

**BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY**

In the Matter of the Application of:)

LOIS M. PFENNIG, Trustee of the)
Henry O. And Lois M. Pfennig Trust)

File No. CP/ZC/- 19-005

To Partition Tax Lot 2800 of Assessor's)

Map 82W4A, into two parcels of 10.0 acres)

and 10.46 acres, and for a Plan)

Amendment from Agriculture to Rural)

Residential, and for a Zone Change from)

Special Agriculture (SA) to Acreage)

Residential (AR-10), and to take a Goal)

Exception.)

**APPLICANT'S
SUPPORT OF THE RECOMMENDATION
OF THE HEARINGS OFFICER**

COMES NOW Applicant, LOIS M. PFENNIG, Trustee of the Henry O. And Lois M. Pfennig Trust, by and through her attorney, Wallace W. Lien, and does hereby submit the following Support for this Board to adopt the Recommendation of the Marion County Hearings Officer to approve this modified application.

1. REVISED APPLICATION

The original purpose of this application was to partition applicant's 20.46 acre property into three new parcels of 2.0 acres, 2.0 acres and 16.46 acres respectively. During the remand process it was determined necessary to eliminate the Exception to Goal 14, which caused most of the issues for LUBA, by modifying her request from the AR-2 zone to the AR-10 zone. Because 10 acre parcels are not considered urban in nature, the requirement for a Goal 14 Exception is eliminated.

This modified application now includes a Plan Amendment from Agriculture to Rural Residential, which requires an exception to Goal 3, together with a change in the zone designation from Special Agriculture (SA) to Acreage Residential Ten Acre Minimum (AR-10). The final piece to this application is then a revised partition of the 20.46 acre subject property into two parcels of 10.46 acres, and 10 acres.

2. BACKGROUND AND HISTORY

Applicant and her family have owned the subject property for over 4 decades. Most recently, the Applicant placed the property in her trust in 1995. The subject property is unaddressed, but is located near Macleay Road and 62nd Avenue. The property is unimproved. It is identified as Tax Lot 2800 on Map 8.2W.04A, and carries Assessor #R56964.

The property takes its primary access from Macleay Road, but also has a secondary unimproved access onto Wickiup Street. Access to the property will be via Whispering Way, which is a private street also owned by the applicant, and an easement to the second parcel.

The subject property is separated to the east from 62nd Ave. by a series of small lots each with a non-farm dwelling, and all of which are one acre in size or smaller bordering on, and taking access from 62nd Ave. Along the southern boundary of the subject property is a single parcel that is less than 3 acres in size, which is wooded and has a non-farm dwelling and outbuildings on it. This parcel (TL3500, Map 8.2W.4D) encompasses the intersection of 62nd Ave. and Culver Road.

To the west of the subject property are 7 parcels, the largest of which is only 4.66 acres in size, 5 of which are 1.25 acres in size or less, and 1 parcel that is 3.17 acres in size. 6 of these 7 parcels have a non-farm dwelling located on them.

Property to the north of the subject property is also owned by the Applicant and consists of three non-farm parcels, one of which (TL2700) has the Applicant's dwelling. These parcels were created by PP2012-008, and are not farmed and not on any deferral program.

The land to the north and east is planned and zoned Acreage Residential (AR). The subject property, as well as the land to the south and west is planned and zoned Special Agriculture. The city limits of Salem run close to the subject property to south and west. Uses inside the nearby city limits include the Salem Industrial Park, and the Oregon State Correctional Institution.

Soil classification on the subject property includes a mixture of Amity (Am), Woodburn (WuA), Concord (Co) and Silverton (SuC) silt loam soils that are class II and III, and defined as high value farmland.

Topography on the site is generally flat with a slight slope to the south, which is characteristic of the entire area.

There is a electrical power line that runs along the eastern boundary of the subject property, and a small stand of scrub trees crossing the Southern half of the parcel.

A study of the entire area surrounding the subject property has been performed, the substance of which is unchallenged. This study encompassed all tax lots on Assessor Maps 8.2W.04A, 7.2W.33, 8.2W.04D, 8.2W.04B, 8.2W.04C and 8.2W.04BA which is the entirety of the surrounding neighborhood.

This inventory study revealed that there are 196 buildable Tax Lots, plus four non-buildable parcels. Of the 196 buildable parcels, there are 20 parcels in Commercial or Industrial use and 176 in residential use. There are 160 houses on the 176 residential parcels. This equates to 91% of the residential parcels are already developed with single family dwellings. The study area encompassed 676.23 acres, or 1.06 square miles. The average parcel size in the study area is 3.45 acres. The

median parcel size is 2 acres. Of the 176 residential parcels, 131 are under 2 acres in size, and 51 of those are one acre or under in size, this equates to 74% of the parcels in the study are on parcels that are under 2 acres in size. Only 24 of the 196 total parcels are in a resource deferral program, meaning only 12% of the parcels are in farm use sufficient to qualify for a tax break.

