

Acct ID: 540441 MTL: 091E120000200 Date: 8-15-25 Appr: Gene Prop Class: 581 RMV Prop Class: 581
 Situs: 21122 FERN RIDGE RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 60093 Year: 2025

Last Date Appraised: 01/02/2012 Appraiser: CLINT LUKE Retag: Y Tag info:

Owner: EDITH A NIELSON LT & NIELSON, EDITH A TRE Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 253029
 RMV Land: 790240 RMV Imp: 191150 RMV Total: 981390 MAV: 141350 MSAV: 111679 SAV: 190809

Comment:

Notations

RP/MS	Code	Description
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAF	SA OSD - FAIR	40000	29540	0
2	SAN	SA OSD - NO LANDSCAPE	35000	29540	0

Land

Site: 1	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 5530	Exception: Y N
Adjustment(s):	WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2012 / 19-20: CORRECT LIAB YEAR OF 2ND HS// 2012-13: CYCLE WORK BY #36- ADD 2ND HOMESITE/OSD FOR NEW MFS ON LOCATION// //09-10: GW39 changed land type per Excel analysis// 2900040: 03-04: REAPPRAISAL						
Site: 3	Code Area: 29540	Size: 85.44 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 472490	Exception: Y N
Adjustment(s):	WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900040; 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY, COMBINED LAND SEGMENTS, SAME ASSESSMENT YEAR, TOTAL ACRES ARE 85.48						
Site: 4	Code Area: 29540	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 5530	Exception: Y N
Adjustment(s):	WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 2009 / 2012-13: CYCLE WORK BY #36- ADD 2ND HOMESITE/OSD FOR NEW MFS ON LOCATION// //09-10: GW39 changed land type per Excel analysis// 2900040: 03-04: REAPPRAISAL						
Site: 5	Code Area: 29540	Size: 29.45 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 13030	Exception: Y N
Adjustment(s):	WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900000: 03-04: REAPPRAISAL						
Site: 6	Code Area: 29540	Size: 39.54 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 218660	Exception: Y N
Adjustment(s):	WASTE		Fire Patrol: SA004	Description: FIRE PATROL		
Comments: Liability year - 1980 / 2900000						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 29540	Stat Class: 122	Year Blt: 1901	Eff Year Blt: 1901	Sq.Ft: 952	% Complete: 100
Desc: Multi Story above grade					Dimensions:	RMV: 500
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>NV</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	632	2	FB-1	1901	1901	HVAC, ROOF, KIT, BATH - 1	Y N
Attic	2	Low Cost	320	0	0	1901	1901		Y N

Accessories

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

Bldg: 2	Code Area: 29540	Stat Class: 128	Year Blt: 1924	Eff Year Blt: 1901	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 400
Func Obsc: 50	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<u>NV</u>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	2	Unfinished	264	0	0	1924	1901	ROOF	Y N

Accessories

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

Bldg: 7 Code Area: 29540 Stat Class: 131 Year Blt: 1955 Eff Year Blt: 1955 Sq.Ft: 1744 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 171840
 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
First Floor	3	Finished	1744	3	FB-2	1955	1955	KIT, FP - 1, HVAC, ROOF, BATH - 2	
Garage Attached	3	Low Cost	384	0	0	1955	1955	ROOF	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	3	380	1955	1421	1

Improvements - Accessory Buildings

Bldg: 3 Code Area: 29540 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 0
 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	4	Finished	200	0	0	0	0		

Accessories

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

Bldg: 4 Code Area: 29540 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 468 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 1090
 Func Obsc: 60 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	4	Finished	468	0	0	1982	1982	FAIR	

Accessories

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

Bldg: 5 Code Area: 29540 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 630 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x21 RMV: 3330
 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	630	0	0	1987	1987		

Accessories

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

Bldg: 6 Code Area: 29540 Stat Class: 312 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 2592 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 54x48 RMV: 5810
 Func Obsc: 50 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
Loft Barn	4	Finished	2592	0	0	1969	1969		

Accessories

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

Bldg: 8 Code Area: 29540 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 372 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1200
 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
Multi-Purpose Bldg	4	Finished	372	0	0	1982	1982	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 29540 Stat Class: 351 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 720 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x24 RMV: 3310
 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
General Purpose Bldg	5	Finished	720	0	0	1982	1982	FAIR Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

