

Acct ID: 536466 MTL: 093W23B001000 Date: 9/4/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 451  
 Situs: 1749 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 68590 Year: 2025

Last Date Appraised: 05/18/2010 Appraiser: MATT LORD Retag: Y N Tag info: \_\_\_\_\_  
 Owner: O'MARA, DAN Roll Type: R  
 Cycle Tag Sales Verification Other: clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 188330  
 RMV Land: 448610 RMV Imp: 274570 RMV Total: 723180 MAV: 140900 MSAV: 47430 SAV: 78271  
 Comment: \_\_\_\_\_

**Notations**

| RP/MS | Code  | Description    |
|-------|-------|----------------|
| MS    | ZONED | FARM EFU ZONED |
| MS    | ZONED | FARM EFU ZONED |

**OSDs**

| Count | Code | Description      | RMV   | Code Area | Exception |
|-------|------|------------------|-------|-----------|-----------|
| 1     | SAA  | SA OSD - AVERAGE | 50000 | 14530     | 0         |
| 1     | SAG  | SA OSD - GOOD    | 60000 | 14530     | 0         |

**Land**

|   |                              |   |               |              |              |                |
|---|------------------------------|---|---------------|--------------|--------------|----------------|
| Site: 1   | Code Area: 14530             | Size: 1.00 Acres                          | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0   |
| Class: <u>6H</u>  | Value Source: Farm Homesite  | Description:                              |               |              | RMV: 26450   | Exception: Y N |
| Adjustment(s): FSOIL  |                              | Fire Patrol:                              |               | Description: |              |                |
| Comments: Liability year - 2009 / 21-22: PER #103 CHG LAND TYPE WOODLOT-M TO WOODLOT                  |                              |   |               |              |              |                |
| Site: 2   | Code Area: 14530             | Size: 8.40 Acres                          | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0   |
| Class: 4BDS S   | Value Source: Farm Use - EFU | Description: FOUR BENCH DRY SPECIAL SOUTH |               |              | RMV: 222210  | Exception: Y N |
| Adjustment(s): FSOIL  |                              | Fire Patrol:                              |               | Description: |              |                |
| Comments: Liability year - 1980 / 81400130: 01-02; CHANGED SOIL CLASS FROM 3 BENCH DRY TO 4 BENCH DRY |                              |   |               |              |              |                |
| Site: 3   | Code Area: 14530             | Size: 2.00 Acres                          | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0   |
| Class: 6H   | Value Source: Farm Use - EFU | Description: SIX HILL                     |               |              | RMV: 50270   | Exception: Y N |
| Adjustment(s): FSOIL  |                              | Fire Patrol:                              |               | Description: |              |                |
| Comments: Liability year - 1980 / 81400130: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY   |                              |   |               |              |              |                |
| Site: 5   | Code Area: 14530             | Size: 1.00 Acres                          | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0   |
| Class: <u>6H</u>  | Value Source: Farm Homesite  | Description:                              |               |              | RMV: 26450   | Exception: Y N |
| Adjustment(s): FSOIL  |                              | Fire Patrol:                              |               | Description: |              |                |
| Comments: Liability year - 2009 / 81400130  |                              |   |               |              |              |                |
| Site: 6   | Code Area: 14530             | Size: 0.50 Acres                          | Use Code: 005 | Zone: REST   | SAV Use: 011 | Exception: 0   |
| Class: WOOD D   | Value Source: Woodlot        | Description: FARM WOODLOT                 |               |              | RMV: 13230   | Exception: Y N |
| Adjustment(s): FSOIL  |                              | Fire Patrol:                              |               | Description: |              |                |
| Comments: Liability year - 1980 / 10-11: CHG SOIL CLASSES PER #42                                     |                              |   |               |              |              |                |

**Improvements - Residence / Manufactured Structures**

|   |                  |                 |                |                    |               |                 |
|---|------------------|-----------------|----------------|--------------------|---------------|-----------------|
| Bldg: 1                                     | Code Area: 14530 | Stat Class: 144 | Year Blt: 1929 | Eff Year Blt: 1964 | Sq.Ft: 1372   | % Complete: 100 |
| Desc: Multi Story above grade with basement |                  |                 | Dimensions:    |                    | RMV: 251780   |                 |
| 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 | 4     | Finished      | 896        | 1    | FB-1          | 1929   | 1964       | BATH - 1, KIT-, ROOF, HVAC, FP - 1 | Exception: Y N |
| Attic       | 4     | Finished      | 476        | 2    | 0             | 1929   | 1964       | HVAC                               | Exception: Y N |
| Basement    | 4     | Unfinished    | 896        | 0    | FB-1/<br>HB-1 | 1929   | 1964       | BTH - 1                            | Exception: Y N |

