

Acct ID: 534745 MTL: 091W12A000600 Date: **5/25/24** Appr: **LUKE** Prop Class: 551 RMV Prop Class: 551
 Situs: 15272 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 149099 Year: 2024

INPUT 1-14-25 LUKE

Last Date Appraised: 08/28/2012 Appraiser: CLINT LUKE Retag: **0** N Tag info: _____

Owner: KOEHNKE, BRYAN Roll Type: R

Cycle **Tag** Sales Verification Other: _____ Inspection level: **1** 3 4 LCB TTO INSP AV: 406281

RMV Land: 319840 RMV Imp: 691730 RMV Total: 1011570 MAV: 385510 MSAV: 20771 SAV: 45133

Comment: **PETL CONTRACTOR ONSITE - COMPLETE GUT + REMODEL + ADDON'S CANO SEC STREET ROWS DURING ENTIRE HOUSE**

Notations

24-006197 ~~000 50 1999 1200~~

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Chris 2/19/25

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	55000	29540	0

Land

CADRE

Site: 1 Code Area: 29540 Size: 8.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 198010 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 02900040/ 02-03: REAPP

Site: 2 Code Area: 29540 Size: 1.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 44330 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 4 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 22500 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 2900040

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 151 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2784 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 691730
 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	5 +	Finished	2784	3	FB-3	1997	2020 1997	BATH - 3, KIT, HVAC, FP - 1, ROOF	Exception: Y N
Garage Attached	5	Finished	2801 834	0	0	1998	1998	ROOF	Exception: Y N

Complete Gut + Remodel 65%

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	10996	2000	24466	1	Exception: Y N
CONCRETE DRIVEWAY	5	2780	1998	7951	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	1997	32886	1	Exception: Y N

NOT UNTIL 100% NC

Improvements - Accessory Buildings

per policy eyb picked up after remod

No improvement data available for all other stat class types.

Percent Complete Form

Account #

634 745

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%	80%	2%	55%	1%	65%
		1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR _____ Date 12-5-24 YR For 25-26 % COMP 65

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 _____



12/5/24



12/5/24



12/5/24



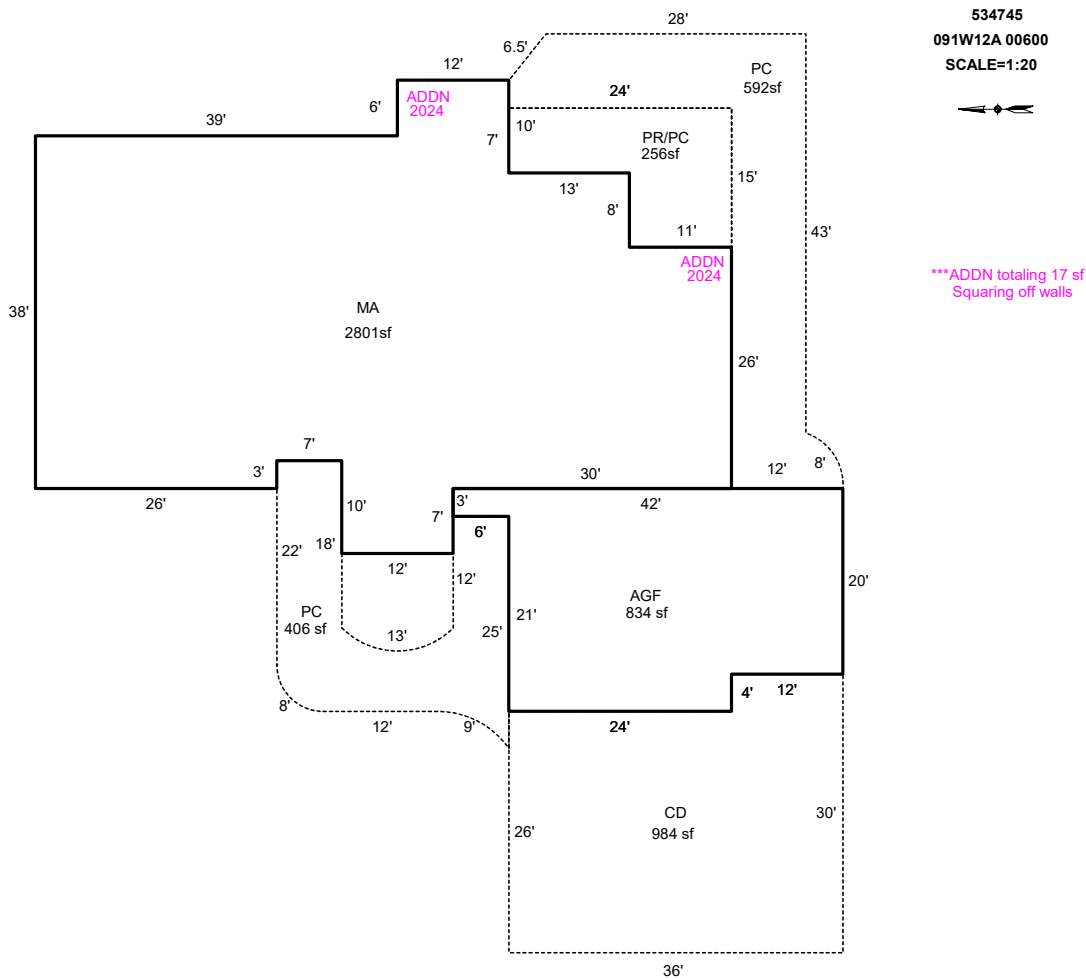
12/5/24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 534745 Parcel No.: 091W12A 00600
 Property Address: 15272 FERN RIDGE RD SE
 City: STAYTON County: Marion State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2801.0	258.0	2801.0	DRAWN BY JRONDEMA 5/17/18 UPDATED BY CLOBERG 09/23/24 24-006197 MA ADDN	
GAR	AGF	1.0	834.0	132.0	834.0		
P/P	CD	1.0	984.0	132.0			
	PC	1.0	592.0	165.2			
	PC	1.0	406.2	132.5			
	PR/PC	1.0	256.0	78.0	2238.2		
	Net LIVABLE	cnt	1 (rounded)		2,801	COMMENT TABLE 2	COMMENT TABLE 3