

Acct ID: 539924 MTL: 081E310000900 Date: 12-30-24 Appr: CEVCE Prop Class: 551 RMV Prop Class: 551
 Situs: 15856 COON HOLLOW RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 82404 Year: 2025
 Last Date Appraised: 07/26/2012 Appraiser: CLINT LUKE Retag: Y Tag info: 1999 1-7-25
 Owner: TERRY & SUSAN GERROS TR Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 523664
 RMV Land: 831500 RMV Imp: 575520 RMV Total: 1407020 MAV: 461810 MSAV: 61854 SAV: 793037
 Comment: 22-23: CL L4 12/22/21

Notations MIB 818747 DOM T7 LP 1,495,000 SP 1,300,000 CASH

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	29580	0

Chris 3/20/25
cwo to do land

Land GRASS SEED, VINYARD, PASTURE FOR CATTLE

Site: 2 Code Area: 29580 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: 11190 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 2900180

Site: 3 Code Area: 29580 Size: 16.37 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 192280 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 08-09: F08-203 CHG OF SOIL CLASS FROM EIGHT HILL TO FOUR HILL DRY INITIATED MOVEMENT OF ACREAGE FROM FP TO FD//

Site: 4 Code Area: 29580 Size: 3.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 46310 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 5 Code Area: 29580 Size: 19.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 231500 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Per #77CWO roll 36.0 from DFL to EFI Farm use/cwo
 17-18: PER #36 APPROVED TO ROLL 36.0 ACRES EFU FARM TO DFL

Site: 6 Code Area: 29580 Size: 16.29 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 209550 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Per #77CWO roll 36.0 from DFL to EFI Farm use/cwo
 17-18: PER #36 APPROVED TO ROLL 36.0 ACRES EFU FARM TO DFL

Site: 7 Code Area: 29580 Size: 9.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 100670 Exception: Y N
 Adjustment(s): GSOIL, IRR 3.5 2HI 5.5 4HI Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 21-22: PER #103 CHG WOOD LAND SCH / 08-09: EIGHT BENCH PROJ - CHG FROM EIGHT HILL TO WOOD//
 2900000: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 8 HILL DRY 02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29580 Stat Class: 141 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1946 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 318190
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	<u>1946</u>	3	FB-2	1987	1987	KIT+, FP - 1, HVAC+, ROOF+, BATH - 2

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	4	760	2021	4138	0
ROOF EXTENSION OR PATIO COVER	4	<u>760</u>	2021	21820	0
YARD IMPROVEMENTS GOOD	4	1	1987	35096	1

Bldg: 2 Code Area: 29580 Stat Class: 148 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 59910

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
Garage Detached	4	Finished	672	0	0	1987	1987	ROOF+ Exception: Y N

Accessories

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

Bldg: 3 Code Area: 29580 Stat Class: 146 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100
 Desc: ~~Res other improvements~~ MA 131 Dimensions: RMV: 78790
 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
Garage Overized Detached	4	Finished	1176	0	FB	1986	1986	ROOF, BATH, T AVE Exception: Y N

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

Bldg: 6 Code Area: 29580 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 65940
 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
ASPHALT DRIVEWAY	1	30668	1995	65936	1 Exception: Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 29580 Stat Class: 317 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 4608 % Complete: 100
 Desc: Hobby Stables (HS) Dimensions: 96x48 RMV: 49040
 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
Hobby Stable	6	Finished	4608	0	0	1986	1986	FAIR AVE Exception: Y N

Accessories

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

Bldg: 5 Code Area: 29580 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 676 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 26x26 RMV: 3650
 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	4	Finished	676	0	0	2001	2001	Exception: Y N

