

Acct ID: 540309 MTL: 091E07C000500 Date: 8-22-25 Appr: Ena Prop Class: 551 RMV Prop Class: 451
 Situs: 16024 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 59416 Year: 2025

Last Date Appraised: 08/03/2011 Appraiser: CLINT LUKE Retag: Y Tag info: _____

Owner: ROWAT, LARRY J & ROWAT, KAREN N Roll Type: R

Cycle: 0 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 299063
 RMV Land: 416230 RMV Imp: 479820 RMV Total: 896050 MAV: 271300 MSAV: 27763 SAV: 57643

Comment: Sold 5-2-25 MLS 802272

Notations: \$ 875,000 DOM 795 \$14,250 in seller paid concessions

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

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: 4BD RMV: 42340 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 02900040

Site: 3 Code Area: 29540 Size: 1.10 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 51230 Exception: Y N
 S Adjustment(s): GSOIL 2BD 1.12 Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 2900040: 01-02; COMBINED LAND SEGGS, SAME SOIL CLASS, SAME LIAB YEAR, 3.51 ACRES TOTAL

Site: 4 Code Area: 29540 Size: 2.90 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Farm Use - EFU Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 122780 Exception: Y N
 S Adjustment(s): GSOIL 4BD 4.23 Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 2900040: 01-02; UPDATED MARKET VALUE / 02-03: REAPP, CHG OF SOIL CLASS FROM WASTELAND TO WOODLOT

Site: 5 Code Area: 29540 Size: 3.54 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 149880 Exception: Y N
 D Adjustment(s): GSOIL 4BI 0.5 4BD 0.9 Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 10150 / 2000-2001; MARKET LAND VALUES UPDATED / 01-02; CORRECTED ACREAGE / UPDATED MARKET VALUE / 02-03: REAPP // 03-04: F03-378 COMB OF R40310 INTO R40308/R40309. R40309 NOT AFFECTE
WASTE 0.79

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 143 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 3448 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 464710
 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	1743	2	FB-1/ HB-1	1974	1974	KIT-, FP - 2, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Basement	4	Finished	1705	2	FB-1	1974	1974	HVAC, BATH - 1 <u>AW AW</u>	Y N
Garage Attached	4	Finished	552	0	0	1974	1974	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1974	32100	1	Y N

Bldg: 4 Code Area: 29540 Stat Class: 108 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 3250
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GAZEBO	1	77	2005	3249	1	Y N

IMPACT 10-25-25 CRUIE

NC

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 1210
 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
Multi-Purpose Bldg	6	Finished	120	0	0	1974	1974	AVG	

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2304 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 64x36 RMV: 10650
 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	2304	0	0	1980	1980	AVG	

Accessories

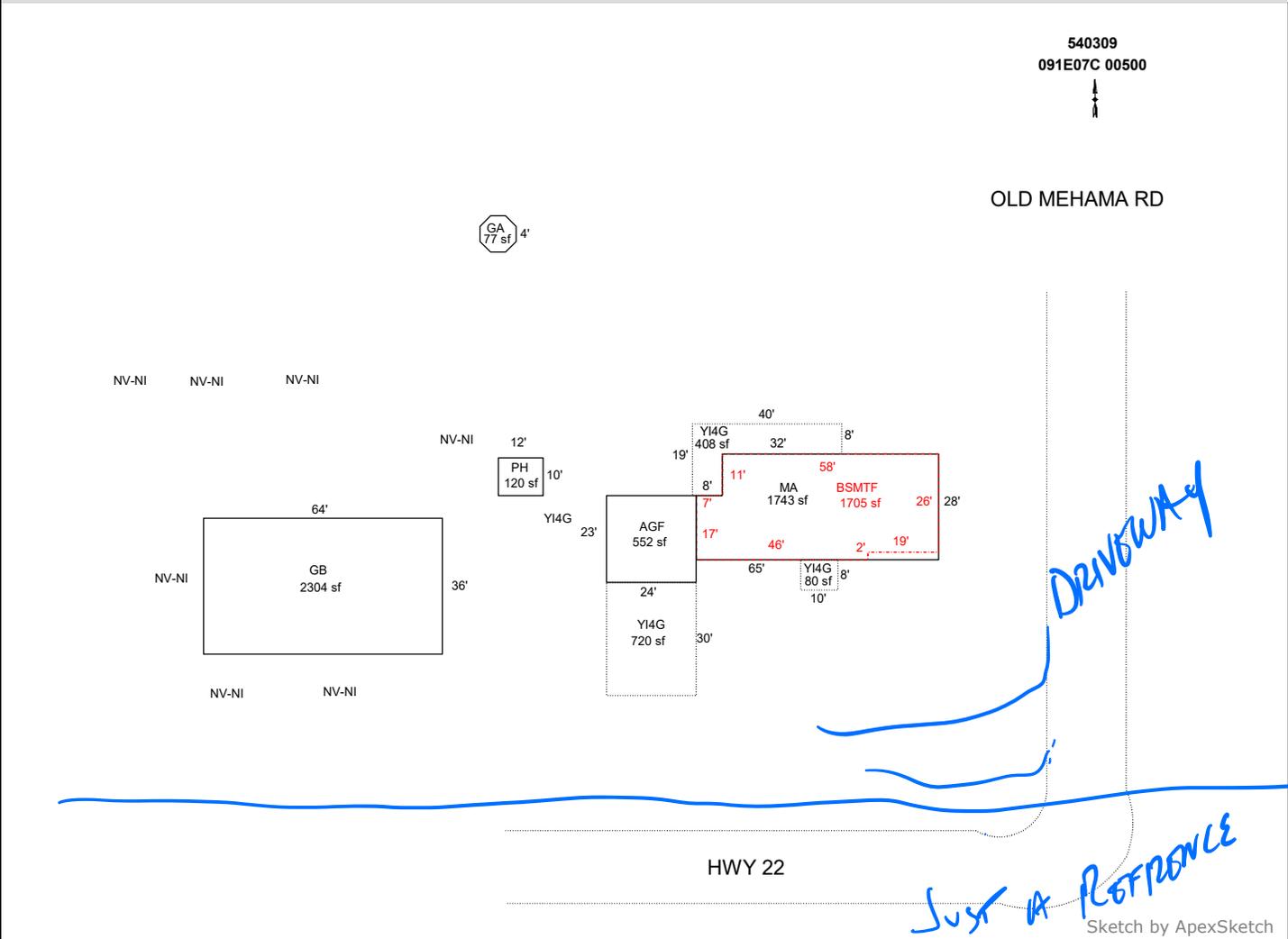
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540309 Parcel No.: 091E07C 00500
 Property Address: 16024 OLD MEHAMA RD SE
 City: STAYTON County: 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	2304.0	200.0	2304.0
GLA1	MA	1.0	1743.0	186.0	1743.0
GLA5	BSMTF	1.0	1705.0	186.0	1705.0
AGF	AGF	1.0	552.0	94.0	552.0
OTH	GA	1.0	77.3	32.0	77.3
P/P	YI4G	1.0	408.0	118.0	1208.0
	YI4G	1.0	720.0	108.0	
	YI4G	1.0	80.0	36.0	
	Net LIVABLE	cnt	0 (rounded)		3,448
	Net BUILDING	cnt	1 (rounded)		2,304

COMMENT TABLE 1

APEX BY CE 8/4/11
 UPDATED BY CLOBERG 10/20/25

COMMENT TABLE 2

COMMENT TABLE 3