

Washington County Parcel Information



Parcel Information

Parcel #:	R448420
Tax Lot:	1S4310000403
Site Address:	54452 SW Patton Valley Rd Gaston OR 97119-7703
Owner:	Robert Smith
Owner2:	Laura L
Owner Address:	54452 SW Patton Valley Rd Gaston OR 97119-7703
Phone:	
Twn/Range/Section:	T: 01S R: 04W S: 31 Q: NW
Parcel Size:	10.21 Acres (444,748 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	033600/3099

Assessment Information

Market Value Land:	\$0
Market Value Impr:	\$204,640
Market Value Total:	\$204,640
Assessment Year:	2017
Assessed Value:	\$218,190

Tax Information

Levy Code:	511.03
Levy Rate:	12.7109
Tax Year:	2017
Annual Tax:	\$2,773.40
Exemption:	\$0

Legal

ACRES 10.21, ZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

Land

Cnty Land Use:	5515 - Specially Assessed - Zoned Farmland - Improved	Cnty Bldg Use:	R1 - Residence Single Family
Land Use Std:	AFAR - FARMS AND CROPS	Zoning:	Washington Co.-EFU - Exclusive Farm Use District
Neighborhood:	CPO 11	Recreation:	-
School District:	511J -	Watershed:	Scoggins Creek-Tualatin River

