

Yamhill County Parcel Information



Parcel Information

Parcel #:	R231503300
Account:	849
Related:	
Site Address:	, OR 97123
Owner:	Hunter Family Trust
Owner2:	Robert Hunter
Owner Address:	24891 Melott Rd Hillsboro, OR 97123
Phone:	
Twn/Range/Section:	T: 02S R: 03W S: 15 Q:
Parcel Size:	6.61 Acres (287,932 SF)
Plat/Subdivision:	Melvista Ridge Estates
Lot:	11
Block:	
Map Page/Grid:	
Census Tract/Block:	030302/1006
Waterfront:	

Assessment Information

Market Value Land:	\$267,845
Market Value Impr:	\$0
Market Value Total:	\$267,845
Assessed Value:	\$3,569

Tax Information

Levy Code Area:	29.11
Levy Rate:	11.796
Tax Year:	2017
Annual Tax:	\$42.10
Exemption Description:	

Legal

Township 2S Range 3W Section 15 TaxLot 03300 Lot 11 SubdivisionName
MELVISTA RIDGE ESTATES

Land

Cnty Land Use:	640 - Forest - Unzoned farm land - Vacant	Cnty Bldg Use:	0 -
Land Use Std:	VAGR - VACANT AGRICULTURE/RURAL	Zoning:	VLDR-5 - Rural Residential
Neighborhood:	RL22	Recreation:	-
Watershed:	Rock Creek-Tualatin River	School District:	29J

Improvement

Year Built:	0	Attic Fin/Unfin:	0 / 0 SF	Foundation:	
Bedrooms:	0	Bathrooms:	0.00	Roof Covering:	
Bldg Fin:	0 SF	Bsmt Fin/Unfin:	0 / 0 SF	Garage:	0 SF
1st Floor:	0 SF	2nd Floor:	0 SF	Ext Walls:	
A/C:	No	FirePlace:	0	Heat Type:	

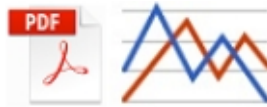
Transfer Information

Rec. Date:	11/21/2017	Sale Price:	\$550,000.00	Doc Num:	2002-7293	Doc Type:	
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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.

Property Account Summary

7/2/2018



Click image above for more information

Account Number	849	Property Address	
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General Information

Alternate Property #	R2315 03300
Property Description	Township 2S Range 3W Section 15 TaxLot 03300 Lot 11 SubdivisionName MELVISTA RIDGE ESTATES
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.11
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.7960

Property Characteristics

Neighborhood	RL22
Land Class Category	640 Forest Designated by Application Vacant
Acres	6.6100
Change Property Ratio	Forest

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$3,569	\$3,465	\$3,364	\$3,266	\$3,171
Exempt Value EAR					
Taxable Value TVR	\$3,569	\$3,465	\$3,364	\$3,266	\$3,171
Real Market Land MKLTL	\$267,845	\$255,091	\$231,901	\$225,147	\$201,024
Real Market Buildings MKITL					
Real Market Total MKTTL	\$267,845	\$255,091	\$231,901	\$225,147	\$201,024
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$5,553	\$5,460	\$5,453	\$5,295	\$5,209
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUSe Portion) SAVL	\$3,569	\$3,465	\$3,364	\$3,266	\$3,171

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
11/21/2017	12/19/2017 10:13:00	Taxpayer Changed	Property Transfer Filing No.: 251478 11/21/2017 by HENDERSONR
11/21/2017	12/19/2017 10:13:00	Recording Processed	Property Transfer Filing No.: 251478, Warranty Deed, Recording No.: 2017-18702 11/21/2017 by HENDERSONR

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/02/2017 16:03:00	963519	\$42.10	\$42.10	\$40.84	\$0.00
11/02/2017 00:00:00	955681	\$0.00	\$42.10	\$3,102.23	\$0.00
11/02/2017 00:00:00	958641	\$0.00	\$42.10	\$3,102.23	\$0.00
10/31/2016 00:00:00	64479	\$41.38	\$41.38	\$40.14	
11/15/2015 00:00:00	243391	\$40.01	\$40.01	\$38.81	
11/12/2014 00:00:00	480878	\$38.78	\$38.78	\$37.62	
11/13/2013 00:00:00	300448	\$37.24	\$37.24	\$36.13	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
04/10/2002	04/10/2002	2002-07293	\$550,000.00	109037		S	No
03/29/2002	03/29/2002	2002-06468	\$0.00	108891		S	No
07/30/1997	07/30/1997	1997-12506	\$0.00	88351		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

After Recording, Return to:

Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

Send Tax Statements to:

Robert D. Hunter, Trustee
Pat Hunter, Trustee
24891 SW Melott Rd.
Hillsboro, OR 97123

Yamhill County Official Records		201718702
DMR-DDMR		
Stn=2 MILLSA	11/21/2017 02:56:00 PM	
3Pgs \$15.00 \$11.00 \$5.00 \$20.00	\$51.00	
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

STATUTORY WARRANTY DEED

Robert D. Hunter and Pat Hunter, Grantors, convey and warrant to Robert D. Hunter and Pat Hunter, Trustees, or their successor in trust, of the Hunter Family Trust dated November 6, 2017, Grantee, all of Grantors' right, title and interest in and to the real property and improvements commonly known as Lot R231503300 located in Yamhill County, Oregon and more particularly described on Exhibit A, attached to and incorporated into this deed by this reference.

