

Acct ID: 528517 MTL: 081W270000300 Date: **12-12-23** Appr: **MM** Prop Class: 581 RMV Prop Class: 451
 Situs: 7482 CASCADE HWY SE SUBLIMITY OR 97385 MaSaNh: 07 06 000 Unit: 78440 **INPUT 12/23/23** Year: ~~2023~~ **2024**

Last Date Appraised: 02/08/2023 Appraiser: MATT LORD Retag: **0** N Tag info: 2024 - Tags/Permit (Completion)

Owner: BRADLY & KELSEY KOEHNKE LT Roll Type: R

Cycle: **Tag** Sales Verification Other: Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 108722

RMV Land: 488330 RMV Imp: 137720 RMV Total: 626050 MAV: 61710 MSAV: 47012 SAV: 87119

Comment: 23-24: L4 2.8.23 CL **ADD NEW INVENTORY @ 70% , REMOVE OLD INVENTORY RETAG**

Notations **24-25: ✓ completion of SFJ (22-002723)**

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	29588	0

Land **GLASS SEND**

Site: 2 Code Area: 29588 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 8050 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 2960180

Site: 3 Code Area: 29588 Size: 21.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 173060 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 2960180: 99-2000: CHG OF SOIL CLASS FROM PASTURE TO WOODLOT /02-03: REAPPRAISAL /02-03: CHANGE SOIL CLASS ON 20.50 ACRES FROM FARM WOODLOT TO 2 HILL DRY. MOVED ACREAGE TO R28517, COMBINED SOIL CLASS FROM A 4 HILL DRY 12.50 ACRES AND THIS SEGMENT WHICH WAS 4.89 ACRES FOR A TOTAL OF 37.89 ACRES

Site: 4 Code Area: 29588 Size: 15.58 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: H&B or DFL Class C RMV: 114010 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 2960000: 99-2000: CHG OF SOIL CLASS FROM PASTURE TO WOODLOT /02-03: REAPPRAISAL /02-03: CHANGE SOIL CLASS ON 20.50 ACRES FROM FARM WOODLOT TO 2 HILL DRY. MOVED ACREAGE TO R28517 //04-05: ROLLOVER INTO FOREST DEFERRAL

Site: 5 Code Area: 29588 Size: 7.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 63670 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Site: 6 Code Area: 29588 Size: 13.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: WASTE RURAL Description: SIX HILL RMV: 94540 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Beavercreek

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29588 Stat Class: 134 Year Blt: 1917 Eff Year Blt: 1901 Sq.Ft: 1728 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 99520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: COND Adjust RMV: -58980

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1152	2	1	1917	1901	KIT-, HVAC, ROOF, BATH - 1	Exception: Y N
Attic	3	Finished	576	0	0	1917	1901		Exception: Y N
Basement	3	Unfinished	896	0	0	1917	1901		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	0	1901	5250	1	Exception: Y N

Bldg: 2 Code Area: 29588 Stat Class: 108 Year Blt: 1911 Eff Year Blt: 1911 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 2550
 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
No floor data available								
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N		
ASPHALT DRIVEWAY	1	2400	1961	1510	1			

Improvements - Accessory Buildings

2008

Bldg: 3	Code Area: 29588	Stat Class: 351	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 1584	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 48x33		RMV: 8960	
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
General Purpose Bldg	5	Finished	1584	0	0	1961	1961	FMR AVE
Exception: Y N								

Accessories

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

Bldg: 4	Code Area: 29588	Stat Class: 351	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 1728	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 48x36		RMV: 6500	
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
General Purpose Bldg	5	Finished	1728	0	0	1961	1961	FMR AVE
Exception: Y N								

Accessories

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

Bldg: 5	Code Area: 29588	Stat Class: 351	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 1296	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 36x36		RMV: 4060	
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
General Purpose Bldg	4	Finished	1296	0	0	1961	1961	FMR AVE
Exception: Y N								

Accessories

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

Bldg: 6	Code Area: 29588	Stat Class: 351	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 1200	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 50x24		RMV: 7240	
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
General Purpose Bldg	5	Finished	1200	0	0	1961	1961	FMR AVE
Exception: Y N								

Accessories

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

Bldg: 7	Code Area: 29588	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 1990	
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
Multi-Purpose Bldg	5	Finished	192	0	0	1988	1988	FMR AVE
Exception: Y N								

