

**Parcel Information**

Parcel #: 180949
Account: R452300200
Related: 534439
Site Address: 3503 SW Redmond Hill Rd McMinnville OR 97128 - 8399
Owner: Bingenheimer James A Co-Trustee
Owner2:
Owner Address: 3503 SW Redmond Hill Rd McMinnville OR 97128 - 8399
Twn/Range/Section: 04S / 00W / 23
Parcel Size: 174.68 Acres (7,609,061 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 770-B5
Census Tract/Block: 030602 / 2008
Waterfront:

Assessment Information

Market Value Land:	\$413,817.00
Market Value Impr:	\$233,518.00
Market Value Total:	\$647,335.00
Assessed Value:	\$151,793.00

Tax Information

Levy Code Area: 40.2
Levy Rate: 11.6303
Tax Year: 2019
Annual Tax: \$1,765.40
Exemption Description:

Legal

Township 4S Range 5W Section 23 TaxLot 00200

Land

Cnty Land Use: 581 - Farm - Multiple special assessments - Improved (typical of class)	Cnty Bldg Use: 19 - 1 Story; Attic & Bsmt
Land Use Std: AFAR - Farms And Crops	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RMC5 - Rural McMinnville	Recreation:
Watershed: Yamhill River	School District: 40 McMinnville School District
Primary School: Columbus Elementary School	Middle School: Duniway Middle School
High School: McMinnville High School	

Improvement

Year Built: 1940	Attic Fin/Unfin: 0 SqFt / 2,000 SqFt	Fireplace: 1
Bedrooms: 3	Total Baths: 1.00	Full/Half Baths: 1 / 0
Total Area: 5,444 SqFt	Bsmt Fin/Unfin: 1,000 SqFt / 0 SqFt	Garage: 876 SqFt
Bldg Fin: 2,444 SqFt	1st Floor: 2,444 SqFt	2nd Floor:

Transfer Information

Sale Date: 12/30/2014	Sale Price:	Doc Num: 2014-16358	Doc Type:
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**Parcel Information**

Parcel #: 534439
Account: M00312143
Related: 180949
Site Address: 3501 SW Redmond Hill Rd McMinnville OR 97128 - 8399
Owner: Bingenheimer, James A
Owner2: Bingenheimer, Pat A
Owner Address: 3503 SW Redmond Hill Rd McMinnville OR 97128
Twn/Range/Section: 08S / 00W / 94
Parcel Size: 229.25 Acres (9,985,943 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 770-B5
Census Tract/Block: 030602 / 2008
Waterfront:

Assessment Information

Market Value Land:	\$0.00
Market Value Impr:	\$89,777.00
Market Value Total:	\$89,777.00
Assessed Value:	\$67,049.00

Tax Information

Levy Code Area: 40.2
Levy Rate: 11.6303
Tax Year: 2019
Annual Tax: \$779.80
Exemption Description:

Legal

No Legal Description

Land

Cnty Land Use: 009 - Misc. Property - Manufactured structure	Cnty Bldg Use: 47 - Double Wide 28
Land Use Std: CMOB - Mobile Home Parks, Trailers	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: Small Cities PP Manf Homes	Recreation:
Watershed: Yamhill River	School District: 40 McMinnville School District
Primary School: Columbus Elementary School	Middle School: Duniway Middle School
High School: McMinnville High School	

Improvement

Year Built: 2005	Attic Fin/Unfin	Fireplace:
Bedrooms: 3	Total Baths: 2.00	Full/Half Baths: 2 / 0
Total Area: 1,914 SqFt	Bsmt Fin/Unfin:	Garage:
Bldg Fin: 1,914 SqFt	1st Floor: 1,914 SqFt	2nd Floor:

Transfer Information

Sale Date: 11/14/2012	Sale Price: \$75,000.00	Doc Num: 2016-68306	Doc Type:
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**Parcel Information**

Parcel #: 645520
Account: R452300200
Related: 534439
Site Address: 3503 SW Redmond Hill Rd McMinnville OR 97128 - 8399
Owner: Bingenheimer James A Co-Trustee
Owner2:
Owner Address: 3503 SW Redmond Hill Rd McMinnville OR 97128 - 8399
Twn/Range/Section: 04S / 05W / 23
Parcel Size: 53.32 Acres (2,322,619 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 770-B5
Census Tract/Block: 030602 / 2008
Waterfront:

Assessment Information

Market Value Land:	\$123,233.00
Market Value Impr:	\$0.00
Market Value Total:	\$123,233.00
Assessed Value:	\$17,302.00

Tax Information

Levy Code Area: 40.5
Levy Rate: 10.6727
Tax Year: 2019
Annual Tax: \$184.66
Exemption Description:

Legal

Township 4S Range 5W Section 23 TaxLot 00200

Land

Cnty Land Use: 581 - Farm - Multiple special assessments - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: AFAR - Farms And Crops	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RMC5 - Rural McMinnville	Recreation:
Watershed: Yamhill River	School District: 40 McMinnville School District
Primary School: Columbus Elementary School	Middle School: Duniway Middle School
High School: McMinnville High School	

