

Acct ID: 540234 MTL: 091E04D000500 Date: 7-30-25 Appr: Ena Prop Class: 551 RMV Prop Class: 551 **501**
 Situs: 18052 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 146949 Year: 2025
 Last Date Appraised: 04/12/2022 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: SIEGMUND, ANDREW L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 877601
 RMV Land: 683070 RMV Imp: 1968280 RMV Total: 2651350 MAV: 841040 MSAV: 36561 SAV: 93318
 Comment: 22-23: L4 04.12.22 CL

INPUT
 8-14-25
 Ena

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

GRASSY LOT

Site: 1	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:	4HI	RMV: 54700	Exception: Y N	
Adjustment(s):	VWGR, GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 20-21: PER #10 CHG 2ND OSD, ADD VIEW ADJ						
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:	4HI	RMV: 19700	Exception: Y N	
Adjustment(s):	VWGR, GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 2019 / 19-20: ADD 2ND HOMESITE FOR NEW RES, TAKEN FROM						
Site: 5	Code Area: 29540	Size: 23.47 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY	4HI	RMV: 508670	Exception: Y N	
Adjustment(s):	VWGR, GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 04-05: LAND ADJUSTMENTS						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 143 -	Year Blt: 1952	Eff Year Blt: 1961	Sq.Ft: 3492	% Complete: 100
Desc: One Story with basement			Dimensions:	RMV: 366980		
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	1881	2	FB-1	1952	1961	BATH - 1, KIT-, HVAC, FP - 2, ROOF	Exception: Y N
Basement	4 -	Low Cost	1611	1	FB-1	1952	1961	BATH - 1	Exception: Y N
Garage Basement	4 -	Unfinished	594	0	0	1952	1961	ROOF	Exception: Y N

Y14A

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1920	1952	4181	1	Exception: Y N
DECK	4	50	1961	770	0	Exception: Y N
DECK	4	544	1961	7616	0	Exception: Y N
PATIO	4	80	1961	308	0	Exception: Y N
PATIO	4	395	1961	1520	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	50	1961	1015	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	324	1961	6577	0	Exception: Y N

Bldg: 10 Code Area: 29540 Stat Class: 162 + Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 6152 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 1509530
 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	6 +	Finished	5540	3	FB-4/ HB-1	2018	2018	KIT, ROOF, FP - 1, HVAC, BTH - 1, BATH - 4	Exception: Y N
Attic	6 +	Finished	612	0	0	2018	2018	ROOF, HVAC	Exception: Y N
Garage Attached	6	Finished	1463	0	0	2018	2018	ROOF	Exception: Y N

Accessories

V14A

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
PATIO	6	660	2019	3557	1	Exception: Y N
PATIO	6	3654	2019	19695	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	240	2018	6751	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	360	2018	10127	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	480	2018	13502	1	Exception: Y N

Bldg: 11 Code Area: 29540 Stat Class: 108 Year Blt: Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 16840
 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	
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	5888	2000	16840	1	Exception: Y N

Improvements - Accessory Buildings

W/ 1800^{sq} MS

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 2000 Sq.Ft: 966 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 11560
 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	
General Purpose Bldg	5	Finished	966	0	0	1990	2000	FAIR	Exception: Y N

NC

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1961 Eff Year Blt: 1990 Sq.Ft: 2550 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 75x34 RMV: 14090
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 36x76 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	2550	0	0	1961	1990	FAIR	Exception: Y N

FAIR

0

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: 341 Year Blt: 1985 Eff Year Blt: 2000 Sq.Ft: 320 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 6640
 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	
Multi-Purpose Bldg	6	Finished	320	0	0	1985	2000	FAIR	Exception: Y N

NC

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: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 1800 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 13820
 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	
Machine Shed	5	Finished	1800	0	0	2000	2000	FAIR	Exception: Y N

NC

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 341 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x30 RMV: 6230
 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	
Multi-Purpose Bldg	5	Finished	480	0	0	2003	2003	FAIR	Exception: Y N

NC

Accessories

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

Bldg: 9 Code Area: 29540 Stat Class: 353 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 2448 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 34x72 RMV: 22590
 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	
Machine Shed	5	Finished	2448	0	0	2006	2006	FAIR	Exception: Y N

