

Acct ID: 536351 MTL: 093W160000400 Date: 2.25.26 Appr: JJS Prop Class: 459 RMV Prop Class: 459  
 Situs: 308 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 34574 Year: 2025

Last Date Appraised: 12/07/2018 Appraiser: MATT LORD Tag: 0 N Tag info: \_\_\_\_\_  
 Owner: SUTKUS, WILLIAM & SUTKUS, CAROL Last Sales Date: 06/02/2011 Roll Type: R  
 Cycle: (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 324560  
 RMV Land: 413280 RMV Imp: 108660 RMV Total: 521940 MAV: 324560 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**Notations** 26-27: solar \$4,000 @ 100% New USFD 60% complete for 2025

RP/MS	Code	Description
MS	PERM	PERMANENTLY DISQUALIFIED FROM FARM/FOREST

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

**Land**  
 Site: 1 Code Area: 14530 Size: 8.32 Acres Use Code: 005 Zone: REST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: 2HD Value Source: Permanently Disqualified Description: TWO HILL DRY RMV: 363280 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 2003-04 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**  
 Bldg: 3 Code Area: 14530 Stat Class: 467 Year Blt: 1987 Eff Year Blt: 1983 Sq.Ft: 1782 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 61460  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: E

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1782	0	FB-2	1987	1983	HVAC+, ROOF+, SKRT+, KIT-	Y N

**Accessories**  
 Description \_\_\_\_\_ Class \_\_\_\_\_ Size SqFt \_\_\_\_\_ Eff Yr Blt \_\_\_\_\_ RMV \_\_\_\_\_ Quantity \_\_\_\_\_  
 No accessory data available

Bldg: 4 Code Area: 14530 Stat Class: 107 Year Blt: \_\_\_\_\_ Eff Year Blt: 1983 Sq.Ft: 0 % Complete: 100.00  
 Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 27220  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS <del>GOOD</del> <u>AUB</u>	3	1	1983	25680	1	Y N

**Improvements - Accessory Buildings**  
 Bldg: 1 Code Area: 14530 Stat Class: 351 Year Blt: 1992 Eff Year Blt: 1992 Sq.Ft: 1536 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 48x32 RMV: 11940  
 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
General Purpose Bldg	5	Finished	1536	0	FB-1/ HB-1	1992	1992	FAIR, BTH - 1	Y N

**Accessories**  
 Description \_\_\_\_\_ Class \_\_\_\_\_ Size SqFt \_\_\_\_\_ Eff Yr Blt \_\_\_\_\_ RMV \_\_\_\_\_ Quantity \_\_\_\_\_  
 No accessory data available

Bldg: 2 Code Area: 14530 Stat Class: 355 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 1152 % Complete: 100.00  
 Desc: Lean-to Heavy (LTH) Dimensions: 48x24 RMV: 7780  
 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
No floor data available									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	1152	0	0	0	0	Exception: Y N

**Accessories**

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

Bldg: 5    Code Area: 14530    Stat Class: 354    Year Blt: 1985    Eff Year Blt: 1985    Sq.Ft: 288    % Complete: 100.00  
 Desc: Lean-to Light (LTL)    Dimensions: 36x8    RMV: 260  
 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 Light Duty	4	Finished	288	0	0	1985	1985	Exception: Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-004653	83491	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	4000	0	R	Solar Array 7.4kW on Roof @ \$4,000

141 MA 4 2168 SF YIA 2020 @60%.  
 90s solar \$4,000 2025 @100%.





ACCOUNT # 536351 DATE: 2.25.26 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR JJS TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR 1st  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED 2  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH 2 BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: 1  
 KITCHEN - +  
 YR BLT 2020 EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP 80 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: NT

