

Acct ID: 536352 MTL: 093W160000100 Date: 12.20.24 Appr: GPH Prop Class: 551 RMV Prop Class: 451
 Situs: 199 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 06 06 000 Unit: 34576 Year: 2024

Last Date Appraised: 06/08/2010 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: WHITTON JRLT 24-005145 - 28 X 23 Guest House 98k Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 158748

RMV Land: 861750 RMV Imp: 544880 RMV Total: 1406630 MAV: 124740 MSAV: 34008 SAV: 84582

Comment: Access letter sent Guest house 100%, update inv

Notations emailed 3.4.25 pictures farm use: livestock cattle goats

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

We lease the majority of our pasture to our neighbor. He runs his cattle on the property and rotates thru out the year so we can maintain the integrity of the grass. We invest yearly in chemical weed suppression throughout the pasture land.
Owner emailed about farming 03.26.25

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	14530	0

Land

Site: 2 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: Value Source: Farm Homesite Description: 6h RMV: 32180 Exception: Y N
 Adjustment(s): VWAR, GSOIL, FSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 2009 / 08-09: CHG ADJ TO VIEWA.RUR 81400130

Site: 3 Code Area: 14530 Size: 5.20 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 63320 Exception: Y N
 Adjustment(s): VWAR, GSOIL, FSOIL, WOOD 5.66 Fire Patrol: Description:
 Comments: Liability year - 1982 / 81400130 //07-08: DISQ OF 10 ACRES - CHG OF SOIL CLASS CHG OF 4HILL DRY TO SIX HILL AND 2HILL

Site: 4 Code Area: 14530 Size: 41.85 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 6H Value Source: Farm Use - EFU 41.31 Description: SIX HILL RMV: 484150 Exception: Y N
 Adjustment(s): VWAR, GSOIL, FSOIL, WOOD Fire Patrol: Description:
 Comments: Liability year - 1982 / 81400130 //05-06: PER #36, MOVE 19 ACRES FROM 8HILL TO WOODLOT

Site: 5 Code Area: 14530 Size: 16.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT 6h RMV: 200930 Exception: Y N
 Adjustment(s): VWAR, GSOIL, FSOIL, WOOD 1.54 4HD 14.96 6HD Fire Patrol: Description:
 Comments: Liability year - 1982 / //05-06: PER #36, MOVE 19 ACRES FROM 8HILL TO WOODLOT

Site: 6 Code Area: 14530 Size: 2.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU 2hd Description: TWO BENCH DRY SOUTH SPECIAL RMV: 36170 Exception: Y N
 Adjustment(s): VWAR, GSOIL, FSOIL, WOOD 2.78 Fire Patrol: Description:
 Comments: Liability year - 1982 / 81400130 //07-08: DISQ OF 10 ACRES - CHG OF SOIL CLASS CHG OF 4HILL DRY TO SIX HILL AND 2HILL

Improvements - Residence / Manufactured Structures

Bldg: 4 Code Area: 14530 Stat Class: 143 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 3124 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 512560
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 NIC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1562	2	FB-2	1997	1997	BATH - 2, KIT, BATH+, HVAC, ROOF	Y N
Basement	4	Finished	1562	0	0	1997	1997	HVAC	Y N
Garage Attached	4	Finished	410	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2007	25668	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14530 Stat Class: 317 Year Blt: 1997 Eff Year Blt: 2000 Sq.Ft: 736 % Complete: 100
 Desc: Hobby Stables (HS) Dimensions: RMV: 15670
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O
Avg condition

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Hobby Stable	6	Finished	736	0	0	1997	1997	FAIR	Y N

Accessories

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

Bldg: 2	Code Area: 14530	Stat Class: 341	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 384	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 24x16		RMV: 3560	
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
Multi-Purpose Bldg	5	Finished	384	0	0	1997	1997		Y N

2004
Updated garage door, mandoor, conc floor, new siding
2004 Aug
closer to house

Accessories

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

Bldg: 3	Code Area: 14530	Stat Class: 321	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 336	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 24x14		RMV: 1220	
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
Hay Cover	5	Finished	336	0	0	1997	1997		Y N

Accessories

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

Bldg: 5	Code Area: 14530	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 10x20		RMV: 2110	
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
Multi-Purpose Bldg	4	Finished	200	0	0	2000	2000	Fair	Y N

MS I/O 3 sides open front
I/O

Accessories

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

Bldg: 6	Code Area: 14530	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 432	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 18x24		RMV: 4600	
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
Multi-Purpose Bldg	4	Finished	432	0	0	2000	2000	Fair	Y N

2009 m/m
(2) new window, garage door (2) man door.