Accessories

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

Bldg: 8	Code Area: 29588	Stat Class: 341	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 192	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16		RMV: 2800	
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
No floor data available								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	192	0	0	1993	1993	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 29588 Stat Class: 353 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 416 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 16x26 RMV: 1830
 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
Machine Shed	5	Finished	416	0	0	1976	1976	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 29588 Stat Class: 353 Year Blt: Eff Year Blt: Sq.Ft: 1224 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 24x51 RMV: 0
 Func Obsc: 0 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
Machine Shed	4	Finished	1224	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 29588 Stat Class: 354 Year Blt: Eff Year Blt: 2018 Sq.Ft: 336 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 14x24 RMV: 0
 Func Obsc: 0 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
Lean-to Light Duty	4	Finished	336	0	0	0	2018	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 29588 Stat Class: 321 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 240 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 12x20 RMV: 2260
 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
Hay Cover	5	Finished	240	0	0	2012	2012	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 29588 Stat Class: 354 Year Blt: Eff Year Blt: 2018 Sq.Ft: 520 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 0
 Func Obsc: 0 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
Lean-to Light Duty	4	Finished	520	0	0	0	2018	Exception: Y N

Accessories

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

ACCOUNT # 528517 DATE: 12-17-23 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR Gene TAG Y N _____
 COMMENTS: _____

PLANS VERIFIED

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA
 AREA 2579 EFF AREA 2579 BED 2
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS 5 F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE AGF
 STAT / CLASS 152
 SIZE 787
 FAIR _____
AVERAGE
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR 2023
 % COMP 70
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE DGF
 STAT / CLASS 5
 SIZE 628
 FAIR _____
AVERAGE
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR 2023
 % COMP 70
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 50 QLTY + - FLOOR MA2
 AREA 1471 EFF AREA 1471 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

STAT 5 QLTY + - FLOOR ATF
 AREA 322 EFF AREA 322 BED _____
 ROOF + HVAC + 371
 BATH PKG: _____ BATH BATH + 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2023 EFF YR 2023 ECON _____
 % COMP 70 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT - LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 528517

Additions

MA/AGP/D&F

New Homes

Additions		New Homes		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%		Heating Rough-In	2%		1%
	80%	Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR *Genie* Date *12-12-23* YR For *24-25* % COMP *70*
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

