

Summary

Lead Appr: ^{ww 11/17} Clerk: Lead Clerk: Appr: JJS 12.22.25

Print Date: 9/29/2025

Acct ID: 540616 MTL: 091E15B002500 Date: 11.7.25 Appr: JJS Prop Class: 551 RMV Prop Class: 451
Situs: 19034 OLD MEHAMA RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 80008 Year: 2025

Last Date Appraised: 06/27/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2025 - FARM/FOREST MAINTENANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)

Owner: DAVID & ALICE PETERSON LT Last Sales Date: 01/24/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 243059

RMV Land: 463000 RMV Imp: 513490 RMV Total: 976490 MAV: 211960 MSAV: 31099 SAV: 77968

Comment: 25-26 L4 6.27.25 CWO
25-26 L4 3/20/25 CLUKE
24-25 L4 8/14/24 CLUKE

MLS: 819249
DOM: 193
Code: 30

SV, NLC

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

~~FF Uk: Christmas Times~~

OSDs CWO 12/10/25 sent letter to roll or disqual in November
Trees are too overgrown for Christmas trees.

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

Land

Site: 2 Code Area: 29540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BISS Value Source: Farm Homesite Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 42050 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 2009

25-26: Land classes ok

Site: 3 Code Area: 29540 Size: 7.15 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: 315670 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980

Site: 4 Code Area: 29540 Size: 1.35 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: 65280 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: Description:
 Comments: Liability year - 1980

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29540 Stat Class: 142 Year Blt: 1963 Eff Year Blt: 2000 Sq.Ft: 3176 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 461530
 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	2212	4	FB-2	1963	1983	KIT, FP - 1, HVAC, ROOF, BATH - 2	Y N
Second Floor	4	Finished	964	2	FB-1	1963	1983	BATH - 1, HVAC	Y N
Garage Attached	4	Finished	420	0	0	2016	2016	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	80	1963	1704	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1983	25680	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29540 Stat Class: 351 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 1152 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 13910
 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	5	Finished	1152	0	0	2002	2002	FAIR	Y N

Accessories

No accessory data available

Bldg: 3 Code Area: 29540 Stat Class: 351 Year Blt: 1983 Eff Year Blt: 1983 Sq.Ft: 2016 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 56x36 RMV: 8230

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	2016	0	0	1983	1983	FAIR	

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2008 Sq.Ft: 1500 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 50x30 RMV: 24740
 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	1500	0	0	2000	2008	AVG	

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 160 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 5080
 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	160	0	0	2008	2008	FAIR	

Accessories

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

Farm Notes

2025FARM

6/26/25: Inspected by CWO L4 no change, no access, posted to keep out, send letter to roll to DFL or disqual.

1/13/24: CWO rec'd call from buyers realtor, considering rolling from farm to DFL if sold. If not, disqual as trees no longer qualify for Christmas trees. Check 5/1/25.

