

Acct ID: 540363 MTL: 091E050001600 Date: **8-26-25** Appr: **Luks** Prop Class: 551 RMV Prop Class: 551  
 Situs: 17052 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 42660 Year: 2025  
 Last Date Appraised: 07/27/2011 Appraiser: CLINT LUKE Retag: Y **(N)** Tag info: \_\_\_\_\_  
 Owner: MICHAEL & NANETTE STINSON TR & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 **(4)** LCB TTO INSP AV: 282797  
 RMV Land: 464810 RMV Imp: 398200 RMV Total: 863010 MAV: 252720 MSAV: 30077 SAV: 49501  
 Comment: \_\_\_\_\_

**IMPVT 10-23-25 Luks**

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	29540	0

HS 4BDSS 1.0  
WASTE 0.50  
WOOD 3.2 4BDSS  
FARM 15.3 4BDSS

**Land**

**HAY OR GRASS SEED OR A BIT OF BOTH**

Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	RMV: 23340	Exception: Y N		
Adjustment(s): GSOIL, WASTE			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2009 / 2900040						
Site: 3	Code Area: 29540	Size: 2.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	RMV: 51340	Exception: Y N		
Adjustment(s): GSOIL, WASTE			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1974 / 2900040						
Site: 4	Code Area: 29540	Size: 14.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY	RMV: 338380	Exception: Y N		
Adjustment(s): GSOIL, WASTE			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1974 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY						
Site: 5	Code Area: 29540	Size: 2.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 1750	Exception: Y N		
Adjustment(s): GSOIL, WASTE			Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//2900000: 01-02; UPDATED MARKET VALUE /02-03: REAPPRAISAL						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 29540	Stat Class: 143	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 2744	% Complete: 100
Desc: One Story with basement			Dimensions:	RMV: 376010		
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	1396	3	FB-1	1981	1981	KIT, HVAC+, FP - 1, ROOF, FAYD - 2	Exception: Y N
Basement	4	Finished	1348	3	FB-2	1981	1981	HVAC+, BATH - 2	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1981	25359	1

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 29540	Stat Class: 353	Year Blt: 1961	Eff Year Blt: 1961	Sq.Ft: 1740	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 58x30	RMV: 5140		
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
Machine Shed	5	Finished	1740	0	0	1961	1961	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3	Code Area: 29540	Stat Class: 311	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 2880	% Complete: 100
Desc: Feeder Barn (FB)			Dimensions: 48x60	RMV: 17050		

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
Feeder Barn	5	Finished	2880	0	0	1999	1999	FAIR 60% AVE	

**Accessories**

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

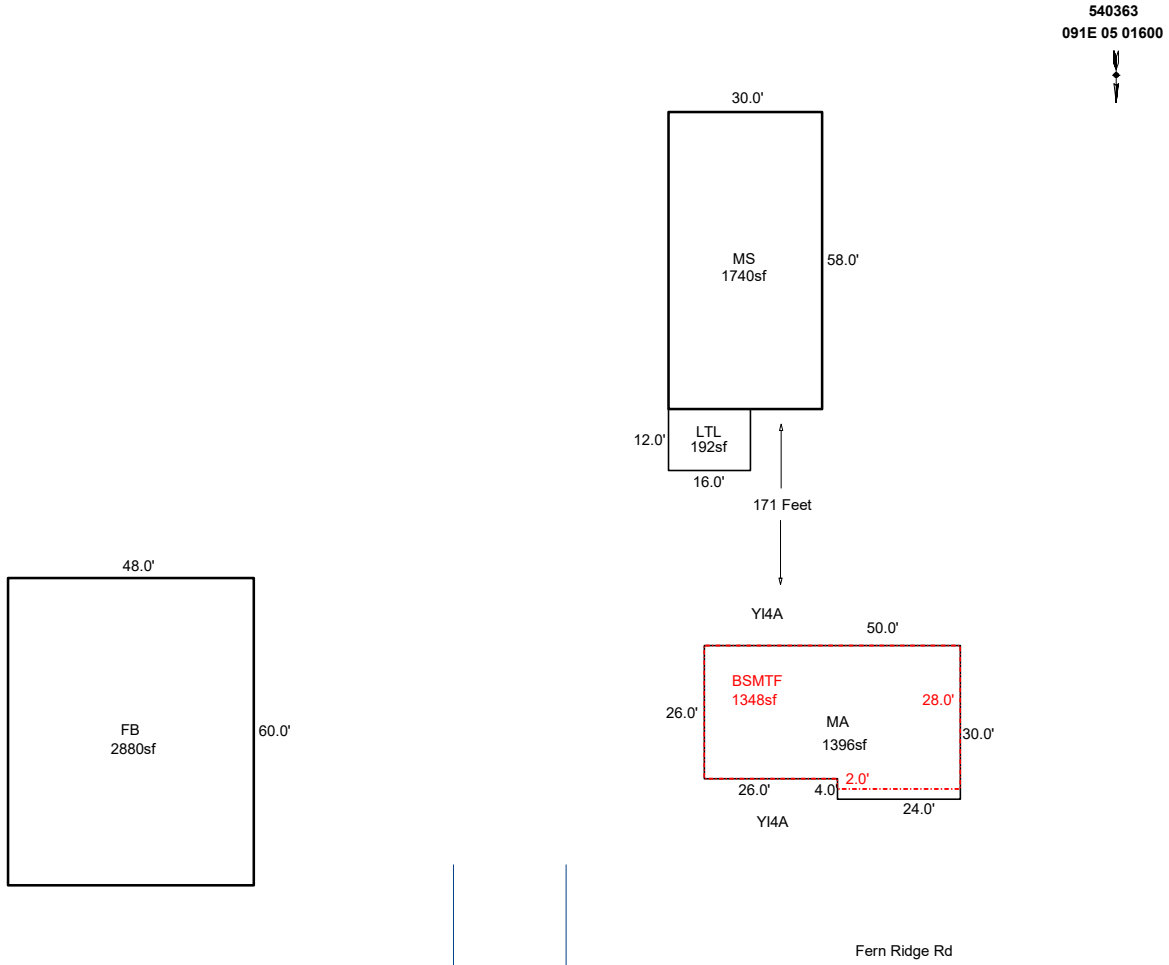
LTL 12x16 60% Yo

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540363 Parcel No.: 091E 05 01600  
 Property Address: 17052 Fern Ridge Rd SE  
 City: Stayton County: State: OR ZipCode: 9738  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1740.0	176.0	
	FB	1.0	2880.0	216.0	
	LTL	1.0	192.0	56.0	4812.0
GLA1	MA	1.0	1396.0	160.0	1396.0
BSMT	BSMTF	1.0	1348.0	156.0	1348.0

### COMMENT TABLE 1

Apex 8/12/11 Jane  
 UPDATED BY CLOBERG 10/13/25

### COMMENT TABLE 2

CLUKE 08/26/25

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,396  
 Net BUILDING cnt 3 (rounded) 4,812