



<u>Parcel Information</u>		<u>Assessment Information</u>	
Parcel #: R462401303		Market Value Land:	\$268,783.00
Account: 486637		Market Value Impr:	\$624,822.00
Related:		Market Value Total:	\$893,605.00
Site Address: 6925 SW Gopher Valley Rd Sheridan OR 97128		Assessed Value:	\$314,328.00
Owner: Von Euen, Peter D		<u>Tax Information</u>	
Owner2: Von Euen, Virginia A		Levy Code Area: 48.4	
Owner Address: 6925 SW Gopher Valley Rd Sheridan OR 97378		Levy Rate: 11.4927	
Twn/Range/Section: 04S / 06W / 24		Tax Year: 2018	
Parcel Size: 55.10 Acres (2,400,156 SqFt)		Annual Tax: \$3,612.48	
Plat/Subdivision:		Exemption Description:	
Lot:		<u>Legal</u>	
Block:		Township 4S Range 6W Section 24 TaxLot 01303	
Map Page/Grid:			
Census Tract/Block: 030501 / 1067			
Waterfront:			

<u>Land</u>	
Cnty Land Use: 651 - Forest - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 13 - 2 Story
Land Use Std: ATIM - Timber	Zoning: F-80 - Commercial Forestry
Neighborhood: RLW4	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 48 Sheridan School District
Primary School: Faulconer-Chapman School	Middle School: Faulconer-Chapman School
High School: Sheridan High School	

<u>Improvement</u>		
Year Built: 2004	Attic Fin/Unfin	Fireplace: 1
Bedrooms: 4	Total Baths: 3.50	Full/Half Baths: 3 / 1
Total Area: 3,905 SqFt	Bsmt Fin/Unfin:	Garage: 611 SqFt
Bldg Fin: 3,905 SqFt	1st Floor: 2,265 SqFt	2nd Floor: 1,640 SqFt

<u>Transfer Information</u>			
Loan Date: 10/13/2010	Loan Amt: \$517,500.00	Doc Num: 0000014306	Doc Type: Trust Deed-Deed of Trust
Loan Type: Fixed	Finance Type:	Lender: FIRST TECHNOLOGY FCU	
Rec. Date: 4/14/2006	Sale Price:	Doc Num: 0000008306	Doc Type: Grant Deed
Owner: VON EUEN, PETER D & EUEN VIRGINIA A		Grantor: HOWARD, STEPHEN L	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type:	Lender:	

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Property Account Summary

6/26/2019



Click image above for more information

Account Number	486637	Property Address	6925 SW GOPHER VALLEY RD , , OR
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General Information

Alternate Property #	R4624 01303
Property Description	Township 4S Range 6W Section 24 TaxLot 01303
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.4927

Property Characteristics

Neighborhood	Rural West
Land Class Category	651 Forest EFU Improved
Account Acres	55.1000
Change Property Ratio	Forest

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$314,328	\$310,979	\$302,203	\$293,403	\$284,858
Exempt Value EAR					
Taxable Value TVR	\$314,328	\$310,979	\$302,203	\$293,403	\$284,858
Real Market Land MKLTL	\$268,783	\$207,317	\$197,445	\$180,587	\$187,676
Real Market Buildings MKITL	\$624,822	\$580,192	\$525,643	\$495,890	\$481,447
Real Market Total MKTTL	\$893,605	\$787,509	\$723,088	\$676,477	\$669,123
M5 Market Land MKLND	\$11,261	\$8,551	\$8,144	\$7,404	\$7,188
M5 Limit SAV M5SAV	\$33,246	\$45,399	\$44,900	\$44,847	\$44,048
M5 Market Buildings MKIMP	\$624,822	\$580,192	\$525,643	\$495,890	\$481,447
M50 MAV MAVMK	\$290,909	\$282,436	\$274,210	\$266,224	\$258,471
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$23,419	\$28,543	\$27,993	\$27,179	\$26,387

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/15/2018 00:00:00	1021204	\$3,729.99	\$3,729.99	\$3,618.09	\$0.00
11/15/2017 00:00:00	986886	\$3,742.29	\$3,742.29	\$3,630.02	\$0.00
11/10/2016 00:00:00	294589	\$3,640.62	\$3,640.62	\$3,531.41	
11/15/2015 00:00:00	610493	\$3,559.38	\$3,559.38	\$3,452.60	
11/14/2014 00:00:00	617220	\$3,456.06	\$3,456.06	\$3,352.38	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
06/22/2001	06/22/2001	2001-10064	\$285,000.00	105684		S	No
10/30/1995	10/30/1995	1995-14496	\$0.00	79325		S	No
02/03/1994	02/03/1994	1994-01950	\$90,000.00	69195		M	No
08/12/1993	08/12/1993	1993-11349	\$66,800.00	67125		M	No
06/07/1993	06/07/1993	1993-07369	\$0.00	66285		M	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3905	0 X 0	2004	65	2	4	3	1

