

Acct ID: 540606 MTL: 091E15C001300 Date: 3-13-25 Appr: Luca Prop Class: 551 RMV Prop Class: 551
 Situs: 11786 KINGDOM LN SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 78818 Year: 2025

Handwritten note:
 RMV
 3-14-25
 Luca

Last Date Appraised: 10/04/2011 Appraiser: CLINT LUKE Retag: Y N Tag info:
 Owner: THE KRAUTMANN FAMILY NURSERY LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 352499
 RMV Land: 307660 RMV Imp: 630813 RMV Total: 938473 MAV: 286160 MSAV: 66339 SAV: 159116
 Comment:

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: RMV: 5580 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 2009 / 02900040

Handwritten note:
 Nursery Stock

Site: 3 Code Area: 29540 Size: 37.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 242080 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1980 / 2900040: 01-02; COMBINED LAND SEGS, SAME SOIL CLASS, SAME LIAB YEAR, 37.7 ACRES TOTAL 06-19-02: CORR LAND SCHED PER DK #87.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 143 + Year Blt: 1977 Eff Year Blt: 1985 Sq.Ft: 2344 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 437420
 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	4 +	Finished	1662	3	FB-2	1977	1985	ROOF, FP - 1, KIT, BATH - 2, HVAC	Y N
Basement	4 +	Finished	682	1	FB-1	1977	1985	HVAC, BATH - 1	Y N
Garage Attached	4	Finished	576	0	0	1977	1977	ROOF	Y N

Handwritten note:
 RTK
 Ave

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1985	34668	1	Y N

Handwritten note:
 AC

Bldg: 2 Code Area: 29540 Stat Class: 108 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 12630
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	6560	1977	12628	1	Y N

Handwritten note:
 NC

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 353 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 4560 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 120x38 RMV: 14510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 108 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	5	Finished	4560	0	0	1986	1986	FMR	Y N

Handwritten notes:
 60%
 108
 2004
 Ave

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 2880 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 80x36 RMV: 8090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 36x18 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
Machine Shed	5	Finished	2880	0	0	1979	1979	FAIR	Y N

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 37800 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 49672
 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:
Frost Control	4	Finished	37800	0	0	2005	2005		Y N

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 82560 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 108491
 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:
Frost Control	4	Finished	82560	0	0	2005	2005		Y N

