

Summary Lead Appr: W W Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 4.7.26 Print Date: \_\_\_\_\_

Acct ID: 528085 MTL: 081W040000800 Date: 3.20.26 Appr: JJS Prop Class: 649 RMV Prop Class: 459  
Situs: 1645 119TH AVE SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 62519 Year: 2026

Last Date Appraised: 09/01/2016 Appraiser: CLINT LUKE Tag: Y N Tag info: \_\_\_\_\_  
Owner: VAN HOOSE, SHAWN G Last Sales Date: 10/31/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 134139  
RMV Land: 438780 RMV Imp: 132070 RMV Total: 570850 MAV: 119950 MSAV: 14189 SAV: 49930  
Comment: \_\_\_\_\_

**UPD EYB**

**MLS: 832375  
DOM: 86  
Code: 33-Letter**

Notations

| RP/MS | Code | Description           |
|-------|------|-----------------------|
| MS    | DFL  | DESIGNATED FORESTLAND |

OSDs

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 55000 | 04410     | 0         |

Land

Site: 1 Code Area: 04410 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 43710 Exception: Y N

Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_

Comments: Liability year - 1974 / 2011-12: DFL APP APPROVED FOR 2 ACRES, NOT SA FROM 2005-06 TO 2011-12, WAS SA FOR ZFARM FROM 1974 TO 2005-06// 05-06: DISQUALIFYING ENTIRE ACREAGE FROM FARM DEFERRAL

Site: 3 Code Area: 04410 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 87420 Exception: Y N

Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_

Comments: Liability year - 1974 / 4200218//2011-12: DFL APP APPROVED FOR 2 ACRES, NOT SA FROM 2005-06 TO 2011-12, WAS SA FOR ZFARM FROM 1974 TO 2005-06// 05-06: DISQUALIFYING ENTIRE ACREAGE FROM FARM DEFERRAL

Site: 4 Code Area: 04410 Size: 5.78 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
Class: 4HD Value Source: Rural Restrictive Description: FOUR HILL DRY RMV: 252650 Exception: Y N

Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_

Comments: 4200218 05-06: DISQUALIFYING ENTIRE ACREAGE FROM FARM DEFERRAL

Improvements - Residence / Manufactured Structures

**1998 P- EYBL**

Bldg: 1 Code Area: 04410 Stat Class: 466 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 2256 % Complete: 100.00  
Desc: MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE Dimensions: 64x24 RMV: 58750  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: E

Floors

| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                          | Exception |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|-----------|
| First Floor | 6     | Finished      | 2256       | 3    | FB-2  | 1972   | 1972       | ROOF, HVAC+, BATH - 2, SKRT+, KIT- | Y N       |

Accessories

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

Bldg: 6 Code Area: 04410 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100.00  
Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 31860  
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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available |       |               |            |      |       |        |            |           |           |

Accessories

| Description            | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|------------------------|-------|-----------|------------|-------|----------|-----------|
| YARD IMPROVEMENTS GOOD | 4     | 1         | 2000       | 31856 | 1        | Y N       |

Improvements - Accessory Buildings

Bldg: 1 Code Area: 04410 Stat Class: 341 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 48 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 8x6 RMV: 0  
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      | 48         | 0    | 0     | 0      | 0          |           | Y N       |

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 2 Code Area: 04410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 140 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 3890  
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 | 4     | Finished      | 140        | 0    | 0     | 0      | 0          | FAIR      |                |

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 3 Code Area: 04410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 224 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 16x14 RMV: 5610  
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 | 4     | Finished      | 224        | 0    | 0     | 0      | 0          | FAIR      |                |

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 04410 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 345 % Complete: 100.00  
Desc: Multi Purpose Shed (MP) Dimensions: 23x15 RMV: 7940  
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 | 4     | Finished      | 345        | 0    | 0     | 0      | 0          | FAIR      |                |

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 04410 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 1800 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 50x36 RMV: 24020  
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      | 1800       | 0    | 0     | 2004   | 2004       | FAIR      |                |

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

**Farm Notes**

2026FARM

1-27-26: Per CWO, disqualify SA Homesite & OSD for <10 acres DFL

1-27-26: Per email from Wyatt Taylor of ODF, 528085 is pretty close to meeting forestry stocking standards.