**Parcel Information**

Parcel #: R462401302
Account: 486634
Related:
Site Address:
OR 97128
Owner: Von Euen, Peter D
Owner2: Von Euen, Virginia A
Owner Address: 6925 SW Gopher Valley Rd
Sheridan OR 97378
Twn/Range/Section: 04S / 06W / 24
Parcel Size: 31.94 Acres (1,391,306 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030501 / 1067
Waterfront:

Assessment Information

Market Value Land:	\$180,119.00
Market Value Impr:	\$15,019.00
Market Value Total:	\$195,138.00
Assessed Value:	\$27,138.00

Tax Information

Levy Code Area: 48.4
Levy Rate: 11.4927
Tax Year: 2018
Annual Tax: \$311.89
Exemption Description:

Legal

Township 4S Range 6W Section 24 TaxLot 01302

Land

Cnty Land Use: 641 - Forest - Unzoned farm land - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: ATIM - Timber	Zoning: F-80 - Commercial Forestry
Neighborhood: RLW4	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 48 Sheridan School District
Primary School: Faulconer-Chapman School	Middle School: Faulconer-Chapman School
High School: Sheridan High School	

Improvement

Year Built:	Attic Fin/Unfin	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Loan Date: 10/13/2010	Loan Amt: \$517,500.00	Doc Num: 0000014306	Doc Type: Trust Deed- Deed of Trust
Loan Type: Fixed	Finance Type:	Lender: FIRST TECHNOLOGY FCU	
Rec. Date: 6/22/2001	Sale Price:	Doc Num: 0000010064	Doc Type:
Owner: VON EUEN, PETER D & EUEN VIRGINIA A		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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Property Account Summary

6/26/2019



Click image above for more information

Account Number	486634	Property Address	
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General Information

Alternate Property #	R4624 01302
Property Description	Township 4S Range 6W Section 24 TaxLot 01302
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.4927

Property Characteristics

Neighborhood	Rural West
Land Class Category	641 Forest Designated by Application Improved
Account Acres	31.9900
Change Property Ratio	Forest

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$27,138	\$26,348	\$25,574	\$25,198	\$24,832
Exempt Value EAR					
Taxable Value TVR	\$27,138	\$26,348	\$25,574	\$25,198	\$24,832
Real Market Land MKLTL	\$180,119	\$136,776	\$130,263	\$118,421	\$114,972
Real Market Buildings MKITL	\$15,019	\$13,946	\$12,636	\$12,636	\$12,636
Real Market Total MKTTL	\$195,138	\$150,722	\$142,899	\$131,057	\$127,608
M5 Market Land MKLND	\$92,340				
M5 Limit SAV M5SAV	\$20,705	\$20,813	\$20,461	\$20,430	\$19,855
M5 Market Buildings MKIMP	\$15,019	\$13,946	\$12,636	\$12,636	\$12,636
M50 MAV MAVMK	\$13,412	\$13,021	\$13,021	\$12,697	\$12,697
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$13,726	\$13,327	\$12,938	\$12,562	\$12,196

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/15/2018 00:00:00	1021203	\$399.97	\$399.97	\$387.96	\$0.00
11/15/2017 00:00:00	986885	\$395.20	\$395.20	\$383.34	\$0.00
11/10/2016 00:00:00	208067	\$386.07	\$386.07	\$374.49	
11/15/2015 00:00:00	725477	\$383.33	\$383.33	\$371.84	
11/14/2014 00:00:00	708436	\$373.40	\$373.40	\$362.20	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
06/22/2001	06/22/2001	2001-10064	\$285,000.00	105683		S	No
12/10/1997	12/10/1997	1997-20461	\$0.00	89909		S	No
06/28/1996	06/28/1996	1996-10325	\$75,000.00	82714		S	No
02/03/1994	02/03/1994	1994-01950	\$90,000.00	69195		X	No
08/12/1993	08/12/1993	1993-11349	\$66,800.00	67125		X	No
06/07/1993	06/07/1993	1993-07369	\$0.00	66285		X	No

Property Details

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



\$26.00

Escrow No.: 151065N

Johnny C. Vinson
Susan M. Vinson
GRANTOR

Peter D. von Euen
Virginia A. von Euen
GRANTEE

Send Recorded Deed and Tax Statements To:

Peter D. von Euen
Virginia A. von Euen
6925 Gopher Valley Road
Sheridan, OR 97378
Names, Address, Zip

200110064 2:47:55 PM 6/22/2001
DMR-DDMR Cnt=1 Str=2 ANITA
\$5.00 \$10.00 \$11.00

WARRANTY DEED

JOHNNY C. VINSON and SUSAN M. VINSON, Grantor, conveys and warrants to PETER D. von EUEN and VIRGINIA A. von EUEN, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in YAMHILL COUNTY, OREGON, to wit:

Parcel 2 and 3 of Partition Plat 92-36 recorded May 19, 1992 in Film Volume 3, Page 225, Record of Partition Plats, County of Yamhill and State of Oregon.