After the decision of LUBA, a smaller study area was conducted in line with current case law and DLCD rules that focused only on parcels that are adjacent to the subject property. The study area then includes 13 parcels that total 29.91 acres, for an average parcel size of 2.3 acres. 11 of the 13 parcels have houses, and one of those vacant parcels is owned by the Applicant who will be selling it for the development of an additional rural residential dwelling. Four of these parcels have the SA zoning, and seven have the AR zoning. However, only one parcel has farm tax deferral status.

This adjacent property study area demonstrates in dramatic form how the surrounding parcels encircle the 20+ acre subject property. Source data for this information is contained in the following table, the information for which was taken directly from the Marion County Assessor records:

Map	Tax Lot	Size	Deferral	Dwelling	Date Built	Accessory	Zone	Comments
8.2W.04A	2700	9.62	No	Yes	1949	Yes	AR	Applicant's long time personal residence, to be divided pursuant to the estate plan
8.2W.04A	2702	2.00	No	No	n/a	No	AR	Applicant Owned, and recently partitioned to create this parcel
8.2W.04A	2900	3.17	No	Yes	1961	Yes	SA	
8.2W.04A	3000	4.66	Yes	Yes	2022	Yes	SA	Manufactured Home so no date of installation is available
8.2W.04A	3100	1.25	No	No	n/a	Yes	AR	
8.2W.04A	3500	.50	No	Yes	1962	Yes	SA	
8.2W.04A	3600	.82	No	Yes	1973	Yes	AR	
8.2W.04A	3700	.96	No	Yes	1972	Yes	AR	
8.2W.04A	3800	1.00	No	Yes	pre-1970	Yes	AR	Exact date unavailable
8.2W.04A	3900	1.00	No	Yes	1971	Yes	AR	
8.2W.04A	4000	1.00	No	Yes	1971	Yes	AR	
8.2W.04A	4100	1.00	No	Yes	1972	Yes	AR	
8.2W.04D	3500	2.93	No	Yes	1962	Yes	SA	

This information shows that there is no adjacent parcel in farm use, even when the LUBA definition of farm use includes all parcels that are capable of agricultural use, and not just those that are a real working farm. All but two of these adjacent parcels have existing dwellings. With the exception of the replacement dwelling on TL3000, every dwelling on adjacent lands were built prior to the application of comprehensive planning regulations. 9 of the parcels have been zoned for Acreage Residential uses, and 4 for Special Agriculture use. Only TL3000, qualifies for farm tax deferral, even though there is no current employment of the land in farm use.

3. HEARINGS OFFICER'S RECOMMENDATION

The Hearings Officer put a tremendous amount of time and energy in her Recommendation for this Board to approve this revised application. The remand hearing before the Hearings Officer was held on September 8, 2022. An open record period was allowed, which closed the record on September 20, 2022. The Hearings Officer's Recommendation to approve this application was issued on June 2, 2025, just a couple of months shy of three years of deliberation on the matter. Such intense scrutiny should be recognized by this Board in approving her Recommendation to approve this revised application.

It must be emphasized, as pointed out by the Hearings Officer, that this revised application has eliminated the need for a Goal 14 Exception due to the increase in proposed parcel sizes to 10+ acres. The concerns expressed by LUBA in its remand predominately focused on what was perceived to be errors in findings on the Goal 14 Exception. With the elimination of the Goal 14 Exception from the case, those concerns are now moot.

With regard to the question of the quality and quantity of evidence to support the Exception to Goal 3, the Hearings Officer had this to say:

The testimony and affidavit of Larry Pfennig are compelling because Mr. Pfennig is the farmer who has attempted to keep the subject property in farm use, but based on several issues has determined that farming is simply impractical on the subject property. Recommendation Page 2.

The record is clear that Mr. Pfennig is a long time farmer in Marion County, farming many properties in addition to the subject property. He is a generational farmer, working the land his entire life. His experience in Marion County is unchallenged, as is his testimony. Excerpts from his affidavit that are compelling here include:

I am a life long farmer in the Marion County area. That means I have been farming here for over 50 years. I have farmed for my father originally, and then as a partner with him, and now as the owner of the farm corporation, Pfennig Farms, Inc. During my career I have farmed in all phases of agriculture, including operation of all kinds of farm equipment, and engaged in field preparation, maintenance and harvesting. We have primarily been a grass seed farmer, however over the years we

have grown all kinds of grains, clover, alfalfa and fruit trees. I have operated and owned and constructed grass seed cleaning plants. I have a commercial drivers license, and have been licensed over the years for application of pesticides and fertilizers. In addition to farming for myself, I have contracted out my equipment and services to other land owners for farming services.

