

Acct ID: 540382 MTL: 091E09C001500 Date: 8-19-25 Appr: Gene Prop Class: 451 RMV Prop Class: 451
 Situs: 17674 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 67975 Year: 2025
 Last Date Appraised: 09/06/2011 Appraiser: CLINT LUKE Retag: Y No Tag info: _____
 Owner: PEDROLI FAM TR Roll Type: R
 Cycle: 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 281020
 RMV Land: 357930 RMV Imp: 279670 RMV Total: 637600 MAV: 281020 MSAV: 0 SAV: 0
 Comment: _____

*Imp'd
9-4-25
Gene*

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	29540	0

Land
 Site: 1 Code Area: 29540 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Rural Restrictive Description: _____ RMV: 307930 Exception: Y N
 Adjustment(s): _____ Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 29540 Stat Class: 132 + Year Blt: 1937 Eff Year Blt: 1957 Sq.Ft: 2034 % Complete: 100
 Desc: Multi Story above grade Dimensions: _____ RMV: 257350
 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	3 +	Finished	1494	1	FB-1/ HB-1	1937	1957	KIT-, ROOF, FP - 2, HVAC, BTH - 1, BATH - 1	Exception: Y N
Attic	3 +	Finished	540	0	FB-1	1937	1957	BATH - 1	Exception: Y N
Carport Attached	3	Unfinished	644	0	0	1950	1950	ROOF	Exception: Y N

*AW
ABV*

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	952	1950	1820	1	Exception: Y N <i>XI</i>
CONCRETE DRIVEWAY	3	5570	1950	11947	1	Exception: Y N
DECK	3	260	1950	3775	1	Exception: Y N <i>XI</i>
SWIMMING POOL	3	760	1957	16800	1	Exception: Y N <i>ABOVE GROUND</i>
YARD IMPROVEMENTS AVERAGE	3	1	1957	13289	1	Exception: Y N

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 29540 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 190 % Complete: 100
 Desc: Lean-to Light (LTL) *LTE* Dimensions: 19x10 RMV: 150
 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
Lean-to Light Duty	4	Finished	190	0	0	1980	1980		Exception: Y N <i>70% O</i>

Accessories
 No accessory data available

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 378 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 21x18 RMV: 5220
 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
Multi-Purpose Bldg	6	Finished	378	0	0	1992	1992	EMR	Exception: Y N <i>70% ABV</i>

Accessories
 No accessory data available

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2112 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 88x24 RMV: 6130

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	40%
General Purpose Bldg	4	Finished	2112	0	0	1980	1980	FAIR	

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 355 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 480 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: 40x12 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	40%
Lean-to Heavy Duty	4	Finished	480	0	0	1980	1980		

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 353 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1200 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 60x20 RMV: 5900

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	50%
Machine Shed	5	Finished	1200	0	0	1990	1990	FAIR	

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 341 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 140 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 14x10 RMV: 810

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	50%
Multi-Purpose Bldg	5	Finished	140	0	0	1979	1979	FAIR	

Accessories

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

Bldg: 8 Code Area: 29540 Stat Class: 341 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 300 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 30x10 RMV: 3460

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	60%
Multi-Purpose Bldg	5	Finished	300	0	0	1997	1997	FAIR	

