

USDA / FSA
Polk County *Tract: 117*

This acreage is for FSA program purposes only. No warranty is made for any other use.



January 10, 2008

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

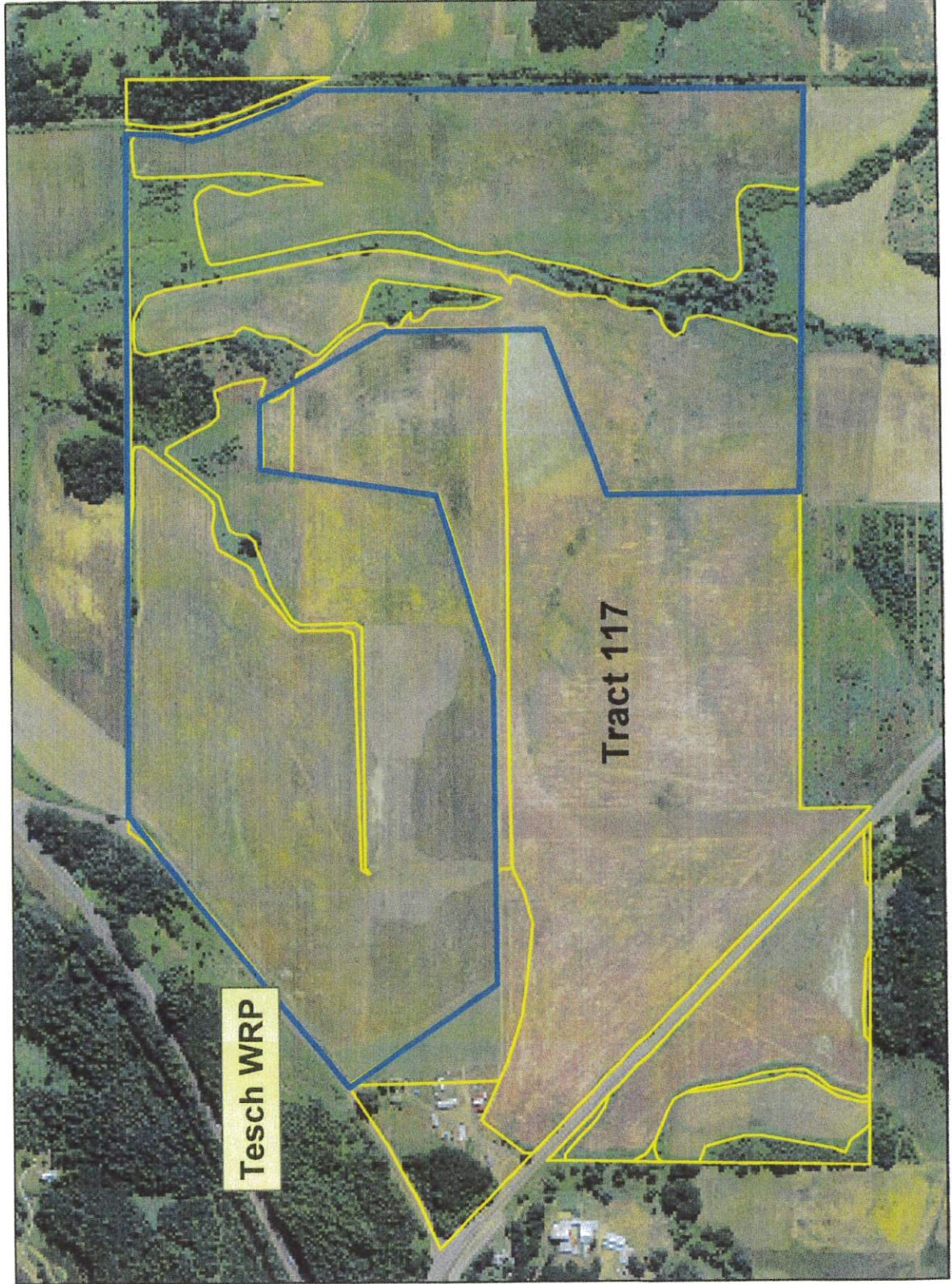


Wetland identifiers do not represent the size, shape, or the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Conservation Plan Map

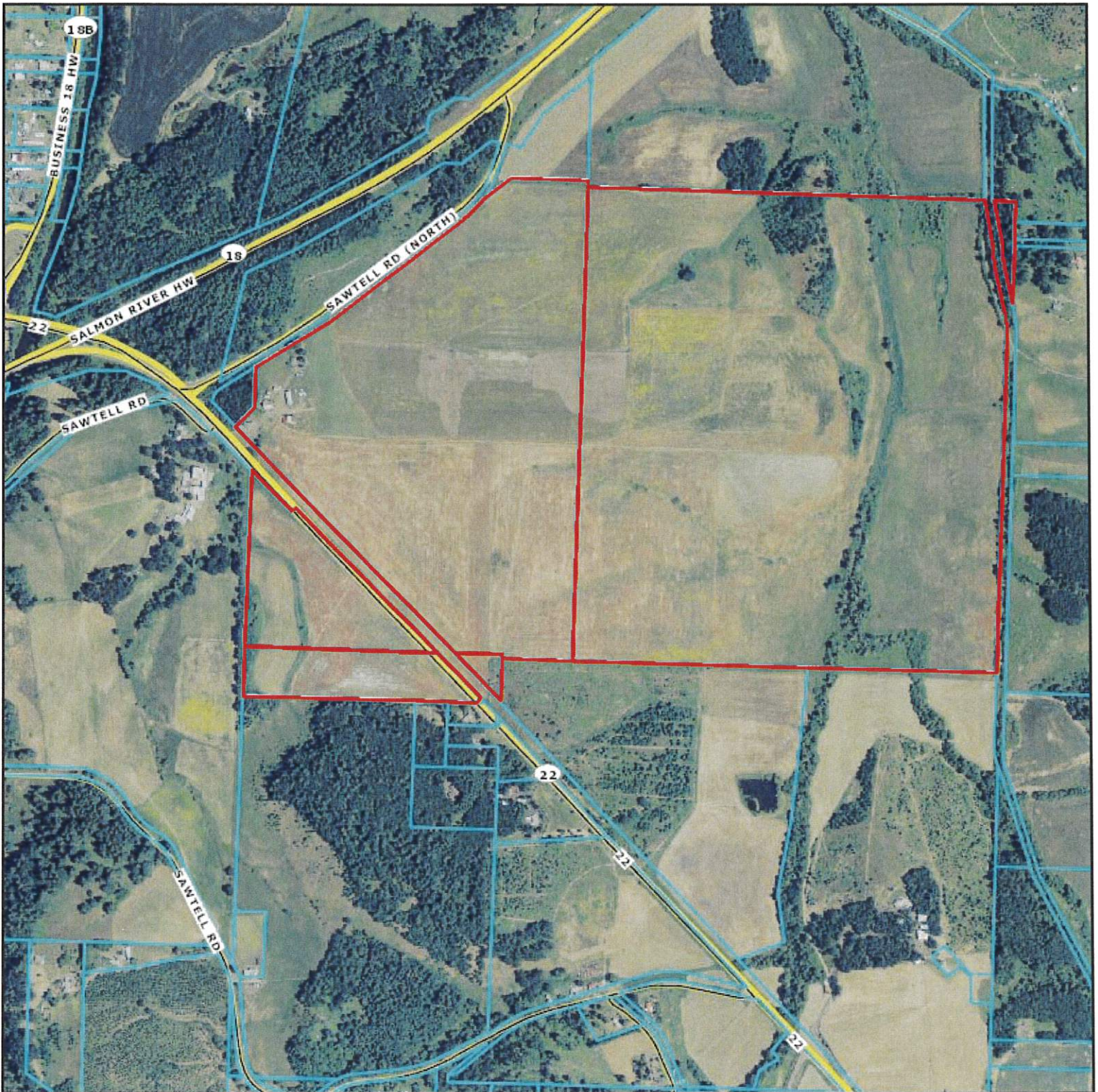
Customer(s): GREG L FARRIS
District: POLK COUNTY SOIL & WATER CONSERVATION DISTRICT

