

Summary Lead Appr: WW 4.7.25 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MDL Input Print Date: 9/26/2024

Acct ID: 536800 MTL: 102W040000800 Date: 12/11/24 Appr: MDL Prop Class: 551 RMV Prop Class: 451  
Situs: 15794 PLETZER RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 23216 Year: 2024  
2025

Last Date Appraised: 03/20/2009 Appraiser: MATT LORD Retag: Y (N) Tag info: 2025 - Tags/Permit (MS - HARDSHIP STATUS)

Owner: NEAL & EULA SHILHANEK TR & Roll Type: R

Cycle (Tag) Sales Verification Other: \_\_\_\_\_ Inspection level: 1 (2) 3 4 LCB TTO INSP AV: 113430

RMV Land: 396880 RMV Imp: 152530 RMV Total: 549410 MAV: 67810 MSAV: 45620 SAV: 115098

Comment: ~~Hardship~~ ~~2025~~

Notations

25-26 added structures ; grass seed farming updated Inventory

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	05535	0

Land

Site: 2 Code Area: 05535 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BISS Value Source: Farm Homesite Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 13280 Exception: Y N  
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 2009 / 550130

Site: 3 Code Area: 05535 Size: ~~18.76~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 2BISS Value Source: Farm Use - EFU 15.36 Description: TWO BENCH IRR SOUTH SPECIAL RMV: 286590 Exception: Y N  
 Adjustment(s): GSOIL, IRR, WASTE 15.28 Fire Patrol: Description:  
 Comments: Liability year - 1980 / 550130

Site: 4 Code Area: 05535 Size: 4.40 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4BISS Value Source: Farm Use - EFU 4.22 Description: FOUR BENCH IRR SPECIAL SOUTH RMV: 61370 Exception: Y N  
 Adjustment(s): GSOIL, IRR, WASTE Fire Patrol: Description:  
 Comments: Liability year - 1980 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//550130

Site: 5 Code Area: 05535 Size: ~~1.60~~ Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WST Value Source: WASTE RURAL 500 Description: Rural WASTELAND RMV: 640 Exception: Y N  
 Adjustment(s): GSOIL, IRR, WASTE 5.26 FLOOD ZONE Fire Patrol: Description:  
 Comments: Liability year - 2008 // 08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//550130 // 08-09: ADD ACREAGE PER KLEHTO OF CARTOG SECTION

Improvements - Residence / Manufactured Structures

Bldg: 1 (✓) Code Area: 05535 Stat Class: 131 Year Blt: 1951 Eff Year Blt: 1960 Sq.Ft: 1095 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 149080  
 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	Exception
First Floor	3	Finished	1095	2	FB-1	1951	1960	BATH - 1, KIT-, HVAC, ROOF	Y N
Garage Attached	3	Unfinished	330	0	0	1951	1960	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1960	11718	1

Improvements - Accessory Buildings

Bldg: 2 (✓) Code Area: 05535 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 140 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x10 RMV: 810  
 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	Exception
Multi-Purpose Bldg	5	Finished	140	0	0	1964	1964	FAIR	Y N

Accessories

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

Bldg: 3 (✓) Code Area: 05535 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 864 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 36x24 RMV: 2640

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	Exception: Y N
Machine Shed	5	Finished	864	0	0	1980	1980		

**Accessories**

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

MP                  MP                  Hc                  MP

8x15              12x21              24x35              212 SF

4                      4                      5                      5

2010                  2010                  2010                  2010

ALL I/O

Tiny Home OU Account 611277

518 SF class

1BD

1BA

2021 Eff Yr

Skid A/B

Kit A/B

Roof

Hand

Please Return to MATL.

When Done



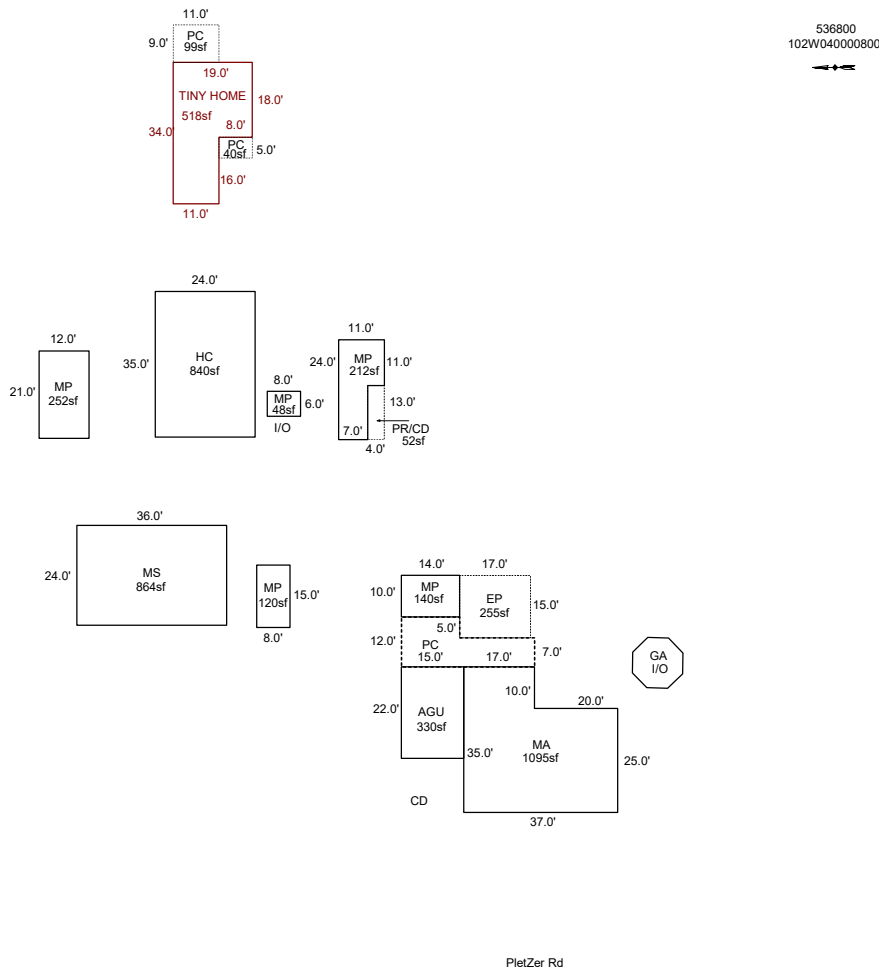
Tiny Home

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536800 Parcel No.: 102W040000800  
 Property Address: 15794 Pletzer Rd SE  
 City: Turner County: State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