This property is free from encumbrances, EXCEPT: those exceptions numbered 6, 10, 11, 12 and 13 as shown on Yamhill County Title & Escrow Inc. Report No. 151065, and that grantor will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE PROPERTY DESCRIBED HEREIN HAS BEEN ASSESSED UNDER FARM AND/OR FOREST TAX DEFERRAL. DISQUALIFICATION MAY RESULT IN ADDITIONAL TAXES AND INTEREST BEING LEVIED.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$285,000.00. (Here comply with the requirements of ORS 93.030)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

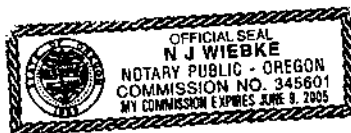
Dated this 18 day of June, 2001.

Johnny C. Vinson

Susan M. Vinson

STATE OF OREGON, County of Yamhill) ss.

This instrument was acknowledged before me on 6-18, 2001, by Johnny C. Vinson and Susan M. Vinson.



Notary Public for Oregon
My Commission Expires: 6/09/2001

YAMHILL COUNTY TITLE & ESCROW, INC.

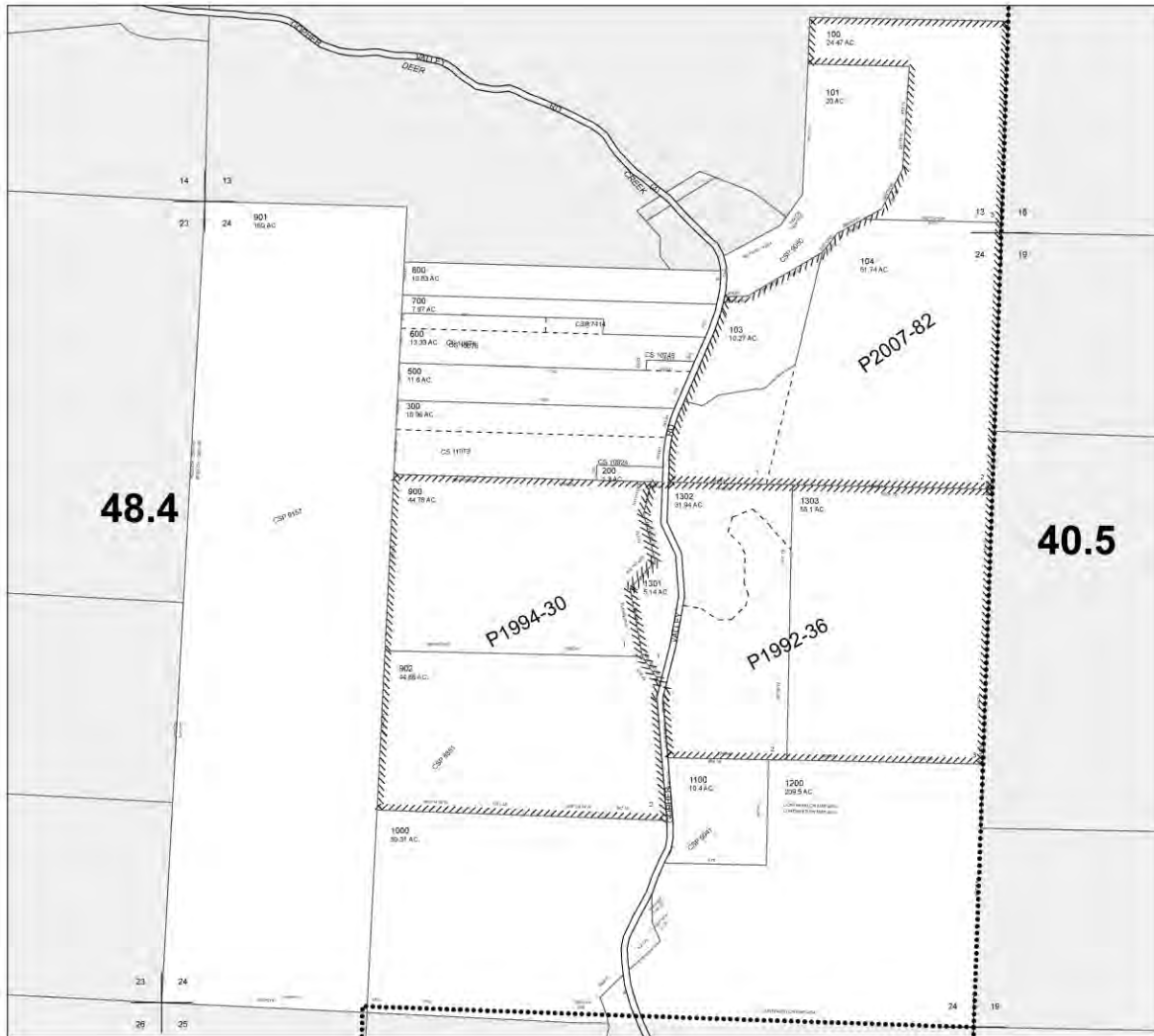
151065

4 6 2 4



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 24 T.4S. R.6W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAX LOTS:
1300
400
69122