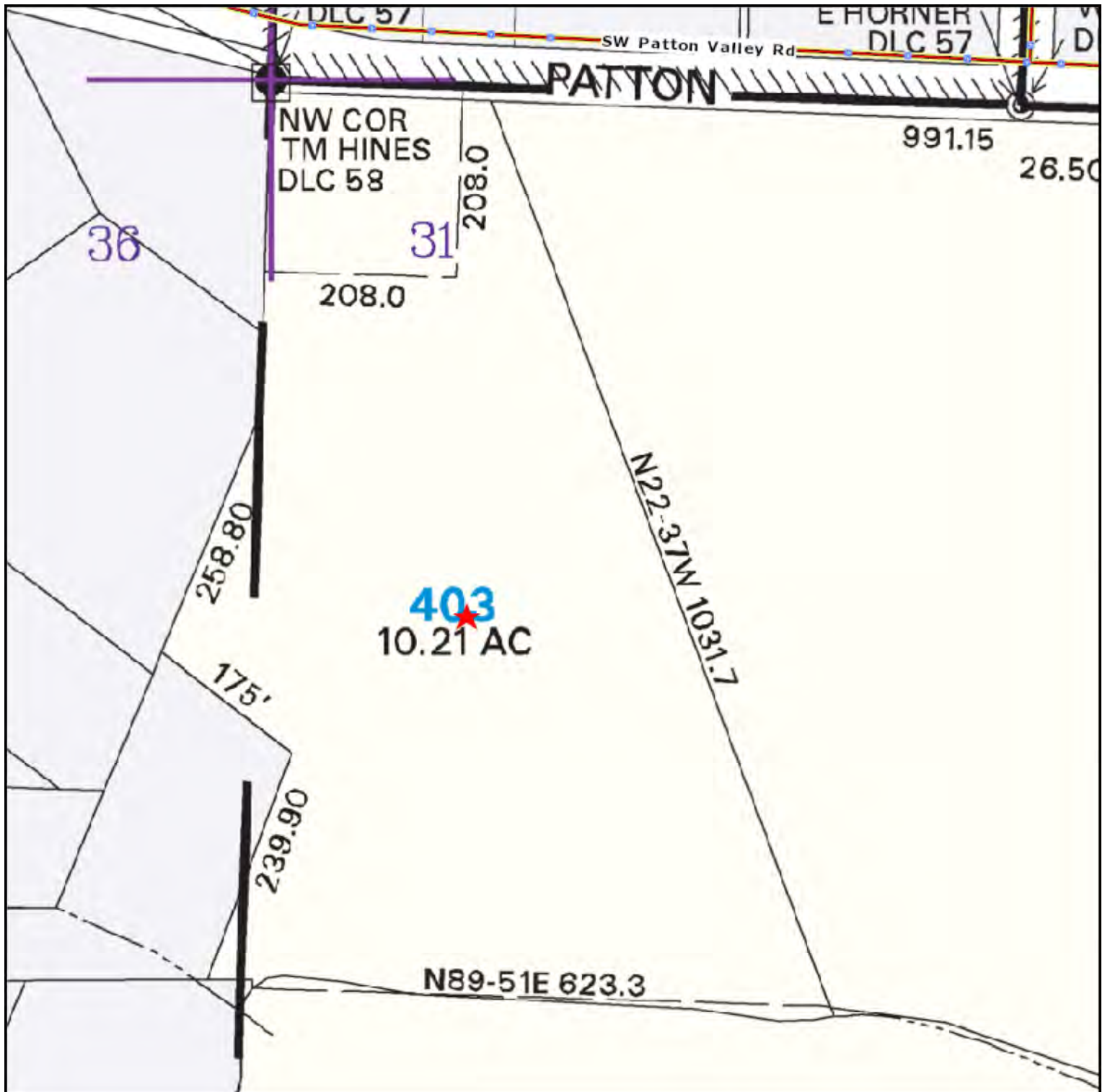
Improvement

Year Built:	1971 (1975 eff.)	Bedrooms:	3	Bathrooms:	3.00
1st Floor:	1,958 SqFt	2nd Floor:	0 SqFt	Building Fin:	2,894 SqFt
Garage:	0 SqFt	Attic Fin:	936 SqFt	Attic Unfin:	0 SqFt
A/C:	No	Basement Fin:	0 SqFt	Basement Unfin:	0 SqFt
Heat:	Forced Air	Exterior Walls:	Siding	Roof Covering:	Shake

Transfer Information

Rec Date:	12/15/97	Sale Price:	\$376,000	Doc Num:	0000116924	Doc Type:	
Orig Loan Amt:	\$150,000						
Loan Type:		Finance Type:	Fixed	Lender:	INDIVIDUAL		

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.



