

Acct ID: 539941 MTL: 081E320000300 Date: **3.19.26** Appr: **JJS** Prop Class: 551 RMV Prop Class: 451  
 Situs: 17055 COON HOLLOW RD SE STAYTON OR 97383 MaSaNh: 01 06 000 Unit: 29360 Year: 2026

Last Date Appraised: 12/20/2023 Appraiser: CLINT LUKE Tag: **Y N** Tag info: 2023 - Cycle/Reappraisal (Account Review)  
 Owner: GERROS, TERRY Last Sales Date: 09/30/2025 Roll Type: R  
 Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 115964  
 RMV Land: 437950 RMV Imp: 67190 RMV Total: 505180 MAV: 63160 MSAV: 52804 SAV: 87230  
 Comment: 24-25 L4 12/20/23 CLUKE

**MFG on Aclt Already, VIC**

**Notations**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

**MLS: 832 632**  
**Dom: 47**  
**Code: 15** **wrap**  
**sale**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	55000	29580	0

**Land**

Site: 2 Code Area: 29580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Homesite Description: TWO HILL DRY RMV: 7440 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

24-25: Update land classes

Site: 3 Code Area: 29580 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 8180 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 2009

09-10: HOMESITE PROJECT: OWNER STATED ONLY ONE RES ON PROPERTY, THAT IS THE MFS, THE STICK-BUILT IS FOR STORAGE ONLY

Site: 4 Code Area: 29580 Size: 18.78 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2HD Value Source: Farm Use - EFU Description: TWO HILL DRY RMV: 153690 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974

Site: 5 Code Area: 29580 Size: 26.77 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 199160 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974

Site: 6 Code Area: 29580 Size: 6.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 1500 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974

Site: 7 Code Area: 29580 Size: 1.75 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 13020 Exception: Y N  
 Adjustment(s): GSOIL, WASTE Fire Patrol: SA004 Description: FIRE PATROL  
 Comments: Liability year - 1974

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 29580 Stat Class: 148 Year Blt: 1910 Eff Year Blt: 1905 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 43540  
 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	4	Unfinished	576	0	0	1995	1995	ROOF

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 29580 Stat Class: 351 Year Blt: 1960 Eff Year Blt: 1995 Sq.Ft: 1440 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 24x60 RMV: 13710  
 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	1440	0	0	1960	1995	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3    Code Area: 29580    Stat Class: 341    Year Blt: 2007    Eff Year Blt: 2007    Sq.Ft: 320    % Complete: 100.00  
Desc: Multi Purpose Shed (MP)    Dimensions: 20x16    RMV: 9940  
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	320	0	0	2007	2007	AVG	Exception: Y N

**Accessories**

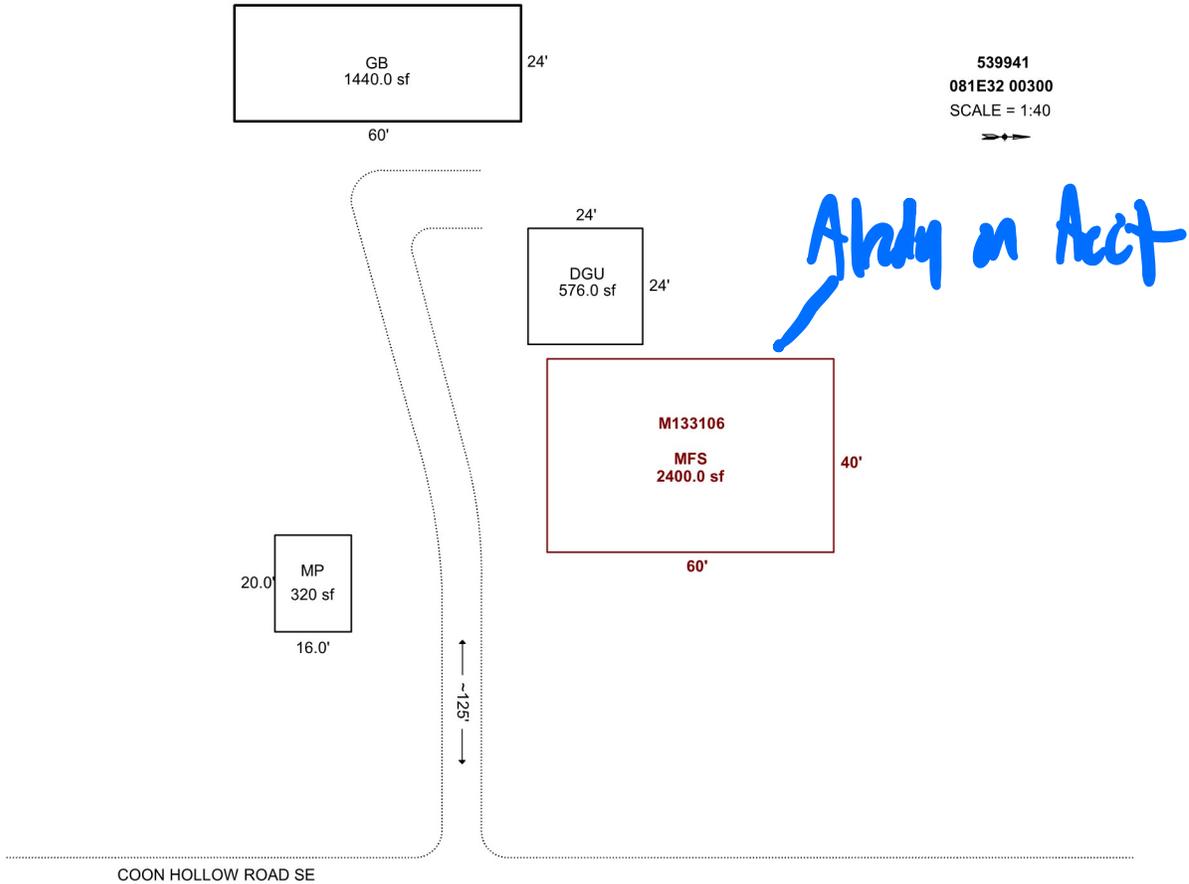
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 539941 Parcel No.: 081E32 00300  
 Property Address: 17055 COON HOLLOW ROAD 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	GB	1.0	1440.0	168.0	
	MP	1.0	320.0	72.0	1760.0
GLA1	MFS	1.0	2400.0	200.0	2400.0
GAR	DGU	1.0	576.0	96.0	576.0

### COMMENT TABLE 1

Apex 10/06/2011 Jane  
 UPDATED BY CJURAN 12/27/2023

### COMMENT TABLE 2

CL 12/20/2023

JJJ  
3.19.26

### COMMENT TABLE 3

TAGS L2

SV LY

Net LIVABLE	cnt	1	(rounded)		2,400
Net BUILDING	cnt	2	(rounded)		1,760