



**Oregon
Farm & Home**
★ B R O K E R S ★



6425 S 13th

Paul Terjeson

pterjy@kw.com

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY 

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



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PARCEL MAP

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

Share Link + 6425 13th St
Oregon, AC +/-



Boundary



Paul Terjeson Steve Helms

P: 503-999-6777

OregonFarmandHomeBrokers.com

2125 Pacific Blvd. Albany, OR 97321



The information contained herein was obtained from sources deemed to be reliable. MapFlight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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SOIL REPORT

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

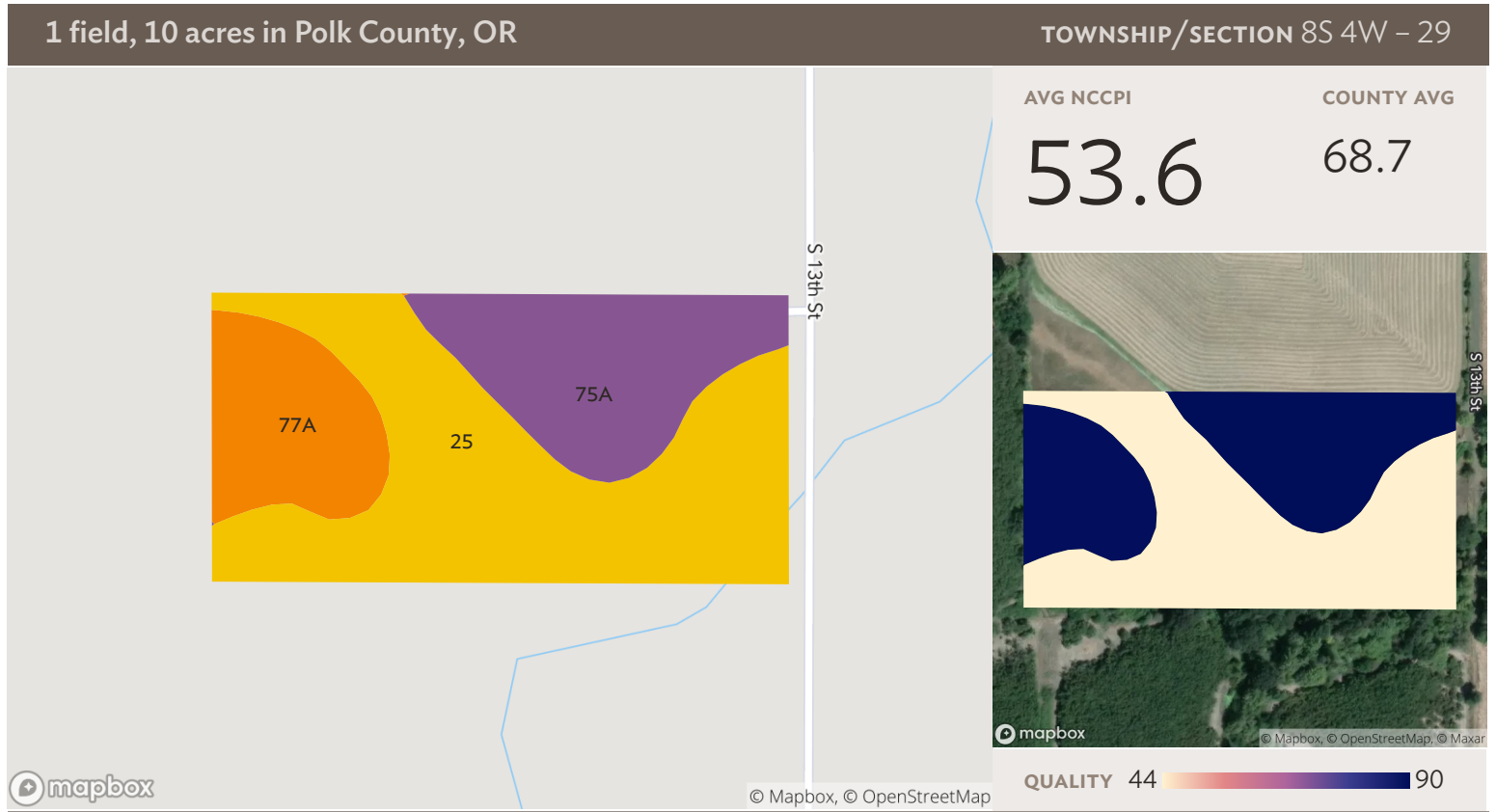
2125 Pacific Blvd. Albany 97321

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LAND

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Source: NRCS Soil Survey

All fields

10 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	5.63	56.1%	4	23.1
75A	Willamette silt loam, 0 to 3 percent slopes	2.63	26.2%	1	94.8
77A	Woodburn silt loam, 0 to 3 percent slopes	1.78	17.7%	2	89.3
10.04					53.6



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LIST PACK

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INTERNATIONAL



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **210928**

Tax Lot: **842900 1300**

Owner: Sturges, Roger D

CoOwner:

Site: 6425 13th St

Independence OR 97351

Mail: 6425 13th St

Independence OR 97351

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:08S R:04W S:29 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$392,240.00**

Market Land: **\$280,000.00**

Market Impr: **\$112,240.00**

Assessment Year: **2021**

Assessed Total: **\$89,759.00**

Exemption:

Taxes: **\$1,137.37**

Levy Code: 1305

Levy Rate: 13.0333

PROPERTY CHARACTERISTICS

Year Built: 1925

Eff Year Built: 1940

Bedrooms: 4

Bathrooms: 1

of Stories: 1

Total SqFt: 1,891 SqFt

