

Acct ID: 536421 MTL: 093W22A000200 Date: **7/1/25** Appr: **MLH** Prop Class: 551 RMV Prop Class: 451
 Situs: 1389 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 54446 Year: 2025

Last Date Appraised: 01/14/2025 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
 Owner: DOLBY PROPERTIES LLC Roll Type: R
 Cycle Tag Sales Verification Other: **Clean Up** Inspection level: 1 2 3 **4** LCB TTO INSP AV: 276078
 RMV Land: 314670 RMV Imp: 283580 RMV Total: 598250 MAV: 238900 MSAV: 37178 SAV: 65331
 Comment: 25-26: L2 MDL 1.14.25 TAGS
 23-24: L4 12.1.22 MDL **updated During tags, only fixing loading Dock**

Notations

Input MLH 7/1/25

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	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: 54930	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: 192270	Exception: Y N
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: 27470	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: 1742	% Complete: 100
Desc: One Story with basement			Dimensions:	RMV: 196470		
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, HVAC, ROOF, KIT	Y N
Basement	3	Finished	598	0	0	1920	1936	HVAC	Y N
Basement	3	Unfinished	546	0	0	1920	1936		Y N
Garage Attached	3	Unfinished	390	0	0	1920	1936	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1936	11749	1

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: 2003	Eff Year Blt: 2003	Sq.Ft: 3445	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:	RMV: 47940		
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	
General Purpose Bldg	6	Finished	3445	0	0	2003	2003	FAIR	
									Exception: Y N

Accessories

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

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	
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	
Building Structure	0	Finished	400	0	0	2014	2014		
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
<i>loading Dock A</i>					
No accessory data available					

Bldg: 6 Code Area: 14530 Stat Class: 355 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1000 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 40x25 RMV: 5670
 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	
Lean-to Heavy Duty	4	Finished	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: 17020
 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	
Lean-to Heavy Duty	4	Finished	1760	0	0	2012	2012		
									Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	4	580	1970	638	1
PATIO	4	1760	2012	7357	1
					Exception: Y N
					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: 560
 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	
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: 520
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors									
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	6	Finished	106	0	0	2010	2010	Exception: Y N

Accessories

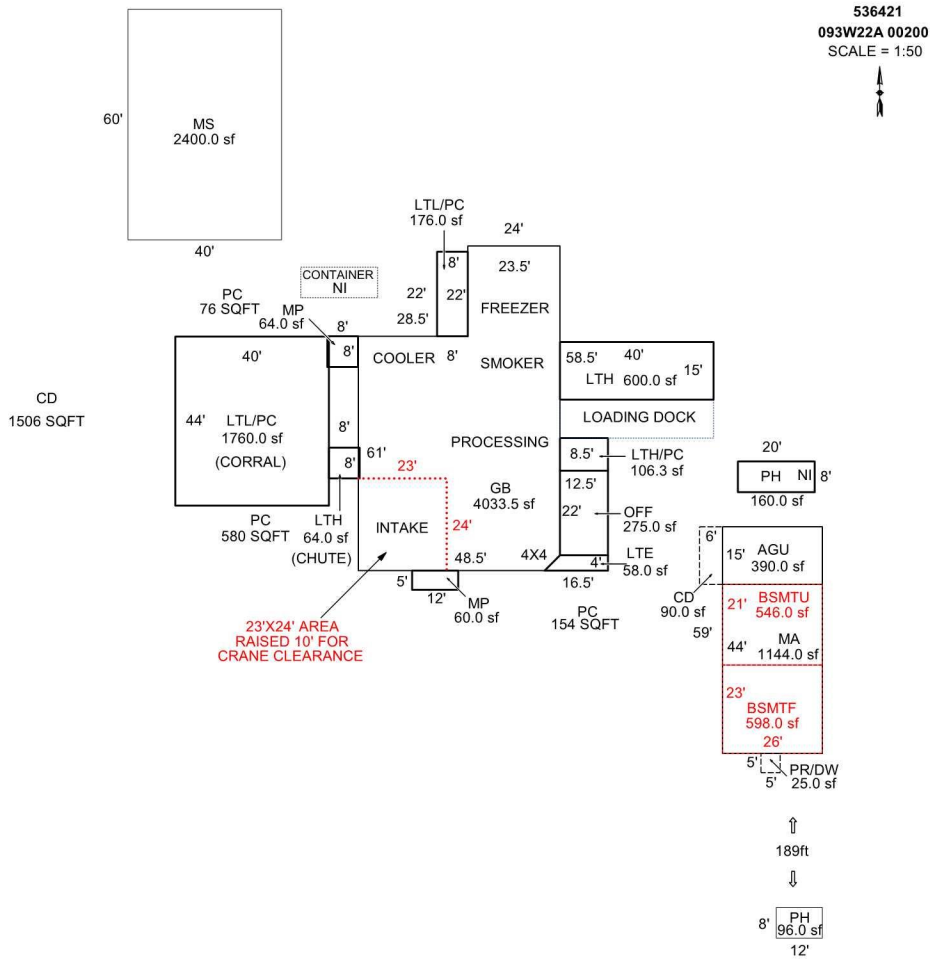
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 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



Ankeny Hill

Sketch by Apex Sketch

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
 UPD BY PH 11.25.19
 UPDATED BY CJURAN 01/25/2022 555-21-011371

COMMENT TABLE 2

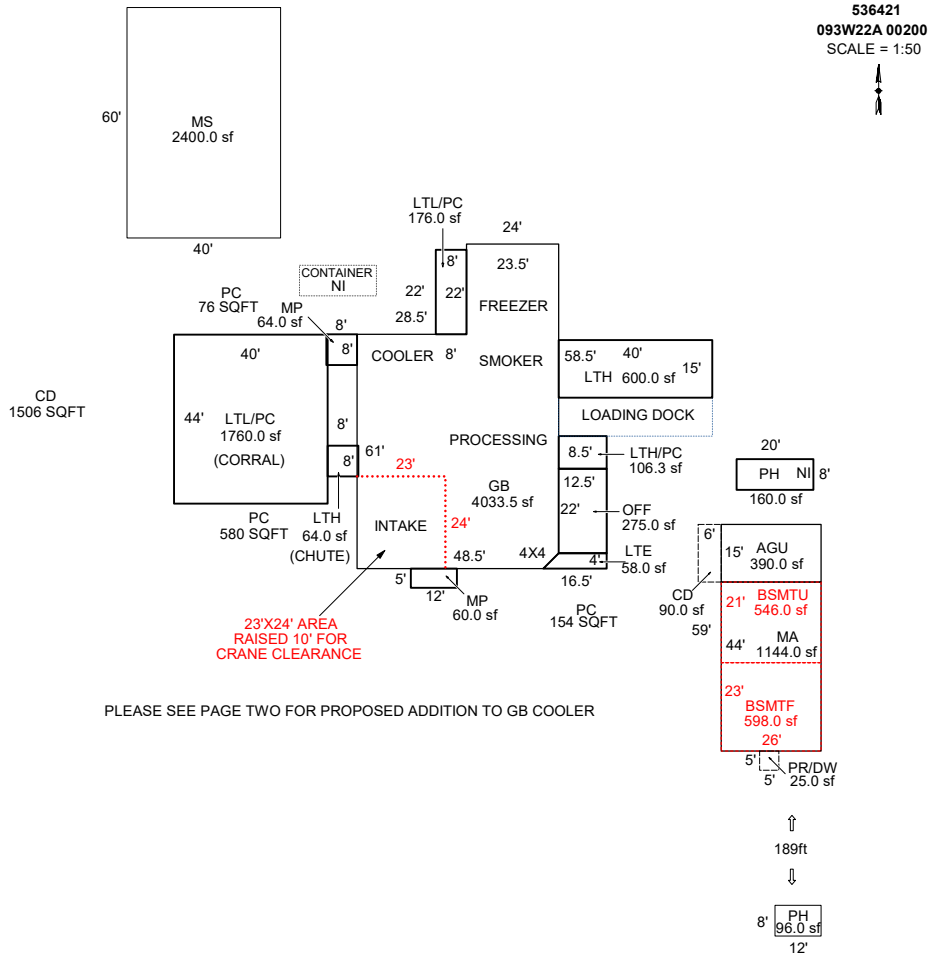
COMMENT TABLE 3

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



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
 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

