

Acct ID: 534747 MTL: 091W12A000700 Date: **12-5-25** Appr: **Gene** Prop Class: 551 RMV Prop Class: 451
 Situs: 15272 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 149099 **INPUT 12-10-25** Year: 2025
 Last Date Appraised: 06/04/2025 Appraiser: CLINT LUKE Tag: Y **(N)** Tag info: 2026 - Tags/Permit (Addition) **CLUKE**
 Owner: KOEHNKE, BRYAN Last Sales Date: 05/14/2024 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **0** 3 4 LCB TTO INSP AV: 513727
 RMV Land: 592760 RMV Imp: 571940 RMV Total: 1164700 MAV: 481130 MSAV: 32597 SAV: 59561
 Comment: 25-26 L3 6/4/25 CLUKE
 25-26 L4 4/22/25 CLUKE
 25-26 L4 8/29/24 CLUKE

CWO 12/16/25

Notations

24-006197 FINALEO 12-3-25

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	29540	0

Land

Site: 1 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 21480 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009
 25-26 SOILS VERIFIED WW

Site: 2 Code Area: 29540 Size: 21.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 461670 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 29540 Size: 0.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 6440 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2025 (Acreage correction)

Site: 5 Code Area: 29540 Size: 1.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 21690 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2025

Site: 8 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 21480 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: Liability year - 2009

Improvements - Residence / Manufactured Structures

Complete Gut to studs

Bldg: 10 Code Area: 29540 Stat Class: 151 + Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2801 % Complete: 65.00
 Desc: One Story Only Dimensions: RMV: 439960
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

100

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 +	Finished	2784	3	FB-3	1997	1997	ROOF	Y N
First Floor	5 +	Finished	17	0	0	1997	1997	ROOF	Y N
Garage Attached	5	Finished	834	0	0	1998	1997	ROOF	Y N

4378

2025

AW RB

✓

Accessories

Description	Class	Size Sq
ASPHALT DRIVEWAY	5	1099€
CONCRETE DRIVEWAY	5	2790
YARD IMPROVEMENTS AVERAGE (6000)	5	1

Account Number:	Appraiser:	Date:
534747		
Sq. Ft.	% Good	% of Whole
Addition: 1594	100%	36%
Basement:		
First Floor: 2784	86%	64%
Second Floor:		
Attic:		
Total Sq.Ft.: 4378	100%	91% = Updated % Good

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29540 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0
 Func Obsc: 0 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

CONC

✓

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Multi-Purpose Bldg	6	Finished	96	0	0	0	0	FAIR	Exception: Y N

Accessories

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

Bldg: 2 Code Area: 29540 Stat Class: 353 Year Blt: 1993 Eff Year Blt: 2004 Sq.Ft: 2100 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 70x30 RMV: 18170
 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	
Machine Shed	5	Finished	2100	0	0	1993	2004	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: 331 Year Blt: 1981 Eff Year Blt: 1977 Sq.Ft: 1291 % Complete: 100.00
 Desc: Milking Parlor (MK) Dimensions: 16x26 RMV: 17640
 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	
Milking Parlor	5	Finished	1291	0	FB-1	1981	1977	FAIR, BATH - 1	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 311 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1587 % Complete: 100.00
 Desc: Feeder Barn (FB) Dimensions: 69x23 RMV: 6500
 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	
Feeder Barn	5	Finished	1587	0	0	1990	1990	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 6950
 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
No accessory data available					

Bldg: 6 Code Area: 29540 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 2004 Sq.Ft: 900 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 12430
 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	
General Purpose Bldg	5	Finished	900	0	0	1989	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 0
 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									

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
No accessory data available					

Bldg: 8 Code Area: 29540 Stat Class: 311 Year Blt: 1986 Eff Year Blt: 2004 Sq.Ft: 4805 % Complete: 100.00
 Desc: Feeder Barn (FB) Dimensions: RMV: 31250
 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
Feeder Barn	5	Finished	4805	0	0	1986	2004	FAIR

