

Acct ID: 534754 MTL: 091W12B000100 Date: **4.24.25** Appr: **ENCE** Prop Class: 551 RMV Prop Class: 551  
 Situs: 14942 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 89392 Year: 2025  
 Last Date Appraised: 08/28/2012 Appraiser: CLINT LUKE Retag: **Y** Tag info: **1 input 5-2025 WW**  
 Owner: EC FARMS LLC Roll Type: R  
 Cycle: **0** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 **0** LCB TTO INSP AV: 593025  
 RMV Land: 779320 RMV Imp: 757390 RMV Total: 1536710 MAV: 502220 MSAV: 90805 SAV: 153052  
 Comment:

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
4	SAF	SA OSD - FAIR	40000	29540	0

**Land**

**GLASS SEED**

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: 7390 Exception: Y N  
 Adjustment(s): GSOIL, WOOD Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 02900040

Site: 3 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 7390 Exception: Y N  
 Adjustment(s): GSOIL, WOOD Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009 / 02900040

Site: 5 Code Area: 29540 Size: 14.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 113870 Exception: Y N  
 Adjustment(s): GSOIL, WOOD Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 02900040

Site: 6 Code Area: 29540 Size: 67.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 495400 Exception: Y N  
 Adjustment(s): GSOIL, WOOD Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY

Site: 7 Code Area: 29540 Size: 10.18 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 75270 Exception: Y N  
 Adjustment(s): GSOIL, WOOD Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980 / 2012-13: #39 SOIL STUDY, MOVES 10.18 ACRES FROM FD ACCT,R34754 TO FP 01-02: F01-848 DELETION OF FP ACCOUNT,CHG OF SOIL CLASS

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 2150 % Complete: 100  
 Desc: Multi Story above grade **MAIN HOUSE** Dimensions: RMV: 344430  
 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	1766	5	FB-2	1982	1982	KIT, ROOF, FP - 1, HVAC+, BATH - 2	Y N
Second Floor	4	Finished	384	1	FB-1	1982	1982	HVAC+, BATH - 1	Y N
Garage Attached	4	Finished	528	0	0	1982	1982	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1982	25359	1	Y N <b>NC</b>

Bldg: 4 Code Area: 29540 Stat Class: 134 Year Blt: 1941 Eff Year Blt: 1941 Sq.Ft: 1680 % Complete: 100  
 Desc: Multi Story above grade with basement **2ND MA** Dimensions: RMV: 196050  
 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
First Floor	3	Finished	1248	2	FB-1	1941	1941	KIT, FP - 1, HVAC, ROOF, BATH 1	Exception: Y N
Attic	3	Low Cost	432	0	0	1941	1941		Exception: Y N
Basement	3	Unfinished	1248	0	0	1941	1941		Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	3	1	1941	12134	1	Exception: Y N

Bldg: 5 Code Area: 29540 Stat Class: 138 Year Blt: 1941 Eff Year Blt: 1941 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: 12x20 RMV: 16560  
 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
Garage Detached	3	Unfinished	240	0	0	1941	1941	ROOF	Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 384 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 1930  
 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	384	0	0	1987	1987		Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 29540 Stat Class: 353 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 5184 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 36x156 RMV: 28860  
 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	5184	0	0	1995	1995	FMR	Exception: Y 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: 2001 Eff Year Blt: 2001 Sq.Ft: 1152 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 24x48 RMV: 9570  
 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	1152	0	0	2001	2001	FMR	Exception: Y N

**Accessories**

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

Bldg: 7 Code Area: 29540 Stat Class: 324 Year Blt: 2011 Eff Year Blt: 2011 Sq.Ft: 5000 % Complete: 100  
 Desc: Seed Warehouse (SW) Dimensions: 50x100 RMV: 138760  
 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
Seed Warehouse	5	Finished	5000	0	0	2011	2011	FMR	Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 29540 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 2800 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 40x70 RMV: 21230

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	2800	0	0	2001	2001	FMR 60% AVG	

