

Polk County Parcel Information



Parcel Information

Parcel #:	230171
Tax Lot:	661200 500
Site Address:	16455 Pleasant Hill Rd Sheridan OR 97378
Owner:	Smith Jerry R
Owner 2:	
Owner Address:	16455 Pleasant Hill Rd Sheridan, OR 97378
Phone:	
Twn/Range/Section:	T: 06S R: 06W S: 12
TCA:	4502
Parcel Size:	111.00 Acres (4835160 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	020500/1029
Waterfront:	
Levy Code Area:	4502
Levy Rate:	11.8452
Market Value Land:	\$494,340
Market Value Imprv:	\$134,430
Market Value Total:	\$628,770
Assessed Value:	\$181,616



Tax Information

Tax Year	Annual Tax
2015	\$2,007.12
2014	\$153.09
2013	\$1,859.02
Exemption Description:	

Legal

Land

Land Use:	559 - M S H&B USE FARM LAND, RCVNG FARM DEF, ZONED EFU	Zoning:	County-EFU - Exclusive Farm Use Zone
Watershed:	Deep Creek-South Yamhill River	School District:	45J

Improvement

Year Built:	0	Eff Year Built:	1900	Build Type: - Res - Manf. Strct. not conjunction			
Bedrooms:	0	Bathrooms:	0.00	Fin SqFt:	0	Floor 1 SqFt:	0
Full Baths:	0	Half Baths:	0	Stories:		Floor 2 SqFt:	0
Garage:	720	Carport SqFt:	0	Deck SqFt:	0	Porch SqFt:	0
FirePlace:	0	Heat:	-				

Transfer Information

Loan Date:	12/29/2014	Loan Amt:	\$145,000	Doc Num:	201400010787	Doc Type:	Trust Deed-Deed of Trust
Loan Type:		Finance Type:		Lender:	HOWARD L		

Rec. Date:	11/05/14	Sale Price:	\$81,000	Doc Num:	201400009239	Doc Type:	Grant Deed
Orig Loan Amt:	\$80,571						
Loan Type:		Finance Type:		Lender:	CHURCHILL LEONARD LLP		

Polk County Parcel Information



Parcel Information

Parcel #:	535401
Tax Lot:	661200 500
Site Address:	16455 Pleasant Hill Rd Sheridan OR 97378
Owner:	Smith Jerry Robert & Smith Janet Ruth
Owner 2:	
Owner Address:	
Phone:	
Twn/Range/Section:	T: 06S R: 06W S: 12
TCA:	
Parcel Size:	0.00 Acres (0 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	020500/1029
Waterfront:	
Levy Code Area:	
Levy Rate:	0
Market Value Land:	\$0
Market Value Imprv:	\$0
Market Value Total:	\$0
Assessed Value:	\$0

Tax Information

Tax Year	Annual Tax
2015	\$454.18
2014	\$419.83
2013	\$408.38
Exemption Description:	

Legal

Land

Land Use:	-	Zoning:	County-EFU - Exclusive Farm Use Zone
Watershed:	Deep Creek-South Yamhill River	School District:	45J

Improvement

Year Built: 1996	Eff Year Built: 1996	Build Type: - MS - MS Double wide	
Bedrooms: 0	Bathrooms: 0.00	Fin SqFt: 1620	Floor 1 SqFt: 1620
Full Baths: 0	Half Baths: 0	Stories:	Floor 2 SqFt: 0
Garage: 0	Carport SqFt: 0	Deck SqFt: 0	Porch SqFt: 0
FirePlace: 0	Heat: -		

Transfer Information

Loan Date:	12/29/2014	Loan Amt:	\$145,000	Doc Num:	201400010787	Doc Type:	Trust Deed-Deed of Trust
Loan Type:		Finance Type:		Lender:	HOWARD L		

Rec. Date:	10/07/13	Sale Price:	\$81,000	Doc Num:		Doc Type:	
Orig Loan Amt:							
Loan Type:		Finance Type:		Lender:			

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Polk County Real Property Assessment Overview

FOR ASSESSMENT YEAR 2015

ASSESSMENT QUESTIONS: (503) 623-8391 *** TAX QUESTIONS: (503) 623-9264

Mailing Name SMITH JERRY R
Agent
In Care Of
Mailing Address 16455 PLEASANT HILL RD
 SHERIDAN, OR 97378

Account Status Active
Legal Description See record.

