

Acct ID: 528517 MTL: 081W270000300 Date: **93024** Appr: **CLUKE** Prop Class: 581 RMV Prop Class: 451  
 Situs: 7482 CASCADE HWY SE SUBLIMITY OR 97385 MaSaNh: 01 06 000 Unit: 78440 **INPUT 11-20-24 CLUKE** Year: 2024  
 Last Date Appraised: 12/12/2023 Appraiser: CLINT LUKE Retag: Y  N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: BRADLY & KELSEY KOEHNKE LT Roll Type: R  
 Cycle:  Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4  LCB TTO INSP AV: 456592  
 RMV Land: 639220 RMV Imp: 820787 RMV Total: 1460007 MAV: 20090 MSAV: 46032 SAV: 85091

Comment: 24-25 L2 12/12/23 CLUKE  
 23-24: L4 2.8.23 CL  
**12/17/24 CWO**

**Notations**

**22-002723 FINALED 2/12/24**

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

**TIMBER - HAY**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	29588	0

**Land**

**All HOMES CLOSE ENOUGH**

Site: 2 Code Area: 29588 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 13440 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 2960180

Site: 3 Code Area: 29588 Size: 21.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 289040 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 2960180: 99-2000: CHG OF SOIL CLASS FROM PASTURE TO WOODLOT /02-03: REAPPRAISAL /02-03: CHANGE SOIL CLASS ON 20.50 ACRES FROM FARM WOODLOT TO 2 HILL DRY. MOVED ACREAGE TO R28517, COMBINED SOIL CLASS FROM A 4 HILL DRY 12.50 ACRES AND THIS SEGMENT WHICH WAS 4.89 ACRES FOR A TOTAL OF 37.89 ACRES

Site: 4 Code Area: 29588 Size: 15.58 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 190410 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 2960000: 99-2000: CHG OF SOIL CLASS FROM PASTURE TO WOODLOT /02-03: REAPPRAISAL /02-03: CHANGE SOIL CLASS ON 20.50 ACRES FROM FARM WOODLOT TO 2 HILL DRY. MOVED ACREAGE TO R28517 //04-05: ROLLOVER INTO FOREST DEFERRAL

Site: 5 Code Area: 29588 Size: 7.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Woodlot Description: TWO HILL DRY RMV: 106340 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments:

Site: 6 Code Area: 29588 Size: 13.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 4990 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability Year - 1980  
 Beavercreek

**Improvements - Residence / Manufactured Structures**

Bldg: 8 Code Area: 29588 Stat Class: 152 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 4421 % Complete: 70  
 Desc: Multi Story above grade Dimensions: RMV: 743440  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 361460 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	2579	2	FB-2/ HB-1	2023	2023	ROOF, HVAC, KIT, BATH - 2, BTH 1	Y N
Second Floor	5	Finished	1471	3	FB-2	2023	2023	BATH - 2, HVAC	Y N
Attic	5	Finished	371	0	0	2023	2023	HVAC	Y N
Garage Attached	5	Finished	787	0	0	2023	2023	ROOF	Y N
Garage Detached	5	Finished	628	0	0	2023	2023	ROOF	Y N

**HWB**

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS AVERAGE	5	0	2023	26460	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 29588 Stat Class: 351 Year Blt: 1961 Eff Year Blt: 2008 Sq.Ft: 1584 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x33 RMV: 26106  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10110 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	5	Finished	1584	0	0	1961	2008	AVG	NC

**Accessories**

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

Bldg: 4 Code Area: 29588 Stat Class: 351 Year Blt: 1961 Eff Year Blt: 2008 Sq.Ft: 1728 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 48x36 RMV: 28478  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10340 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	5	Finished	1728	0	0	1961	2008	AVG	NC

**Accessories**

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

Bldg: 6 Code Area: 29588 Stat Class: 351 Year Blt: 1961 Eff Year Blt: 2003 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x24 RMV: 17466  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 5980 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	5	Finished	1200	0	0	1961	2003	AVG	NC

**Accessories**

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

Bldg: 7 Code Area: 29588 Stat Class: 341 Year Blt: 1988 Eff Year Blt: Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 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	192	0	0	1988	0		NC

**Accessories**

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

Bldg: 9 Code Area: 29588 Stat Class: 355 Year Blt: 1961 Eff Year Blt: 2008 Sq.Ft: 792 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 36x22 RMV: 3742  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 1820 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	5	Finished	792	0	0	1961	2008		NC

**Accessories**

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

Bldg: 10 Code Area: 29588 Stat Class: 355 Year Blt: 1961 Eff Year Blt: 2003 Sq.Ft: 384 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 48x8 RMV: 1555  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 760 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	5	Finished	384	0	0	1961	2003		NC