Mr. Pfennig goes on to cite the lack of water on the subject property as a critical issue for the impracticability of farming it, as well as overspray from neighboring properties and significant trespass due to the location adjacent to non-farm houses and busy streets. The risk of fire to dry land crops is very high making liability a tremendous problem, and obtaining affordable liability and fire insurance impossible. Chemical overspray from adjoining properties presents an additional problem for growing any kind of crop on the subject property.

After a review of this extensive record over a period of nearly three years, the Hearings Officer agreed with the testimony of Mr. Pfennig, saying:

Larry Pfennig's Affidavit addresses the subject property's relationship with surrounding parcels and presents sufficient findings that farming is impracticable on the subject property. Mr. Pfennig's statements are based on his experience as a life-long farmer, and present sufficient support to approve the application.
Recommendation Page 2.

1. Present and Future Compatibility

The Hearings Officer points out that when considering compatibility the irrevocably committed exception needs to focus on both the irrevocably committed aspect of the adjacent farm use, but also the converse, that is to say the future residential use of the subject property. The evidence and findings support the irrevocably committed exception as to farm use, but the Hearings Officer asked for some additional discussion of the future, when the subject property is then divided and rural residential houses are constructed thereon.

In reality and from a practical point of view there is little to no difference in this case, whether the subject property lies fallow as it has for the last 20 years, or it has two houses on it. As the Hearings Officer correctly points out, it is the impact on the surrounding properties that is evaluated not, the subject property itself. Therefore it doesn't really matter if the subject property is vacant or with 2 houses. The key is if that difference will have any adverse impact on the adjacent properties such that they would become also irrevocably committed.

Assuming two houses are built on the subject property, each on a 10 acre tract, and further assuming the houses are setback 100 feet from the property line as approved by the Hearings Officer, there will be more separation between the two new homes and the adjacent uses. The subject property is 508 feet wide. That means that a house placed near the center of the property would have separation of at least 200 feet on each side with a 100 foot wide area for house, garage and

outbuildings if desired. In the Record, and attached hereto for ease in reference is a map from the Marion County Assessor showing the homes located on the adjacent tax lots to the subject property. Note that all of the adjacent properties to the east along 62nd Avenue are located very close to the property line, some as close of 20 feet. The home to the south is located approximately 175 feet from the property line. The new manufactured home on the property to the west is approximately 100 feet from the property line with the subject property. The only other home adjacent to the subject property is located to the north of TL3000 and it is approximately 125 feet from the property line.

From this analysis it is understood that existing houses are located between 20 feet and 175 feet from the property line. Given the 100 foot imposed setback, no new house on the subject property would come within 120 feet of any other house, and many would be 200 - 275 feet away.

As noted by the Hearings Officer, this area is populated by a large number of small tract parcels, most with houses and most developed prior to the imposition of zoning restrictions. Little land use has changed in the area, meaning that for decades small tract homesite have been compatible with adjacent farm tracts with no pressure for long term land use conversion.

Based on this additional evidence and analysis, the Applicant urges that future residential uses on the subject property will not irrevocably commit adjacent lands to non farm uses. Looking at this another way is by geography. The parcels to the east between the subject property and 62nd Avenue are all one acre or smaller in size and with non-farm dwellings. Obviously there can be no issue with irrevocably committing those parcels. The same is true for the somewhat larger non-farm tracts to the north and south. That leaves only 2 parcels that need to be addressed. TL 2900 and 3000, both of which have houses and outbuildings and some open land adjacent. Since there is a power line across the middle of the subject property any house on the southern portion of the property will be located south of those lines, meaning the house will be in the same general area as the new manufactured home on TL3000, but at least 325 feet away. The house on the northerly parcel will be centrally located north of the power lines, and most likely 500 feet away from the house on TL2900.

Further supporting the negative that these two new homes will not irrevocably commit those two easterly parcels is the fact that at 10 acres each they are over twice as large as TL2900 (3.17 acres) and TL3000 (4.66 acres). Further, the only two adjacent parcels that can be considered are the two to the east, and TL3000 is too small even to be divided into two acre urban type parcels because it is not over 4 acres in size. TL2900 is bordered already on three sides by small urban sized parcels, and if it were to be urged to partition, that would be because of the other adjacent parcels and not because of the creation of th much larger 10 acre parcels proposed here.

Under no review of the evidence in this case can it be said that this land use change and the associated partition will irrevocably commit any adjacent property to non-farm uses. That is the case whether one looks at the subject property and its impacts presently, or in the future with two houses each one on a 10 acre tract.

2. Cover Crop is not Farm Use

For the last 20 years, the subject property has had a cover crop in order to keep the weeds down and the property looking half way decent. During this period of time the Applicant has not intended to make money from the cover crop, and in fact has never received any money whatsoever from the cover crop.

As pointed out by the Hearings Officer the definition of “farm use” is the current employment of land for the primary purpose of obtaining a profit in money. Profit is not defined in the normal sense of excess revenue over expenses, but the generation of any revenue at all. In this case there is no intent to use the land for the primary purpose of generating money, and in fact no money has been generated.

