

Acct ID: 540436 MTL: 091E120000900 Date: 8-15-25 Appr: Gince Prop Class: 551 RMV Prop Class: 451
 Situs: 21362 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 60083 Year: 2025
 Last Date Appraised: 09/23/2011 Appraiser: CLINT LUKE Retag: Y N Tag info:
 Owner: MELVIN L HALL RLT 50% & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 259247
 RMV Land: 393160 RMV Imp: 391250 RMV Total: 784410 MAV: 238180 MSAV: 21067 SAV: 55044
 Comment:

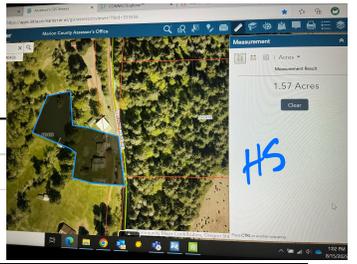
INPUT 8-29-25 Gince

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

CAME

cwo to review

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: 39150	Exception: Y N
Adjustment(s):	IRR, WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 2009 / 2900040 <i>+ .55ac Pond</i>					
Site: 3	Code Area: 29540	Size: 3.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HI	Value Source: Farm Use - EFU	Description: FOUR HILL IRR			RMV: 152100	Exception: Y N
Adjustment(s):	IRR, WASTE		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: 3.85 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 150730	Exception: Y N
Adjustment(s):	IRR, WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980					
Site: 5	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND			RMV: 1180	Exception: Y N
Adjustment(s):	IRR, WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments:	Liability year - 1980 / //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//2900000: 03-04: REAPPRAISAL					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 144 -	Year Blt: 1949	Eff Year Blt: 1967	Sq.Ft: 2486	% Complete: 100
Desc:	Multi Story above grade with basement			Dimensions:	RMV: 363040	
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	1870	1	FB-2	1949	1967	KIT, ROOF, FP - 1, HVAC+, BATH - 2	Y N
Attic	4 -	Finished	616	0	0	1949	1967		Y N
Basement	4 -	Unfinished	1232	0	0	1949	1967		Y N
Garage Detached	3	Unfinished	904	0	0	1949	1949	ROOF	Y N

ALL AVS

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	1352	1949	2900	1	Y N
PATIO	4	480	1949	1742	1	Y N
ROOF EXTENSION OR PATIO COVER	4	176	1949	3369	1	Y N

Y14A

Bldg: 6	Code Area: 29540	Stat Class: 108	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements			Dimensions:	RMV: 2050	
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

GONE

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
GARDEN GREENHOUSE	1	160	0	2054	1

Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1520 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x38 RMV: 8240
 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	1520	0	0	1987	1987	FAIR

70%

AVG

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: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 390
 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	96	0	0	0	0	FAIR

X

NV

Exception: Y N

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 353 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1425 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 57x25 RMV: 5700
 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
Machine Shed	5	Finished	1425	0	0	1987	1987	FAIR

50%

Exception: Y N

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 464 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x16 RMV: 3690
 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	464	0	0	1985	1985	FAIR

16x26

70%

GOOD

Exception: Y N

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 311 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 2640 % Complete: 100
 Desc: Feeder Barn (FB) Dimensions: 60x44 RMV: 2210
 Func Obsc: 50 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
Feeder Barn	4	Finished	2640	0	0	1982	1982	FAIR

100

20%

FAIR

Exception: Y N

Accessories

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

Bldg: 8 Code Area: 29540 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 720 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 30x24 RMV: 5930
 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
Machine Shed	5	Finished	720	0	0	2001	2001	FAIR