Property Class 559
RMV Class 509

Unit Info
 11092-2

[View Floorplan](#)

Situs Addresses

16455 PLEASANT HILL RD SHERIDAN, OR 97378

16765 PLEASANT HILL RD SHERIDAN, OR 97378

Value Summary

Code Area		AV	RMV	MAV		RMV Exception
1402	Land		\$84,750		Land	\$0
	Improvements		\$0		Improvements	\$0
Code Area Total		\$12,170	\$84,750	\$56,510		\$0
4502	Land		\$409,590		Land	\$0
	Improvements		\$134,430		Improvements	\$0
Code Area Total		\$169,446	\$544,020	\$387,000		\$0
GRAND TOTAL		\$181,616	\$628,770	\$443,510		\$0

Land Breakdown

Code Area	Plan Zone	Vaue Source	Size		Land Class
1402	EFU	Farm Use Zoned	12.50	acres	H3
	EFU	Farm Use Zoned	8.50	acres	H4
Code Area Total			21.00		
Code Area	Plan Zone	Vaue Source	Size		Land Class
4502	EFU	Farm Site	1.00	acres	
	EFU	Farm Use Zoned	11.50	acres	B2
	EFU	Farm Use Zoned	2.00	acres	B3
	EFU	Farm Use Zoned	41.00	acres	H3
	EFU	Farm Use Zoned	34.50	acres	H4
	EFU	Pond C	0.00	acres	
Code Area Total			90.00		
GRAND TOTAL			111		

Improvement Breakdown

Stat Class 126 | Residence | One and 1/2 story

Site	Building	Code Area	Year Built	Sq Ft	Image
1	1	4502	1870	1,888	View Improvement Image

First Floor - 1,184 sq ft

1 Dining Room 1 Living Room 1 Kitchen 2 Bedroom
1 Full Bath 1 Utility Room

Second Floor - 704 sq ft

3 Bedroom

Garage (Detached) - 624 sq ft

[Unfinished]

Stat Class 410 | Residence | Manf. Strct. not conjunction

Site	Building	Code Area	Year Built	Sq Ft	Image
1	2	4502		0	View Improvement Image

Stat Class 300 | Farm bldg | LOFT BARN

Site	Building	Code Area	Year Built	Sq Ft	Image
1	3	4502		2,255	View Improvement Image

Stat Class 300 | Farm bldg | GP SHED

Site	Building	Code Area	Year Built	Sq Ft	Image
1	4	4502		168	No Improvement Image

Stat Class 300 | Farm bldg | MACHINE SHED

Site	Building	Code Area	Year Built	Sq Ft	Image
1	5	4502		1,560	No Improvement Image

Stat Class 300 | Farm bldg | GP BUILDING

Site	Building	Code Area	Year Built	Sq Ft	Image
1	6	4502		512	No Improvement Image

Stat Class 300 | Farm bldg | GP SHED

Site	Building	Code Area	Year Built	Sq Ft	Image
1	7	4502		480	No Improvement Image

Stat Class 300 | Farm bldg | LEAN-TO

Site	Building	Code Area	Year Built	Sq Ft	Image
1	8	4502		480	No Improvement Image

Stat Class 300 | Farm bldg | MACHINE SHED

Site	Building	Code Area	Year Built	Sq Ft	Image
1	9	4502	2001	3,120	No Improvement Image

Tax Information

Tax Account	Tax Year	Code Area	Original Tax Due
230171	2015	1402	160.77
292485	2015	4502	2,007.12

This tax information does not include adjustments or corrections. Please contact the Tax Office for additional information.

City, School Districts, and Fire Districts

Code Area	District Name	Type
1402	CHEMEKETA COMMUNITY COLLEGE	SCHOOL
	SHERIDAN SD 14J	SCHOOL
	WILLAMETTE ESD	ESD
	SHERIDAN RFPD	FIRE DISTRICT
4502	AMITY SD 45J	SCHOOL
	CHEMEKETA COMMUNITY COLLEGE	SCHOOL
	WILLAMETTE ESD	ESD
	SHERIDAN RFPD	FIRE DISTRICT

This report does not display every tax district that may apply to this account. Please contact the Tax Office for additional information.