Based on these facts, the law here clearly provides that the subject property is not in “farm use”, and hasn’t been for over 20 years.

3. There is no blueberry production on adjacent lands.

As pointed out in testimony and evidence before the Hearings Officer, the blueberry patch that figured so prominently in the LUBA opinion is no longer viable or in production.

Much confusion was generated about this blueberry patch by the opposition, who asserted that there was a viable blueberry field owned and/or operated by Thank You Berry Farm. During the Hearings Officer process, the Applicant submitted a Blueberry Patch Supplement pointing out that the property that lies adjacent to the subject property is identified as TL3000, Map 8.2W.04A and is 4.66 acres in size. The Hearings Officer noted the confusion, and the following information and evidence makes it clear that there are no active blueberry production on the property adjacent to the west.

The Thank You Berry Farm, referred to by the opposition is located to west of TL3000 on Map 8.2W.04B and is not adjacent to the subject property. Attached hereto is a copy of Map 8.2W.04A showing the relationships of the parcels, with the subject property shown in red, the adjacent TL3000 shown in blue and the Thank You Berry Farm shown in green.

As previously pointed out, the current owner of TL3000 purchased that property on October 1, 2019, and placed a new manufactured home on the site during the summer of 2022. Photographs and testimony to this effect were presented to the Hearings Officer. In addition, evidence was submitted that whatever blueberries were planted previously on TL3000 had been removed from production by the now current owners. Attached here is a 2025 Google Earth aerial photograph that shows TL3000, its new home, and blacked out areas where blueberries had been planted before. This aerial also clearly shows that the Thank You Berry Farm is not adjacent to the subject property, and that TL3000 is an intervening ownership. Also attached is a copy of the Marion County

Assessor Property Profile for TL3000 showing its ownership and the acquisition date of October 1, 2019. The Property Profile for the manufactured home on TL3000 is also shown, and from this evidence it is clear the manufactured home was purchased sometime in the winter/spring of 2022, and was installed on the property during the summer and fall of 2022.

The current 2025 Google Earth aerial photograph of TL3000 and surrounding properties shows the placement of the new manufactured home, and the decimation of the blueberry rows to the north. This aerial also is important as it shows the location of the Thank You Berry Farm to the west of TL3000, and well away from the subject property.

This evidence puts to rest any confusion regarding the current employment of the adjacent lands on TL3000.

4. The Revised Study Area is Sufficient.

In an effort to demonstrate the character of the area surrounding the subject property, the Applicant provided a detailed and expansive Study Area. While it was determined this expansive Study Area was helpful in understanding the neighborhood, the actual legal standard of review for an irrevocably committed exception was for a Study Area that involved only a review of parcels that are “adjacent” to the subject property.

The Hearings Officer reviewed case law and DLCD rules and agreed that the focus of an irrevocably committed exception has to be on the adjacent properties. In review of the Applicant’s adjacent parcel Study Area, she found the selected study area to be sufficient and reasonable. She found:

The physical features of the property and its uses, and the development pattern of the lands bordering the subject property support a determination that the study area is adequate to consider the property’s relationship with adjacent uses.
Recommendation Page 14.

The combination of the larger Study Area for area analysis and the focused Study Area for adjacent properties satisfies all review requirements for an irrevocably committed exception analysis.

5. Irrigation and Trespass

The Applicant’s son Larry Pfennig has submitted an Affidavit that details issues with irrigation and trespass. Regarding irrigation and water conflicts he states:

As a local farmer, the ability to have water to irrigate my crops is critical. I have experienced many conflicts with neighbors, including testimony submitted to this Record, regarding the impact of farm uses on the aquifer, both from the farm wells and to the farm wells. The subject property does not have a farm well, and there are

no current water rights associated with it. I am currently in the process of making an application for water rights for future uses. I am concerned however, that based on conversations with my well driller and comments and complaints from neighbors that there may not be sufficient aquifer to support a farm well. Water also comes into play when neighbors overspray their own landscaping irrigation onto the farm field and damage or retard crops. I have experienced this first hand many times over the years, both on the subject property and on my other farming operations. This issue is particularly prevalent along the eastern boundary where the parcels are very small and landscaping, decks and house are within just a few feet from the boundary line of the subject property. If it were just one parcel, the impact might not be so bad, but here, we have 6 parcels along the eastern boundary and another on the southwestern boundary. Water conflicts of availability and overspray are real and not speculative, facts which I know from personal experience on the property and in the area.

With regard to the very real problem of trespass on the site from neighbors and interlopers, Mr. Pfennig states:

*Trespass by non-farm neighbors and their animals is prevalent, not only on the subject property, but in the local area generally. These folks almost always have dogs that have to be walked or get loose and love to run through our fields. Neighbors often regard our farm fields as their own personal open space where they can walk, play or steal or trample our crops at will. **This is trespass, which I have witnessed personally on the subject property** and on my other farming operations, and it creates additional liability that I have to take into account as either a risk, or the added cost of insurance. Being risk averse, our family always elects to carry additional umbrella coverage the cost of which takes away from our farming profits. Emphasis added.*

There has been no conflicting evidence in this record that can compare to the first hand statements of the man who has decades of experience with the subject property. These problems are real and must be recognized. If there are questions about these matters, Mr. Pfennig will be available at the hearing to answer them.