COMMENT TABLE 2

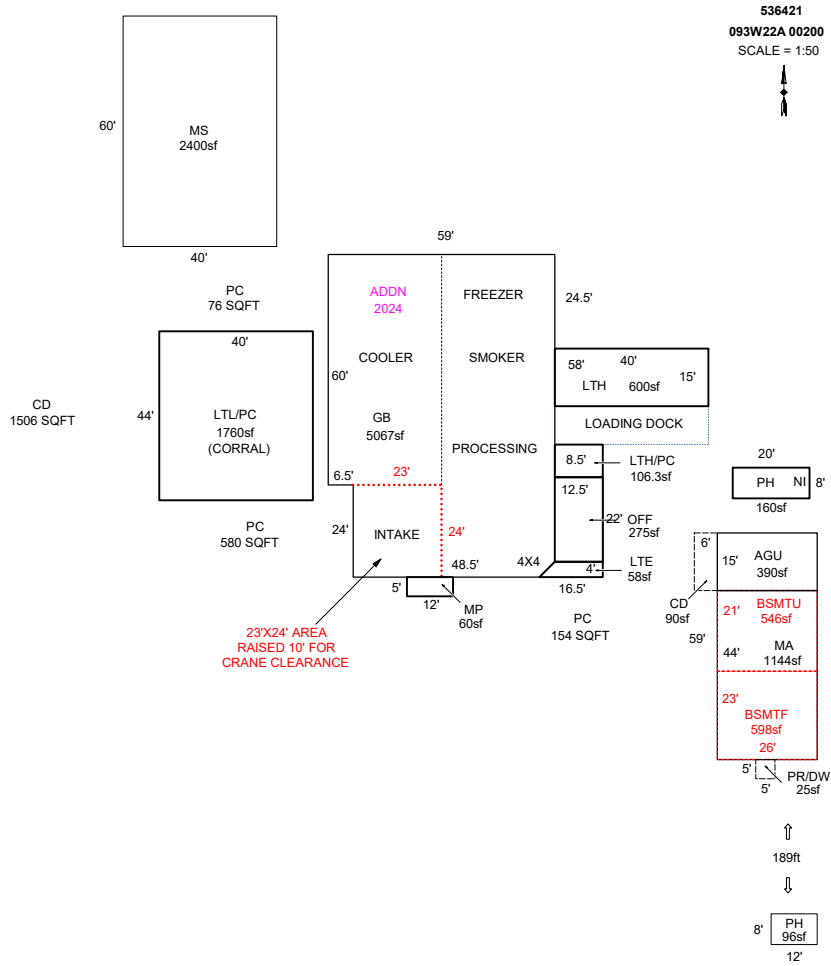
COMMENT TABLE 3

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



Ankeny Hill

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
	BSMTU	1.0	546.0	94.0	
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
	PH	1.0	96.0	40.0	
YI1	MS	1.0	2400.0	200.0	2496.0
	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

APEX 2/01/2010 Jane
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 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

