

Acct ID: 534749 MTL: 091W12A001400 Date: 4-24-25 Appr: Luise Prop Class: 451 RMV Prop Class: 451  
 Situs: 15016 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 39008 Year: 2025  
 Last Date Appraised: 01/10/2023 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: SMITH FAM TR Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 247670  
 RMV Land: 108070 RMV Imp: 301900 RMV Total: 409970 MAV: 247670 MSAV: 0 SAV: 0  
 Comment: 23-24: L2 1.10.23 MDL

*Handwritten note:* IMPR 5/19/25 Luise

Notations Wendy Please MOVE BELOW BLDG TO 534748

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	29540	0

Land  
 Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 4BDS Value Source: Market Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 68070 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 22-23: Market homesite associated with 534748 DFL. /ak/ 09-10: NO SPEC ASSES ON HOMESITE OR OSD, WHEN ROLLED INTO FOREST DEFERRAL UNDER 10 ACRES// 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures  
 Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 1848 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 267100  
 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	4	Finished	1848	3	FB-2	1968	1968	KIT, ROOF, FP - 1, HVAC, BATH - 2	Y N
Garage Attached	4	Finished	440	0	0	1968	1968	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1968	23112	1	Y N

Improvements - Accessory Buildings  
 Bldg: 2 Code Area: 29540 Stat Class: 321 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 576 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 18x32 RMV: 4620  
 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
Hay Cover	5	Finished	576	0	0	2019	2019	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: \_\_\_\_\_  
 Desc: General Purpose Building (GB) Dimensions: \_\_\_\_\_  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1296	0	0	2022	2022	AVG

Accessories

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

**MAV Move**

Account MAV is moving from: 534749  
 Account MAV is moving to: 534748

**RMV Value Move Worksheet:** Use this area to determine the Real Market Value of improvements and OSD's moving accounts.  
 To calculate values, enter the total certified value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from certified Improvement Detail Report. Enter Trend into Trend field.

Description	RMV	Description	Totals	RMV
OSD		Five Floor Garage	\$180,250	
Improvements: GB 36X36	30,810	Accessory	\$23,750	
		Accessories	\$0	
		Trend	\$12,070	
		Trend	100.00 %	
		<b>Total RMV</b>	\$196,070	
		<small>Sample Improvement Detail, Improvement RMV Values</small>		
Trend (1=100%)	1			
Total Improvement RMV:	30,810			

Current MAV\* of account **534749** : 247,670  
 Current MAV\* of account **534748** : 4,070  
 Certified RMV\* total of account **534749** : 419,790  
 Ratio of RMV to MAV of account **534749** : 0.589985469  
 MAV to move: 18,180  
 Updated MAV of account **534749** : 229,490  
 Updated MAV of account **534748** : 22,250

*Handwritten note:* MOVE TO 534748

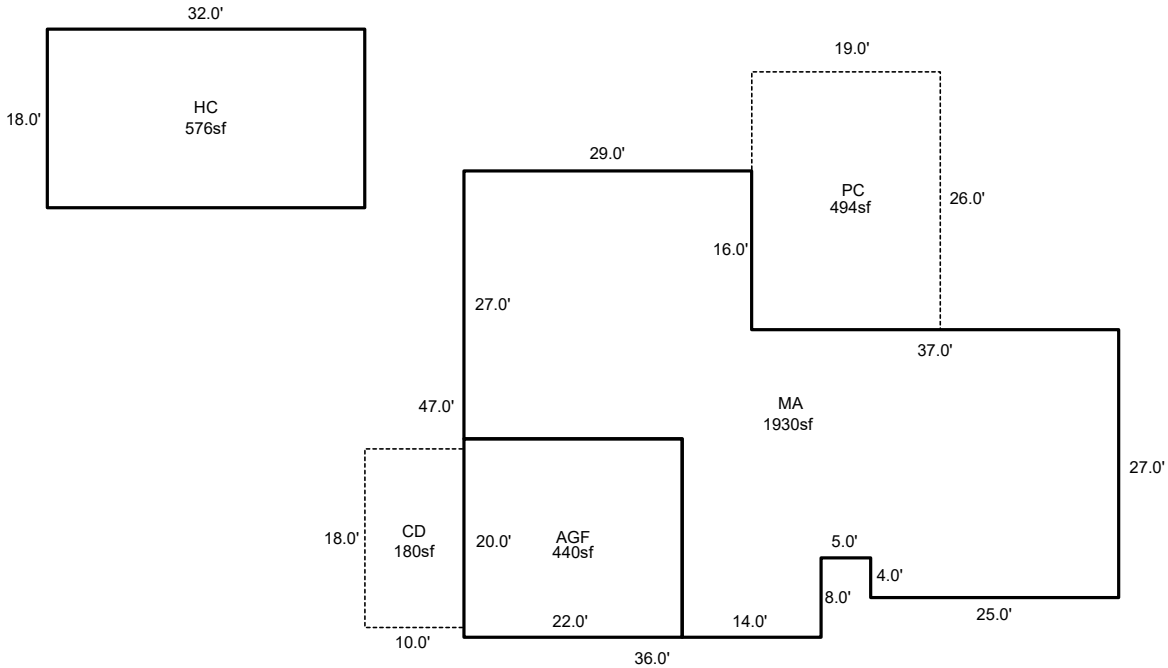
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 534749 Parcel No.: 091W12A 01400  
 Property Address: 15016 FERN RIDGE RD SE  
 City: STAYTON County: MARION State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

534749  
091W12A 01400  
SCALE=1:20



NV-NI  
SHED

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	576.0	100.0	576.0
GLA1	MA	1.0	1930.0	234.0	1930.0
GAR	AGF	1.0	440.0	84.0	440.0
P/P	PC	1.0	494.0	90.0	
	CD	1.0	180.0	56.0	674.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 5/17/18  
 UPDATED BY CLOBERG 04/28/25

### COMMENT TABLE 2

CLUKE 04/24/25

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	0	(rounded)		1,930
Net BUILDING	cnt	1	(rounded)		576