3/20/25: CLUKE FARM CHRISTMAS TREES

SKETCH/AREA TABLE ADDENDUM

Parcel No 091E15B 02500

File No R40616

SUBJECT

Property Address 19034 Old Mehama Rd SE

City Stayton

County MARION

State OR

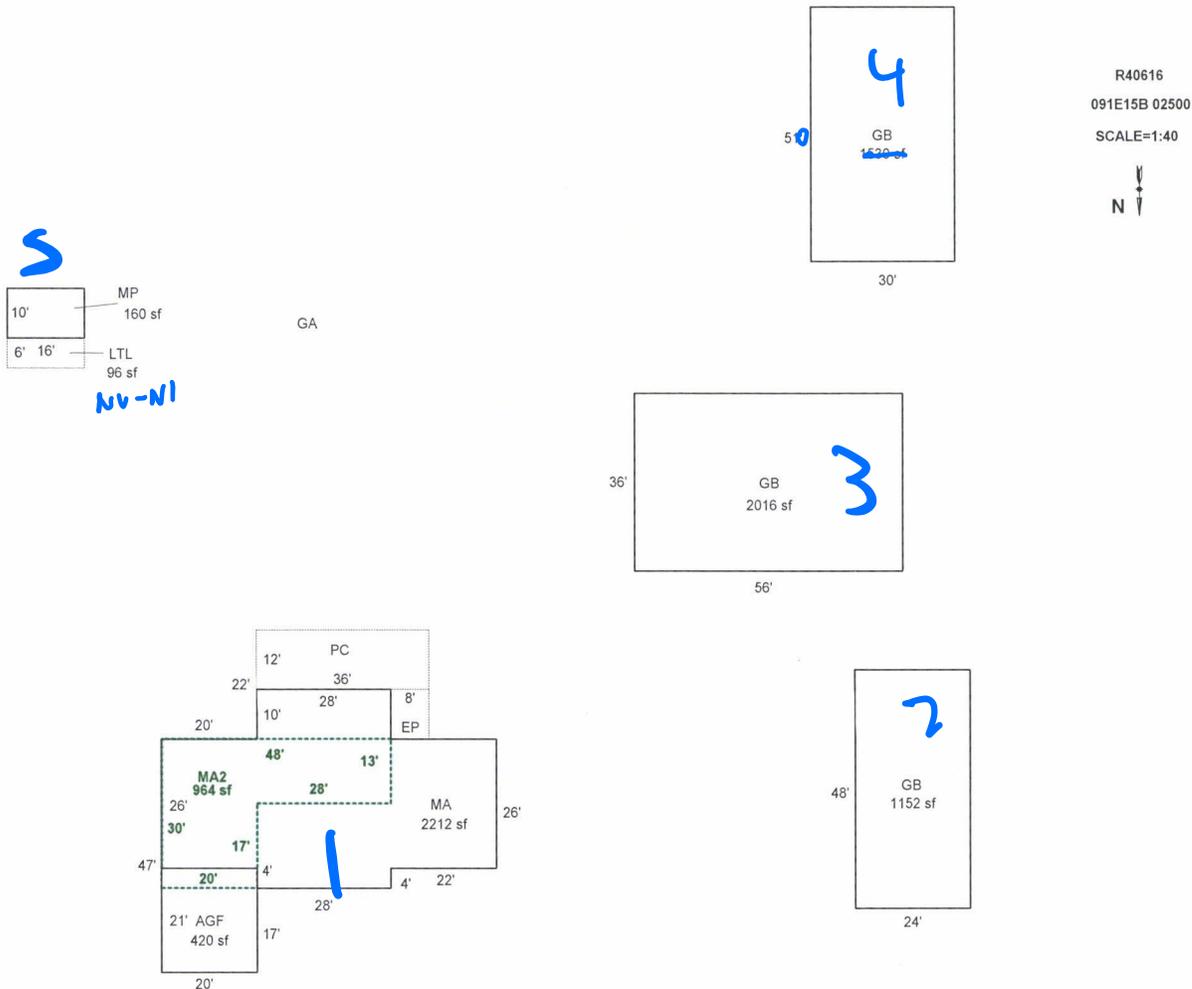
Zip 97383

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2212	220	2212
GLA2	MA2	1.00	964	156	964
GBA1	GB	1.00	2016	184	
	MP	1.00	160	52	
	GB	1.00	1530	162	
	LTL	1.00	96	44	
	GB	1.00	1152	144	4954
GAR	AGF	1.00	420	82	420
P/P	EP	1.00	80	36	
	PC	1.00	432	96	512
Net LIVABLE Area		(rounded w/ factors)			3176
Net BUILDING Area		(rounded w/ factors)			4954

Comment Table 1

Apex 11/21/2011 Jane
 UPDATED BY JRONDEMA 3/2/16
 UPDATED BY JRONDEMA 3/20/17
 UPDATED BY JRONDEMA 3/2/18

Comment Table 2

SR #94 3.10.17 TAGS
 2-22-18 E10

SV ~~2-22-18~~ 8-14-21 E10
 E10 3-20-25 4954 E4
 JSS 11.7.25 SV E4

Comment Table 3