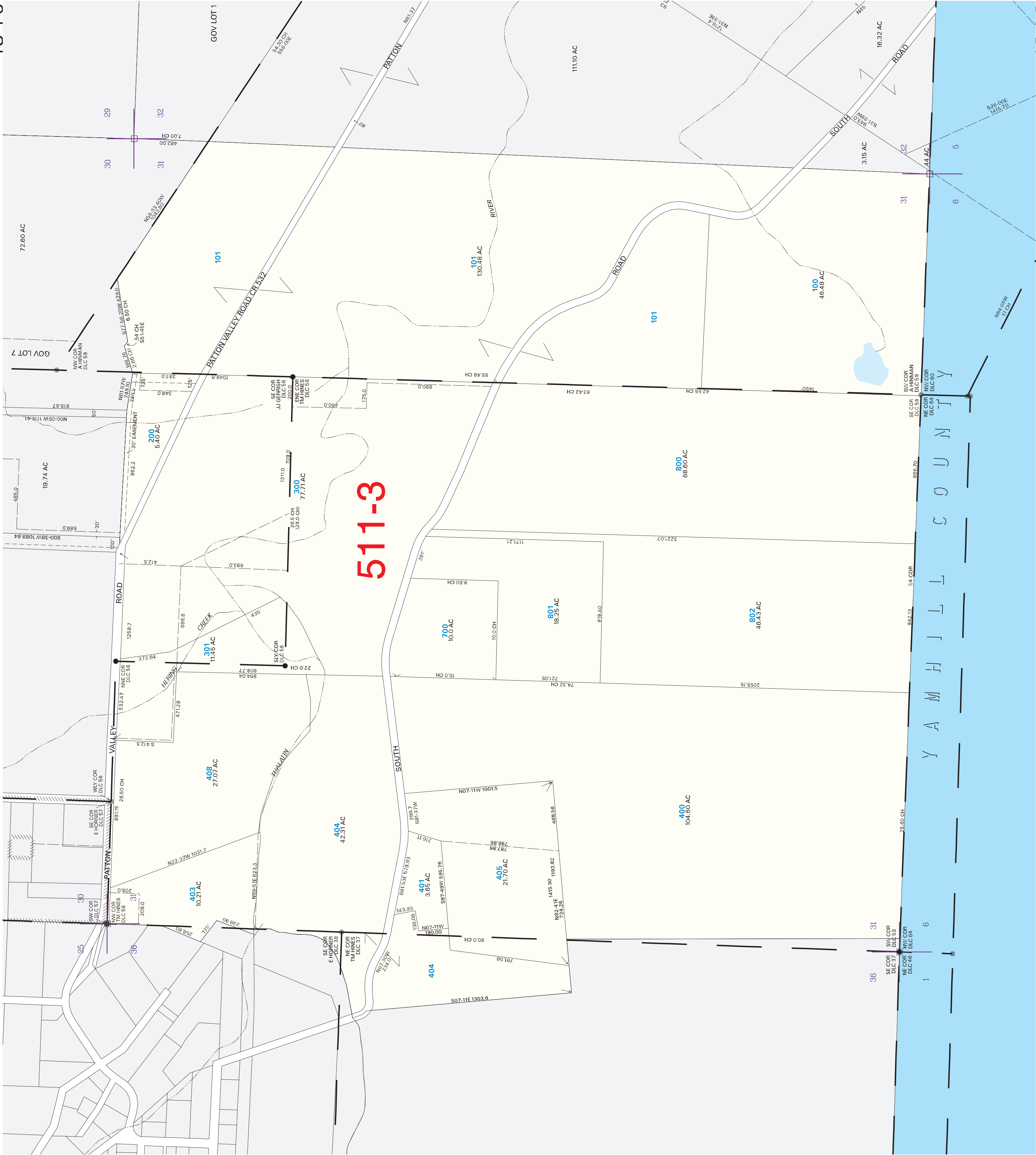
TICOR TITLE™

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

1S 4 31

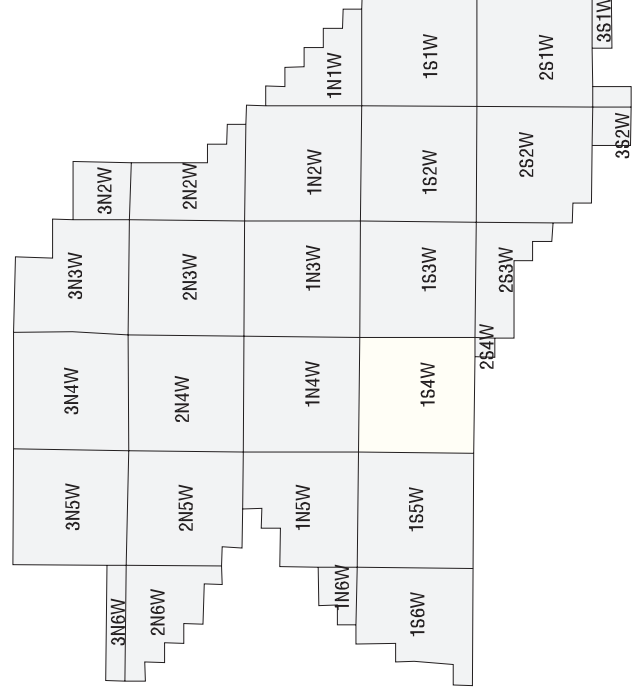
1S 4 31



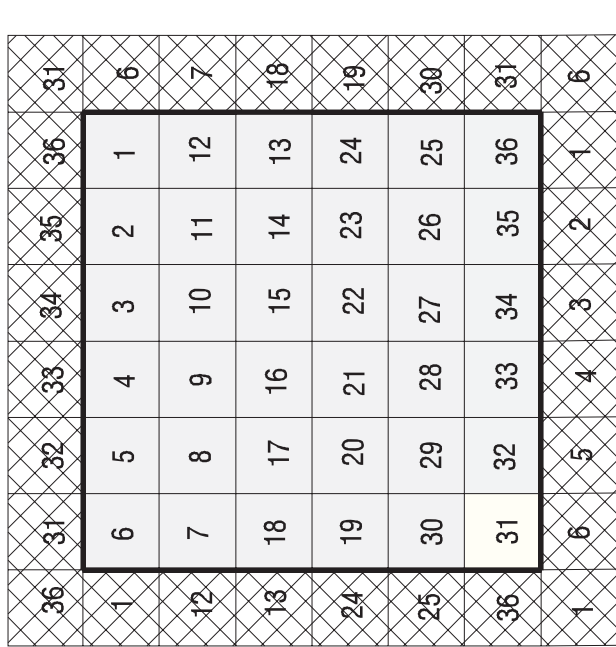
dig1s4w31

1S 4 31

1S 4 31



WASHINGTON COUNTY OREGON
SECTION 31 T1S R4W W.M.
SCALE 1" = 400'

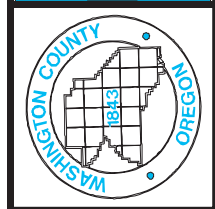


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 31

Cancelled Taxlots For: 1S431
402,406,407,600



Assessment
CARTOGRAPHY
Taxation

PLOT DATE: March 26, 2009
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

7/1/17 TO 6/30/18 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION	MAP: 1S431-00403	ACCOUNT NO: R448420
----------------------	------------------	---------------------

SITUS: 54452 SW PATTON VALLEY RD,

LEGAL DESCRIPTION	CODE AREA: 511.03
-------------------	-------------------

ACRES 10.21, ZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

VALUES:	LAST YEAR	THIS YEAR
---------	-----------	-----------

MARKET & SPECIAL USE VALUES:		
LAND-RMV PORTION	9,960	
SPEC USE PORTION	7,120	19,840
STRUCTURE:	189,270	204,640
TOTAL VALUE	206,350	224,480

TAXABLE VALUES:		
ASSESSED VALUE	206,350	218,190