Accessories

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

Bldg: 9 Code Area: 29540 Stat Class: 311 Year Blt: 1976 Eff Year Blt: 2004 Sq.Ft: 6300 % Complete: 100.00
 Desc: Feeder Barn (FB) Dimensions: 90x70 RMV: 39040
 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
Feeder Barn	5	Finished	6300	0	0	1976	2004	FAIR

Accessories

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

Farm Notes

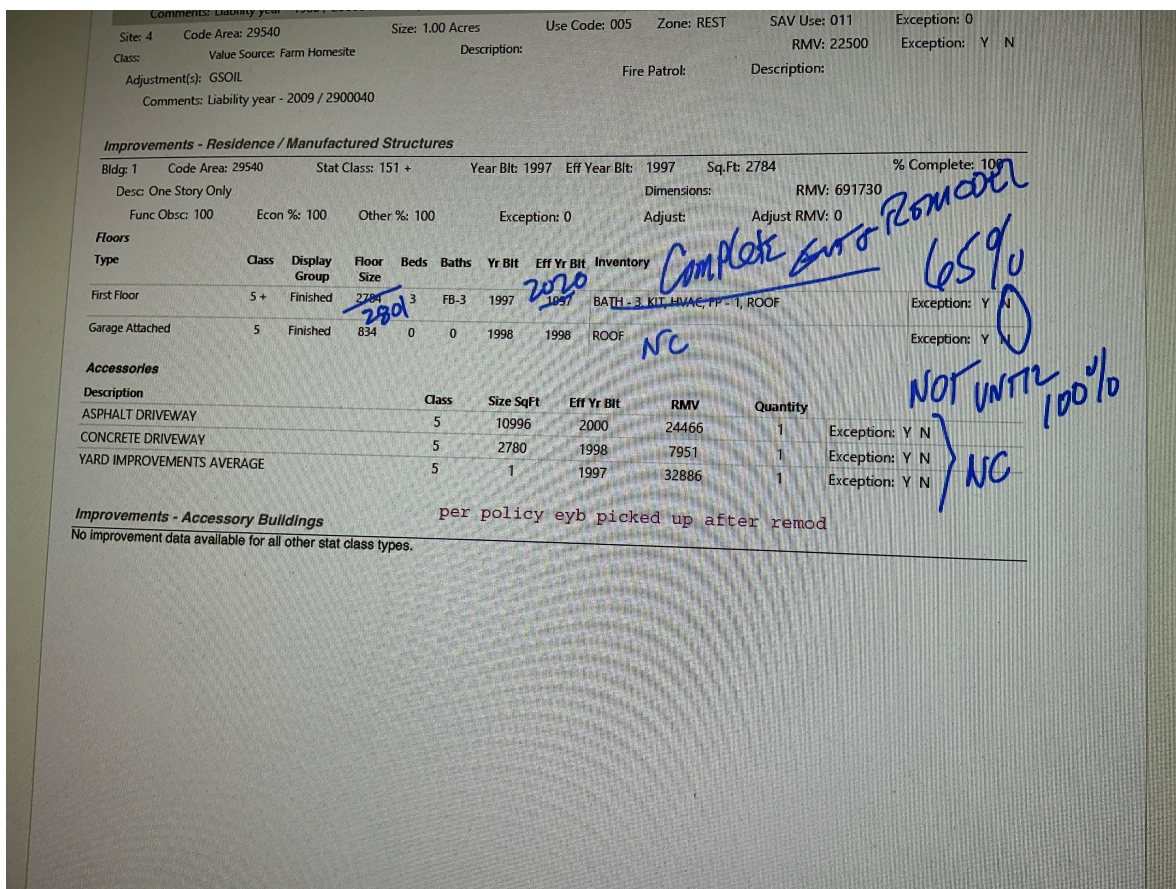
2024FARM

25-26: Per CWO check for farm use 5/1/25, new owners as of 5/1/24.

2025FARM

8-7-25: Sending approval letter

12/5/24: Inspected by CL L2 during tags, farm use ok - cattle. perm disq canceled due to combination.