COMMENT TABLE 2

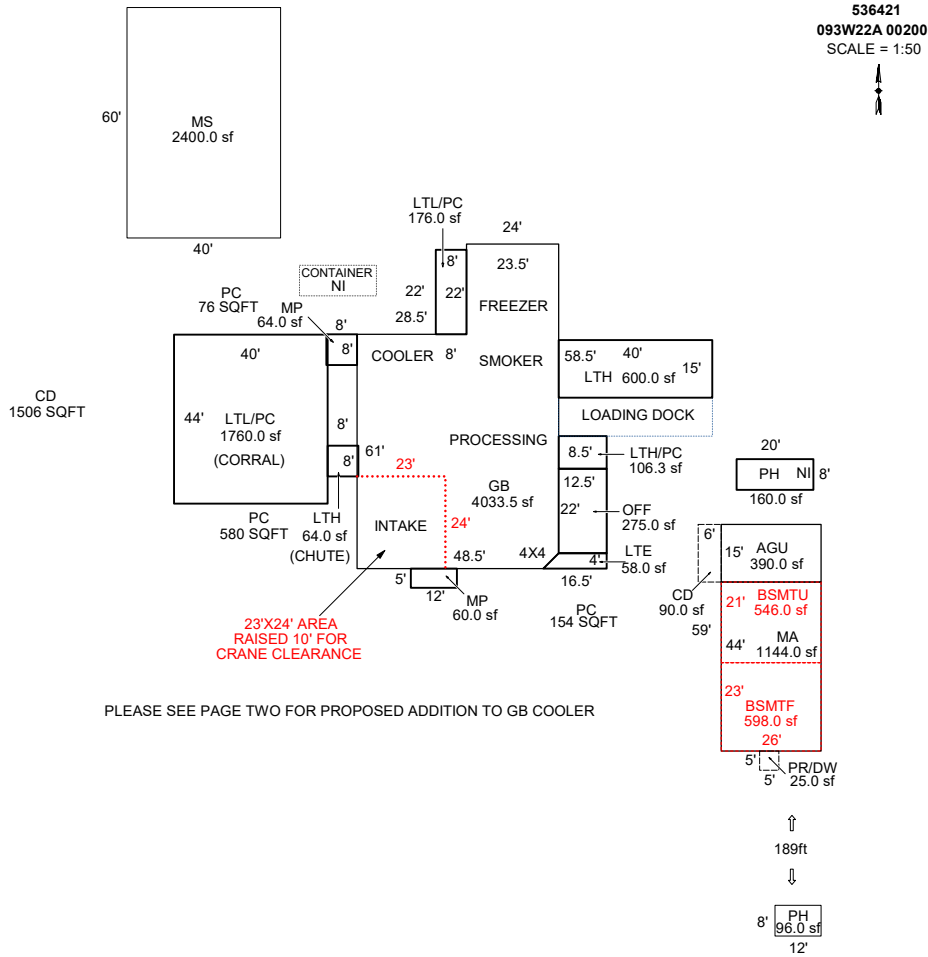
COMMENT TABLE 3

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



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

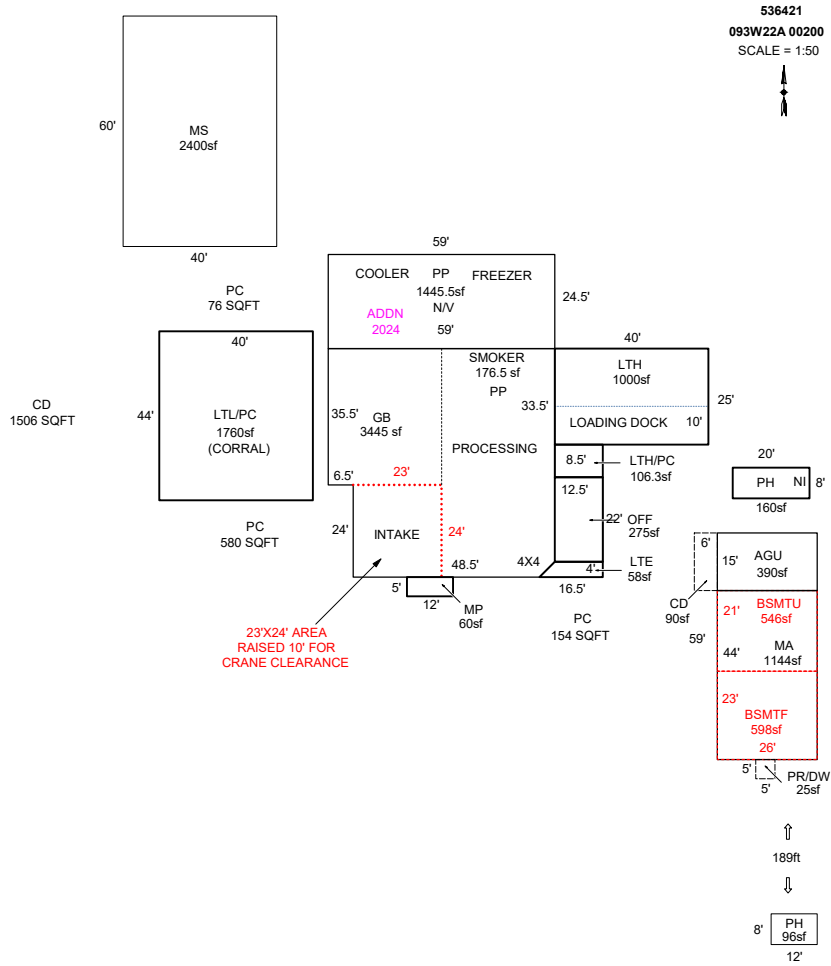
TAGS L2

SKETCH/AREA TABLE ADDENDUM

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



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