NC

Accessories

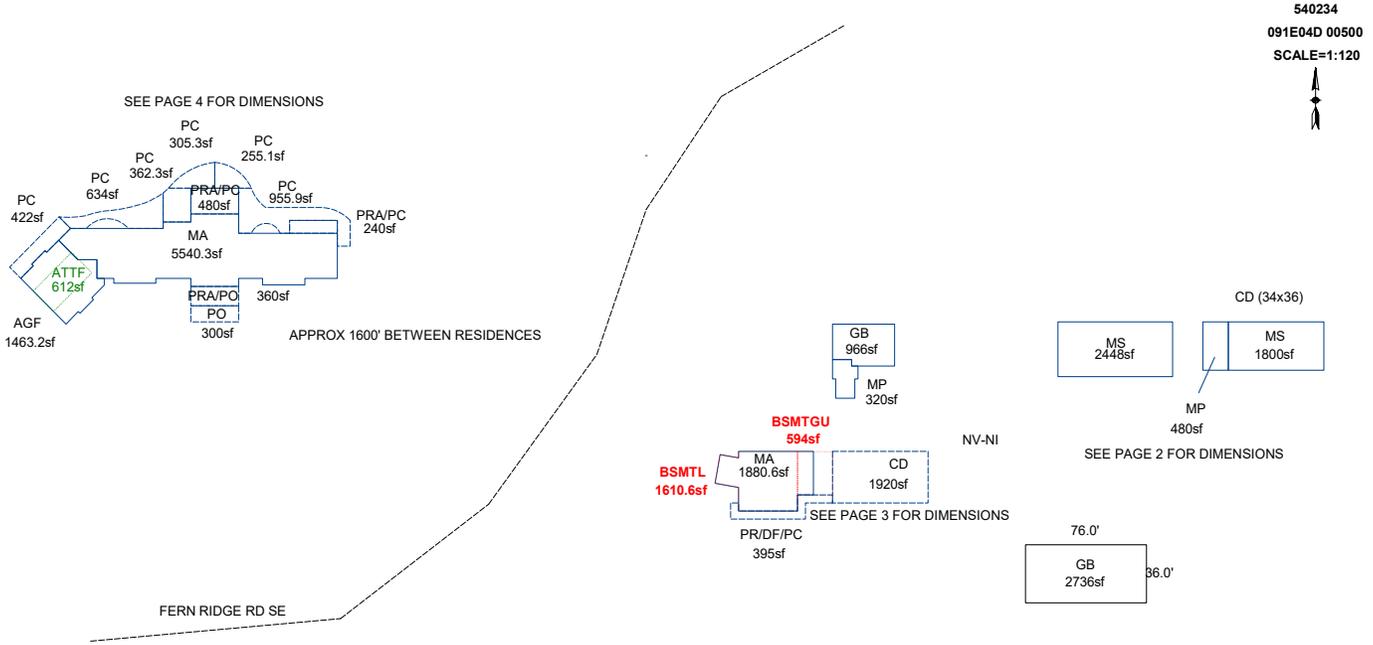
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540234 Parcel No.: 091E04D 00500
 Property Address: 18052 FERN RIDGE 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2736.0	224.0	
	MP	1.0	480.0	92.0	
	MS	1.0	2448.0	212.0	
	MS	1.0	1800.0	180.0	7464.0
GLA0	BSMTL	1.0	1610.6	174.6	1610.6
GLA1	MA	1.0	5540.3	442.8	
	MA	1.0	1880.6	194.6	7420.9
GLA2	ATTF	1.0	612.0	104.0	612.0
GAR	AGF	1.0	1463.2	163.1	
	BSMTGU	1.0	594.0	98.0	2057.2
OTH	MP	1.0	320.0	80.0	
	GB	1.0	966.0	130.0	1286.0
YI1	PRA/PC	1.0	240.0	76.0	
	PC	1.0	955.9	221.4	
	PC	1.0	422.0	111.0	
	PO	1.0	300.0	80.0	
	6 addl items				
	Net LIVABLE	cnt	0 (rounded)		9,644
	Net BUILDING	cnt	4 (rounded)		7,464

