

Acct ID: 540240 MTL: 091E03000600 Date: 12-5-24 Appr: [Signature] Prop Class: 581 RMV Prop Class: 581  
 Situs: 18511 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 74733 INPUT 1-23-25 [Signature] Year: 2024  
 Last Date Appraised: 09/02/2011 Appraiser: CLINT LUKE Retag: Y N Tag info: 2025 - Tags/Permit (TAGS/PERMIT)  
 Owner: GERALD P ETZEL TR & ETZEL, GERALD P TRE Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 254752  
 RMV Land: 1071670 RMV Imp: 205975 RMV Total: 1277645 MAV: 152290 MSAV: 102462 SAV: 305426  
 Comment: \_\_\_\_\_

Chris 3/11/25 send intent letter  
Roll 2.0 acres STF to farm

Notations

24-003484 ADDON + REMODEL WALK INSUL 9/12/24

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	35000	29540	0

CHRAMY - REVIEW SOILS/STF PLEASE - SEE MARKUPS ON RURAL VIEWER - COPY  
 TOTALS:  
 1.0 HS 2HI  
 26.99 2HD  
 49.72 4HD  
 4.0 STFB  
 29.80 STFC  
 17.57 4HI  
 10.91 2HI

Land GRASS SEED/HAY FARM USE OK

Site: 2	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 26.99	Exception: 0
Class: 2HI	Value Source: Farm Homesite	Description: SMALL TRACT FORESTLAND			RMV: 49.72	
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 2009 / 2900040					
Site: 3	Code Area: 29540	Size: 51.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HI	Value Source: Farm Use - EFU	Description: FOUR HILL IRR			RMV: 373730	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1974 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR//04-05: move 9.6 acres from fd account to fp account r40240					
Site: 4	Code Area: 29540	Size: 14.19 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 99030	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980 / 2900000: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 8 BENCH /02-03: REAPPRAISAL - CHANGED SOIL CLASS OF 23.87 ACRES FROM 8 BENCH TO 4 BENCH, MOVED ACREAGE FROM R40239 TO R40240					
Site: 5	Code Area: 29540	Size: 40.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HI	Value Source: Farm Use - EFU	Description: TWO HILL IRR			RMV: 321030	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1974, STF - 2004 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR//04-05: move 9.6 acres from fd account to fp account r40240 //04-05: STF APPROVED_					
Site: 6	Code Area: 29540	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: STFB	Value Source: Small Tract Forest land	Description: SMALL TRACT FORESTLAND B			RMV: 27920	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980, STF - 2004 / 2900000: 02-03: REAPPRAISAL - CHANGED SOIL CLASS OF 23.87 ACRES FROM 8 BENCH TO 4 BENCH, MOVED ACREAGE FROM R40239 TO R40240 03-04: PART TOTALS UPDATED //04-05: STF APPROVED_					
Site: 7	Code Area: 29540	Size: 29.80 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: STFC	Value Source: Small Tract Forest land	Description: SMALL TRACT FORESTLAND C			RMV: 207980	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980, STF - 2004 / 2900000 //04-05: STF APPROVED_					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: <u>142</u>	Year Blt: 1901	Eff Year Blt: 1901	Sq.Ft: 3361	% Complete: <u>100</u>
Desc: Multi Story above grade					Dimensions: _____	RMV: 156568
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	<u>4</u> 3	Finished	<u>2869</u> 2545	<u>2</u> 2	<u>0</u> 0	1901	1901	BATH - 2 BTH - 1 KIT - HVAC EP - 1, ROOF	Y N
Attic	<u>4</u> 3	Low Cost	816	<u>2</u> 2	<u>1</u> 0	1901	1901	<u>AVE OFFICE/GAMB ROOM</u>	Y N
Carport Detached	3	Unfinished	525	0	0	1901	1901	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	5	1440	1901	22251	1	Y N
YARD IMPROVEMENTS AVERAGE	3	0	1901	6696	1	Y N

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Remodel

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 1255  
 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
Multi-Purpose Bldg	5	Finished	192	0	0	1985	1985	FAIR	N

**Accessories**

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

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 320 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 4500  
 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
Multi-Purpose Bldg	6	Finished	320	0	0	1989	1989	AVG	N

