

Acct ID: 536354 MTL: 093W09D002000 Date: *9.10.24* Appr: *WW* Prop Class: 551 RMV Prop Class: 551  
 Situs: 179 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 06 06 000 Unit: 34580 Year: 2024

Last Date Appraised: 07/21/2022 Appraiser: WENDY WILLIAMS Retag: Y N Tag info:

Owner: MILLER, BENJAMIN J & MILLER, MICHELLE S Roll Type: R

*Cycle* Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 *3* 4 LCB TTO INSP  
 RMV Land: 955960 RMV Imp: 1702350 RMV Total: 2658310 MAV: 1101760 MSAV: 44219  
 Comment: 22-23: L4 7/21/22 WV

AV: 1145979  
 SAV: 117749

Notations

RP/MS	Code	Description	
RP	ZONED	FARM EFU ZONED	FARM USE LIVESTOCK & ORCHARD
		<i>Chris 9/12/24</i>	<i>gate</i>
		<i>pool</i>	<i>built in 23</i>
			<i>+ vine yard</i>

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE <i>SA OSDG</i>	30000	14530	0
1	SAF	SA OSD - FAIR	35000	14530	0

*New homesite 1.75 from wood bH*  
*Land old home/homesite is mult use/retail for farm 1.22 ac*

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: *bH* RMV: 30260 Exception: Y N  
 Adjustment(s): VWAR, FSOIL, WOOD Fire Patrol: Description:  
 Comments: Liability year - 2009 / 09-10: CYCLE WORK PER #42 ADD VIEW ADJ// 81400130

Site: 3 Code Area: 14530 Size: 18.00 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: 184680 Exception: Y N  
 Adjustment(s): VWAR, FSOIL, WOOD Fire Patrol: Description:  
 Comments: Liability year - 1982 / 81400130 //08-09: 8BENCH PROJECT - CHG OF 8HILL TO 6HILL AND MOVE 32 ACRES FROM 4BENCH AND 4HILL TO 6HILL//

Site: 4 Code Area: 14530 Size: 63.04 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 6H Value Source: Farm Use - EFU Description: SIX HILL RMV: 614460 Exception: Y N  
 Adjustment(s): VWAR, FSOIL, WOOD Fire Patrol: Description:  
 Comments: Liability year - 1982 / 81400130

Site: 5 Code Area: 14530 Size: 6.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD Value Source: Woodlot Description: FARM WOODLOT RMV: 61560 Exception: Y N  
 Adjustment(s): VWAR, FSOIL, WOOD *bH* Fire Patrol: Description:  
 Comments: Liability year - 1982 / 81400130

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1969 Eff Year Blt: 1969 Sq.Ft: 1907 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 222280  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*2023 OK*

Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor		4	Finished	1907	3	FR-2/ <i>1.5-2</i>	1969	1969	HVAC, FP - 1, ROOF, KIT-, BTH - 1, BTH - 1	Y N
Garage Attached		4	Finished	529	0	0	1969	1969	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	300	1969	712	1	Y N

Bldg: 3 Code Area: 14530 Stat Class: 174 - Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 6839 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 1342980  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

*2023 OK*

Floors	Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor		7 -	Finished	3505	2	FB-1/ HB-1	2008	2008	BATH+, FP - 3, ROOF+, HVAC+, KIT+, BTH - 1, BATH - 1	Y N
Attic		7 -	Finished	3334	2	FB-2	2008	2008	BATH - 2, HVAC+	Y N
Basement		7 -	Unfinished	347	0	0	2008	2008		Y N
Garage Attached		6	Finished	978	0	0	2008	2008	ROOF+	Y N

Accessories

*pool 760 2023 50% new 38x20*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ROOF EXTENSION OR PATIO COVER	7	225	2008	6068	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	Y17G	384	2008	10356	1	Exception: Y N

Bldg: 5 Code Area: 14530 Stat Class: 108 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 7980  
 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	
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No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	1	3500	1975	7980	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14530 Stat Class: 312 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 4000 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: RMV: 61940  
 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	
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Loft Barn	4	Finished	4000	0	0	2005	2005	AVG	Exception: Y N
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**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
PATIO	4	1000	1970	1100	1	Exception: Y N
PATIO	4	1125	2015	5197	1	Exception: Y N

Bldg: 4 Code Area: 14530 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 121 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 11x11 RMV: 4260  
 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	
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Multi-Purpose Bldg	6	Finished	121	0	0	2008	2008	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 6 Code Area: 14530 Stat Class: 353 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 1360 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 20x68 RMV: 9690  
 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	
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Machine Shed	4	Finished	1360	0	0	2012	2012	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 7 Code Area: 14530 Stat Class: 354 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 1125 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1700  
 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	
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Lean-to Light Duty	4	Finished	1125	0	0	1987	1987	FAIR	Exception: Y N
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**Accessories**

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

Bldg: 8 Code Area: 14530 Stat Class: 354 Year Blt: 2012 Eff Year Blt: 2012 Sq.Ft: 288 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 910  
 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	2012	2012	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: 2015 Eff Year Blt: 2015 Sq.Ft: 2124 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 12040  
 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	2124	0	0	2015	2015	Exception: Y N

