

Acct ID: 539937 MTL: 081E320000200 Date: **11.7.25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 501
 Situs: 17146 COON HOLLOW RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 149894 Year: 2025

Last Date Appraised: 06/24/2011 Appraiser: CLINT LUKE Tag: Y **N** Tag info: _____
 Owner: FISCHER LT Last Sales Date: 03/18/2025 Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 100875
 RMV Land: 608690 RMV Imp: 58560 RMV Total: 667250 MAV: 23290 MSAV: 77585 SAV: 132313

Comment:

SV, A/D YI

**MLS: 825168
 Dom: 43
 Code: 30** ✓

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

CWO 12/10/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAN	SA OSD - NO LANDSCAPE	35000	29580	0

Land

Site: 2 Code Area: 29580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 7230 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009

Site: 3 Code Area: 29580 Size: 21.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 169430 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 4 Code Area: 29580 Size: 53.01 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 383330 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 5 Code Area: 29580 Size: 41.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Farm Use - EFU Description: Rural WASTELAND RMV: 9000 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

25-26: Roll 14.0 acres DFL to Farm SA

08-09: 8BENCH PROJECT - CHG 8HILL TO WASTE// 2900000: 01-02; CHANGED SOIL CLASS FROM PASTURE TO 8 HILL DRY /02-03:
 REAPPRAISAL 07-08: CORRECTED ACREAGE OF PART TOTALS

Site: 6 Code Area: 29580 Size: 0.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 4700 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29580 Stat Class: 122 Year Blt: 1900 Eff Year Blt: 1900 Sq.Ft: 1288 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: _____ RMV: 58560
 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	2	Finished	888	1	FB-1	1900	1900	HVAC, ROOF, KIT-, BATH - 1	Exception: Y N
Attic	2	Finished	400	0	0	1900	1900	HVAC	Exception: Y N

Accessories

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

YI2A

Farm Notes

2024FARM
 12-11-24: Steve Tabor, trustee, at counter w/CWO. Stated the occupant of 539937 is NOT involved w/the SA (Nancy Cook) but the occupant of 539943 IS involved w/the SA (Carol Basl - leased for Xmas trees). Per CWO, disqual homesite of 539937 and qualify homesite & OSD of 539943.
 25-26: Discovered on 9-5-24 that the homesite on 539937 did not qualify for SA in 2009 according to the owners, but it was given SA, however, with a Market OSD. The homesite on 539943 was kept at Market with a Market OSD. Sending inquiry letter 9-25-24 to ask which, if either, of the residences are occupied by people involved in the farming operation. Given 14 day deadline to respond.

2025FARM

7/15/25: CWO spoke to Jim, roll DFL to waste.

6/26/25: CWO measured everything, roll forest to farm, farm use ok - livestock, nursery stock

25-26: SA Survey submitted 5-12-25, stating only farm use with 75 acres leased for Xmas trees. However, we show 14 acres in DFL, 19 of Waste, leaving 83 acres needing to be in farm use. Aerials show much of the land in Xmas. Southern portion is very steep (waste or woodlot?) and a creek runs through the middle (more waste/water?) Plowed NE corner is probably treed by now. Would be nice to see new aerials. Homesite = approx. 1.75 ac.

SKETCH/AREA TABLE ADDENDUM

Parcel No 081E32 00200

File No R39937

Property Address 17146 COON HOLLOW RD SE

City STAYTON

County MARION

State OR

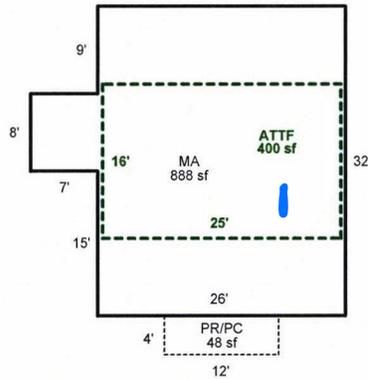
Zip 97383

Owner

Client

Appraiser Name

R39937
081E32 00200
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	888	130	888
GLA2	ATTF	1.00	400	82	400
P/P	PR/PC	1.00	48	32	48

Comment Table 1

DRAWN BY JRONDEMA 7/26/18

Comment Table 2

JSS 11.7.25

Comment Table 3

SV 64

Net LIVABLE Area (rounded w/ factors) 1288

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT