

Acct ID: 533874 MTL: 091W02A000200 Date: 4-3-25 Appr: CLUKE Prop Class: 551 INPUT 4-7-25 CLUKE RMV Prop Class: 551
 Situs: 14535 SPENNER RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 76790 Year: 2025

Last Date Appraised: 08/24/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: 5-1-25 For Farm Use
 Owner: KOELLMANN, TED D & KOELLMANN, BONNIE J Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 323811
 RMV Land: 577780 RMV Imp: 592500 RMV Total: 1170280 MAV: 292740 MSAV: 31071 SAV: 58529
 Comment: MA100%, ADDED YI'S PULL TAG
 INPUT CLUKE 5/11/22
 REVIEWED CLUKE 5/11/22

OWNERS DON'T LIKE US JUST SHOWING UP

Notations CHRIS TO SEND FARM USE INQUIRY LETTER

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	40000	29580	0

Land

Site: 2	Code Area: 29580	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 25790	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 2009 / 2900180					
Site: 3	Code Area: 29580	Size: 7.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 193450	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980 / 2900180: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					
Site: 4	Code Area: 29580	Size: 8.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 241160	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 2009 / 2900180: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					
Site: 5	Code Area: 29580	Size: 3.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 77380	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 2009 / 2900000: 00-01: chg from 5pasture to 3hill. 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY					

Improvements - Residence / Manufactured Structures

Bldg: 2	Code Area: 29580	Stat Class: 142	Year Blt: 2020	Eff Year Blt: 2020	Sq.Ft: 3668	% Complete: 100
Desc:	Multi Story above grade		Dimensions:	RMV: 576200		
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	1959	1	FB-1/ HB-1	2020	2020	KIT, FP - 1, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Second Floor	4	Finished	1709	3	FB-2	2020	2020	HVAC, BATH - 2	Y N
Garage Attached	4	Finished	696	0	0	2020	2020		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1384	2020	4408	0	Y N
DECK	4	285	2020	6145	0	Y N
PATIO	4	81	2020	436	0	Y N
PATIO	4	105	2020	565	0	Y N
PATIO	4	250	2020	1343	0	Y N
PATIO	4	795	2020	4285	0	Y N
ROOF EXTENSION OR PATIO COVER	4	81	2020	2302	1	Y N
ROOF EXTENSION OR PATIO COVER	4	105	2020	2984	1	Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 29580	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 1728	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 48x36	RMV: 16300		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

6810

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	5	Finished	1728	0	0	2000	2000	AVS	

2000 AVS

Accessories

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

FC 28x96 2022 NEW

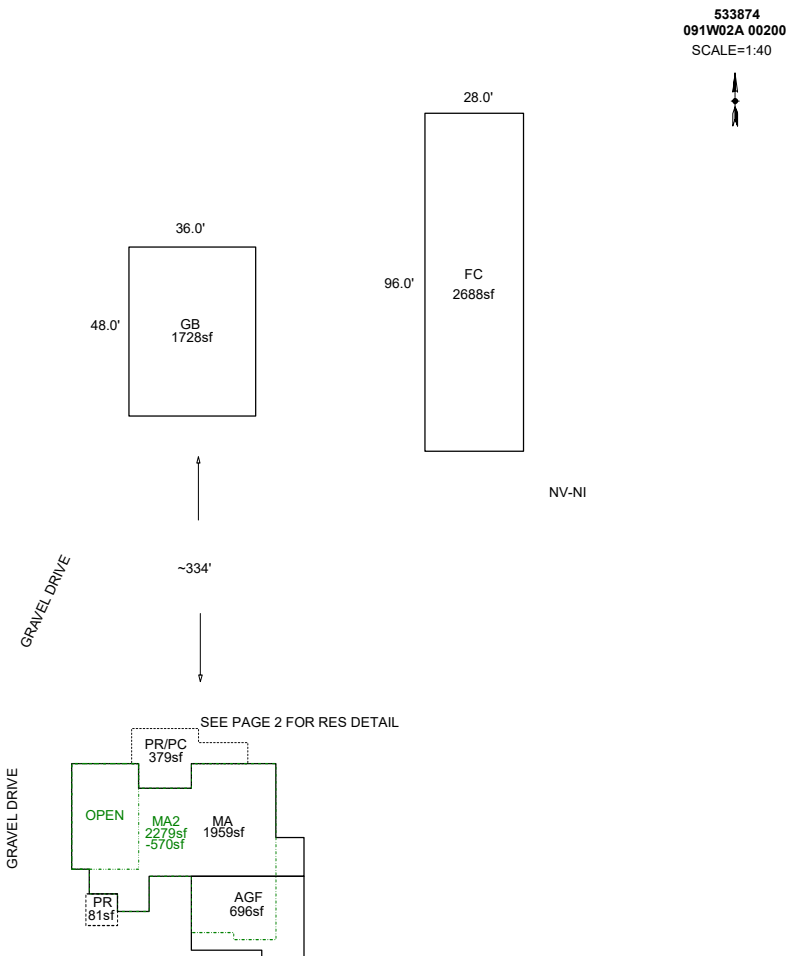
EXEMPT

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533874 Parcel No.: 091W02A 00200
 Property Address: 14535 SPENNER RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

