

Acct ID: 518733 MTL: 062W07C000500 Date: 6/16/25 Appr: GRH Prop Class: 559 RMV Prop Class: 459
 Situs: 3695 CLAUSEN ACRES LN NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 21736 Year: 2025
 Last Date Appraised: 05/30/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:
 Owner: CHAPIN INVESTMENTS LLC Roll Type: R
 Cycle Tag Sales Verification Other: Farm/Gravel Check Inspection level: 1 2 3 4 LCB TTO INSP AV: 441448
 RMV Land: 1062240 RMV Imp: 302180 RMV Total: 1364420 MAV: 257420 MSAV: 204028 SAV: 545098
 Comment: 24-25: L4 5.30.23 MLH

Notations

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

Gravel pit - No change
Farmok-Orchard

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	01410	0

Land

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Homesite Description: TWO BENCH DRY RMV: 7580 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 19-20: PER #103 CHG LAND SCH OF GRAVEL ACRES FROM WASTE TO 008CGI, CHG SOME WASTE TO WOOD// 16-17: COMB LIKE SEGS // 16-17: PER #90 NO CHG TO GRAVEL PIT ACREAGE// 16-17: PER #90 ADJUST SOIL CLASSES AND ACREAGE// 15-16: EDIT LIST - CHG LAND SCHED OF GRAVEL PIT(S) TO WASTE /

Site: 4 Code Area: 01410 Size: 11.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BD Value Source: Farm Use - EFU Description: FOUR BENCH DRY RMV: 81070 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 5 Code Area: 01410 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 410 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 6 Code Area: 01410 Size: 8.80 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Gravel/Rock Pit Description: TWO BENCH IRR RMV: 66730 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: 2012-13: PER #39- THIS PORTION OF THE PROPERTY ALONG WITH .60 ACRES OF GRAVELPIT ON LAND SEG L7 WILL NOT BE TURNED BACK TO FARM USE WHEN GRAVEL OPERATION COMPLETE // 2012-13:PER #39- 7.20 ACRES IS PAT LIAB AND WILL BE RETURNED TO FARM USE WHEN GRAVEL OPERATION COMPLETE AND .60 ACRES OF THIS LAND SEG WILL BE WASTE WHEN COMPLETE//: 02-03: MOVED 69.05 ACRES FROM R19530. SAME SOIL CLASS, SAME LIAB YEAR

Site: 7 Code Area: 01410 Size: 103.25 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 818530 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1976

Site: 8 Code Area: 01410 Size: 5.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Woodlot Description: SIX HILL RMV: 37920 Exception: Y N
 Adjustment(s): GSOIL, WASTE, IRR Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 51800
 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
Garage Attached	3	Finished	738	0	0	2004	2004	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					
Bldg: 3 Code Area: 01410 Stat Class: 107 Year Blt: 2000 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100 Desc: Yard Improvements Dimensions: RMV: 29530 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
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YARD IMPROVEMENTS AVERAGE	4	0	2007	29532	1	Exception: Y N
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Bldg: 4 Code Area: 01410 Stat Class: 478 - Year Blt: 1999 Eff Year Blt: 2003 Sq.Ft: 2673 % Complete: 100

Desc: MANUF STRUCT, CLASS 7, 36' WIDE TRIPLE/QUAD

Dimensions: RMV: 199530

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
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First Floor	7 -	Finished	2673	4	FB-2/ HB-2	1999	2003	BATH - 2, BTH - 2, KIT-, HVAC+, ROOF+, SKRT+	Exception: Y N
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Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 5600 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 112x50 RMV: 21320

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
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General Purpose Bldg	5	Finished	5600	0	0	1980	1980	FAIR	Exception: Y N
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Accessories

