

Acct ID: 536229 MTL: 093W090000700 Date: 12/3/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 65 ANKENY HILL RD SE JEFFERSON OR 97352 MaSaNh: 06 06 000 Unit: 76874 Year: 2024
 Last Date Appraised: 11/17/2023 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: TROYER, BRANDON A & TROYER, CARRIE L Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TCO INSP AV: 385010
 RMV Land: 304860 RMV Imp: 525230 RMV Total: 830090 MAV: 335730 MSAV: 0 SAV: 0
 Comment: 24-25: L2 MDL 11.17.23 TAG
 CONVERSATION W/OWNER 90%

Notations

Addn 90%

No notation data available.

24-25 ADDITION @ 60%. 23-001732 SFD 3 BEDRM 2 BATH REMODEL/ ADDITION TO CONVERT 1 BDRM TO OFFICE, A

OSDs

mls 673196 2014

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

Land

Site: 1 Code Area: 14530 Size: 1.93 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 259860 Exception: Y N
 S
 Adjustment(s): VWGR Fire Patrol: Description:
 Comments: 2003-04 REAPPRAISAL. 07-08: #44 ON SALES VERIF, ADD VIEW

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 Year Blt: 1980 Eff Year Blt: 1995 Sq.Ft: 4092 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 525230
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 49280 Adjust: Adjust RMV: 0

Addn 90%

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	<u>529</u>	0	HB-1	1980	1995	BTH - 1, KIT, ROOF, FP - 1, HVAC	Exception: Y N
First Floor	4	Finished	390	0	0	1980	1995	<u>60% 90%</u>	Exception: <u>Y</u> N
Second Floor	4	Finished	910	3	FB-3	1980	1990	BATH - 3, HVAC	Exception: Y N
Second Floor	4	Finished	770	0 2	0 1	1980	1990	bath, hvac <u>60% 90%</u>	Exception: <u>Y</u> N
<u>Attic</u> <u>move sq.ft. to 2nd floor.</u>	4	Finished	483	0	0	1980	1995	HVAC	Exception: Y N
Garage Attached	4	Finished	483	0	0	1980	1990	ROOF	Exception: Y N
Garage Attached	4	Finished	289	0	0	1980	1990	roof <u>60-90%</u>	Exception: <u>Y</u> N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1995	31992	1	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