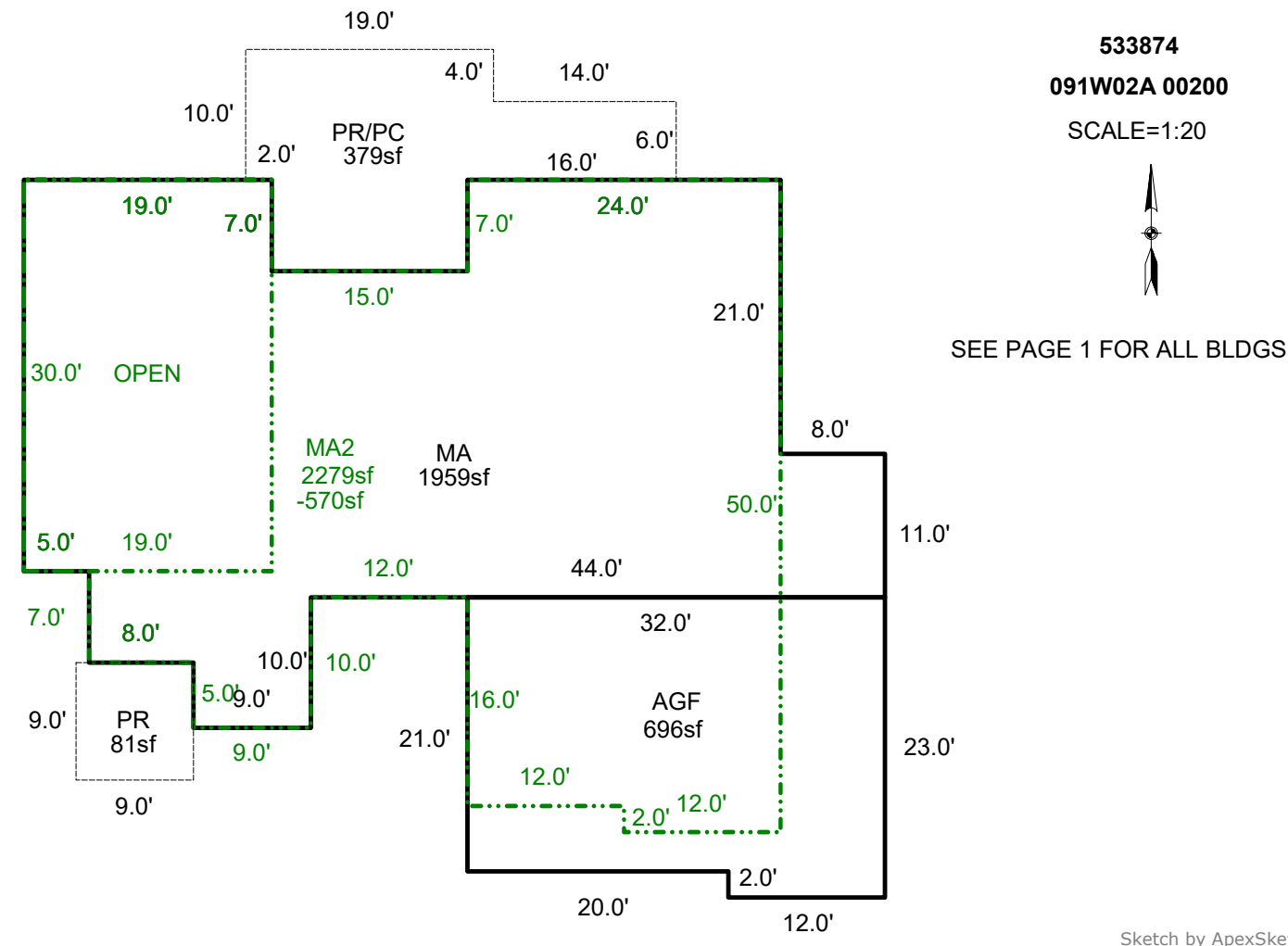
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB	1.0	1728.0	168.0		DRAWN BY JRONDEMA 5/14/18 UPD BY PH 08.09.19 & 01.08.20 UPD BY PH 03.10.20 UPDATED BY CLOBERG 04/22/24	
	FC	1.0	2688.0	248.0	4416.0		
GLA1	MA	1.0	1959.0	230.0	1959.0		
GLA2	MA2	1.0	2279.0	250.0			
	OPEN	-1.0	-570.0	98.0	1709.0		
GARG	AGF	1.0	696.0	110.0	696.0		
YI1	PR/PC	1.0	379.0	100.0		COMMENT TABLE 2	
	PR	1.0	81.0	36.0	460.0		
	Net LIVABLE	cnt	0 (rounded)		3,668	COMMENT TABLE 3	
	Net BUILDING	cnt	2 (rounded)		4,416		

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1959.0	230.0	1959.0
GLA2	MA2	1.0	2279.0	250.0	
	OPEN	-1.0	-570.0	98.0	1709.0
GARG	AGF	1.0	696.0	110.0	696.0
YI1	PR/PC	1.0	379.0	100.0	
	PR	1.0	81.0	36.0	460.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 5/14/18
 UPD BY PH 08.09.19 & 01.08.20
 UPD BY PH 03.10.20
 UPDATED BY CLOBERG 04/22/24

COMMENT TABLE 2

NSFD/BP19-004249
 NSFD/20-000247
 CLUKE 04/03/25

COMMENT TABLE 3

CANCELLED
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 3,668