

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: 286,720

RMV w/o Changes: 0

RMV With Changes: 350,000

RMV With Changes: 0

Exception Code: _____

Exception Code: _____

Exception Value: _____

Exception Value: _____

Trend: Y N

Trend: Y N

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 ZONE CHANGE MAV RESET; THE FARM DISQUAL PAT LIAB WILL ALSO BE CHARGED.

Appraisal Method: Cost Income Flat

- No Change
- Inventory Only
- Exception
- Exemption

Pull Tag: Y N

Clerical: ac 02.21.2020

Appraiser Review: cf #91

Electronic File: ac 02.21.2020

E - Filing

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