

Acct ID: 540665 MTL: 091E16A002300 Date: 3-2025 Appr: CLUKE Prop Class: 551 RMV Prop Class: 451
 Situs: 18484 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 41908 Year: 2025

INPUT
3-21-25
CLUKE

Last Date Appraised: 03/31/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: _____ Roll Type: R
 Owner: REARDON, BRADLEY
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 256393
 RMV Land: 553690 RMV Imp: 448260 RMV Total: 1001950 MAV: 224300 MSAV: 32093 SAV: 63955
 Comment: 23-24 L4 3/31/23 CLUKE
 23-24: L2 1.6.23 CLUKE
 21-22 L4 5.20.21 CL10

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	29540	0

Land

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Homesite Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 27770 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / //09-10: GW39 changed land type per Excel analysis//2900040 02-03: REAPPRAISAL - CHGD FROM HMSTD HOMESITE TO NON-HMSTD HOMESITE.

CAME (SEEN RECENTLY JUST DRIVING BY ON HWY)

Site: 3 Code Area: 29540 Size: 1.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 42760 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 2900040 06-19-02: CORR LAND SCHED PER DK #87.

Site: 4 Code Area: 29540 Size: 15.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 433160 Exception: Y N
 S
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY 02-03: REAPPRAISAL - CHG 1.5 AC WASTE INTO 4 BENCH DRY, SAME LIAB YR.

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 29540 Stat Class: 141 + Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 2126 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 424850
 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	2126	0	FB-2	2004	2004	ROOF, BATH, KIT+	Y N
Garage Attached	4	Finished	816	0	0	2004	2004	ROOF	Y N

NL
AVG AVG

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	0	2004	38520	1	Y N

NL

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29540 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1520 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 38x40 RMV: 11670
 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
Machine Shed	5	Finished	1520	0	0	2000	2000	FAIR	Y N

70%
AVG
2001

Accessories

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

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1008 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 42x24 RMV: 11740

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
General Purpose Bldg	5	Finished	1008	0	0	2001	2001	FAIR	

70%

AVB

2009

Accessories

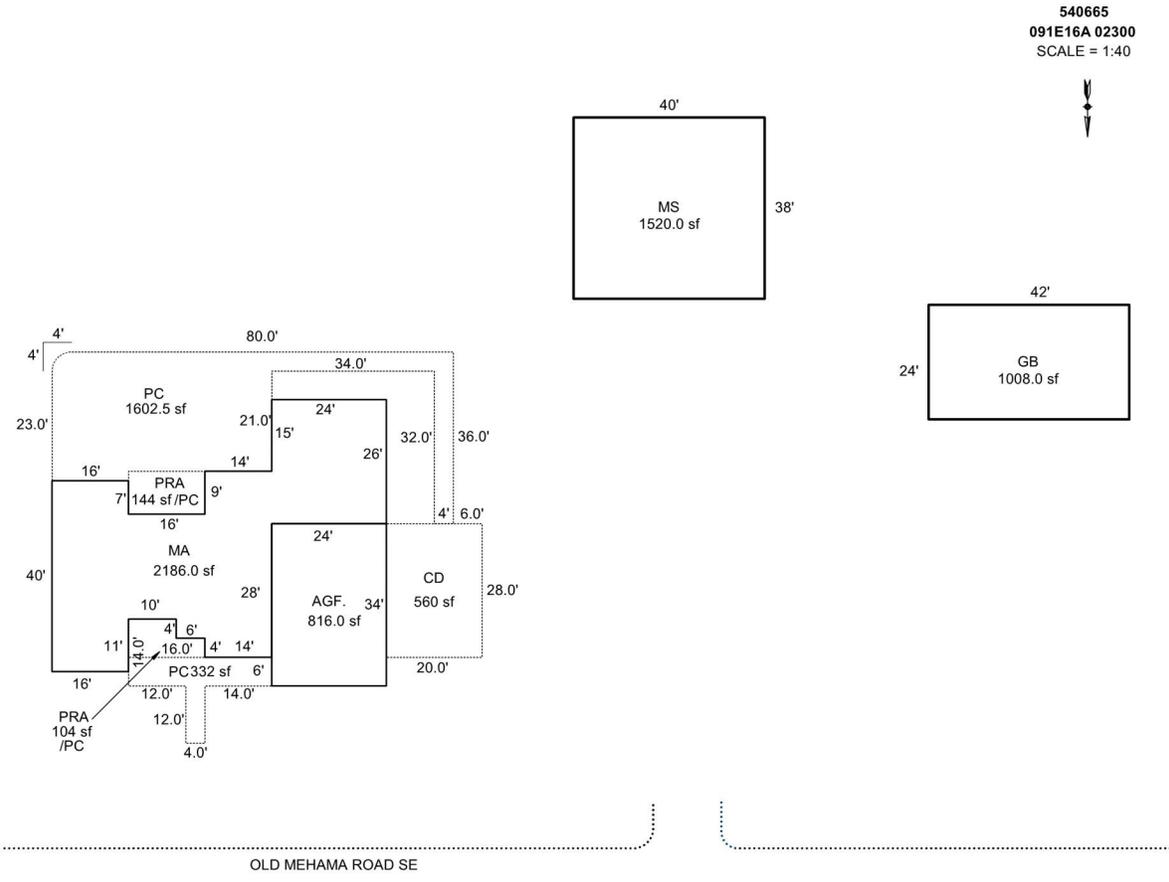
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540665 Parcel No.: 091E16A 02300
 Property Address: 18484 OLD HEHAMA ROAD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1520.0	156.0	2528.0
	GB	1.0	1008.0	132.0	
GLA1	MA	1.0	2186.0	284.0	2186.0
GAR	AGF.	1.0	816.0	116.0	816.0
P/P	PC	1.0	1602.5	298.3	2742.5
	PRA	1.0	144.0	50.0	
	PRA	1.0	104.0	48.0	
	PC	1.0	332.0	112.0	
	CD	1.0	560.0	96.0	
	Net LIVABLE	cnt	1 (rounded)		2,186
	Net BUILDING	cnt	2 (rounded)		2,528

COMMENT TABLE 1

APEX BY JA 1/20/12
 UPDATED BY CJURAN 02/14/2022
 UPDATED BY CJURAN 05/11/2022 555-22-001737
 UPDATED BY CJURAN 01/23/2023

COMMENT TABLE 2

#10 CL 05/20/2021
 #10 CL 01/06/2023

CL 3-31-23

APR 3-20-25

COMMENT TABLE 3

SV L4
 TAGS L2

SVL4

CYUS L4