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

Percent Complete Form

Account # 536351

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
% Item	% Sum		No Basement		Basement	
			% Item	% Sum	% Item	% Sum
3%		Plans/Survey	3%		3%	
2%	0%	Excavation	2%	0%	2%	0%
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%	55%	3%	65%
3%		Electrical Rough-In	3%		2%	
2%	80%	Heating Rough-In	2%	60%	1%	65%
		Heating Unit	1%		1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	85%
2%		Plumbing Fixtures	4%	85%	3%	
3%		Floor Coverings & Countertops	7%	90%	6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR 555  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_  
 APPR \_\_\_\_\_

Date 2.25.26 YR For 26-27  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_  
 Date \_\_\_\_\_ YR For \_\_\_\_\_

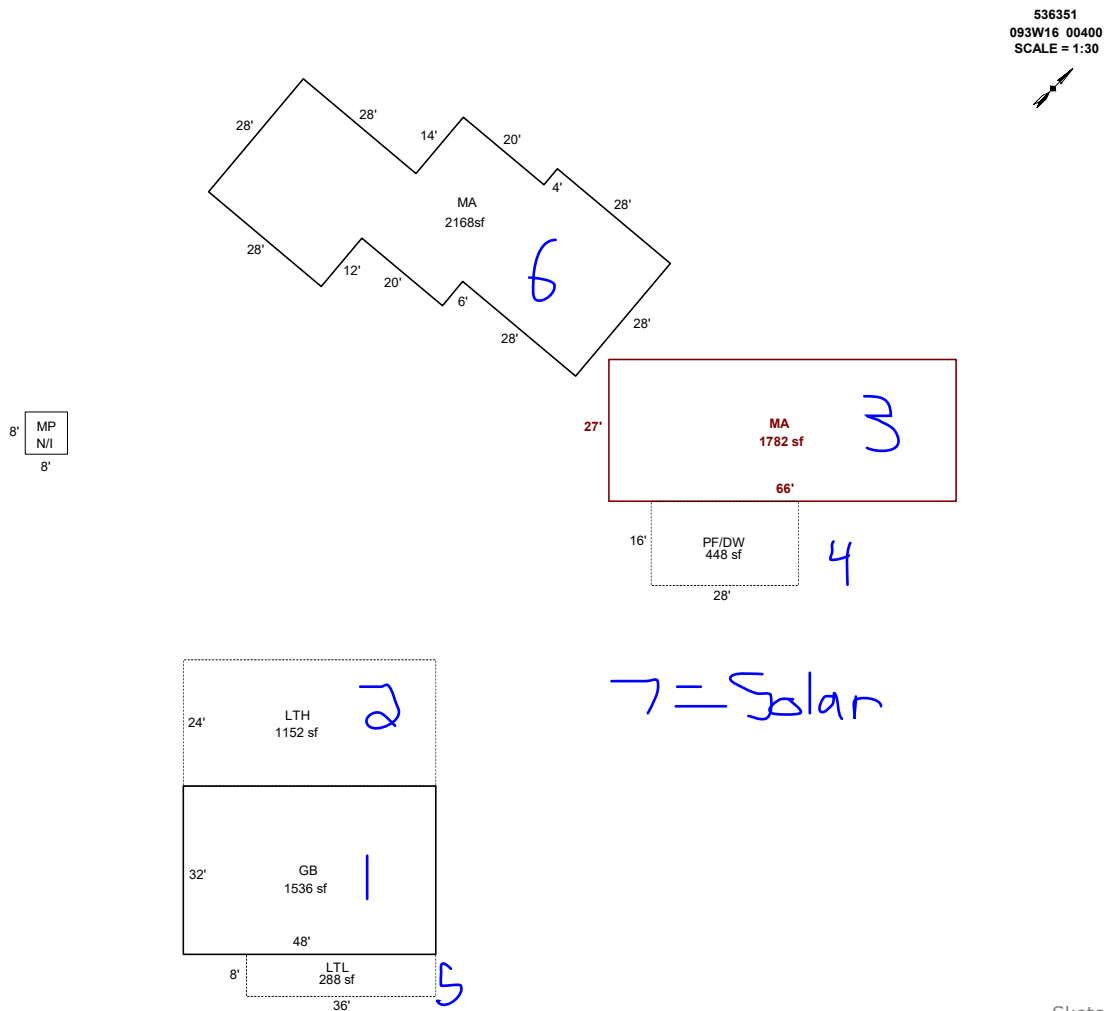
% COMP 60  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 % COMP \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536351 Parcel No.: 093w16 00400  
 Property Address: 308 Ankeny Hill Rd SE  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTL	1.0	288.0	88.0	288.0	APEX 1/27/2010 Jane UPDATED BY SRAGSDALE 11/6/14 UPDATED BY JRONDEMA 12/14/18 UPDATED BY CLOBERG 03/31/26	
GLA1	MA	1.0	1782.0	186.0	1782.0		
MA	MA	1.0	2168.0	244.0	2168.0		
OTH	GB	1.0	1536.0	160.0			
	LTH	1.0	1152.0	144.0	2688.0		
P/P	PF/DW	1.0	448.0	88.0	448.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						12.7.18 SR #94 TAGS JJS 02/25/26	TAGS L3
Net LIVABLE		cnt	1 (rounded)		3,950		
Net BUILDING		cnt	0 (rounded)		288		

