

Acct ID: 540759 MTL: 091E180000300 Date: 12.10.25 Appr: JJS Prop Class: 451 RMV Prop Class: 451
 Situs: 15982 NORTH SANTIAM HWY SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 83960 Year: 2025

Last Date Appraised: 03/25/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: KOVALCHUK, MIKHAIL & KOVALCHUK, LILIYA Last Sales Date: 12/02/2019 Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: ITO INSP AV: 64590
 RMV Land: 195290 RMV Imp: 12150 RMV Total: 207440 MAV: 64590 MSAV: 0 SAV: 0
 Comment: 25-26 L4 3/25/25 CLUKE
 25-26 L2 12/5/24 CLUKE
 24-25 L2 1/2/23 CLUKE
 LEVEL 2 12.4.20 CL10//

New MA @35%, R-T

Land

Site: 1 Code Area: 29540 Size: 4.01 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: WST Value Source: Rural Restrictive Description: Rural WASTELAND RMV: 5540 Exception: Y N
 Adjustment(s): WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 25-26 UPD SOILS 20-21: UPDATE PART TOTALS// 03-04: F03-630 CREATING FP ACCOUNT R333027 FROM FD ACCOUNT R40759

Site: 2 Code Area: 29540 Size: 4.34 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6B Value Source: Rural Restrictive Description: SIX BENCH RMV: 189750 Exception: Y N
 Adjustment(s): WASTE, FSOIL Fire Patrol: SA004 Description: FIRE PATROL
 Comments: 25-26 UPD SOILS 20-21: UPDATE PART TOTALS// 03-04: F03-630 CREATING FP ACCOUNT R333027 FROM FD ACCOUNT R40759

All OSDP

Improvements - Accessory Buildings

Bldg: 1 Code Area: 29540 Stat Class: 353 Year Blt: 1975 Eff Year Blt: 1994 Sq.Ft: 768 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 32x24 RMV: 5100
 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
Machine Shed	5	Finished	768	0	0	1975	1994	FAIR	Y N

Accessories

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

Bldg: 2 Code Area: 29540 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 2004 Sq.Ft: 280 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 7050
 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	280	0	0	1975	2004	FAIR	Y N

Accessories

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

*KS2- MA 5- 7455 SF YISF 2025 new 35%,
 w/ 1276 AGF*

ACCOUNT # 540759 DATE: 12.10.25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR 333 TAG Y
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 1st QLTY + 0 FLOOR 1st
 AREA 5708 EFF AREA 5708 BED 4
 ROOF + HVAC +
 BATH PKG: _____ BATH 3 BATH + 2 1/2 BTH
 FIREPLACE: 1
 KITCHEN - + x2
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS F G A E
 SKIRT + LIN FT _____
 COMMENT: 2 kitchens

TYPE AGF
 STAT / CLASS _____
 SIZE 1276 SF
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 35
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 1st QLTY + 0 FLOOR 2nd
 AREA 1747 EFF AREA 1747 BED 2
 ROOF + HVAC +
 BATH PKG: _____ BATH 2 BATH + 1 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 35 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
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 COMMENT: _____

TYPE _____
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 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

Percent Complete Form

Account # 540754

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	1%		
3%		Insulation	3%	60%	2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%		100%	Floor Coverings & Countertops	7%	90%	6%
2%	Interior Trim Carpentry		7%	95%	6%	95%
	Porch/Entry/Stoop		2%	100%	2%	100%
	Finish Grade		1%		1%	

APPR 555 Date 12.10.25 YR For 26-27 % COMP 35
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

