

Acct ID: 533874 MTL: 091W02A000200 Date: 6-1-25 Appr: CLUKE Prop Class: 551 RMV Prop Class: 551
 Situs: 14535 SPENNER RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 76790 Year: 2025
 Last Date Appraised: 09/24/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: KOELLMANN, TED D & KOELLMANN, BONNIE J Roll Type: R
 Cycle Tag Sales Verification Other: FARM Inspection level: 1 2 3 0 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

*INPUT
2-1-25
CLUKE*

Notations Sony Loren 6-4 Questioning Use of Land

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

Very Angry Taxpayer Refused That His Attorney Would Be in Touch

OSDs

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

Land Breake Said Let Lawyers Handle It

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	FP - 1, HVAC, KIT-, BATH - 1, ROOF, BTH - 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	1348	0	Y N
PATIO	4	795	2020	4085	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

Handwritten notes and signatures in blue ink, including 'AN' and 'STAN'.

Floors

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

Accessories

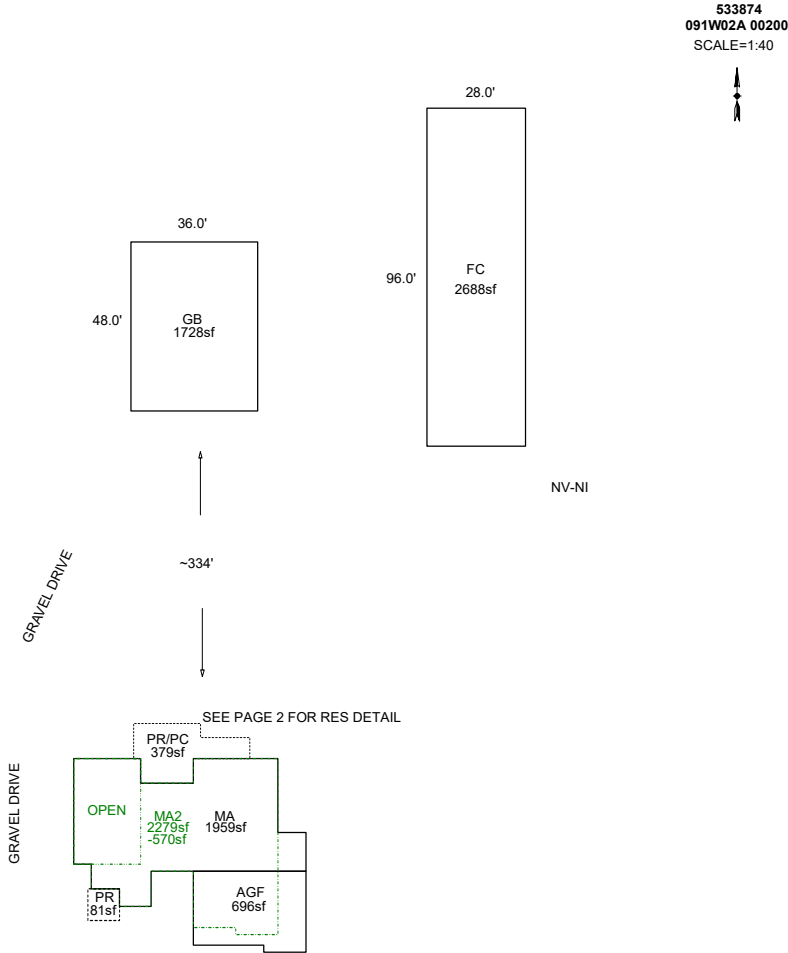
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1728.0	168.0	
	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	
	PR	1.0	81.0	36.0	460.0
	Net LIVABLE	cnt	0 (rounded)		3,668
	Net BUILDING	cnt	2 (rounded)		4,416

