

Acct ID: 536421 MTL: 093W22A000200 Date: 1/14/25 Appr: MDL Prop Class: 551 RMV Prop Class: 451  
 Situs: 1389 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 54446 Year: 2024  
2/20/25  
2025

Last Date Appraised: 12/01/2022 Appraiser: MATT LORD Retag: (Y) N Tag info: 2025 - Tags/Permit (Addition)  
 Owner: DOLBY PROPERTIES LLC Roll Type: R  
 Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 268167  
 RMV Land: 268170 RMV Imp: 315800 RMV Total: 583970 MAV: 231950 MSAV: 36217 SAV: 57277  
 Comment: 23-24: L4 12.1.22 MDL 24-002916 Cooler Addition NO FARM USE  
Cooler, Freezer, Smoker Reported as Personal Property

Notations 05-26 PER OWNER NO Electrical yet can not use until Planning and state give approval

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

H&K MEATS - DQ

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	14530	0

Land ✓

Site: 1	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 46630	Exception: Y N
Adjustment(s):		Fire Patrol:	Description:			
Comments: Liability year - 2009 / 09-10: GW39 changed land type per Excel analysis//03-04: REAPPRAISAL						
Site: 3	Code Area: 14530	Size: 3.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BDS	Value Source: Farm Use - EFU	Description: FOUR BENCH DRY SPECIAL SOUTH			RMV: 163220	Exception: Y N
S						
Adjustment(s):		Fire Patrol:	Description:			
Comments: Liability year - 1980 / 81400130 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES.						
Site: 4	Code Area: 14530	Size: 0.50 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class:	Value Source: Rural Restrictive	Description:			RMV: 23320	Exception: Y N
Adjustment(s):		Fire Patrol:	Description:			
Comments: 10-11: DISQ FARM USE						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 14530	Stat Class: 133	Year Blt: 1920	Eff Year Blt: 1936	Sq.Ft: 1918	% Complete: 100
Desc: One Story with basement			Dimensions:		RMV: 207880	
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	1144	2	FB-1	1920	1936	BATH - 1, KIT-, HVAC, ROOF	Y N
Basement	3	Finished	598	0	0	1920	1936		Y N
Basement	3	Unfinished	546	0	0	1920	1936		Y N
Garage Attached	3	Unfinished	390	0	0	1920	1936	ROOF	Y N
Lean-to Light Duty	3	Finished	176	0	0	1970	1970	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	176	1970	716	1	Y N

Improvements - Accessory Buildings

Bldg: 2 ✓	Code Area: 14530	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 96	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions: 12x8		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
Pump House	0	Finished	96	0	0	0	0		Y N

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 351	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 4684	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 70480	

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	6	Finished	<del>4033</del> 3445	0	0	2003	2003	FAIR	Exception: Y N
Finished Office	6	Finished	651	0	FB-17 HB-1	2003	2003	BTH - 1	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
<del>PATIO</del> VIA	6	106	2010	431	1	Exception: Y N
PATIO	6	154	2019	779	1	Exception: Y N

Bldg: 4 ✓ Code Area: 14530 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2400 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 60x40 RMV: 6920  
 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
Machine Shed	5	Finished	2400	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 14530 Stat Class: 301 Year Blt: 2014 Eff Year Blt: 2014 Sq.Ft: 400 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 40x10 RMV: 8480  
 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
Building Structure	0	Finished	400	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 6 ✓ Code Area: 14530 Stat Class: 355 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: ~~600~~ 1000 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: ~~40x15~~ RMV: 3480  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: ~~25x40~~ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Lean-to Heavy Duty	4	Finished	<del>600</del> 1000	0	0	2016	2016		Exception: Y N

Accessories

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

Bldg: 7 ✓ Code Area: 14530 Stat Class: 355 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1760 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 44x40 RMV: 17450  
 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 Heavy Duty	4	Finished	1760	0	0	2012	2012		Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	4	580	1970	638	1	Exception: Y N
PATIO	4	1760	2012	7550	1	Exception: Y N

Bldg: 8 ✓ Code Area: 14530 Stat Class: 356 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 58 % Complete: 100  
 Desc: Lean-to Excellent (LTE) Dimensions: RMV: 580  
 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 Excellent	6	Finished	58	0	0	2019	2019		Exception: Y N

Accessories

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

Bldg: 9 ✓ Code Area: 14530 Stat Class: 355 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 106 % Complete: 100