**Accessories**

| Description                   | Class    | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception      |
|-------------------------------|----------|-----------|------------|-------|----------|----------------|
| <u>DECK</u> <u>part of UT</u> | 4        | 565       | 1970       | 8249  | 1        | Exception: Y N |
| YARD IMPROVEMENTS AVERAGE     | <u>3</u> | 1         | 1964       | 13675 | 1        | Exception: Y N |

**Improvements - Accessory Buildings**

|                                     |                  |                 |                |                           |                                |                 |
|-------------------------------------|------------------|-----------------|----------------|---------------------------|--------------------------------|-----------------|
| Bldg: 2                             | Code Area: 14530 | Stat Class: 351 | Year Blt: 1987 | Eff Year Blt: <u>1999</u> | Sq.Ft: <u>1770</u> <u>2312</u> | % Complete: 100 |
| Desc: General Purpose Building (GB) |                  |                 | Dimensions:    |                           | RMV: 9590                      |                 |
| Func Obsc: 100                      | Econ %: 100      | Other %: 100    | Exception: 0   | Adjust:                   | Adjust RMV: 0                  |                 |

**Floors**

*Update Inventory* *Input MLH 9/4/25*

*I/O*

*I/O*

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |                |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 5     | Finished      | 1770       | 0    | 0     | 1987   | 1987       | FAIR      | Exception: 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: 1987 Eff Year Blt: 1987 Sq.Ft: 574 % Complete: 100  
 Desc: General Purpose Building (GB) — MP Dimensions: 41x14 RMV: 4260  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 31 Adjust RMV: 0 I/O

**Floors**

| Type                 | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |                |
|----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| General Purpose Bldg | 6     | Finished      | 574        | 0    | 0     | 1987   | 1987       | 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: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 324 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x18 RMV: 1760  
 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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4     | Finished      | 324        | 0    | 0     | 1987   | 1987       | 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: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 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 |                |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Multi-Purpose Bldg | 4     | Finished      | 80         | 0    | 0     | 0      | 0          |           | Exception: Y N |

**Accessories**

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

Bldg: 6 Code Area: 14530 Stat Class: 311 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 2880 % Complete: 100  
 Desc: Feeder Barn (FB) Dimensions: 96x30 RMV: 4820  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

**Floors**

| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory |                |
|-------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Feeder Barn | 4     | Finished      | 2880       | 0    | 0     | 1970   | 1970       | FAIR      | Exception: Y N |

**Accessories**

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

Bldg: 7 Code Area: 14530 Stat Class: 354 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 440 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 22x20 RMV: 360  
 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      | 440        | 0    | 0     | 1970   | 1970       |           | Exception: Y N |

**Accessories**

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

Bldg: 8 Code Area: 14530 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 2000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

2 Gates Part of YIT Move MAU

| Type               | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception: Y N |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Building Structure | 0     | Finished      | 0          | 0    | 0     | 0      | 0          |           |                |

**Accessories**

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

107  $\frac{1}{2}$ 's for Manuf

I/O

36 2003

1890

1999 I/O

355 LTH

1999 I/O

354 LTL

12x26

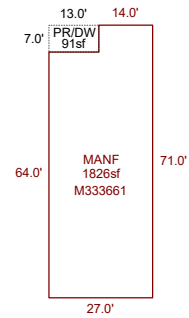
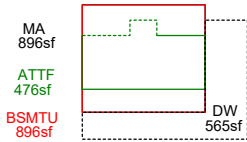
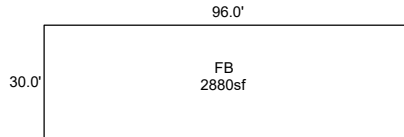
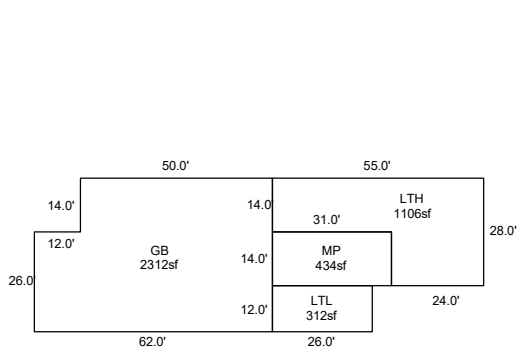
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536466 Parcel No.: 093W23B 01000  
 Property Address: 1749 ANKENY HILL RD SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

