

Acct ID: 540214 MTL: 091E030001200 Date: 10-3-25 Appr: Cura Prop Class: 581 RMV Prop Class: 501
 Situs: 19141 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 47834 Year: 2025
 Last Date Appraised: 06/17/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2025 - FARM/FOREST MAINTENANCE/NOTATION (L4: IMAGERY ONLY REVIEW) Cura
 Owner: FRANK J & SACHA A ETZEL TR Last Sales Date: 07/06/1999 Roll Type: R
 Cycle Q Sales Verification Other: _____ Inspection level: 1 2 3 U LCB TTO INSP AV: 489872
 RMV Land: 853750 RMV Imp: 959100 RMV Total: 1812850 MAV: 447440 MSAV: 55852 SAV: 109178
 Comment: 25-26 L3 6/17/25 CLUKE
 22-23 LEVEL 2 CL 10.7.21

25-004048 SOLAR TRACT 6,000
 FINALED 8-26-25

Notations

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

Site: 1 Code Area: 29540 Size: 3.42 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 35140 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974
 25-26: Updated land classes
 21-22: PER #10 ADD SA HOMESITE & OSD

Site: 2 Code Area: 29540 Size: 0.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 8360 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR / 02-03: MOVING ONE ACRE FROM 4HILL DRY TO 4HILL IRR WHILE PROCESSING FOREST APPLICATION ON 16 ACRES OF LAND

Site: 3 Code Area: 29540 Size: 9.27 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 86970 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 4 Code Area: 29540 Size: 4.15 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 40790 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2021, 2025 (3.15 acres were 1974)
 21-22: PER #10 ADD SA HOMESITE & OSD

Site: 5 Code Area: 29540 Size: 25.76 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFC Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND C RMV: 230170 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980, STF - 2004 / 21-22: #10 CYCLE C19, NO CHG //16-17: COMB LIKE SEGS // 2900000: 01-02; CHANGED SOIL CLASS FROM CLPASTURE TO 6 BENCH / 02-03: NEW FOREST APPLICATION MOVING 13.14 ACRES FROM FARM DEFERRAL TO FORST DEFERRAL //04-05: STF APPROVED_

Site: 6 Code Area: 29540 Size: 37.33 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 333550 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 7 Code Area: 29540 Size: 0.44 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 3730 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 2900040: 01-02; CHANGED SOIL CLASS FROM 3 HILL IRR TO 4 HILL IRR / 02-03: MOVING ONE ACRE FROM 4HILL DRY TO 4HILL IRR WHILE PROCESSING FOREST APPLICATION ON 16 ACRES OF LAND

Site: 8 Code Area: 29540 Size: 5.60 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STFB Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 55040 Exception: Y N
 Adjustment(s): GSOIL, IRR, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980, STF - 2004 / 21-22: #10 CYCLE C19, NO CHG //16-17: COMB LIKE SEGS // 2900000: 01-02; CHANGED SOIL CLASS FROM CLPASTURE TO 6 BENCH / 02-03: NEW FOREST APPLICATION MOVING 13.14 ACRES FROM FARM DEFERRAL TO FORST DEFERRAL //04-05: STF APPROVED_

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 151 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 2329 % Complete: 100.00

Desc: One Story Only

Dimensions:

RMV: 758400

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
First Floor	5	Finished	2329	4	FB-2/ HB-1	2020	2020	ROOF, HVAC, KIT, BTH - 1, BATH - 2	Exception: Y N
Garage Attached	5	Finished	1840	0	FB-1	2020	2020	ROOF, BATH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS GOOD	5	0	2020	54635	1	Exception: Y N

Bldg: 2 Code Area: 29540 Stat Class: 158 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 200700
 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
Garage Oversized Detached	5	Finished	1840	0	0	2020	2020	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	240	2020	6821	0	Exception: Y N

Farm Notes

2024FARM

11/5/24: Inspected by CWO L4 STF ok. Check use of land around homesite on aerials or L3.