Accessories

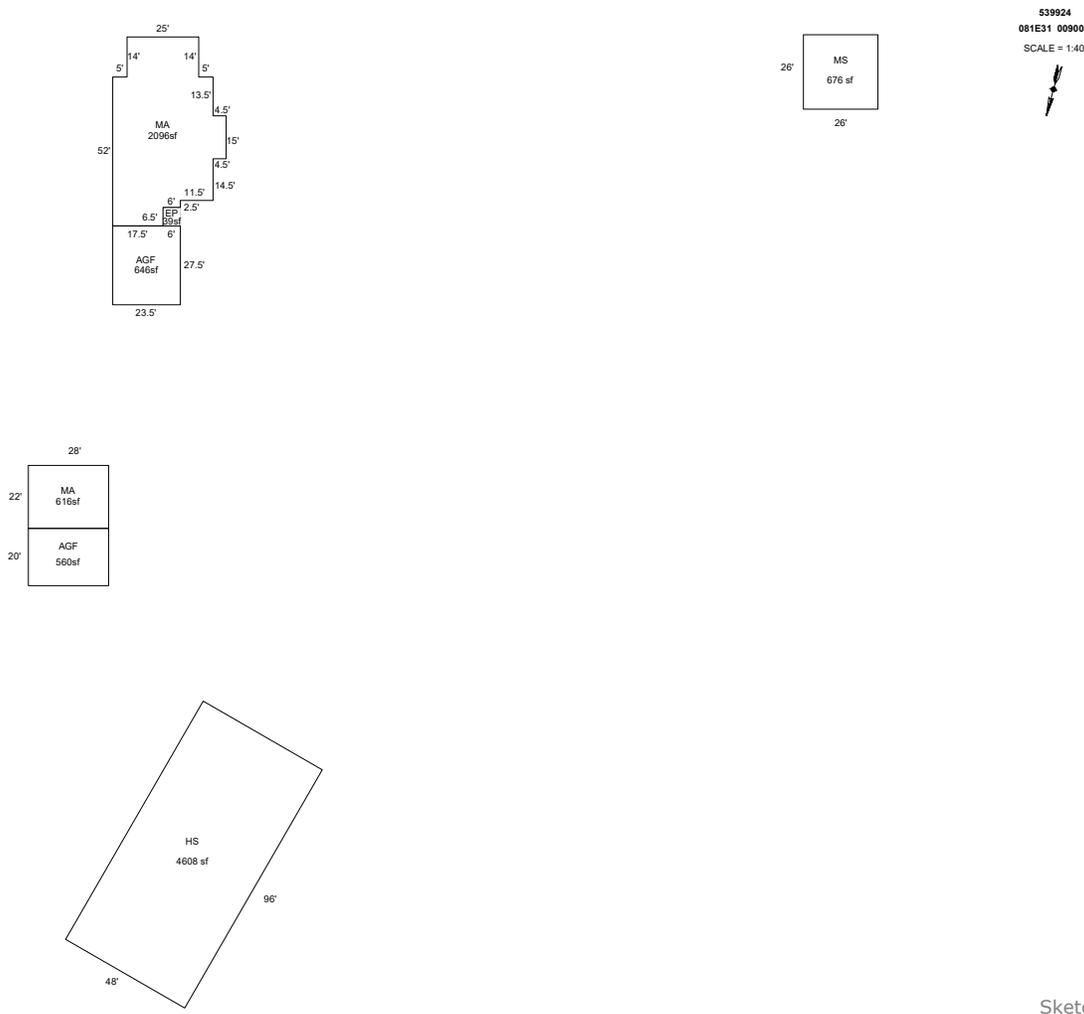
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539924 Parcel No.: 081E31 00900
 Property Address: 15856 COON HOLLOW 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						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	HS	1.0	4608.0	288.0		DRAWN BY JRONDEMA 7/26/18 UPDATED BY CJURAN 08/10/2021 555-21-007350 UPDATED BY CLOBERG 01/07/25	
	MS	1.0	676.0	104.0	5284.0		
GAR	AGF	1.0	560.0	96.0			
	AGF	1.0	646.3	102.0	1206.3		
MA	MA	1.0	616.0	100.0			
	MA	1.0	2096.1	211.0	2712.1		
P/P	EP	1.0	38.7	24.9	38.7		
						COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 12/30/24	SV L4
		Net LIVABLE	cnt	2 (rounded)	2,712		
		Net BUILDING	cnt	2 (rounded)	5,284		