

Acct ID: 540319 MTL: 091E07D000200 Date: 8/22/25 Appr: LUKE Prop Class: 661 RMV Prop Class: 401  
 Situs: 16253 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 63617 Year: 2025  
 Last Date Appraised: 08/05/2024 Appraiser: CLINT LUKE Retag: Y  Tag info: \_\_\_\_\_  
 Owner: COX, MATTHEW & COX, HEIDI Roll Type: R  
 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 197066  
 RMV Land: 584060 RMV Imp: 408780 RMV Total: 992840 MAV: 184860 MSAV: 12206 SAV: 35102  
 Comment: 24-25 L3 8/5/24 CLUKE

**INPUT  
8/22/25  
LUKE**

**Notations**

RP/MS	Code	Description
RP	STF	SMALL TRACT FORESTLAND

**OSDs**

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

**Land**

Site: 2 Code Area: 29540 Size: 0.65 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BDS Value Source: Forest Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 15220 Exception: Y N  
 Adjustment(s): GSOIL **CWO 12/11/25** Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009  
 24-25: Updated land class **Already disqualified for 2025-26**  
 17-18: PER #36 KEEP HOMESITE SIZE AT 0.65 ACRES, MINIMAL VALUE CHG  
 06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.  
**2.66 TRACTS CLEARED FENCE POSTS IN GROUND NO FENCE YET TRACED FOR REWORK 5-1-26**

Site: 3 Code Area: 29540 Size: 4.35 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFB Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 101850 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980, STF - 2004 / 08-09: F08-74 CREATE FP ACCOUNT AND MOVE ACREAGE ACCORDINGLY// 00-01: 2900000, UPDATE MARKET VALUE / 02-03: REAPP /02-03: ROLLED OVER FROM FARM DEFERRAL TO FOREST DEFERRAL //04-05: F03-722 COMB OF FD ACCOUNT R40316 INTO FP ACCOUNT R40315 //04-05: STF APPROVED\_

Site: 4 Code Area: 29540 Size: 17.81 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: STFB Value Source: Small Tract Forest land Description: SMALL TRACT FORESTLAND B RMV: 416990 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1980, STF - 2004 / 08-09: F08-74 CREATE FP ACCOUNT AND MOVE ACREAGE ACCORDINGLY// 00-01: 2900000, UPDATE MARKET VALUE / 02-03: REAPP /02-03: ROLLED OVER FROM FARM DEFERRAL TO FOREST DEFERRAL //04-05: F03-722 COMB OF FD ACCOUNT R40316 INTO FP ACCOUNT R40315 //04-05: STF APPROVED\_

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29540 Stat Class: 143 - Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 2944 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 407310  
 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	1472	2	FB-1	1969	1969	FP - 2, ROOF, KIT, HVAC, BATH - 1	Y N
Basement	4 -	Finished	1472	3	FB-1	1969	1969	HVAC, BATH - 1	Y N
Garage Detached	4	Unfinished	960	0	0	1969	1969	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	720	1969	1708	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1969	31244	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29540 Stat Class: 355 Year Blt: 1995 Eff Year Blt: 2008 Sq.Ft: 320 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 40x8 RMV: 1470  
 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	320	0	0	1995	2008		Y N

