

Acct ID: 540516 MTL: 091E13A000400 Date: 3-10-25 Appr: Gence Prop Class: 451 RMV Prop Class: 451  
Situs: 21472 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 57590 Year: 2025

INPUT  
3-18-25  
Gence

Last Date Appraised: 02/05/2014 Appraiser: CLINT LUKE Retag: Y Tag info:  
Owner: HAZEL, MICHAEL W & HAZEL, LAURA J Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 LCB TTO INSP AV: 395400  
RMV Land: 424360 RMV Imp: 597550 RMV Total: 1021910 MAV: 395400 MSAV: 0 SAV: 0  
Comment:

Notations

RP/MS	Code	Description
RP	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	40000	29544	0

Land

Site: 1 Code Area: 29544 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: Value Source: Permanently Disqualified Description: RMV: 256240 Exception: Y N  
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 22-23 REMOVED WATER ADJUSTMENT

02-03: F02-646 CREATING FP ACCOUNT 03-04: REAPPRAISAL //03-04: RESEARCH THRU GIS AERIALS SHOW THIS PROPERTY IS WOODED

Site: 2 Code Area: 29544 Size: 2.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: Value Source: Permanently Disqualified Description: RMV: 128120 Exception: Y N  
Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
Comments: 02-03: F02-646 CREATING FP ACCOUNT . 2003-04 REAPPRAISAL.. //03-04: RESEARCH THRU GIS AERIALS SHOW THIS PROPERTY IS WOODED

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 29544 Stat Class: 142 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 3225 % Complete: 100  
Desc: Multi Story above grade Dimensions: RMV: 592340  
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	1921	1	FB-1/ HB-1	2011	2011	HVAC, ROOF, BTH - 1, FP - 1, BATH+, KIT, BATH - 1	Exception: Y N
Second Floor	4	Finished	772	2	FB-1	2011	2011	HVAC, BATH - 1	Exception: Y N
Attic		Finished	532	0	0	2012	2012	HVAC	Exception: Y N
Garage Detached	4	Finished	988	0	0	2011	2011	ROOF	Exception: Y N

NC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	4	344	2011	9377	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	2012	40232	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29544 Stat Class: 321 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 1724 % Complete: 100  
Desc: Hay Cover (HC) Dimensions: RMV: 2260  
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
Hay Cover	4	Finished	1724	0	0	1960	1960		Exception: Y N

GONE

Accessories

No accessory data available

Bldg: 2 Code Area: 29544 Stat Class: 312 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 900 % Complete: 100  
Desc: Loft Barn (LB) Dimensions: 30x30 RMV: 2950  
Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