Desc: Lean-to Heavy (LTH)

Dimensions: RMV: 530

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 Heavy Duty	6	Finished	106	0	0	2010	2010		

**Accessories**

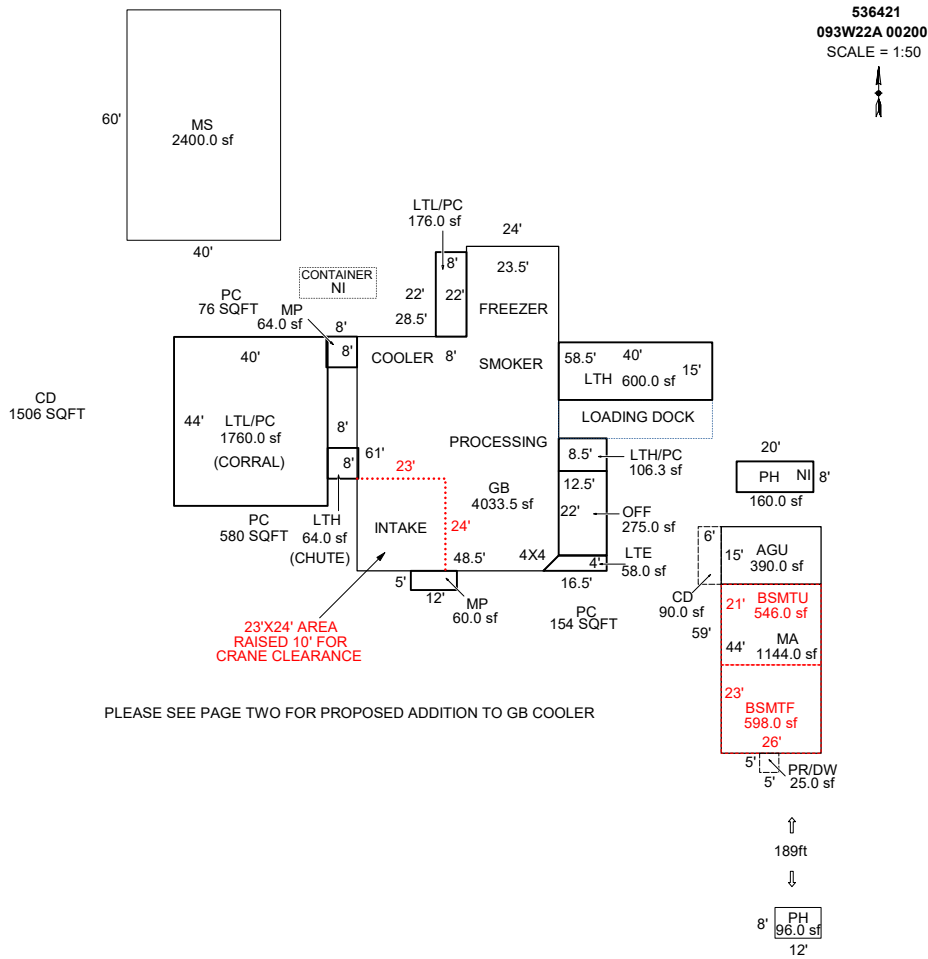
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536421 Parcel No.: 093W22A 00200  
 Property Address: 1389 ANKENY HILL ROAD SE  
 City: JEFFERSON County: Marion State: OR ZipCode: 97352  
 Owner:  
 Client:  
 Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



PLEASE SEE PAGE TWO FOR PROPOSED ADDITION TO GB COOLER

23'X24' AREA  
RAISED 10' FOR  
CRANE CLEARANCE

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	64.0	32.0	
	MP	1.0	60.0	34.0	
	LTE	1.0	58.0	38.7	
	LTH	1.0	600.0	110.0	
	LTH/PC	1.0	106.3	42.0	
	LTL/PC	1.0	176.0	60.0	
	MP	1.0	64.0	32.0	
	PH	1.0	160.0	56.0	
	LTL/PC	1.0	1760.0	168.0	
	GB	1.0	4033.5	296.7	7081.8
GLA1	MA	1.0	1144.0	140.0	1144.0
BSMT	BSMTU	1.0	546.0	94.0	
	BSMTF	1.0	598.0	98.0	1144.0
GAR	AGU	1.0	390.0	82.0	390.0
OTH	MS	1.0	2400.0	200.0	
	PH	1.0	96.0	40.0	2496.0
	2 addl items				
	Net LIVABLE	cnt	0	(rounded)	1,144
	Net BUILDING	cnt	10	(rounded)	7,082