PROPERTY TAXES:	\$2,563.74	\$2,773.40
-----------------	------------	------------

APPEAL DEADLINE	January 2, 2018
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay			
In Full	11/15/17	83.20	\$2,690.20
2/3	11/15/17	36.98	\$1,811.96
1/3	11/15/17	NONE	\$924.47
MAKE PAYABLE TO: Washington County			
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

2017-2018 CURRENT TAX BY DISTRICT:

COLLEGE-PORTLAND COMMUNITY	61.70
ESD-NW REGIONAL	33.56
SCH-GASTON	1,101.73
EDUCATION TAXES:	\$1,196.99

WASHINGTON COUNTY	490.58
PORT-PORTLAND	15.30
FIRE-GASTON RFPD	238.29
FIRE-GASTON RFPD-LOL	146.19
WASHINGTON COUNTY LOL AFTER 1	139.64
SWC-TUALATIN	17.00
GENERAL GOVERNMENT TAXES:	\$1,047.00

BOND-SCH-GASTON	443.84
BOND-WASHINGTON COUNTY AFTER	15.27
BOND-PCC-AFTER	70.30
BOND AND MISC TAX:	\$529.41

2017-18 TAX (Before Discount)	\$2,773.40
-------------------------------	------------

DELINQUENT TAXES:	NO DELINQUENT TAXES DUE
-------------------	-------------------------

(See back for explanation of taxes marked with an asterisk (*).
Delinquent Tax Total is included in payment options to the left.)

TOTAL (After Discount):	\$2,690.20
-------------------------	------------

We have moved!