**Accessories**

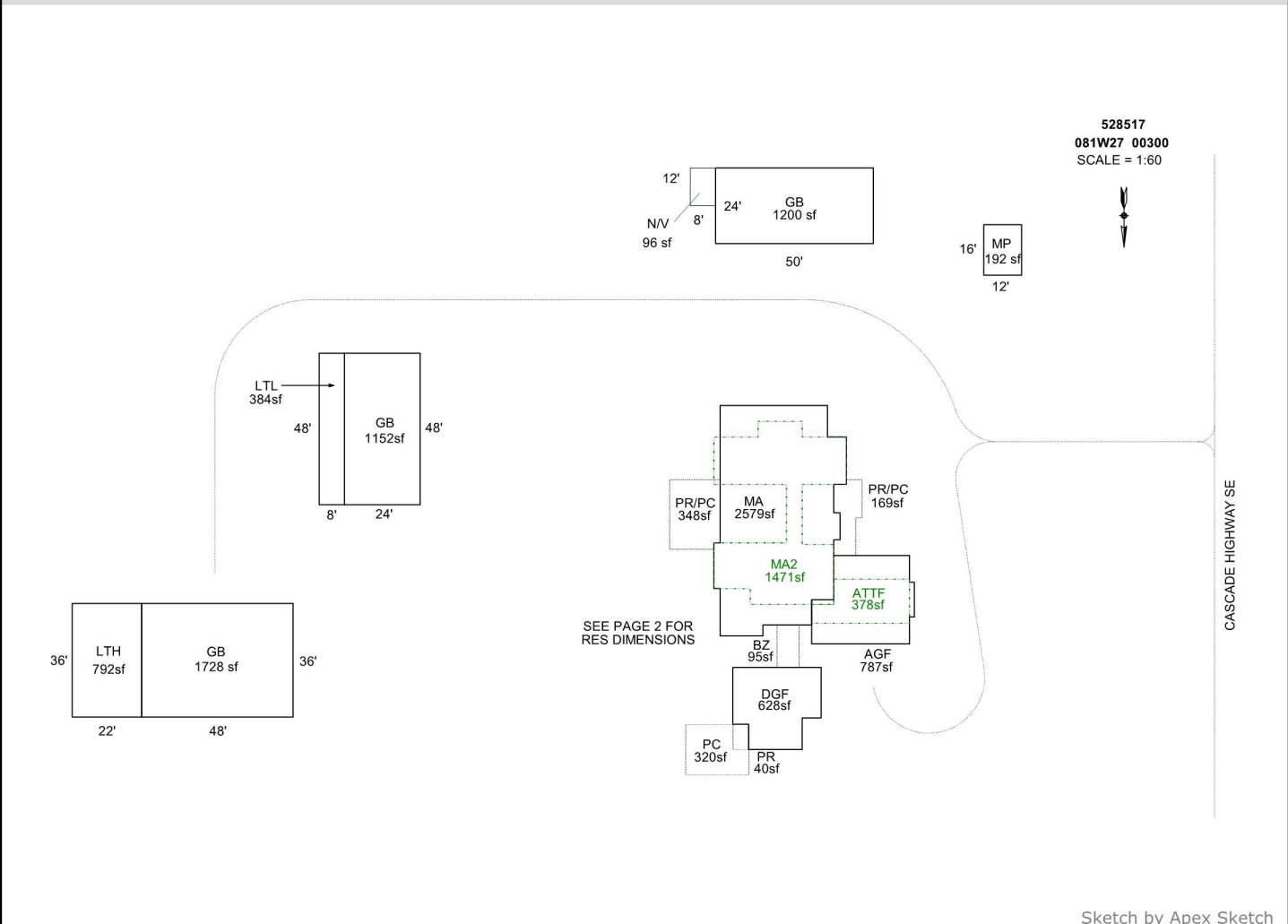
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528517 Parcel No.: 081W27 00300  
 Property Address: 7482 CASCADE HY SE  
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	GB	1.0	1200.0	148.0	
	GB	1.0	1152.0	144.0	
	GB	1.0	1728.0	168.0	
	LTL	1.0	384.0	112.0	
	LTH	1.0	792.0	116.0	5448.0
GLA1	MA	1.0	2579.3	234.0	2579.3
GLA2	MA2	1.0	1471.0	266.0	
	ATTF	1.0	378.0	90.0	1849.0
GAR	DGF	1.0	628.0	108.0	
	AGF	1.0	786.5	121.0	1414.5
P/P	PR/PC	1.0	348.0	76.0	
	BZ	1.0	94.5	41.0	
	PR	1.0	40.0	26.0	
	PR/PC	1.0	169.0	70.0	
	PC	1.0	320.0	72.0	971.5
	Net LIVABLE	cnt	3	(rounded)	4,428
	Net BUILDING	cnt	6	(rounded)	5,448

DRAWN BY JRONDEMA 5/1/17  
 UPDATED BY JRONDEMA 3/1/18  
 UPDATED BY JRONDEMA 5/9/18  
 UPDATED BY CJURAN 07/26/2022 555-22-002723  
 UPDATED BY CJURAN 12/19/2023