Improvement

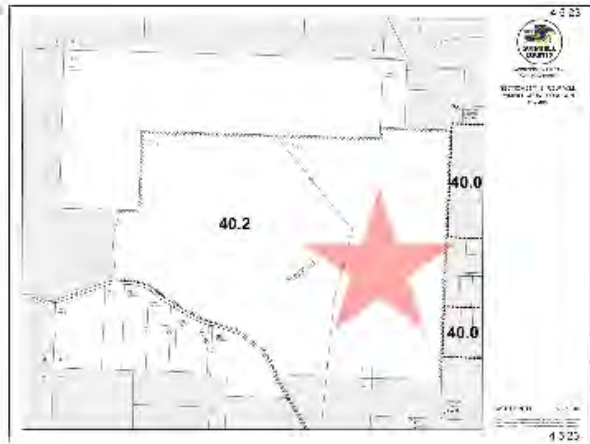
Year Built:	Attic Fin/Unfin	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Sale Date: 12/30/2014	Sale Price:	Doc Num: 2014-16358	Doc Type:
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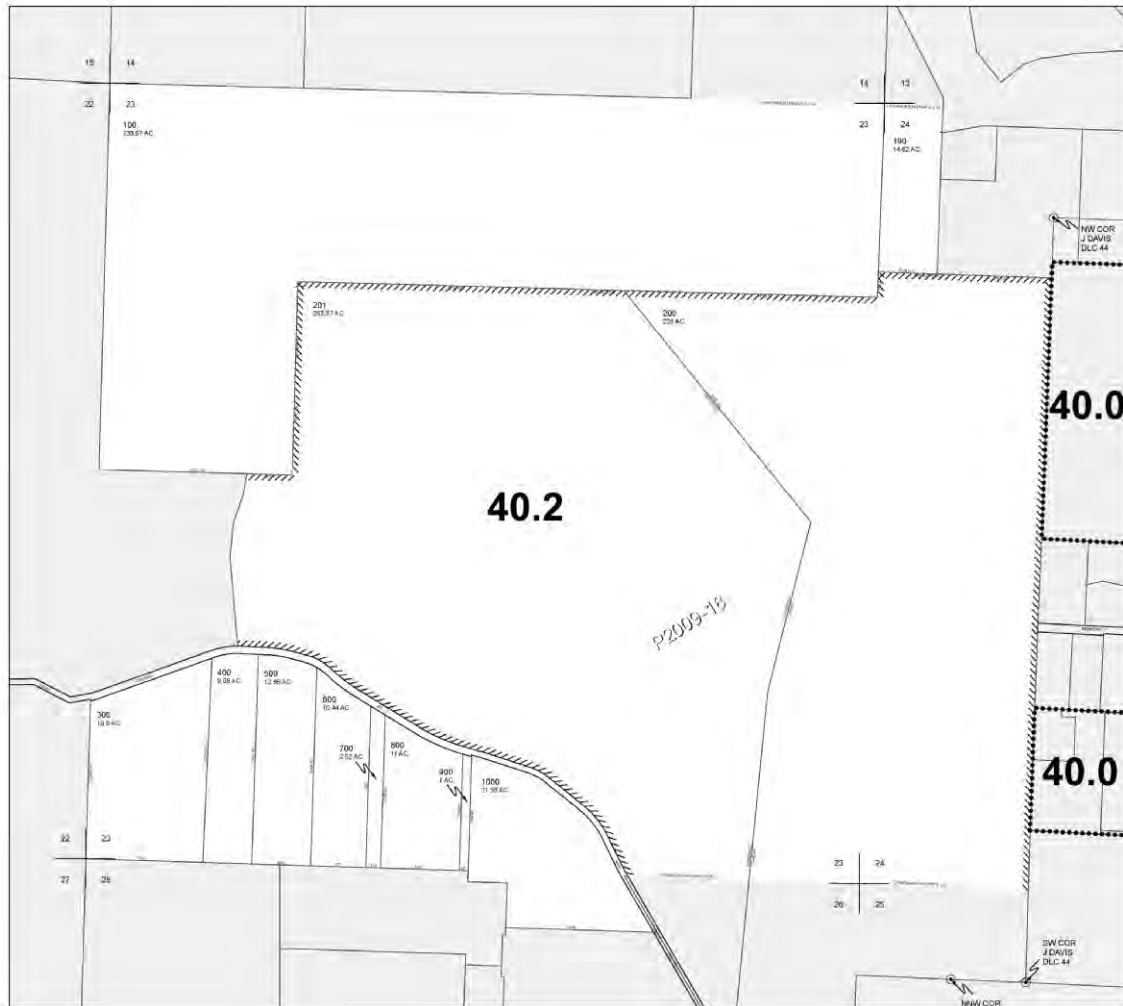
Assessor Map