Accessories

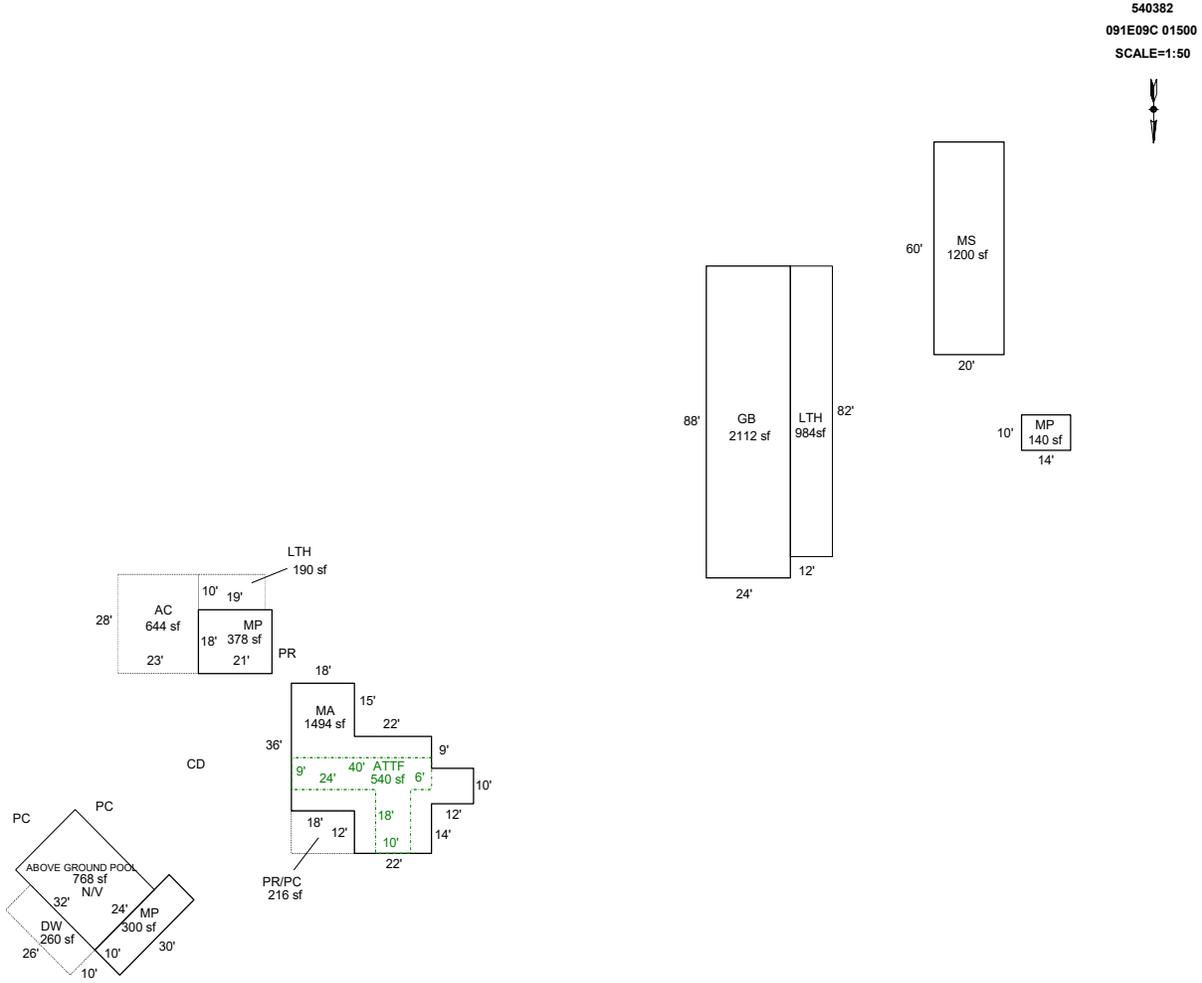
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540382 Parcel No.: 091E09C 01500
 Property Address: 17674 OLD MEHAMA 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	190.0	58.0	
	MP	1.0	378.0	78.0	
	GB	1.0	2112.0	224.0	
	LTH	1.0	984.0	188.0	
	MS	1.0	1200.0	160.0	
	MP	1.0	140.0	48.0	
	MP	1.0	300.0	80.0	5304.0
GLA1	MA	1.0	1494.0	200.0	1494.0
GLA2	ATTF	1.0	540.0	134.0	540.0
GAR	AC	1.0	644.0	102.0	644.0
OTH	ABOVE GROUND	1.0	768.0	112.0	768.0
P/P	PR/PC	1.0	216.0	60.0	
	DW	1.0	260.0	72.0	476.0
	Net LIVABLE	cnt	0 (rounded)		2,034
	Net BUILDING	cnt	7 (rounded)		5,304

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/9/18
 UPDATED BY CLOBERG 08/27/25

COMMENT TABLE 2

CLUKE 08/19/25

COMMENT TABLE 3

CYCLE L4