

Acct ID: 540560 MTL: 091E13B001000 Date: 10/10/25 Appr: JJS Prop Class: 581 RMV Prop Class: 451
 Situs: 11094 PHILIPPI LN SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 78917 Year: 2025

Last Date Appraised: 03/11/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: CYRUS, JOHN & PFAHLER, ROBYN Last Sales Date: 09/06/2019 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TO INSP AV: 176496
 RMV Land: 262120 RMV Imp: 220170 RMV Total: 482290 MAV: 149610 MSAV: 26886 SAV: 67507
 Comment: 25-26 L4 3/11/25 CLUKE

Notations

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	29544	0

Land CWO 3/7/26 L4 send inq letter, trees have been removed

Site: 1 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 60200 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 2022

22-23: roll 1.0 acre DFL to farm use, homesite and OSD now SA

2012-13: ROLLED INTO DFL, NO LONGER SA FOR HOMESITE/OSD <10 ACRES// 2012-13: CYCLE WORK BY #36- CHG OF OSDA TO OSD// 03-04: REAPPRAISAL

Site: 3 Code Area: 29544 Size: 1.69 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 101720 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments: Liability year - 1980 // 08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 2933040 - 03-04: CHANGED SOIL CLASS FROM WASTELAND TO WOODLOT PER #29

Site: 4 Code Area: 29544 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 60200 Exception: Y N
 Adjustment(s): Fire Patrol: SA004 Description: FIRE PATROL
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 29544 Stat Class: 131 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1808 % Complete: 100.00
 Desc: One Story Only Dimensions: _____ RMV: 203220
 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	3	Finished	1808	3	FB-1	1970	1970	KIT, ROOF, HVAC, BATH - 1	Y N
Carport Attached	3	Unfinished	360	0	0	1970	1970	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	0	1970	23433	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 29544 Stat Class: 351 Year Blt: 1999 Eff Year Blt: 2004 Sq.Ft: 864 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 13330
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

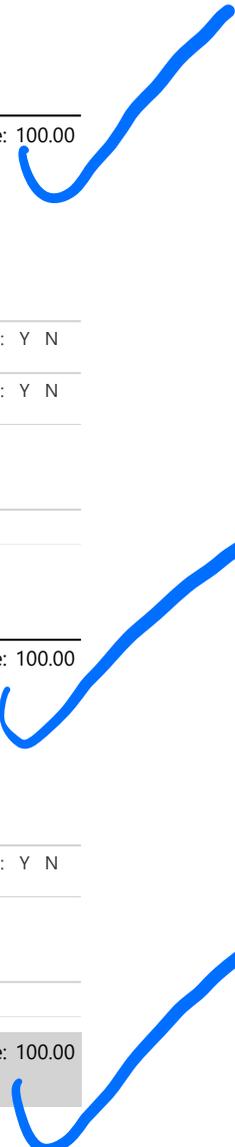
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	864	0	0	1999	2004	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 29544 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 460 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 46x10 RMV: 3230

36x32 Agex Barn @ 95%, MT 3 finish from office 1/1/27 Per owner will be finished in Jan or Feb.



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	460	0	0	1989	1989	AVG	

Accessories

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

Bldg: 4 Code Area: 29544 Stat Class: 354 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 192 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: 24x8 RMV: 390
 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
Lean-to Light Duty	4	Finished	192	0	0	1999	1999		

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
25-004574	83660	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	0	0	R	36 X 32 AGEX BARN W 3 HORSE STALLS, TACK, FEED, AND STORAGE FOR PERSONAL USE

Farm Notes

2022FARM

Notified by owner 1.0 acre used for horse boarding. Roll over from DFL to farm use, homesite and OSD now qualify for sa.

312 LB S 36x32 Aug 2025 New 95%



ACCOUNT # 540560

DATE: 10.4.25

RMV CLASS _____

PROP CLASS _____

MTL _____

APPR 333

TAG Y N _____

COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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 LB
 STAT / CLASS 312
 SIZE 36x32
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2025
 EFF YR _____
 % COMP 95
 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 _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