New location: 161 NW Adams Ave, Hillsboro, OR 97124

All Payments Processed Upon Receipt

▼ Tear Here

▼ Tear Here

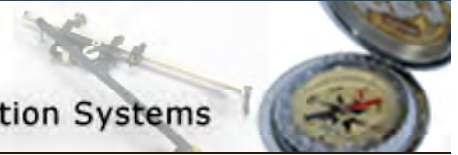
RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

2017-2018	Property Tax Payment Stub	WASHINGTON COUNTY, OREGON	ACCOUNT NO: R448420
SITUS: 54452 SW PATTON VALLEY RD,		<input type="checkbox"/>	Mailing address change on back of stub.

FULL PAYMENT (Includes 3% Discount)	DUE: 11-15-17	\$2,690.20
2/3 PAYMENT (Includes 2% Discount)	DUE: 11-15-17	\$1,811.96
1/3 PAYMENT (No Discount Offered)	DUE: 11-15-17	\$924.47
DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE		

Make Payable to: WASHINGTON COUNTY Property Tax Payment Center P. O. Box 3587 Portland, OR 97208-3587	ENTER AMOUNT PAID Due Date: 11/15/2017
---	---

34000014484200000269020000018119600000924471

Navigation: [Washington County](#) » [GIS](#) » Reports: [A&T Report 1S4310000403](#) |**-General Information**

- [interactive maps](#)
- [map gallery](#)
- [data catalog](#)
- [contacts](#)
- [other gis links](#)
- [gis introduction](#)
- [frequently asked questions](#)

-Property Search

- [property / taxlot](#)
- [tax maps](#)

+Survey Search**+Land Services****+Building Services****Assessment & Taxation Report****General Property Information**

Site Address:	54460 SW PATTON VALLEY RD. GASTON OR, 97119
Tax Lot ID:	1S4310000403
Property Account ID:	R448420,
Property Classification:	5515 - SPECIALLY ASSESSED - ZONED FARMLAND - IMPROVED - See full list of Codes
Neighborhood Code:	1S46
Latitude / Longitude:	45.4467112 / 123.236965
2009-2010 Tax Statement:	R448420.pdf
2010-2011 Tax Statement:	R448420.pdf
2011-2012 Tax Statement:	R448420.pdf
2012-2013 Tax Statement:	R448420.pdf
2013-2014 Tax Statement:	R448420.pdf
2014-2015 Tax Statement:	R448420.pdf
2015-2016 Tax Statement:	R448420.pdf
2016-2017 Tax Statement:	R448420.pdf
2017-2018 Tax Statement:	R448420.pdf

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
			\$
			\$
			\$

Assessed Values for Account R448420

Roll Date:	09/19/2017
Taxcode:	511.03
Market Land Value:	\$0
Market Bldg Value:	\$204,640
Special Market Value:	\$236,450
Market Total Value:	\$441,090
Taxable Assessed Value:	\$218,190
Legal:	Lot:
Lot Size:	A&T Acres: 10.21
Bldg Sq Ft:	2894
Year Built:	1971