*been finished like this*

*fair*

**Accessories**

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

Bldg: 10 Code Area: 14530 Stat Class: 354 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 168 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 570  
 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	168	0	0	2015	2015	Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 14530 Stat Class: 905 Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 0 % Complete: 100  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 38000  
 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
No floor data available								

**Accessories**

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



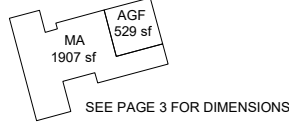
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

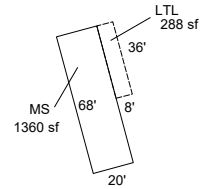
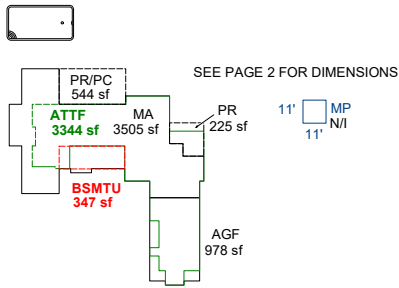
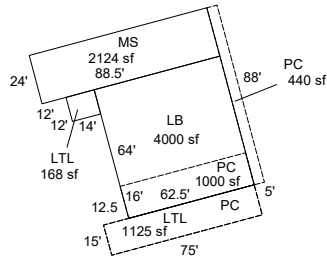
File No.: 536354 Parcel No.: 093W09D 02000  
 Property Address: 179 ANKENY HILL RD SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

Used as multi -use/retail for farm



536354  
 093W09D 02000  
 SCALE=1:90  
 N



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1	1125	180	
	MS	1	1360	176	
	LTL	1	168	52	
	LB	1	4000	253	
	MS	1	2124	225	
GLA1	LTL	1	288	88	9065
	MA	1	3505	347	
GLA2	MA	1	1907	254	5412
	ATTF	1	3344	381	3344
BSMT	BSMTU	1	347	85	347
GAR	AGF	1	529	92	
	AGF	1	978	132	1507
P/P	PR	1	225	65	
	PR/PC	1	544	98	
	PC	1	440	186	
	PC	1	1000	157	
	1 addl items				
	Net LIVABLE	cnt	3 (rounded)		8,756
	Net BUILDING	cnt	6 (rounded)		9,065

DRAWN BY SH 11-21-08  
 EDITED BY NRC 2/17/2009  
 UPDATED BY SH 11/4/10  
 UPDATED BY JRONDEMA 4/13/18  
 UPDATED BY JRONDEMA 4/18/18  
 UPD BY WW 9.10.24

### COMMENT TABLE 2

### COMMENT TABLE 3

WW 9.10.24

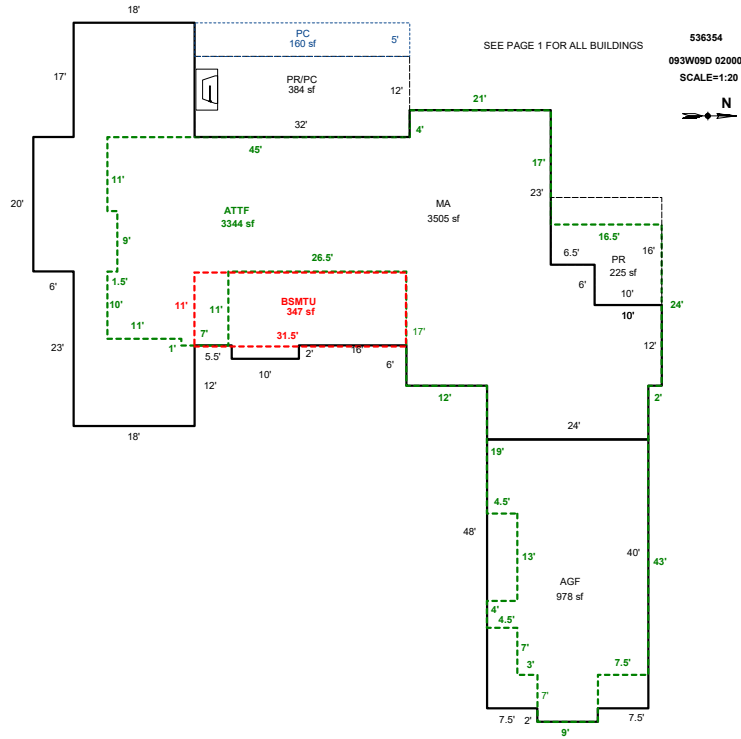
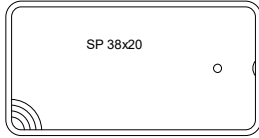
CYCLE L3

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536354 Parcel No.: 093W09D 02000  
 Property Address: 179 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
GLA1	MA	1	3505	347	3505
GLA2	ATTF	1	3344	381	3344
BSMT	BSMTU	1	347	85	347
GAR	AGF	1	978	132	978
P/P	PR/PC	1	384	88	
	PR	1	225	65	
	PC	1	160	74	