536466  
093W23B 01000  
Scale 1:40



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY |                 |        |             |           |            | COMMENT TABLE 1  |  |                 |                 |              |             |
|---------------------------|-----------------|--------|-------------|-----------|------------|--|--|-----------------|-----------------|--------------|-------------|
| Code                      | Description     | Factor | Net Size    | Perimeter | Net Totals |  |  |                 |                 |              |             |
| GBA1                      | FB              | 1.0    | 2880.0      | 252.0     |            | APEX BY CE 7/24/09<br>UPDATED BY CLOBERG 10/27/25  |  |                 |                 |              |             |
|                           | GB              | 1.0    | 2312.0      | 204.0     |            |  |  |                 |                 |              |             |
|                           | LTH             | 1.0    | 1106.0      | 166.0     |            |  |  |                 |                 |              |             |
|                           | MP              | 1.0    | 434.0       | 90.0      |            |  |  |                 |                 |              |             |
|                           | LTL             | 1.0    | 312.0       | 76.0      | 7044.0     |  |  |                 |                 |              |             |
| GLA1                      | MA              | 1.0    | 896.0       | 120.0     | 896.0      | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>MLH 09/04/25</td> <td>CLEAN UP L4</td> </tr> </tbody> </table> |  | COMMENT TABLE 2 | COMMENT TABLE 3 | MLH 09/04/25 | CLEAN UP L4 |
| COMMENT TABLE 2           | COMMENT TABLE 3 |        |             |           |            |  |  |                 |                 |              |             |
| MLH 09/04/25              | CLEAN UP L4     |        |             |           |            |  |  |                 |                 |              |             |
| GLA2                      | ATTF            | 1.0    | 476.0       | 100.0     | 476.0      |  |  |                 |                 |              |             |
| BSMT                      | BSMTU           | 1.0    | 896.0       | 120.0     | 896.0      |  |  |                 |                 |              |             |
| MANF                      | MANF            | 1.0    | 1826.0      | 196.0     | 1826.0     |  |  |                 |                 |              |             |
| P/P                       | DW              | 1.0    | 565.0       | 148.0     |            |  |  |                 |                 |              |             |
|                           | PR/DW           | 1.0    | 91.0        | 40.0      | 656.0      |  |  |                 |                 |              |             |
|                           | Net LIVABLE     | cnt    | 1 (rounded) |           | 3,198      |  |  |                 |                 |              |             |
|                           | Net BUILDING    | cnt    | 5 (rounded) |           | 7,044      |  |  |                 |                 |              |             |

# SKETCH/AREA TABLE ADDENDUM

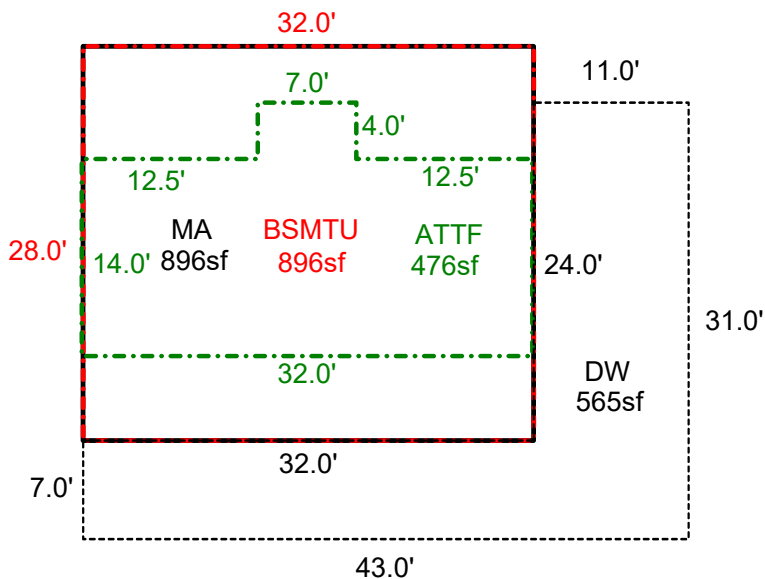
## SUBJECT INFO

File No.: 536466 Parcel No.: 093W23B 01000  
 Property Address: 1749 ANKENY HILL RD SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**536466**  
**093W23B 01000**

**SEE PAGE 1 FOR OUTBUILDINGS**

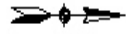


Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY |             |        |          |           |            | COMMENT TABLE 1                                   |                 |       |
|---------------------------|-------------|--------|----------|-----------|------------|---|-----------------|-------|
| Code                      | Description | Factor | Net Size | Perimeter | Net Totals |   |                 |       |
| GLA1                      | MA          | 1.0    | 896.0    | 120.0     | 896.0      | APEX BY CE 7/24/09<br>UPDATED BY CLOBERG 10/27/25 |                 |       |
| GLA2                      | ATTF        | 1.0    | 476.0    | 100.0     | 476.0      |   |                 |       |
| BSMT                      | BSMTU       | 1.0    | 896.0    | 120.0     | 896.0      |   |                 |       |
| P/P                       | DW          | 1.0    | 565.0    | 148.0     | 565.0      |   |                 |       |
| Net LIVABLE               |             |        |          |           |            | cnt   | 0 (rounded)     | 1,372 |
|                           |             |        |          |           |            | COMMENT TABLE 2                                   | COMMENT TABLE 3 |       |
|                           |             |        |          |           |            | MLH 09/04/25                                      | CLEAN UP L4     |       |