Sales History

Date	Document (Source ID)	Type	Price	Grantor (Seller)	Grantee (Buyer)
30-Sep-2014	2014-9237	DEED		WANN WILLIAM L	SMITH JERRY R, AGT
13-Dec-2013	2014-342	DEED	\$81,000	WANN WILLIAM L	SMITH JERRY R, AGT
11-Dec-2013	2014-3217	DEED		WANN WILLIAM L	CHURCHILL LEONARD LAWYERS, AGT
07-Oct-2013	2014-9239	B&S	\$81,000	WANN WILLIAM L, EST	SMITH JERRY R
15-Oct-2012	2013-297	DEED		WANN WILLIAM L	CHURCHILL LEONARD LAWYERS, AGT
01-Oct-1995	1997-2555 (331-804)	CONT	\$150,000	WANN WILLIAM L	SMITH JERRY R & JANET R, AGT

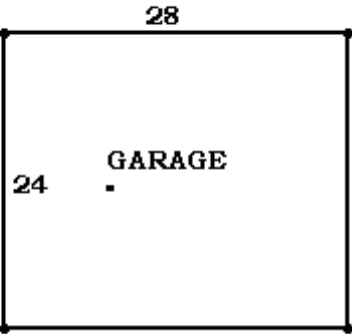
Notations

Code Area	Notation	Years	Value	Tax
1402	FARM POT'L ADD'L TAX LIABILITY			
4502	FARM POT'L ADD'L TAX LIABILITY			
	HARDSHIP M S LOCATED ON THIS ACCOUNT			

Manufactured Structure Account(s) (4502) P-535401

Disclaimer: The information presented on this report was generated to support county business. The county makes every effort to keep this information current and accurate. However, the county is not responsible for errors, misuse, omissions, or misrepresentations. Please contact the Assessor's Office for additional information.

BUILDING DIAGRAM AND OUTBUILDINGS



16765 PLEASANT HILL RD

Appraiser	Date	Bldg	Description	SqFt	Dimension
		1	GARAGE	672	

Polk County Real Property Assessment Overview

FOR ASSESSMENT YEAR 2015

ASSESSMENT QUESTIONS: (503) 623-8391 *** TAX QUESTIONS: (503) 623-9264

Mailing Name
Agent
In Care Of
Mailing Address

Account Status Active
Legal Description See record.

Property Class 019
RMV Class 109

Unit Info
11092-2

[View Floorplan](#)

Situs Addresses

16765 PLEASANT HILL RD SHERIDAN, OR 97378

Value Summary

Code Area	AV	RMV	MAV	RMV Exception
GRAND TOTAL	\$0	\$0	\$0	\$0

Land Breakdown

Code Area	Plan Zone	Value Source	Size	Land Class
Code Area Total			0.00	
GRAND TOTAL			0	

Improvement Breakdown

Stat Class 462 | Manf strct | MS Double wide

Site	Building	Code Area	Year Built	Sq Ft	Image
1		4502	1996	1,620	View Improvement Image

Tax Information

Tax Account	Tax Year	Code Area	Original Tax Due
535401	2015	4502	454.18

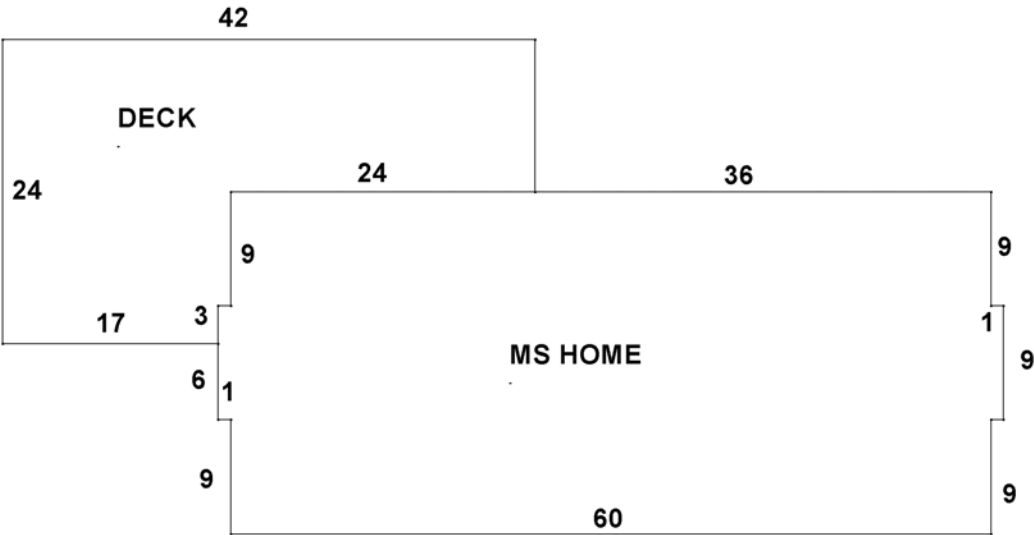
This tax information does not include adjustments or corrections. Please contact the Tax Office for additional information.

