

Acct ID: 536229 MTL: 093W090000700 Date: 10/14/25 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: 2025

Last Date Appraised: 12/03/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (L4: IMAGERY ONLY REVIEW)

Owner: TROYER, BRANDON A & TROYER, CARRIE L Last Sales Date: 05/21/2014 Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** TTO INSP AV: 423750  
 RMV Land: 321860 RMV Imp: 564790 RMV Total: 886650 MAV: 396560 MSAV: 0 SAV: 0  
 Comment: **25-26: L2 12.03.24 GRH**  
**24-25: L2 MDL 11.17.23 TAG**

**OSDs** *Addition Complete*

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

**Land**

Site: 1 Code Area: 14530 Size: 1.93 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 271860 Exception: Y N  
 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: 4069 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: RMV: 564790  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 27190 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1514	0	HB-1	1980	1995	ROOF, HVAC, FP - 1, KIT, BTH - 1	Y N
<b>First Floor Addn</b>	4	Finished	<b>390</b>	0	0	1980	1995		Y N
Second Floor	4	Finished	910	3	FB-3	1980	1990	BATH - 3, HVAC	Y N
<b>Second Floor Addn</b>	4	Finished	<b>1255</b>	0	0	1980	1990		Y N
Garage Attached	4	Finished	483	0	0	1980	1990	ROOF	Y N
<b>Garage Attached Addn</b>	4	Finished	<b>289</b>	0	0	1980	1990		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1995	36808	1	Y N

**MP 14X14 AVERAGE PACKAGE I/O MISSED LAST APPRAISAL**

**Percent Good Calculator**

This form is to assist with determining the blended Percent Good of a structure when there is an addition to the original structure. The calculated Percent Good will be entered into ORCATS as an Effective Year Built.

**Using This Form:**

Add the square footage of the addition to the Addition line. The addition will be calculated at 100% good. Add the original square footage and % Good value of the structure to the appropriate fields. The % Good value should represent the original structure based upon its condition without consideration to the addition.

The form will calculate an updated Percent Good value for the entire structure.

Account Number: \_\_\_\_\_ Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_

	Sq. Ft.	% Good	% of Whole	
Addition:	1645	100%	40%	40%
Basement:				
First Floor:	1514	85%	37%	32%
Second Floor:	910	85%	22%	19%
Attic:				
Total Sq.Ft.:	4069		100%	<b>91%</b> = Updated % Good

	A	B	C	L
1	Type			Appr
2	Year Built	1980		
3	Roof	Updated		
4	Windows	Updated		
5	Siding	Updated		
6	Exterior Paint			
7	Door	Updated		
8	Floors			
9	Interior Paint			
10	Bathrooms	Updated		
11	Kitchen counters			
12	Kitchen cupboards			
13				
14	Suggested EYB	2000		
15				
16	Addition			
17	Original SF			
18	Add-on SF			
19	Suggested Blended EYB	#DIV/0!		
20				
21				