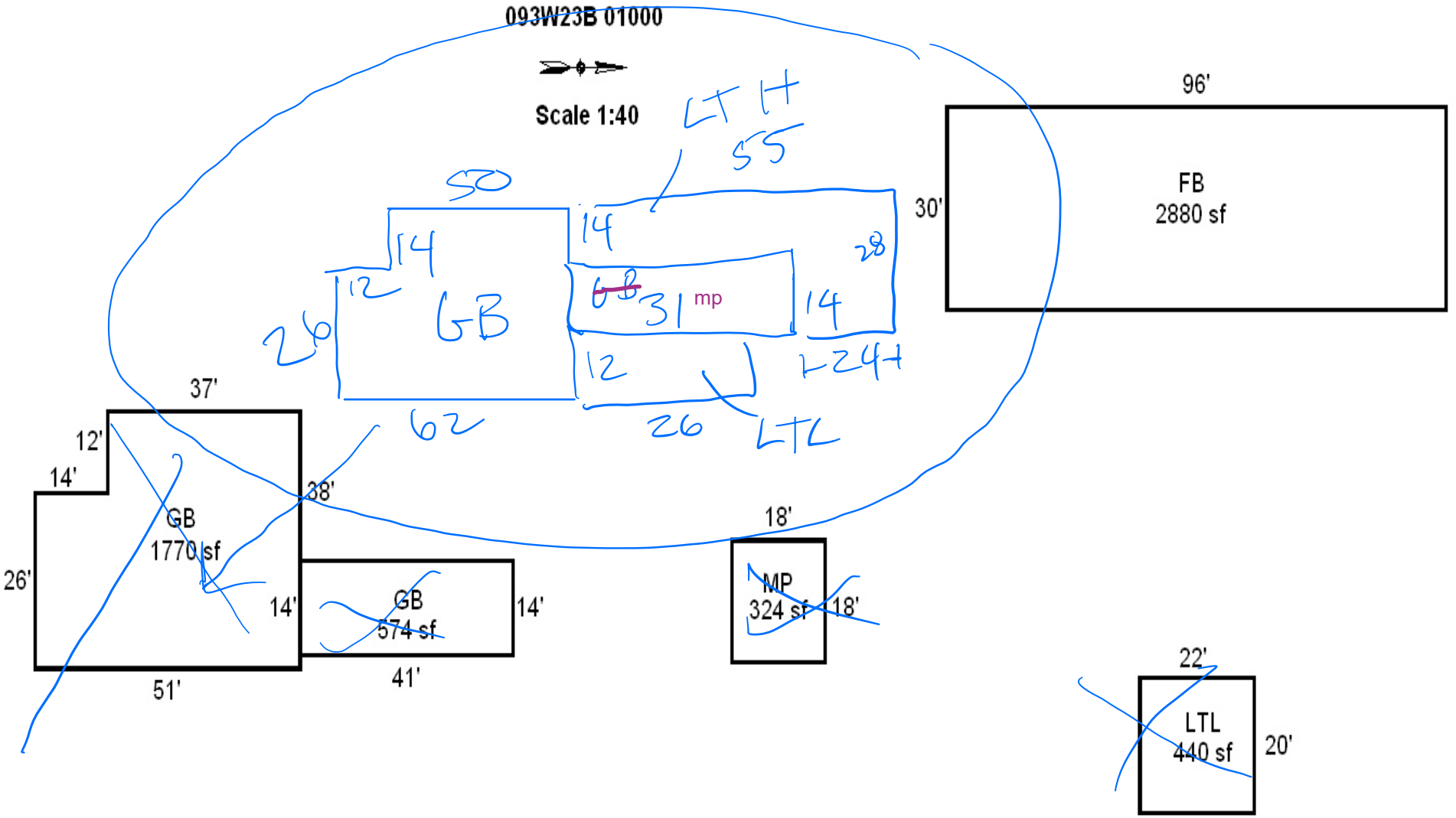
R36466

093W23B 01000



Scale 1:40

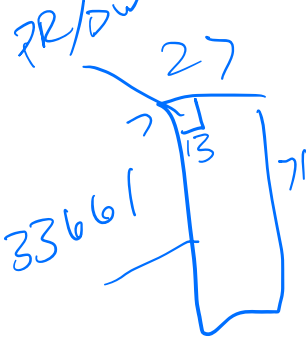
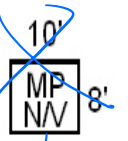
LT H  
55



MA  
896 sf

ATTF  
476 sf

BSMTU  
896 sf



9/4/25 mltl  
Clean up Ly

R36466

093W23B 01000

SEE PAGE 1 FOR OUTBUILDINGS