DATE PRINTED: 1/28/2015

This product is for Assessment and Taxation (AST) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

4 6 2 4

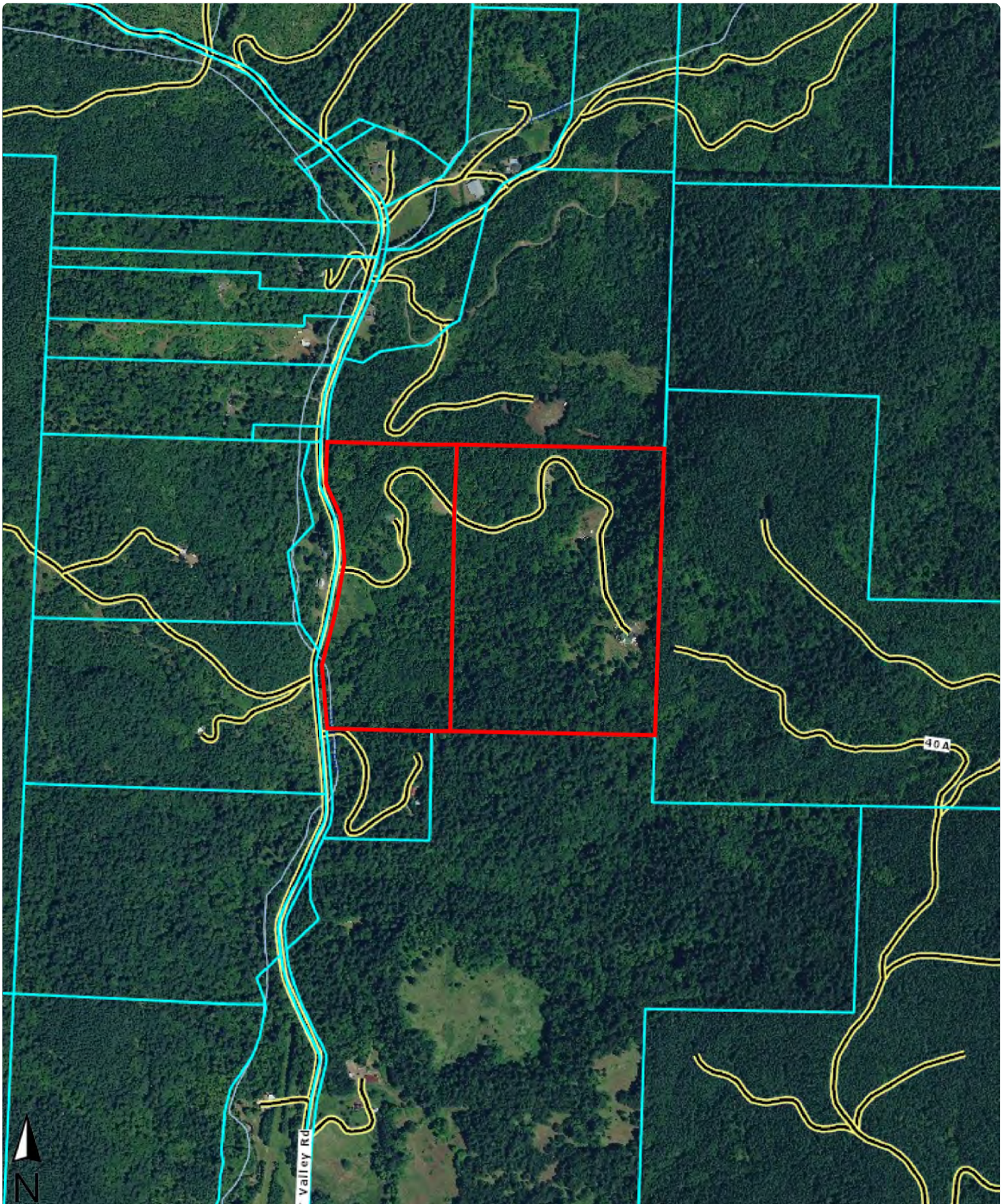


TICOR TITLE™

ParcelID: R462401302

, OR 97128

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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