

Acct ID: 540240 MTL: 091E030000600 Date: 10-9-25 Appr: Anna Prop Class: 581 input RMV Prop Class: 501
 Situs: 18511 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 74733 10-28-25 Anna Year: 2025
 Last Date Appraised: 12/05/2024 Appraiser: CLINT LUKE Tag: Y 0 Tag info: 2027 - FARM/FORREST MAINTENNANCE/NOTATION (REPLANTING)
 Owner: GERALD P ETZEL TR & ETZEL, GERALD P TRE Last Sales Date: Roll Type: R
 Cycle tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 344068
 RMV Land: 971840 RMV Imp: 418471 RMV Total: 1390311 MAV: 152040 MSAV: 106648 SAV: 213986
 Comment: 25-26 L2 12/5/24 CLUKE

Notations

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

OSDs

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

Land

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Homesite Description: TWO HILL IRR RMV: 7040 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009
 25-26 add soil

Site: 3 Code Area: 29540 Size: 26.99 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 189870 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 5 Code Area: 29540 Size: 49.72 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 317980 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 6 Code Area: 29540 Size: 4.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: STF Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 28140 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980, STF - 2004

Site: 7 Code Area: 29540 Size: 27.80 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: 177790 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980, STF - 2004

Site: 8 Code Area: 29540 Size: 17.57 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 117990 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 9 Code Area: 29540 Size: 10.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 80240 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 10 Code Area: 29540 Size: 2.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 12790 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2025 (was 1980, STF - 2004 - rolled over in 25-26 to farm sa)

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 1901 Eff Year Blt: 2024 Sq.Ft: 3685 % Complete: 70.00
 Desc: Multi Story above grade Dimensions: RMV: 355731
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 85380 Adjust: Adjust RMV: 0

Floors



100

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	2545	2	FB-3	1901	2024	ROOF, HVAC, KIT, BATH - 3, FP - 1	Y N
First Floor	4	Finished	156	0	0	1901	2024	AVG	Exception: Y N
First Floor	4	Finished	168	0	0	1901	2024		Exception: Y N
Attic	4	Finished	816	2	FB-1	1901	2024	BATH - 1, HVAC	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2	Code Area: 29540	Stat Class: 341	Year Blt: 1985	Eff Year Blt: 1999	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x12		RMV: 2614	
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	5	Finished	192	0	0	1985	1999	FAIR	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: 1989	Eff Year Blt: 1999	Sq.Ft: 320	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 20x16		RMV: 7033	
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	6	Finished	320	0	0	1989	1999	AVG	Y N

Accessories

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

Bldg: 6	Code Area: 29540	Stat Class: 353	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 4620	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 70x66		RMV: 46703	
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:
Machine Shed	5	Finished	4620	0	0	2010	2010	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	1200	2010	3888	1
Exception: Y N					

Bldg: 7	Code Area: 29540	Stat Class: 353	Year Blt:	Eff Year Blt: 1999	Sq.Ft: 525	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions:		RMV: 6390	
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:
Machine Shed	4	Finished	525	0	0	0	1999	AVG	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	4	1200	1999	2700	1
Exception: Y N					

Farm Notes

2025FARM

25-26: Sending rollover intent letter 3-20-25. Two acres STF will be disqual w/add tax.

1/9/25: Inspected by CL L2 during tags, farm use ok - grass seed/hay. Send intent letter for 2.0 acre STF now farmland.

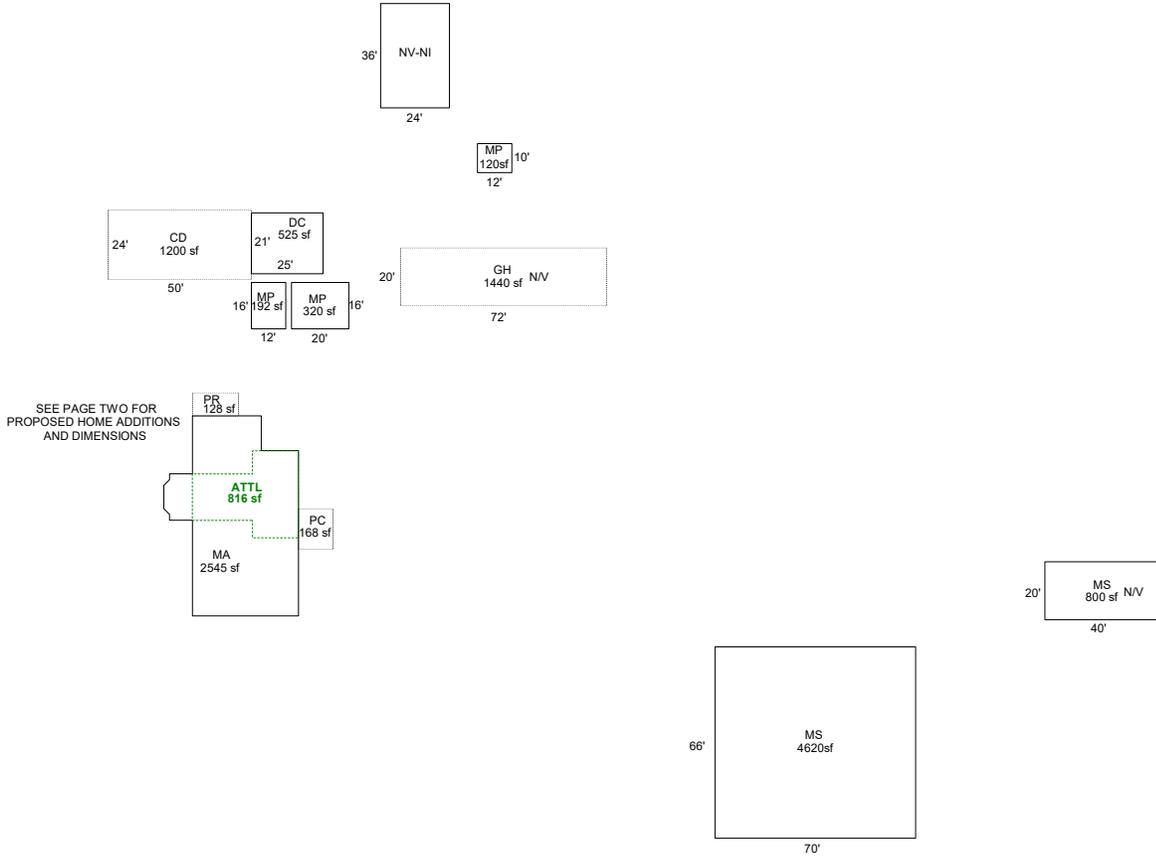
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540240 Parcel No.: 091E03 00600
 Property Address: 18511 FERN RIDGE RD SE
 City: Salem County: Marion State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540240
091E03 00600
SCALE=1:50