Floor 1 SqFt: 1,271 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 10.00 Acres (435,600 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 13J - Central School District

Census: 3033 - 020302

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/27/2014

Sale Amount:

Document #: 5250

Deed Type: Deed

Loan Amount: \$58,000.00

Lender: US BK NATIONAL ASSN

Loan Type: Conventional

Interest Type:

Title Co: FIRST AMERICAN TITLE

POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

June 9, 2021 3:21:19 pm

Account # 210928
Map # 084290001300
Code - Tax # 1305-210928

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name STURGES ROGER D

Deed Reference # 2014-5250

Agent

Sales Date/Price 06-24-2014 /

In Care Of

Appraiser HEATER, RANDY

Mailing Address 6425 13TH ST
 INDEPENDENCE, OR 97351

Prop Class 451 **MA** **SA** **NH** **Unit**
RMV Class 401 04 26 000 9385-1

Situs Address(s)	Situs City
ID# 1 6425 13TH ST	INDEPENDENCE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1305 Land	280,000			Land	0
Impr.	112,240			Impr.	0
Code Area Total	392,240	221,720	89,759		0
Grand Total	392,240	221,720	89,759		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
1305	1	<input checked="" type="checkbox"/>		EFU	Farm Site	100 A	1.00	B1	006*	25,000
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100 A	2.00	B2	006*	50,000
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100 A	4.50	B3	006*	112,500
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100 A	2.00	B4	006*	50,000
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100 A	0.50	B7	006*	12,500
1305					OSD - AVERAGE - SA	100				30,000
Grand Total							10.00			280,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
1305	5		311	FEEDER BARN	100	312			690
1305	3		300	GP BUILDING	100	1,440			4,210
1305	1	1925	138	One story with attic	100	1,891			107,340
Grand Total							3,643		112,240

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S): ■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN		