Date: 11/4/2009
Field Office: DALLAS SERVICE CENTER
Agency: USDA-NRCS
Assisted By: Reams, Susan L



Legend
□ Tract 117





TICOR TITLE™

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geoAdvantage

www.sentrydynamics.net



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **482048**

Tax Lot: **671300 101**

Owner: Fox, Jeffrey Charles Etal

CoOwner:

Site: 22345 Hwy 22 Hwy

Sheridan OR 97378

Mail: 22345 Hwy 22 Hwy

Sheridan OR 97378

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land

Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: T:06S R:07W S:13 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,114,850.00**

Market Land: **\$897,400.00**

Market Impr: **\$217,450.00**

Assessment Year: **2024**

Assessed Total: **\$343,915.00**

Exemption:

Taxes: **\$4,015.83**

Levy Code: 4414

Levy Rate: 11.6768

PROPERTY CHARACTERISTICS

Year Built: 1938

Eff Year Built:

Bedrooms: 4

Bathrooms: 2

of Stories: 1

Total SqFt: 1,875 SqFt

Floor 1 SqFt: 1,455 SqFt

Floor 2 SqFt:

Basement SqFt: 810 SqFt

Lot size: **103.50 Acres (4,508,460 SqFt)**

Garage SqFt: 484 SqFt

Garage Type:

AC:

Pool:

Heat Source: Forced Air Heating

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 30J - Willamina

Census: 1058 - 020400

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/20/2023

Sale Amount:

Document #: 2023-491

Deed Type: B&S

Loan

Amount:

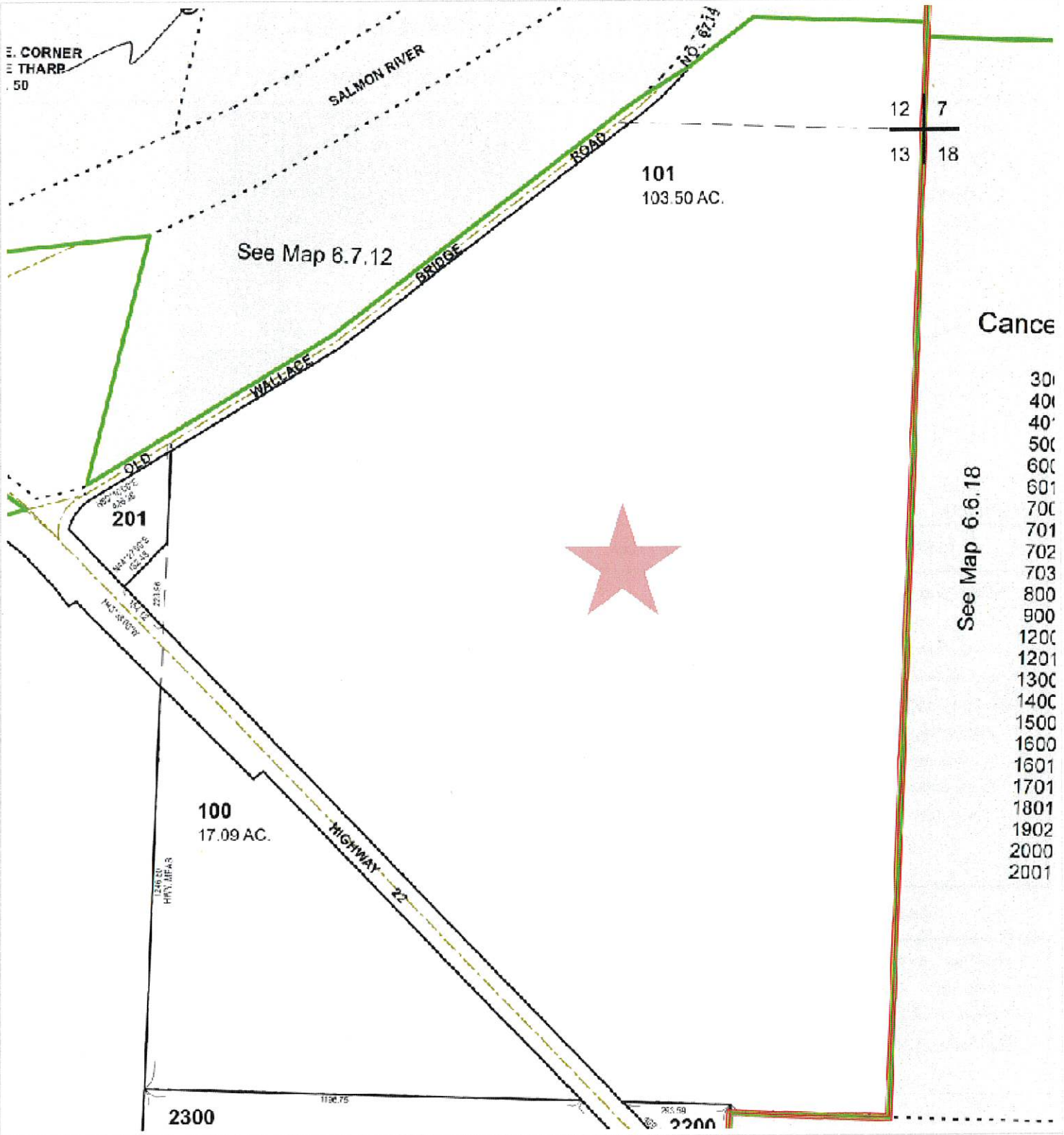
Lender:

Loan Type:

Interest

Type:

Title Co:



Parcel ID: 482048
Site Address: 22345 Hwy 22 Hwy

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Fidelity National Title

Parcel ID: 482048

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Polk County
2024 Real Property Assessment Report
 Account 482048

Map 06713-00-00101
 Code - Tax ID 4414 - 482048

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Deed Reference # 2023-491
 Sales Date/Price 01-20-2023 / See Record
 Appraiser SONDAY, MIKE

Property Class 055 MA SA NH
 RMV Class 501 01 20 000

Site	Situs Address	City
1	22345 HWY 22 HWY	SHERIDAN
2	8390 OLD WALLACE BRIDGE RD	SHERIDAN

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
4414	Land	897,400		Land	0	
	Impr	217,450		Impr	0	
Code Area Total		1,114,850	620,990	343,915	0	
Grand Total		1,114,850	620,990	343,915	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4414	3	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	28.00 AC	B3	006*	257,040
	4	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	21.00 AC	B4	006*	136,080
	1	<input checked="" type="checkbox"/>		EFU	Farm Site	108	1.00 AC	B4	006*	6,480
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	30.00 AC	B3	006*	275,400
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	7.50 AC	B4	006*	48,600
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	14.50 AC	H3	006*	109,620
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	0.50 AC	H4	006*	2,700
					OSD - AVERAGE - SA	100				30,000
					OSD - FAIR	100				25,000
	2	<input checked="" type="checkbox"/>		EFU	Rural Site	108	1.00 AC	B4	004	6,480
Code Area Total							103.50 AC			897,400