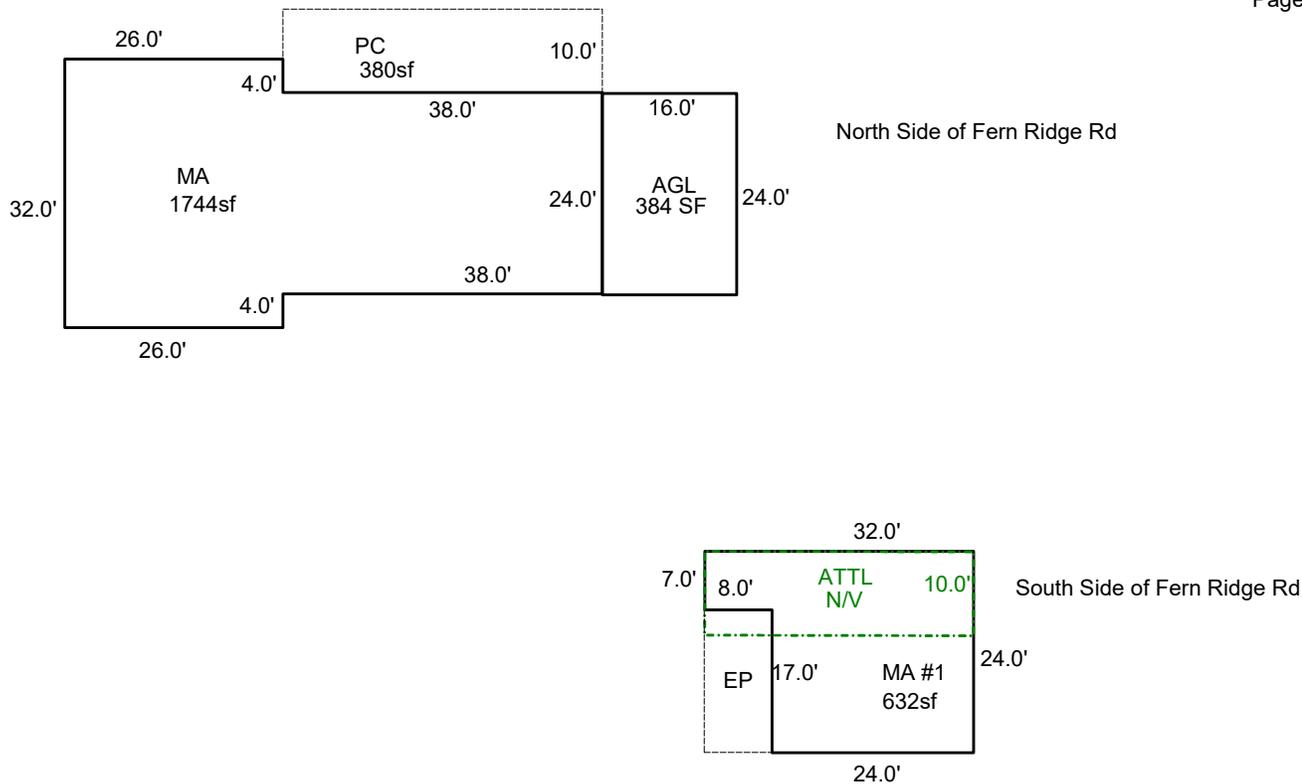
File No.: 540441 Parcel No.: 091E12 00200
 Property Address: 21122 Fern Ridge Rd SE
 City: Stayton County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