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

Percent Complete Form

Account # 540560

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

Outbuilding Type: LB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

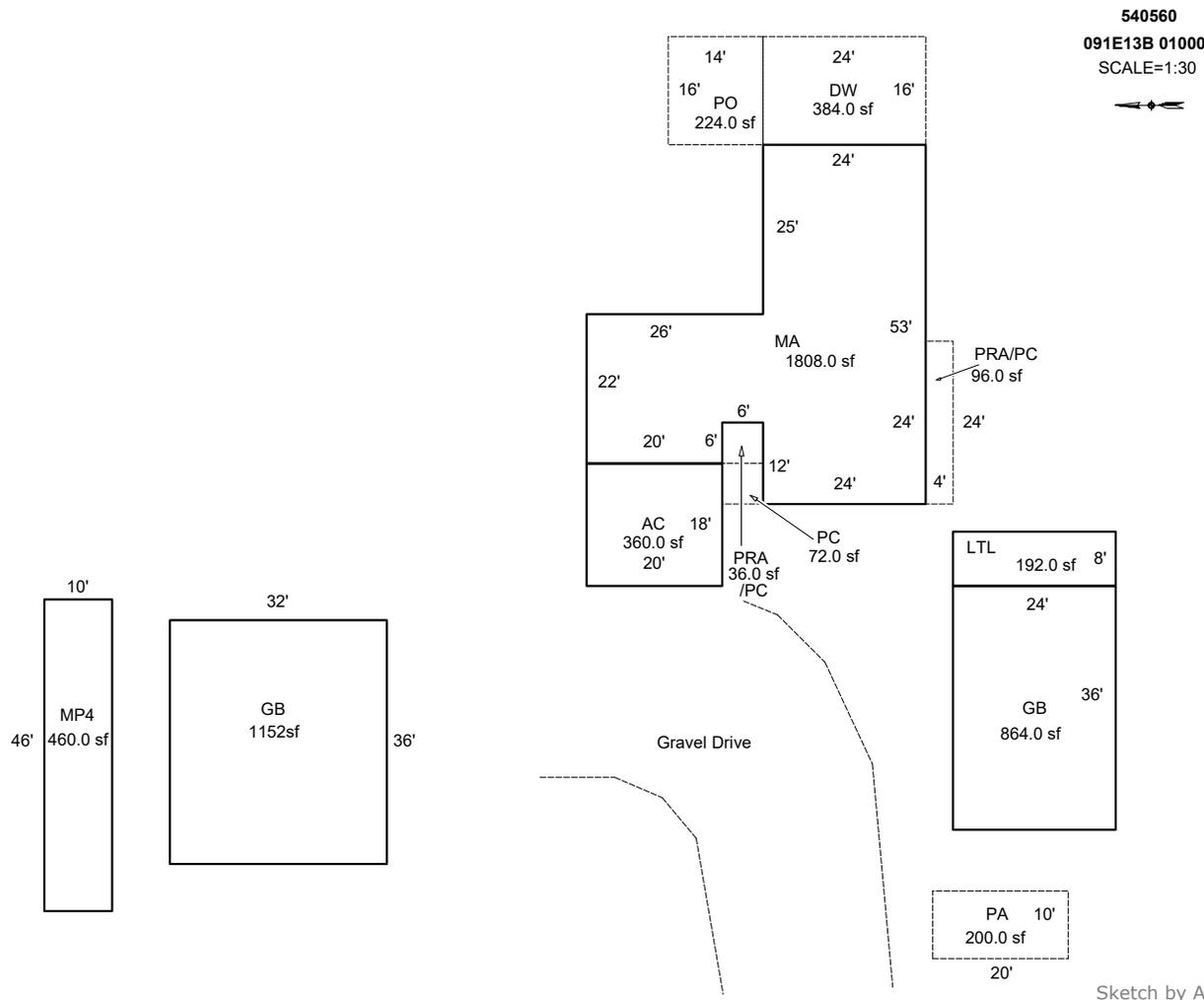
APPR <u>JSS</u>	Date <u>10.10.25</u>	YR For <u>26-27</u>	% COMP <u>95</u>
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 540560 Parcel No.: 091E13B 01000
 Property Address: 11094 Philippi Ln SE
 City: Stayton County: State: OR ZipCode: 97383
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	LTL	1.0	192.0	64.0	
	MP4	1.0	460.0	112.0	1516.0
GLA1	MA	1.0	1808.0	218.0	1808.0
GAR	AC	1.0	360.0	76.0	360.0
GB	GB	1.0	1152.0	136.0	1152.0
YI1	PA	1.0	200.0	60.0	
	PRA/PC	1.0	96.0	56.0	
	DW	1.0	384.0	80.0	
	PO	1.0	224.0	60.0	
	PC	1.0	72.0	36.0	
	PRA	1.0	36.0	24.0	1012.0
	Net LIVABLE	cnt	2 (rounded)		3,320
	Net BUILDING	cnt	0 (rounded)		1,516