10x24 good pkg m/m

Accessories

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

Bldg: 7	Code Area: 14530	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 384	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x32		RMV: 4010	
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
Multi-Purpose Bldg	5	Finished	384	0	0	2000	2000	Fair	Y N

MS 3 wall open front
I/O

Accessories

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

Bldg: 8	Code Area: 14530	Stat Class: 355	Year Blt: 1997	Eff Year Blt: 1997	Sq.Ft: 144	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:		RMV: 470	
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
Lean-to Heavy Duty	6	Finished	144	0	0	1997	1997		Y N

N/c

Accessories

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

Bldg: 9 Code Area: 14530 Stat Class: 354 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 312 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 680
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	312	0	0	2000	2000	Exception: Y N

Accessories

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

ACCOUNT # 536352 DATE 12/20/24 RMV CLASS 551 PROP CLASS 451
 MTL _____ APPR GRH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 131 QLTY + - 0 FLOOR 594
 AREA 594 EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 100 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E Patio 454 SF
 SKIRT + LIN FT _____
 COMMENT: Guest house

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N

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 _____
 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 _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____



MA

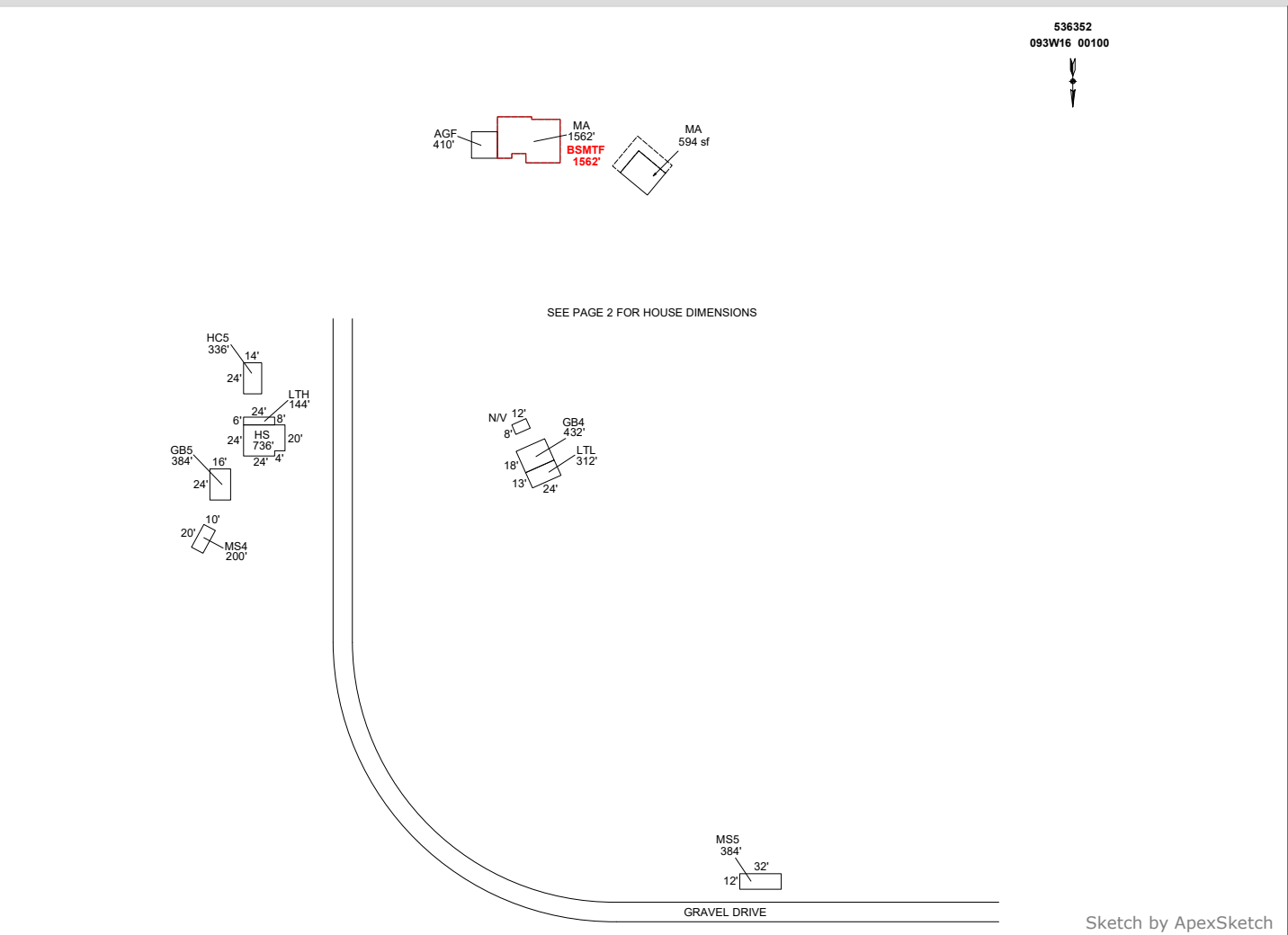


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536352 Parcel No.: 093W16 00100
 Property Address: 199 ANKENY HILL RD SE
 City: JEFFERSON County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	N/V	1.0	96.0	40.0	
	GB4	1.0	432.0	84.0	
	LTL	1.0	312.0	74.0	
	HS	1.0	736.0	112.0	
	LTH	1.0	144.0	60.0	
	HC5	1.0	336.0	76.0	
	GB5	1.0	384.0	80.0	
	MS4	1.0	200.0	60.0	
	MS5	1.0	384.0	88.0	3024.0
	GLA0	BSMTF	1.0	1562.3	175.0
GLA1	MA	1.0	1562.3	175.0	
	MA	1.0	594.0	98.0	2156.3
GAR	AGF	1.0	410.0	81.0	410.0
P/P	Patio	1.0	456.0	130.0	456.0
	Net LIVABLE	cnt	0	(rounded)	3,719
	Net BUILDING	cnt	9	(rounded)	3,024

COMMENT TABLE 1

DRAWN BY BB44
 UPDATED BY CLOBERG 09/04/24 24-005145 MA
 UPDATED BY CLOBERG 03/26/25

COMMENT TABLE 2

GRH 12/20/24

COMMENT TABLE 3

TAGS L4

SKETCH/AREA TABLE ADDENDUM

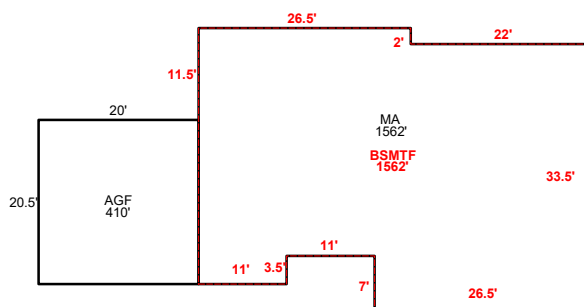
SUBJECT INFO

File No.: 536352	Parcel No.: 093W16 00100		
Property Address: 199 ANKENY HILL RD SE			
City: JEFFERSON	County: Marion	State: OR	ZipCode: 97352
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

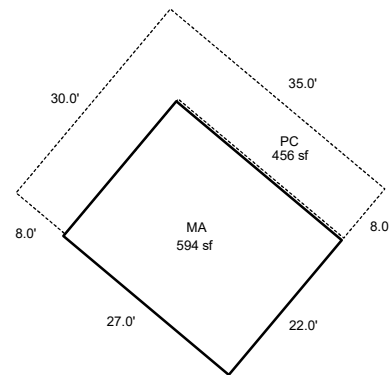
SKETCH

536352
093W16 00100

SEE PAGE 1 FOR ALL BUILDINGS



← 60 feet →



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA0	BSMTF	1.0	1562.3	175.0	1562.3	DRAWN BY BB44 UPDATED BY CLOBERG 09/04/24 24-005145 MA UPDATED BY CLOBERG 03/26/25	
GLA1	MA	1.0	1562.3	175.0			
	MA	1.0	594.0	98.0	2156.3		
GAR	AGF	1.0	410.0	81.0	410.0		
P/P	PC	1.0	456.0	130.0	456.0		
	Net LIVABLE	cnt	0 (rounded)		3,719	COMMENT TABLE 2	COMMENT TABLE 3
						GRH 12/20/24	TAGS L4

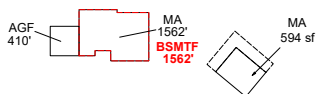
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