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093w16 00400

File No R36351

Property Address 308 Ankeny Hill Rd SE

City Jefferson

State OR

Zip 97352

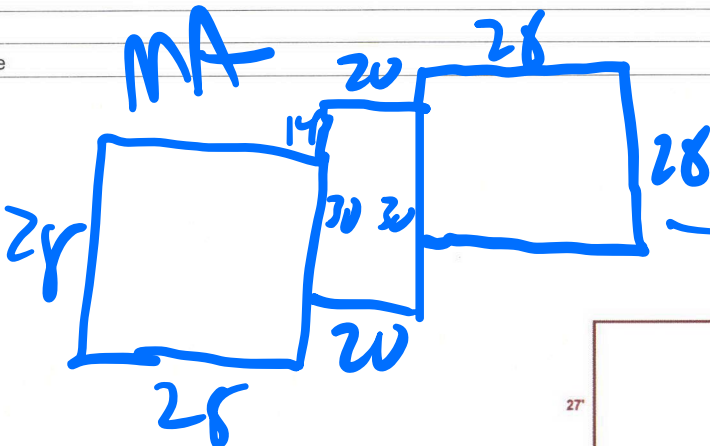
Owner

Client

Appraiser Name

SUBJECT

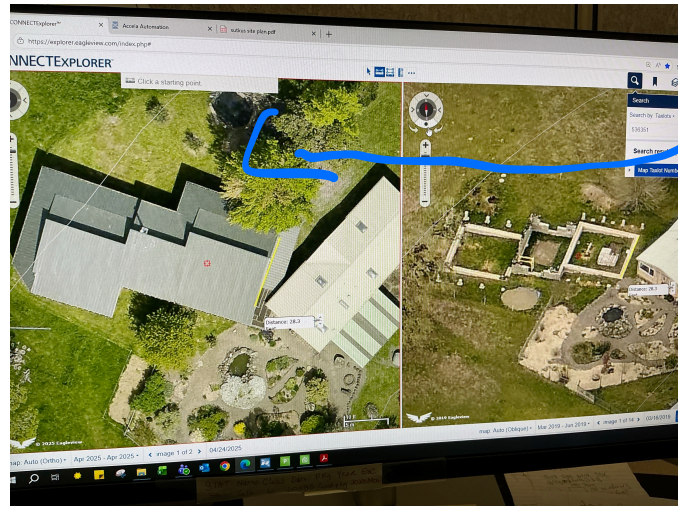
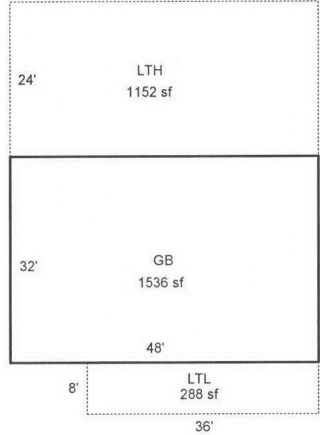
IMPROVEMENTS SKETCH