**Accessories**

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

Bldg: 4 Code Area: 29540 Stat Class: 353 Year Blt: Eff Year Blt: Sq.Ft: 960 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 40x24 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
Machine Shed	4	Finished	960	0	0	0	0		N

**Accessories**

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

Bldg: 5 Code Area: 29540 Stat Class: 353 Year Blt: 1961 Eff Year Blt: 1961 Sq.Ft: 2181 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 6030  
 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
Machine Shed	4	Finished	2181	0	0	1961	1961	FAIR	N

**Accessories**

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

Bldg: 6 Code Area: 29540 Stat Class: 353 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 3300 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 50x66 RMV: 37622  
 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
Machine Shed	5	Finished	3300	0	0	2010	2010	FAIR	N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	1200	2010	3996	1

Exception: Y N

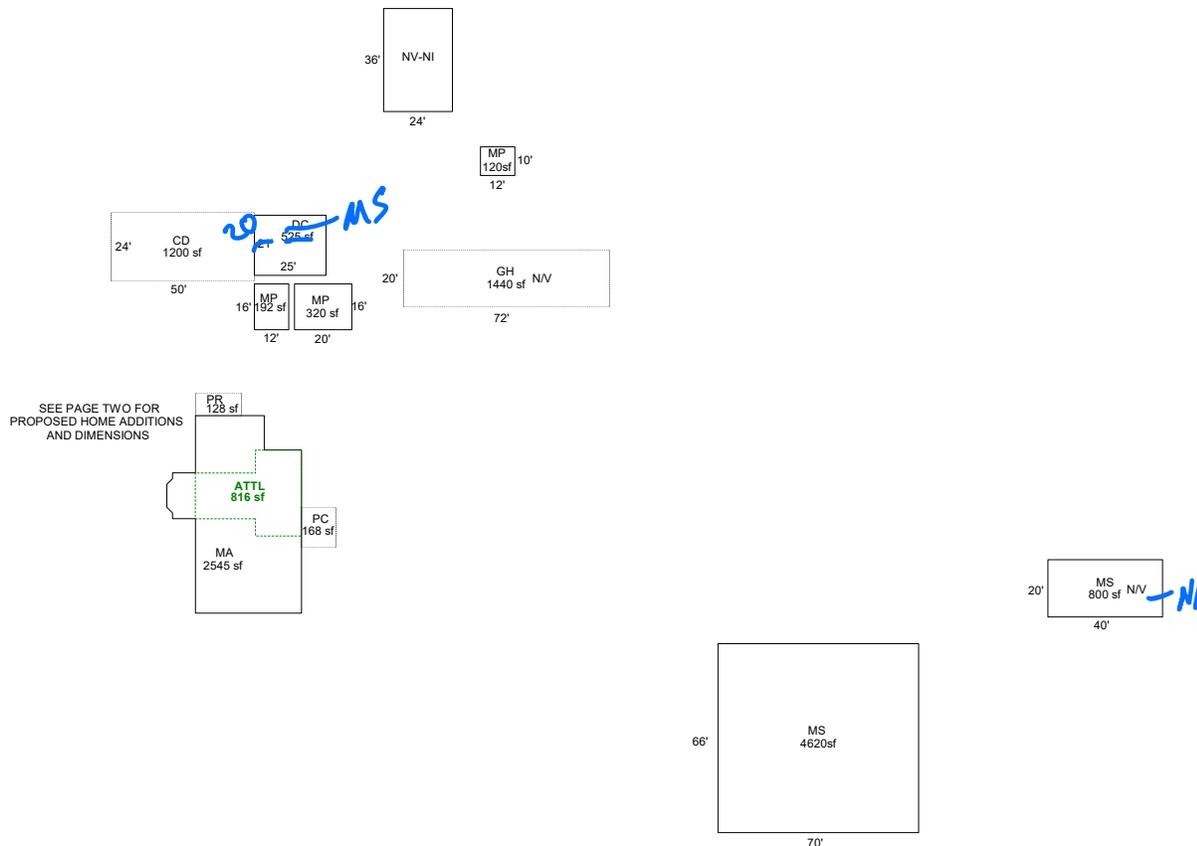
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540240 Parcel No.: 091E03 00600  
 Property Address: 18511 FERN RIDGE RD SE  
 City: Salem County: Marion State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