Sales History

Date	Document (Source ID)	Type	Price	Grantor (Seller)	Grantee (Buyer)
30-Sep-2014	2014-9237	DEED			
13-Dec-2013	2014-342	DEED	\$81,000		
11-Dec-2013	2014-3217	DEED			
07-Oct-2013	2014-9239	B&S	\$81,000		
15-Oct-2012	2013-297	DEED			

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BUILDING DIAGRAM AND OUTBUILDINGS



16765 PLEASANT HILL RD

Appraiser	Date	Bldg	Description	SqFt	Dimension
DS	7/18/2006	1	MS HOME	1638	
		1	DECK	717	

After recording, return to
(File No. 16212002)

Churchill Leonard Lawyers
PO Box 804
Salem OR 97308-0804

Until a change is requested, all tax statements
shall be sent to the following address:

Jerry R. Smith
16455 Pleasant Hill Road
Sheridan OR 97378

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2014-009239

11/05/2014 01:45:46 PM

REC-BS Cnt=1 Str=11 K. WILLIAMS
\$15.00 \$11.00 \$10.00 \$5.00 \$20.00

\$61.00

STATUTORY BARGAIN AND SALE DEED

(ORS 93.860)

Kenneth B. Crowe, Personal Representative of the Estate of William Wann, Grantor, conveys to **Jerry R. Smith**, Grantee, the real property commonly known as 16455 Pleasant Hill Road, Sheridan, Polk County, Oregon 97378 and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$81,000.00.

LAND USE AND FIRE PROTECTION

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,

FIRST AMERICAN TITLE 2323986

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

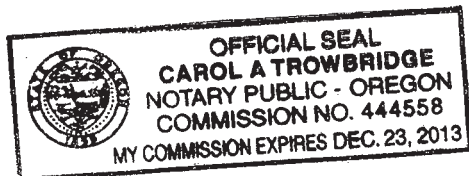
DATED this 7th day of Oct., 2013.

THE ESTATE OF WILLIAM WANN

By:  PR
Kenneth B. Crowe, Personal Representative

STATE OF OREGON)
) ss.
County of Polk)

On the 7th day of Oct., 2013, personally appeared before me Kenneth B. Crowe, Personal Representative of the Estate of William Wann, and acknowledge the forgoing instrument to be its voluntary act and deed.