### COMMENT TABLE 1

APEX 2/01/2010 Jane  
 UPDATED BY JRONDEMA 4/8/19  
 UPD BY PH 11.25.19  
 UPDATED BY CJURAN 01/25/2022 555-21-011371  
 UPDATED BY CLOBERG 07/10/24 24-002816 GB ADDN  
 UPDATED BY CLOBERG 03/14/25

### COMMENT TABLE 2

MDL 01/14/25

### COMMENT TABLE 3

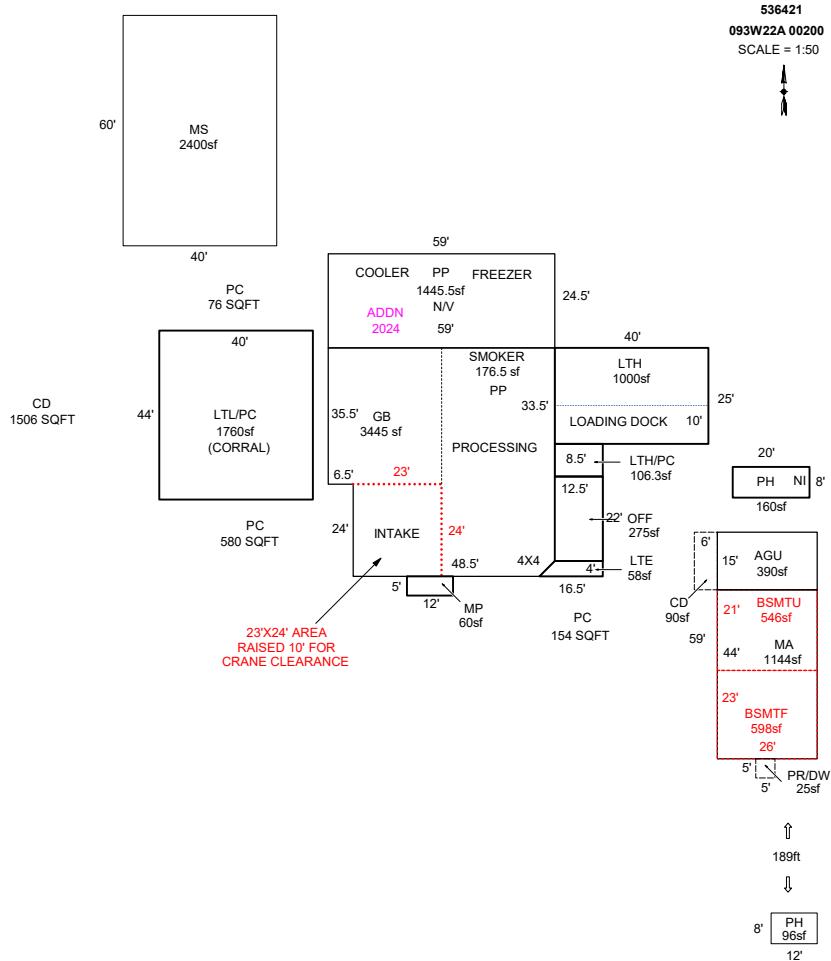
TAGS L2

# SKETCH/AREA TABLE ADDENDUM

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 City: JEFFERSON County: Marion State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Ankeny Hill

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3621.5	259.7	
	LTL/PC	1.0	1760.0	168.0	
	LTH/PC	1.0	106.3	42.0	
	MP	1.0	60.0	34.0	
	PH	1.0	160.0	56.0	
	COOLER	1.0	1445.5	167.0	
	LTE	1.0	58.0	38.7	
	LTH	1.0	1000.0	130.0	8211.3
GLA1	MA	1.0	1144.0	140.0	1144.0
BSMT	BSMTU	1.0	546.0	94.0	
	BSMTF	1.0	598.0	98.0	1144.0
GAR	AGU	1.0	390.0	82.0	390.0
OTH	PH	1.0	96.0	40.0	
	MS	1.0	2400.0	200.0	2496.0
YI1	CD	1.0	90.0	42.0	
	PR/DW	1.0	25.0	20.0	115.0
	Net LIVABLE	cnt	0	(rounded)	1,144
	Net BUILDING	cnt	8	(rounded)	8,211