6. Conditions of Approval

The proposed conditions of approval are fully acceptable to the Applicant. This particularly includes Condition J providing that any dwelling shall maintain a 100 foot setback from land in farm use to the west and southwest. The Hearings Officer found there was no evidence to support a larger setback than the standard 100 foot setback provided for in the zone. The Recommendation states:

Given the limitations of the subject property, and insufficient factual support for a setback of 200 feet over the standard setback, the standard 100 feet setback is

appropriate. Recommendation Page 24.

7. Important Findings and Conclusions of the Hearings Officer

There are several important and enlightening passages in the Recommendation that deserve mention, including:

The size of the proposed parcels (10+ acres) will retain the rural character of the lands and surrounding areas.

Allowance of the two ten-acre parcels, again significantly larger than all adjacent properties, will not cause a change on the resource land in the area or change the rural character of the surrounding area.

.... (The subject property provides) a buffer between the residential development and the smaller farm parcels to the west and south.

If the subject parcel were to be converted to two ten-acre rural residential lots, the Special Agriculture-zoned farmlands to the west and south would not be at any greater risk of being irrevocably committed to residential use.

4. RESPONSE TO OPPOSITION

Friends of Marion County continue to oppose this application, even after it has been revised to eliminate the Goal 14 Exception. In its latest submittal of August 11, 2025 the Friends raise nothing new and simply rehash old arguments that run contrary to the undeniable facts and law of this case.

The Friends objection to the Study Area is not well founded in fact or law. As noted above the revised smaller Study Area of only adjacent properties is sufficient, adequate and reasonable.

The Friends objection that there is insufficient findings and supporting evidence regarding conflicts with properties in the smaller Study Area is also not well founded, and not based on the evidence in the record. As discussed above, the Recommendation does an admirable job addressing this topic. Of note is that the Friends continue to assert that there are farm uses on adjacent lands, but provide no evidence of support. As noted above, even TL3000 no longer has an active blueberry production.

The Friends assertion regard capability for farm use is confusing, and does not accurately reflect the facts in evidence here or the law. The subject property is not currently in farm use as noted above that a cover crop without the intent or generation of revenue does not meet the farm use definition. As pointed out by the Hearings Officer, the focus is on adjacent lands, not on the subject property. The classic analogy of the donut, denigrated by the Friends, but widely recognized in all

land use circles fits perfectly here. The subject property is the donut hole, and the adjacent properties are the donut itself. The question is what impact does the hole have on the donut, not the other way around. The Hearings Officer correctly reviewed the facts and law in making her decision to recommend approval of this application.

The objections raised by the Friends bring nothing new to this case, and add no new evidence or correct legal analysis that needs to be considered. In response to the LUBA remand, the Applicant modified the application to eliminate the Goal 14 Exception thereby making moot nearly all of the LUBA concerns. A new Study Area was created. Evidence by way of testimony and affidavits supporting the applicant was submitted. Great care was taken over nearly three years in the review and analysis of this application, all of which resulted in the Recommendation now before the Board.

The position of the Friends in this case is untenable and should be disregarded in total, in favor of approval of this application.

5. CONCLUSION

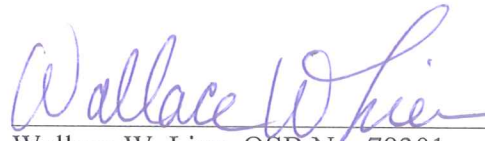
In order to address and resolve the issues upon which LUBA remanded the prior approval, the Applicant has made several modifications. The first is to change the proposed zone to AR-10 instead of AR-2. This decreases the density, and allows a perfect buffer between the existing AR-2 to the east and the existing SA zoning to the west. The second is to adopt the DLCD position that the study area for evaluation of this application is only those lands that adjoin and are contiguous to the subject property. This reduces the study area from the original 196 parcels that encompassed the four surrounding assessor maps, to 13 parcels that are adjacent to the subject property.

In addition, it is clarified that in the evaluation of the reduced study area, that parcels with an agricultural designation must be considered as such regardless of the actual usage on the property. With the reduction in the study area, there are only 4 of the 13 parcels with an agricultural designation, and only 1 of those is on farm tax deferral. For this remand analysis all evaluations are based on agricultural uses regardless of the actual employment on those lands.

Finally, it is clarified that the focus of this exception is on the conflicts inflicted on the subject property by the surrounding uses, and has nothing to do with the agricultural capabilities on the subject property itself. It is issues of water availability, irrigation and chemical oversprays, trespass by neighbors and their animals, as well as the risk of fire caused by BBQ, open barrel burning and patio fire places that render the subject property impracticable for continued agricultural use.