COMMENT TABLE 1

Apex Jane 8/10/10
 Updated to move several bldgs to R40235 1/20/12 Jane
 UPDATED BY JRONDEMA 9/20/18
 UPDATED BY JRONDEMA 12/17/18
 UPD BY PH 01.16.20
 UPDATED BY CLOBERG 08/07/25

COMMENT TABLE 2

12.17.19 CL #10
 CLUKE 07/30/25

COMMENT TABLE 3

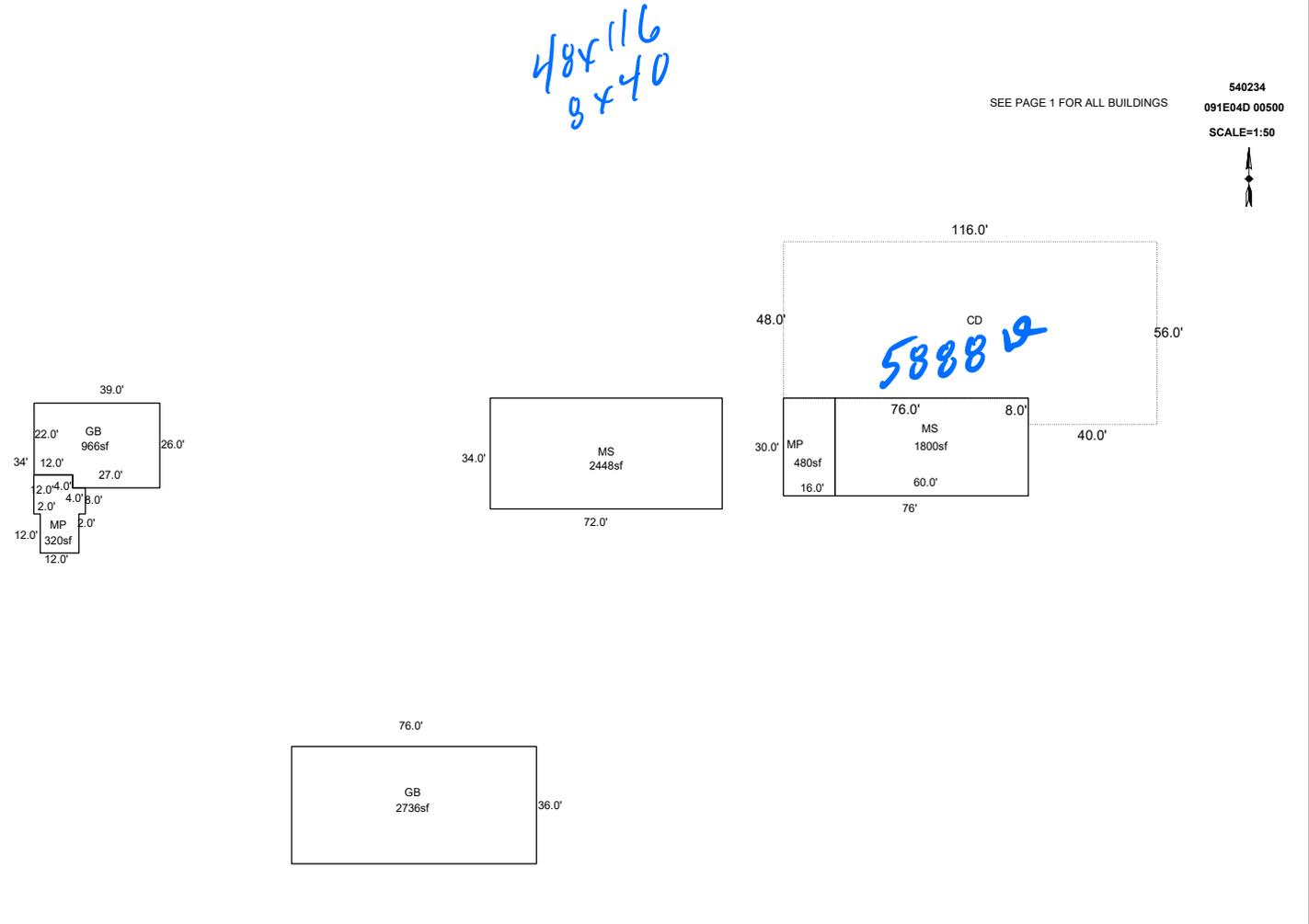
TAGS
 CYCLE L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540234 Parcel No.: 091E04D 00500
 Property Address: 18052 FERN RIDGE 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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	1800.0	180.0	
	MS	1.0	2448.0	212.0	
	MP	1.0	480.0	92.0	
	GB	1.0	2736.0	224.0	7464.0
OTH	GB	1.0	966.0	130.0	
	MP	1.0	320.0	80.0	1286.0