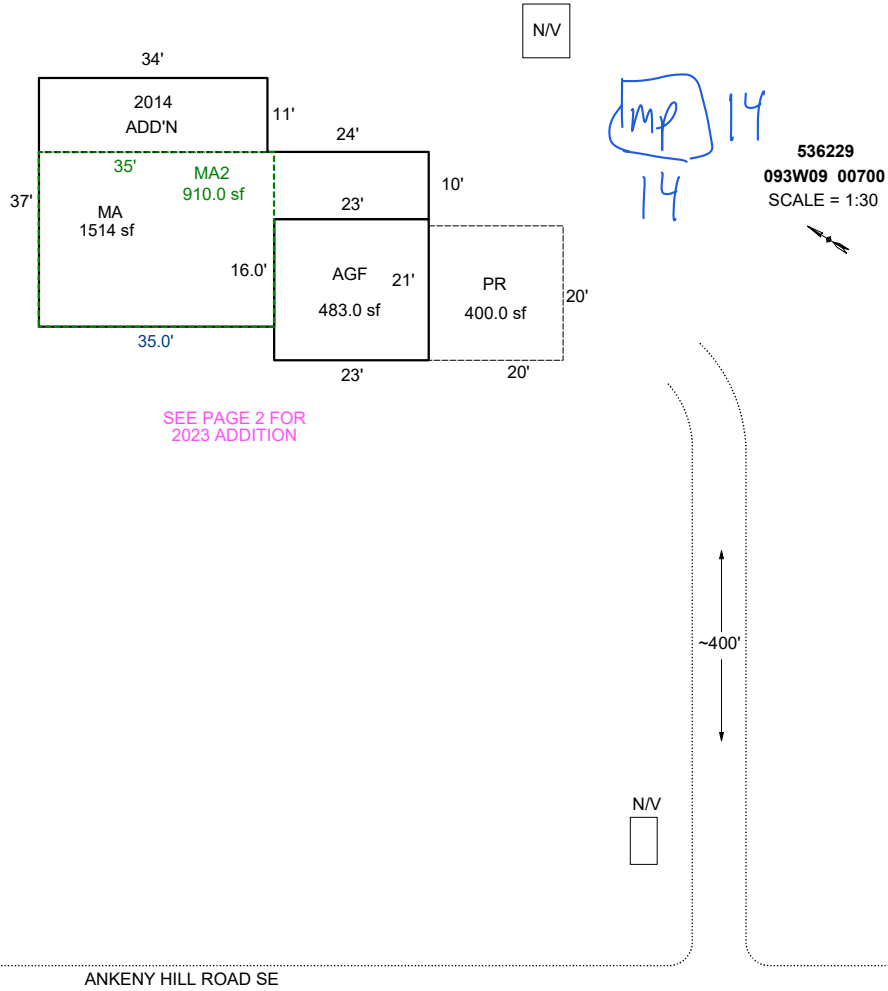


# SKETCH/AREA TABLE ADDENDUM

## 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



Sketch by ApexSketch

### 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

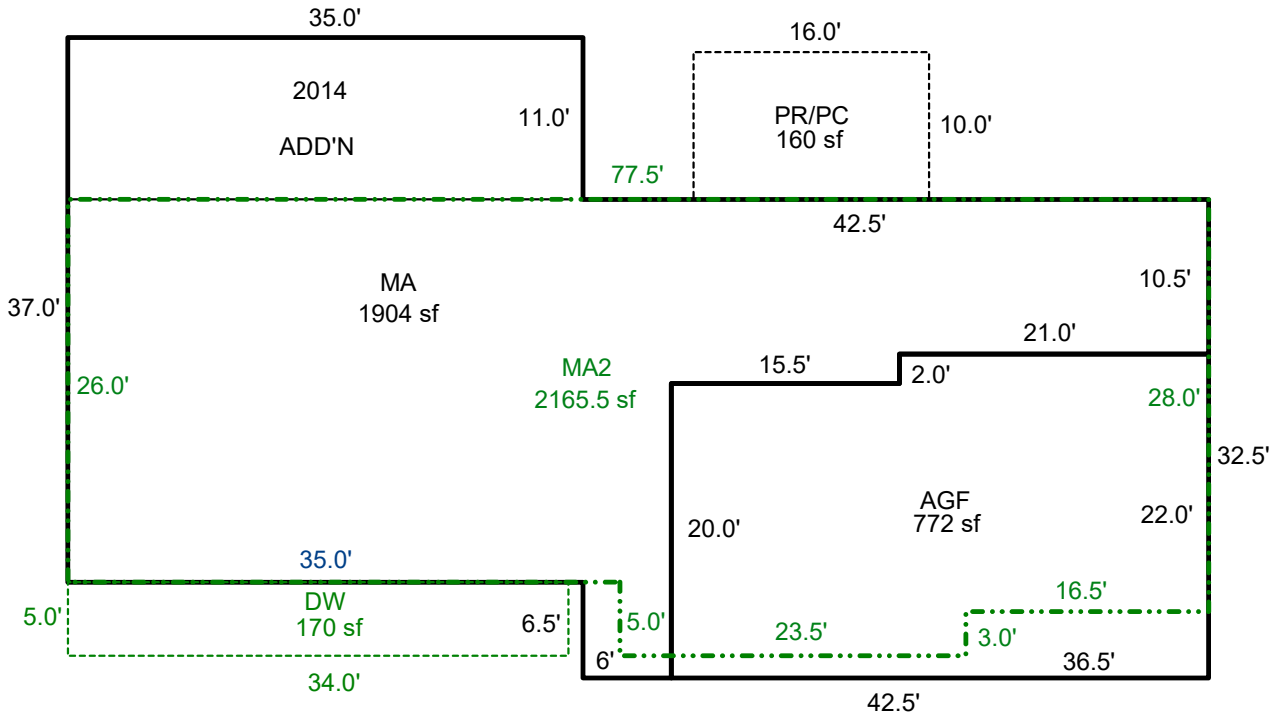
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## SKETCH

**536229**  
**093W09 00700**  
 SCALE = 1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1904.3	242.0	1904.3
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

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 UPDATED BY CLOBERG 02/06/25

Date: 11/17/23 Appr: MML Prop Cl  
 MaSaNH: 07 06 000 Unit: 76  
 Retag: (Y) N Tag info: 2024 - T