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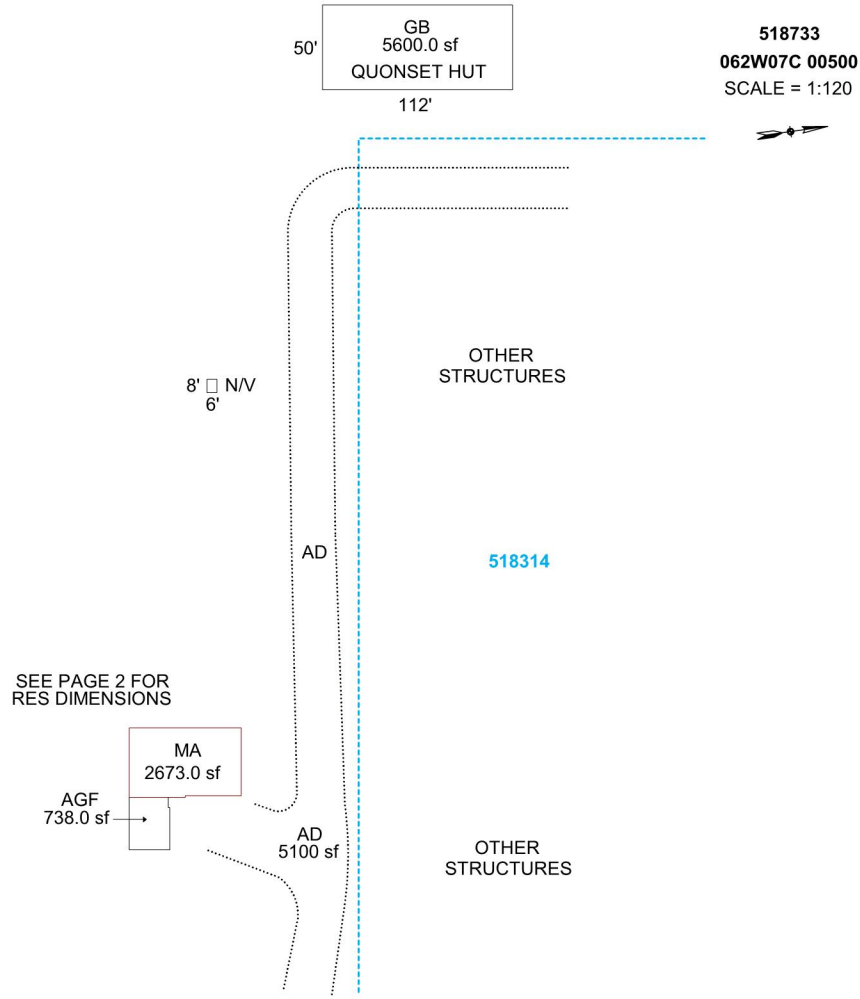
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518733 Parcel No.: 062W7C 00500
 Property Address: 3690 CLAUSEN ACRES LANE NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	5600.0	324.0	
	N/V	1.0	48.0	28.0	5648.0
GLA1	MA	1.0	2673.0	214.0	2673.0
GARG	AGF	1.0	738.0	110.0	738.0

COMMENT TABLE 1

APEX BY JA 1/23/12
 UPDATED BY JRONDEMA 7/31/15
 UPDATED BY JRONDEMA 4/11/16
 UPD BY PH 09.27.19
 UPDATED BY CJURAN 06/13/2023

COMMENT TABLE 2

1/25/16 KH 90
 MLH 06/08/2023
GRH 6.16.25

COMMENT TABLE 3

FARM L3
Farm L4

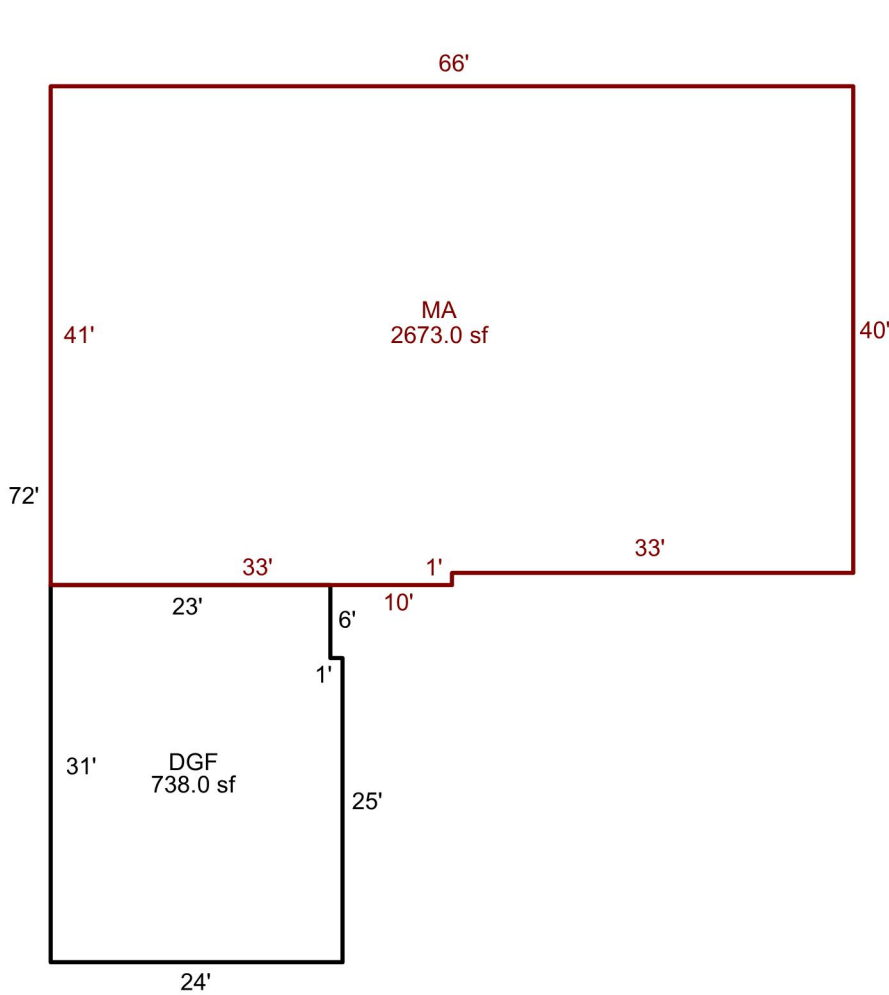
Net LIVABLE	cnt	1	(rounded)	2,673
Net BUILDING	cnt	2	(rounded)	5,648

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 Farm L4

Net LIVABLE cnt 1 (rounded) 2,673