Parcel ID: 645520

Site Address: 3503 SW Redmond Hill Rd

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ASSESSMENT & TAX
CARTOGRAPHY

SECTION 23 T.4S. R. 5W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

DATE PRINTED: 7/17/2015

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

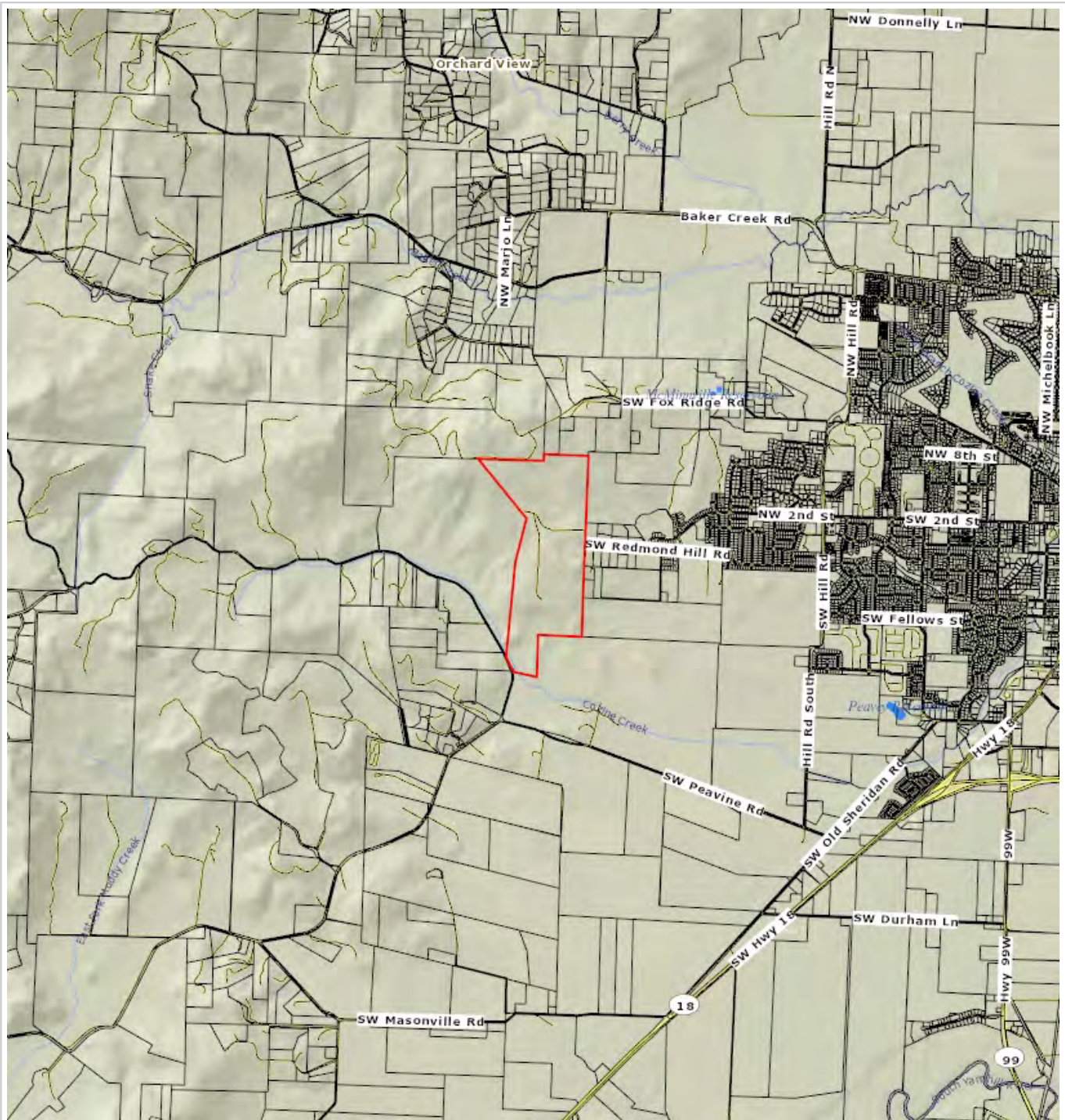