R36351  
093W16 00400  
SCALE = 1:30



$784 + 784 + 600 = 2168 \text{ sf}$



Scale: 1" = 30'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1782	186	1782
GBA1	LTL	1.00	288	88	288
P/P	PF/DW	1.00	448	88	448
OTH	GB	1.00	1536	160	
	LTH	1.00	1152	144	2688
Net LIVABLE Area		(rounded w/ factors)			1782
Net BUILDING Area		(rounded w/ factors)			288

## Comment Table 1

APEX 1/27/2010 Jane  
UPDATED BY SRAGSDALE 11/6/14  
UPDATED BY JRONDEMA 12/14/18

## Comment Table 2

12.7.18 SR #94 TAGS

JJS  
2.25.24  
Tays LZ

## Comment Table 3

45.1 #73

# Assessor Monthly Issued Permit Report

For 10/1/2014 to 10/31/2014

PERMIT#: 555-14-002338-DWL STATUS: Permit Issued  
PERMIT TYPE: Residential APPLIED: 4/17/2014  
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 10/3/2014  
CATEGORY: Comprehensive EXPIRES: 4/1/2015

*D*

*Star*

OFFICE: MC  
PARCEL#: 093W16 00400 R36351  
ACRES: 8.32  
SUBDIV: BLANK  
LOT/BLOCK: /  
ADDRESS: 308 ANKENY HILL RD SE JEFFERSON, OR 97352

*EXIT 273*

*Ankeny Hill Exit (R)*  
*↓*

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	SUTKUS,WILLIAM	308 ANKENY HILL RD SE JEFFERSON, OR 97352	320-287-2173
OWNER	SUTKUS,WILLIAM		
PRIMARY CONTACT	SUTKUS,WILLIAM	308 ANKENY HILL RD SE JEFFERSON, OR	320-287-2173

CONST CAT: Single Family Dwelling  
WORK TYPE: New  
WORK DESC: NSFD 2 BDRM 2 BATH REPLACEMENT  
VALUATION: \$268,511.20  
STORIES: 1  
BATHS: 2 KITCHENS: 1

*No changes*  
*pull tag*

**SQUARE FEET**

HABITABLE:  
EXISTING:  
NEW:

**TOTAL SQ. FT.: 2128**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2128 Sq Ft
U Utility, misc. - half rate	VB	1592 Sq Ft

# Assessor Monthly Issued Permit Report

For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-004653-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 6/23/2025  
 SUB-TYPE: Structural ISSUED: 7/9/2025  
 CATEGORY: Comprehensive EXPIRES: 1/5/2026

OFFICE: MC

PARCEL#: 093W160000400 R36351

ACRES: 8.32

SUBDIV:

LOT/BLOCK: /

ADDRESS: 308 ANKENY HILL RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	PAUL SOLONIKA	4114 FRAZER RD SUBLIMITY, OR 97385	5038732508
CCB	PAUL SOLONIKA & SONS LLC	4114 FRAZER RD SUBLIMITY, OR 97385	5038732508
OWNER	SUTKUS, WILLIAM & SUTKUS, CAROL	308 ANKENY HILL RD SE JEFFERSON, OR 97352	
SITE CONTACT	PAUL SOLONIKA	4114 FRAZER RD SUBLIMITY, OR 97385	5038732508

CONST CAT: Single Family Dwelling

WORK TYPE: Alteration

WORK DESC: PRESCRIPTIVE 7.4 roof mount solar

VALUATION: \$4,000.00

STORIES: 1

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE:

EXISTING: 2500

NEW: 0

**TOTAL SQ. FT.:**