

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: 1/25/2024

Acct ID: 552351 MTL: 062W31DA01500 Date: 7/8/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451  
 Situs: 4355 HAZELGREEN RD NE SALEM OR 97305 MaSaNh: 04 06 000 Unit: 127666 Year: 2024

Last Date Appraised: 08/31/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info: \_\_\_\_\_

Owner: GRUENFELDER, DAVID G & Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCS TTO INSP AV: 127930

RMV Land: 126210 RMV Imp: 164650 RMV Total: 290860 MAV: 44870 MSAV: 83060 SAV: 88696

Comment:

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

*Farm dc - Orchard Fruit*

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	24410	0

**Land**

Site: 2 Code Area: 24410 Size: 0.50 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 40810 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 2009 / 92400210// 08-09: APPROVED SPEC ASS'D OSD// 01-02; UPDATED MARKET VALUE & LAND TABLE //06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Site: 3 Code Area: 24410 Size: 0.45 Acres Use Code: 005 Zone: UT SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 40400 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1971 / 92400210: 01-02; UPDATED MARKET VALUE & LAND TABLE

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 24410 Stat Class: 131 Year Blt: 1940 Eff Year Blt: 1972 Sq.Ft: 1937 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 163670  
 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	3	Finished	1917	3	FB-2	1940	1972	BATH - 2, KIT+, HVAC, FP - 1, ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1972	12555	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 24410 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 RMV: 980  
 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
Multi-Purpose Bldg	5	Finished	192	0	0	1984	1984	<u>Fair</u>	Y <u>N</u>

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W31DA01500

File No R52351

SUBJECT

Property Address 4355 HAZELGREEN RD NE

City SALEM

State OR

Zip 97305

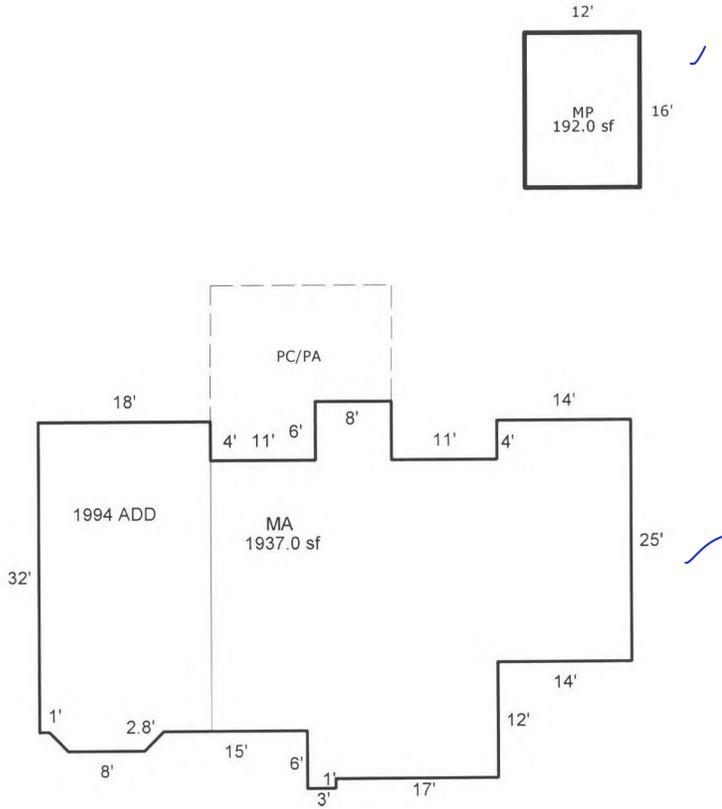
Owner

Client

Appraiser Name

R52351  
062W31DA01500

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1937.0	221.7	1937.0
GBA1	MP	1.00	192.0	56.0	192.0
P/P	PC/PA	1.00	294.0	74.0	294.0

### Comment Table 1

Apex by tjs 9-18-09  
Apex updated to add MP 10/12/2012 Jane

### Comment Table 2

*GRH 7/8/12*

### Comment Table 3

*Cycle 12*

Net LIVABLE Area	(rounded w/ factors)	1937
Net BUILDING Area	(rounded w/ factors)	192