540441
091E12 00200



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Sketch by ApexSketch

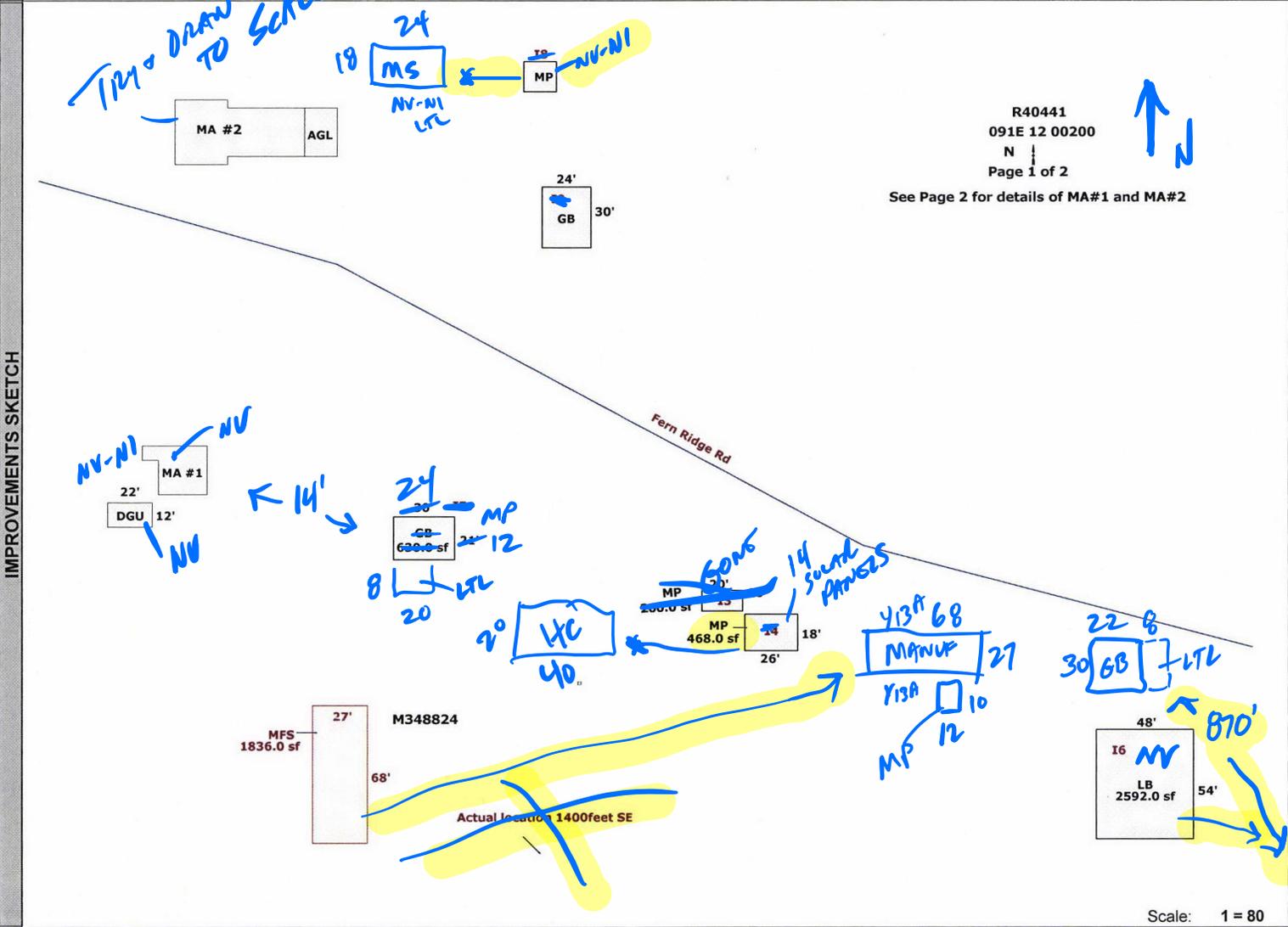
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA #1	1.0	632.0	112.0		Apex 11/09/2011 Jane UPDATED BY CLOBERG 01/21/26	
	MA	1.0	1744.0	192.0	2376.0		
GLA2	ATTL	1.0	320.0	84.0	320.0		
GAR	16x24	1.0	384.0	80.0	384.0		
P/P	EP	1.0	136.0	50.0			
	PC	1.0	380.0	96.0	516.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						CLUKE 08/15/25	CYCLE L4
Net LIVABLE		cnt	1	(rounded)	3,080		

SKETCH/AREA TABLE ADDENDUM

Parcel No R40441

File No 091E12 00200

SUBJECT	Property Address	21122 Fern Ridge Rd SE				
	City	Stayton	State	OR	Zip	97383
	Owner					
	Client					
	Appraiser Name					



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA #1	1.00	632.0	112.0	
	MA	1.00	1744.0	192.0	
	MFS	1.00	1836.0	190.0	4212.0
GBA1	MP	1.00	200.0	60.0	
	MP	1.00	468.0	88.0	
	GB	1.00	630.0	102.0	
	LB	1.00	2592.0	204.0	
	MP	1.00	240.0	62.0	
	GB	1.00	720.0	108.0	4850.0
	DGU	1.00	264.0	68.0	
GAR	16x24	1.00	384.0	80.0	648.0
Net LIVABLE Area			(rounded w/ factors)		4212
Net BUILDING Area			(rounded w/ factors)		4850

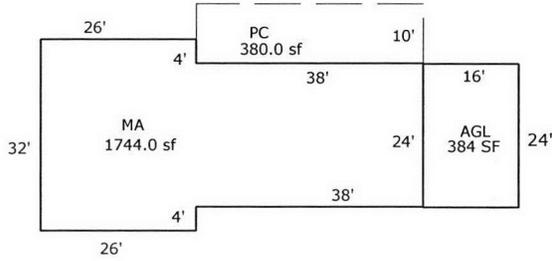
Comment Table 1	
Apex 11/09/2011 Jane	
Comment Table 2	Comment Table 3
<i>Event 8-15-25 CYCLE 24</i>	

SKETCH/AREA TABLE ADDENDUM

Parcel No R40441

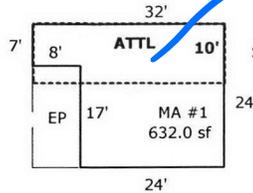
File No 091E12 00200

SUBJECT	Property Address 21122 Fern Ridge Rd SE		
	City Stayton	State OR	Zip 97383
	Owner		
	Client		
	Appraiser Name		



North Side of Fern Ridge Rd

R40441
091E12 00200
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South Side of Fern Ridge Rd



IMPROVEMENTS SKETCH

Scale: 1 = 32

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA #1	1.00	632.0	112.0	
	MA	1.00	1744.0	192.0	2376.0
GLA2	ATTL	1.00	320.0	84.0	320.0
GAR	16x24	1.00	384.0	80.0	384.0
P/P	EP	1.00	136.0	50.0	
	PC	1.00	380.0	96.0	516.0
Net LIVABLE Area (rounded w/ factors)					2696

Comment Table 1

Apex 11/09/2011 Jane

Comment Table 2

Comment Table 3