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	192.0	56.0	
	MP	1.0	320.0	72.0	
	MS	1.0	4620.0	272.0	
	MP	1.0	120.0	44.0	5252.0
GLA1	MA	1.0	2545.0	229.7	2545.0
GLA2	ATTL	1.0	816.0	134.0	816.0
GAR	DC	1.0	525.0	92.0	525.0
P/P	PR	1.0	128.0	48.0	
	PC	1.0	168.0	52.0	
	CD	1.0	1200.0	148.0	1496.0
	Net LIVABLE	cnt	0 (rounded)		3,361
	Net BUILDING	cnt	4 (rounded)		5,252

COMMENT TABLE 1

DRAWN BY JRONDEMA 8/8/18
 UPDATED BY CLOBERG 07/10/2024 24-003484 MA ADD
 UPDATED BY CLOBERG 01/09/25

COMMENT TABLE 2

CLUKE 12/05/24

COMMENT TABLE 3

TAGS L2

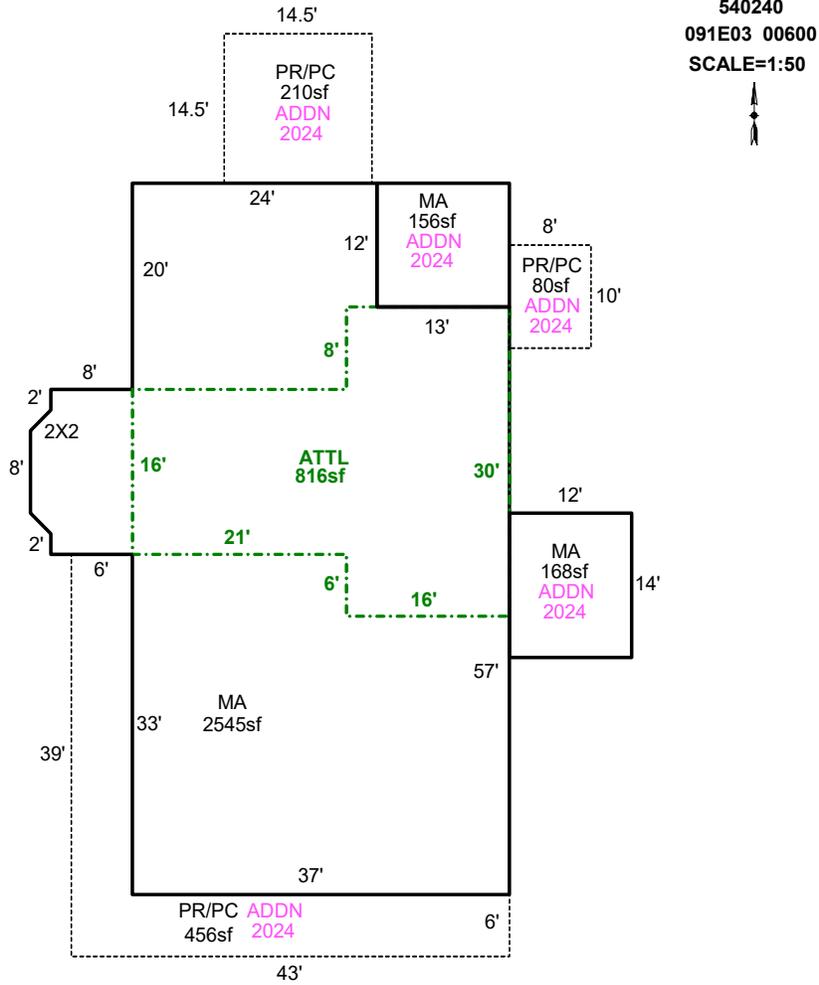
Gene 10-9-25
TAGS 24

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 Client: Client Address:
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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2545.0	229.7	
	MA	1.0	168.0	52.0	
	MA	1.0	156.0	50.0	2869.0
GLA2	ATTL	1.0	816.0	134.0	816.0
P/P	PR/PC	1.0	210.3	58.0	
	PR/PC	1.0	80.0	36.0	
	PR/PC	1.0	456.0	164.0	746.3

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DRAWN BY JRONDEMA 8/8/18
 UPDATED BY CLOBERG 07/10/2024 24-003484 MA ADD
 UPDATED BY CLOBERG 01/09/25

COMMENT TABLE 2

CLUKE 12/05/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 3,653

Done 10-9-25
 Tags L2