

Summary

Lead Appr: WW 1.14.25 Clerk: Lead Clerk: Appr:

Print Date:

9/24/2024

Acct ID: 534757 MTL: 091W12A001100 Date: 12-5-24 Appr: [Signature] Prop Class: 559 RMV Prop Class: 509

Situs: 15013 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 39002 Year: 2024

Last Date Appraised: 08/28/2012 Appraiser: CLINT LUKE Retag: [X] N Tag info: 2025 - NEW CONSTRUCTION (Residence) 551/451

Owner: MCGILL, CHASE Roll Type: R

Cycle: [X] Sales Verification Other: Inspection level: 1 [X] 3 4 LCB TTO INSP AV: 29574

RMV Land: 370350 RMV Imp: 0 RMV Total: 370350 MAV: 25960 MSAV: 3614 SAV: 6947

Comment:

Notations

24-005026 NSFD

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

e 65% RETAG

OSDs

Chris 2/19/25 new owners as of 6/24 do onsite to verify continued use 5/1/25

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	29540	0

Land

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Market Homesite Description: RMV: 62100 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2900040

Site: 3 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 273250 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1994 / 2900040

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MA Will Be 3/2-5
ATTIC NO BTH NO BSN

ACCOUNT # 534757 DATE: 12-5-24 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR Conc TAG Y N _____
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 152 QLTY + - FLOOR MA
AREA 2314 EFF AREA 2314 BED _____
ROOF + HVAC +
BATH PKG: _____ BATH BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - + NO PACIL UNIT FIN
YR BLT _____ EFF YR 2025 ECON _____
% COMP 65 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT - LIN FT _____
COMMENT: _____

TYPE AGF
STAT / CLASS 5
SIZE 1110
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR 2016
% COMP 65
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

STAT 5 QLTY + - FLOOR ATTIC
AREA 612 EFF AREA 612 BED _____
ROOF + HVAC +
BATH PKG: _____ BATH BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - + NO PACIL YST
YR BLT _____ EFF YR 2025 ECON _____
% COMP 65 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT - LIN FT _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

STAT _____ QLTY + - FLOOR _____
AREA _____ EFF AREA _____ BED _____
ROOF + HVAC +
BATH PKG: _____ BATH BATH + 1/2 BTH
FIREPLACE: _____
KITCHEN - +
YR BLT _____ EFF YR _____ ECON _____
% COMP _____ % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT - LIN FT _____
COMMENT: _____

TYPE _____
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TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____
YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____
COMMENT: _____

MAIN
3/2.5

Percent Complete Form

Account #

534757

Additions

New Homes

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%	55%	2%	
2%		2%		1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%		2%	70%	2%	75%
2%	90%	2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	100%
		1%	100%	1%	100%

APPR Gene Date 12-5-24 YR For 25-26 % COMP 65

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____



12/5/24



12/5/24



12/5/24



12/5/24

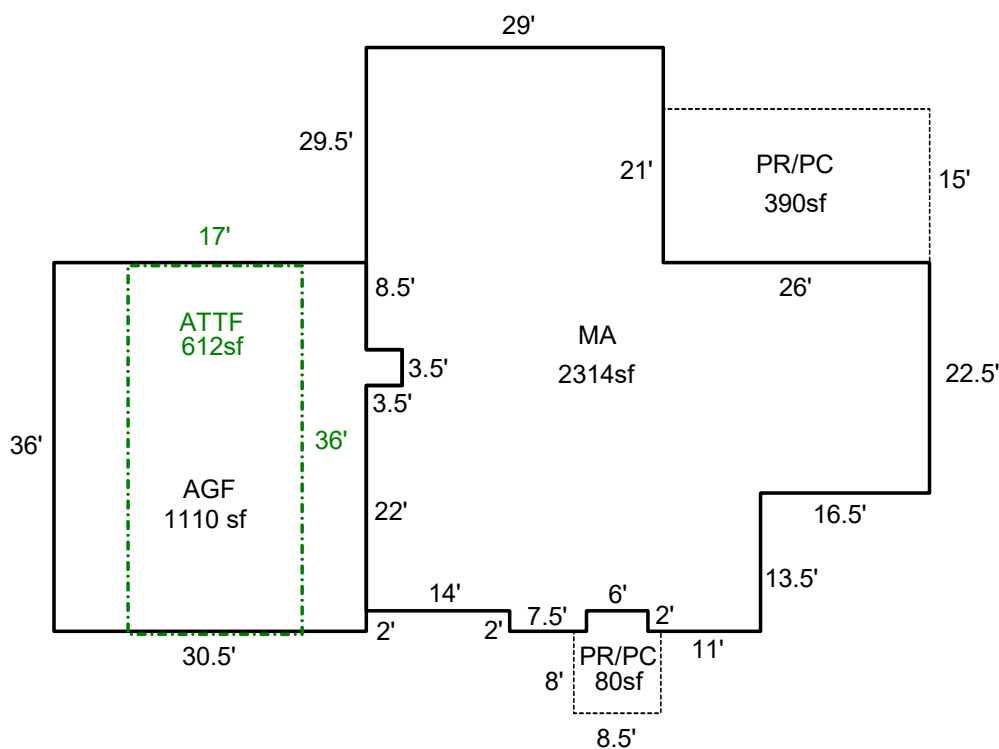
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 534757 Parcel No.: 091W12A001100
 Property Address: 15013 FERN RIDGE RD SE
 City: STAYTON County: Marion State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

534757
091W12A001100
SCALE = 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA2	ATTF	1.0	612.0	106.0	612.0
GLA1	MA	1.0	2314.0	235.0	2314.0
GAR	AGF	1.0	1110.3	140.0	1110.3
P/P	PR/PC	1.0	390.0	82.0	
	PR/PC	1.0	80.0	37.0	470.0

COMMENT TABLE 1

APEX BY CLOBERG 09/04/24 24-005026 MA
 UPDATED BY CLOBERG 12/16/24

COMMENT TABLE 2

CLUKE 12/05/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE	cnt	0	(rounded)		2,314
Net BUILDING	cnt	1	(rounded)		612