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COMMENT TABLE 2

12.17.19 CL #10
 CLUKE 07/30/25

COMMENT TABLE 3

TAGS
 CYCLE L4

Net BUILDING cnt 4 (rounded) 7,464

SKETCH/AREA TABLE ADDENDUM

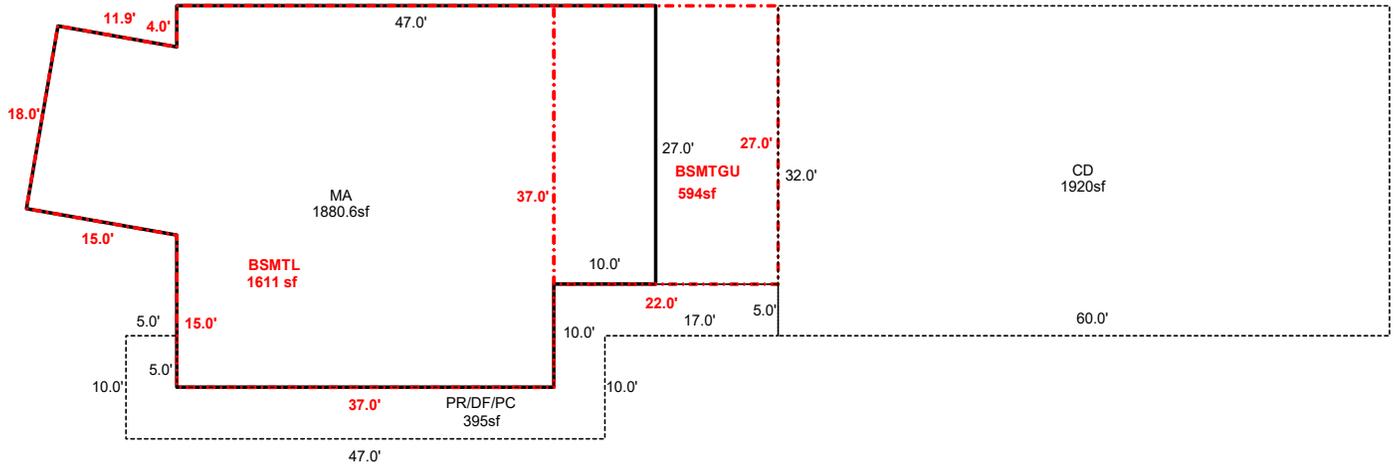
SUBJECT INFO

File No.: 540234 Parcel No.: 091E04D 00500
 Property Address: 18052 FERN RIDGE RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540234
091E04D 00500
SCALE=1:20

SEE PAGE 1 FOR ALL BUILDINGS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTL	1.0	1610.6	174.6	1610.6
GLA1	MA	1.0	1880.6	194.6	1880.6
GAR	BSMTGU	1.0	594.0	98.0	594.0

COMMENT TABLE 1

Apex Jane 8/10/10
 Updated to move several bldgs to R40235 1/20/12 Jane
 UPDATED BY JRONDEMA 9/20/18
 UPDATED BY JRONDEMA 12/17/18
 UPD BY PH 01.16.20
 UPDATED BY CLOBERG 08/07/25