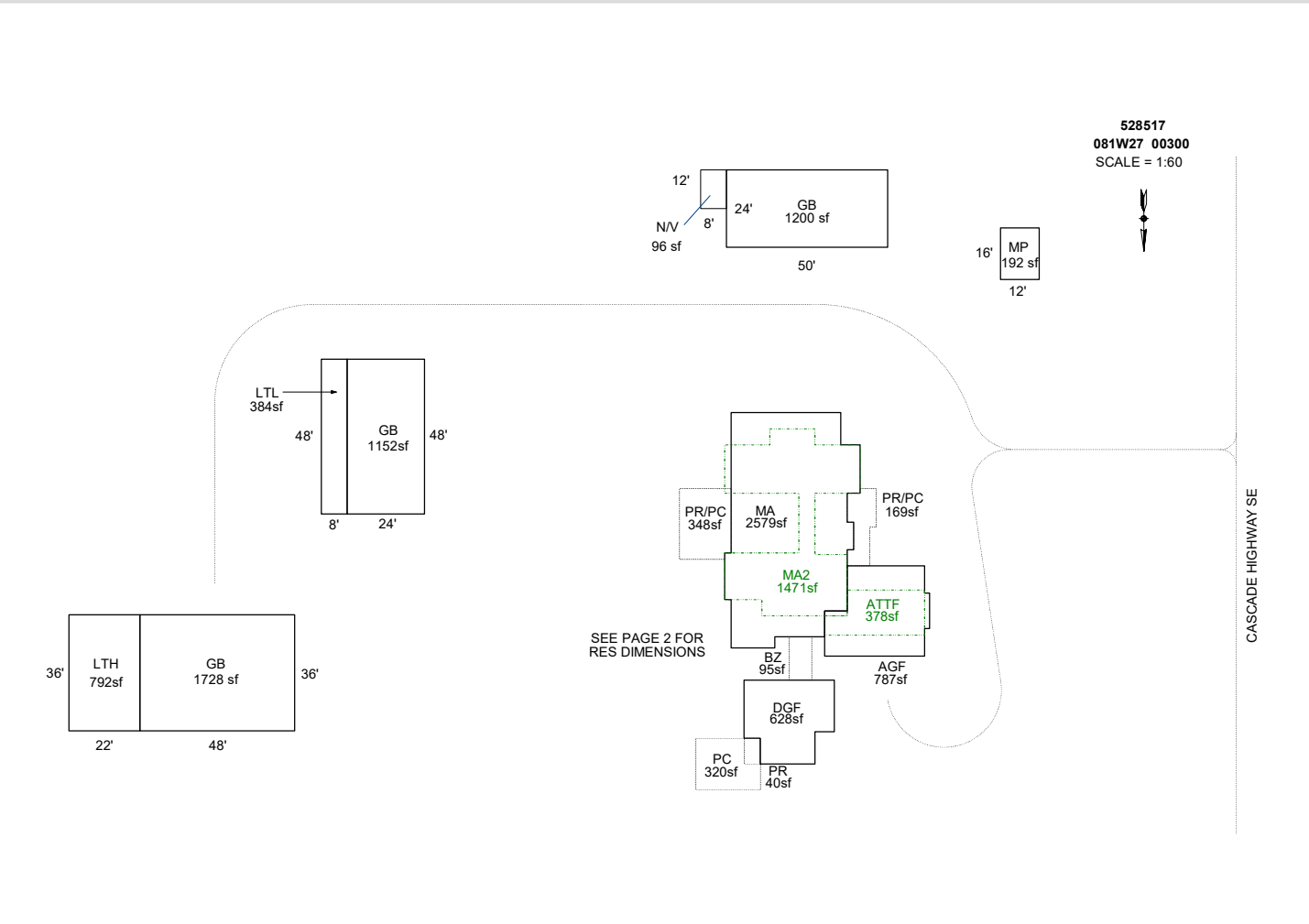
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528517 Parcel No.: 081W27 00300
 Property Address: 7482 CASCADE HY SE
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