Parcel ID: 645520

Site Address: 3503 SW Redmond Hill Rd

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Aerial Map

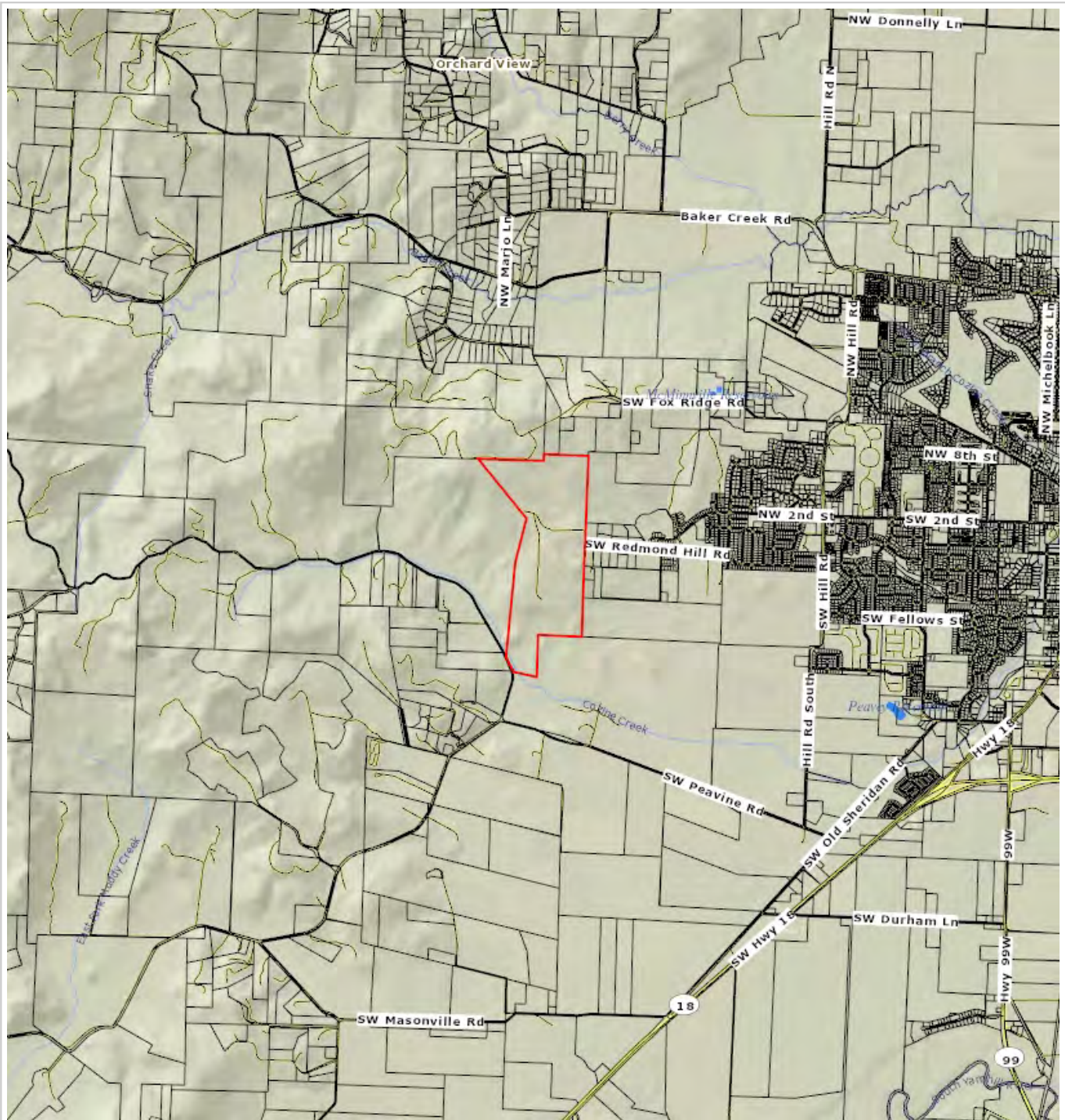


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Parcel ID: 645520

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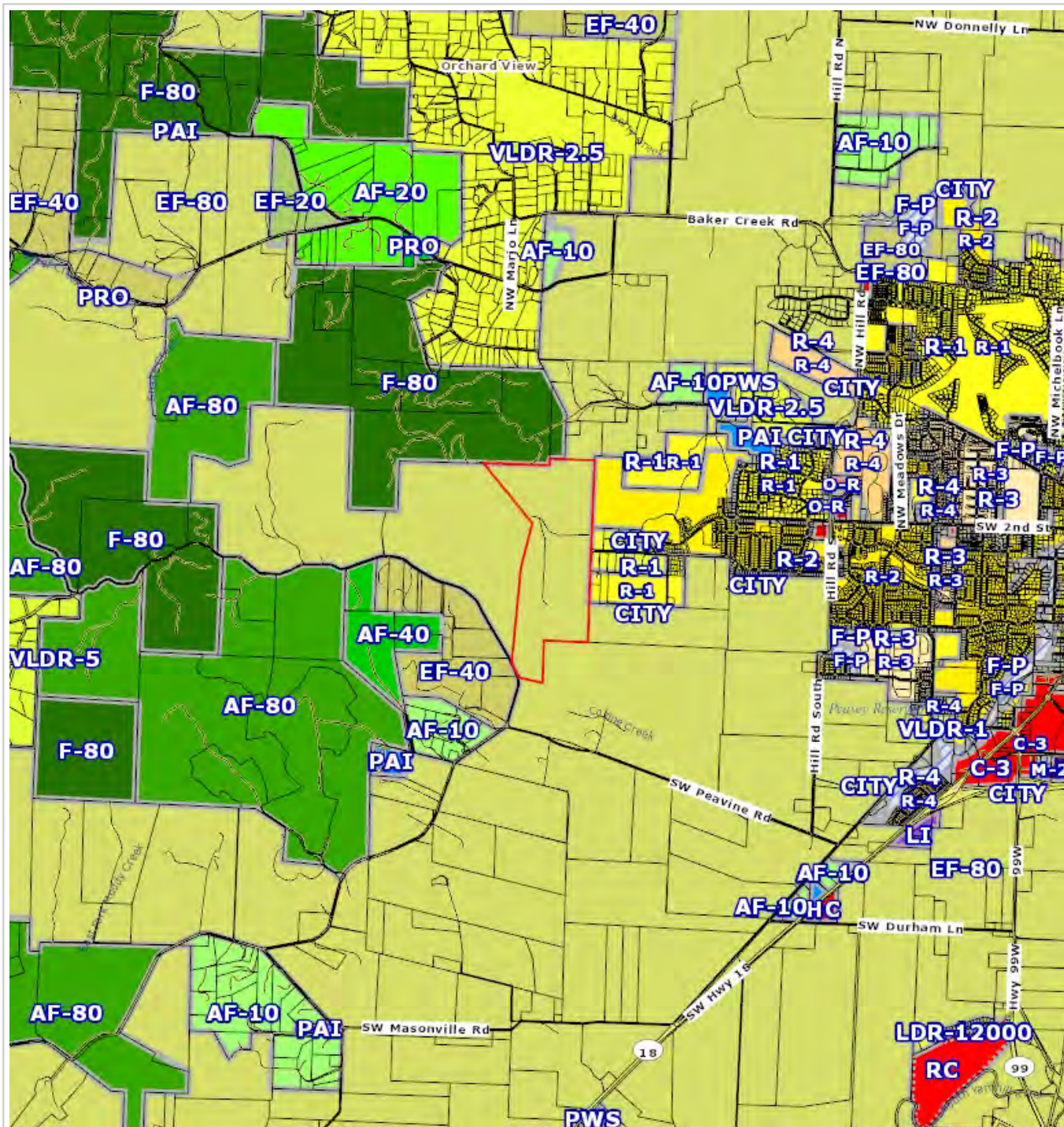
Contour Map



