

Acct ID: 541757 MTL: 093E290000600 Date: 6-23-25 Appr: CLINT Prop Class: 641 RMV Prop Class: 501
 Situs: 29539 NORTH SANTIAM HWY SE MILL CITY OR 97360 MaSaNh: 01 06 000 Unit: 73579 Year: 2024
 Last Date Appraised: 08/13/2010 Appraiser: CLINT LUKE Retag: 0 N Tag info: INPUT 6-24-25 CLINT
 Owner: KEASEY, DAVID R & KEASEY, DOROTHY J Roll Type: R
 Cycle Tag Sales Verification Other: FOREST Inspection level: 1 2 3 4 LCB TTO INSP AV: 498956
 RMV Land: 625010 RMV Imp: 733070 RMV Total: 1358080 MAV: 473340 MSAV: 25616 SAV: 57479
 Comment: Imp: LOCKED GATE

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	45000	56490	0

Land STILL CLEARING W/STAIR TREES, SOME REPAD ROADS W/NEW HOMES

Site: 1 Code Area: 56490 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Forest Homesite Description: SIX HILL RMV: 17870 Exception: Y N 5-127

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 2011 / 22-23: Traffic adjustment removed due to market study
 16-17: COMB LIKE SEGS // 09-10: DURING LLA WITH R41756, ENLARGED HOMESITE ACREAGE FROM .68 TO 1 ACRE AND REMOVED THE ADJUSTMENT// 02-03: F02-72 LLA BETWEEN R41756 AND R41757 / 02-03: FOREST APPLICATION APPROVED 03-04: REAPPRAISAL - FRWY ADJ USED EVEN THOUGH PROPERTY SITS BACK FROM AND ABOVE HWY 22 / 90% ECON USED ON IMPS FOR STEEP DRIVEWAY AND DIFFICULTY GETTING IN & OUT OF.

Site: 3 Code Area: 56490 Size: 2.66 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 50030 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 1978 / 12900090: 02-03: F02-72 LLA BETWEEN R41756 AND R41757 03-04: REAPPRAISAL

Site: 4 Code Area: 56490 Size: 1.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLB Value Source: Designated Forest Land > 5000 Description: DFL Class B RMV: 25200 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 1978 / 12900090: 02-03: F02-72 LLA BETWEEN R41756 AND R41757 03-04: REAPPRAISAL

Site: 5 Code Area: 56490 Size: 25.89 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLB Value Source: Designated Forest Land > 5000 Description: DFL Class B RMV: 486910 Exception: Y N

Adjustment(s): FSOIL Fire Patrol: SA004 Description: FIRE PATROL

Comments: Liability year - 1978 / 12900000: 02-03: F02-72 LLA BETWEEN R41756 AND R41757 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56490 Stat Class: 154 - Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 5685 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 695620
 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	2973	3	FB-1/ HB-1	1976	1976	ROOF, FP - 2, HVAC+, KIT, BTH - 1, BATH - 1	Exception: Y N
Second Floor	5 -	Finished	624	1	FB-1	1976	1976	HVAC+, BATH - 1	Exception: Y N
Basement	5 -	Finished	2088	2	FB-1	1976	1976	HVAC+, BATH - 1	Exception: Y N
Garage Attached	5	Finished	840	0	0	1976	1976	ROOF	Exception: Y N

Accessories

Description: YARD IMPROVEMENTS AVERAGE Class: 5 Size SqFt: 0 Eff Yr Blt: 1976 RMV: 29106 Quantity: 1 Exception: Y N KL

Bldg: 2 Code Area: 56490 Stat Class: 108 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 28240
 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	14672	1976	28244	1	NC

Improvements - Accessory Buildings

Bldg: 3	Code Area: 56490	Stat Class: 341	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x8		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	Exception: Y N
Multi-Purpose Bldg	5	Finished	96	0	0	0	0	FAIR NV NC	NC