100%

FAIR

Exception: Y N

Accessories

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

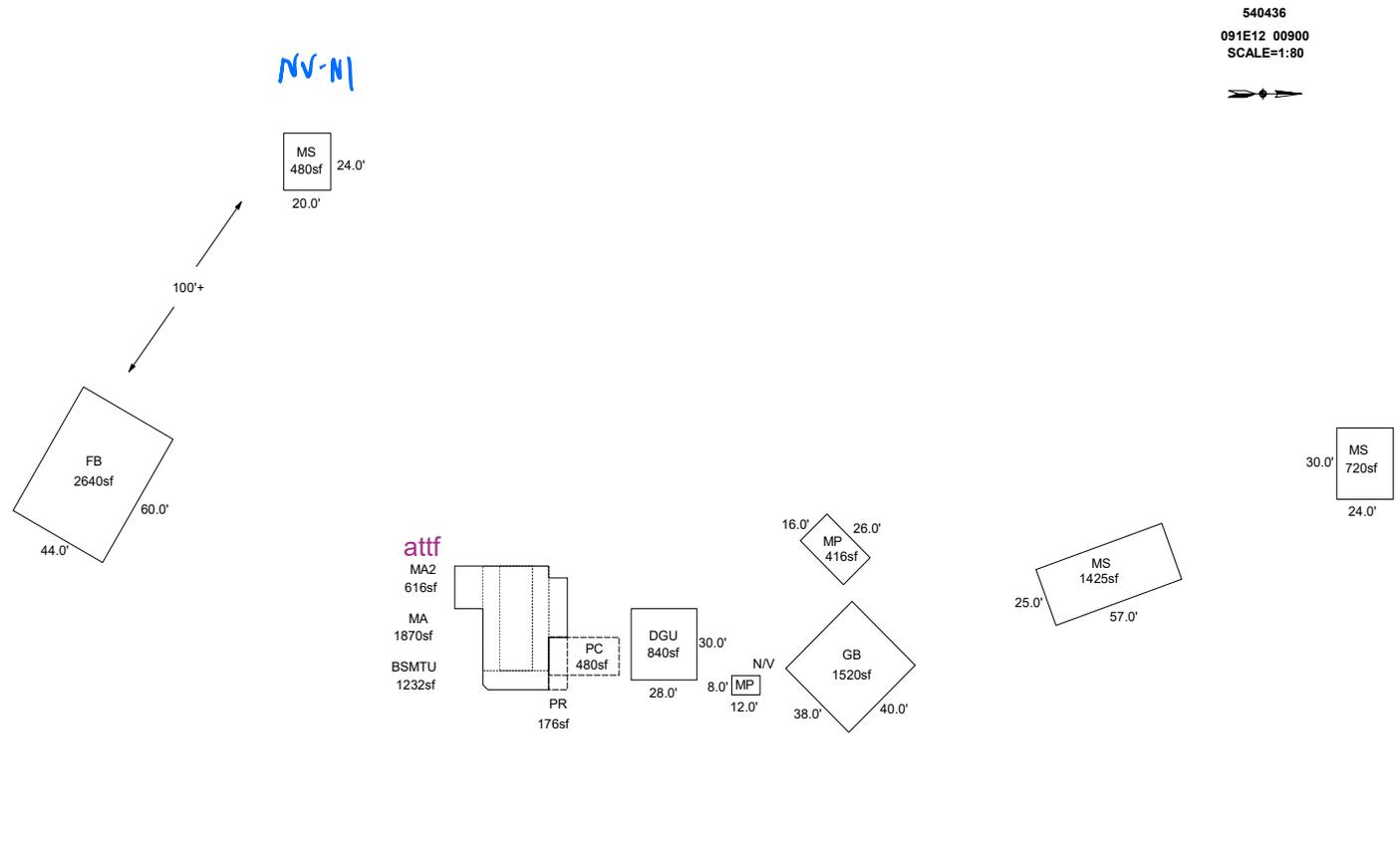
MS 5 20x24 Fan 20th/1 Yo

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540436 Parcel No.: 091E12 00900
 Property Address: 21362 FERN RIDGE 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	1520.0	156.0	
	MS	1.0	1425.0	164.0	
	MP	1.0	416.0	84.0	
	FB	1.0	2640.0	208.0	
	MS	1.0	720.0	108.0	
	MS	1.0	480.0	88.0	7201.0
GLA1	MA	1.0	1870.0	198.8	1870.0
GLA2	MA2	1.0	616.0	116.0	616.0
BSMT	BSMTU	1.0	1232.0	144.0	1232.0
GAR	DGU	1.0	840.0	116.0	840.0
P/P	PC	1.0	480.0	92.0	
	PR	1.0	176.0	60.0	656.0
	Net LIVABLE	cnt	0 (rounded)		2,486
	Net BUILDING	cnt	6 (rounded)		7,201

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/9/18
 UPDATED BY CLOBERG 08/28/25