8-23-24: Application submitted but missing Sacha's SSN. Sending follow up letter and returning app 9-19-24 with a 15-day deadline to resubmit.

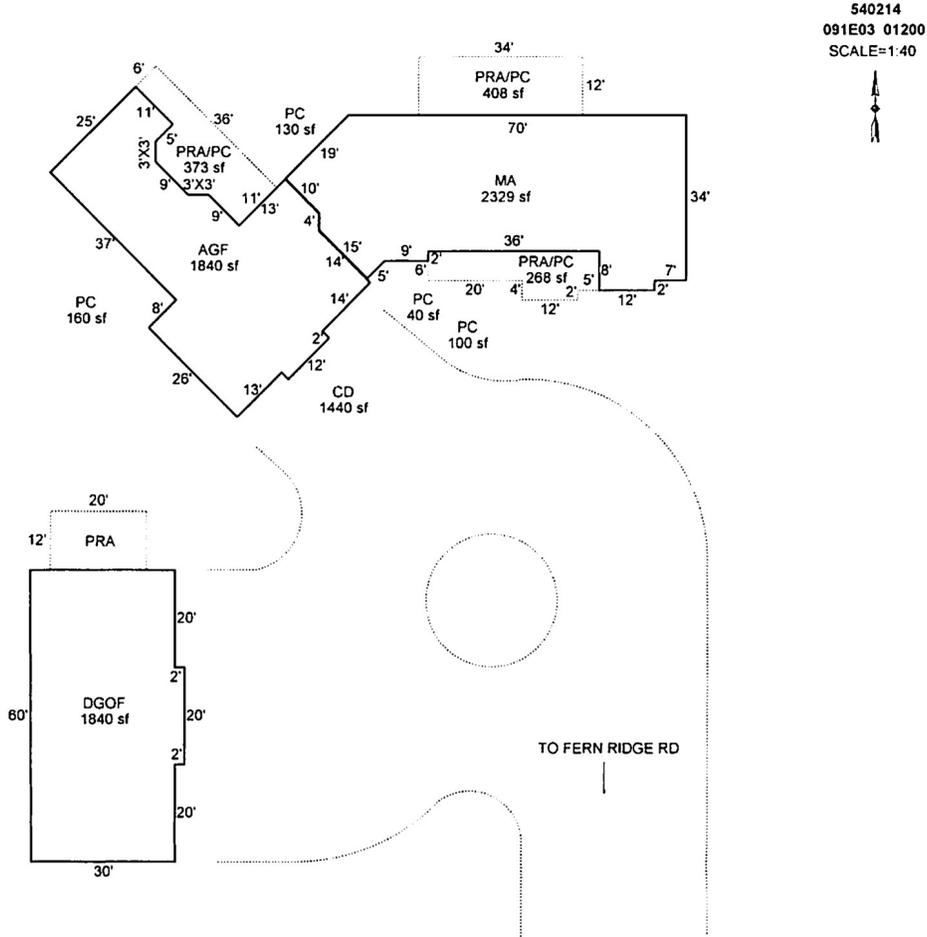
8-9-24: Change of STF ownership, sent flyers and application, due within 30 days.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540214 Parcel No.: 091E03 01200
 Property Address: 19141 FERN RIDGE RD SE
 City: STAYTON County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2328.8	229.6	2328.8
GAR	DGOF	1.0	1840.0	184.0	
	AGF	1.0	1840.3	224.0	3680.3
P/P	PRA	1.0	240.0	64.0	
	PRA/PC	1.0	268.0	91.0	
	PRA/PC	1.0	408.0	92.0	
	PRA/PC	1.0	373.0	95.5	1289.0

COMMENT TABLE 1

SKETCHED BY PHU 06.29.20 / BP # 20-002014
 UPD BY PHU 07.14.20 / BP # 20-002012
 UPDATED BY CJURAN 04/22/2021

COMMENT TABLE 2

#10 CL 01/08/2021

COMMENT TABLE 3

TAGS

Net LIVABLE cnt 1 (rounded) 2,379

Check 07.14.20
 TAGS 24