Polk County
2024 Real Property Assessment Report
 Account 482048

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
4414	1	1938	139	One story w/attic and basement	112	1,875			33,770
	2	1946	131	One story	112	832			140,670
	3		301	GP SHED	100	216			1,620
	4		300	GP BUILDING	100	2,592			10,780
	5		301	GP SHED	100	384			5,410
	6		303	MACHINE SHED	100	1,000			4,700
	7		300	GP BUILDING	100	2,592			9,450
	8		303	MACHINE SHED	100	2,080			8,240
	9		301	GP SHED	100	238			2,810
Code Area Total						11,809			217,450

Exemptions / Special Assessments / Notations	
Notations	
■	FARM POT'L ADD'L TAX LIABILITY
■	CONSERVATION EASEMENT POT'L ADD'L TAX LIABILITY ADDED 2018
■	CONS. EASEMENT ADDED 2018 Deferral #0002

Contig Accts 283346, 285212, 285423, 285436

PP Accounts 4414 - 572514

Appraisal Maint 2024-REPAIR/REMODEL/REMOVE STRUCTURE (ADDITIONS OR ALTERATION), 2025-REPAIR/REMODEL/REMOVE STRUCTURE (ADDITIONS OR ALTERATION)

Comments For 2022- Locked Gate- NHLC- Appears no start. PG 03/2022
 For 2023- Lower home dismantled. Adjusted EA and % complete. MS 12/2022
 For 2024- No change. MS 2/2024



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **283346**
 Tax Lot: **661800 200**
 Owner: Fox, Jeffrey Charles Etal
 CoOwner:
 Site:
 OR 97378
 Mail: 22345 Hwy 22 Hwy
 Sheridan OR 97378
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land Use: 8004 - Private Preserve, Open Space-Vacant Land (Forest)
 Legal:
 Twn/Rng/Sec: T:06S R:06W S:18 Q: QQ:

ASSESSMENT & TAX INFORMATION

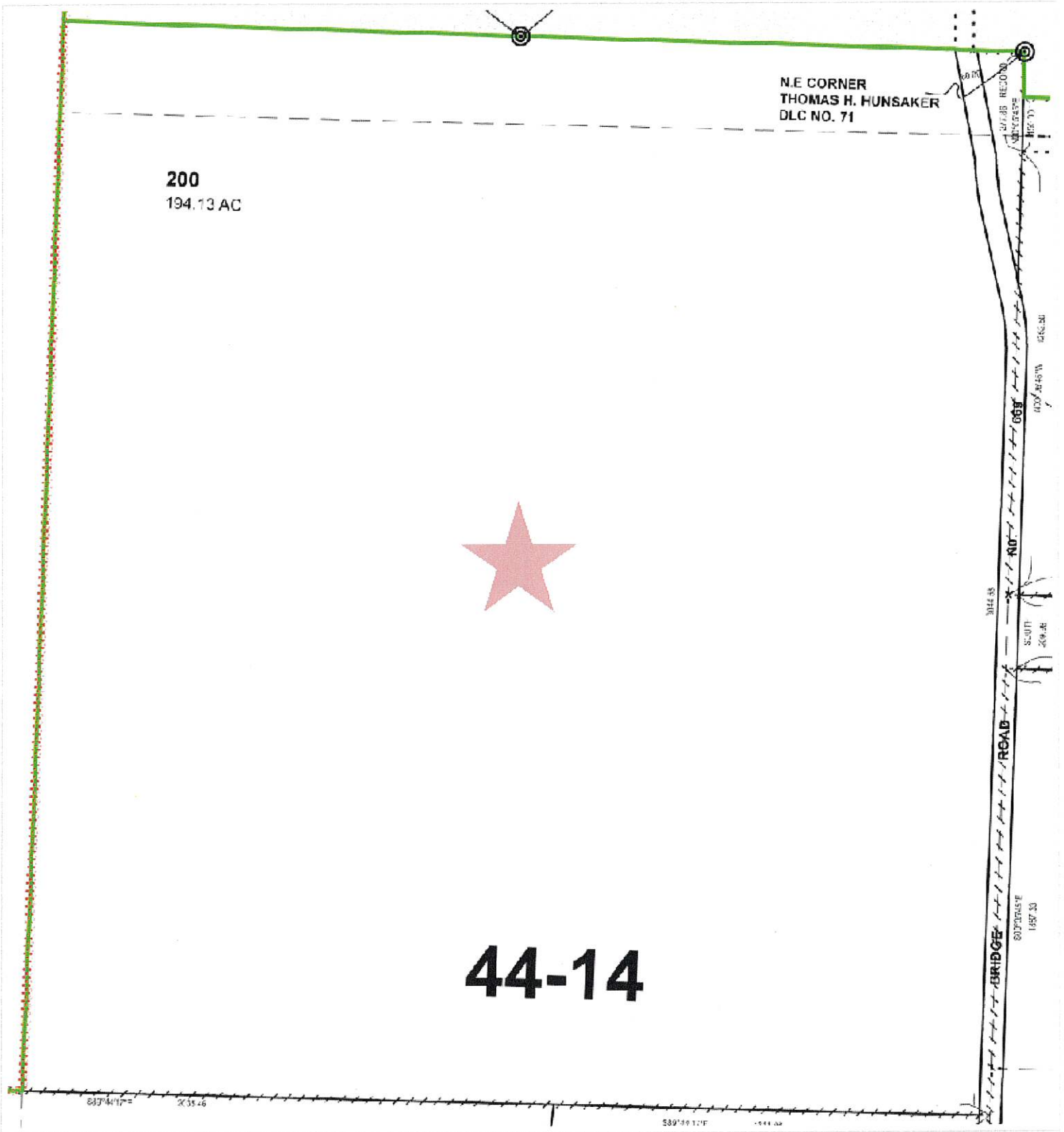
Market Total: **\$1,353,530.00**
 Market Land: **\$1,353,530.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$148,298.00**
 Exemption:
 Taxes: **\$1,731.64**
 Levy Code: 4414
 Levy Rate: 11.6768

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: **194.13 Acres (8,456,302 SqFt)**
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 30J - Willamina
 Census: 1058 - 020400
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/20/2023
 Sale Amount:
 Document #: 2023-491
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:

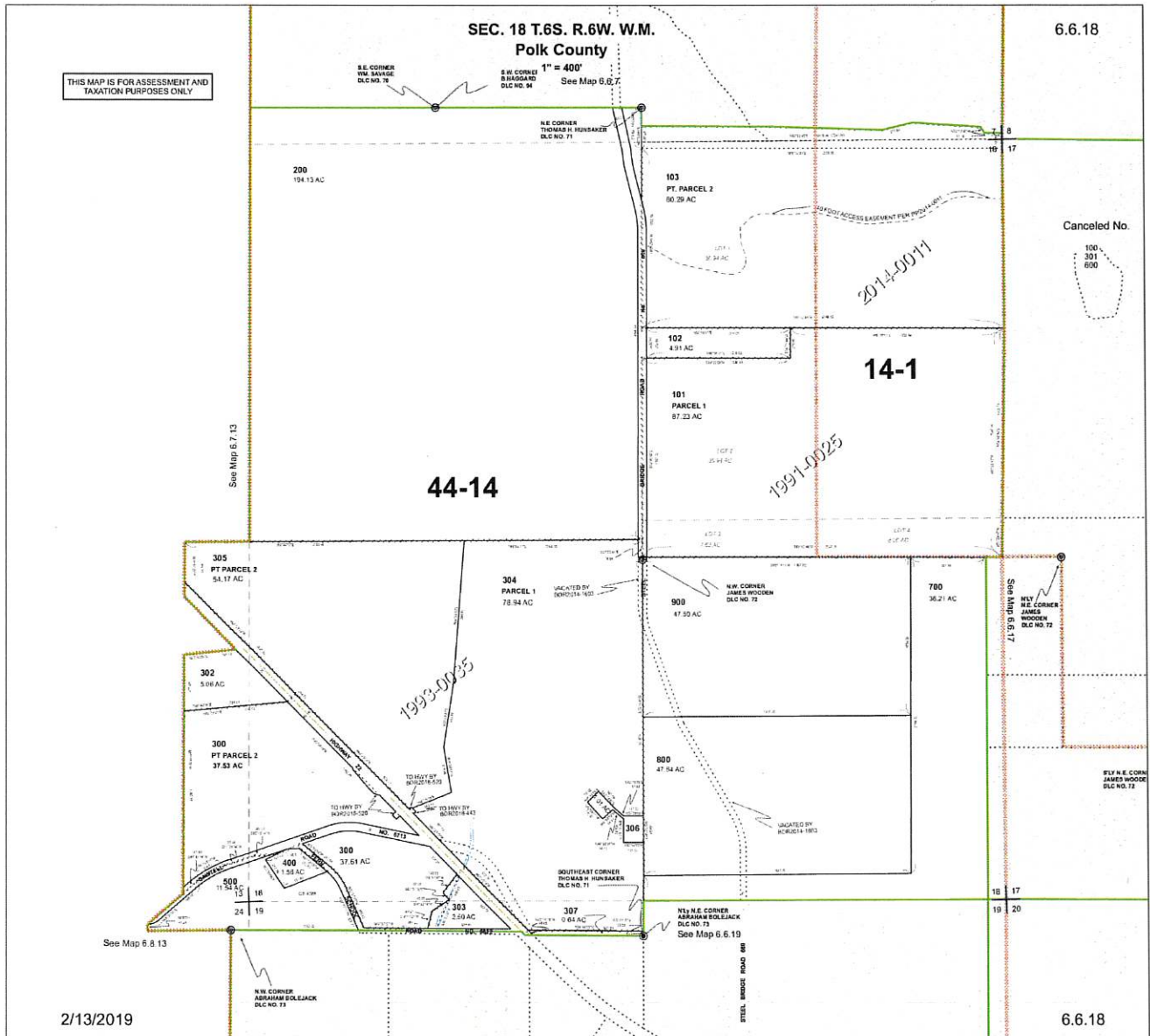


Fidelity National Title

Parcel ID: 283346

Site Address:

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Fidelity National Title

Parcel ID: 283346

Site Address:

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Aerial Map



Fidelity National Title

Parcel ID: 283346

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Polk County
2024 Real Property Assessment Report
 Account 283346

Map 06618-00-00200
 Code - Tax ID 4414 - 283346

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Deed Reference # 2023-491
 Sales Date/Price 01-20-2023 / See Record
 Appraiser

Property Class 055 MA SA NH
 RMV Class 501 01 20 000

Site Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
4414	Land	1,353,530		Land	0	
	Impr	0		Impr	0	
Code Area Total		1,353,530	626,760	148,298	0	
Grand Total		1,353,530	626,760	148,298	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4414	1	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	36.50 AC	B3	006*	335,070
	2	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	54.00 AC	B4	006*	349,920
	3	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	14.00 AC	H3	006*	105,840
	4	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	4.50 AC	H5	006*	14,580
	5	<input checked="" type="checkbox"/>		EFU	Conservation Easement	108	25.00 AC	H7	006*	35,100
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	49.50 AC	B3	006*	454,410
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	4.00 AC	B4	006*	25,920
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	3.50 AC	H3	006*	26,460
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	1.00 AC	H5	006*	3,240
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	2.13 AC	H7	006*	2,990
Code Area Total							194.13 AC			1,353,530

Improvement Breakdown							
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations
<p>Notations</p> <ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY ■ CONSERVATION EASEMENT POT'L ADD'L TAX LIABILITY ADDED 2018 ■ CONS. EASEMENT ADDED 2018 Deferral #0002

Contig Accts 285212, 285423, 285436, 482048

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

6-Jan-2025

FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Tax Account #	283346	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4414
Situs Address		Interest To	Jan 6, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$1,739.34	\$1,731.64	\$7.70	\$0.00	\$1,731.64	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,594.54	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,538.00	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,499.16	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,449.67	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,277.73	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,269.26	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.57	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,288.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,266.24	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,202.07	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,092.11	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.39	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,036.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$997.76	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$969.35	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$925.80	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$910.20	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$871.25	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$856.21	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$836.88	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$794.95	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$821.98	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$761.56	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$589.43	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$575.60	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$507.99	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$500.07	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$568.40	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$477.27	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$663.44	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$729.22	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$806.39	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$813.86	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$843.52	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$847.18	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$807.95	Nov 15, 1988



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **285423**
 Tax Lot: **671300 2200**
 Owner: Fox, Jeffrey Charles Etal
 CoOwner:
 Site:
 OR 97378
 Mail: 22345 Hwy 22 Hwy
 Sheridan OR 97378
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land Use: 8008 - Rural/Agricultural-Vacant Land
 Legal:
 Twn/Rng/Sec: T:06S R:07W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

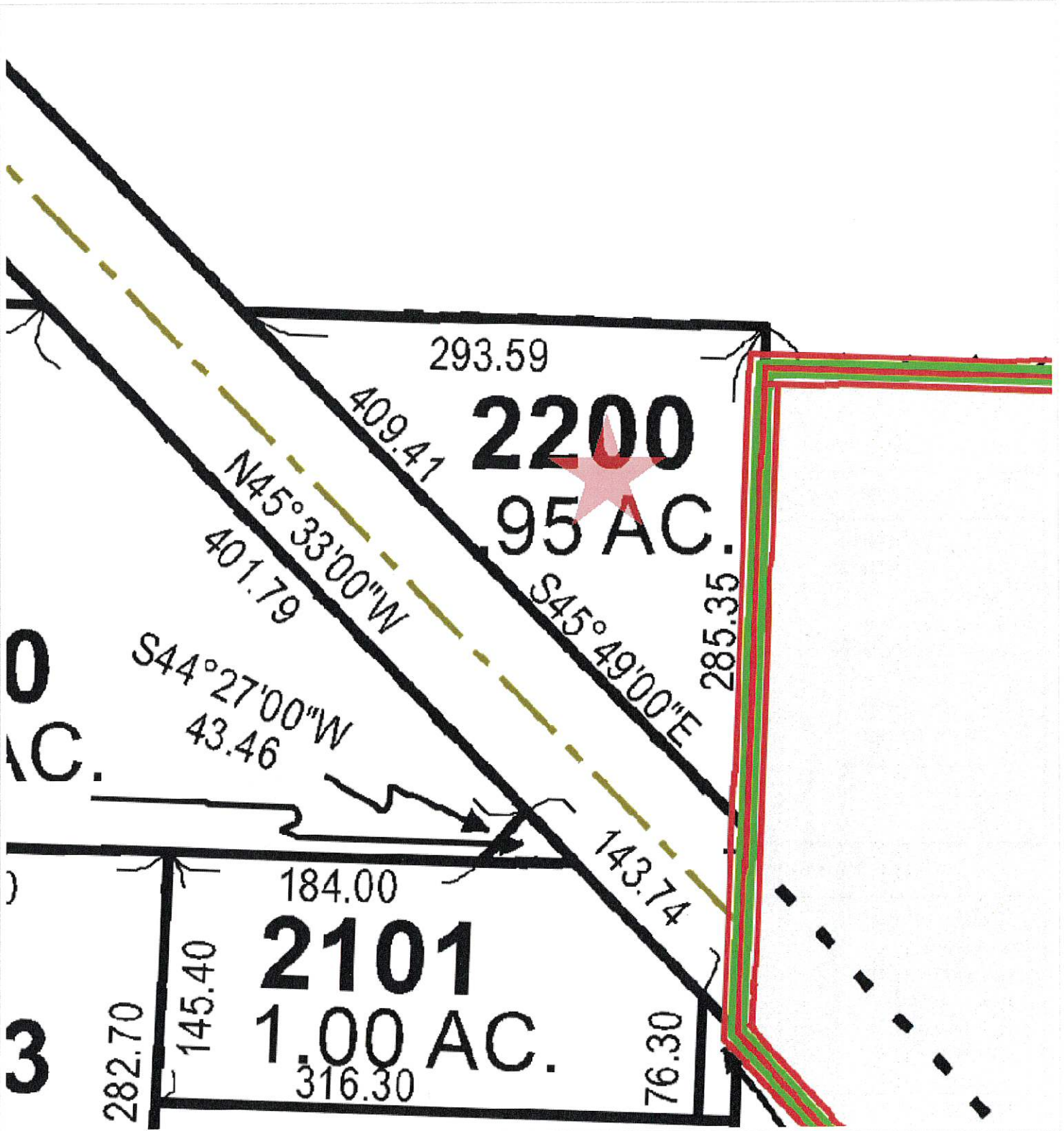
Market Total: **\$7,180.00**
 Market Land: **\$7,180.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$813.00**
 Exemption:
 Taxes: **\$9.51**
 Levy Code: 4414
 Levy Rate: 11.6768