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

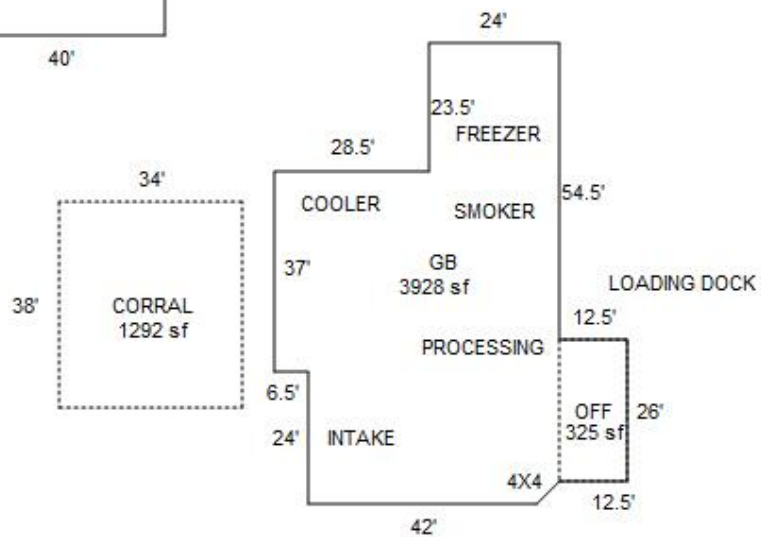
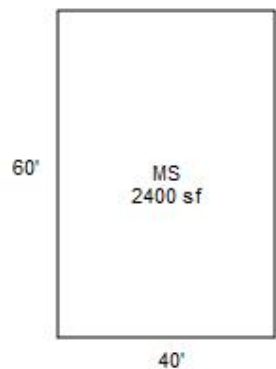
COMMENT TABLE 2

MDL 01/14/25

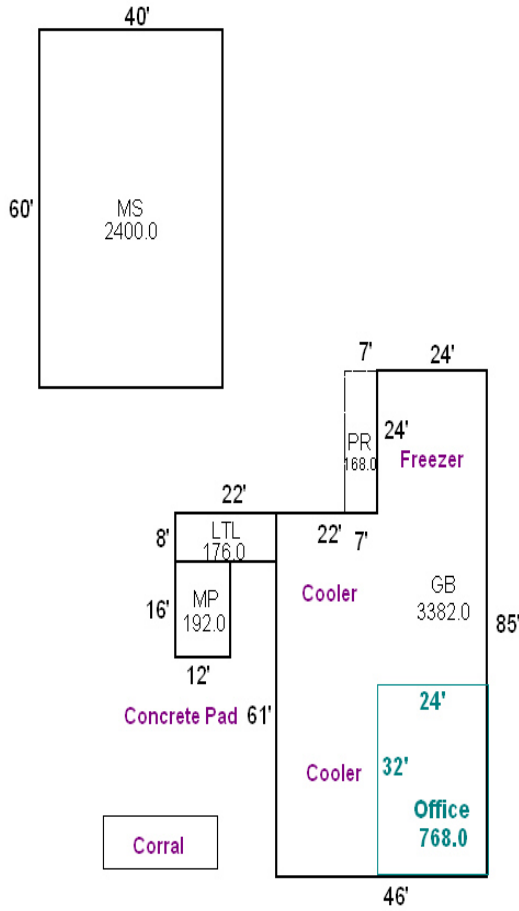
COMMENT TABLE 3

TAGS L2

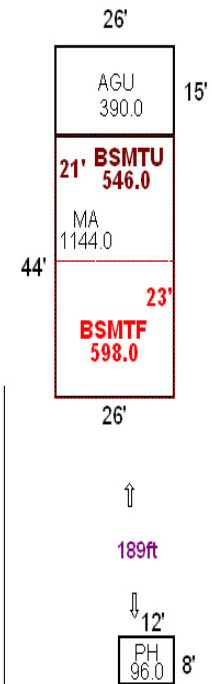
R36421
093W22A 00200
SCALE=1:50



Ankeny Hill



R36421
093W 22A 00200
Scale= 1"-46'