While it is unfortunate this Recommendation took nearly three years to be come, it is clear that considerable thought and analysis of the evidence and legal standards was employed. The Applicant agrees with the Recommendation, and urges this Board to adopt it and approve this revised application.

RESPECTFULLY SUBMITTED this 14th day of August, 2025 at Salem, Marion County,
Oregon.



Wallace W. Lien, OSB No. 79301
Attorney for Applicant

Attachments:

Assessor Property Records Map showing house locations
Assessor Map 8.2W.04A (Annotated by color)
Aerial Photograph depicting TL3000
Assessor Property Profile of TL3000 (land only)
Assessor Property Profile of TL3000 (manufactured home only)



Assessor's Property Records

Marion County Assessor's Office

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Show search results for 082W04...



Oregon Metro, Bureau of Land Management, State of Oregon, State of Or

600ft

Pfennig CP/ZC/P 19-005

A closer look at TL 3000, which is not a part of the Thank You Berry Farm as noted on this map. This 2025 aerial makes it clear there are no active blueberry plants on TL3000, and that the Thank You Berry Farm is on the

Legend

- 5889 Culver Dr SE
- Heavenly Wings Pet Cremation
- Thank You Berry Much Farms



August 13, 2025

Property Identification

Account ID:

529365

Tax Account ID:

529365

Tax Roll Type:

Real Property

Situs Address:

5989 CULVER DR SE SALEM OR 97317

Map Tax Lot:

082W04A003000

Owner:

SAEPHAN, KAO C & LIAW C

SAECHAO, NAI

PHAN, FAYE

4869 SKYLINE RD # 126

SALEM, OR 97306

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

130524

Owner History

Grantee	Grantor	Sales Info	Deed Info
SAEPHAN, KAO C & LIAW C SAECHAO, NAI PHAN, FAYE SALEM OR 97306			2/28/2022 45990044 B&S 529365
SAECHAO, NAI O & PHAN, FAYE C & SAEPHAN, KAO C 7452 ALEXANDRA WAY SE SALEM OR 97317	VAN NESS MOSMAN RLT 50% & MOSMAN, VAN NESS TRE & MOSMAN, RICHARD T ESTATE 50% 5999 CULVER DR SE SALEM OR 97317	10/1/2019 \$291,900.00 24 1	10/1/2019 42480438 WD 529365
VAN NESS MOSMAN RLT 50% & MOSMAN, VAN NESS TRE & MOSMAN, RICHARD T ESTATE 50% 5999 CULVER DR SE SALEM OR 97317			7/25/2019 42220433 DECE 529365
VAN NESS MOSMAN RLT 50% & MOSMAN, VAN NESS TRE & MOSMAN, RICHARD T 50% 5999 CULVER DR SE SALEM OR 97317			9/7/2007 28640157 WD 529365
MISSING OWNERSHIP INFORMATION			7/1/1998 11690278 DEED 529365

Grantee	Grantor	Sales Info	Deed Info
MOSMAN,RICHARD T & MOSMAN,VAN NESS 5999 CULVER DR SE SALEM OR 97317	ZIMMERMAN,KAY	5/18/1982 \$8,750.00 12 1	5/18/1982 02820012 DEED 529365

Property Details

Property Class:

551

RMV Property Class:

451

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 529365

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			92410
1	005 Farm Homesite 2BISS TWO BENCH IRR SOUTH SPECIAL	1	43560	92410
3	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	3.66	159430	92410

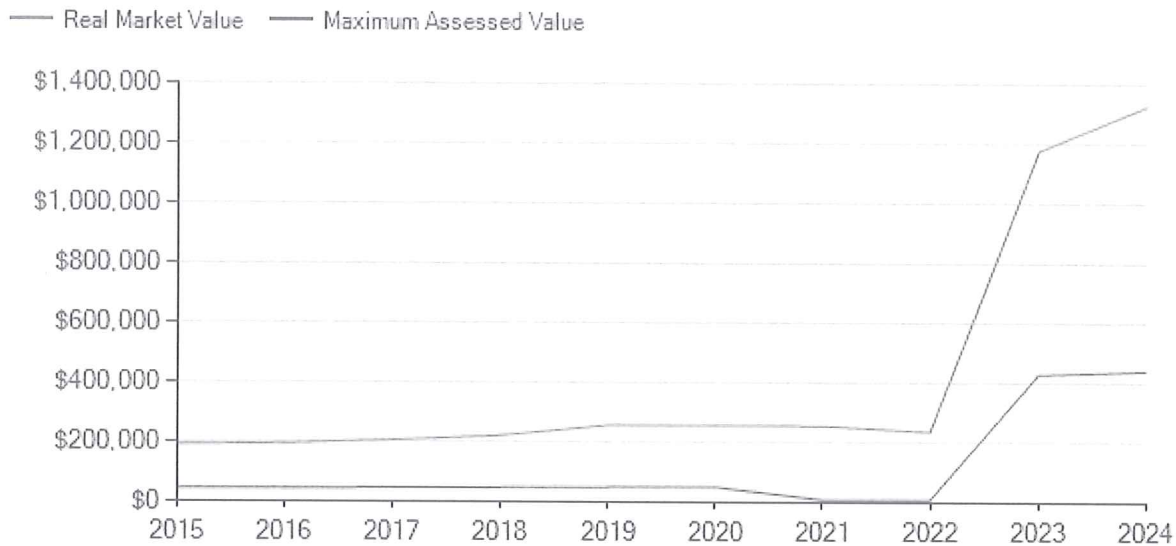
Improvements/Structures for Tax Account ID 529365

