

Acct ID: 540321 MTL: 091E070000600 Date: 8/25/25 Appr: Gene Prop Class: 551 RMV Prop Class: 551
 Situs: 16053 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 86339 Year: 2025
 Last Date Appraised: 12/07/2021 Appraiser: CLINT LUKE Retag: Y Tag info:
 Owner: JULIUS B GRANT TR Roll Type: R
 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 496327
 RMV Land: 601360 RMV Imp: 1021670 RMV Total: 1623030 MAV: 450360 MSAV: 45967 SAV: 102783
 Comment: 22-23: LEVEL 2 CL 12.7.21

INPUT 11-18-25 Gene

CWO 12/11/25

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	29540	0

Land

Corn & Hay

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: RMV: 16670 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 22-23 REMOVED WATER ADJUSTMENT

14-15: PER #36 ADD WATER ADJ// 00-01; 2900040, UPDATE MARKET VALUES

Site: 3 Code Area: 29540 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 52500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 00-01; 2900040, UPDATE MARKET VALUES /01-02; CHANGED SOIL CLASS FROM 3 BENCH IRR TO 4 BENCH IRR

Site: 4 Code Area: 29540 Size: 11.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BISS Value Source: Farm Use - EFU Description: TWO BENCH IRR SOUTH SPECIAL RMV: 218500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 00-01; 2900040, UPDATE MARKET VALUES /01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY

Site: 5 Code Area: 29540 Size: 13.34 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 244560 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 / 00-01; 2900040, UPDATE MARKET VALUES 01-02: COMM SITE BEING ADDED, VALUE BY WDAY

Site: 6 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Use - EFU Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 17500 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009 / 09-10: OLD TRAILER CONVERTED TO STORAGE AND AREA AROUND TRAILER IS GRAZED BY LIVESTOCK, CHG FROM HOMESITE TO 4 BENCH IRR// 00-01: ADD 2ND HOMESITE

Site: 7 Code Area: 29540 Size: 0.02 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Communication Site Description: RMV: 330 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 01-02: COMM SITE BEING ADDED, VALUE BY WDAY //04-05: F04-561 IPO FROM R40321 TO R334939 COMM SITE

Site: 8 Code Area: 29540 Size: 2.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 1300 Exception: Y N
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//00-01; 2900000, UPDATE MARKET VALUES /02-03: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 141 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 1408 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 214180
 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	1408	2	FB-1	1999	1999	BATH - 1, KIT, ROOF, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	620	1999	1773	0	Y N
PATIO	4	320	1999	1549	0	Y N
ROOF EXTENSION OR PATIO COVER	4	320	1999	8166	0	Y N

AVI AVO ✓
VIA

Bldg: 3 Code Area: 29540 Stat Class: 138 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 58510
 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 Detached	3	Finished	768	0	0	2002	2002	ROOF <i>AVG</i>	



Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	3	640	2002	1851	0	

PROFYI

Bldg: 5 Code Area: 29540 Stat Class: 108 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 4340
 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
No floor data available									



Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
CONCRETE DRIVEWAY	1	1500	2002	4339	1	

PT OF YI

Bldg: 6 Code Area: 29540 Stat Class: 152 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3682 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 674630
 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	2258	2	FB-2	2003	2003	KIT- HVAC, ROOF, BATH - 2 <i>AVG</i>	
Second Floor	5	Finished	1424	4	FB-2	2003	2003	BATH - 2, HVAC <i>AVG</i>	



Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	416	2021	11943	0	
ROOF EXTENSION OR PATIO COVER	5	1066	1999	27204	1	
YARD IMPROVEMENTS GOOD	4	1	2003	38520	1	

PT OF YI

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1920 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 22630
 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	1920	0	FB-1	1998	1998	AVG, BATH - 1 <i>60%</i>	



Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

2005

Bldg: 4 Code Area: 29540 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 5230
 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	200	0	0	2002	2002	EMR <i>AVG</i>	



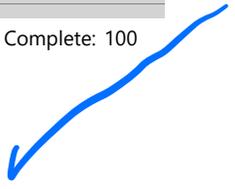
Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 7 Code Area: 29540 Stat Class: 351 Year Blt: 1972 Eff Year Blt: 1972 Sq.Ft: 912 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x38 RMV: 3710
 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	912	0	0	1972	1972	<i>40%</i> AVG	



Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 29540 Stat Class: 353 Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1320 % Complete: 100
Desc: Machine Shed (MS) Dimensions: 30x44 RMV: 2410
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	4	Finished	1320	0	0	1974	1974	AVB	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 29540 Stat Class: 355 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 880 % Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: 20x44 RMV: 2490
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
Lean-to Heavy Duty	4	Finished	880	0	0	1995	1995	AVB	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 10 Code Area: 29540 Stat Class: 351 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1920 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 40x48 RMV: 31220
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	1920	0	0	2013	2013	AVB	