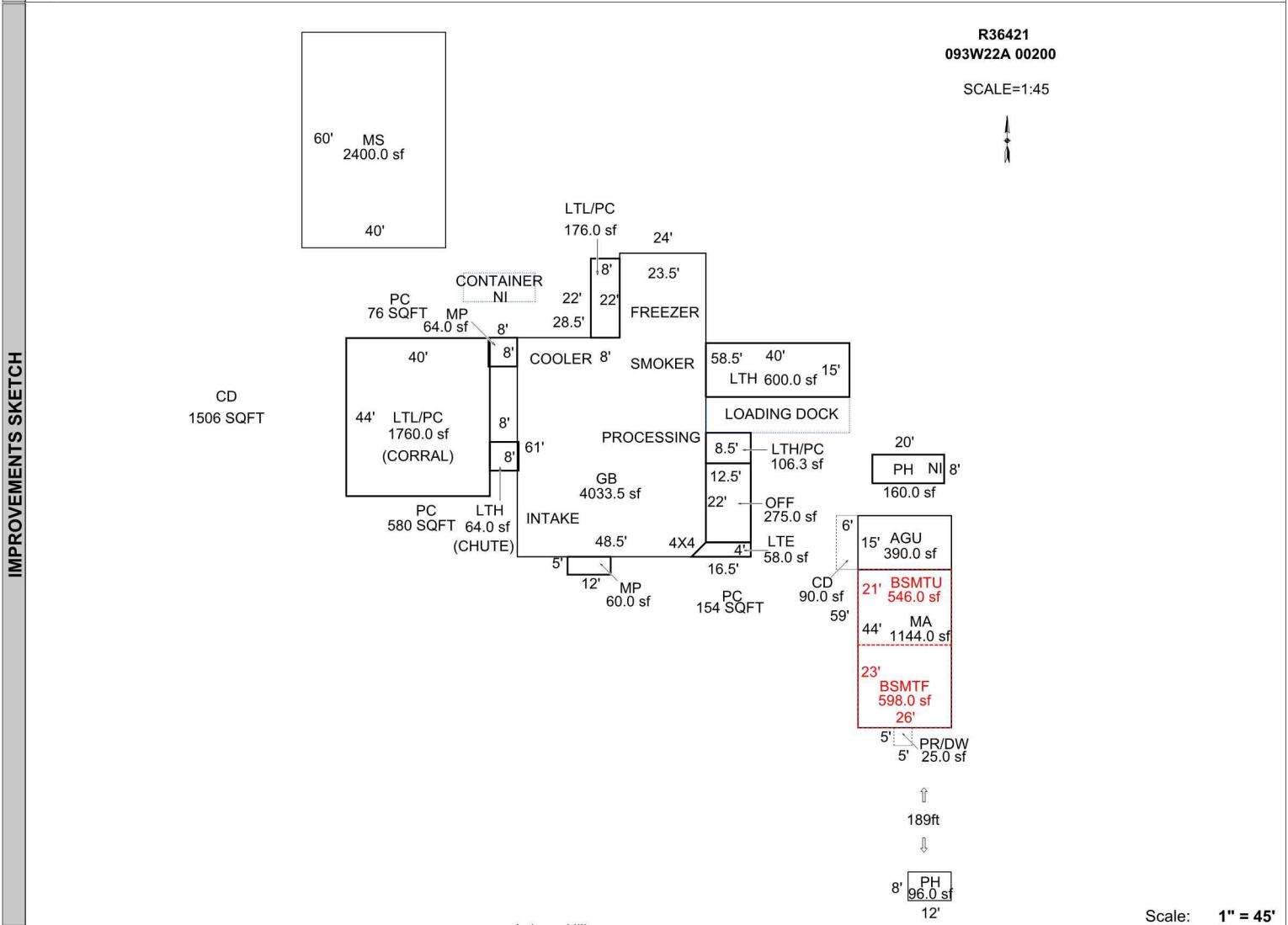
Ankeny Hill

SKETCH/AREA TABLE ADDENDUM

Parcel No **093W22A 00200**

File No **R36421**

SUBJECT	Property Address 1389 Ankeny Hill Rd SE
	City Jefferson County MARION State OR Zip 97352
	Owner
	Client
	Appraiser Name