COMMENT TABLE 2

CLUKE 08/15/25

COMMENT TABLE 3

CYCLE L4

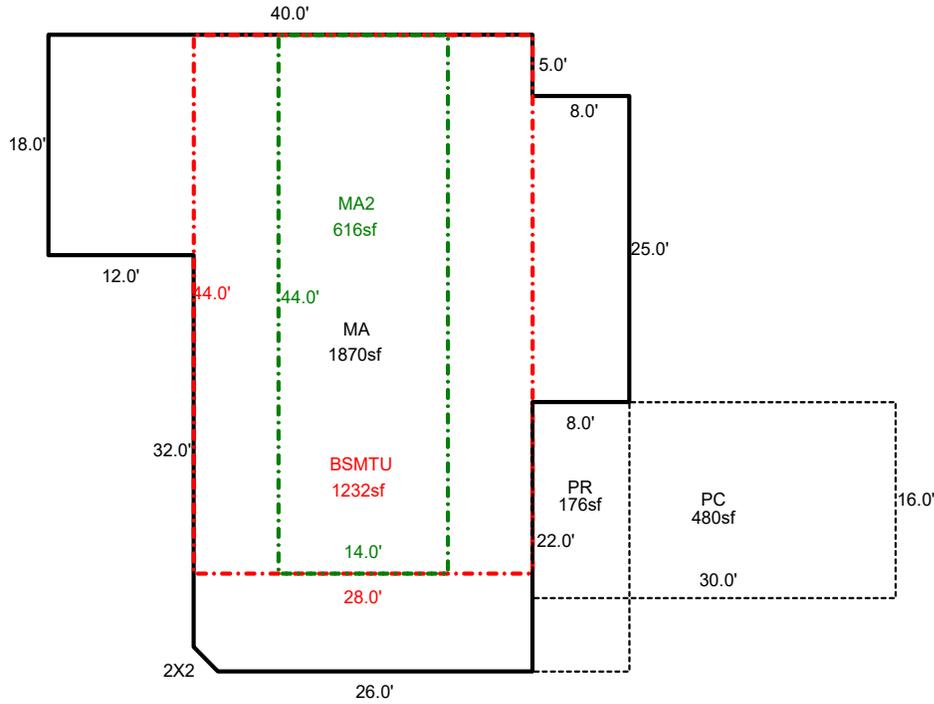
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SUBJECT INFO

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 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R40436
091E12 00900
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1870.0	198.8	1870.0
GLA2	MA2	1.0	616.0	116.0	616.0
BSMT	BSMTU	1.0	1232.0	144.0	1232.0
P/P	PC	1.0	480.0	92.0	
	PR	1.0	176.0	60.0	656.0

DRAWN BY JRONDEMA 8/9/18
 UPDATED BY CLOBERG 08/28/25

COMMENT TABLE 2

COMMENT TABLE 3

CLUKE 08/15/25

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,486

SKETCH/AREA TABLE ADDENDUM

Parcel No 091E12 00900

File No R40436

SUBJECT

Property Address 21362 FERN RIDGE RD SE

City STAYTON

County MARION

State OR

Zip 97383

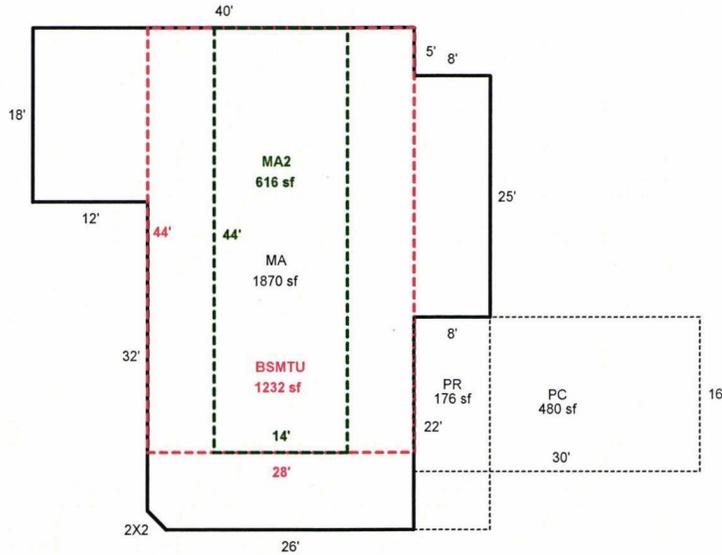
Owner

Client

Appraiser Name

R40436
091E12 00900
SCALE=1:20
N
➔

IMPROVEMENTS SKETCH



Scale: 1" = 80'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1870	199	1870
GLA2	MA2	1.00	616	116	616
BSMT	BSMTU	1.00	1232	144	1232
P/P	PC	1.00	480	92	
	PR	1.00	176	60	656

Comment Table 1

DRAWN BY JRONDEMA 8/9/18

Comment Table 2

Comment Table 3

*Done 8-15-25
Cycles 44*

Net LIVABLE Area (rounded w/ factors) 2486