NR

NU

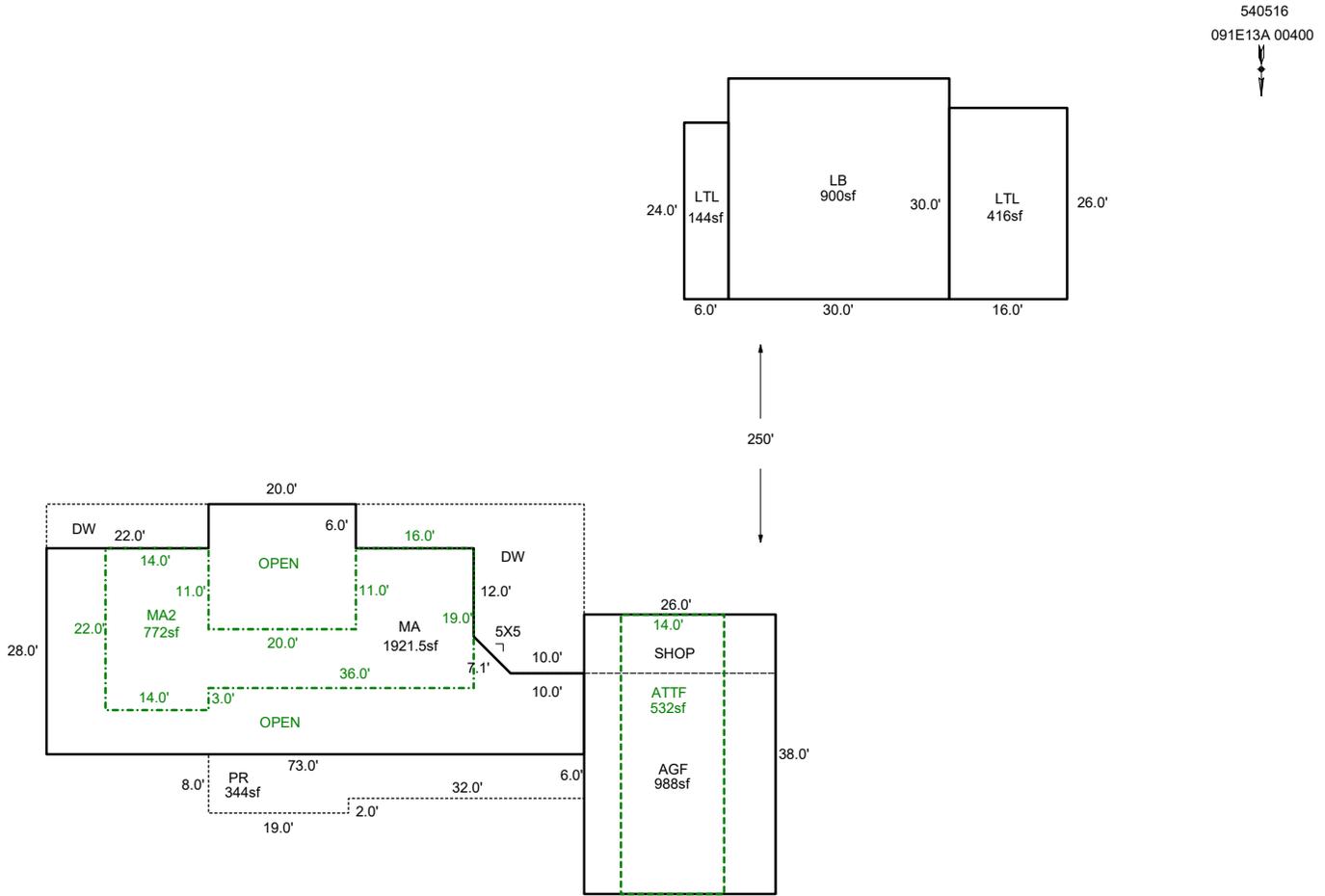
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	4	Finished	900	0	0	1969	1969	AVG	
<b>Accessories</b>									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540516 Parcel No.: 091E13A 00400  
 Property Address: 21472 FERN RIDGE RD  
 City: STAYTON County: MARION State: OR ZipCode: 97383  
 Owner:  
 Client:  
 Appraiser Name: Client Address: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LB	1.0	900.0	120.0	
	LTL	1.0	144.0	60.0	
	LTL	1.0	416.0	84.0	1460.0
GLA1	MA	1.0	1921.5	211.1	1921.5
GLA2	MA2	1.0	772.0	166.0	772.0
GAR	AGF	1.0	988.0	128.0	
	ATTF	1.0	532.0	104.0	1520.0
P/P	PR	1.0	344.0	118.0	
	DW	1.0	132.0	56.0	
	DW	1.0	428.5	105.1	904.5
	Net LIVABLE	cnt	0 (rounded)		2,694
	Net BUILDING	cnt	3 (rounded)		1,460

### COMMENT TABLE 1

DRAWN BY SH 10-28-08  
 Updated to add PR 10/20/2011 Jane  
 Edit to add DGAF, Chg AGF to DGOF 3/18/13 Jane  
 UPDATED BY CLOBERG 03/17/25

### COMMENT TABLE 2

CLUKE 03/10/25

### COMMENT TABLE 3

CYCLE L4