**Accessories**

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

SOLAR 108 PANNELS 10% EXEMPT

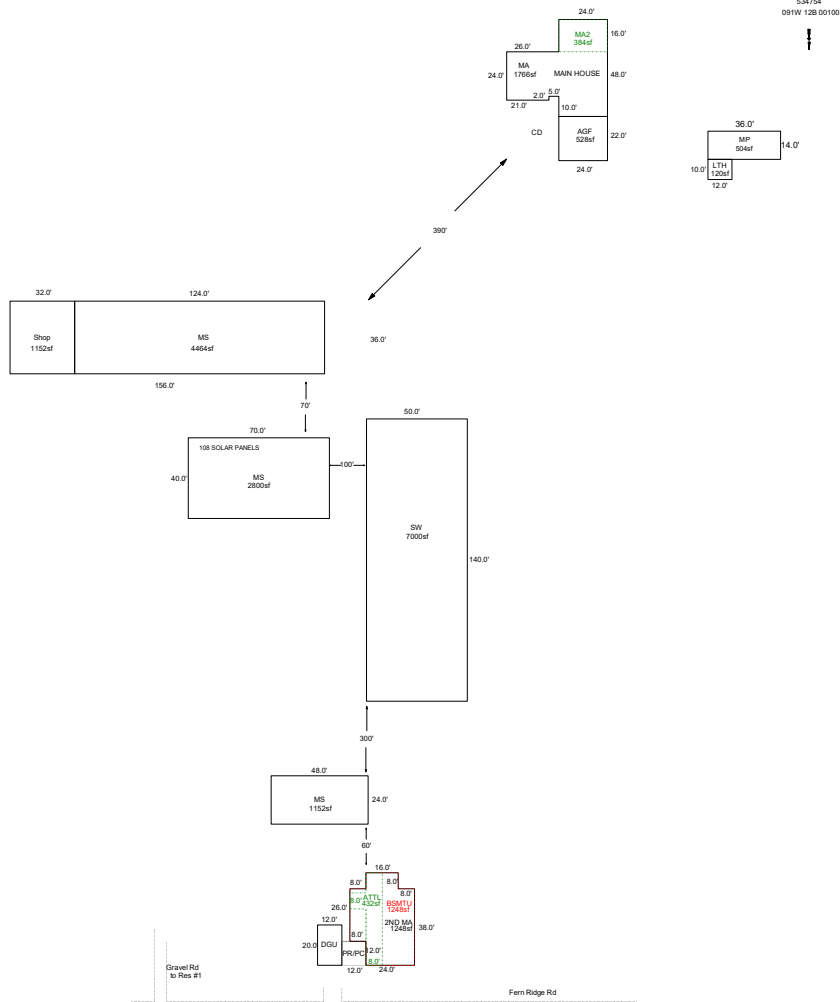


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 534754 Parcel No.: 091W12B 00100  
 Property Address: 14942 Fern Ridge Rd SE  
 City: Stayton County: 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	MS	1.0	1152.0	144.0	
	MS	1.0	2800.0	220.0	
	SW	1.0	7000.0	380.0	
	MS	1.0	4464.0	320.0	
	MP	1.0	504.0	100.0	
GLA1	LTH	1.0	120.0	44.0	16040.0
	2ND MA	1.0	1248.0	156.0	
GLA2	MA	1.0	1766.0	200.0	3014.0
	ATTL	1.0	432.0	124.0	
BSMT	MA2	1.0	384.0	80.0	816.0
	BSMTU	1.0	1248.0	156.0	1248.0
GAR	DGU	1.0	240.0	64.0	
	AGF	1.0	528.0	92.0	768.0
OTH	Shop	1.0	1152.0	136.0	1152.0
P/P	PR/PC	1.0	144.0	48.0	144.0
	Net LIVABLE	cnt	0 (rounded)		3,830
	Net BUILDING	cnt	6 (rounded)		16,040

Apex 8/30/12 Jane  
 UPDATED BY CLOBERG 05/14/25

### COMMENT TABLE 2

### COMMENT TABLE 3

CLUKE 04/24/25

CYCLE L4