

Acct ID: 540421 MTL: 091E110000500 Date: 8-18-25 Appr: Conce Prop Class: 551 RMV Prop Class: 551
 Situs: 20162 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 27280 Year: 2025
 Last Date Appraised: 09/20/2011 Appraiser: CLINT LUKE Retag: Y Tag info: _____
 Owner: SCHUMACHER,DEREK D & SCHUMACHER,NICOLE T Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 212679
 RMV Land: 537610 RMV Imp: 252720 RMV Total: 790330 MAV: 183650 MSAV: 29029 SAV: 59887
 Comment: _____

*INPUT
8-29-25
Conce*

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land *CHRISTMAS TREES / GRASS SEED / CATTLE*

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: 24110	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 2009 / 2900040						
Site: 3	Code Area: 29540	Size: 15.49 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD	Value Source: Farm Use - EFU	Description: TWO HILL DRY			RMV: 410810	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 1974 / 2900040 05-06: F05-0315 LLA BETWEEN R40421,R40413,R40414; NO IMPS MOVING.						
Site: 4	Code Area: 29540	Size: 2.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 62690	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments: Liability year - 1974						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 132 +	Year Blt: 1974	Eff Year Blt: 1978	Sq.Ft: 2146	% Complete: 100
Desc: Multi Story above grade			Dimensions:	RMV: 224240		
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	3 +	Finished	1480	1	FB-2	1974	1978	FP - 1, HVAC+, ROOF, KIT+, BATH - 2	Y N
Attic	3 +	Finished	666	1	0	1974	1978		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	404	1974	6666	1	Y N

Y14A YES Y

Bldg: 2	Code Area: 29540	Stat Class: 108	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:	RMV: 7220		
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
ASPHALT DRIVEWAY	1	3208	1974	7218	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 29540	Stat Class: 351	Year Blt: 1987	Eff Year Blt: 1987	Sq.Ft: 1600	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 40x40	RMV: 8670		
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
General Purpose Bldg	5	Finished	1600	0	0	1987	1987	FARM	Y N

70%

AVG

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 355 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 4408 % Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: 116x38 RMV: 6550
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
Lean-to Heavy Duty	4	Finished	4408	0	0	1985	1985		Exception: Y N

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: 311 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2320 % Complete: 100
Desc: Feeder Barn (FB) Dimensions: 116x20 RMV: 6040
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
Feeder Barn	5	Finished	2320	0	0	1985	1985		Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

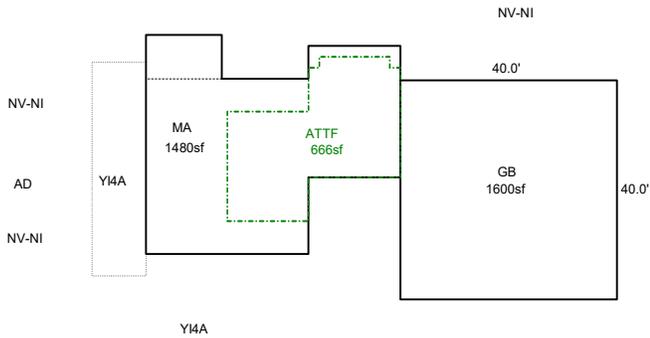
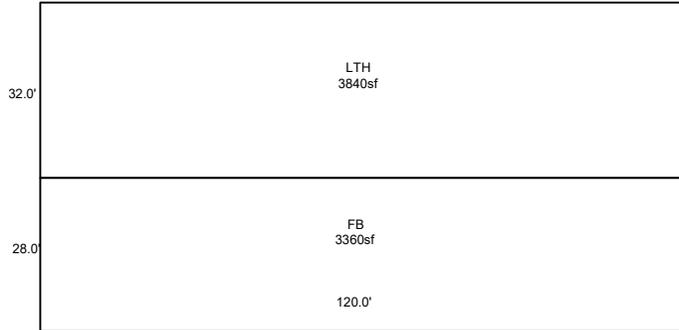
File No.: 540421 Parcel No.: 091E11 00500
 Property Address: 20162 FERN RIDGE RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540421
091E11 00500



SEE PAGE 2 FOR HOUSE DIMENSIONS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FB	1.0	3360.0	296.0	
	LTH	1.0	3840.0	304.0	
	GB	1.0	1600.0	160.0	8800.0
GLA1	MA	1.0	1480.0	186.0	1480.0
GLA2	ATTF	1.0	666.0	124.0	666.0
P/P	DW	1.0	390.0	98.0	390.0

COMMENT TABLE 1

DRAWN BY SH 3-3-10
 UPDATED BY CLOBERG 08/28/25

COMMENT TABLE 2

CLUKE 08/18/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	0	(rounded)		2,146
Net BUILDING	cnt	3	(rounded)		8,800

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

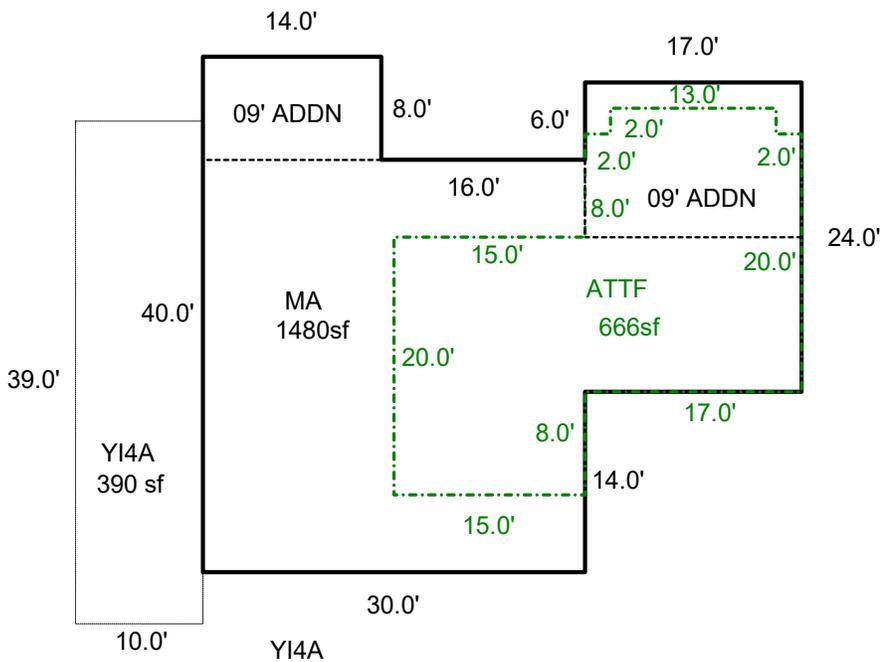
File No.: 540421 Parcel No.: 091E11 00500
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 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
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 Appraiser Name: Inspection Date:

SKETCH

**540421
091E11 00500**



SEE PAGE 1 FOR PROPERTY LAYOUT



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1480.0	186.0	1480.0
GLA2	ATTF	1.0	666.0	124.0	666.0
P/P	YI4A	1.0	390.0	98.0	390.0

COMMENT TABLE 1

DRAWN BY SH 3-3-10
 UPDATED BY CLOBERG 08/28/25

COMMENT TABLE 2

CLUKE 08/18/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,146