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: **0.95 Acres (41,382 SqFt)**
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 30J - Willamina
 Census: 1058 - 020400
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/20/2023
 Sale Amount:
 Document #: 2023-491
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:



Fidelity National Title

Parcel ID: 285423

Site Address:

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Aerial Map

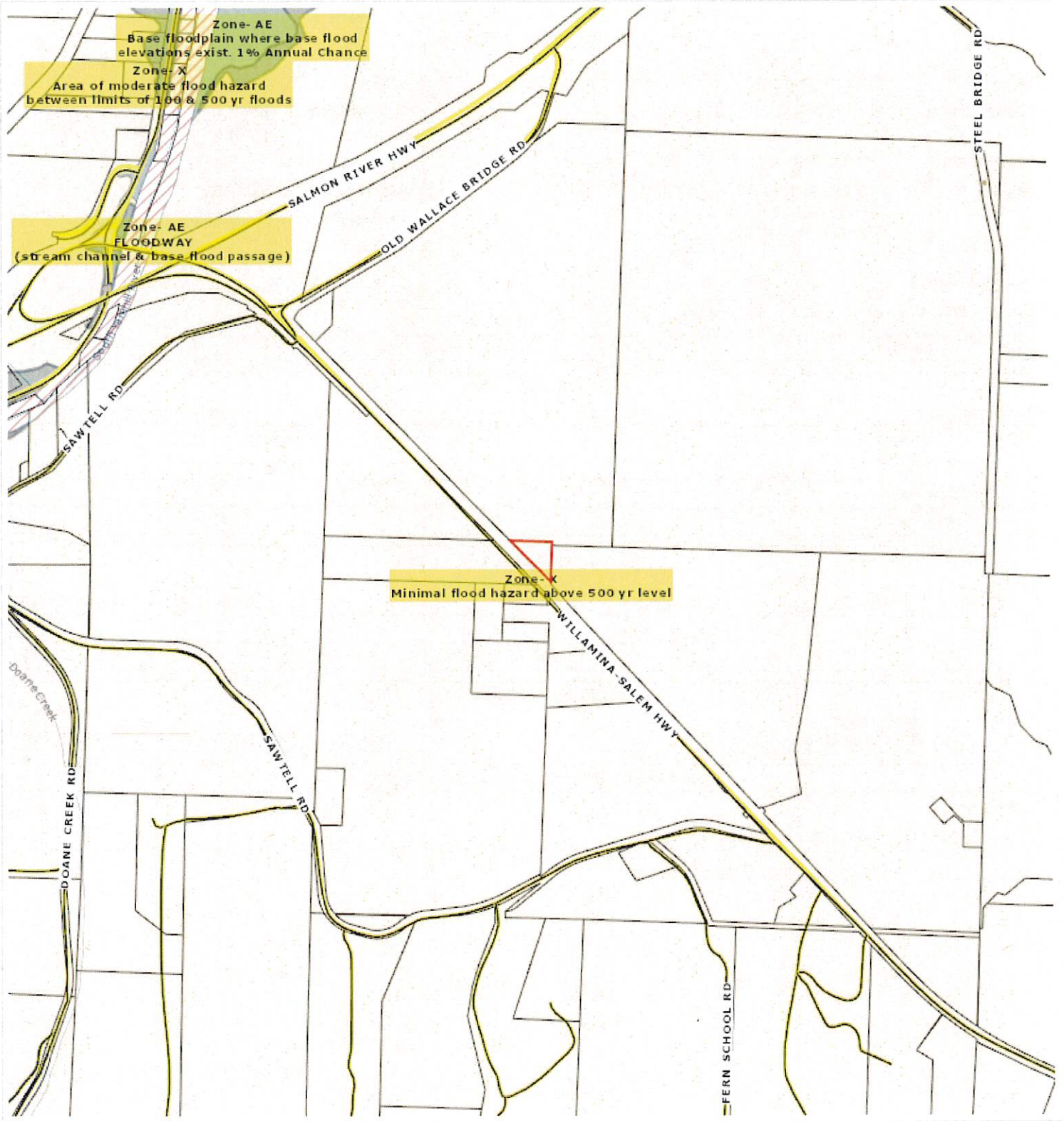


Fidelity National Title

Parcel ID: 285423

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Flood Map



Fidelity National Title

Parcel ID: 285423

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Polk County
2024 Real Property Assessment Report
 Account 285423

Map 06713-00-02200
 Code - Tax ID 4414 - 285423

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Deed Reference # 2023-491
 Sales Date/Price 01-20-2023 / See Record
 Appraiser

Property Class 550 MA SA NH
 RMV Class 500 01 20 000

Site Situs Address	City
--------------------	------

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
4414	Land	7,180			Land	0
	Impr	0			Impr	0
Code Area Total		7,180	2,870	813		0
Grand Total		7,180	2,870	813		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4414	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	108	0.95 AC	H3	006*	7,180
Code Area Total								0.95 AC		7,180

Improvement Breakdown										
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV		

Exemptions / Special Assessments / Notations										
Notations										
<ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY 										

Contig Accts 482048, 283346, 285212, 285436



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **285212**
 Tax Lot: **671300 100**
 Owner: Fox, Jeffrey Charles Etal
 CoOwner:
 Site:
 OR 97378
 Mail: 22345 Hwy 22 Hwy
 Sheridan OR 97378
 Zoning: County-FF - Farm/Forest Zone
 Std Land Use: 8008 - Rural/Agricultural-Vacant Land
 Legal:
 Twn/Rng/Sec: T:06S R:07W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