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

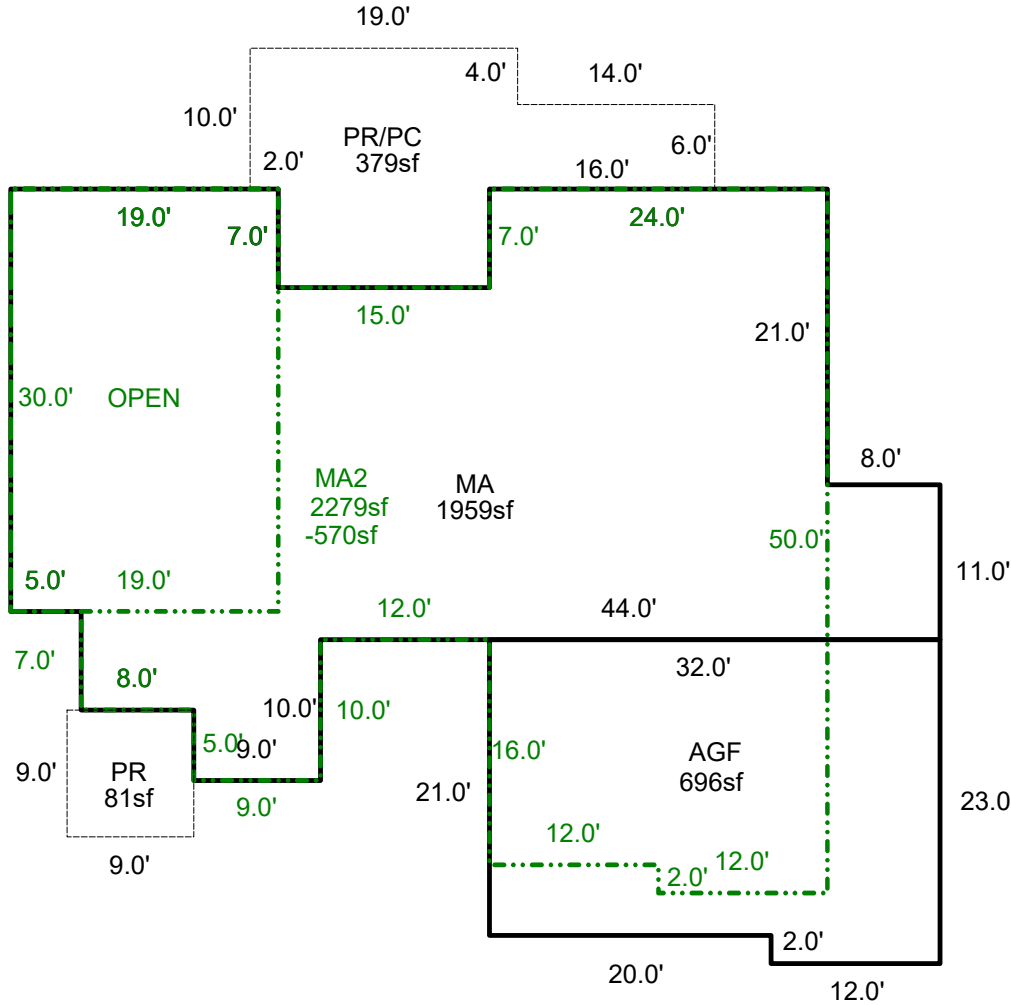
CANCELLED
 CYCLE L4

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



533874
091W02A 00200
 SCALE=1:20



SEE PAGE 1 FOR ALL BLDGS

Sketch by ApexSketch

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
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COMMENT TABLE 2

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

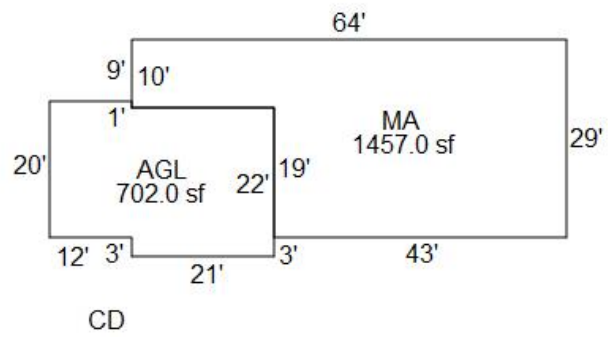
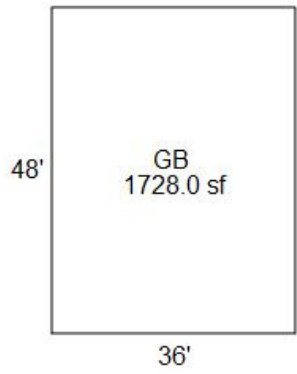
COMMENT TABLE 3