Parcel No. R231503300

Subject to: all encumbrances of record.

The true consideration for this conveyance is \$-0-. This deed is given to transfer the real property to Grantors' revocable living trust.

Any and all liabilities and obligations of Grantors to Grantee, and Grantee's successors and assigns under the warranties and covenants contained in this deed or provided by law shall be limited solely to the amount, nature and terms of any indemnification provided to Grantors under any title insurance policy issued for the benefit of and protecting Grantors. Grantors shall have no liability or obligation to Grantee and Grantee's successors and assigns except to the extent that indemnity for such liability or obligation is provided to Grantors under a title insurance policy.

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

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: A tract of land in Lot 11, in the Plat of MELVISTA RIDGE ESTATES (Yamhill County Plat Records) in the Northwest Quarter of Section 15, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with no cap marking the Southwest corner of Lot 11 of said Plat; thence North $01^{\circ} 28' 13''$ East on the West line of said Lot 11, 168.53 feet to a 5/8 inch iron rod with a red plastic cap scribed "Centerline Concepts, Inc." (hereinafter referred to as a 5/8 inch iron rod with a CCI cap); thence leaving said West line North $59^{\circ} 00' 59''$ East 282.69 feet to a 5/8 inch iron rod with a CCI cap lying within said Lot 11; thence North $32^{\circ} 02' 27''$ East 20.48 feet to a 5/8 inch iron rod with a CCI cap and the North line of said Lot 11; thence South $89^{\circ} 41' 06''$ East on said North line 677.66 feet to a 5/8 inch iron rod with no cap marking the Northeast corner of said Lot 11; thence South $00^{\circ} 10' 41''$ West on the East line of said Lot 11, 332.77 feet to a 5/8 inch iron rod marking the Southeast corner of said Lot 11; thence North $89^{\circ} 41' 07''$ West on the South line of said Lot 11, 934.17 feet to the point of beginning.

PARCEL 2: A tract of land in Lot 11 and Lot 8, in the Plat of MELVISTA RIDGE ESTATES (Yamhill County Plat Records) in the Northwest Quarter of Section 15, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap scribed "Centerline Concepts, Inc." (hereinafter referred to as a 5/8 inch iron rod with a CCI cap) lying on the West line of said Lot 11 and being North $01^{\circ} 28' 13''$ East 168.53 feet from a 5/8 inch iron rod with no cap marking the Southwest corner of Lot 11 of said plat; thence North $01^{\circ} 28' 13''$ East on the West line of said Lot 11, and continuing on the West line of said Lot 8, 197.86 feet to a 5/8 inch iron rod with no cap and the start of a 373.59 foot radius curve concave Westerly; thence on said curve through a central angle of $19^{\circ} 51' 02''$ (which chord bears North $08^{\circ} 27' 18''$ West 128.79 feet) an arc distance of 129.43 feet to a 5/8 inch iron rod with no cap; thence, leaving said West line South $89^{\circ} 14' 41''$ East 49.83 feet to a 5/8 inch iron rod with a CCI cap lying within said Lot 8; thence South $53^{\circ} 21' 01''$ East 270.79 feet to a 5/8 inch iron rod with a CCI cap and the North line of said Lot 11; thence leaving said North line South $32^{\circ} 02' 27''$ West 20.48 feet to a 5/8 inch iron rod with a CCI cap lying within said Lot 11; thence South $59^{\circ} 00' 59''$ West 282.69 feet to the point of beginning.

PARCEL 3: An easement for roadway purposes over the following:

A portion of Lot 8, MELVISTA RIDGE ESTATES. a Plat of record in Section 15, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, said portion being more particularly described as follows:

BEGINNING at an iron rod on the East line of said Lot 8, which bears South $00^{\circ} 17'$ West 594.72 feet from the Quarter corner on the North line of said Section 15; and running thence South $87^{\circ} 35'$ West 360.77 feet to an iron rod; thence South $14^{\circ} 29' 30''$ East 628.80 feet to an iron rod at the True Point of Beginning of the herein described tract; thence North $89^{\circ} 43'$ West 305.00 feet to an iron rod; thence South $50^{\circ} 37'$ West 297.61 feet to an iron rod; thence North $89^{\circ} 43'$ West 236.86 feet to a point on the Easterly line of Melott Road; thence on the arc of a 373.59 foot radius curve, the center of Which bears South $61^{\circ} 44' 07''$ West (the long chord of which bears South $23^{\circ} 14' 24''$ East 65.45 feet) 65.53 feet to an iron rod; thence South $89^{\circ} 43'$ East 232.37 feet to an iron rod; thence North $50^{\circ} 37'$ East 297.61 feet to an iron rod; thence South $89^{\circ} 43'$ East 283.36 feet to an iron rod; thence North to the True Point of Beginning.