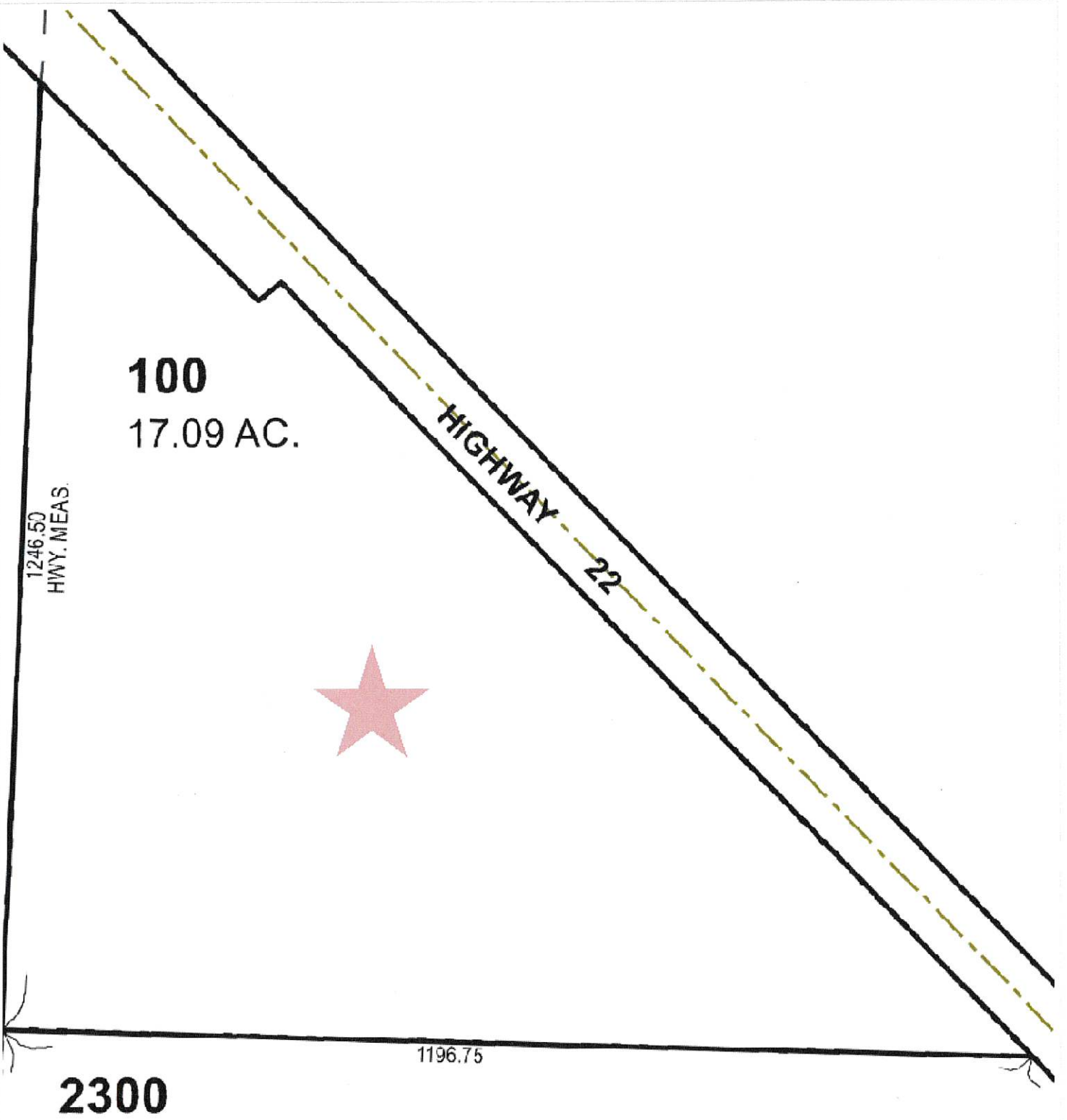
Market Total: **\$82,820.00**
 Market Land: **\$82,820.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$8,459.00**
 Exemption:
 Taxes: **\$107.79**
 Levy Code: 4414
 Levy Rate: 11.6768

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: **17.09 Acres (744,440 SqFt)**
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 30J - Willamina
 Census: 2082 - 020400
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/20/2023
 Sale Amount:
 Document #: 2023-491
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:



Fidelity National Title

Parcel ID: 285212

Site Address:

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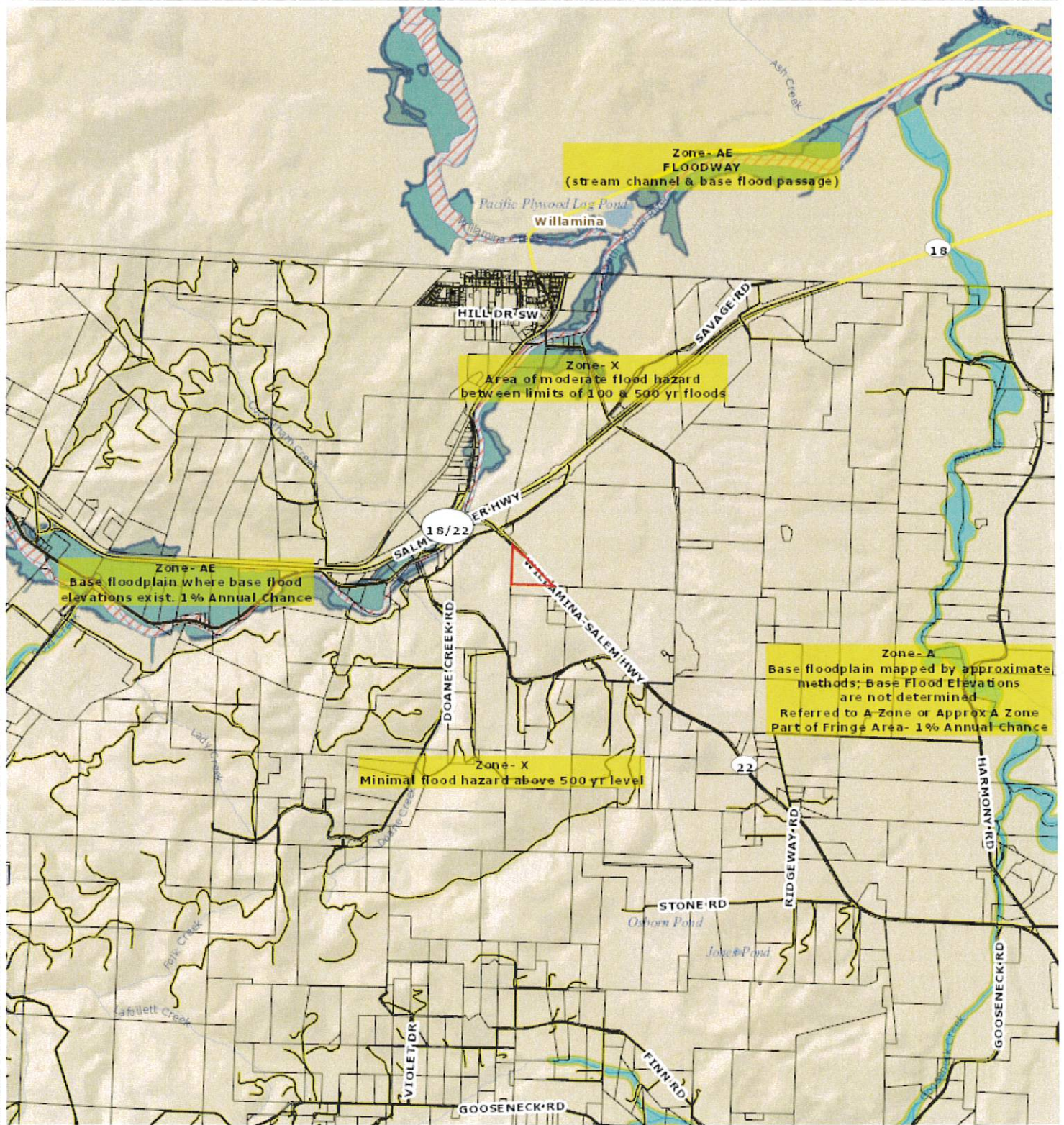
Aerial Map



Parcel ID: 285212

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Flood Map



Fidelity National Title

Parcel ID: 285212

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Polk County
2024 Real Property Assessment Report
 Account 285212

Map 06713-00-00100
 Code - Tax ID 4414 - 285212

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Deed Reference # 2023-491
 Sales Date/Price 01-20-2023 / See Record
 Appraiser