Parcel ID: 645520

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Zoning Map

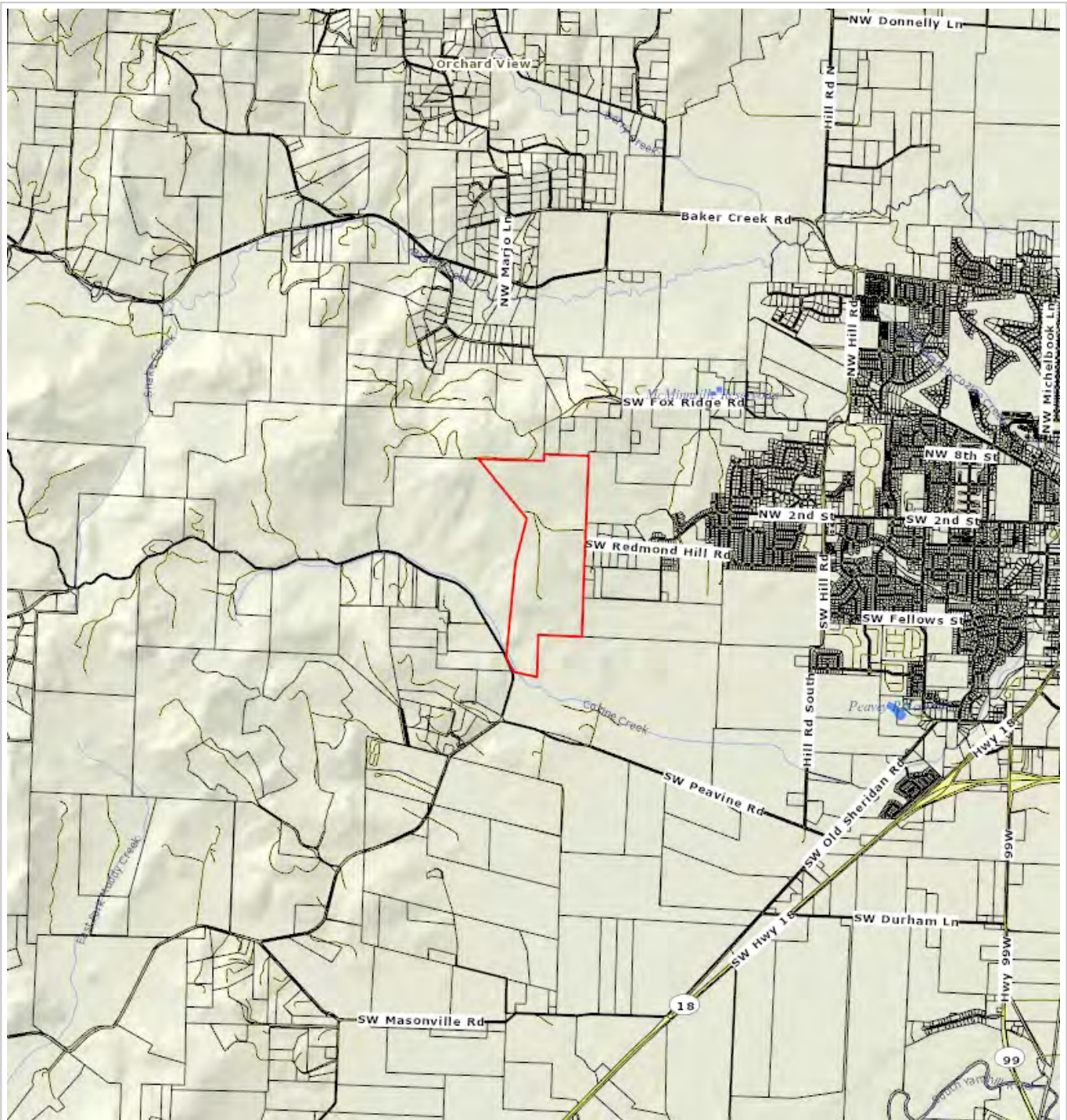