540240  
091E03 00600  
SCALE=1:50



Sketch by ApexSketch

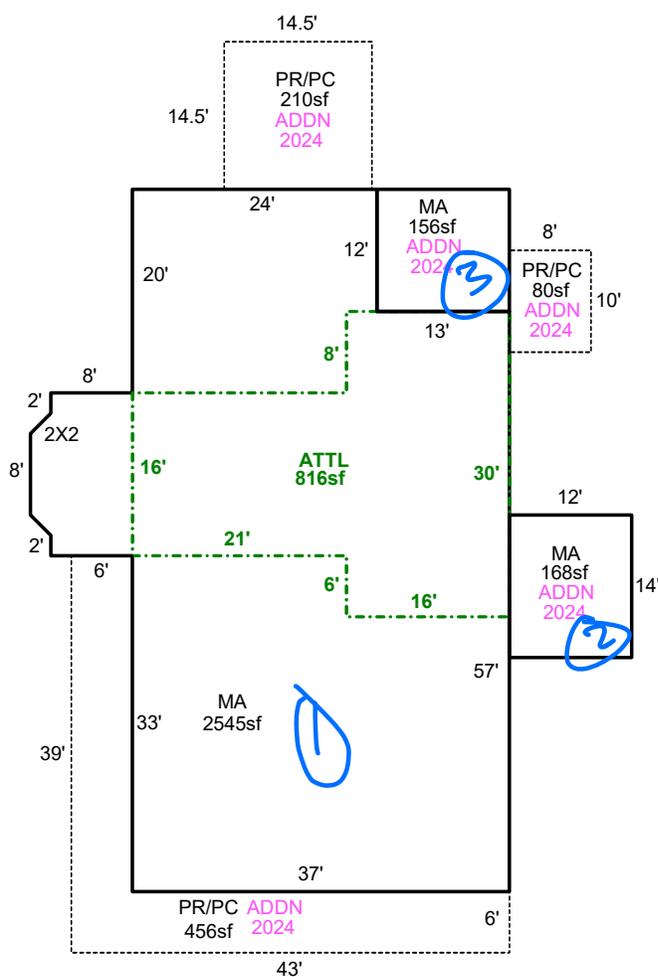
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	192.0	56.0		DRAWN BY JRONDEMA 8/8/18 UPDATED BY CLOBERG 07/10/2024 24-003484 MA ADD UPDATED BY CLOBERG 01/09/25	
	MP	1.0	320.0	72.0			
	MS	1.0	4620.0	272.0			
	MP	1.0	120.0	44.0	5252.0		
GLA1	MA	1.0	2545.0	229.7	2545.0		
GLA2	ATTL	1.0	816.0	134.0	816.0		
GAR	DC	1.0	525.0	92.0	525.0		
P/P	PR	1.0	128.0	48.0			
	PC	1.0	168.0	52.0			
	CD	1.0	1200.0	148.0	1496.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>
						CLUKE 12/05/24	TAGS L2
	Net LIVABLE	cnt	0 (rounded)		3,361		
	Net BUILDING	cnt	4 (rounded)		5,252		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

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 Property Address: 18511 FERN RIDGE RD SE  
 City: Salem County: Marion State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



540240  
091E03 00600  
SCALE=1:50



① 2545  
② 168  
③ 156  
-----  
2869

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	2545.0	229.7		DRAWN BY JRONDEMA 8/8/18 UPDATED BY CLOBERG 07/10/2024 24-003484 MA ADD UPDATED BY CLOBERG 01/09/25	
	MA	1.0	168.0	52.0			
	MA	1.0	156.0	50.0	2869.0		
GLA2	ATTL	1.0	816.0	134.0	816.0		
P/P	PR/PC	1.0	210.3	58.0			
	PR/PC	1.0	80.0	36.0			
	PR/PC	1.0	456.0	164.0	746.3		
Net LIVABLE		cnt	0 (rounded)		3,685		
						COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 12/05/24	TAGS L2

Percent Complete Form

Account # \_\_\_\_\_

Additions

New Homes

		<u>No Basement</u>		<u>Basement</u>	
% 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%	55%	3%	
3%		3%		2%	
2%	80%	2%	60%	1%	65%
		1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		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%	100%	2%	100%
		1%	100%	1%	100%

APPR \_\_\_\_\_ Date 12-5-24 YR For 25-26 % COMP 70

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



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