Accessories

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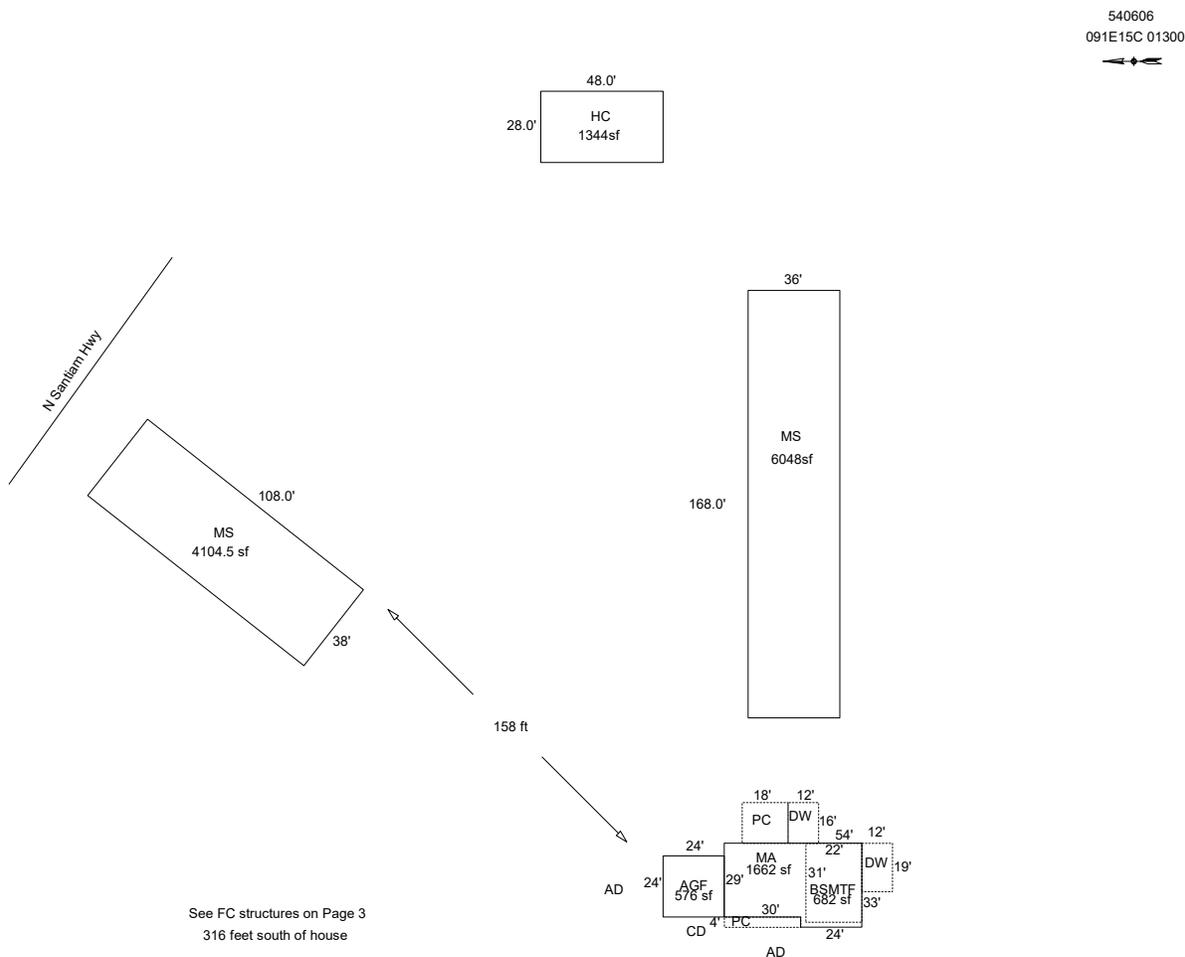
No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540606 Parcel No.: 091E15C 01300
 Property Address: 11786 Kingdom Hall Ln SE
 City: Stayton County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HC	1.0	1344.0	152.0	1344.0
GLA1	MA	1.0	1662.0	174.0	1662.0
BSMT	BSMTF	1.0	682.0	106.0	682.0
GAR	AGF	1.0	576.0	96.0	576.0
OTH	MS	1.0	4104.6	292.0	
	MS	1.0	6048.0	408.0	10152.6
P/P	DW	1.0	192.0	56.0	
	PC	1.0	288.0	68.0	
	PC	1.0	120.0	68.0	
	DW	1.0	228.0	62.0	828.0
	Net LIVABLE	cnt	0 (rounded)		1,662
	Net BUILDING	cnt	1 (rounded)		1,344

COMMENT TABLE 1

Apex 3/15/2010 Jane
 UPDATED BY CLOBERG 03/21/25

COMMENT TABLE 2

CLUKE 03/13/25

COMMENT TABLE 3

CYCLE L4

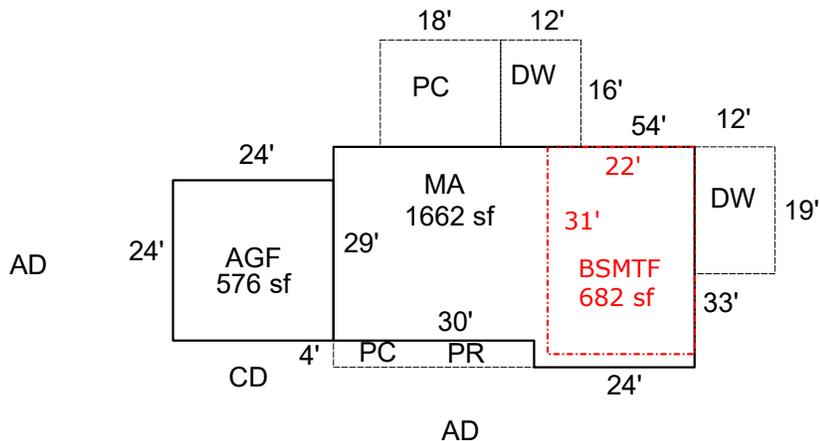
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SKETCH

540606
 Page 2 of 3
 Frost Control Structures are
 316 feet south of house



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1662.0	174.0	1662.0
BSMT	BSMTF	1.0	682.0	106.0	682.0
GAR	AGF	1.0	576.0	96.0	576.0
P/P	DW	1.0	192.0	56.0	
	PC	1.0	288.0	68.0	
	PC	1.0	120.0	68.0	
	DW	1.0	228.0	62.0	828.0
	Net LIVABLE	cnt	0 (rounded)		1,662

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Apex 3/15/2010 Jane
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