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 11 Code Area: 29540 Stat Class: 355 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 440 % Complete: 100
Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2320
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
Lean-to Heavy Duty	5	Finished	440	0	0	2013	2013		

Accessories

Description **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

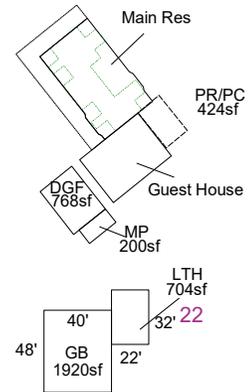
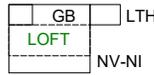
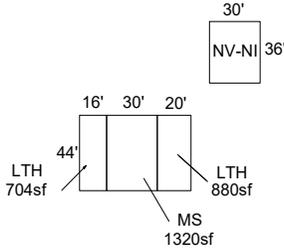
File No.: 540321 Parcel No.: 091E07 00600
 Property Address: 16053 OLD MEHAMA RD SE
 City: STAYTON County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540321
091E07 00600
Scale 1:100
See Additional Pages for Dimensions



apex updated



NV-NI

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	912.0	124.0	
	LTH	1.0	704.0	108.0	
	MP	1.0	200.0	60.0	
	LTH	1.0	704.0	120.0	
	LTH	1.0	216.0	60.0	
	Foundation	1.0	1080.0	132.0	
	LTH	1.0	880.0	128.0	
	MS	1.0	1320.0	148.0	
	GB	1.0	1920.0	176.0	7936.0
GLA1	MA	1.0	2258.0	196.9	
	Guest House	1.0	1408.0	152.0	3666.0
GLA2	MA2	1.0	1424.0	260.0	1424.0
GAR	DGF	1.0	768.0	112.0	768.0
GB	GB	1.0	1920.0	176.0	1920.0
P/P	PR	1.0	1066.0	236.5	
	PR/PC	1.0	424.0	85.0	1490.0
	Net LIVABLE	cnt	0 (rounded)		5,090
	Net BUILDING	cnt	9 (rounded)		7,936

COMMENT TABLE 1

APEX drawn by AC 2/25/10
 UPDATED BY CJURAN 10/26/2021 555-21-008435
 UPDATED BY CLOBERG 10/31/25

COMMENT TABLE 2

CLUKE 08/25/25

COMMENT TABLE 3

CYCLE L4

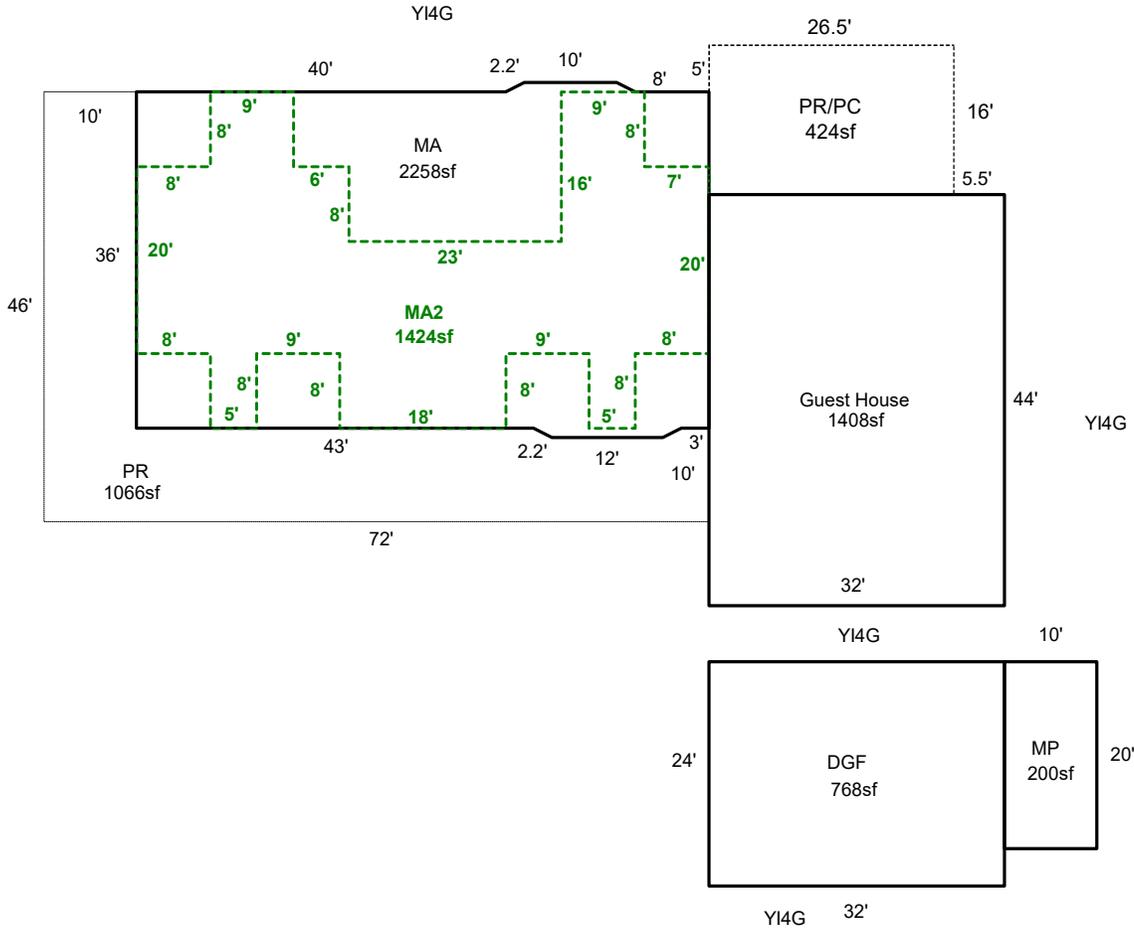
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540321 Parcel No.: 091E07 00600
 Property Address: 16053 OLD MEHAMA RD SE
 City: STAYTON County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540321
091E07 00600
 See Page 1 for All Bldgs