Property Class 550 MA SA NH
 RMV Class 500 01 20 000

Site Situs Address	City
---------------------------	-------------

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
4414	Land	82,820			Land	0
	Impr	0			Impr	0
Code Area Total		82,820	46,280	8,459		0
Grand Total		82,820	46,280	8,459		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4414	0			FF	Farm Use Zoned	108	6.00 AC	H3	007*	38,560
	0			FF	Farm Use Zoned	108	9.00 AC	H4	007*	41,310
	0			FF	Farm Use Zoned	108	0.50 AC	H6	007*	1,060
	0			FF	Farm Use Zoned	108	1.59 AC	H7	007*	1,890
Code Area Total							17.09 AC			82,820

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
Notations									
<ul style="list-style-type: none"> ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ FARM POT'L ADD'L TAX LIABILITY ■ FORESTRY PER ACRE PROTECTION CHARGE 									
Fire Patrol						Amount	Acres	Year	
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE SURCHARGE 						0.00		2024	
Code Area 4414									
Fire Patrol						Amount	Acres	Year	
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE TIMBER 						31.13	17.09	2024	

Contig Accts 482048, 283346, 285423, 285436



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **285436**
 Tax Lot: **671300 2300**
 Owner: Fox, Jeffrey Charles Etal
 CoOwner:
 Site:
 OR 97378
 Mail: 22345 Hwy 22 Hwy
 Sheridan OR 97378
 Zoning: County-FF - Farm/Forest Zone
 Std Land Use: 8008 - Rural/Agricultural-Vacant Land
 Legal:
 Twn/Rng/Sec: T:06S R:07W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$50,260.00**
 Market Land: **\$50,260.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$5,164.00**
 Exemption:
 Taxes: **\$65.56**
 Levy Code: 4414
 Levy Rate: 11.6768

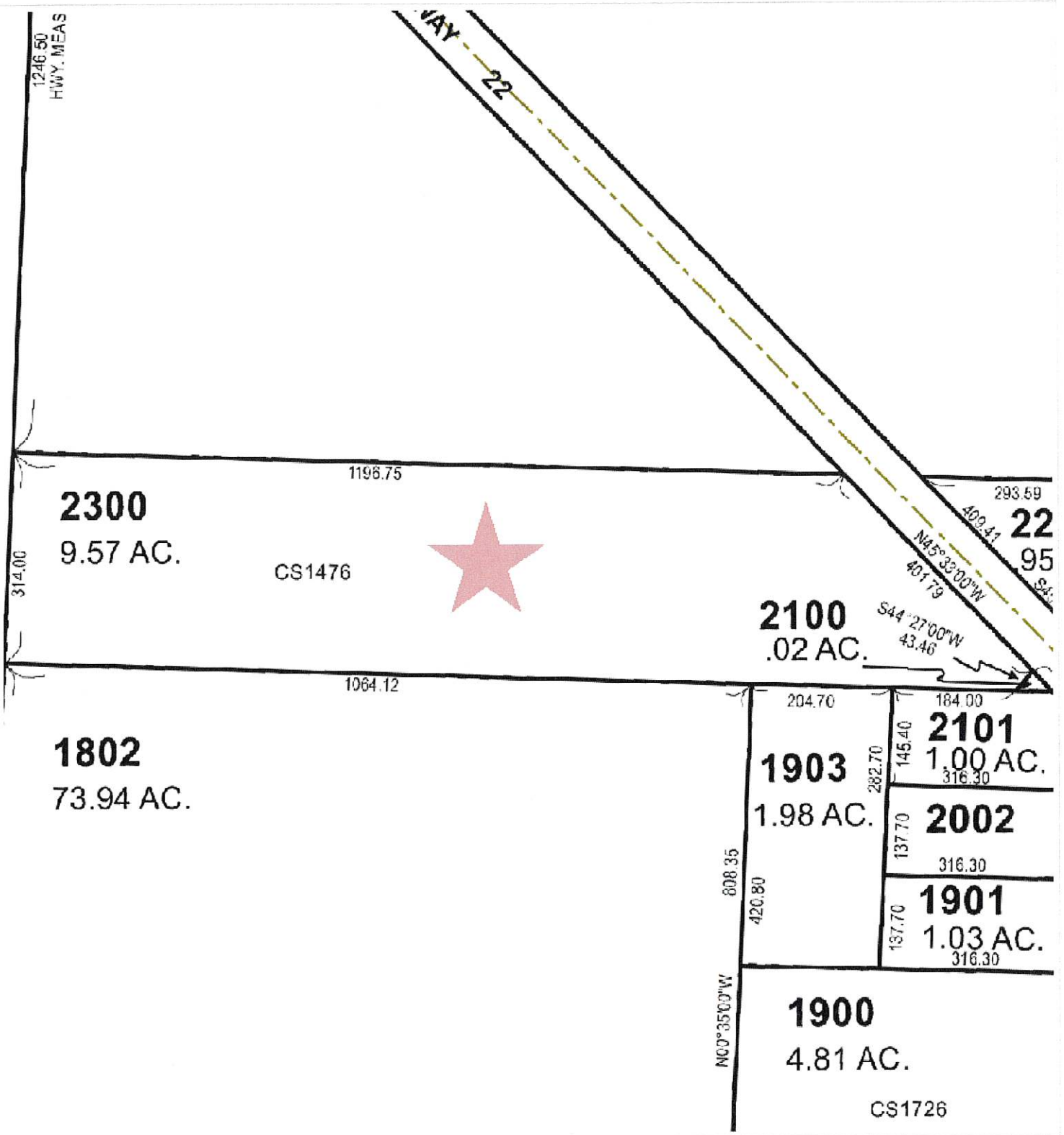
PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: **9.57 Acres (416,869 SqFt)**
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 30J - Willamina
 Census: 2082 - 020400
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/20/2023
 Sale Amount:
 Document #: 2023-491
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