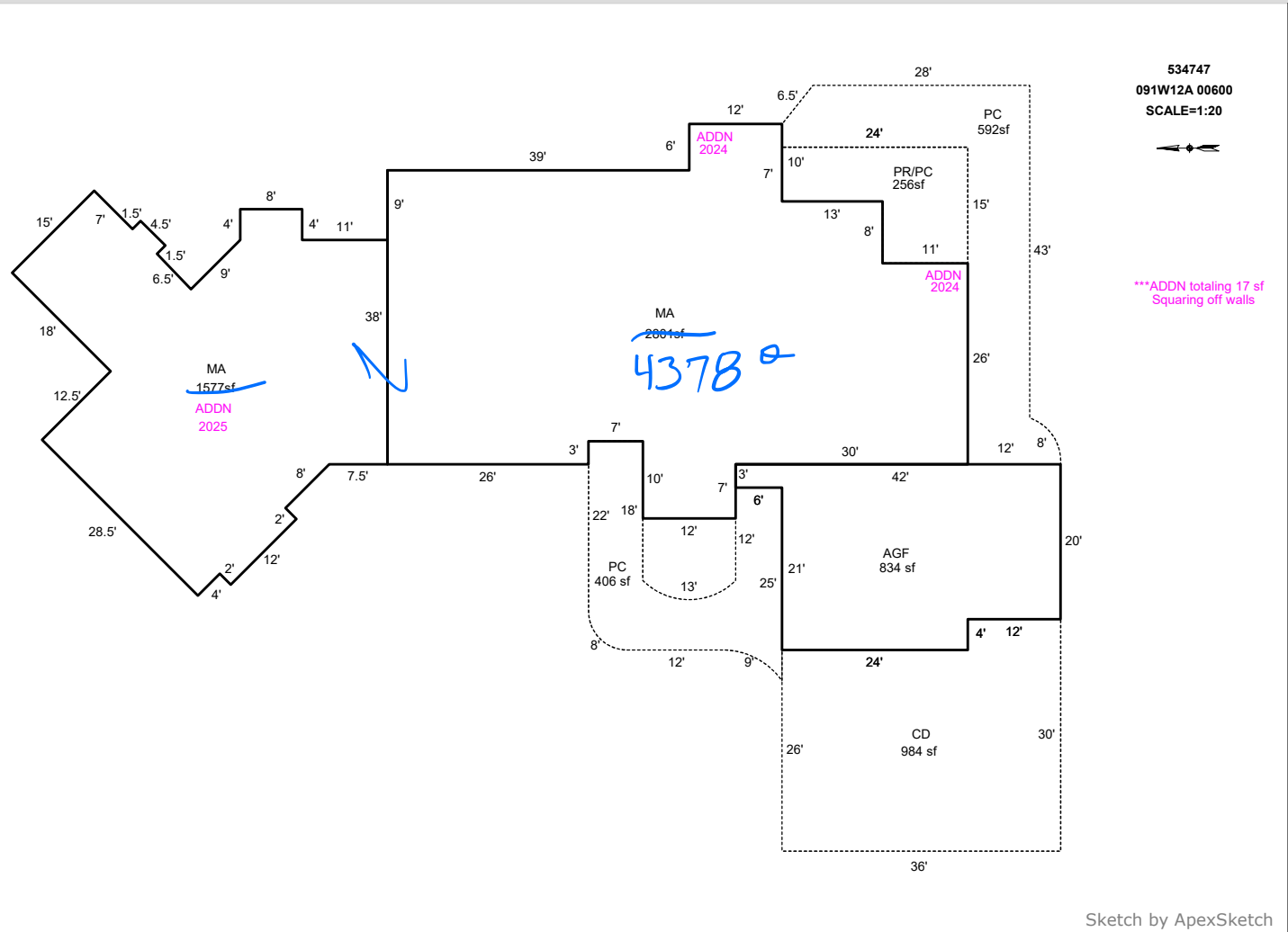


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 534747 Parcel No.: 091W12A 00700
 Property Address: 15272 FERN RIDGE RD SE
 City: STAYTON County: Marion State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2801.0	258.0	2801.0
GAR	AGF	1.0	834.0	132.0	834.0
MA	MA	1.0	1577.3	195.4	1577.3
P/P	CD	1.0	984.0	132.0	
	PC	1.0	592.0	165.2	
	PC	1.0	406.2	132.5	
	PR/PC	1.0	256.0	78.0	2238.2
	Net LIVABLE	cnt	1 (rounded)		4,378
	Net BUILDING	cnt	1 (rounded)		834

