

Acct ID: 519530 MTL: 063W12000400 Date: 6/17/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 3650 CLAUSEN ACRES LN NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 29834 Year: 2025

Last Date Appraised: 06/07/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: LAFOLLETTE, BRENTON B Roll Type: R
 Cycle Tag Sales Verification Other: Farm/Gravel pit check Inspection level: 1 2 3 4 LCB TTO INSP AV: 690312
 RMV Land: 743150 RMV Imp: 560716 RMV Total: 1303866 MAV: 667010 MSAV: 23302 SAV: 57126
 Comment: 24-25: L4 06.07.23 MLH
MLS - 822673

Notations

Update gravel pit size, update inv

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Farm ok - Orchard

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	01410	0

Land

Site: 1 Code Area: 01410 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - EFU Description: TWO BENCH IRR RMV: 71650 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE 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: 3 Code Area: 01410 Size: 36 33.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 7710 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1976 Stream from Finney and Egan Lake, Pond

Site: 4 Code Area: 01410 Size: 7.22 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 53420 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: 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: 2BI Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 8960 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2022

Site: 7 Code Area: 01410 Size: 30.61 60.45 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BI Value Source: Gravel/Rock Pit Description: TWO BENCH IRR RMV: 541410 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL, WASTE Fire Patrol: 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

Add 29.84 ac 2BI Rural restrictive subtract 3 acnes, water expanded.

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: 525740
 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

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2008	29532	1	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: 31039

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: Y N
General Purpose Bldg	5	Finished	2304	0	0	2007	2007	FAIR / <i>Arg</i>	Y N

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: 2502
 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: Y N
Multi-Purpose Bldg	5	Finished	120	0	0	2010	2010	FAIR	Y N

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: 1435
 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: Y N
Hay Cover	5	Finished	224	0	0	2010	2010	FAIR	Y N

Accessories

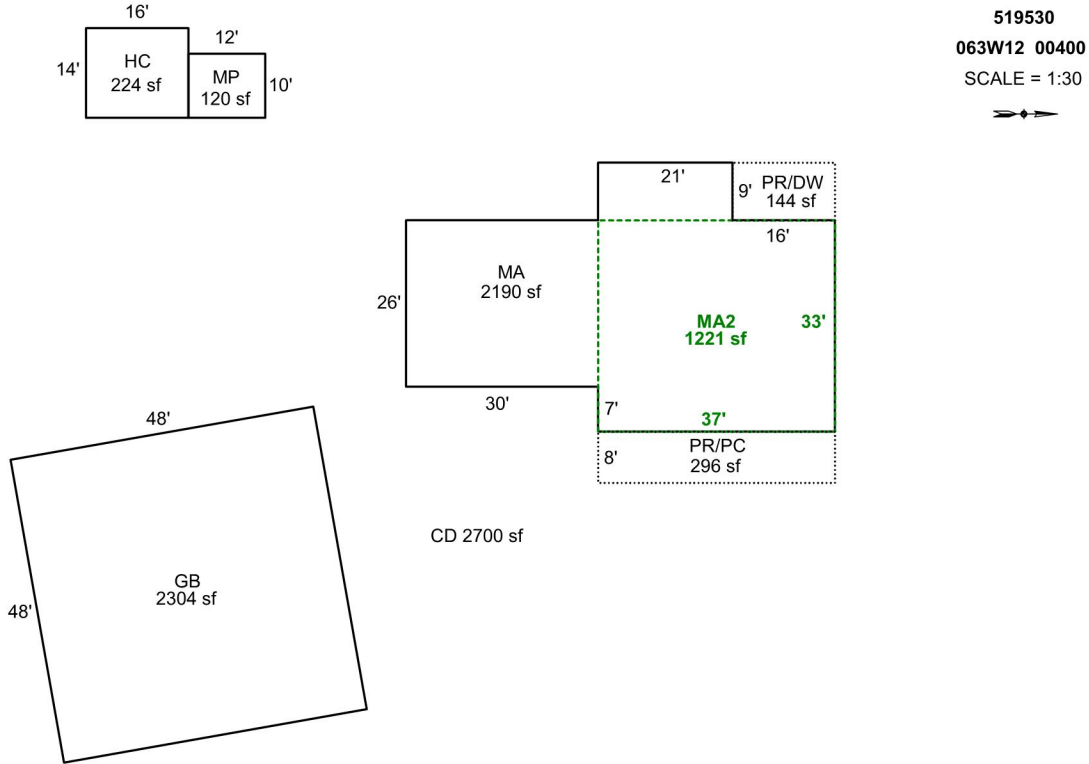
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2190.0	218.0	2190.0
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	
	PR/DW	1.0	144.0	50.0	440.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/17/17
 Updated by CWO 11/4/20
 UPDATED BY CJURAN 06/08/2023

COMMENT TABLE 2

MLH 06/07/2023
 GPH 6.17.25

COMMENT TABLE 3

FARM CHECK L4
 Farm check L4

Net LIVABLE cnt 2 (rounded) 3,411