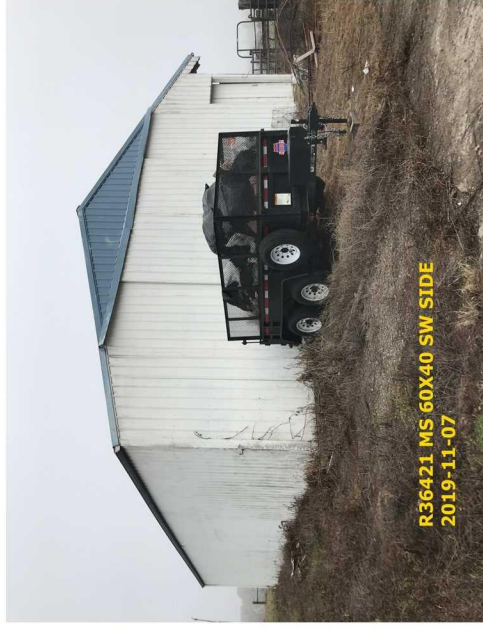
Ankeny Hill					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1144.00	140.0	1144.00
GBA1	LTL/PC	1.00	1760.00	168.0	
	GB	1.00	4033.50	296.7	
	MP	1.00	64.00	32.0	
	LTH	1.00	64.00	32.0	
	LTL/PC	1.00	176.00	60.0	
	LTH/PC	1.00	106.25	42.0	
	LTH	1.00	600.00	110.0	
	LTE	1.00	58.00	38.7	
	MP	1.00	60.00	34.0	
	PH	1.00	160.00	56.0	7081.75
BSMT	BSMTF	1.00	598.00	98.0	
	BSMTU	1.00	546.00	94.0	1144.00
GAR	AGU	1.00	390.00	82.0	390.00
YI1	CD	1.00	90.00	42.0	
	PR/DW	1.00	25.00	20.0	115.00
OTH	PH	1.00	96.00	40.0	
	MS	1.00	2400.00	200.0	2496.00
Net LIVABLE Area			(rounded w/ factors)		1144
Net BUILDING Area			(rounded w/ factors)		7082

Comment Table 1	
APEX 2/01/2010 Jane UPDATED BY JRONDEMA 4/8/19 UPD BY PH 11.25.19	
Comment Table 2	Comment Table 3

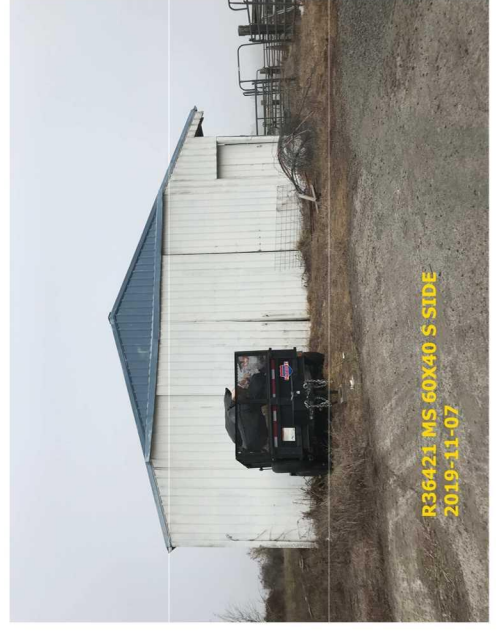
Scale: **1" = 45'**



R36421 PH 12X8
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



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



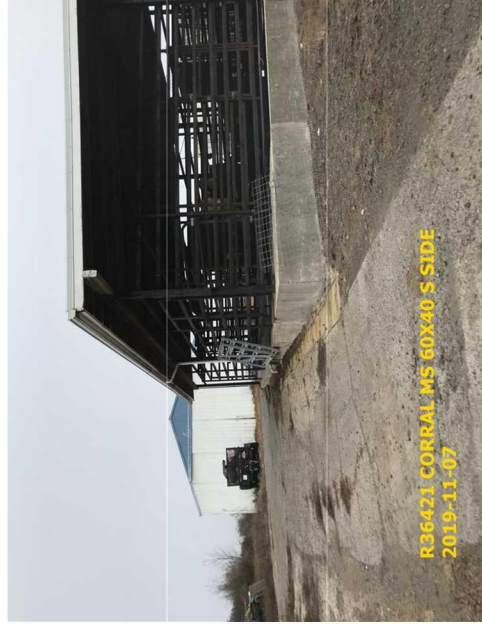
R36421 AGU W SIDE
2019-11-07



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



R36421PH 20X8 NI
2019-11-07



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









H-K
ANKEN

503-