

Summary Lead Appr: WW 11/18 Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

Acct ID: 539924 MTL: 081E310000900 Date: 10-30-25 Appr: Gene Prop Class: 551 RMV Prop Class: 501
 Situs: 15856 COON HOLLOW RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 82404 Year: 2025
 Last Date Appraised: 12/30/2024 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FOR ST MAINTENNANCE/NOTATION (L2: ON-SITE REVIEW EXTERIOR)
 Owner: TERRY & SUSAN GERROS TR Last Sales Date: 09/16/2024 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTC INSP AV: 527925
 RMV Land: 815290 RMV Imp: 760640 RMV Total: 1575930 MAV: 461810 MSAV: 66115 SAV: 190291
 Comment: 25-26 L4 12/30/24 CLUKE
 22-23: L4 12/22/21 CLUKE

24x48 AG EX

CWO 12/17/25

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	29580	0

Land

Site: 2 Code Area: 29580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Homesite Description: FOUR HILL IRR RMV: 10830 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2009
 25-26: Update land classes

Site: 3 Code Area: 29580 Size: 13.61 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 154750 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 4 Code Area: 29580 Size: 5.95 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 74100 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Site: 5 Code Area: 29580 Size: 19.71 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Farm Use - EFU Description: FOUR HILL IRR RMV: 224120 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Per #77CWO roll 36.0 from DFL to EFU Farm use/cwo
 17-18: PER #36 APPROVED TO ROLL 36.0 ACRES EFU FARM TO DFL

Site: 6 Code Area: 29580 Size: 16.29 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Farm Use - EFU Description: TWO HILL IRR RMV: 202870 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 22-23: Per #77CWO roll 36.0 from DFL to EFU Farm use/cwo
 17-18: PER #36 APPROVED TO ROLL 36.0 ACRES EFU FARM TO DFL

Site: 7 Code Area: 29580 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2HI Value Source: Woodlot Description: TWO HILL IRR RMV: 18680 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974 / 21-22: PER #103 CHG WOOD LAND SCH

Site: 8 Code Area: 29580 Size: 7.91 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HI Value Source: Woodlot Description: FOUR HILL IRR RMV: 89940 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1974

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29580 Stat Class: 141 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2096 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 361080
 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	2096	3	FB-2	1987	1987	HVAC, KIT, ROOF, FP - 1, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ENCLOSED PORCH	4	760	1987	45344	0	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1987	35096	1	Exception: Y N

Bldg: 2 Code Area: 29580 Stat Class: 148 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 58080
 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	
Garage Attached	4	Finished	646	0	0	1987	1987	ROOF	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 29580 Stat Class: 131 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 616 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 133640
 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	
First Floor	3	Finished	616	0	0	1986	1986	KIT-, ROOF, HVAC, BATH - 1	Exception: Y N
Garage Attached	3	Finished	560	0	0	1986	1986	ROOF	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 29580 Stat Class: 108 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 69890
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	30668	1995	65936	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 4 Code Area: 29580 Stat Class: 317 Year Blt: 1986 Eff Year Blt: 2004 Sq.Ft: 4608 % Complete: 100.00
 Desc: Hobby Stables (HS) Dimensions: 96x48 RMV: 133810
 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	
Hobby Stable	6	Finished	4608	0	0	1986	2004	AVG	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 29580 Stat Class: 353 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 676 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 26x26 RMV: 4140
 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	
Machine Shed	4	Finished	676	0	0	2001	2001	FAIR	Exception: Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-002463	83646	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	AGEX - 24 X 48 STORAGE BUILDING FOR EQUIPMENT & TOOLS, MAINTENCING EQUIPMENT & TRACTOR, NO PLMG

GB 5 24x48 AVE 2025 NEW

Farm Notes

2021FARM

11/8/21: Inspected by #77CWO approved to roll 36.0 acres from DFL to EFU Farm use.

9-28-21: Rec'd self reporting letter and photos. Given to #77 to review 10-12-21.

22-23: Sent new owner self reporting letter and flyers 9/16/21 with 30 days to respond.

2024FARM

11/27/24: CWO spoke to Terry. They plan to put in a garden in the NW portion in question and sell produce with a stand. The SW portion will be used for hay and sold. The 4.44 acres on the east side will be used for 2 pleasure horses and possibly other livestock. Terry to send in aerial with areas identified. Check 5/1/26 for status.

11/22/24: Letter was returned. Per USPS no receptacle. Sending again to the same address as the survey was delivered there.

25-26: SA Survey submitted 10-21-24, stating they have 35 acres of grass seed leased to a tenant farmer, in addition to 6 acres of grapes and 20 acres forest/oak grove. There are approximately 5 acres unaccounted for. Woodlot acres may need to be adjusted.