**Accessories**

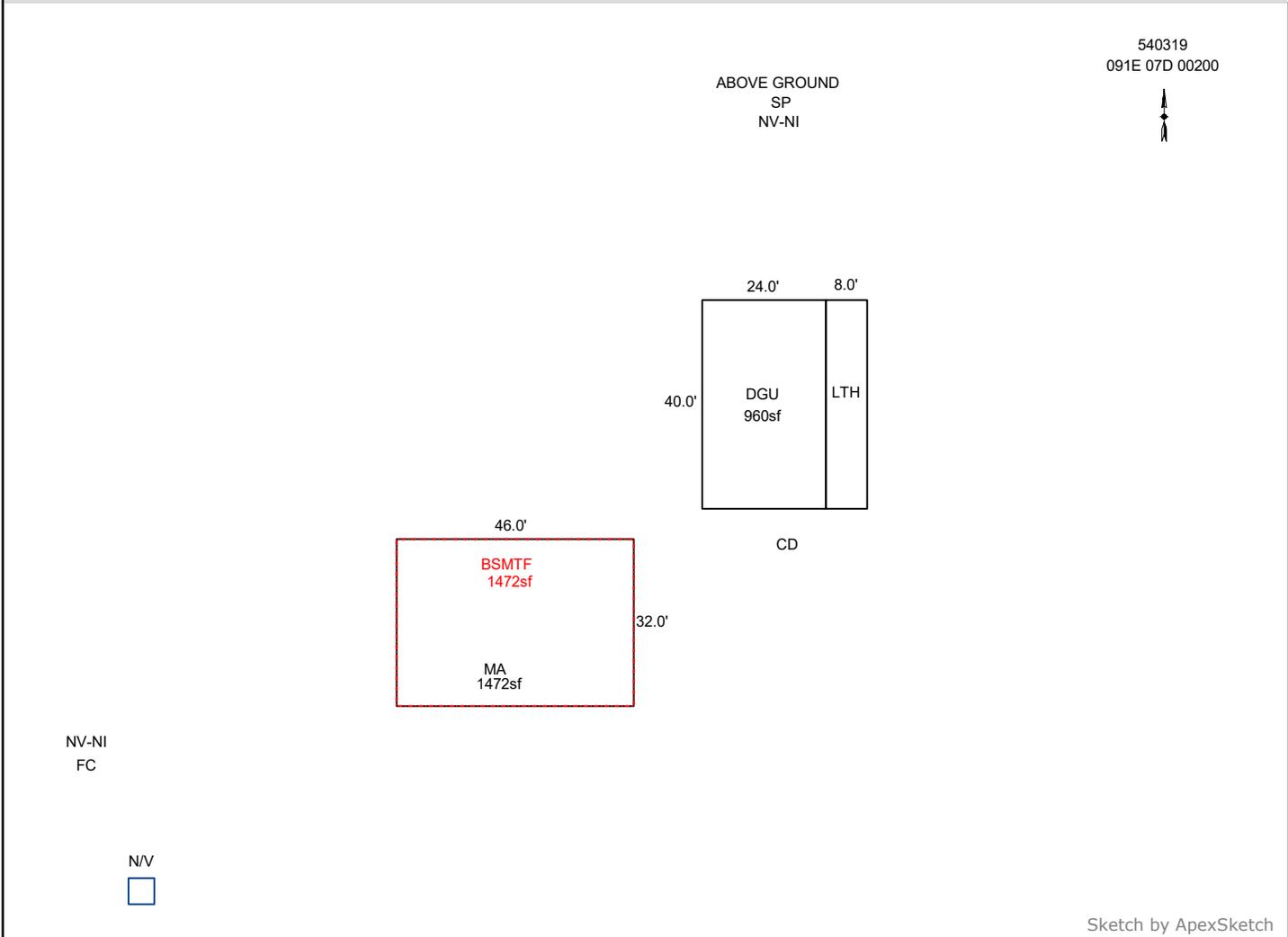
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540319 Parcel No.: 091E 07D 00200  
 Property Address: 16253 Old Mehama Rd SE  
 City: Stayton County: State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	320.0	96.0	320.0	Apex 10/12/2011 Jane UPDATED BY CLOBERG 08/28/25 UPDATED BY CLOBERG 10/20/25 UPDATED BY CLOBERG 10/31/25	
GLA1	MA	1.0	1472.0	156.0	1472.0		
BSMT	BSMTF	1.0	1472.0	156.0	1472.0		
GAR	DGU	1.0	960.0	128.0	960.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 08/22/25	CYCLE L4
Net LIVABLE		cnt	0	(rounded)	1,472		
Net BUILDING		cnt	1	(rounded)	320		