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/17/18
 UPDATED BY CLOBERG 09/23/24 24-006197 MA ADDN
 UPDATED BY CLOBERG 04/21/25 24-006197 MA REV/A
 UPDATED BY WILLIAMS 12/9/25

COMMENT TABLE 2

12/5/25 CL

COMMENT TABLE 3

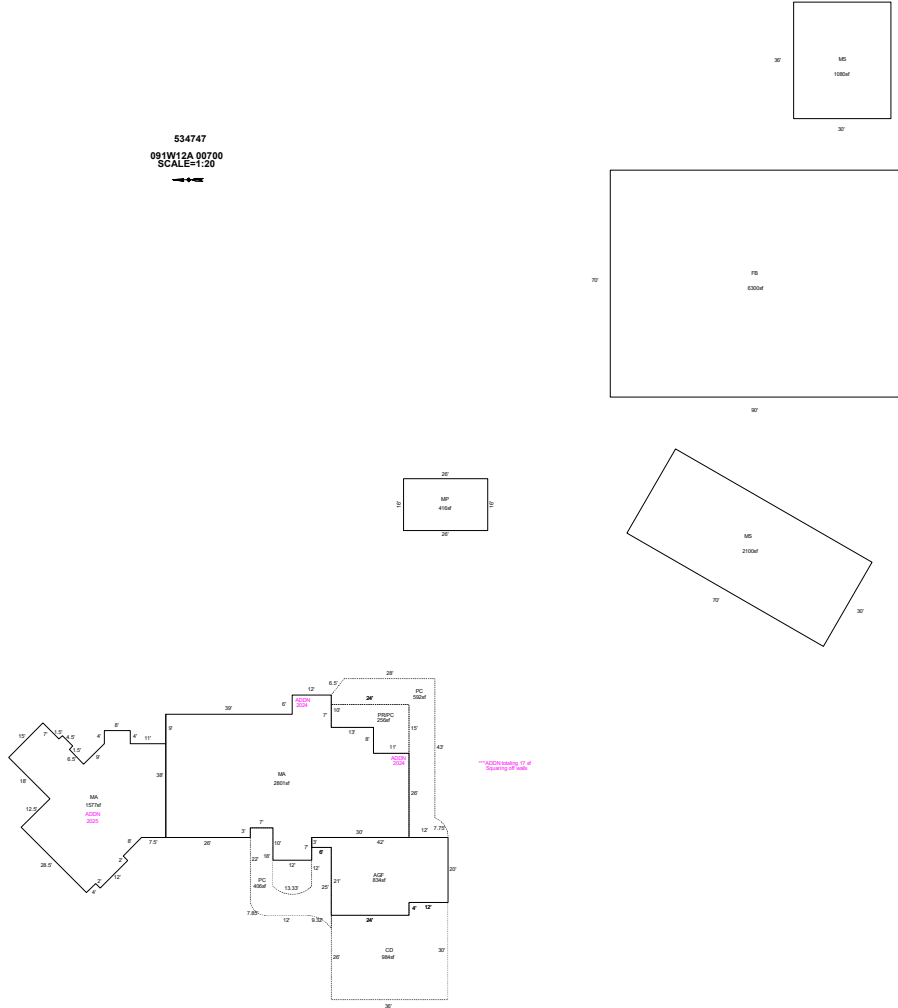
TAGS L2

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 City: STAYTON County: Marion State: OR ZipCode: 97383
 Owner:
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 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1080.0	132.0	
	FB	1.0	6300.0	320.0	
	MS	1.0	2100.0	200.0	9480.0
GLA1	MA	1.0	2801.0	258.0	2801.0
GAR	AGF	1.0	834.0	132.0	834.0
MA	MA	1.0	1577.3	195.4	1577.3
MULTI P P/P	MP	1.0	416.0	84.0	416.0
	PC	1.0	592.0	165.2	
	PC	1.0	406.2	132.5	
	CD	1.0	984.0	132.0	
	PR/PC	1.0	256.0	78.0	2238.2
	Net LIVABLE	cnt	1 (rounded)		4,378
