

Summary

Lead Appr: ^{ww 11/17} Clerk: Lead Clerk: Appr: JJS 11.18.25

Print Date: 9/29/2025

Acct ID: 540568 MTL: 091E14DC00200 Date: 11.7.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
Situs: 11885 RIVERHAVEN LN SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 78929 Year: 2025

Last Date Appraised: 03/12/2025 Appraiser: CLINT LUKE Tag: Y N Tag info:
Owner: COPTES, LUIS Last Sales Date: 08/20/2025 Roll Type: R
Cycle: Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 220600
RMV Land: 187950 RMV Imp: 250140 RMV Total: 438090 MAV: 220600 MSAV: 0 SAV: 0
Comment: 25-26 L4 3/12/25 CLUKE

MLS: 828877
Dom: 114
Col: 15

OSDs

SV, 4PA EYB

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	29540	0

Land

Site: 1 Code Area: 29540 Size: 1.77 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 147950 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 13-14: UPDATE PART TOTALS / 03-04: REAPPRAISAL

Improvements - Residence / Manufactured Structures

1985 W/R/P/Bath ✓

Bldg: 1 Code Area: 29540 Stat Class: 132 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 2592 % Complete: 100.00
Desc: Multi Story above grade Dimensions: RMV: 240650
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	1944	2	FB-1/ HB-1	1970	1970	KIT, HVAC, ROOF, BTH - 1, BATH - 1	Y N
Attic	3	Finished	648	2	0	1970	1970	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	0	1970	14060	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 576 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 24x24 RMV: 9000
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
General Purpose Bldg	6	Finished	576	0	0	1999	1999	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 29540 Stat Class: 355 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 144 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 8x18 RMV: 490
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
Lean-to Heavy Duty	4	Finished	144	0	0	1999	1999		Y N

Accessories

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

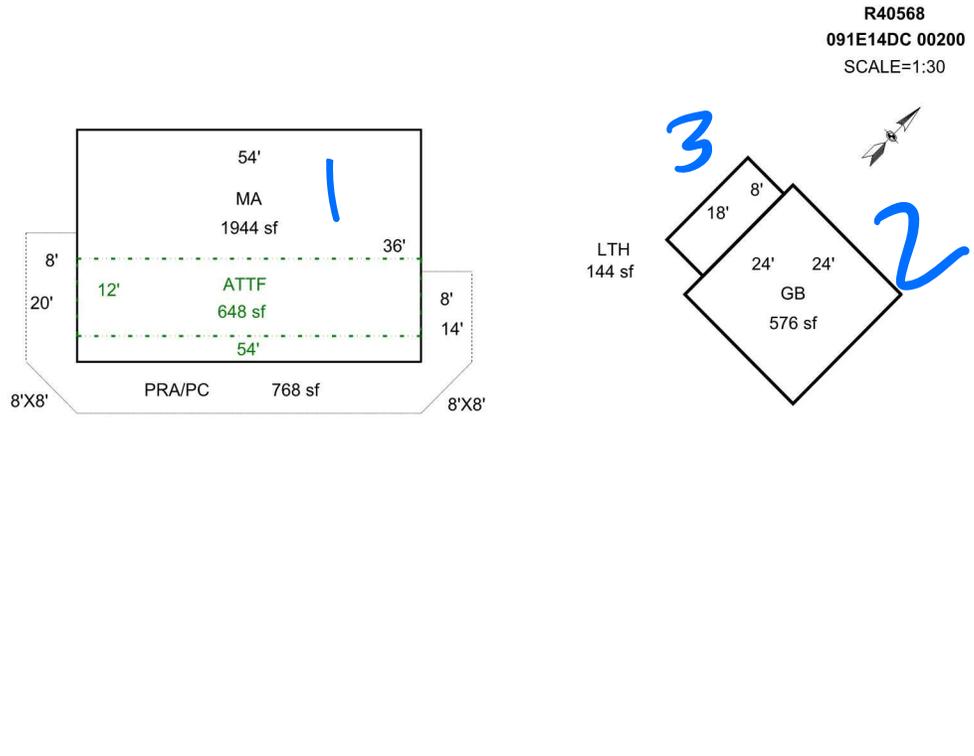
SKETCH/AREA TABLE ADDENDUM

Parcel No **R40568**

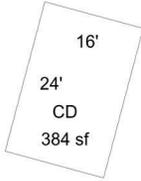
File No **091E14DC 00200**

SUBJECT	Property Address 11885 Riverhaven Ln SE
	City Stayton State OR Zip 97383
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH



PH
8'X12'
NV/NI



Scale: **1" = 30'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1944	180	1944
GLA2	ATTF	1.00	648	132	648
GBA1	GB	1.00	576	96	720
	LTH	1.00	144	52	
YI1	PRA/PC	1.00	768	215	1152
	CD	1.00	384	80	
Net LIVABLE Area		(rounded w/ factors)			2592
Net BUILDING Area		(rounded w/ factors)			720

Comment Table 1

APEX BY AC 12/2/08
Updated to add balance of bldgs 12/6/2011 Jane
UPD BY PH 03.20.20

Comment Table 2

02.06.20 CL #10

Comment Table 3

S.V.

SSS 11.7.25 SV L4