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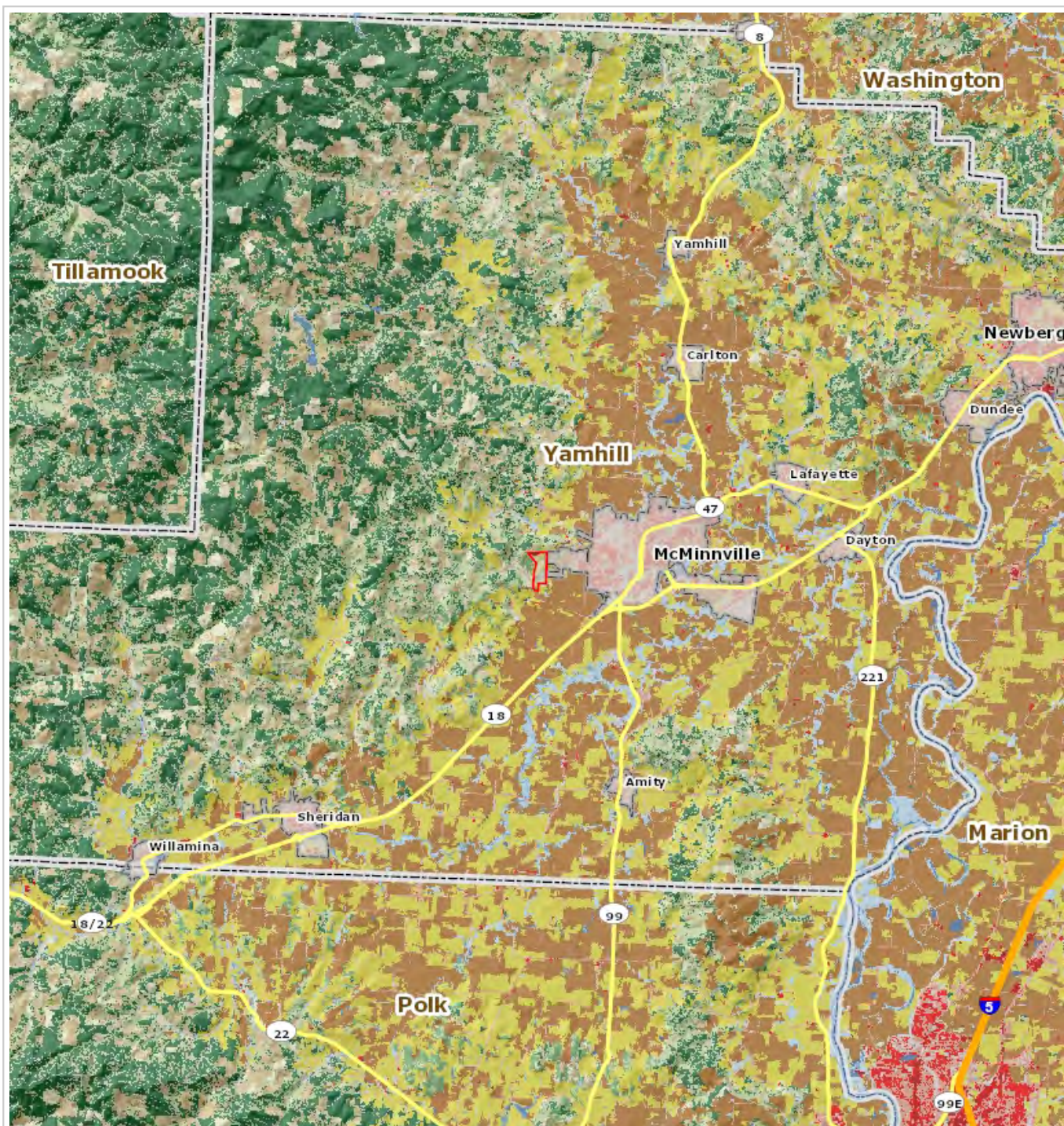
Soil Map