CANCELLED
 CYCLE L4

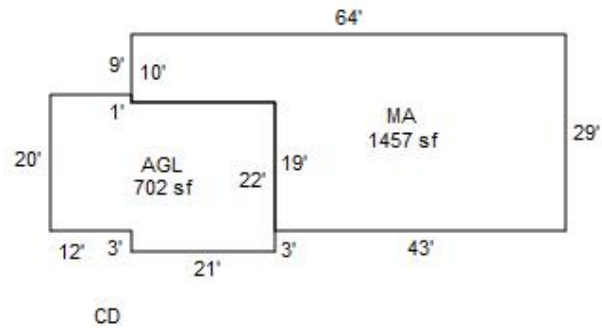
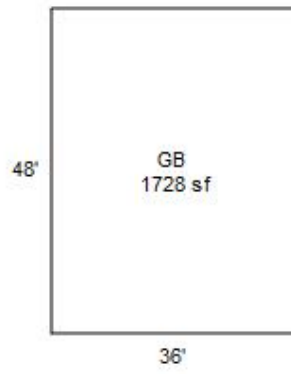
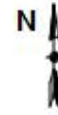
Net LIVABLE cnt 0 (rounded) 3,668

R33874
091W02A 00200

FOR ASSESSMENT PURPOSES ONLY
DISTANCE BETWEEN BUILDINGS NOT TO SCALE
SCALE=1:40



R33874
091W02A 00200
SCALE=1:40

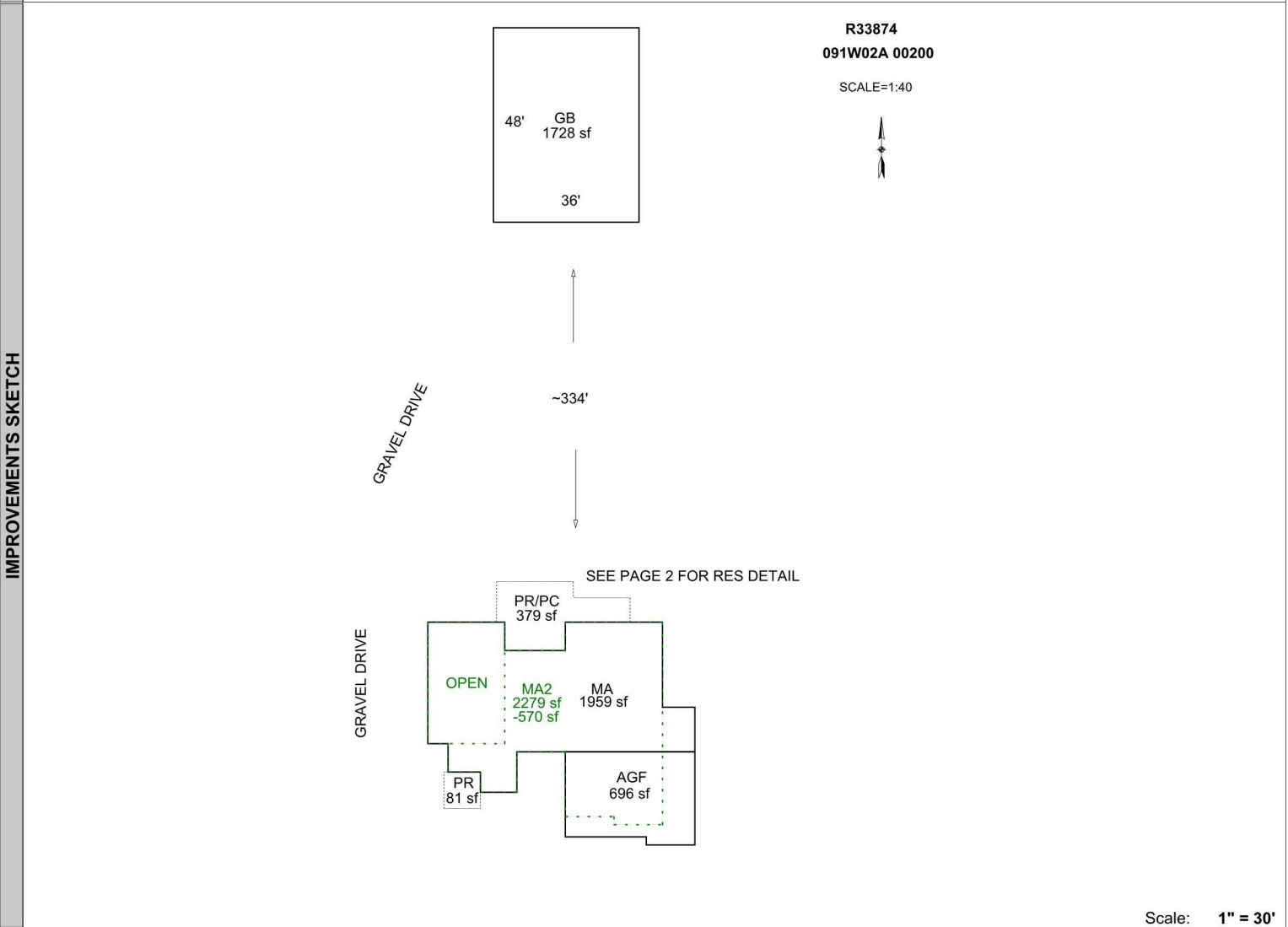


SKETCH/AREA TABLE ADDENDUM

Parcel No **091W02A 00200**

File No **R33874**

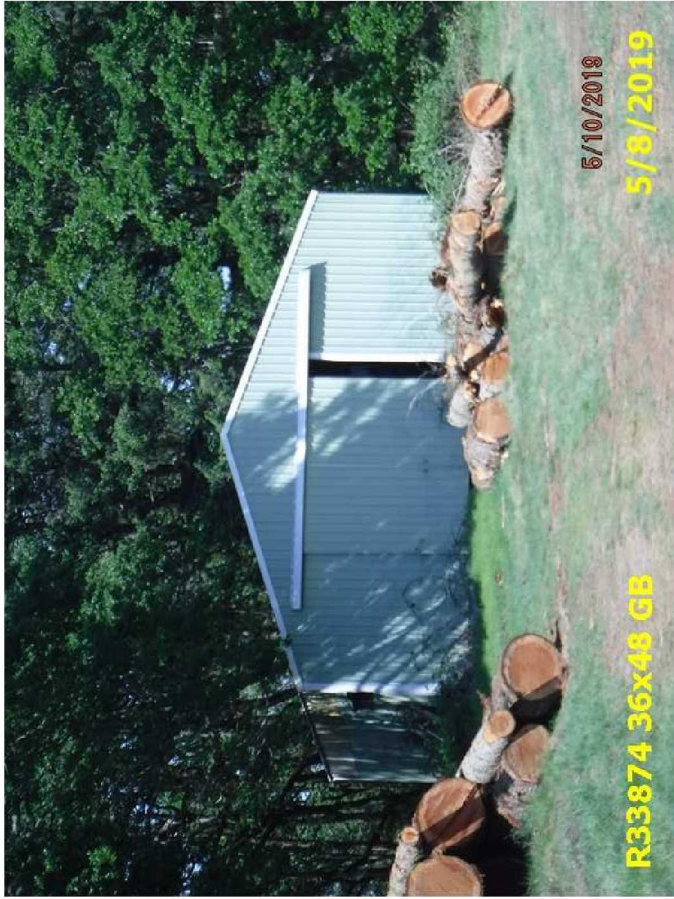
SUBJECT	Property Address 14535 SPENNER RD SE			
	City STAYTON	County MARION	State OR	Zip 97383
	Owner			
	Client			
	Appraiser Name			



Scale: **1" = 30'**

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1959	230	1959	DRAWN BY JRONDEMA 5/14/18 UPD BY PH 08.09.19 & 01.08.20 UPD BY PH 03.10.20	
GLA2	MA2	1.00	2279	250			
	OPEN	1.00	-570	98	1709		
GBA1	GB	1.00	1728	168	1728		
GARG	AGF	1.00	696	110	696		
YI1	PR/PC	1.00	379	100			
	PR	1.00	81	36	460		
Net LIVABLE Area (rounded w/ factors)					3668		
Net BUILDING Area (rounded w/ factors)					1728		

Comment Table 2	Comment Table 3
NSFD/BP19-004249 NSFD/20-000247	CANCELLED



R33874 36x48 GB

5/10/2018

5/8/2019



R33874 Site of Orig House

5/10/2018

5/8/2019