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### COMMENT TABLE 2

MDL 01/14/25

### COMMENT TABLE 3

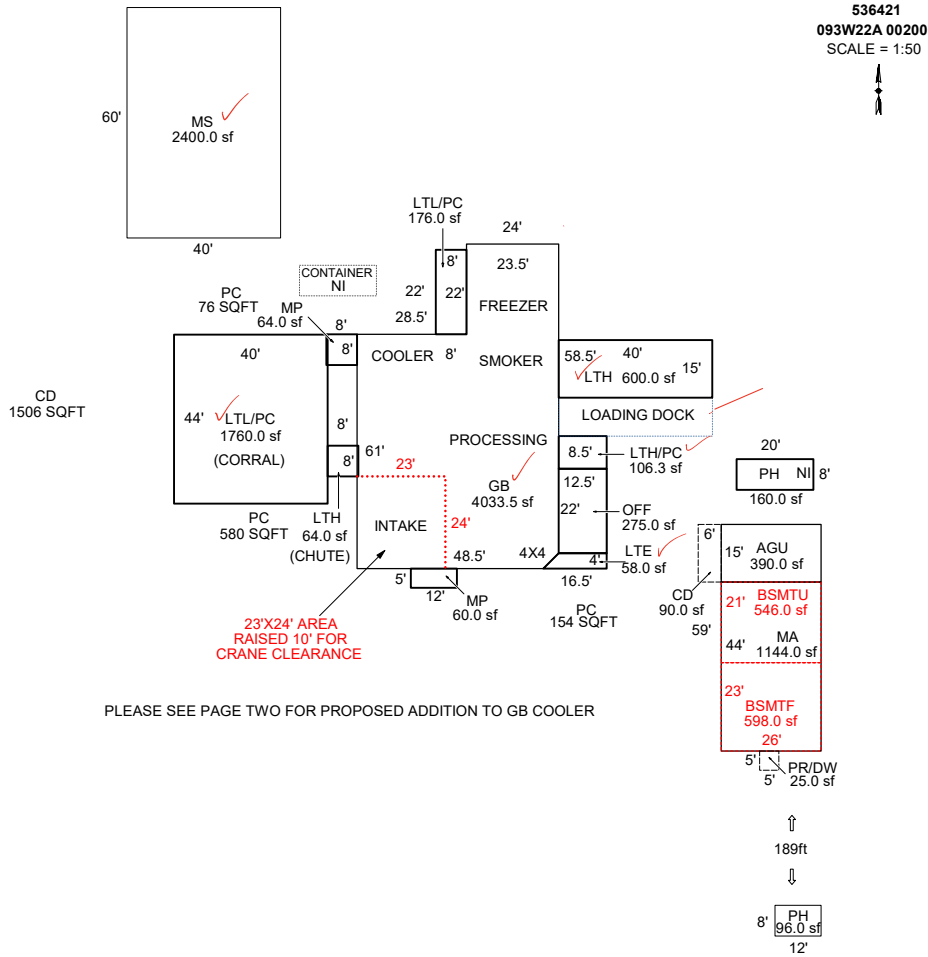
TAGS L2

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## SKETCH



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Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	64.0	32.0	
	MP	1.0	60.0	34.0	
	LTE	1.0	58.0	38.7	
	LTH	1.0	600.0	110.0	
	LTH/PC	1.0	106.3	42.0	
	LTL/PC	1.0	176.0	60.0	
	MP	1.0	64.0	32.0	
	PH	1.0	160.0	56.0	
	LTL/PC	1.0	1760.0	168.0	
	GB	1.0	4033.5	296.7	7081.8
GLA1	MA	1.0	1144.0	140.0	1144.0
BSMT	BSMTU	1.0	546.0	94.0	
	BSMTF	1.0	598.0	98.0	1144.0
GAR	AGU	1.0	390.0	82.0	390.0
OTH	MS	1.0	2400.0	200.0	
	PH	1.0	96.0	40.0	2496.0
	2 addl items				
	Net LIVABLE	cnt	1 (rounded)		1,144
	Net BUILDING	cnt	10 (rounded)		7,082

### COMMENT TABLE 1

APEX 2/01/2010 Jane  
 UPDATED BY JRONDEMA 4/8/19  
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### COMMENT TABLE 2

