBORHOOD CODE CENT. RUR

SITUS ADDRESS: 3695 Clausen Acres Ln NE.
 Salem, Or

LAND REAL MARKET VALUE:

YR OF LIAB.	SPECIAL USE CODE	LAND DESCRIPTION	ACRES	LAND SCHEDULE(S)	LAND ADJUSTMENT(S)
<u>2000</u>	<u>1221</u>	<u>Market Homesite</u>	<u>1.0</u>	<u>008C</u>	
	<u>OSD</u>	<u>OSD</u>	<u>-</u>	<u>OSDA, RUR</u>	
<u>76</u>	<u>3220</u>	<u>2 Bench IRR</u>	<u>49.15</u>	<u>036I</u>	
<u>80</u>	<u>3220</u>	<u>2 Bench IRR</u>	<u>.50</u>	<u>036I</u>	
<u>80</u>	<u>3260</u>	<u>4 Bench IRR</u>	<u>8.50</u>	<u>035I</u>	
<u>76</u>	<u>3260</u>	<u>4 Bench IRR</u>	<u>4.50</u>	<u>035I</u>	
<u>76</u>	<u>3700</u>	<u>Pond</u>	<u>1.00</u>	<u>035I</u>	
<u>80</u>	<u>3980</u>	<u>Wasteland</u>	<u>37.80</u>	<u>waste (gravel pit)</u>	
<u>-</u>	<u>RREST</u>	<u>Rural Restrictive</u>	<u>7.22</u>	<u>035 (railroad spur)</u>	

FARM RELATED HOMESITE(S): No Yes (circle) 1 2 3

REMARKS: GIS 20110339 LLA Between R18733/062W 07C 500 and
 R19530/063W 12 400. Moves a homesite and some of the gravel pit
 12/29/11 #19

Part Total Information:

ACCOUNT#	MAP/TAX LOT	ACRES	ACCOUNT#	MAP/TAX LOT	ACRES
This Account - <u>R19530</u>	<u>063W12 400</u>	<u>109.67</u>			
<u>R18733</u>	<u>062W07C 500</u>	<u>135.88</u>			

TOTAL EFFECTIVE ACRES: 245.55



R18733 062W07C 00500 10/8/08



R18733 062W07C 00500 12/7/07 Brent LaFollette's GB



R18733 062W07C 00500 10/8/08