

Acct ID: 540737 MTL: 091E17B000700 Date: 6-6-25 Appr: Cava Prop Class: 559 RMV Prop Class: 459
 Situs: 11073 FIR GROVE LN SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 83355 Year: 2025
 Last Date Appraised: 3-17-25 Appraiser: CLINT LUKE Retag: Y N Tag info:

IMPR 6-10-25
 Cava

Owner: HOLUB, KEVIN Roll Type: R
 Cycle Tag Sales Verification Other: FARM Inspection level: 1 2 3 4 LCB TTO INSP AV: 161764
 RMV Land: 410120 RMV Imp: 181850 RMV Total: 591970 MAV: 127070 MSAV: 34694 SAV: 82545

Comment: TREES ARE AT LAST YEAR OF TYPICAL SIZE FOR XMAS TREES
SPACE TO MRS + ADVISED THEY WOULD NEED TO BE HARVESTED

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
MS	ZONED	FARM EFU ZONED

+ OPEN AREAS REPAIRED

TAG 5-1-26 FOR FOLLOW UP

OSDs

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

Land

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: 65000 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009 / 00-01: 02900040, UPDATE OF MKT VALUES

Site: 3 Code Area: 29540 Size: 3.54 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: 253120 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1988 / 02900040

Site: 4 Code Area: 29540 Size: 0.80 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: 52000 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: Liability year - 1988 / 00-01: 2900040, UPDATE MARKET VALUE /01-02; CHANGED SOIL CLASS FROM PASTURE TO 8 BENCH

Improvements - Residence / Manufactured Structures

Bldg: 5 Code Area: 29540 Stat Class: 465 Year Blt: 1998 Eff Year Blt: 2002 Sq.Ft: 2452 % Complete: 100
 Desc: MANUF STRUCT, CLASS 6, 20' WIDE DOUBLE Dimensions: RMV: 149390
 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	2452	3	FB-3	1998	2002	HVAC+, ROOF, KIT-	Y N

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	1	328	2007	6639	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29540 Stat Class: 355 Year Blt: 1970 Eff Year Blt: 1989 Sq.Ft: 600 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 40x15 RMV: 1220
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

IMPR 3-17-25
 MRS
 3-17-25

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	4	Finished	600	0	0	1970	1989		Exception: Y N

Accessories

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

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 860 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 6730
 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	860	0	0	1991	1991	FAIR	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 1760
 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	200	0	0	1993	1993		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2160 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x36 RMV: 9950
 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	2160	0	0	1987	1987		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 354 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 720 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1810
 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	
Lean-to Light Duty	4	Finished	720	0	0	2005	2005		Exception: Y N

Accessories

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

Bldg: 8 Code Area: 29540 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 4350
 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	120	0	0	2010	2010	FAIR	Exception: Y N

Accessories

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



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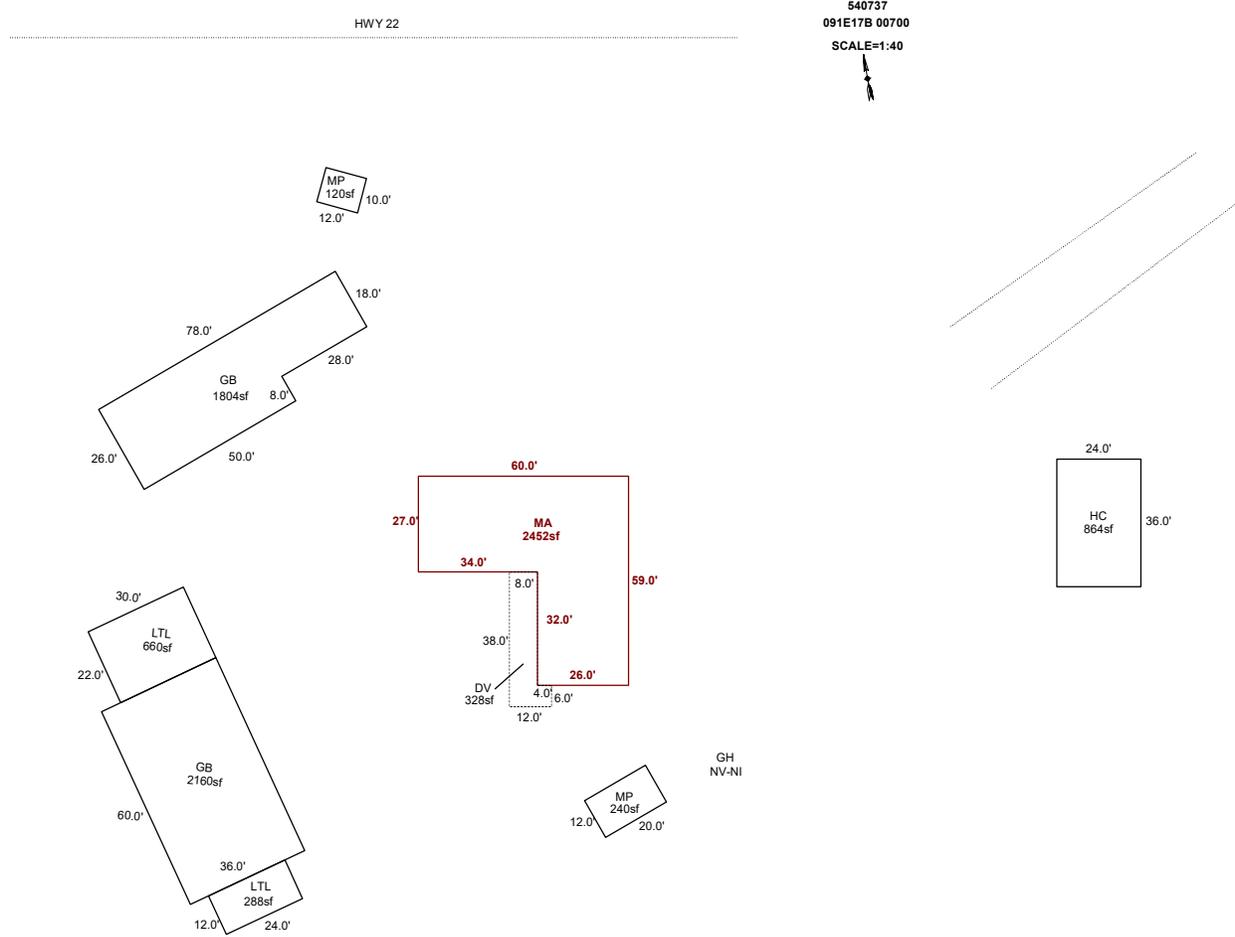
6/6/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540737 Parcel No.: 091E17B 00700
 Property Address: 11073 FIR GROVE LN 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	2160.0	192.0	
	GB	1.0	1804.0	208.0	
	MP	1.0	240.0	64.0	
	LTL	1.0	660.0	104.0	
	LTL	1.0	288.0	72.0	
	MP	1.0	120.0	44.0	
	HC	1.0	864.0	120.0	6136.0
GLA1	MA	1.0	2452.0	238.0	2452.0
P/P	DV	1.0	328.0	100.0	328.0
	Net LIVABLE	cnt	0 (rounded)		2,452
	Net BUILDING	cnt	7 (rounded)		6,136

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/15/18
 UPDATED BY CLOBERG 03/31/25

COMMENT TABLE 2

CLUKE 03/17/25

COMMENT TABLE 3

CYCLE L4