COMMENT TABLE 1

Apex 10/21/2011 Jane
 UPD BY PH 03.20.20
 UPDATED BY CLOBERG 02/20/26

COMMENT TABLE 2

02.06.20 CL #10
 JJS 10/10/25

COMMENT TABLE 3

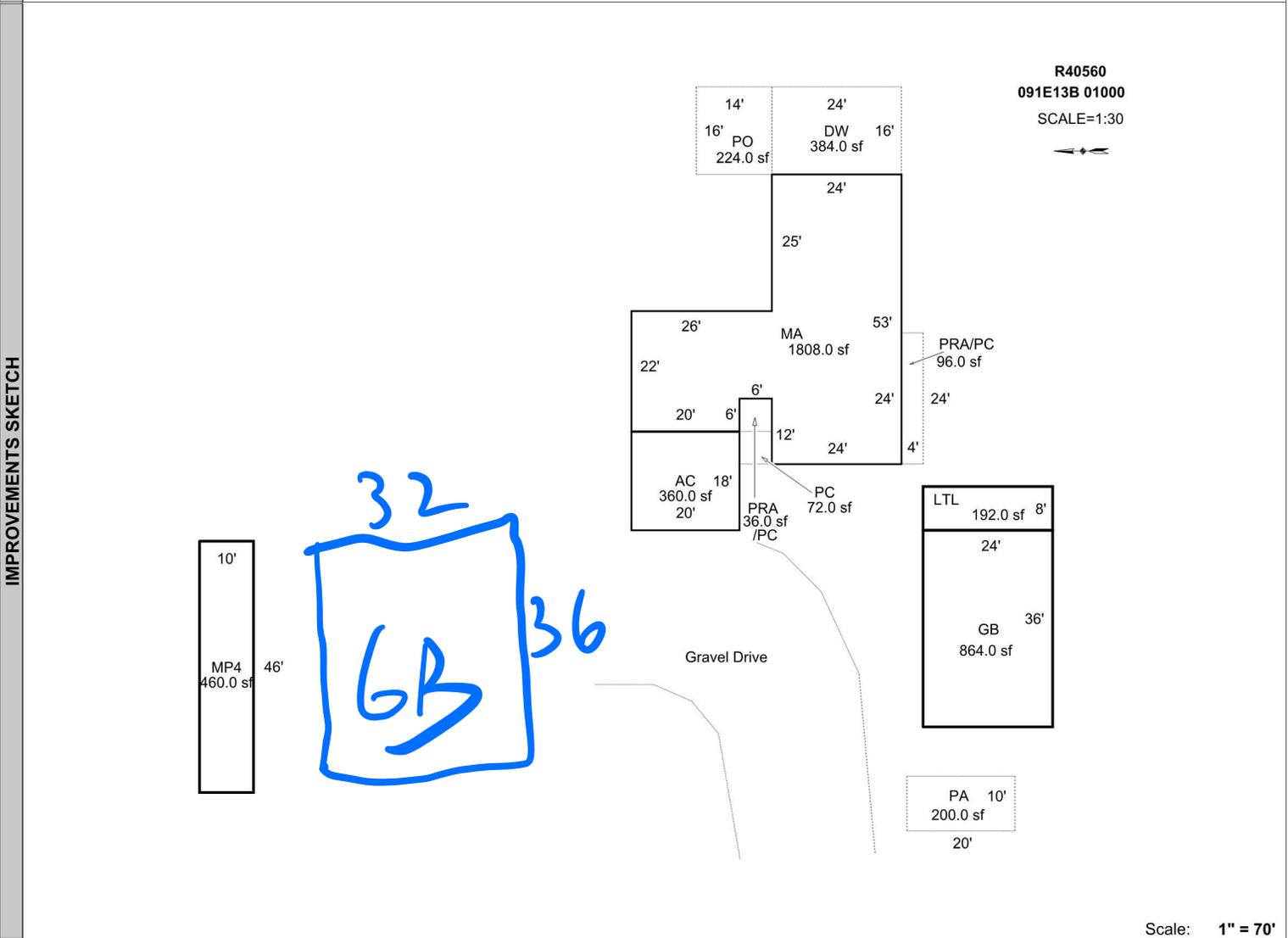
S.V.
 TAGS L3

SKETCH/AREA TABLE ADDENDUM

Parcel No **R40560**

File No **091E13B 01000**

SUBJECT	Property Address 11094 Philippi Ln SE
	City Stayton State OR Zip 97383
	Owner
	Client
	Appraiser Name



Scale: **1" = 70'**

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1							
	Code	Description	Factor	Net Size	Perimeter	Net Totals	<p>Apex 10/21/2011 Jane UPD BY PH 03.20.20</p> <hr/> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">Comment Table 2</th> <th style="width: 50%; text-align: center;">Comment Table 3</th> </tr> <tr> <td style="text-align: center;">02.06.20 CL #10</td> <td style="text-align: center;">S.V.</td> </tr> <tr> <td style="text-align: center; color: blue; font-weight: bold;">JJS 10.10.25</td> <td style="text-align: center; color: blue; font-weight: bold;">TAGS L3</td> </tr> </table>		Comment Table 2	Comment Table 3	02.06.20 CL #10	S.V.	JJS 10.10.25	TAGS L3
	Comment Table 2	Comment Table 3												
	02.06.20 CL #10	S.V.												
	JJS 10.10.25	TAGS L3												
	GLA1	MA	1.00	1808.00	218.0	1808.00								
	GBA1	GB	1.00	864.00	120.0									
		LTL	1.00	192.00	64.0									
		MP4	1.00	460.00	112.0	1516.00								
	GAR	AC	1.00	360.00	76.0	360.00								
YI1	PA	1.00	200.00	60.0										
	PRA/PC	1.00	96.00	56.0										
	DW	1.00	384.00	80.0										
	PO	1.00	224.00	60.0										
	PC	1.00	72.00	36.0										
	PRA	1.00	36.00	24.0	1012.00									
	Net LIVABLE Area		(rounded w/ factors)		1808									
	Net BUILDING Area		(rounded w/ factors)		1516									