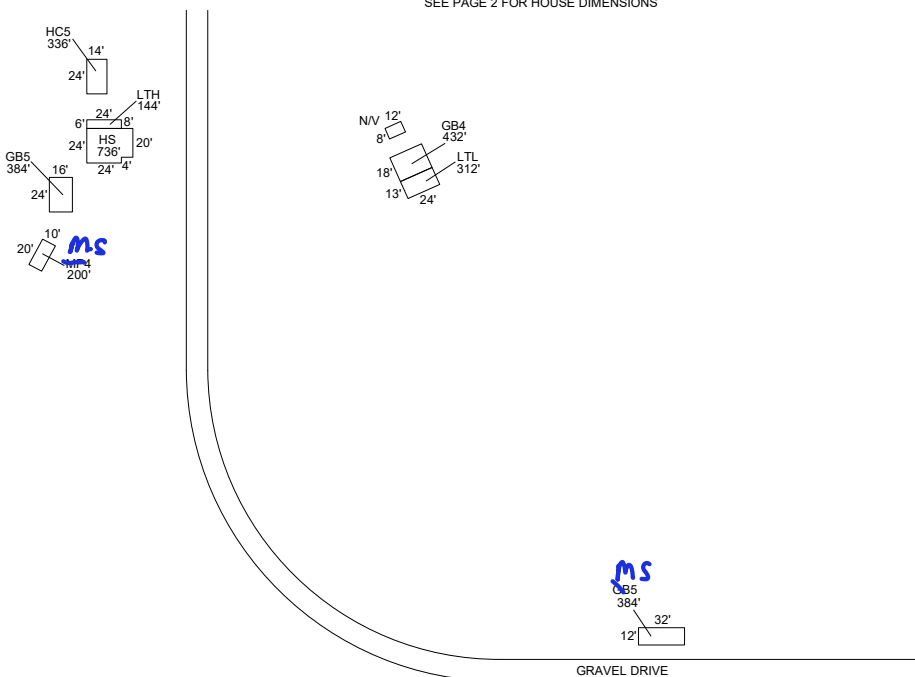
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 City: JEFFERSON County: Marion State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536352
093W16 00100



SEE PAGE 2 FOR HOUSE DIMENSIONS



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	N/V	1.0	96.0	40.0	
	GB4	1.0	432.0	84.0	
	LTL	1.0	312.0	74.0	
	HS	1.0	736.0	112.0	
	LTH	1.0	144.0	60.0	
	HC5	1.0	336.0	76.0	
	GB5	1.0	384.0	80.0	
	MP4	1.0	200.0	60.0	
	GB5	1.0	384.0	88.0	3024.0
GLA0	BSMTF	1.0	1562.3	175.0	1562.3
GLA1	MA	1.0	1562.3	175.0	
	MA	1.0	594.0	98.0	2156.3
GAR	AGF	1.0	410.0	81.0	410.0
P/P	Patio	1.0	456.0	130.0	456.0
	Net LIVABLE	cnt	2 (rounded)		3,719
	Net BUILDING	cnt	9 (rounded)		3,024

COMMENT TABLE 1

DRAWN BY BB44
 UPDATED BY CLOBERG 09/04/24 24-005145 MA

COMMENT TABLE 2

GPH 1/24/24

COMMENT TABLE 3

TAGS L 4

SKETCH/AREA TABLE ADDENDUM

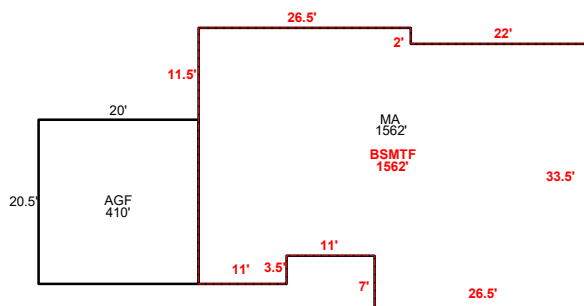
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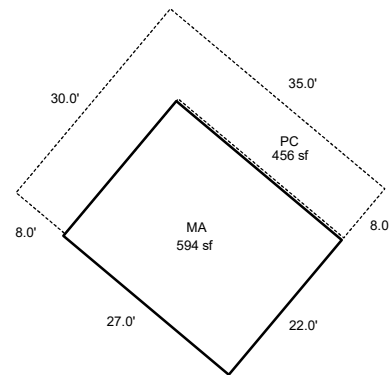
SKETCH

536352
093W16 00100

SEE PAGE 1 FOR ALL BUILDINGS



← 60 feet →



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA0	BSMTF	1.0	1562.3	175.0	1562.3	DRAWN BY BB44 UPDATED BY CLOBERG 09/04/24 24-005145 MA		
GLA1	MA	1.0	1562.3	175.0				
	MA	1.0	594.0	98.0	2156.3			
GAR	AGF	1.0	410.0	81.0	410.0			
P/P	PC	1.0	456.0	130.0	456.0			
Net LIVABLE						cnt	2 (rounded)	3,719
						COMMENT TABLE 2	COMMENT TABLE 3	