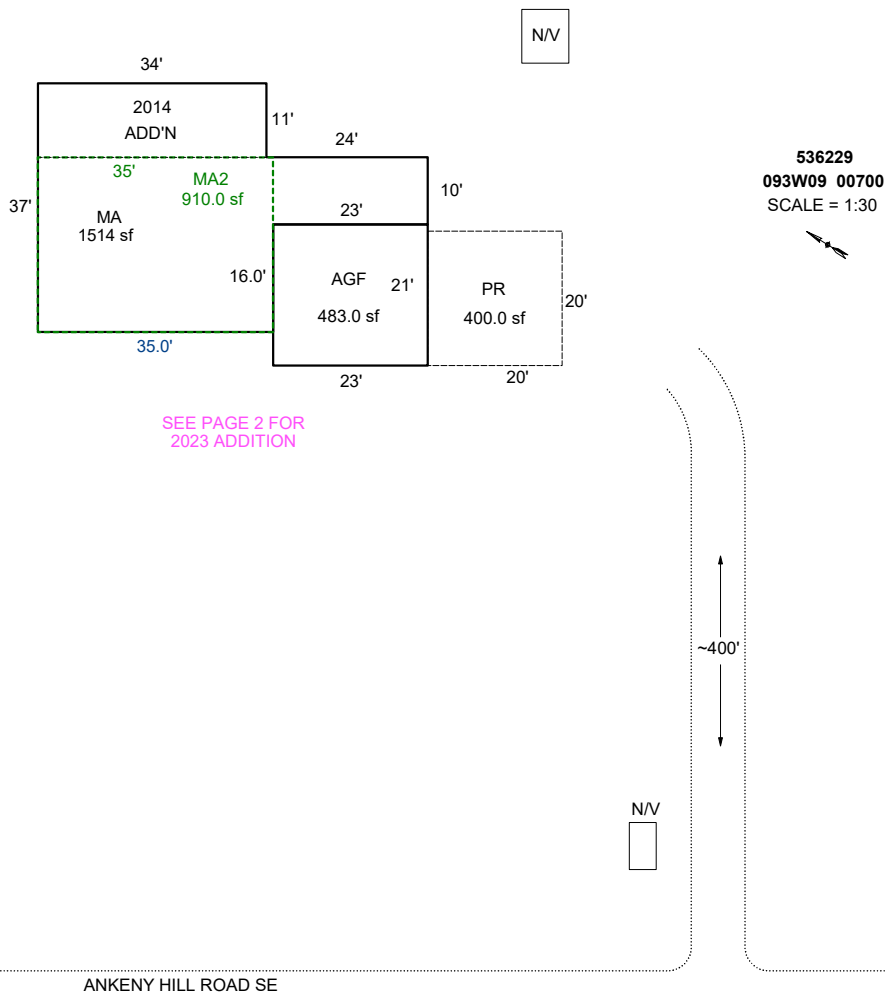


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536229 Parcel No.: 093W9 00700
 Property Address: 65 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
GLA1	MA	1.0	1514.0	190.0	1514.0
GLA2	MA2	1.0	910.0	122.0	910.0
GAR	AGF	1.0	483.0	88.0	483.0
P/P	PR	1.0	400.0	80.0	400.0

COMMENT TABLE 1

Apex by JA 11/17/09
 UPDATED BY SRAGSDALE 9/16/14
 UPDATED BY CJURAN 05/17/2023 555-23-001732
 UPDATED BY CLOBERG 02/06/25

COMMENT TABLE 2

GRH 12/03/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 0 (rounded) 2,424

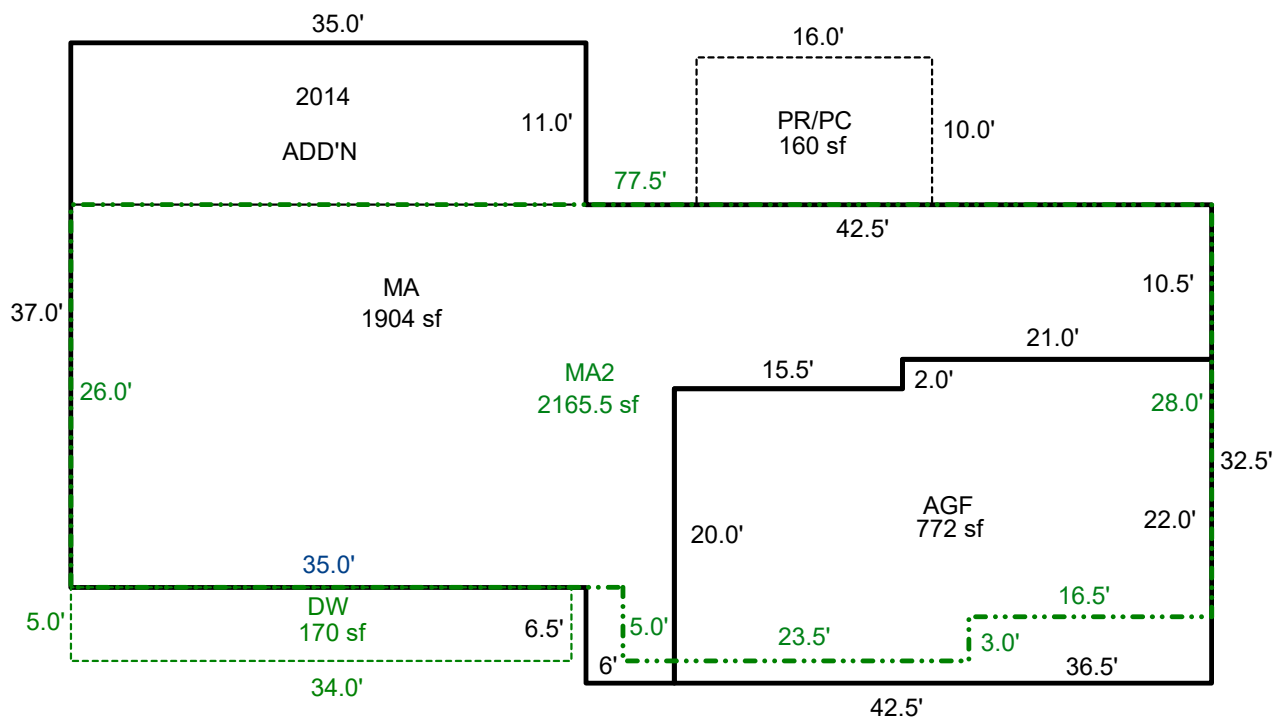
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SKETCH