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	200.0	60.0	200.0
GLA1	MA	1.0	2258.0	196.9	
	Guest House	1.0	1408.0	152.0	3666.0
GLA2	MA2	1.0	1424.0	260.0	1424.0
GAR	DGF	1.0	768.0	112.0	768.0
P/P	PR	1.0	1066.0	236.5	
	PR/PC	1.0	424.0	85.0	1490.0

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COMMENT TABLE 2

CLUKE 08/25/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 5,090
 Net BUILDING cnt 1 (rounded) 200

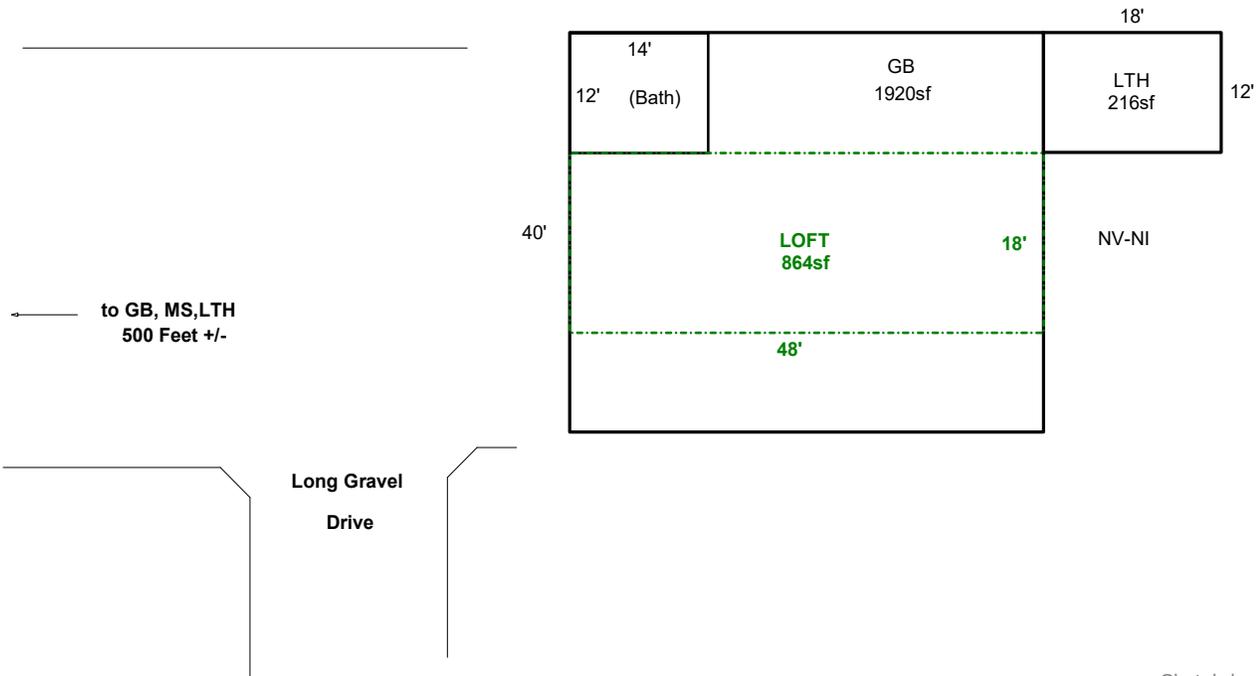
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SKETCH

540321
 091E07 00600
 See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	216.0	60.0	216.0
GB	GB	1.0	1920.0	176.0	1920.0

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COMMENT TABLE 2

CLUKE 08/25/25

COMMENT TABLE 3

CYCLE L4

Net BUILDING cnt 1 (rounded) 216