DRAWN BY SH 11-21-08  
 EDITED BY NRC 2/17/2009  
 UPDATED BY SH 11/4/10  
 UPDATED BY JRONDEMA 4/13/18  
 UPDATED BY JRONDEMA 4/18/18  
 UPD BY WW 9.10.24

### COMMENT TABLE 2

### COMMENT TABLE 3

WW 9.10.24

CYCLE L3

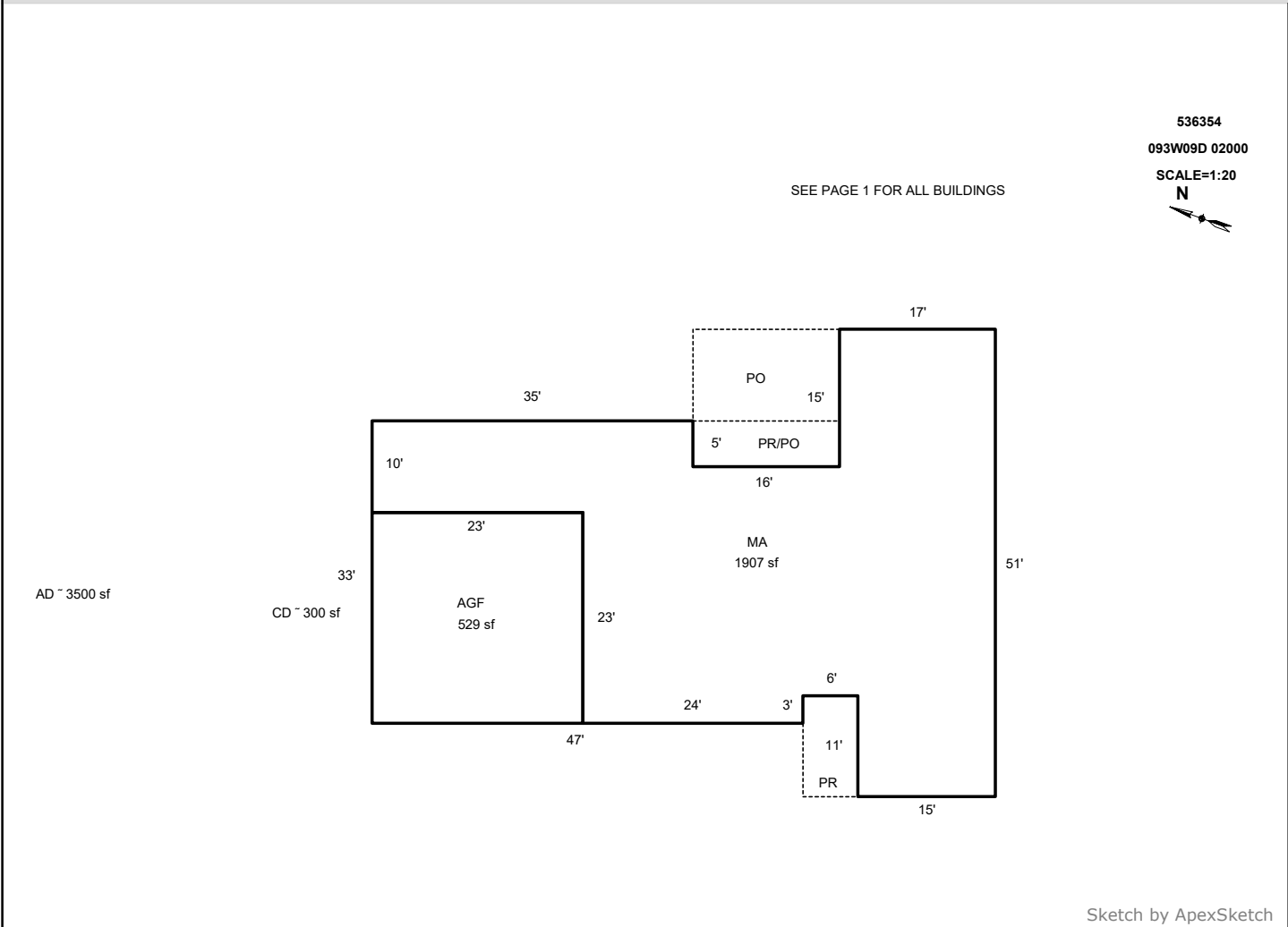
Net LIVABLE                      cnt                      2      (rounded)                      6,849

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536354 Parcel No.: 093W09D 02000  
 Property Address: 179 ANKENY HILL RD SE  
 City: JEFFERSON County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1	1907	254	1907
GAR	AGF	1	529	92	529

### COMMENT TABLE 1

DRAWN BY SH 11-21-08  
 EDITED BY NRC 2/17/2009  
 UPDATED BY SH 11/4/10  
 UPDATED BY JRONDEMA 4/13/18  
 UPDATED BY JRONDEMA 4/18/18  
 UPD BY WW 9.10.24

### COMMENT TABLE 2

WW 9.10.24

### COMMENT TABLE 3

CYCLE L3

Net LIVABLE                      cnt                      1                      (rounded)                      1,907