Comments: 2018 - Re-app, EA adj., hay cover removed, AP added RH 8/18

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

9-Jun-2021

STURGES ROGER D
6425 13TH ST
INDEPENDENCE OR 97351

Tax Account #	210928	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1305
Situs Address	6425 13TH ST INDEPENDENCE OR 97351	Interest To	Jun 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,137.37	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.92	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,121.10	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.21	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,174.46	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,109.38	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,090.16	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$925.45	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$978.11	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$988.38	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$968.97	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$982.02	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.20	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,074.32	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$992.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,018.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$960.83	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$967.18	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$904.65	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$883.25	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$759.45	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$810.64	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$687.29	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$677.49	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.38	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$653.24	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$902.65	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$970.95	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.84	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.63	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,285.66	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,193.80	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$984.13	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		



After recording return to:
Roger Sturges
6425 13th Street
Independence, OR 97351

Until a change is requested all tax
statements shall be sent to the
following address:

Roger Sturges
6425 13th Street
Independence, OR 97351

File No.: 7081-2254411 (JK)
Date: June 20, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2014-005250

06/27/2014 03:36:35 PM

REC-BS Cnt=1 Stn=7 V. UNGER
\$15.00 \$11.00 \$10.00 \$5.00 \$20.00

\$61.00

STATUTORY BARGAIN AND SALE DEED

Roger D. Sturges and Renee M. Sturges, Husband and Wife, Grantor, conveys to **Roger D. Sturges, a single man**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

Dated this 24 day of June, 2014.

FATCO 2254411

APN: 210928

Bargain and Sale Deed
- continued

File No.: 7081-2254411 (JK)
Date: 06/20/2014

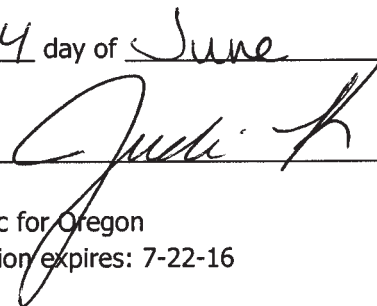
Roger D. Sturges and Renee M. Sturges, Husband and Wife

By: 
Roger D. Sturges

By: 
Renee M. Sturges

STATE OF OR)
)ss.
County of Marion)

This instrument was acknowledged before me on this 24 day of June, 2014
by **Roger D. Sturges and Renee M. Sturgess.**


