

Acct ID: 540358 MTL: 091E080000800 Date: 8-22-25 Appr: CLM Prop Class: 551 RMV Prop Class: 551
 Situs: 16851 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 42649 Year: 2025
 Last Date Appraised: 09/01/2021 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: PYNCH, JON & PYNCH, MONICA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 266802
 RMV Land: 517350 RMV Imp: 411940 RMV Total: 929290 MAV: 238990 MSAV: 27812 SAV: 51055
 Comment: 22-23: L2 09.01.22 CL

Handwritten notes in yellow circle:
 IMPR
 8-22-25
 CLM

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

Handwritten note: Orchard

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: 23260 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 02900040

Site: 3 Code Area: 29540 Size: 13.09 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 304510 Exception: Y N
 Adjustment(s): 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: 4 Code Area: 29540 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Description: FARM WOODLOT RMV: 139580 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 01-02; ADDED DATE FOR SPECIAL ASSESSMENT

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 143 Year Blt: 1981 Eff Year Blt: 1998 Sq.Ft: 2686 % Complete: 100
 Desc: One Story with basement Dimensions: 2871 RMV: 391600
 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	1342 <u>1365</u>	1	FB-1	1981	1998	BATH - 1, KIT-, FP - 1, HVAC, ROOF	Y N
Basement	4	Finished	1344 <u>1506</u>	3	FB-1	1981	1998	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	48	2021	1045	0	Y N
DECK	4	96	2021	2091	0	Y N
DECK	4	236	2021	7318	0	Y N
ROOF EXTENSION OR PATIO COVER	4	32	2021	919	0	Y N
ROOF EXTENSION OR PATIO COVER	4	96	2021	2756	0	Y N
ROOF EXTENSION OR PATIO COVER	4	336	2021	9647	0	Y N

Bldg: 4 Code Area: 29540 Stat Class: 108 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4490
 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	Exception
ENCLOSED PORCH	3	168	2001	4486	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1008 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x28

RMV: 7820

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
General Purpose Bldg	5	Finished	1008	0	0	1992	1992	FMR AVB	

70%
AVB

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 896 % Complete: 100

Desc: Machine Shed (MS)

Dimensions: 28x32

RMV: 8030

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	896	0	0	2001	2001	FMR AVB	

70%
AVB

Accessories

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

MS 5 20x32 2022 NEW
FMR

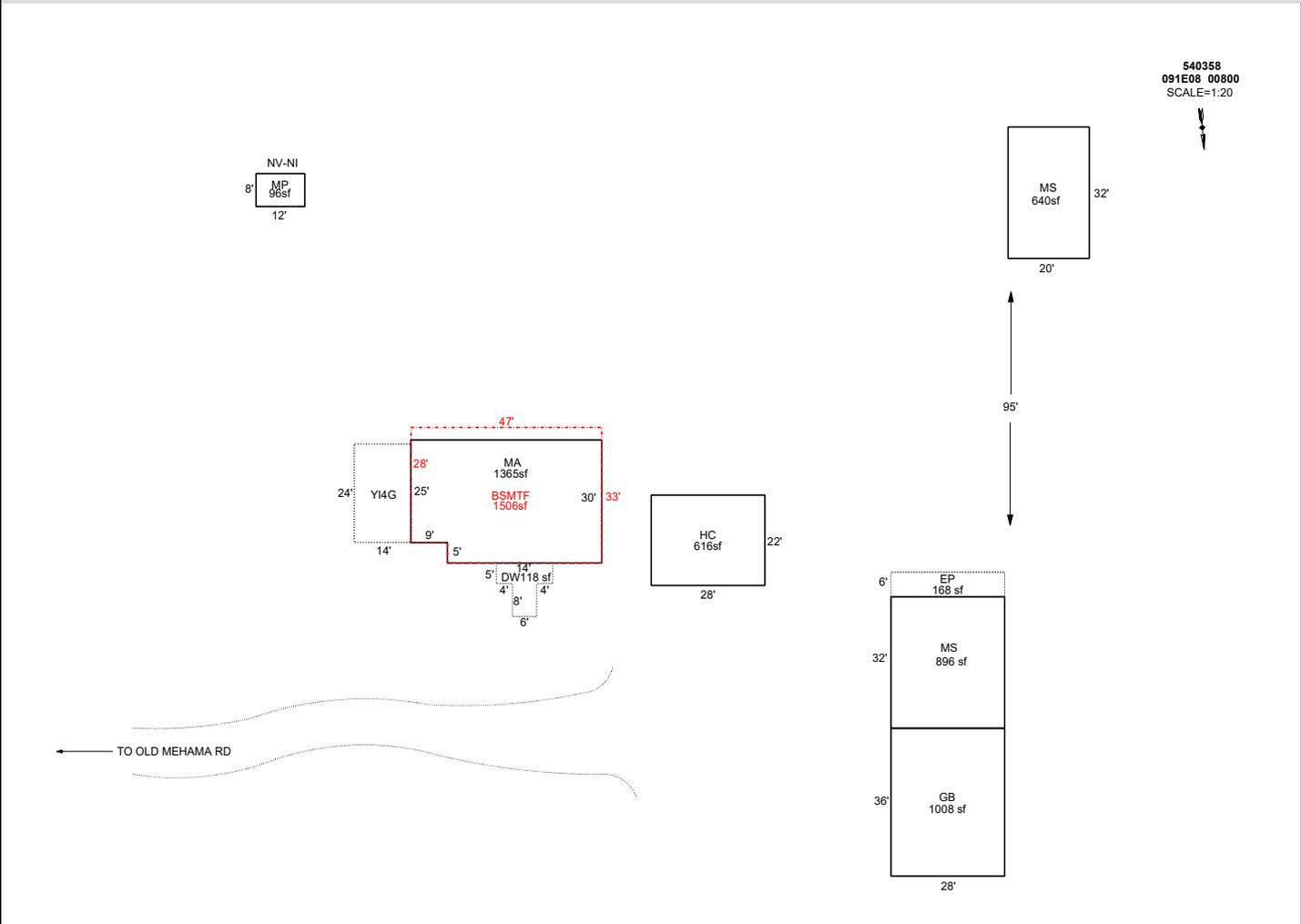
HCB 22x28 AVB 2024 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540358 Parcel No.: 091E08 00800
 Property Address: 16851 OLD MEHAMA RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1008.0	128.0	
	MS	1.0	896.0	120.0	
	HC	1.0	616.0	100.0	
	MS	1.0	640.0	104.0	
	MP	1.0	96.0	40.0	3256.0
GLA0	BSMTF	1.0	1506.0	160.0	1506.0
GLA1	MA	1.0	1365.0	154.0	1365.0
P/P	DW	1.0	118.0	54.0	
	EP	1.0	168.0	68.0	286.0
	Net LIVABLE	cnt	0 (rounded)		2,871
	Net BUILDING	cnt	5 (rounded)		3,256

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/8/18
 UPDATED BY CJURAN 05/11/2021 555-20-005430
 UPDATED BY CLOBERG 08/28/25

COMMENT TABLE 2

CLUKE 08/22/25

COMMENT TABLE 3

CYCLE L4