	Net BUILDING	cnt	2 (rounded)		10,730

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 UPDATED BY WILLIAMS 12/9/25

COMMENT TABLE 2

12/5/25 CL

COMMENT TABLE 3

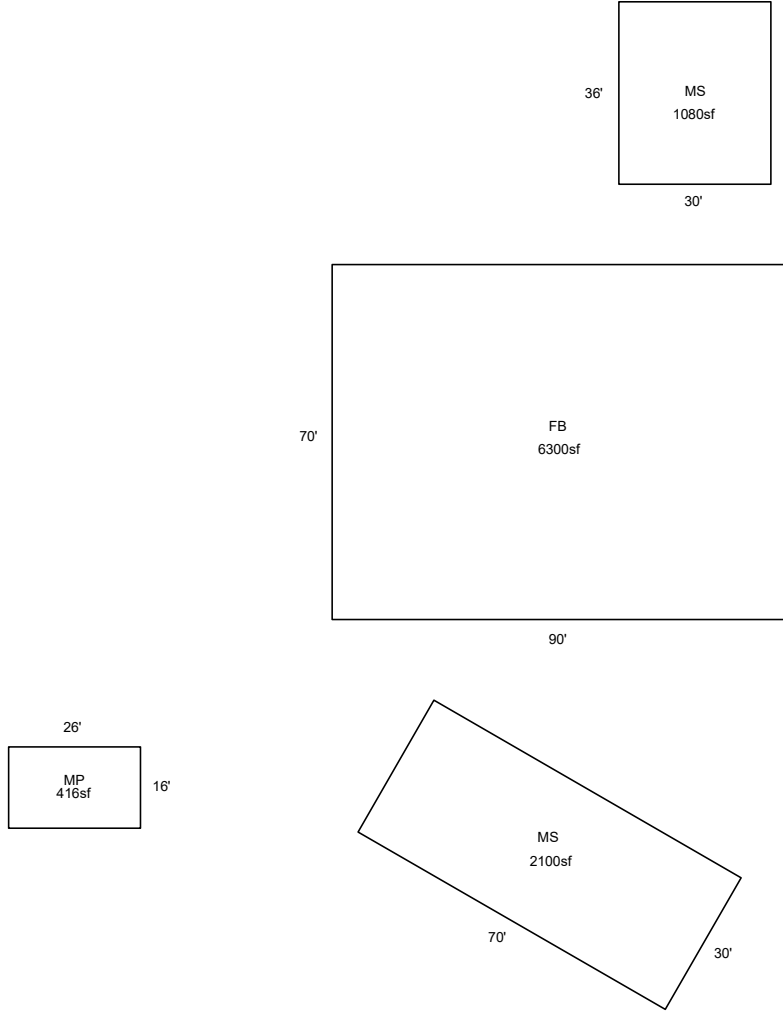
TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1080.0	132.0	
	FB	1.0	6300.0	320.0	
	MS	1.0	2100.0	200.0	9480.0
MULTI P	MP	1.0	416.0	84.0	416.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/17/18
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 UPDATED BY CLOBERG 04/21/25 24-006197 MA REV/A
 UPDATED BY WWILLIAMS 12/9/25

COMMENT TABLE 2

12/5/25 CL

COMMENT TABLE 3

TAGS L2

Net BUILDING cnt 1 (rounded) 9,896



12/5/25



12/5/25



12/5/25



12/5/25



12/5/25



12/5/25



12/5/25



12/5/25



12/5/25



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