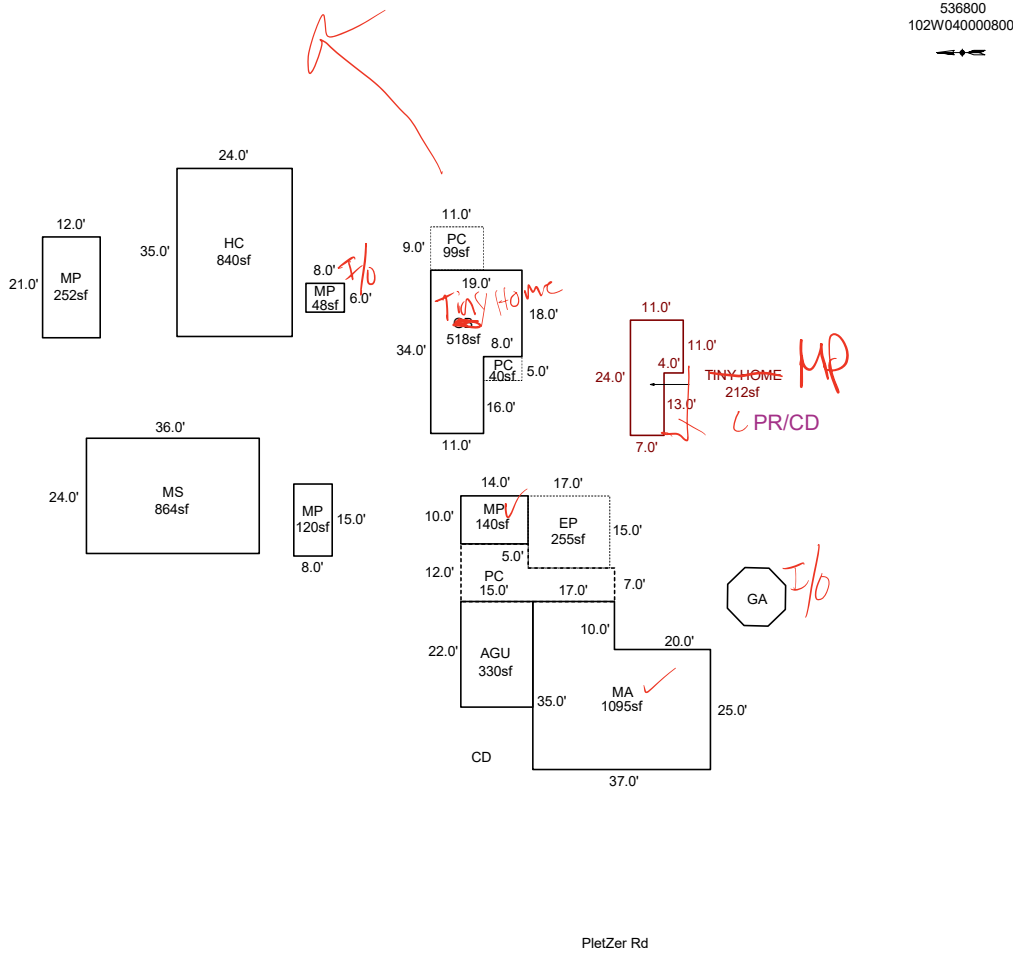
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	MP	1.0	120.0	46.0		Apex 5/18/2010 Jane UPDATED BY CLOBERG 03/04/25		
	MP	1.0	252.0	66.0				
	HC	1.0	840.0	118.0				
	MP	1.0	48.0	28.0				
	MP	1.0	212.0	70.0	1472.0			
	GLA1	MA	1.0	1095.0	144.0			1095.0
	GAR	AGU	1.0	330.0	74.0			330.0
MANF	TINY HOME	1.0	518.0	106.0	518.0			
OTH	MP	1.0	140.0	48.0		<b>COMMENT TABLE 2</b> <b>COMMENT TABLE 3</b>		
	MS	1.0	864.0	120.0	1004.0			
P/P	PC	1.0	294.0	88.0		MDL	TAGS L2	
	EP	1.0	255.0	64.0				
	PC	1.0	99.0	40.0				
	PC	1.0	40.0	26.0				
	PR/CD	1.0	52.0	34.0	740.0			
	Net LIVABLE	cnt	1 (rounded)		1,613			
	Net BUILDING	cnt	5 (rounded)		1,472			

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## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	46.0	
	MP	1.0	252.0	66.0	
	HC	1.0	840.0	118.0	
	MP	1.0	48.0	28.0	
	GB	1.0	518.0	106.0	1778.0
GLA1	MA	1.0	1095.0	144.0	1095.0
GAR	AGU	1.0	330.0	74.0	330.0
MANF	TINY HOME	1.0	212.0	70.0	212.0
OTH	MP	1.0	140.0	48.0	
	MS	1.0	864.0	120.0	1004.0
P/P	PC	1.0	294.0	88.0	
	EP	1.0	255.0	64.0	
	PC	1.0	99.0	40.0	
	PC	1.0	40.0	26.0	688.0
	Net LIVABLE	cnt	1 (rounded)		1,307
	Net BUILDING	cnt	5 (rounded)		1,778