536229
093W09 00700
 SCALE = 1:20



Sketch by ApexSketch

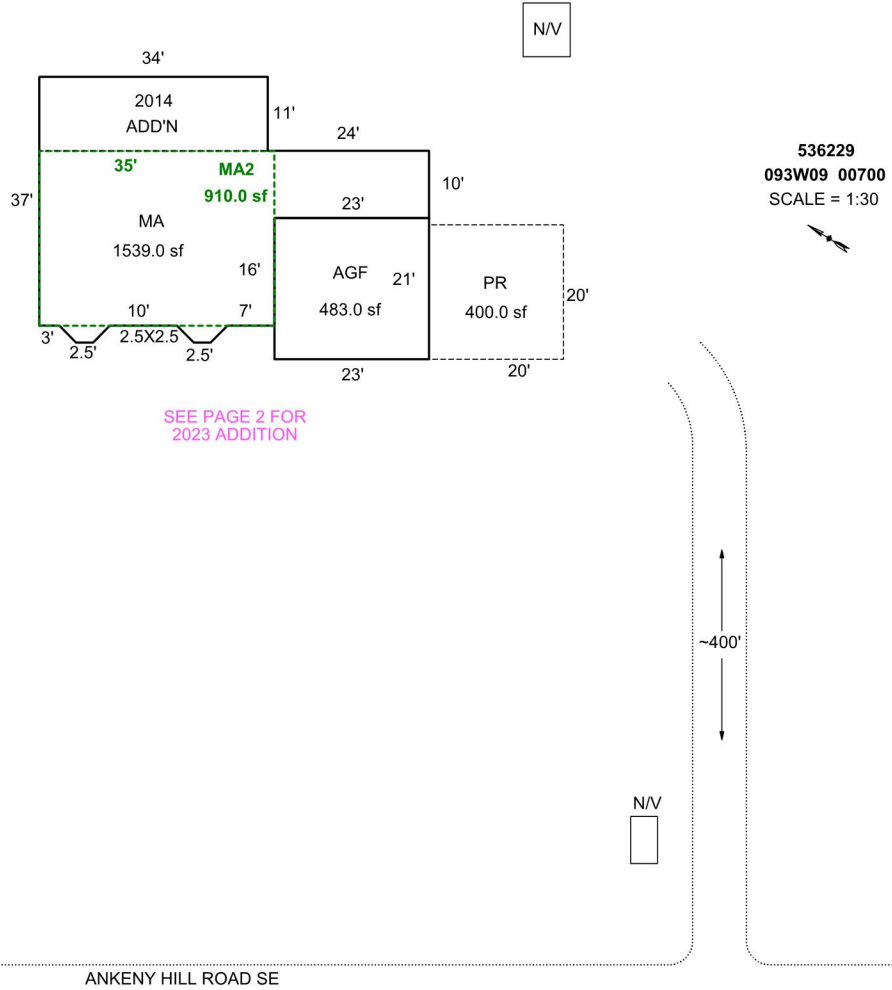
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1904.3	242.0	1904.3	Apex by JA 11/17/09 UPDATED BY SRAGSDALE 9/16/14 UPDATED BY CJURAN 05/17/2023 555-23-001732 UPDATED BY CLOBERG 02/06/25	
GLA2	MA2	1.0	2165.5	217.0	2165.5		
GAR	AGF	1.0	772.0	117.0	772.0		
P/P	PR/PC	1.0	160.0	52.0			
	DW	1.0	170.0	78.0	330.0		
<p style="text-align: right;">Net LIVABLE cnt 0 (rounded) 4,070</p>						COMMENT TABLE 2 GRH 12/03/24	COMMENT TABLE 3 TAGS L2

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1539.0	194.1	1539.0
GLA2	MA2	1.0	910.0	122.0	910.0
GAR	AGF	1.0	483.0	88.0	483.0
P/P	PR	1.0	400.0	80.0	400.0

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COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 2,449