Inspection level: 1 (2) 3 4 (ECB) TTO INSP  
 Total: 669480 MAV: 325960 MSAV: 0

### COMMENT TABLE 2

② GRH 12/03/24  
 ③ GRH 10/14/25

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

Net LIVABLE cnt 0 (rounded) 4,070

Percent Complete Form

Account # 536289

Additions

New Homes

		New Homes			
		No Basement		Basement	
% Item	% Sum	% 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%		Heating Rough-In	2%		1%
	80%	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%		Electrical Fixtures	3%	80%	2%
2%	95%	Plumbing Fixtures	4%	85%	3%
3%		Floor Coverings & Countertops	7%	90%	6%
2%	100%	Interior Trim Carpentry	7%	95%	6%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

*Both plumbing & fixtures not done  
Back siding not done*

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 GRH Date 10/14/25 YR For 26-27 % COMP 100  
 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 \_\_\_\_\_

ACCOUNT # 53622a DATE: 10/14/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GPT TAG Y N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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: \_\_\_\_\_

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 MP  
 STAT / CLASS 5/341  
 SIZE 14x14  
 FAIR  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2021  
 EFF YR 2021  
 % COMP 100  
 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: \_\_\_\_\_

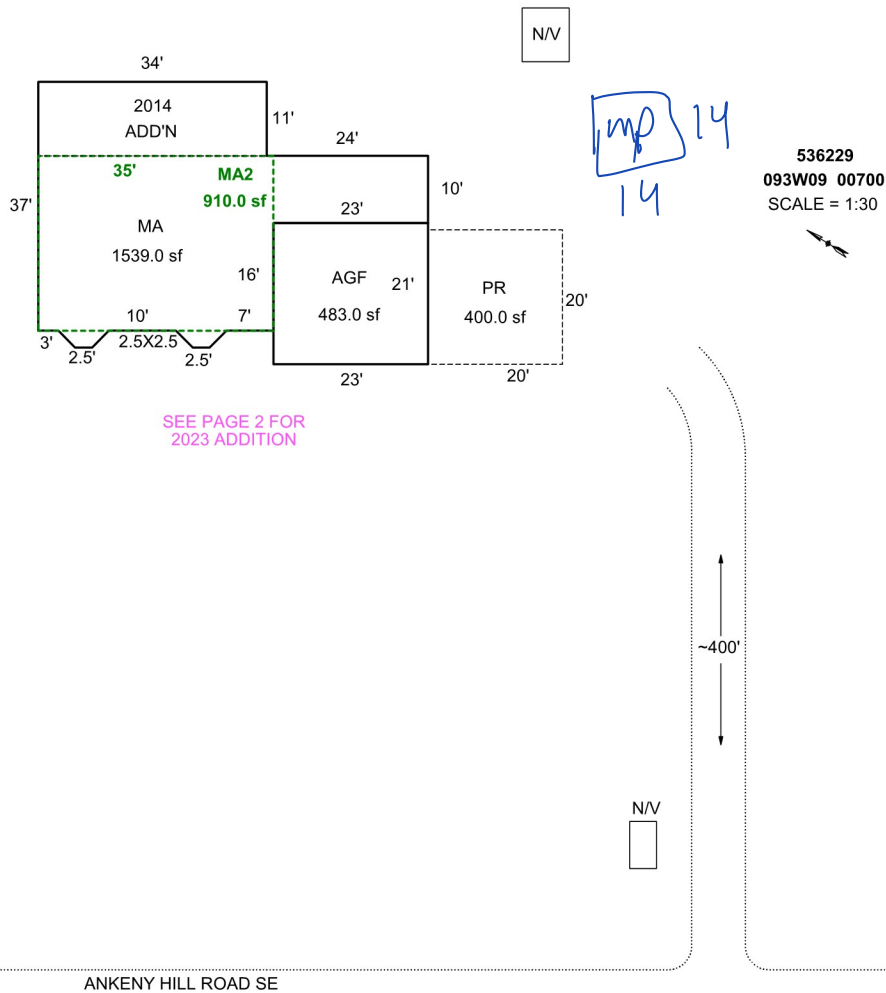
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
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## SKETCH