Improvement Information

Total Improvement Value:	\$204,640
Plumbing	BATH=3
Bedrooms	

Improvement Details

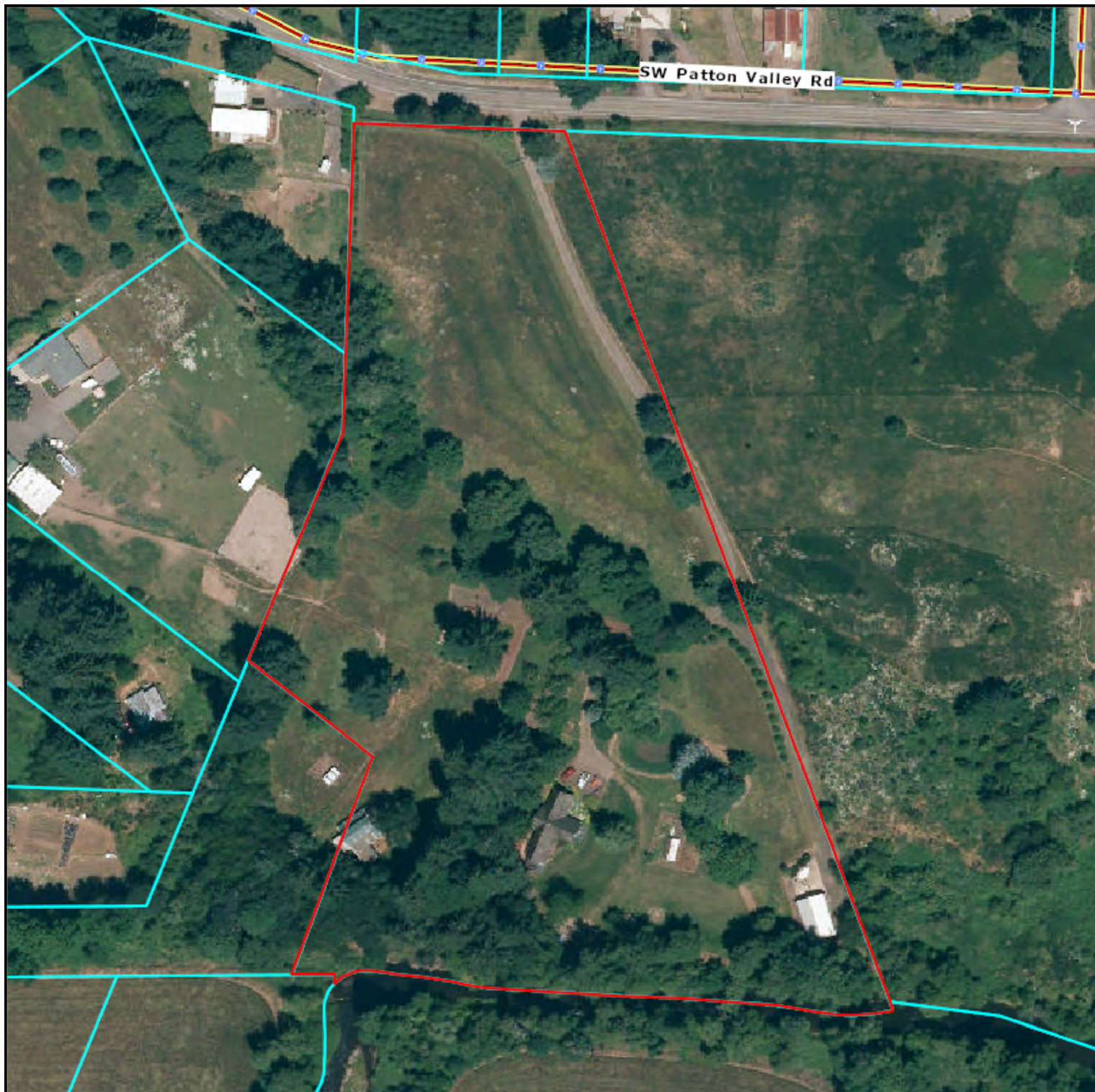
Description	Value	Square Feet
ATTIC COMP FINISH	\$28,240	936
FEEDER BARN	\$11,860	1296
LEAN-TO	\$2,610	540
MAIN AREA	\$126,850	1958
MULTIPURPOSE BUILDING	\$8,950	1080
MULTIPURPOSE BUILDING	\$23,370	1440
PAVING CONCRETE	\$1,320	476

2018 **Information Advisory**

All property assessment information presented about the 2018 tax year is unedited and uncertified. This information is subject to change, furnished as reference data only and should not be used to calculate or prorate taxes.

****Disclaimer****

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. Washington County makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Washington County reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Washington County shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.



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.

