

Acct ID: 540424 MTL: 091E120001800 Date: 8-15-25 App: CLUKE Prop Class: 451 RMV Prop Class: 451  
 Situs: 21751 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 27285 Year: 2025  
 Last Date Appraised: 02/22/2018 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: KOSEL, PAUL A & KOSEL, CEANNE R Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 245100  
 RMV Land: 268510 RMV Imp: 353904 RMV Total: 622414 MAV: 245100 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

INPUT 9-2-25 CLUKE

**Notations**  
 No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	29544	0

**Land**  
 Site: 1 Code Area: 29544 Size: 1.85 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural Restrictive Description: \_\_\_\_\_ RMV: 228510 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 03-04: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**  
 Bldg: 2 Code Area: 29544 Stat Class: 142 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1541 % Complete: 100  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 349760  
 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	1541	3	FB-2	2013	2013	HVAC, ROOF, KIT, BATH - 2	Y N
Second Floor	4	Unfinished	689	0	0	2017	2017	ROOF HVAC AW AVS	Y N
Garage Basement	4	Unfinished	689	0	0	2017	2017		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>PATIO</del>	<del>4</del>	<del>220</del>	<del>2014</del>	<del>1150</del>	<del>1</del>	<del>Y N</del>
<del>ROOF EXTENSION OR PATIO COVER</del>	<del>4</del>	<del>195</del>	<del>2014</del>	<del>5372</del>	<del>1</del>	<del>Y N</del>

**Improvements - Accessory Buildings**  
 Bldg: 1 Code Area: 29544 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 552 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: \_\_\_\_\_ RMV: 3010  
 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	4	Finished	<u>552</u>	0	FB-1	1987	1987	FAIR, BATH - 1	Y <u>N</u>

**Accessories**

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

Bldg: 3 Code Area: 29544 Stat Class: 357 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 420 % Complete: 100  
 Desc: Frost Control Dimensions: 42x10 RMV: 1134  
 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
Frost Control	4	Finished	420	0	0	2016	2016		Y N

**Accessories**

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

MP6 12x16 AVS 2024 NEW  
LTL 8x16 LTL 8x16 LTL 6x12 2024 NEW

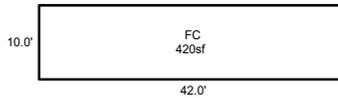
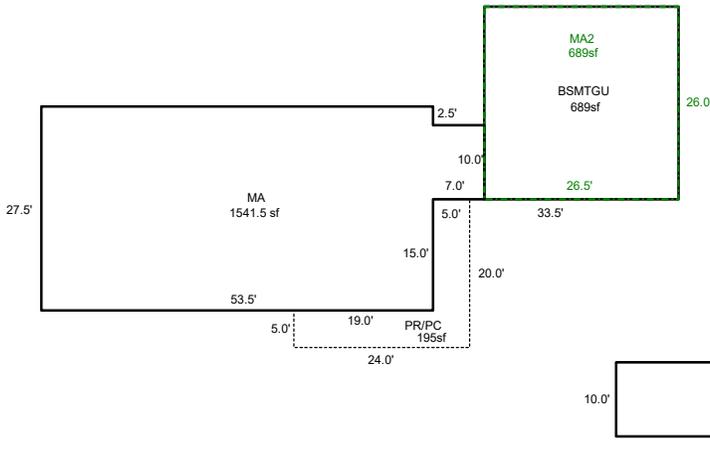
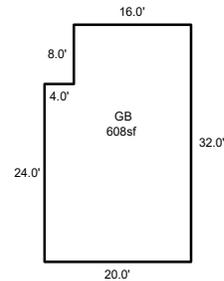
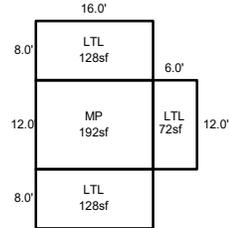
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540424 Parcel No.: 091E12 01800  
 Property Address: 21751 FERN RIDGE RD SE  
 City: STAYTON County: MARION State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

540424  
091E12 01800  
SCALE=1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	608.0	104.0	
	FC	1.0	420.0	104.0	
	LTL	1.0	128.0	48.0	
	MP	1.0	192.0	56.0	
	LTL	1.0	128.0	48.0	
	LTL	1.0	72.0	36.0	1548.0
GLA1	MA	1.0	1541.3	176.0	1541.3
GAR	BSMTGU	1.0	689.0	105.0	
	MA2	1.0	689.0	105.0	1378.0
P/P	PR/PC	1.0	195.0	88.0	195.0
	Net LIVABLE	cnt	0 (rounded)		1,541
	Net BUILDING	cnt	6 (rounded)		1,548

DRAWN BY JRONDEMA 9/13/16  
 UPDATED BY JRONDEMA 4/10/17  
 UPDATED BY JRONDEMA 3/2/18  
 UPDATED BY CLOBERG 08/28/25

### COMMENT TABLE 2

### COMMENT TABLE 3

3.23.17 SR #94 TAGS  
 CLUKE 08/15/25

CYCLE L4