12.10.25



Oct 2025

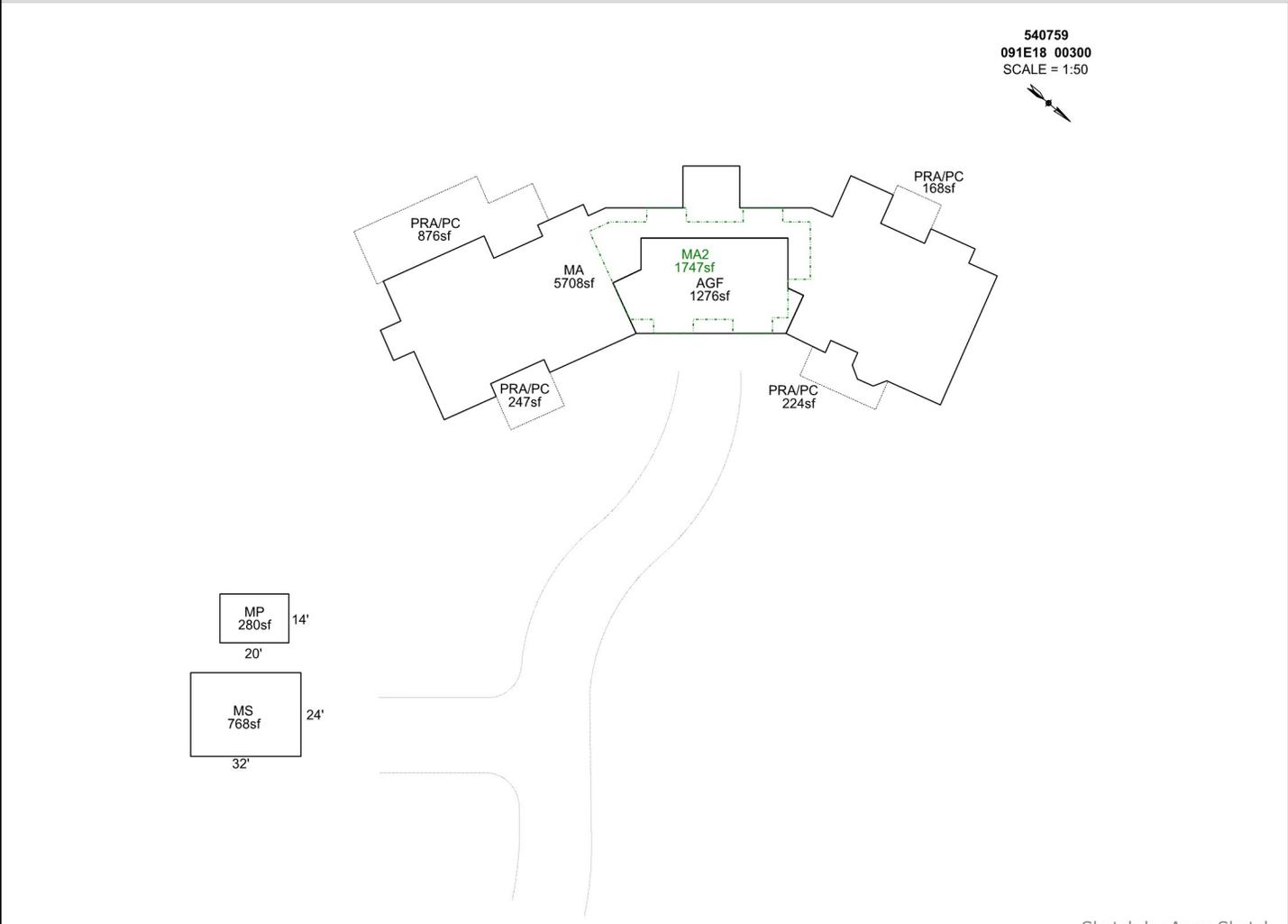


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540759 Parcel No.: 091E18 00300
 Property Address: 15982 NORTH SANTIAM HY SE
 City: STAYTON County: MARION State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	280.0	68.0	
	MS	1.0	768.0	112.0	1048.0
GLA1	MA	1.0	5707.8	587.1	5707.8
GLA2	MA2	1.0	1747.0	205.0	1747.0
GAR	AGF	1.0	1275.8	151.5	1275.8
P/P	PRA/PC	1.0	246.5	63.0	
	PRA/PC	1.0	223.7	76.1	
	PRA/PC	1.0	168.0	52.0	
	PRA/PC	1.0	876.3	153.0	1514.4
	Net LIVABLE	cnt	2 (rounded)		7,455
	Net BUILDING	cnt	2 (rounded)		1,048