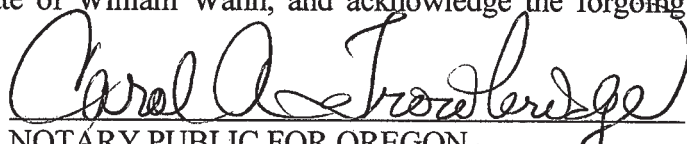
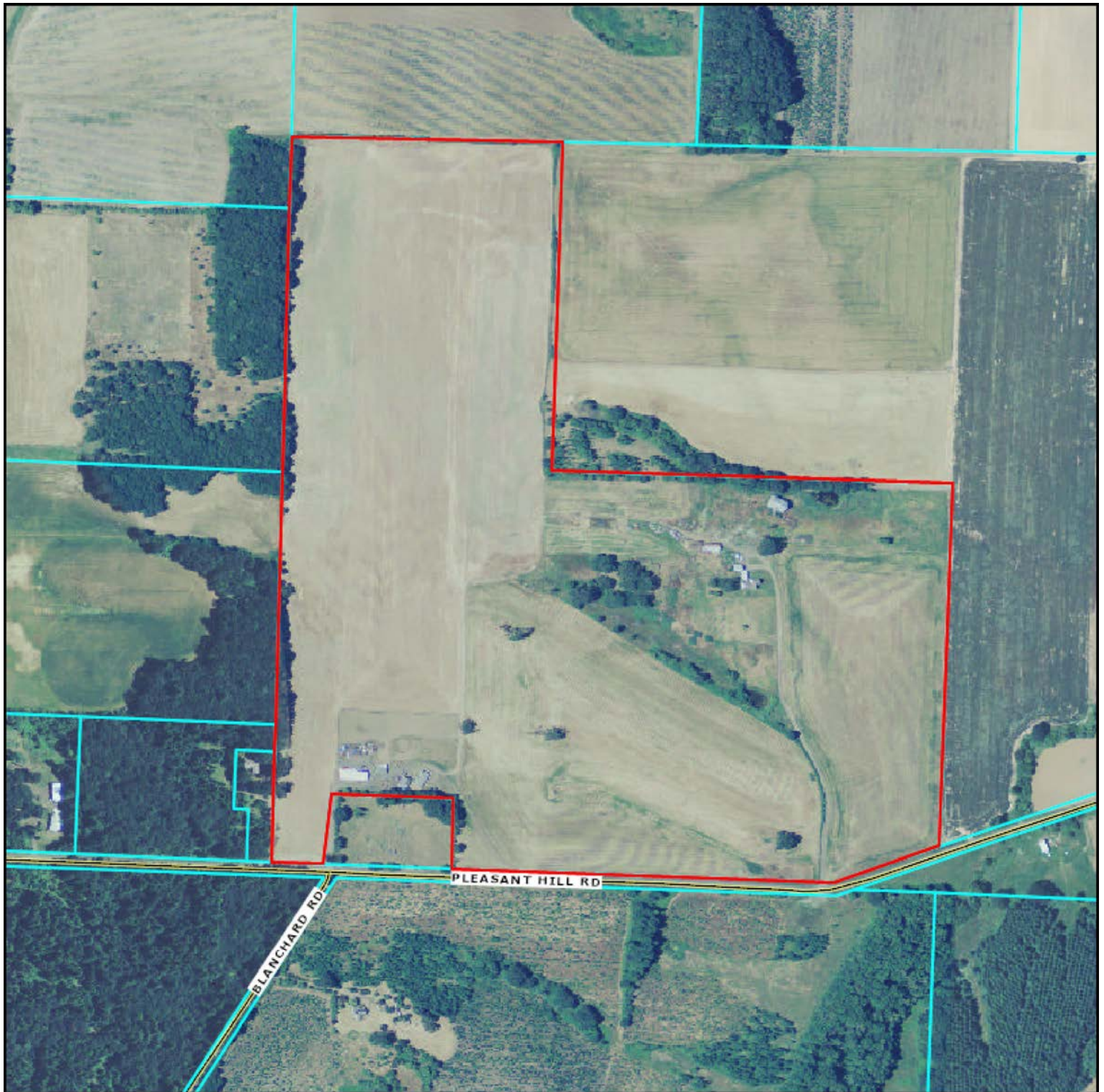

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/23/2013

Exhibit "A"

Real property in the County of Polk, State of Oregon, described as follows:

BEGINNING AT AN IRON PIPE DRIVEN IN THE CENTER OF THE COUNTY ROAD, ON THE SOUTH BOUNDARY OF THE DONATION LAND CLAIM OF NATHAN CONNER, CLAIM NO. 59, NOTIFICATION NO. 4966, IN TOWNSHIP 6 SOUTH OF RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF POLK AND STATE OF OREGON, WHICH SAID IRON PIPE IS DRIVEN AT AN ANGLE CORNER IN SAID ROAD AND IS 32 CHAINS AND 56 LINKS WEST FROM THE SOUTHEAST CORNER OF SAID CLAIM, AND RUNNING THENCE NORTH 70° EAST, ALONG THE CENTER OF SAID ROAD, 6 CHAINS AND 42 LINKS TO AN IRON BOLT; THENCE NORTH 20 CHAINS AND 82 LINKS TO AN IRON PIPE; THENCE SOUTH 89°45' WEST 23 CHAINS TO AN IRON PIPE THENCE NORTH 19 CHAINS TO AN IRON PIPE; THENCE SOUTH 89°45' WEST, 15 CHAINS AND 9 LINKS TO A STONE SET ON THE WEST BOUNDARY LINE OF SAID CLAIM; THENCE SOUTH 41 CHAINS AND 74 LINKS TO A STONE SET IN THE CENTER OF SAID COUNTY ROAD, ON THE SOUTH BOUNDARY LINE OF SAID CLAIM; THENCE EAST ALONG THE CENTER OF SAID ROAD 3 CHAINS AND 6 LINKS TO A STONE SET AT THE SOUTHWEST CORNER OF THE CEMETERY LOT; THENCE NORTH 4°30' EAST 4 CHAINS AND 32 LINKS TO A STONE SET AT THE NORTHWEST CORNER OF SAID LOT; THENCE EAST 7 CHAINS AND 9 LINKS TO A STONE SET AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 4 CHAINS AND 31 LINKS TO THE CENTER OF SAID COUNTY ROAD; AND THENCE SOUTH 89°45' EAST, ALONG THE CENTER OF SAID ROAD, 21 CHAINS AND 50 LINKS TO THE PLACE OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.



TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

EFU

Agriculture

BLANCHARD RD

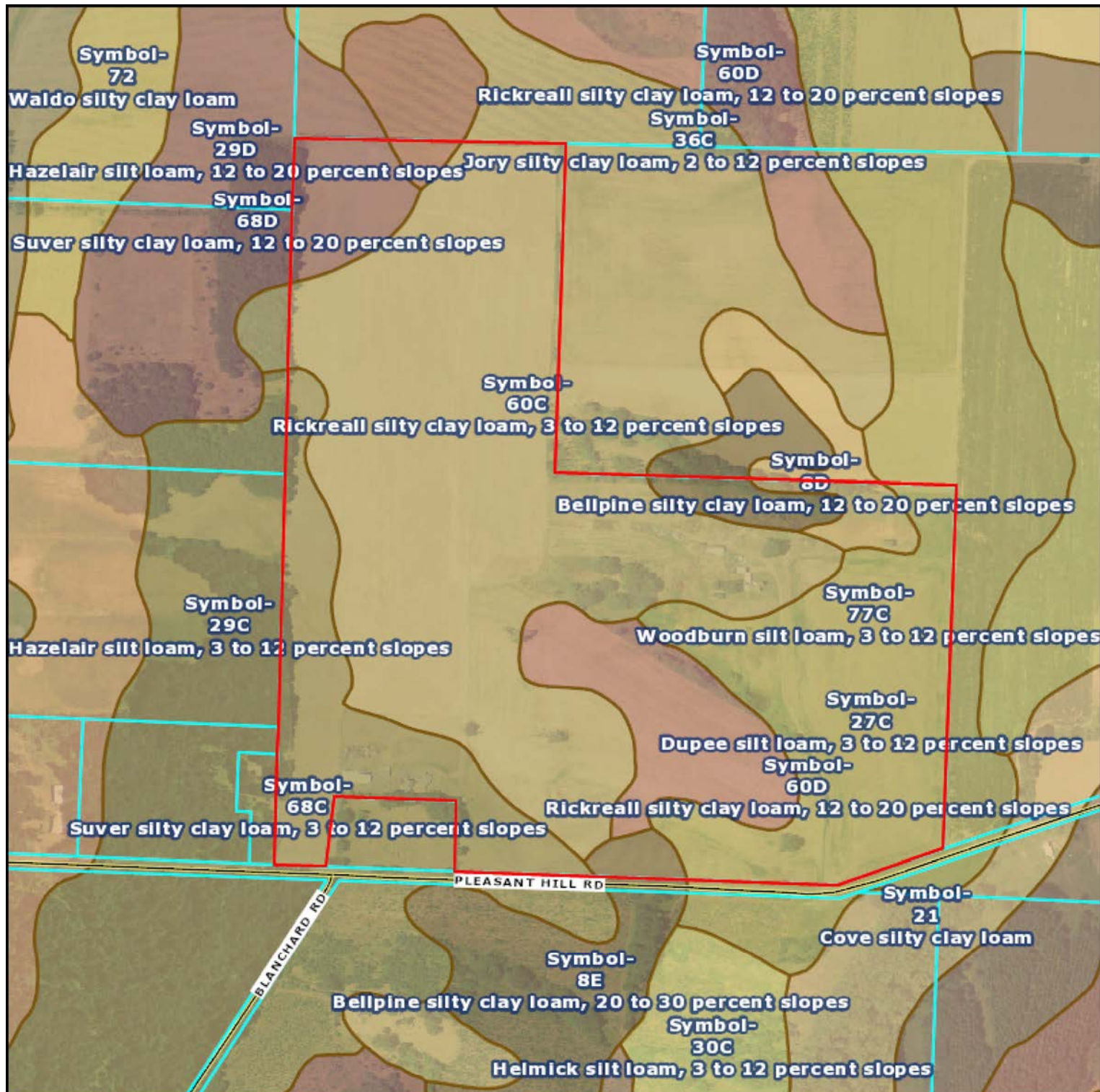
PLEASANT HILL RD