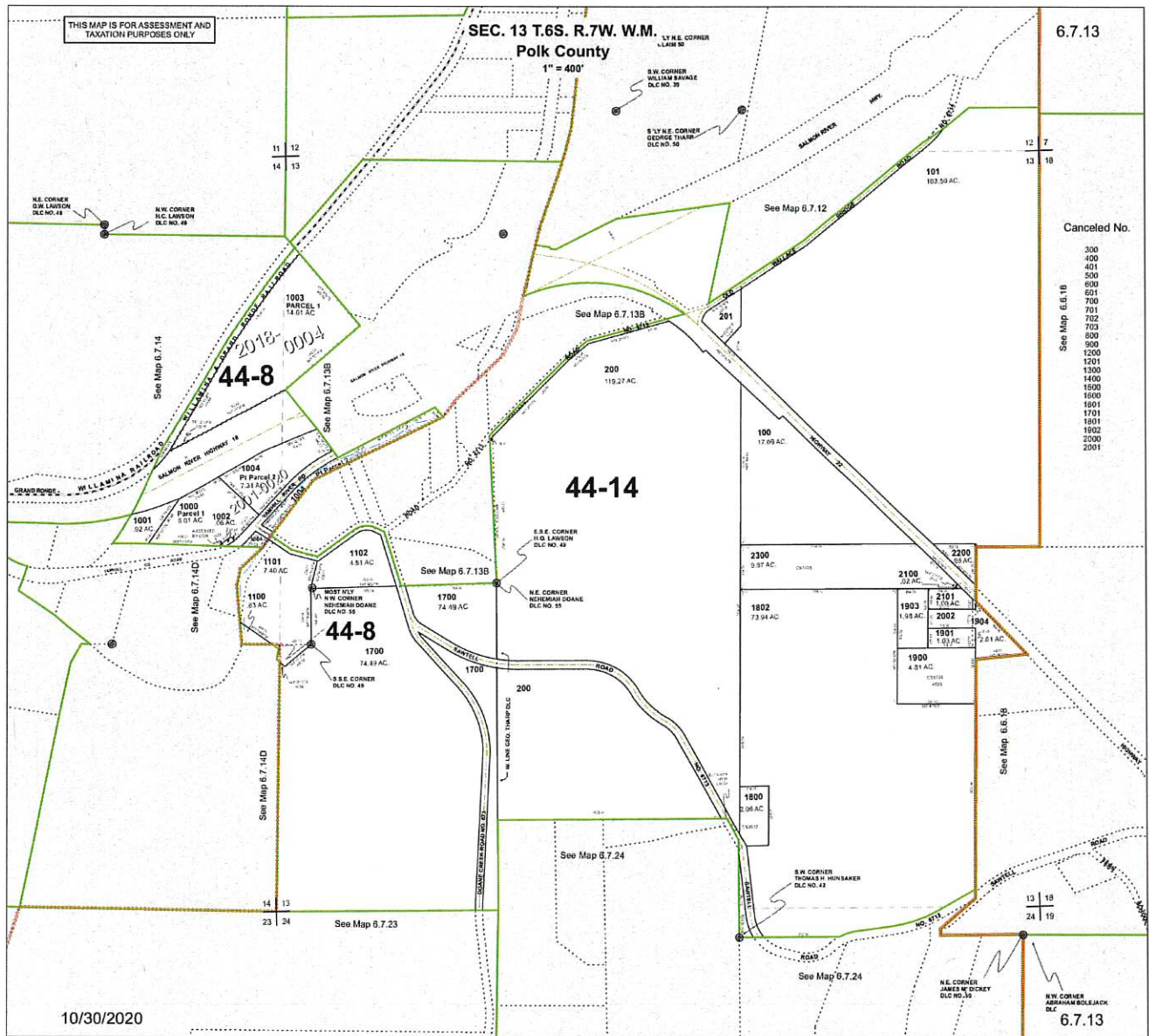


Fidelity National Title

Parcel ID: 285436

Site Address:

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Fidelity National Title

Parcel ID: 285436

Site Address:

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Aerial Map

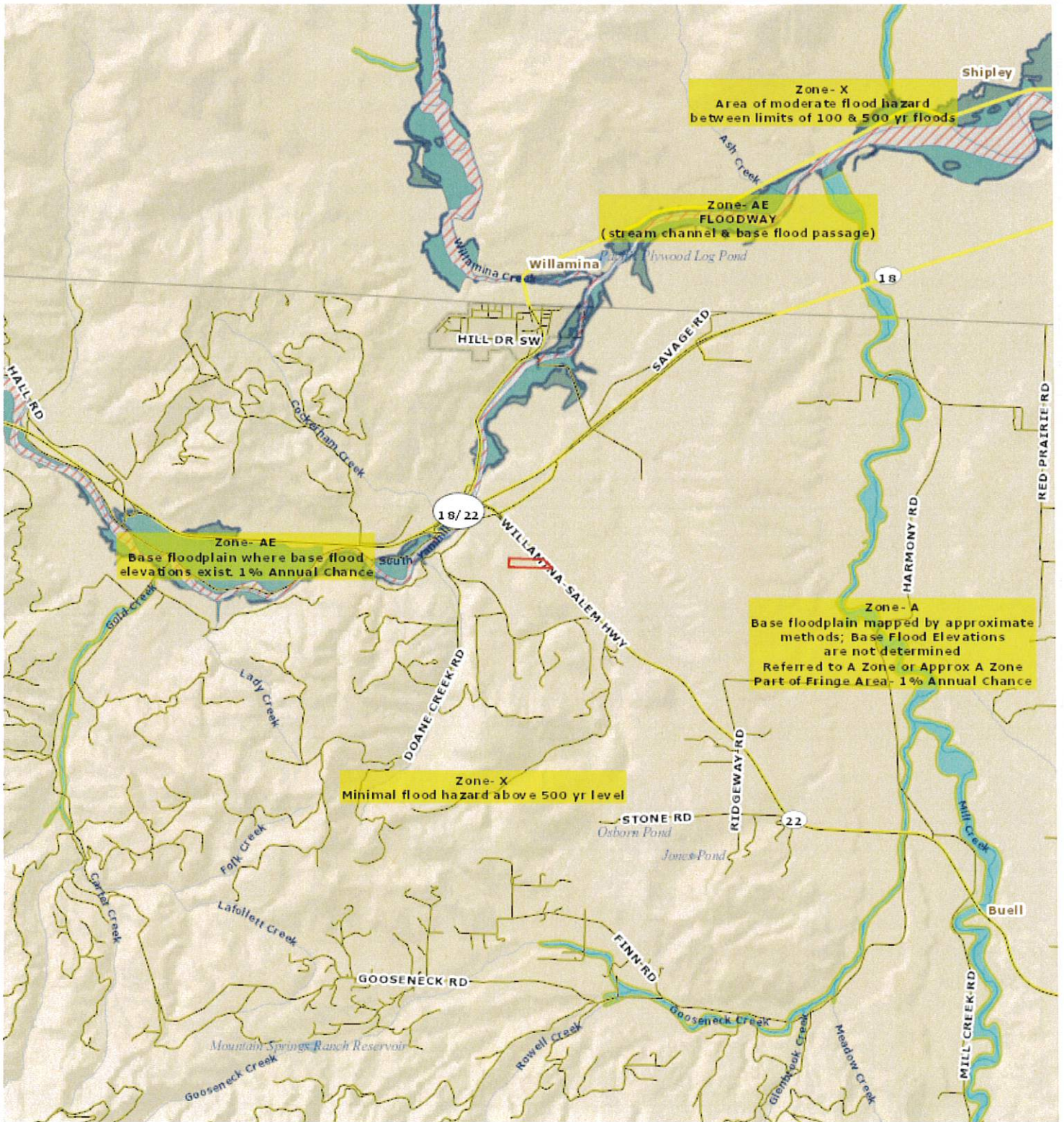


Fidelity National Title

Parcel ID: 285436

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Flood Map



Fidelity National Title

Parcel ID: 285436

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Polk County
2024 Real Property Assessment Report
 Account 285436

Map 06713-00-02300
 Code - Tax ID 4414 - 285436

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing FOX JEFFREY CHARLES ETAL
 22345 HWY 22 HWY
 SHERIDAN OR 97378

Deed Reference # 2023-491
 Sales Date/Price 01-20-2023 / See Record
 Appraiser

Property Class 550 MA SA NH
 RMV Class 500 01 20 000

Site Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
4414 Land	50,260		Land	0	
Impr	0		Impr	0	
Code Area Total	50,260	27,020	5,164	0	
Grand Total	50,260	27,020	5,164	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4414	0			FF	Farm Use Zoned	108	4.50 AC	H3	007*	28,920
	0			FF	Farm Use Zoned	108	4.50 AC	H4	007*	20,660
	0			FF	Farm Use Zoned	108	0.57 AC	H7	007*	680
Code Area Total							9.57 AC			50,260

Improvement Breakdown										
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV		

Exemptions / Special Assessments / Notations										
Notations										
<ul style="list-style-type: none"> ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ FARM POT'L ADD'L TAX LIABILITY ■ FORESTRY PER ACRE PROTECTION CHARGE 										
Fire Patrol							Amount	Acres	Year	
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE SURCHARGE 							0.00		2024	
Code Area 4414										
Fire Patrol							Amount	Acres	Year	
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE TIMBER 							18.75	9.57	2024	

Contig Accts 482048, 283346, 285212, 285423