

Acct ID: 540443 MTL: 091E120000400 Date: 8-15-25 Appr: AWK Prop Class: 581 RMV Prop Class: 581
 Situs: 20881 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 60098 Year: 2025
 Last Date Appraised: 09/22/2011 Appraiser: CLINT LUKE Retag: Y N Tag info: INPUT 9-9-25 AWK
 Owner: NIELSON, CONNIE J Roll Type: R
cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 3 LCB TTO INSP AV: 223677
 RMV Land: 934400 RMV Imp: 168520 RMV Total: 1102920 MAV: 95050 MSAV: 128627 SAV: 223088
 Comment:

Notations

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAG	SA OSD - GOOD	60000	29540	0

Graves Site

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 1	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: Value Source: Farm Homesite		Description:		RMV: 5480		Exception: Y N
Adjustment(s): GSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 2009 / 2900040						
Site: 3	Code Area: 29540	Size: 11.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2HD Value Source: Farm Use - EFU		Description: TWO HILL DRY		RMV: 66320		Exception: Y N
Adjustment(s): GSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900040						
Site: 4	Code Area: 29540	Size: 100.93 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD Value Source: Farm Use - EFU		Description: FOUR HILL DRY		RMV: 553210		Exception: Y N
Adjustment(s): GSOIL		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: 5	Code Area: 29540	Size: 45.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC Value Source: Designated Forest Land		Description: DFL Class C		RMV: 249390		Exception: Y N
Adjustment(s): GSOIL		Fire Patrol: SA004		Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900000 //08-09: 8BENCH PROJECT - CHG OF 8HILL TO 4HILL AND MOVE TO FD ACCOUNT						

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 132 Year Blt: 1923 Eff Year Blt: 1923 Sq.Ft: 2054 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 138200
 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	1478	2	FB-1	1923	1923	FP - 1, HVAC, ROOF, KIT, BATH - 1	Exception: Y N
Attic	3	Finished	576	0	0	1901	1923	<u>HWC</u>	Exception: Y <u>N</u>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	462	1950	6700	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 300
 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
Multi-Purpose Bldg	4	Finished	80	0	0	0	0	FAIR	Exception: Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 7560

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	864	0	0	1993	1993	FAIR	

60%
RMV

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 900 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 9530

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	900	0	0	1997	1997	FAIR	

60%
RMV

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 353 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 1440 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 48x30 RMV: 10190

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	1440	0	0	1997	1997	FAIR	

60%
RMV

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 311 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 1800 % Complete: 100

Desc: Feeder Barn (FB) Dimensions: 50x36 RMV: 2720

Func Obsc: 85 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	4	Finished	1800	0	0	1979	1979	FAIR	

40%
RMV

Accessories

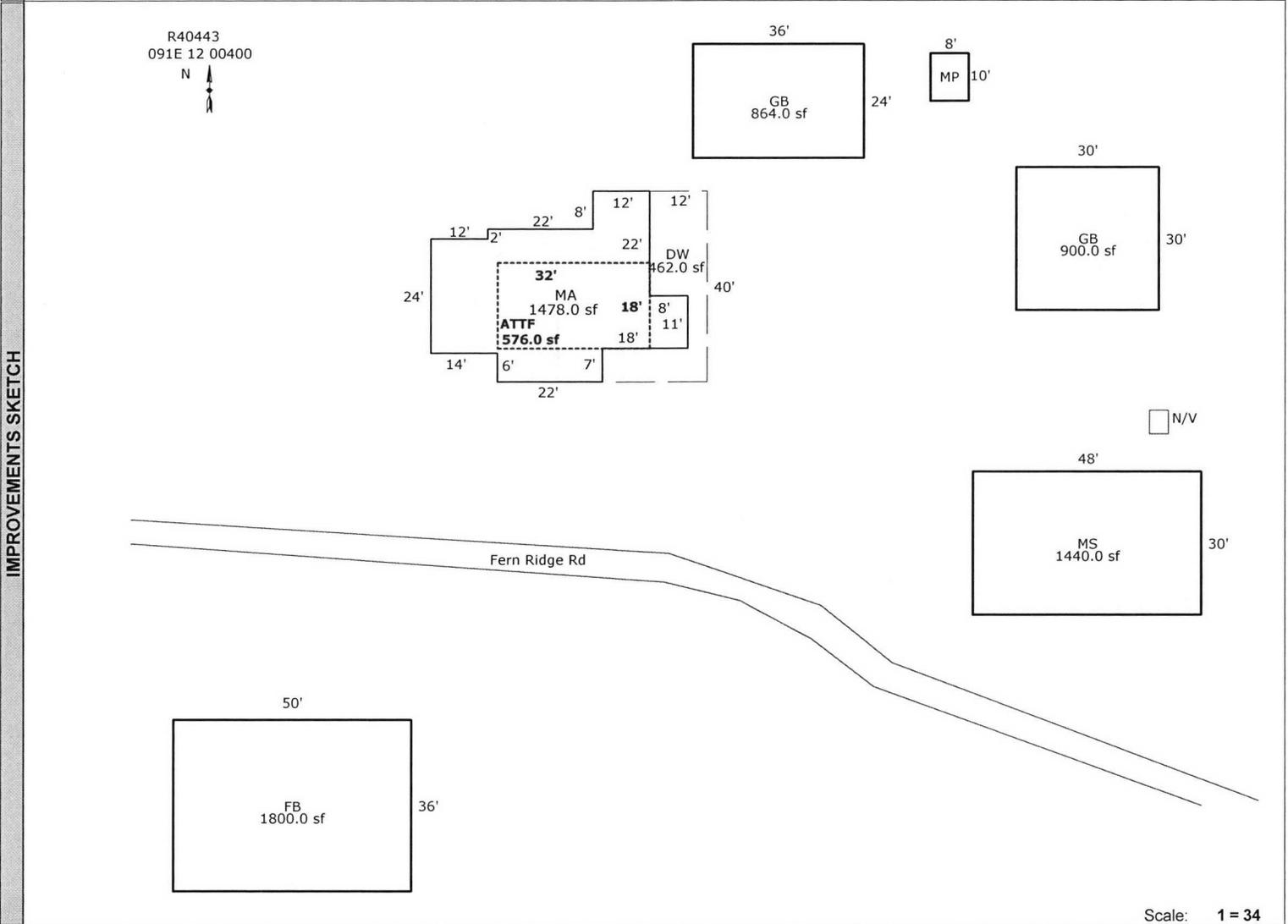
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No R40443

File No 091E 12 00400

SUBJECT	Property Address 20881 Fern Ridge Rd SE	State OR	Zip 97383
	City Stayton		
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 34

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1478.0	188.0	1478.0
	GLA2	ATTF	1.00	576.0	100.0	576.0
	GBA1	MP	1.00	80.0	36.0	
	GB	1.00	864.0	120.0		
	GB	1.00	900.0	120.0		
	MS	1.00	1440.0	156.0		
	FB	1.00	1800.0	172.0	5084.0	
P/P	DW	1.00	462.0	140.0	462.0	
	Net LIVABLE Area		(rounded w/ factors)	2054		
	Net BUILDING Area		(rounded w/ factors)	5084		

Comment Table 1

Apex 11/09/2011 Jane

Comment Table 2 **Comment Table 3**

Done 8/15/25
CXCW 14