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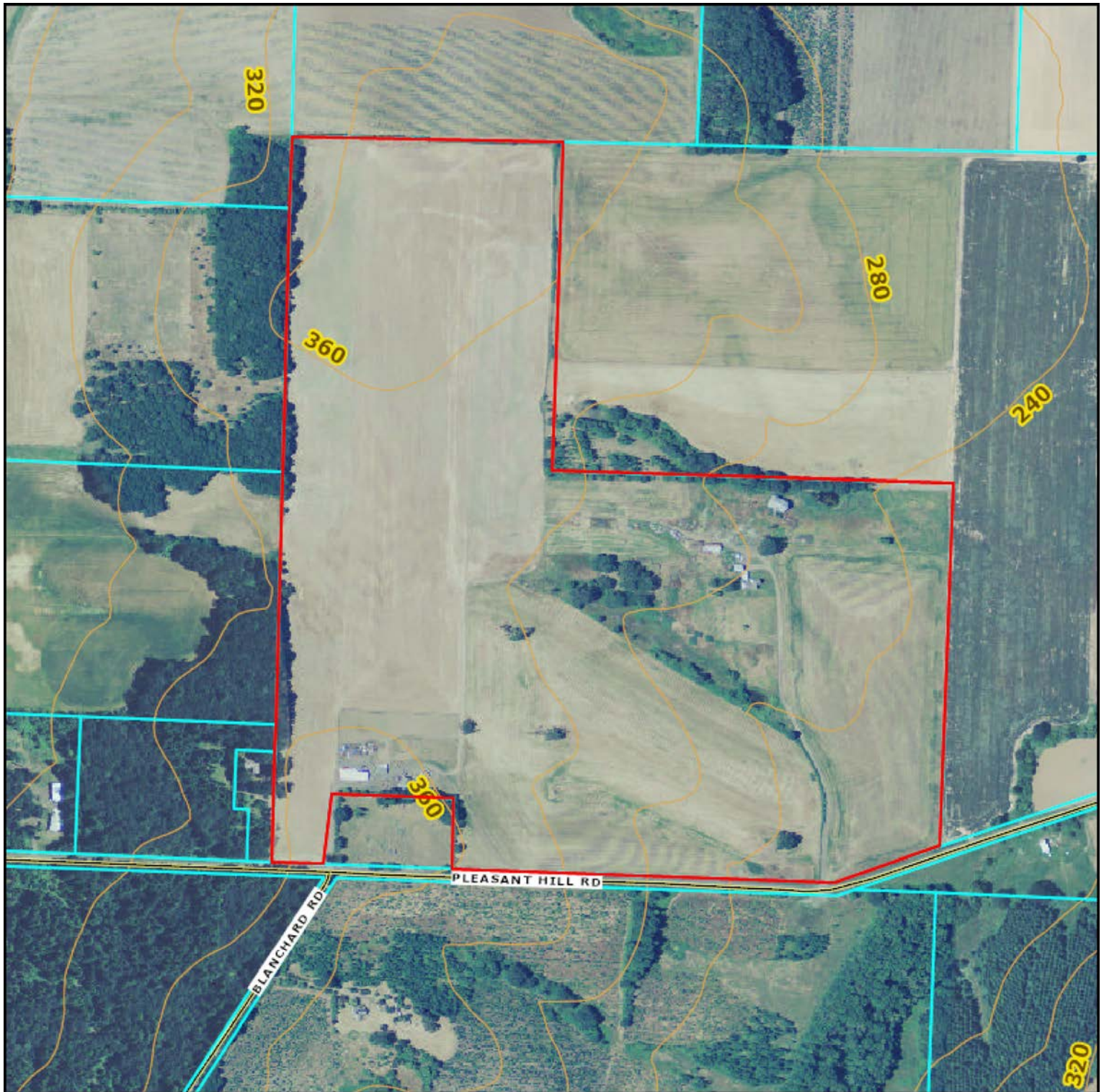
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