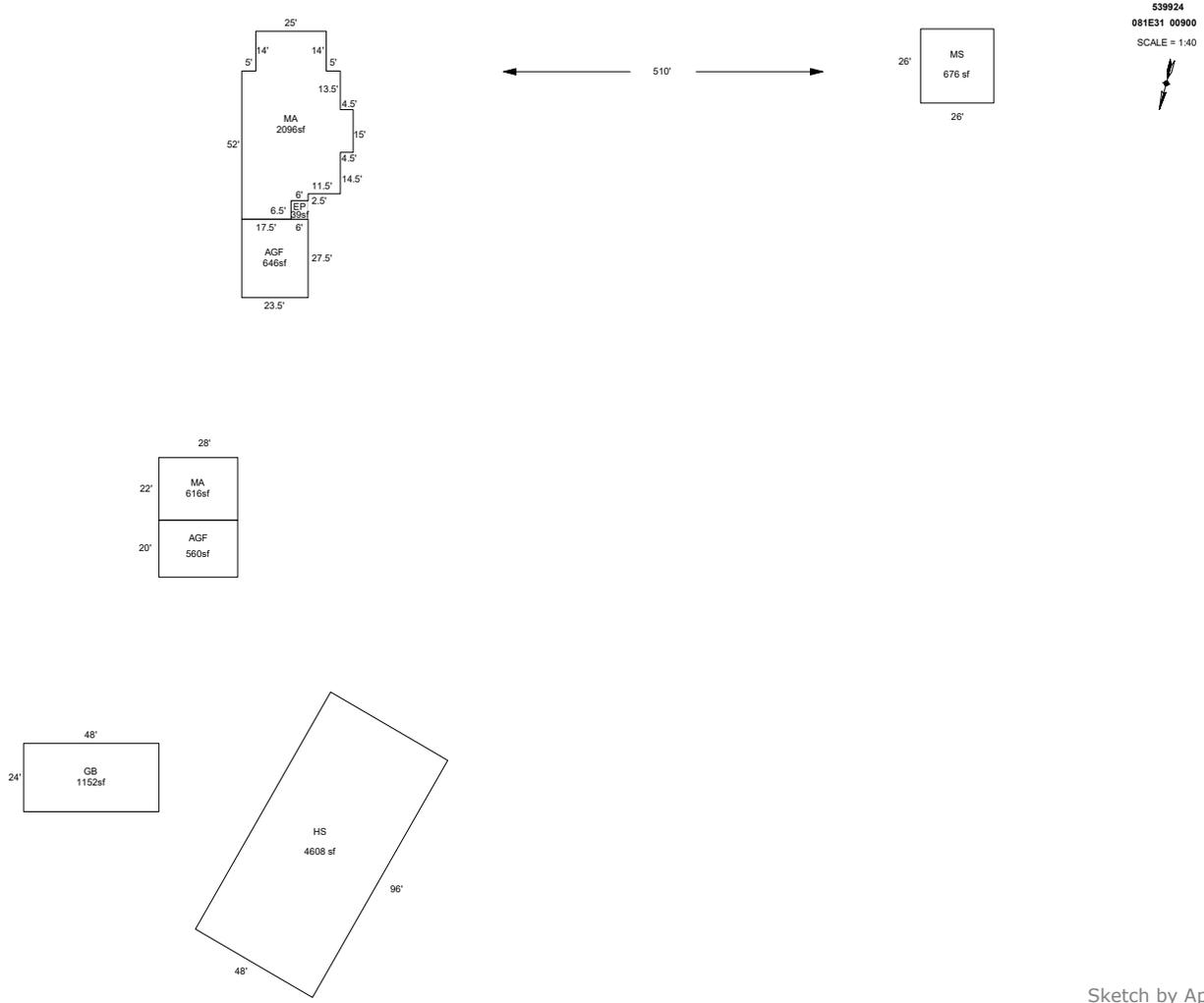
10/30/25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 539924 Parcel No.: 081E31 00900
 Property Address: 15856 COON HOLLOW RD SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HS	1.0	4608.0	288.0	
	MS	1.0	676.0	104.0	
	GB	1.0	1152.0	144.0	6436.0
GAR	AGF	1.0	560.0	96.0	
	AGF	1.0	646.3	102.0	1206.3
MA	MA	1.0	616.0	100.0	
	MA	1.0	2096.1	211.0	2712.1
P/P	EP	1.0	38.7	24.9	38.7

COMMENT TABLE 1

DRAWN BY JRONDEMA 7/26/18
 UPDATED BY CJURAN 08/10/2021 555-21-007350
 UPDATED BY CLOBERG 01/07/25
 UPDATED BY CLOBERG 11/17/25

COMMENT TABLE 2

CLUKE 12/30/24
 CLUKE 10/30/25

COMMENT TABLE 3

SV L4
 TAGS L2

Net LIVABLE	cnt	2	(rounded)	2,712
Net BUILDING	cnt	3	(rounded)	6,436