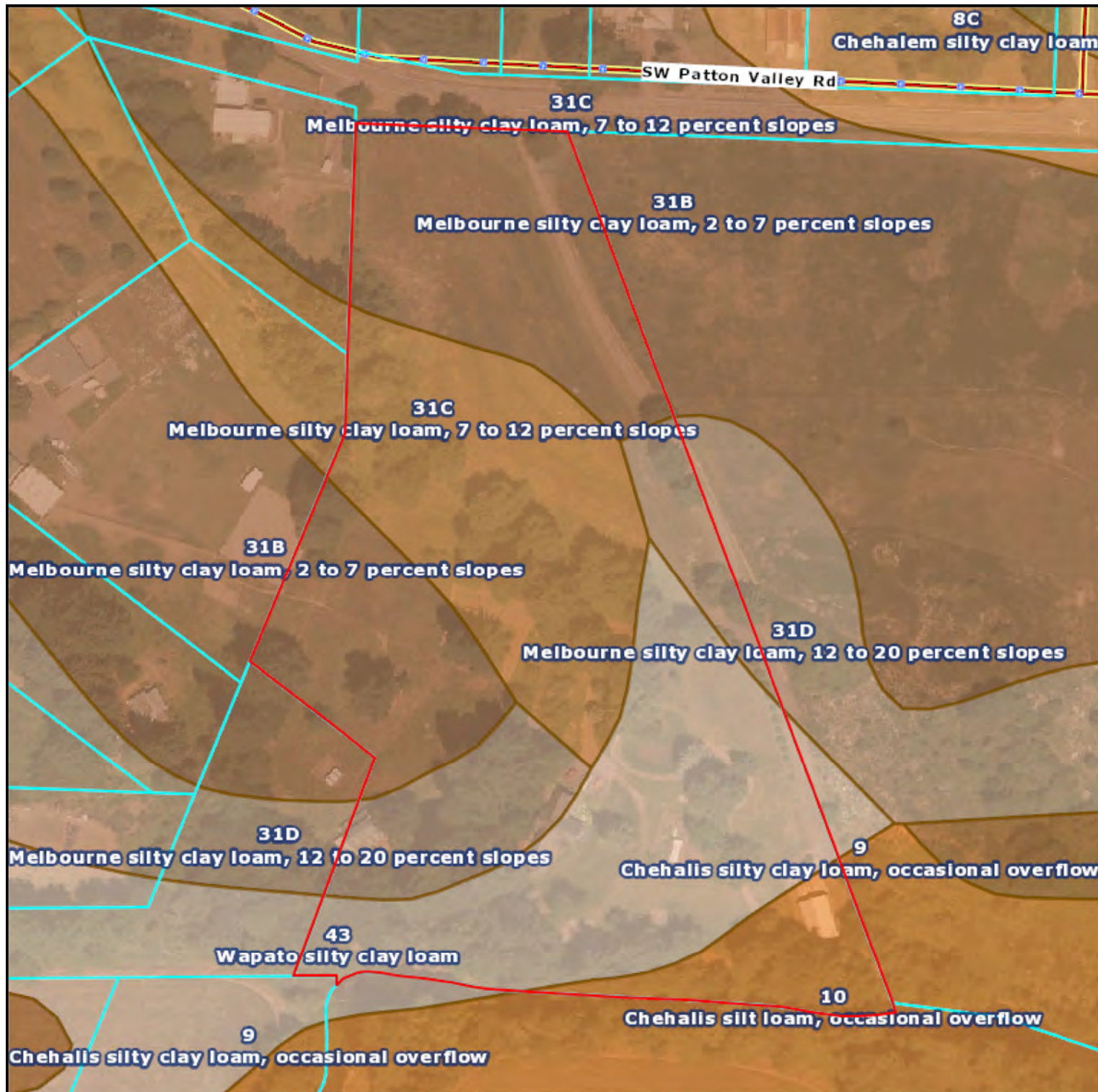
geoAdvantage



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



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