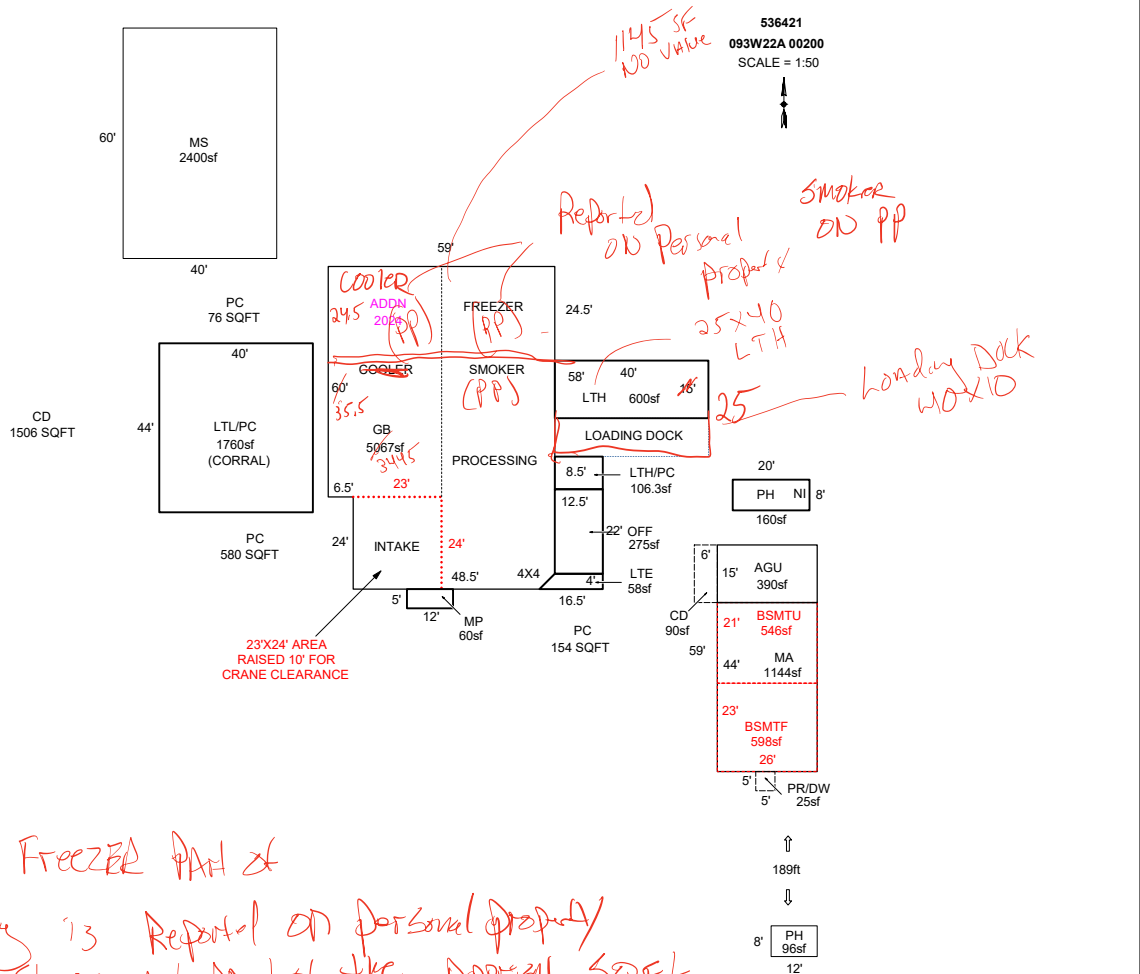
### COMMENT TABLE 3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536421 Parcel No.: 093W22A 00200  
 Property Address: 1389 ANKENY HILL ROAD SE  
 City: JEFFERSON County: Marion State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	5067.0	308.7	
	LTE	1.0	58.0	38.7	
	LTH	1.0	600.0	110.0	
	PH	1.0	160.0	56.0	
	LTH/PC	1.0	106.3	42.0	
	LTL/PC	1.0	1760.0	168.0	
	MP	1.0	60.0	34.0	7811.3
GLA1	MA	1.0	1144.0	140.0	1144.0
	BSMT	1.0	546.0	94.0	
BSMT	BSMTU	1.0	598.0	98.0	1144.0
	BSMTF	1.0	598.0	98.0	
GAR	AGU	1.0	390.0	82.0	390.0
OTH	PH	1.0	96.0	40.0	
	MS	1.0	2400.0	200.0	2496.0
YI1	CD	1.0	90.0	42.0	
	PR/DW	1.0	25.0	20.0	115.0
	Net LIVABLE	cnt	1	(rounded)	1,144
	Net BUILDING	cnt	7	(rounded)	7,811