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MANF STRCT	466 MANUF STRUCT, CLASS 6, 24' WIDE DOUBLE	GOLDEN WEST	6	1986	1971	92410
1	FARM BLDG	351 General Purpose Building (GB)		5	976	2000	92410
1.1		ENCLOSED PORCH			360	1971	92410
2	RESIDENCE	107 Yard Improvements		0	0	1980	92410
2.1		YARD IMPROVEMENTS AVERAGE				1980	92410
3	FARM BLDG	355 Lean-to Heavy (LTH)		4	612	2000	92410
4	FARM BLDG	341 Multi Purpose Shed (MP)		5	432	2014	92410
5	FARM BLDG	354 Lean-to Light (LTL)		4	220	2000	92410
6	FARM BLDG	355 Lean-to Heavy (LTH)		5	80	2000	92410
7	RESIDENCE	152 Multi Story above grade		5	3730	2022	92410
7.1		YARD IMPROVEMENTS GOOD				2022	92410
8	RESIDENCE	148 Res other improvements		4	0	1983	92410

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$390,290
Assess.:	
RMV Structures:	\$938,030
RMV Total:	\$1,328,320
AV:	\$479,047
SAV:	\$93,154
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$1,031,184
MAV:	\$442,940
MSAV:	\$36,107

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$938,030	\$0	\$390,290/\$36,107	None	\$479,047
2023	\$887,130	\$0	\$292,560/\$35,176	None	\$465,216
2022	\$42,160	\$0	\$196,060/\$34,270	None	\$44,982
2021	\$25,800	\$0	\$231,800/\$33,380	None	\$43,780
2020	\$38,110	\$78,950	\$142,560/\$4,900	None	\$57,560
2019	\$37,390	\$78,950	\$142,560/\$4,750	None	\$55,880
2018	\$32,280	\$72,460	\$118,800/\$4,480	None	\$54,130
2017	\$33,420	\$68,980	\$106,070/\$4,480	None	\$52,690

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2016	\$28,020	\$67,600	\$101,020/\$4,350	None	\$51,160
2015	\$17,140	\$69,190	\$106,840/\$4,220	None	\$51,060

Taxes: Levy, Owed

Taxes Levied 2024-25:	\$6,941.35
Tax Rate:	14.4899
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2024	\$6,941.35	\$6,941.35
2023	\$6,585.86	\$7,255.86
2022	\$636.71	\$636.71
2021	\$632.42	\$839.57
2020	\$797.84	\$797.84
2019	\$807.16	\$807.16
2018	\$793.90	\$793.90

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936540	-\$6,941.35	\$208.24	\$0.00	\$6,733.11	11/16/2024
2023		\$670.00	\$0.00	-\$33.50	-\$703.50	4/9/2024
2023	3914986	-\$6,585.86	\$197.58	\$0.00	\$6,388.28	11/10/2023
2023	3914986	-\$670.00	\$0.00	\$0.00	\$670.00	11/10/2023
2022	3894853	-\$636.71	\$19.10	\$0.00	\$617.61	11/3/2022
2021		\$207.15	-\$6.22	-\$12.06	-\$212.99	5/10/2022
2021	3882047	-\$839.57	\$25.19	\$0.00	\$814.38	11/23/2021
2020	3857060	-\$797.84	\$23.94	\$0.00	\$773.90	11/10/2020
2019	70264	-\$807.16	\$24.21	\$0.00	\$782.95	11/14/2019
2018	300494	-\$793.90	\$23.82	\$0.00	\$770.08	10/23/2018

August 13, 2025

Property Identification

Account ID:

130524

Tax Account ID:

130524

Tax Roll Type:

Manufactured Home

Situs Address:

5989 CULVER DR SE SALEM OR 97317

Map Tax Lot:

082W04A003000

Owner:

PHAN, FAYE C & SAECHAO, NAI O &

SAEPHAN,KAO

7452 ALEXANDRA WAY SE

SALEM, OR 97317

Manufactured Home Details:

Home ID: 249331

X Number: X00191612

Title Number: S20122

Subtype: R

Other Tax Liability:

Subdivision:

Related Accounts:

529365

Owner History

Grantee

Grantor

Sales Info

Deed Info

No Owner History

Property Details

Property Class:

RMV Property Class:

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 130524

ID	Type	Acres	Sq Ft	Levy Code Area
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No Land Details

Improvements/Structures for Tax Account ID 130524

ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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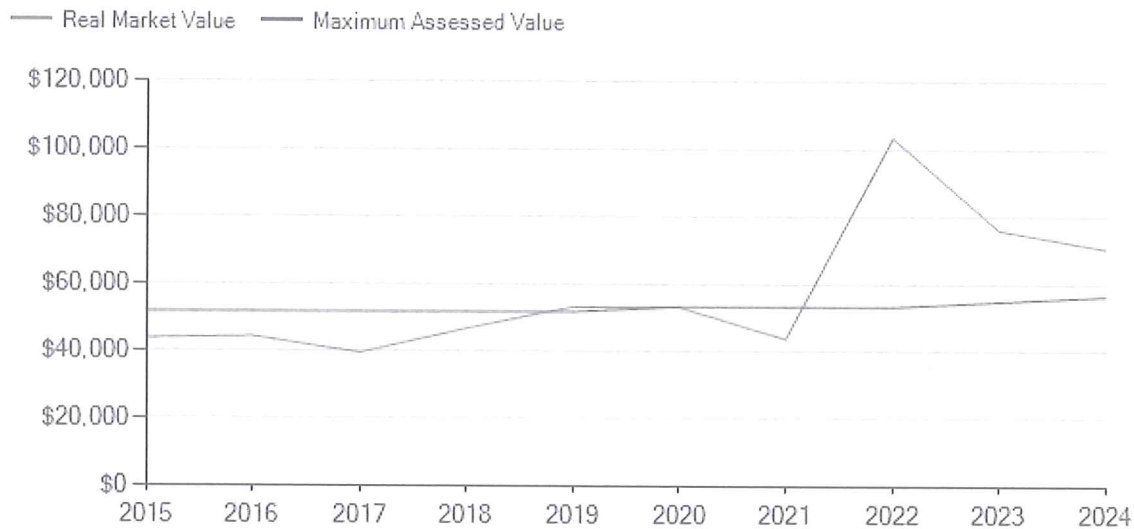
No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$0

RMV Land Spec. \$0
Assess.:
RMV Structures: \$70,740
RMV Total: \$70,740
AV: \$56,740
SAV: \$0
Exception RMV: \$0
RMV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$70,740
MAV: \$56,740
MSAV: \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$70,740	\$0	\$0/\$0	None	\$56,740
2023	\$76,240	\$0	\$0/\$0	None	\$55,090
2022	\$103,650	\$0	\$0/\$0	None	\$53,490
2021	\$43,910	\$0	\$0/\$0	None	\$43,910
2020	\$53,290	\$0	\$0/\$0	None	\$53,290
2019	\$53,440	\$0	\$0/\$0	None	\$51,940
2018	\$46,970	\$0	\$0/\$0	None	\$46,970
2017	\$39,650	\$0	\$0/\$0	None	\$39,650
2016	\$44,460	\$0	\$0/\$0	None	\$44,460
2015	\$43,920	\$0	\$0/\$0	None	\$43,920

Taxes: Levy, Owed

Taxes Levied 2024-25: \$822.15
Tax Rate: 14.4899
Tax Roll Type: MS
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$822.15	\$822.15
2023	\$779.89	\$779.89
2022	\$757.15	\$965.71
2021	\$614.83	\$614.83
2020	\$715.00	\$715.00
2019	\$744.72	\$768.34
2018	\$678.04	\$698.38

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936540	-\$822.15	\$24.66	\$0.00	\$797.49	11/16/2024
2023	3914986	-\$779.89	\$23.40	\$0.00	\$756.49	11/10/2023
2022		\$208.56	\$0.00	\$0.00	-\$208.56	11/8/2022
2022	3891115	-\$757.15	\$22.71	\$0.00	\$734.44	10/11/2022
2022	3891115	-\$208.56	\$0.00	\$0.00	\$208.56	10/11/2022
2021	3882047	-\$614.83	\$18.44	\$0.00	\$596.39	11/23/2021
2020	3857060	-\$715.00	\$21.45	\$0.00	\$693.55	11/10/2020
2019	133724	\$23.62	\$0.00	\$0.00	-\$23.62	11/5/2019
2019	160962	-\$744.72	\$22.34	\$0.00	\$722.38	10/8/2019
2019	160961	-\$23.62	\$0.00	\$0.00	\$23.62	10/8/2019
2018	199369	\$20.34	\$0.00	\$0.00	-\$20.34	11/20/2018
2018	300555	-\$678.04	\$20.34	\$0.00	\$657.70	10/23/2018
2018	300313	-\$20.34	\$0.00	\$0.00	\$20.34	10/23/2018