SECTION 15 T2S R3W W.M.
YAMHILL COUNTY

WASHINGTON COUNTY

301
601
602
800
2301
2400
5703
5704
5705
5706
5707
5708

ALONG NORTHAM

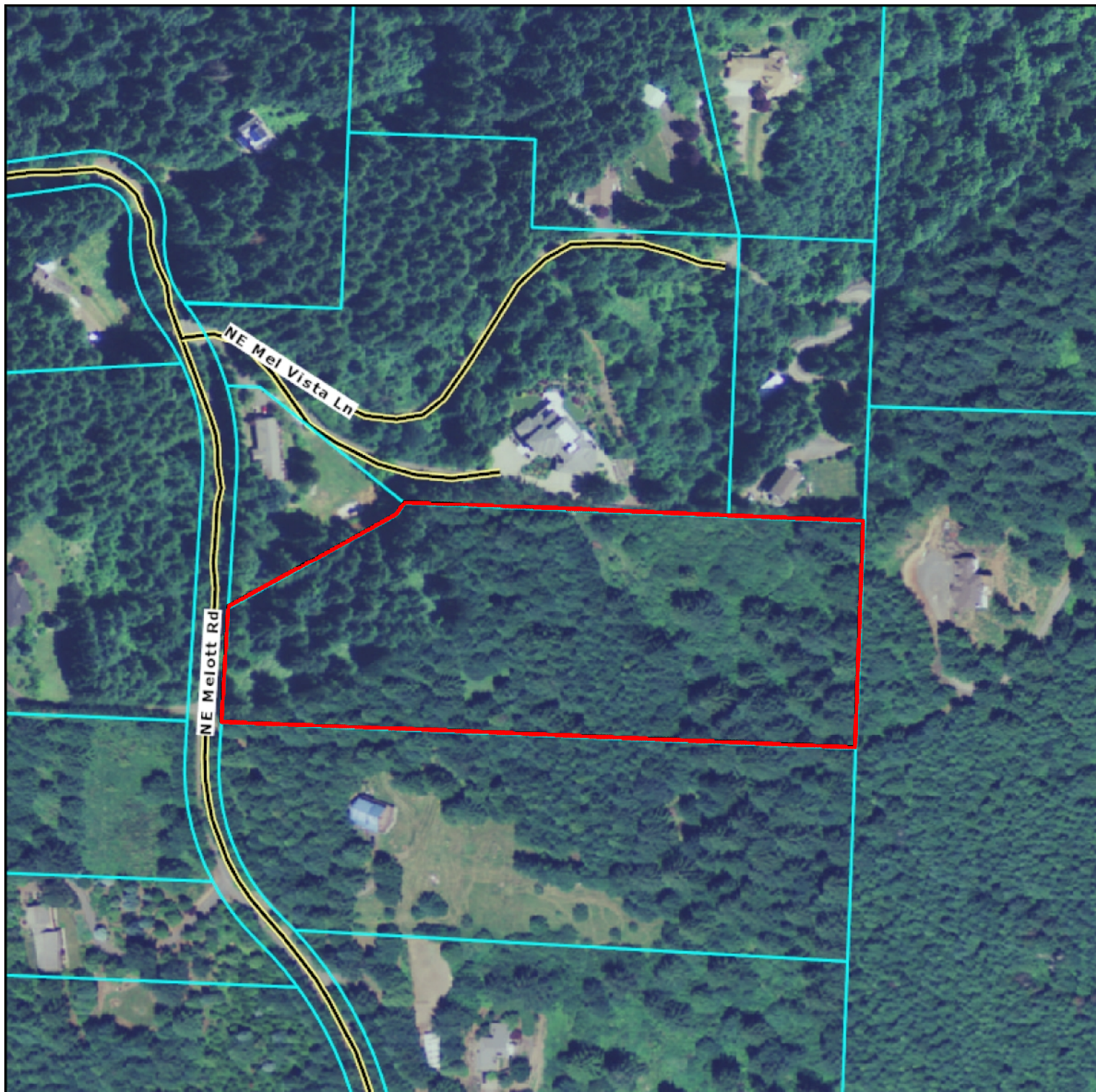
SEE MAP 2316

SEE MAP 2 3 22

REF: 576 12- 7, 67 58

2315

5



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.

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