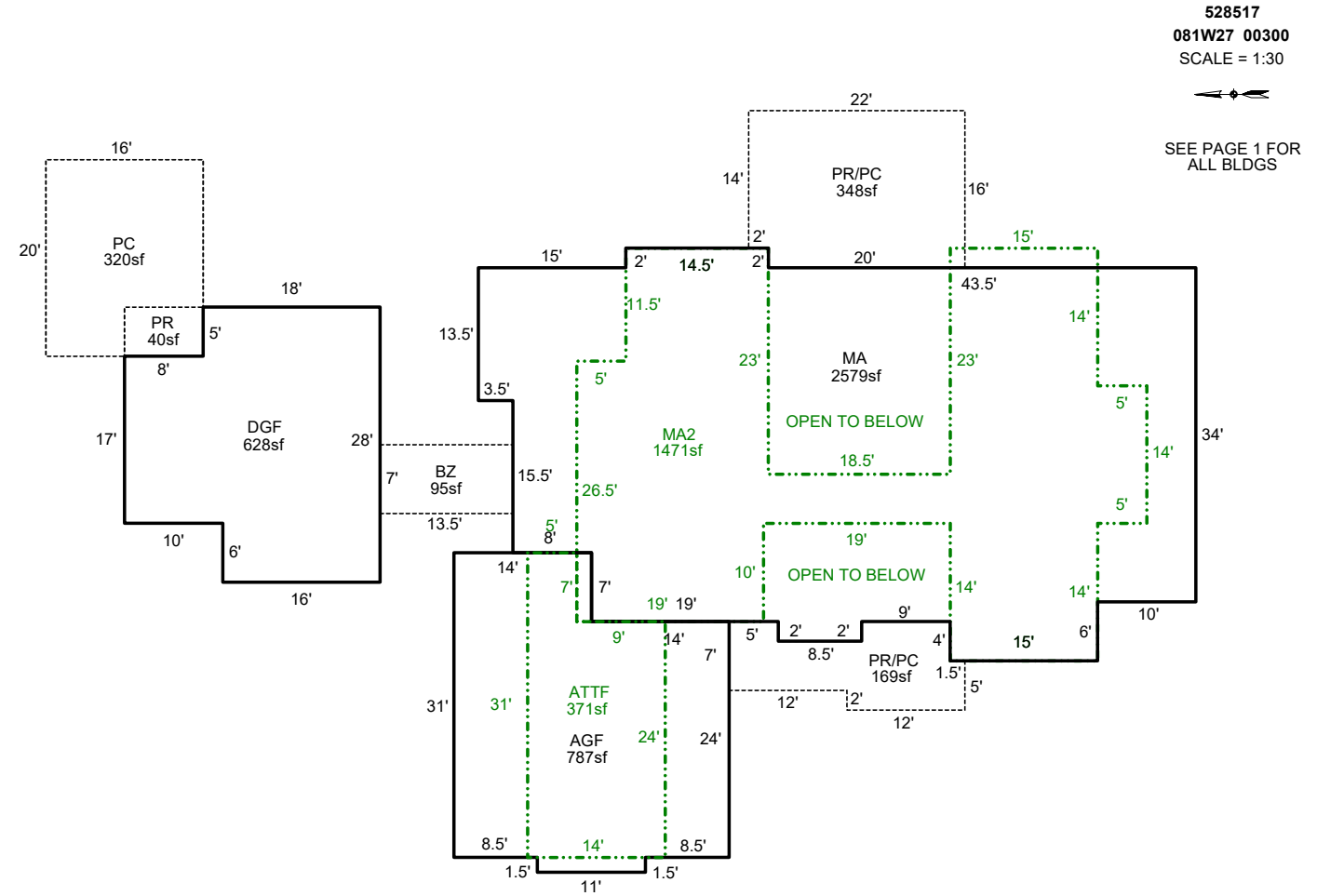
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	MP	1.0	192.0	56.0		DRAWN BY JRONDEMA 5/1/17 UPDATED BY JRONDEMA 3/1/18 UPDATED BY JRONDEMA 5/9/18 UPDATED BY CJURAN 07/26/2022 555-22-002723 UPDATED BY CJURAN 12/19/2023			
	GB	1.0	1200.0	148.0					
	GB	1.0	1152.0	144.0					
	GB	1.0	1728.0	168.0					
	LTL	1.0	384.0	112.0					
	LTH	1.0	792.0	116.0	5448.0				
GLA1	MA	1.0	2579.3	234.0	2579.3				
GLA2	MA2	1.0	1471.0	266.0					
GAR	ATTF	1.0	378.0	90.0	1849.0				
	DGF	1.0	628.0	108.0					
	AGF	1.0	786.5	121.0	1414.5				
P/P	PR/PC	1.0	348.0	76.0					
	BZ	1.0	94.5	41.0					
	PR	1.0	40.0	26.0					
	PR/PC	1.0	169.0	70.0					
	PC	1.0	320.0	72.0	971.5				
	Net LIVABLE	cnt	3	(rounded)	4,428				
	Net BUILDING	cnt	6	(rounded)	5,448				
						COMMENT TABLE 2	COMMENT TABLE 3		
						#36 DB 2.17.17 CL 12/12/2023	TAGS L2		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 528517 Parcel No.: 081W27 00300
 Property Address: 7482 CASCADE HY SE
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2579.3	234.0	2579.3
GLA2	MA2	1.0	1471.0	266.0	
	ATTF	1.0	371.0	90.0	1842.0
GAR	AGF	1.0	786.5	121.0	
	DGF	1.0	628.0	108.0	1414.5
P/P	PR/PC	1.0	169.0	70.0	
	PR/PC	1.0	348.0	76.0	
	BZ	1.0	94.5	41.0	
	PR	1.0	40.0	26.0	
	PC	1.0	320.0	72.0	971.5
	Net LIVABLE	cnt	3 (rounded)		4,421

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/1/17
 UPDATED BY JRONDEMA 3/1/18
 UPDATED BY JRONDEMA 5/9/18
 UPDATED BY CJURAN 07/26/2022 555-22-002723
 UPDATED BY CJURAN 12/19/2023

COMMENT TABLE 2

#36 DB 2.17.17
 CL 12/12/2023

COMMENT TABLE 3

TAGS L2



12/12/23



12/12/23



12/12/23



12/12/23



12/12/23



12/12/23



12/12/23



12/12/23



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