

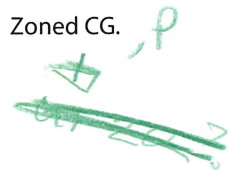
Account Transfer Form

Submit completed form to the lead in the section the account is transferring to

Account #: R33926 Map Tax-Lot: 091W03B 01400 Date of Request: 8/30/2019

Section From: Residential Prop Class: 490 Section To: Commercial Prop Class: 200

Appraiser Requesting Transfer: 54 Reason for transfer: Vacant land annexed into city of Stayton. Zoned CG.
Lead Appraiser Review: 54 LK
Clerk Transferring Account: NOV 05 2019



Lead Appraiser Receiving Account: 91A Clerk Receiving Account: ACampbell

New/Changing Information: _____
Franchise Appraiser: 89 Comments: ANNEXATION OF ZONE CHANGE OCCURRED PRIOR TO SALE ON 02.12.19 UT-20 TO CG P
Neighborhood Code: _____
Maintenance Area: _____
Land Table/Adjust: _____
Related Accounts Affected: 0

Date Completed: 11 07 19 W

INQUIRY 11 08 19 0850 (LEO HILLYER)
888.686.8949

DEVELOPMENT COSTS? (SEE R34207 18 REVIEW)
CITY REQUIRED IMPROVEMENTS LIABILITY?
CITY of STAYTON EMAIL CONTACT DAN FLEISHMAN 11 12 19 (SEE WORK FILE)

* - - Property Data Selection Menu - -
 Owner: LEO M AND REYNE M HILLYER LT
 Prop ID : R33926 (Real Estate) (673509) HILLYER, LEO M TRE &
 Map Tax Lot: 091W03B 01400 HILLYER, REYNE M TRE
 Legal : ACRES 8.00, 01-02: 8.0 ACRES DISQ 3000 HILLYERS LN
 FARM USE, PAT LIAB \$1,959.82 WOODBURN, OR 97071

Situs : Year Built :
 Living Area: *2020 286700*
 Name(s) :
 Area : 02904180
 Sale Info : 04/05/19 \$350,000 2019 Roll Values
 Deed Type : WD RMV Land \$ 262,720 (+)
 Instrument: 41830062 RMV Improvements \$ 0 (+)
 2019 Tax Status * Unpaid Taxes * RMV Total \$ 262,720 (=)
 Current Levied Taxes : 1,224.56 Total Exemptions \$ 0
 Special Assessments : M5 Net Value \$ 262,720
 M50 Assd Value \$ 77,250

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G) en Appr	(O)wnership	(H)istory	(.) More

Enter Option from Above or <RET> to Exit: ___

Commercial Input Form

Prop ID: R33926 MTL: 091W03B 01400 Zone: CG Year: 2020-21
Prop Class: 200 Prop Code: _____ Maint Area: _____ Appr: 89
Address: GOLF LANE SE STAYTON Date: 11/08/19

Action: (check all that apply) Cycle Tag Review Appeal Other TRANSFER & REAPPRAISAL

Exception Value Calculation

Land	Improvements
RMV w/o Changes: <u>286,720</u>	RMV w/o Changes: <u>0</u>
RMV With Changes: <u>350,000</u>	RMV With Changes: <u>0</u>
Exception Code: _____	Exception Code: _____
Exception Value: _____	Exception Value: _____
Trend: <input type="checkbox"/> Y <input type="checkbox"/> N	Trend: <input type="checkbox"/> Y <input type="checkbox"/> N

COPY - SEE E-WORK FILE

Comments:

R33926 WAS A FARM PARCEL - THE PARCEL SOLD 04/05/19 FOR \$350,000
 THE PARCEL HAD BEEN ZONED UT-20 & WAS ANNEXED INTO THE CITY OF STAYTON PRIOR TO THE SALE; CONCURRENT TO THAT THE ZONING WAS CHANGED TO CG & FOR THAT REASON WAS TRANSFERRED FROM RES TO COM; THE RESIDENTIAL VALUE AT THE TIME OF THE SALE WAS \$286,720 ; VALUING THE PARCEL ON THE COM STOWN LAND TABLE WITH SIZE ADJUSTMENT RESULTED IN A NEW VALUE OF \$1,437,350; SUBSEQUENT RESEARCH ON THE SALE PROVIDED AN EXPLANATION FOR THE DISPARITY. THE PROPERTY OWNER DID NOT RESPOND TO ATTEMPT AT CONTACT SO THE CITY OF STAYTON PLANNING WAS CONTACTED. PER DIRECTOR DAN FLEISHMAN THERE IS A LENGTHY LIST OF CONDITIONS & MOST IMPORTANT THERE ARE NO UTILITIES TO THE PROPERTY; THE PROPERTY OWNER INTENDS TO DRILL A COMMERCIAL WELL & WILL HIMSELF PAY FOR 1000 FT OF SEWER LINE TO REACH THE PROPERTY. A COST-TO-CURE WAS APPLIED TO THE STOWN LAND TABLE VALUE TO REFLECT THE SALE PRICE; WHEN THE SITE IMPROVEMENTS ARE DONE & DEVELOPMENT ENSUES IT WILL BE SUBJECT TO REAPPRAISAL; THE FARM DISQUAL PAT LIAB WILL ALSO BE CHARGED.

Appraisal Method: Cost Income Flat

- No Change
- Inventory Only
- Exception
- Exemption

COPY

E - Filing

- Apex
- Valuation
- Photos
- Field sheets, notes etc.
- Other

Pull Tag: Y N

Clerical: _____

Appraiser Review: _____

Electronic File: _____