### COMMENT TABLE 1

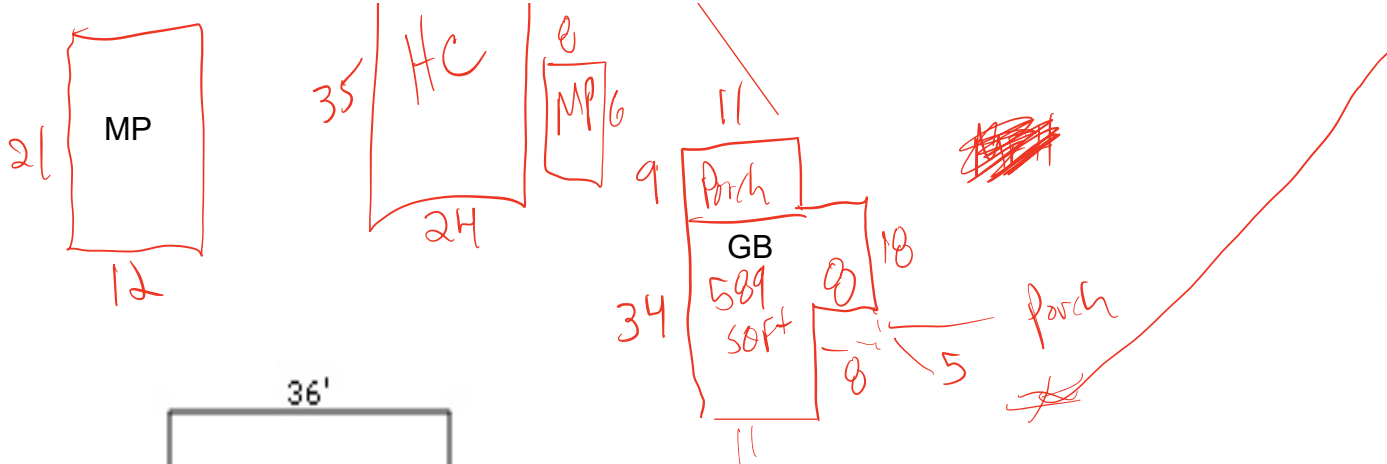
Apex 5/18/2010 Jane  
 UPDATED BY CLOBERG 03/04/25

### COMMENT TABLE 2

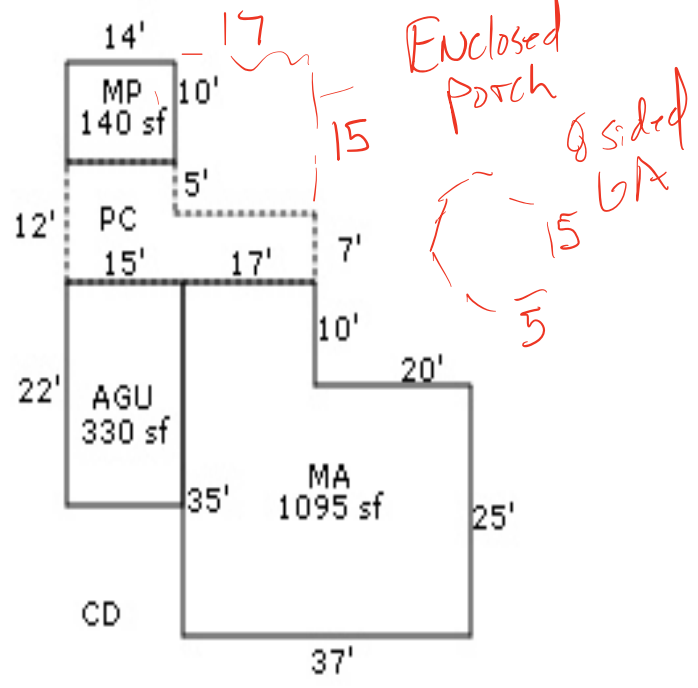
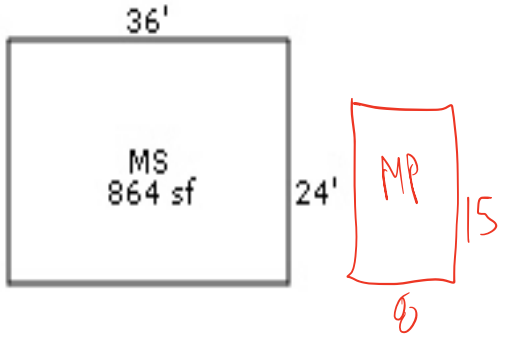
MDL

### COMMENT TABLE 3

TAGS L2



R36800  
102W04 00800  
N



Pletzer Rd