### COMMENT TABLE 1

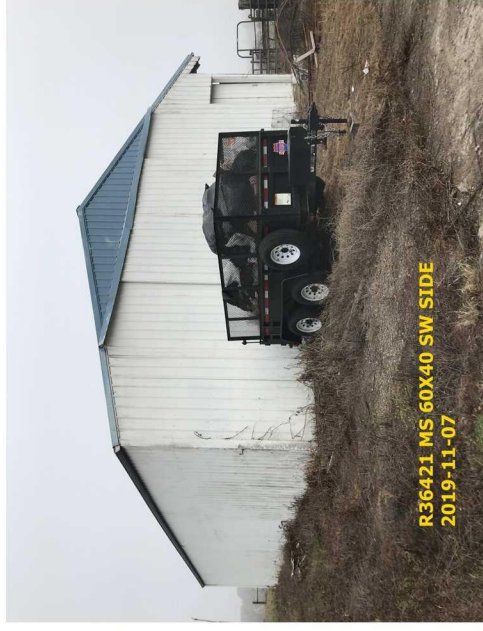
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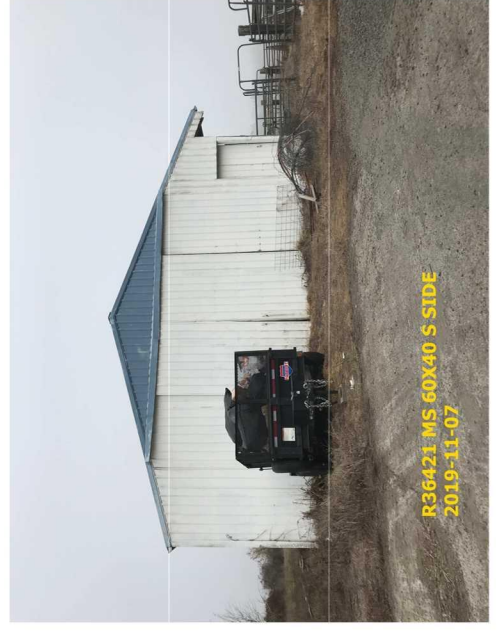
### COMMENT TABLE 3



R36421 PH 32X8  
2019-11-07



R36421 MS 60X40 SW SIDE  
2019-11-07



R36421 MS 60X40 S SIDE  
2019-11-07



R36421 MA PR DW S SIDE  
2019-11-07



R36421 MA BSMT W SIDE  
2019-11-07



R36421 MA BSMT E SIDE  
2019-11-07



R36421 LTH-PC (corral) NW SIDE  
2019-11-07



R36421 LOADING DOCK 40X10  
2019-11-07



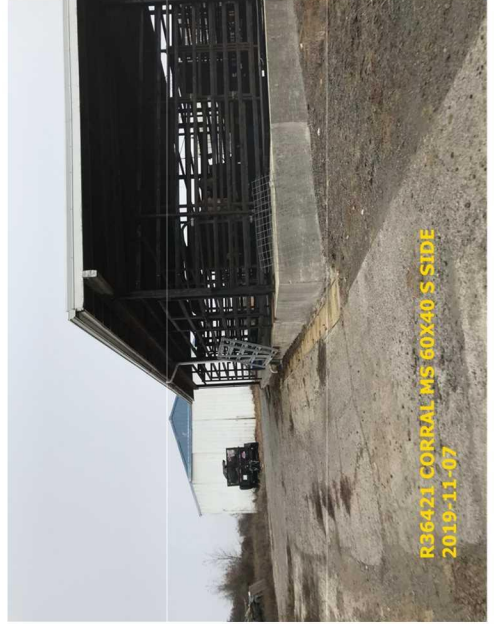
R36421 GB OFFICE ADDITION  
2019-11-07



1/14/25



R36421 GB INTAKE SIDE MP 12X5  
2019-11-07



R36421 CORRAL MS 60X40 S SIDE  
2019-11-07



R36421 CORRAL (LTL PC) 44X40  
2019-11-07



R36421 AGU W SIDE  
2019-11-07



R36421PH 20X8 NI  
2019-11-07









H-K  
ANKEN

503-