COMMENT TABLE 1

DRAWN BY JRONDEMA 1/19/18
 UPDATED BY CJURAN 02/25/2021
 UPDATED BY CJURAN 03/16/2023 555-21-008536

COMMENT TABLE 2

09/19/85 ALLAN
 1/21/94 CL.#10
 3/26/02 CL #10
 01/12/2018 SR #94
 12/04/2020 CL #10

JJS 12.10.23

COMMENT TABLE 3

TAGS
Tays L2

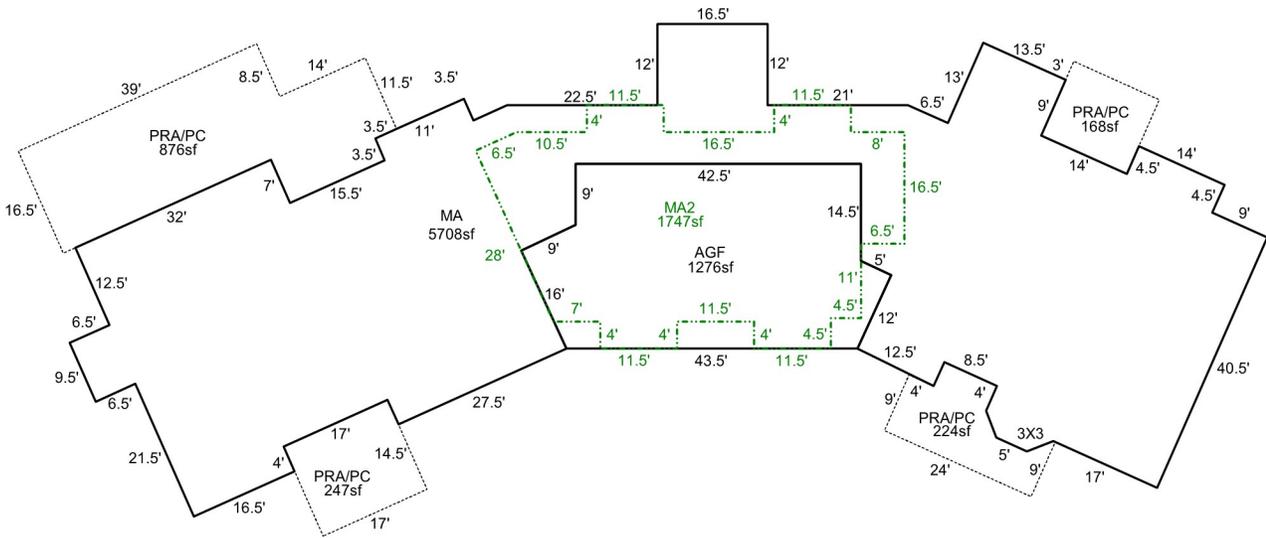
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SKETCH

540759
091E18 00300
SCALE = 1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	5707.8	587.1	5707.8
GLA2	MA2	1.0	1747.0	205.0	1747.0
GAR	AGF	1.0	1275.8	151.5	1275.8
P/P	PRA/PC	1.0	876.3	153.0	
	PRA/PC	1.0	223.7	76.1	
	PRA/PC	1.0	246.5	63.0	
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 3/26/02 CL #10
 01/12/2018 SR #94
 12/04/2020 CL #10

COMMENT TABLE 3

TAGS

Net LIVABLE cnt 2 (rounded) 7,455



9/19/23



1/2/24



12/5/24



12/5/24

Assessor Monthly Issued Permit Report

For 2/1/2023 to 2/28/2023

PERMIT#: 555-21-008536-DWL STATUS: Permit Issued
 PERMIT TYPE: Residential APPLIED: 8/24/2021
 SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 2/17/2023
 CATEGORY: Comprehensive EXPIRES: 8/16/2023

OFFICE: MC
 PARCEL#: 091E18 00300 R40759
 ACRES: 8.35
 SUBDIV:
 LOT/BLOCK: /
 ADDRESS: 15982 NORTH SANTIAM HWY SE STAYTON, OR 97383

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	NEW CROSSING HOMES LLC	6106 ROLLETTI DR SE SALEM, OR 97306	5038854066
CCB	NEW CROSSING HOMES LLC	6106 ROLLETTI DR SE SALEM, OR 97306	5038854066
OWNER	KOVALCHUK,MIKHAIL	2911 RED FIR CT NW SALEM, OR 97304	
PRIMARY CONTACT	IGOR KOVLACHUK	1435 WEST MEADOWS DRIVE NW SALEM, OR 97304	503-999-2203

CONST CAT: Single Family Dwelling
 WORK TYPE: New
 WORK DESC: NEW SFD 6 BED 8 BATH
 VALUATION: \$1,045,739.34
 STORIES: 2
 BATHS: 8 KITCHENS: 1

SQUARE FEET

HABITABLE: 7223

EXISTING:

NEW:

TOTAL SQ. FT.: 9993

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	7223 Sq Ft
U Utility, misc.	VB	1230 Sq Ft
U Utility, misc. - half rate	VB	1540 Sq Ft