### COMMENT TABLE 2

### COMMENT TABLE 3

#36 DB 2.17.17  
 CL 12/12/2023

TAGS L2

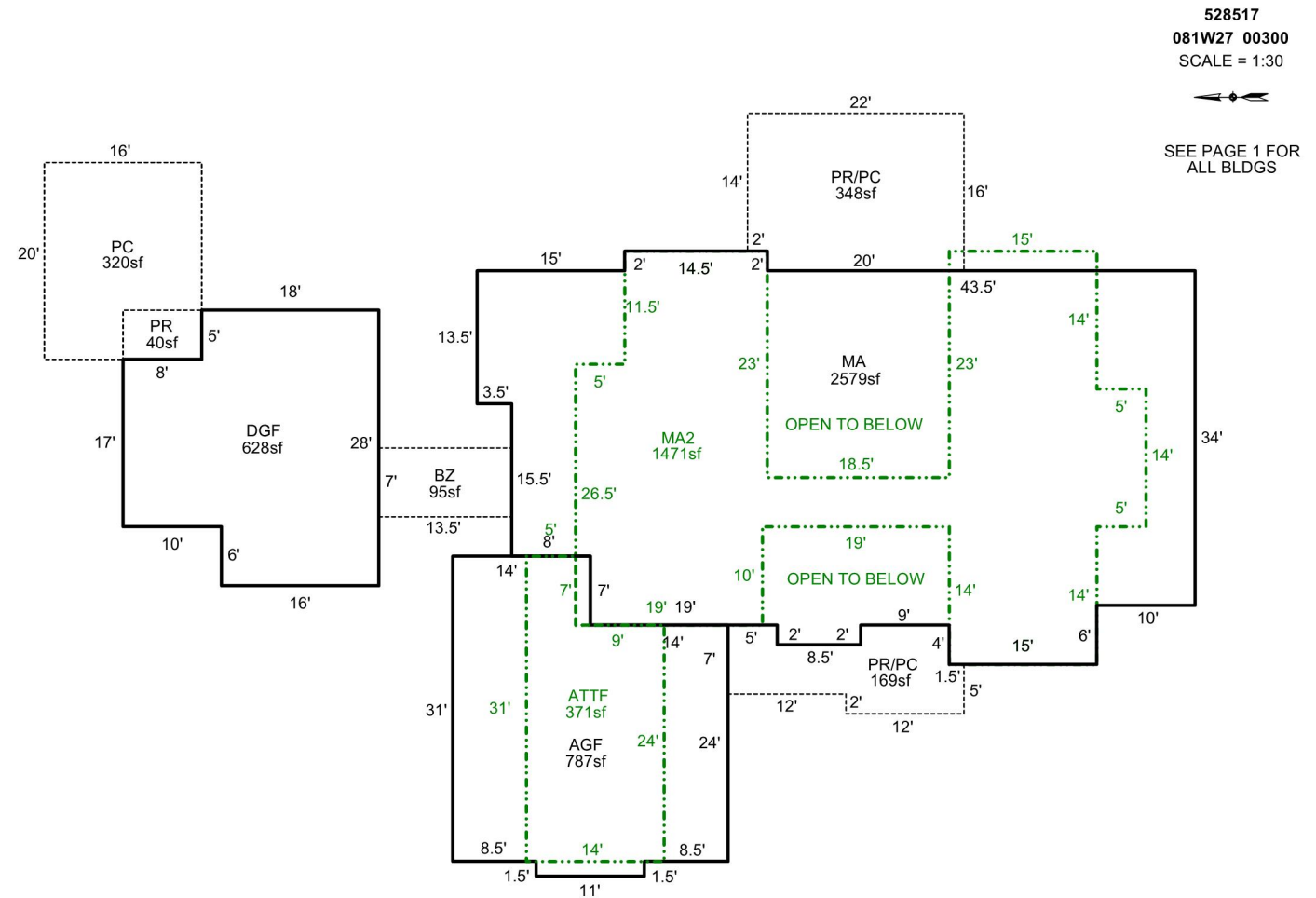
Give 9-30-24  
TAGS L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 528517 Parcel No.: 081W27 00300  
 Property Address: 7482 CASCADE HY SE  
 City: SUBLIMITY County: MARION State: OR ZipCode: 97385  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2579.3	234.0	2579.3
GLA2	MA2	1.0	1471.0	266.0	
	ATTF	1.0	371.0	90.0	1842.0
GAR	AGF	1.0	786.5	121.0	
	DGF	1.0	628.0	108.0	1414.5
P/P	PR/PC	1.0	169.0	70.0	
	PR/PC	1.0	348.0	76.0	
	BZ	1.0	94.5	41.0	
	PR	1.0	40.0	26.0	
	PC	1.0	320.0	72.0	971.5
	Net LIVABLE	cnt	3 (rounded)		4,421

### COMMENT TABLE 1

DRAWN BY JRONDEMA 5/1/17  
 UPDATED BY JRONDEMA 3/1/18  
 UPDATED BY JRONDEMA 5/9/18  
 UPDATED BY CJURAN 07/26/2022 555-22-002723  
 UPDATED BY CJURAN 12/19/2023

### COMMENT TABLE 2

#36 DB 2.17.17  
 CL 12/12/2023

### COMMENT TABLE 3

TAGS L2

Done 9-30-24  
 TAGS L4