

Acct ID: 540512 MTL: 091E13A000100 Date: 3-10-25 Appr: EVKE Prop Class: 409 RMV Prop Class: 409  
 Situs: 21752 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 64428 Year: 2025  
 Last Date Appraised: 09/22/2011 Appraiser: CLINT LUKE Retag: Y 0 Tag info:  
 Owner: KINBERG, THOMAS JR & KINBERG, CHRISTIANE Roll Type: R  
 Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 123630  
 RMV Land: 345800 RMV Imp: 90170 RMV Total: 435970 MAV: 123630 MSAV: 0 SAV: 0  
 Comment:

*input 318.25 EVKE*

Notations

| RP/MS | Code | Description             |
|-------|------|-------------------------|
| MS    | 411  | SEE ACCOUNT NOTES - 411 |

OSDs

| Count | Code | Description | RMV   | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1     | MKTF | OSD - FAIR  | 40000 | 29544     | 0         |

Land

Site: 1 Code Area: 29544 Size: 3.50 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 305800 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2003-04 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 456 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1520 1440 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 41380  
 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      | <u>1520</u> | 3    | FB-2  | 1975   | 1975       | SKIRT, ROOF+, HVAC+, KIT, BATH - 2 | Y N       |

Accessories

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

Bldg: 1 Code Area: 29544 Stat Class: 138 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 27580  
 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 |
|-----------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Garage Detached | 3     | Unfinished    | 400        | 0    | 0     | 1975   | 1975       | ROOF      | Y N       |

Accessories

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

Bldg: 2 Code Area: 29544 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 80 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: 8x10 RMV: 7700  
 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 |
|--------------------------------------|-------|------------|------------|------|----------|
| <u>ROOF EXTENSION OR PATIO COVER</u> | 1     | <u>320</u> | 1990       | 7702 | 1        |

Bldg: 3 Code Area: 29544 Stat Class: 108 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 5840  
 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: Y N |
|-------------|-------|-----------|------------|------|----------|----------------|
| DECK        | 1     | 320       | 1990       | 5843 | 1        |                |

Bldg: 5 Code Area: 29544 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0  
 Dimensions: RMV: 5640

**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 |
|-------------|-------|-----------|------------|------|----------|----------------|
| DECK        | 1     | 288       | 2002       | 5639 | 1        |                |

**Improvements - Accessory Buildings**

Bldg: 4 Code Area: 29544 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 200 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 20x10 RMV: 650  
 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 |
|------|-------|---------------|------------|------|-------|--------|------------|-----------|
|------|-------|---------------|------------|------|-------|--------|------------|-----------|

|                    |   |          |     |   |   |      |      |                |
|--------------------|---|----------|-----|---|---|------|------|----------------|
| Lean-to Heavy Duty | 4 | Finished | 200 | 0 | 0 | 1998 | 1998 | Exception: Y N |
|--------------------|---|----------|-----|---|---|------|------|----------------|

NL

**Accessories**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

Bldg: 6 Code Area: 29544 Stat Class: 356 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 200 % Complete: 100  
 Desc: Lean-to Excellent (LTE) Dimensions: 10x20 RMV: 1380  
 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 |
|------|-------|---------------|------------|------|-------|--------|------------|-----------|
|------|-------|---------------|------------|------|-------|--------|------------|-----------|

|                   |   |          |     |   |   |      |      |                |
|-------------------|---|----------|-----|---|---|------|------|----------------|
| Lean-to Excellent | 4 | Finished | 200 | 0 | 0 | 2006 | 2006 | Exception: Y N |
|-------------------|---|----------|-----|---|---|------|------|----------------|