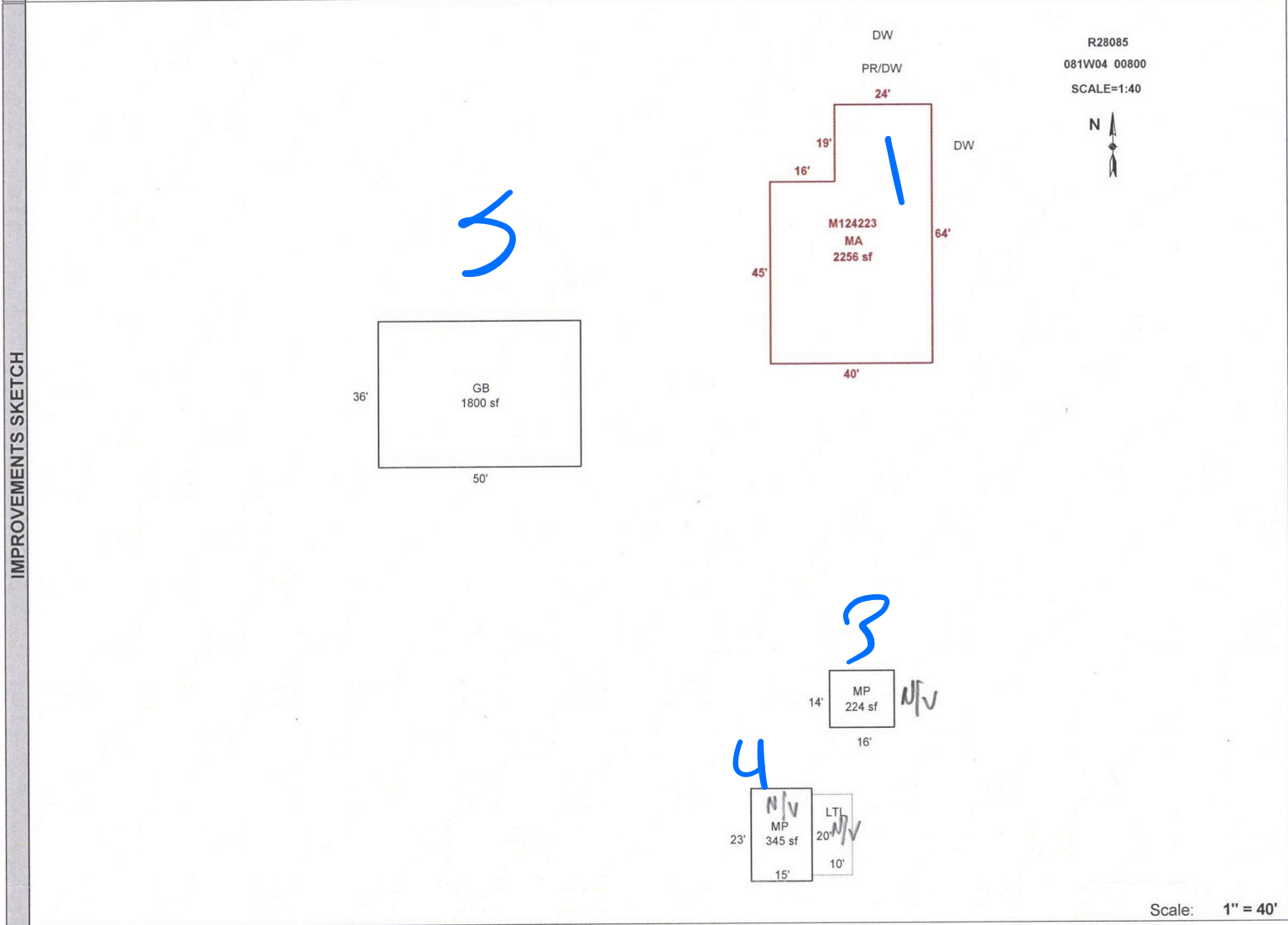
26-27: SA Survey submitted 1-11-26, reporting they have forestland on 7.78 acres, however, only 2 acres are in DFL program. They do not have enough acres on this acct to have an SA homesite, however, they have 5.78 acres RREST that could potentially qualify for DFL? They do own another property (542555) that has 3.0 acres of Woodlot... could potentially qualify also? However it's not contiguous. Treed acres should be measured and added up with the possibility of offering them more DFL w/timely application. Otherwise, SA Homesite will need to be disqual on 528085.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 081W04 00800

File No R28085, M124223

|         |                                   |               |          |           |
|---------|-----------------------------------|---------------|----------|-----------|
| SUBJECT | Property Address 1645 119TH AV SE |               |          |           |
|         | City SALEM                        | County MARION | State OR | Zip 97317 |
|         | Owner                             |               |          |           |
|         | Client                            |               |          |           |
|         | Appraiser Name                    |               |          |           |



| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY |             |                      |          |   | Comment Table 1            |                 |                 |                |                    |
|-------------------|---------------------------|-------------|----------------------|----------|---|----------------------------|-----------------|-----------------|----------------|--------------------|
|                   | Code                      | Description | Factor               | Net Size | Perimeter   | DRAWN BY JRONDEMA 11/14/16 |                 |                 |                |                    |
|                   | GLA1                      | MA          | 1.00                 | 2256     | 208   |                            |                 |                 |                |                    |
|                   | GBA1                      | GB          | 1.00                 | 1800     | 172   |                            |                 |                 |                |                    |
|                   |                           | MP          | 1.00                 | 345      | 76  |                            |                 |                 |                |                    |
|                   | MP                        | 1.00        | 224                  | 60       |   |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | Net Totals  |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | 2256  |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | 2369  |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | 2256  |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | 2369  |                            |                 |                 |                |                    |
|                   |                           |             |                      |          | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">Comment Table 2</th> <th style="text-align: center;">Comment Table 3</th> </tr> <tr> <td style="text-align: center;">9/1/16 S.R.#94</td> <td style="text-align: center;">cycle, per picture</td> </tr> </table> |                            | Comment Table 2 | Comment Table 3 | 9/1/16 S.R.#94 | cycle, per picture |
| Comment Table 2   | Comment Table 3           |             |                      |          |   |                            |                 |                 |                |                    |
| 9/1/16 S.R.#94    | cycle, per picture        |             |                      |          |   |                            |                 |                 |                |                    |
| Net LIVABLE Area  |                           |             | (rounded w/ factors) |          | 2256  |                            |                 |                 |                |                    |
| Net BUILDING Area |                           |             | (rounded w/ factors) |          | 2369  |                            |                 |                 |                |                    |