### 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

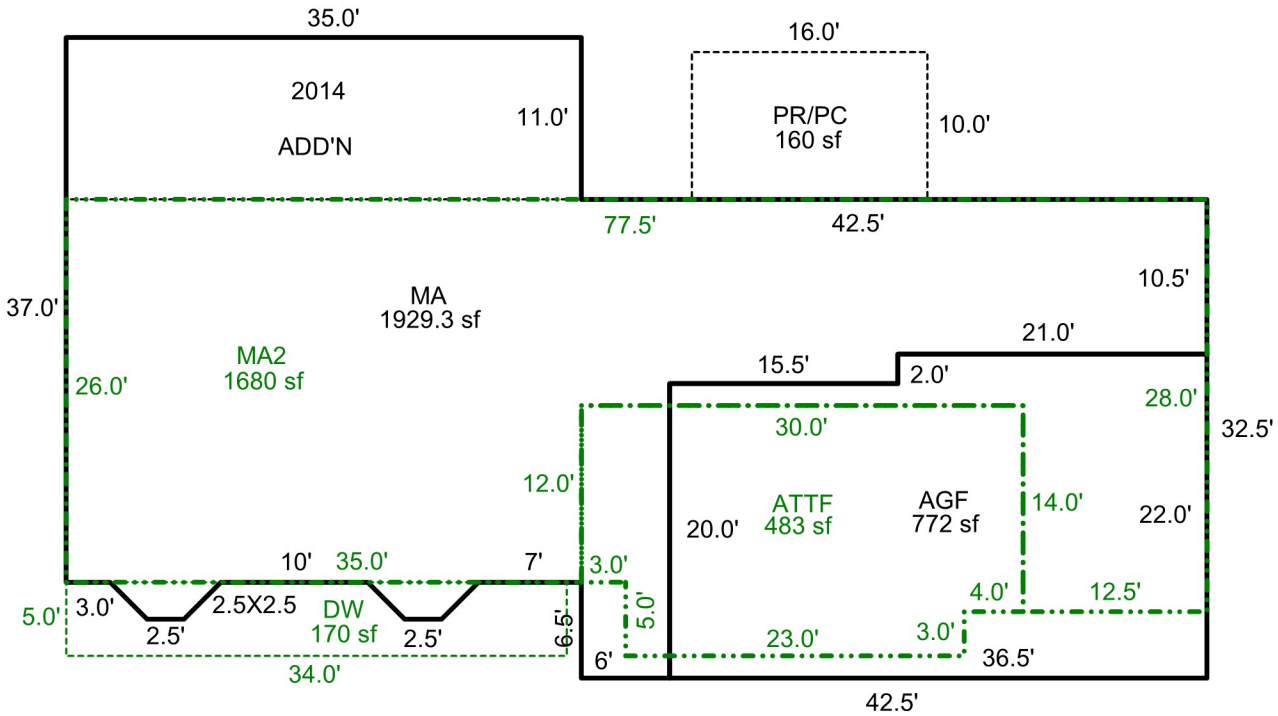
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**536229**  
**093W09 00700**  
 SCALE = 1:20



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

### COMMENT TABLE 3

Net LIVABLE                      cnt                      3      (rounded)                      4,092

# Assessor Monthly Issued Permit Report

For 4/1/2023 to 4/30/2023

PERMIT#: 555-23-001732-STR STATUS: Permit Issued  
 PERMIT TYPE: Residential APPLIED: 2/24/2023  
 SUB-TYPE: Structural ISSUED: 4/11/2023  
 CATEGORY: Comprehensive EXPIRES: 10/8/2023

OFFICE: MC  
 PARCEL#: 093W09 00700 R36229  
 ACRES: 1.93  
 SUBDIV:  
 LOT/BLOCK: /  
 ADDRESS: 65 ANKENY HILL RD SE JEFFERSON, OR 97352

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	TROYER, BRANDON A & TROYER, CARRIE L	65 ANKENY HILL RD SE JEFFERSON, OR 97352	541-514-6889
OWNER	TROYER, BRANDON A & TROYER, CARRIE L	65 ANKENY HILL RD SE JEFFERSON, OR 97352	
OWNER (PROPERTY)	SEE PROPERTY OWNER INFORMATION	OR	
SITE CONTACT	TROYER, BRANDON A & TROYER, CARRIE L	65 ANKENY HILL RD SE JEFFERSON, OR 97352	541-514-6889

CONST CAT: Single Family Dwelling

WORK TYPE: Addition

WORK DESC: SFD 3BD / 2BTH REMODEL/ADDITION TO CONVERT 1 EXISTING BDRM TO OFFICE, ADD 2 BDRMS, 2 BTHS, 1 PLAYROOM, 1 GARAGE, AND A 10 X 16 COVERED PATIO, WILL BECOME SFD 5BD / 4BTH

VALUATION: \$253,535.87

STORIES: 0

BATHS:

KITCHENS:

## SQUARE FEET

HABITABLE: 0

EXISTING: 0

NEW: 2077

**TOTAL SQ. FT.: 2077**

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1469 Sq Ft
U Utility, misc.	VB	448 Sq Ft
U Utility, misc. - half rate	VB	160 Sq Ft