Accessories

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

Bldg: 4	Code Area: 56490	Stat Class: 351	Year Blt: 1994	Eff Year Blt: 1994	Sq.Ft: 768	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 24x32		RMV: 9210	
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: Y N
General Purpose Bldg	6	Finished	768	0	0	1994	1994	FAIR 60% NV	NC

Accessories

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

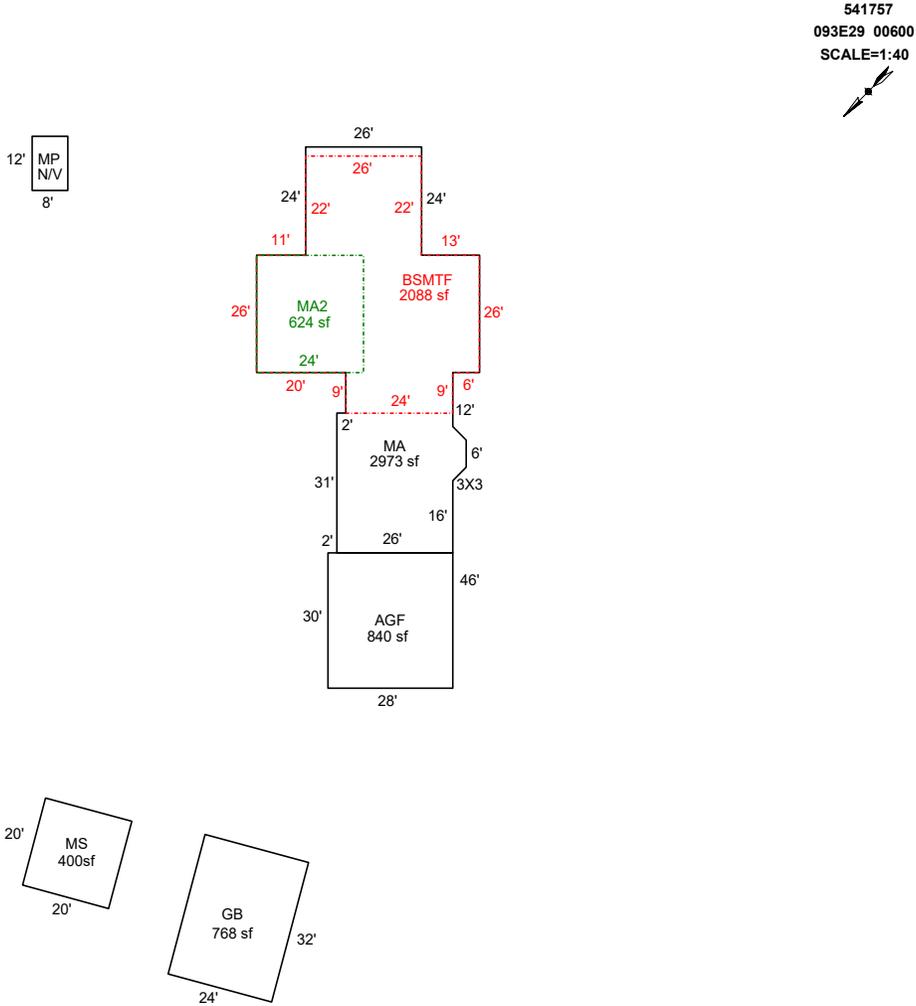
MS 5 20x20 400 2023 NEW
Ave

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 541757 Parcel No.: 093E29 00600
 Property Address: 29539 NORTH SANTIAM HY SE
 City: MILL CITY County: MARION State: OR ZipCode: 97360
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	768.0	112.0	
	MS	1.0	400.0	80.0	1168.0
GLA0	BSMTF	1.0	2088.0	214.0	2088.0
GLA1	MA	1.0	2973.0	286.5	2973.0
GLA2	MA2	1.0	624.0	100.0	624.0
GAR	AGF	1.0	840.0	116.0	840.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/31/18
 UPDATED BY CLOBERG 07/30/25

COMMENT TABLE 2

CLUKE 06/23/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 5,685
 Net BUILDING cnt 2 (rounded) 1,168