Parcel ID: 645520

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Flood Map

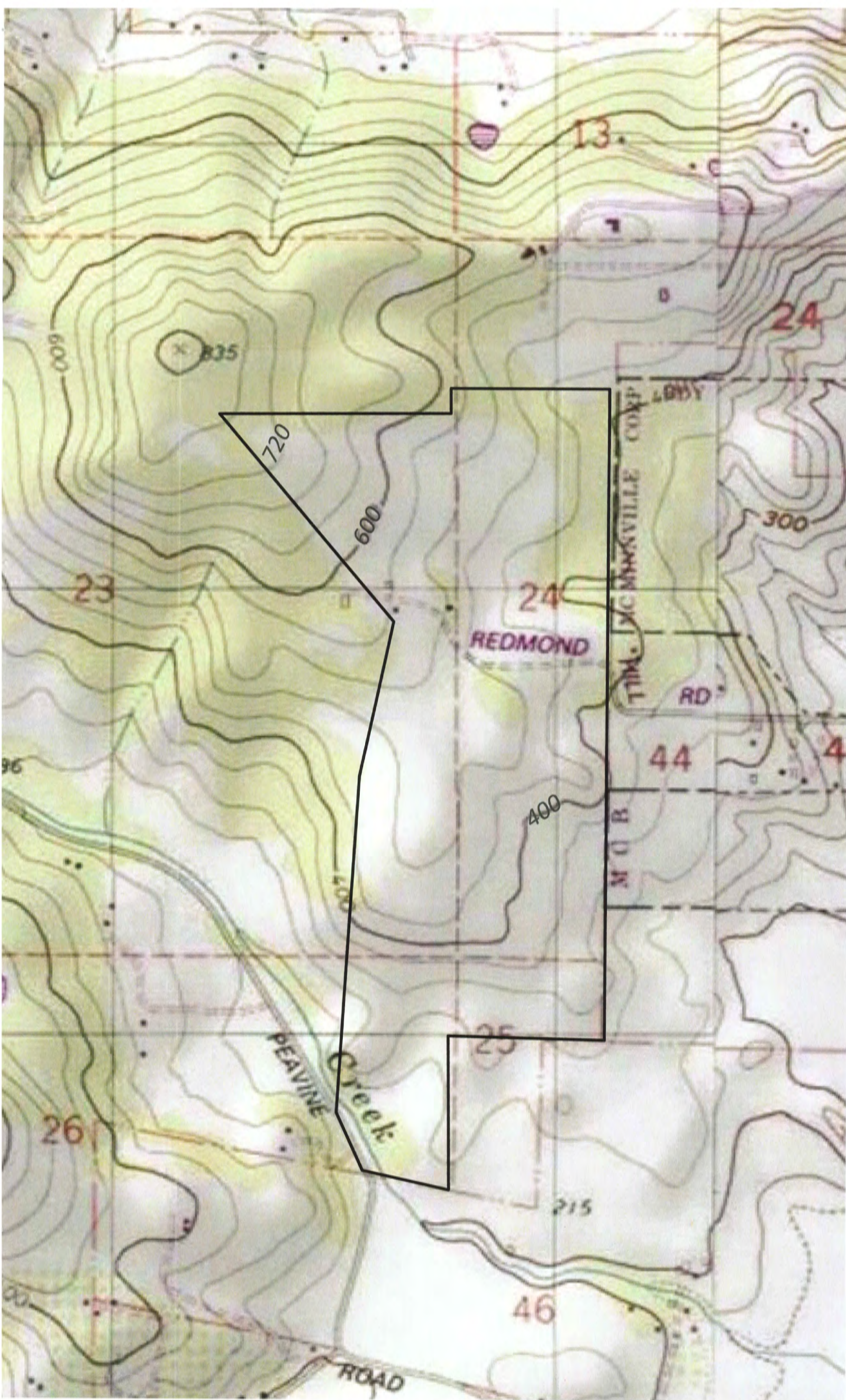


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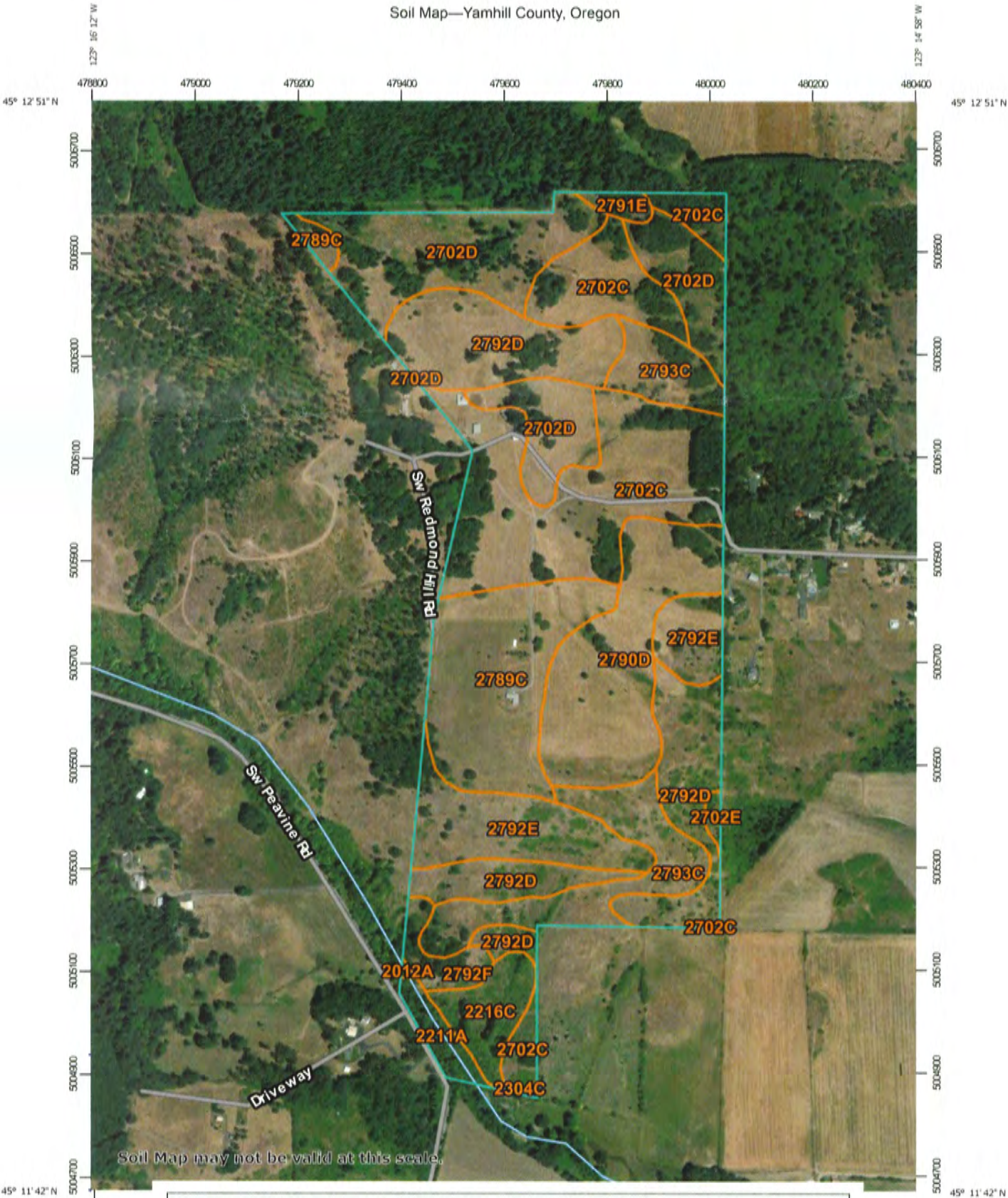
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Soil Map—Yamhill County, Oregon



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2012A	Waldo silty clay loam, 0 to 3 percent slopes	0.1	0.1%
2211A	Cove silty clay loam, 0 to 3 percent slopes	3.2	1.4%
2216C	Chehalis silty clay loam, volcanic, 3 to 12 percent slopes	6.6	2.9%
2304C	Carlton silt loam, 2 to 12 percent slopes	0.3	0.1%
2702C	Dixonville silty clay loam, 3 to 12 percent slopes	49.7	21.6%
2702D	Dixonville silty clay loam, 12 to 20 percent slopes	36.3	15.8%
2702E	Dixonville silty clay loam, 20 to 30 percent slopes	0.7	0.3%
2789C	Goodin-Melbourne complex, 2 to 12 percent slopes	26.2	11.4%
2790D	Melbourne-Goodin silty clay loams, 12 to 20 percent slopes	24.7	10.8%
2791E	Gellatly silty clay loam, 20 to 30 percent north slopes	1.5	0.6%
2792D	Witzel-Dixonville complex, 12 to 20 percent south slopes	36.6	15.9%
2792E	Witzel-Dixonville complex, 20 to 30 percent south slopes	19.1	8.3%
2792F	Witzel-Dixonville complex, 30 to 60 percent south slopes	3.7	1.6%
2793C	Witzel-Dixonville complex, 2 to 12 percent slopes	20.9	9.1%
Totals for Area of Interest		229.7	100.0%



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