COMMENT TABLE 2

12.17.19 CL #10
 CLUKE 07/30/25

COMMENT TABLE 3

TAGS
 CYCLE L4

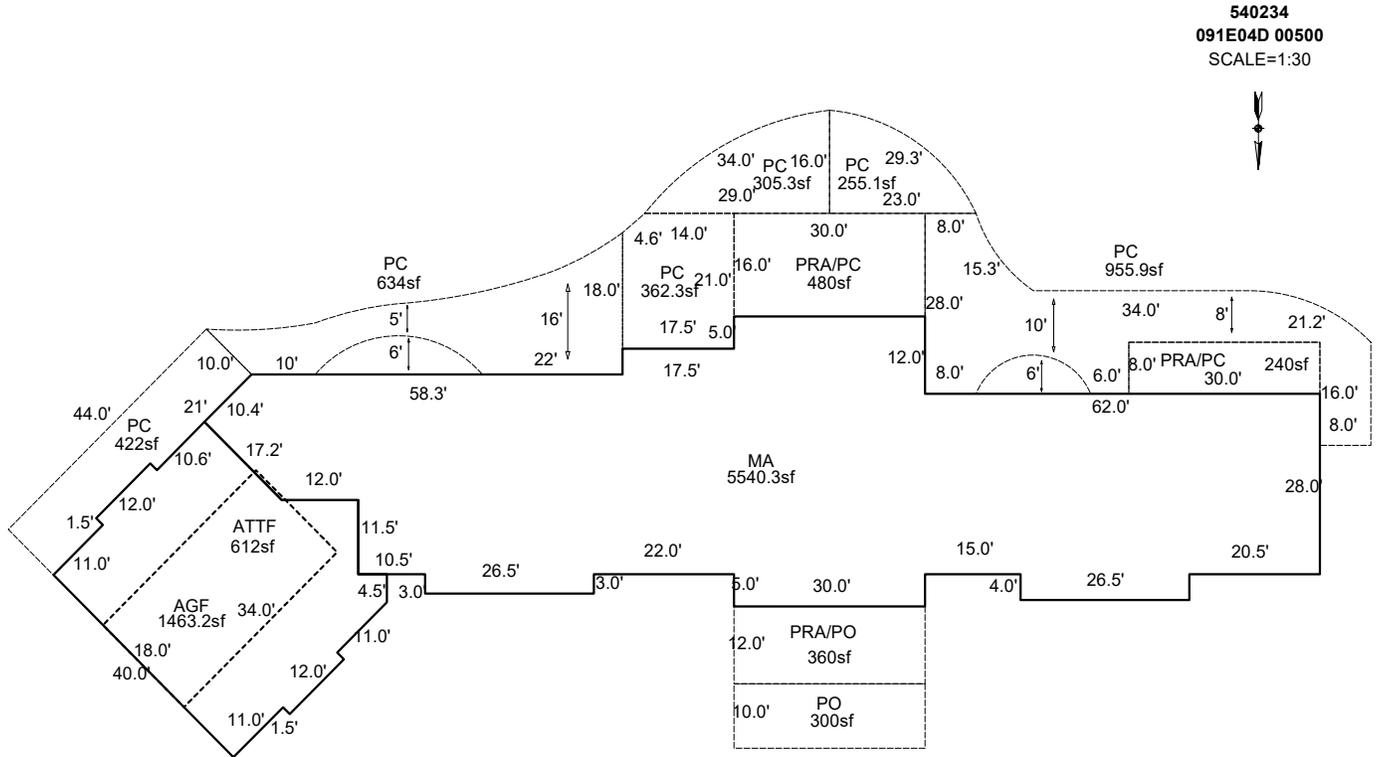
Net LIVABLE cnt 0 (rounded) 3,491

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540234 Parcel No.: 091E04D 00500
 Property Address: 18052 FERN RIDGE RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



540234
091E04D 00500
SCALE=1:30



SEE PAGE 1 FOR ALL BUILDINGS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	5540.3	442.8	5540.3
GLA2	ATTF	1.0	612.0	104.0	612.0
GAR	AGF	1.0	1463.2	163.1	1463.2
YI1	PRA/PC	1.0	480.0	92.0	
	PRA/PC	1.0	240.0	76.0	
	PRA/PO	1.0	360.0	84.0	
	PC	1.0	422.0	111.0	
	PO	1.0	300.0	80.0	
	PC	1.0	634.0	161.7	
	PC	1.0	362.3	75.1	
	PC	1.0	305.3	79.0	
	PC	1.0	255.1	68.3	
	PC	1.0	955.9	221.4	4314.5
	Net LIVABLE	cnt	0 (rounded)		6,152

Apex Jane 8/10/10
 Updated to move several bldgs to R40235 1/20/12 Jane
 UPDATED BY JRONDEMA 9/20/18
 UPDATED BY JRONDEMA 12/17/18
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COMMENT TABLE 2

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12.17.19 CL #10
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TAGS
 CYCLE L4