NL

**Accessories**

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

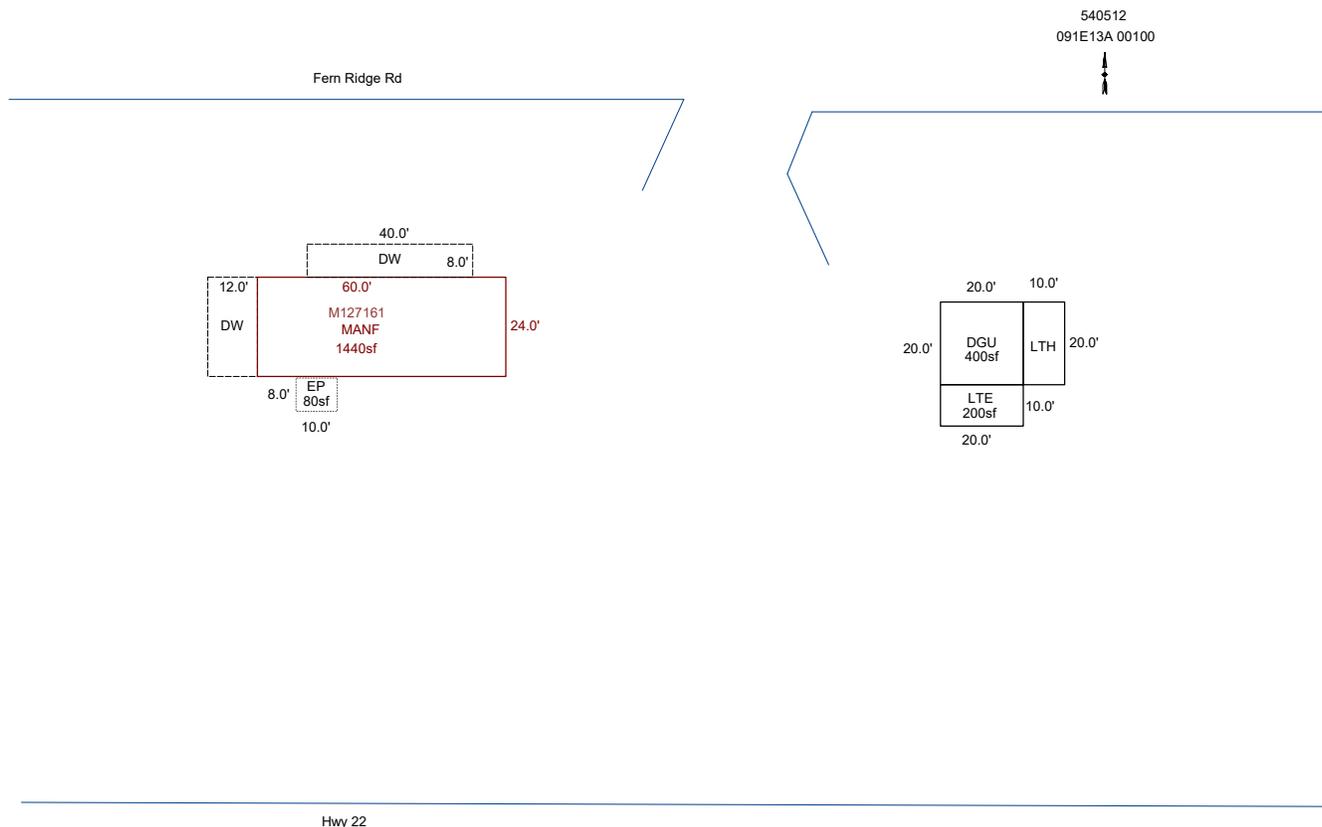
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540512 Parcel No.: 091E13A 00100  
 Property Address: 21752 Fern Ridge Rd SE  
 City: Stayton County: 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 |   |  |
| GBA1                      | LTH          | 1.0    | 200.0       | 60.0      |            | Apex 11/09/2011 Jane<br>UPDATED BY CLOBERG 03/17/25 |  |
|                           | LTE          | 1.0    | 200.0       | 60.0      | 400.0      |   |  |
| GLA1                      | MANF         | 1.0    | 1440.0      | 168.0     | 1440.0     |   |  |
| GAR                       | DGU          | 1.0    | 400.0       | 80.0      | 400.0      |   |  |
| P/P                       | DW           | 1.0    | 288.0       | 72.0      |            |   |  |
|                           | DW           | 1.0    | 320.0       | 96.0      |            |   |  |
|                           | EP           | 1.0    | 80.0        | 36.0      | 688.0      |   |  |
|                           | Net LIVABLE  | cnt    | 0 (rounded) |           | 1,440      |   |  |
|                           | Net BUILDING | cnt    | 2 (rounded) |           | 400        |   |  |

| COMMENT TABLE 2 | COMMENT TABLE 3 |
|-----------------|-----------------|
| CLUKE 03/10/25  | CYCLE L4        |