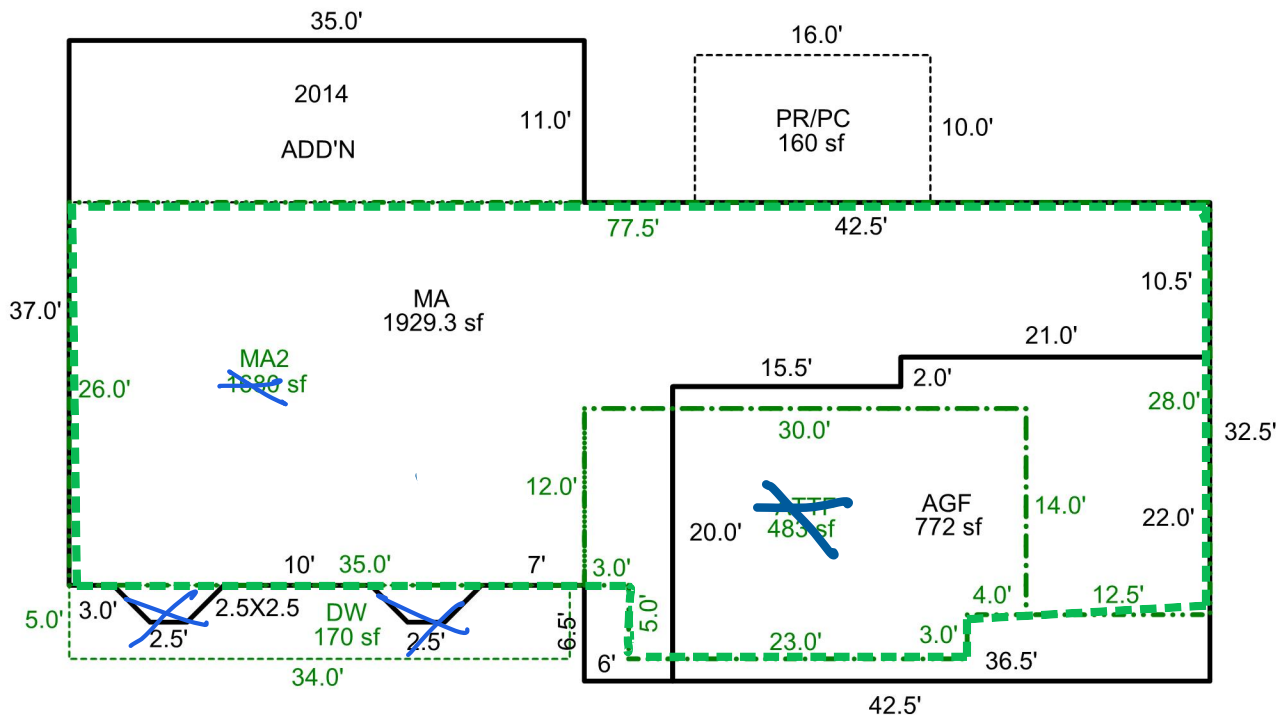
SKETCH/AREA TABLE ADDENDUM

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SKETCH

536229
093W09 00700
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1929.3	246.1	1929.3
GLA2	MA2	1.0	1680.0	235.0	
	ATTF	1.0	483.0	94.0	2163.0
GAR	AGF	1.0	772.0	117.0	772.0
P/P	PR/PC	1.0	160.0	52.0	
	DW	1.0	170.0	78.0	330.0

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COMMENT TABLE 2

GPH 12/3/24

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 3 (rounded) 4,092

Percent Complete Form

Account # 536289

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%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16%
8%	50%	Trusses	7%	30%	7%
7%	60%	Roofing	7%	35%	7%
7%	65%	Windows/Ext Doors	7%	45%	6%
5%	70%	Siding	5%	50%	5%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%	60%	1%
3%		Insulation	3%		2%
5%	85%	Drywall (Finished)	5%	65%	4%
2%	90%	Paint Interior	2%	70%	2%
2%		Paint Exterior	2%		2%
		Cabinets	6%	75%	5%
2%	95%	Electrical Fixtures	3%	80%	2%
2%		Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%		2%
		Finish Grade	1%	100%	1%

Bath plumbing & fixtures not done
Back siding not done

Addn over 1,000 sq ft.

APPR MDL Date 11/23/24 YR For 24-25 % COMP 60
 APPR GRH Date 12/3/24 YR For 25-26 % COMP 90
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____