

Summary

Lead Appr: WW 11/18 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 1.14.26 Print Date: 9/29/2025

Acct ID: 540597 MTL: 091E14A000801 Date: 11.7.25 Appr: JJS Prop Class: 641 RMV Prop Class: 401  
Situs: 11265 PHANTOM LN SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 42102 Year: 2025

Last Date Appraised: 03/12/2025 Appraiser: CLINT LUKE Tag: Y N Tag info:  
Owner: BECKHAM, MICHAEL TL Last Sales Date: 03/31/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 232973  
RMV Land: 428100 RMV Imp: 421910 RMV Total: 850010 MAV: 228070 MSAV: 4903 SAV: 9492  
Comment: 25-26 L4 3/12/25 CLUKE  
03-04: ZONE CHANGE TO INCLUDE AR ZONE ON APPROX 1.30 ACRES

SU / NL

CWO 1/14/26

MLS: 818641  
Dom: 252 code: 30

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411
RP	DFL	DESIGNATED FORESTLAND

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	MKTF	OSD - FAIR	40000	29544	0

Land

Site: 1 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HI Value Source: Market Homesite Description: FOUR HILL IRR RMV: 44970 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: 2933040: 01-02; UPDATED MARKET VALUE /USED \$300/ACRE FOR REMOTE LAND X TREND /03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: ZONE CHANGE TO INCLUDE AR ZONE ON APPROX 1.30 ACRES /03-04: REAPPRAISAL 04-05: F03-0771 CHGS R40597,R40596 FROM MAP 091E14A 00800 TO TL 801; CREATES R3 33297 AS TL 800.

Site: 3 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 44970 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1975 / 2933040: 01-02; UPDATED MARKET VALUE /USED \$300/ACRE FOR REMOTE LAND X TREND // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED

Site: 4 Code Area: 29544 Size: 0.59 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 26540 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1993 / 2933040: 01-02; UPDATED MARKET VALUE /USED \$300/ACRE FOR REMOTE LAND X TREND

Site: 5 Code Area: 29544 Size: 2.41 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 108380 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1975 / 2933040: 01-02; UPDATED MARKET VALUE /USED \$300/ACRE FOR REMOTE LAND X TREND

Site: 6 Code Area: 29544 Size: 3.63 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: FTLB Value Source: Designated Forest Land Description: DFL Class B RMV: 163240 Exception: Y N  
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1975 / 02933000/03-04: EXPIRATION OF STO PROGRAM. CONVERSION BY DOR TO DESIGNATED FOREST LAND AT 100% PROGRAM. /03-04: ZONE CHANGE TO INCLUDE AR ZONE ON APPROX 1.30 ACRES /03-04: REAPPRAISAL // 04-05: CHANGING STO LAND FROM >5000 TO DESIGNATED 04-05: F03-0771 CHGS R40597,R40596 FROM MAP 091E14A 00800 TO TL 801; CREATES R3 33297 AS TL 800.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 143 Year Blt: 1968 Eff Year Blt: 1968 Sq.Ft: 2928 % Complete: 100.00  
 Desc: One Story with basement Dimensions: RMV: 373560  
 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	1464	2	FB-1/ HB-1	1968	1968	ROOF, KIT, HVAC, FP - 2, BTH - 1, BATH - 1	Y N
Basement	4	Finished	1464	2	FB-1	1968	1968	HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1968	23112	1	Y N

Bldg: 2 Code Area: 29544 Stat Class: 128 Year Blt: 1970 Eff Year Blt: 1964 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 37190  
 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 Detached	2	Unfinished	864	0	0	1970	1964	ROOF
Exception: Y N								

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 4	Code Area: 29544	Stat Class: 905	Year Blt: 2015	Eff Year Blt: 2015	Sq.Ft: 0	% Complete: 100.00
Desc: Rural Solar Panel/Array				Dimensions:	RMV: 8000	
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
No accessory data available					

Bldg: 5	Code Area: 29544	Stat Class: 321	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 592	% Complete: 100.00
Desc: Hay Cover (HC)				Dimensions: 16x10, 24x18	RMV: 3160	
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
Hay Cover	5	Finished	592	0	0	0	2000	AVG
Exception: Y N								

**Accessories**

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

**Farm Notes**

2025FARM

25-26: 3.12.25 L4 CLUKE FOREST OK

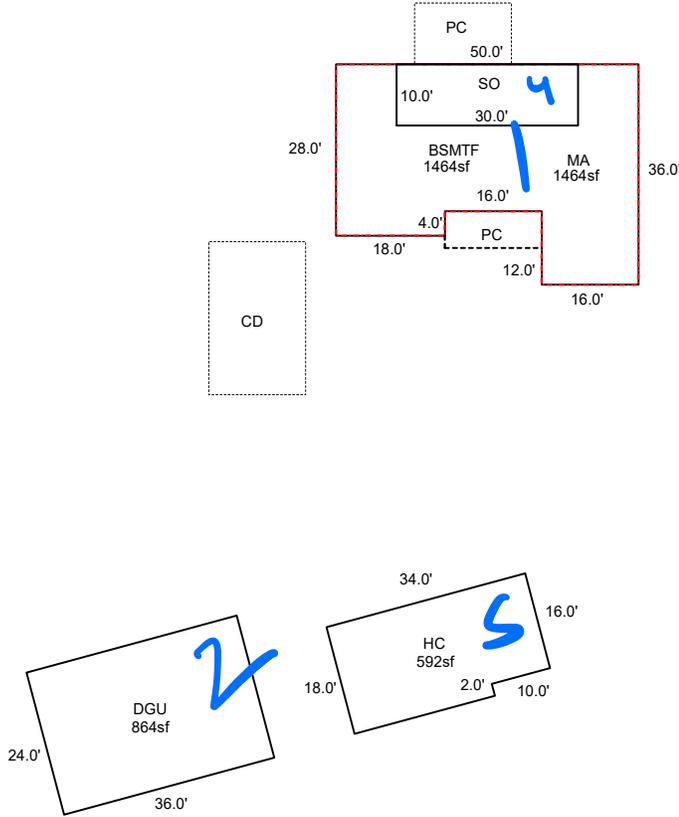
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 540597 Parcel No.: 091E14A 00801  
 Property Address: 11265 PHANTOM LN SE  
 City: STAYTON County: MARION State: OR ZipCode: 97383  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

540597  
091E14A 00801  
SCALE=1:30



GH  
NV-NI

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1464.0	180.0	1464.0
GLA1	MA	1.0	1464.0	180.0	1464.0
GAR	DGU	1.0	864.0	120.0	864.0
OTH	SO	1.0	300.0	80.0	300.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 3/30/16  
 UPDATED BY CLOBERG 03/18/25

### COMMENT TABLE 2

CLUKE 03/12/25

**335 11.7.25**

### COMMENT TABLE 3

CYCLE L4

**SV L4**

Net LIVABLE                      cnt                      0      (rounded)                      2,928