Judi Kihs
Notary Public for Oregon
My commission expires: 7-22-16



APN: 210928

Bargain and Sale Deed
- continued

File No.: 7081-2254411 (JK)
Date: 06/20/2014

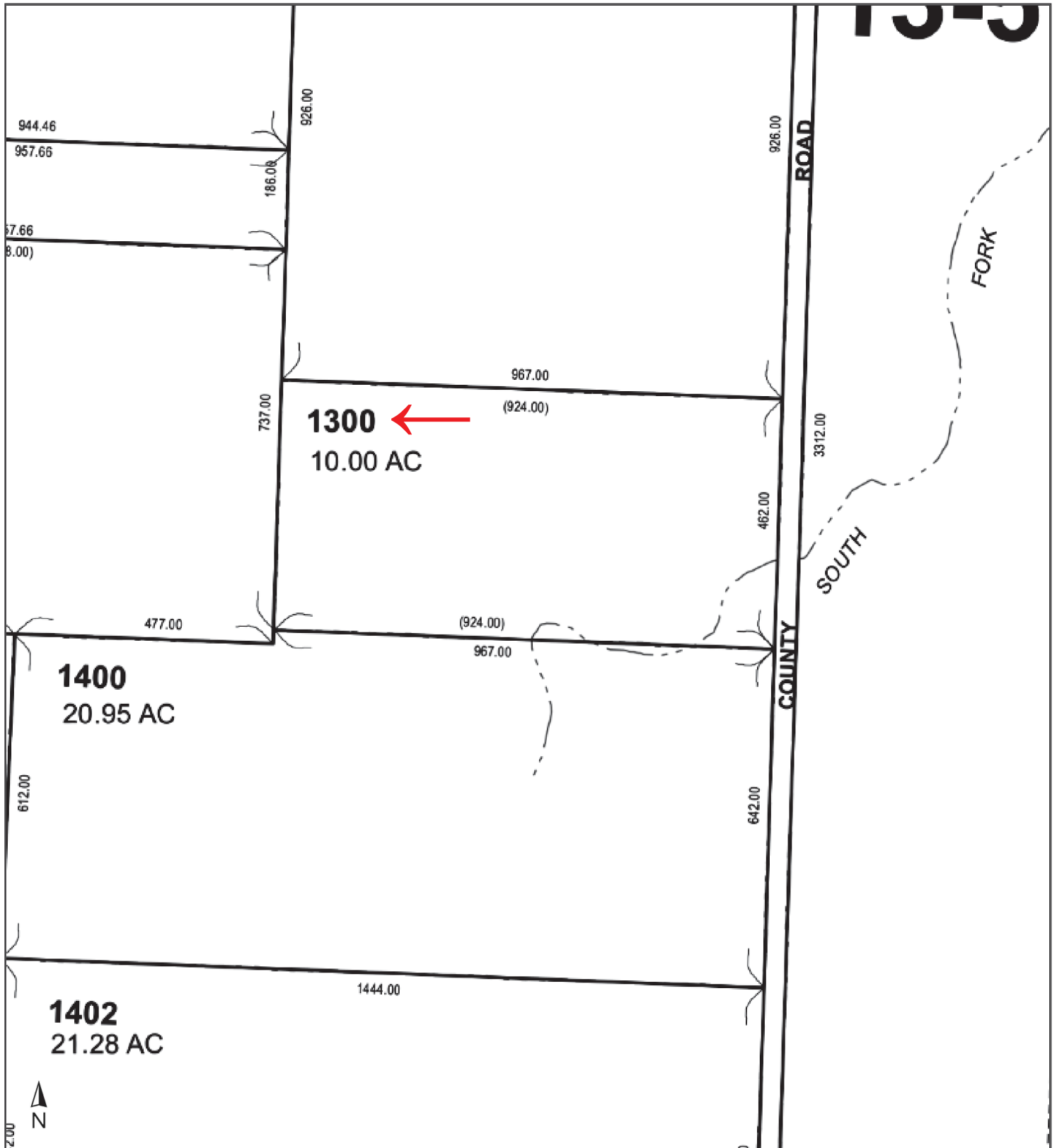
EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Polk, State of Oregon, described as follows:

Beginning at a point 19.46 chains North and 29.00 chains East from the Southwest corner of the Donation Land Claim of John E. Davidson, Notification No. 1515, Claim No. 44 in Township 8 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence North 7.00 chains; thence West 14.00 chains; thence South 7.00 chains; thence East 14.00 chains to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

NOTE: This legal description was created prior to January 1, 2008.



Fidelity National Title

ParcelID: 210928

6425 13th St

Independence, OR 97351

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.

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

SEC. 29 T.8S. R.4W. W.M.

Polk County

1" = 400'

8.4.29

Canceled No.

- 100
- 200
- 300
- 400
- 602
- 603
- 604
- 605
- 606
- 607
- 608
- 609
- 610
- 611
- 612
- 699
- 701
- 702
- 703
- 1700
- 1800
- 1901
- 2000
- 2300
- 2301
- 2500
- 2600

See Map 8.4.28CC

S.S.W. CORNER
HENRY HILL
DLC NO. 45

N'LY N.W. CORNER
S'REAL HEDGES
DLC NO. 46

S.E. CORNER
JOHN E. DAVIDSON
DLC NO. 44

See Map 8.4.33

See Map 8.4.38BB

See Map 8.4.29DD

See Map 8.4.29DC

See Map 8.4.29CB

See Map 8.4.29BA

See Map 8.4.29AA

See Map 8.4.29AD

See Map 8.4.29AC

See Map 8.4.29BD

See Map 8.4.29BC

See Map 8.4.29BB

See Map 8.4.29BA

See Map 8.4.29BD

See Map 8.4.29BC

See Map 8.4.29BB

See Map 8.4.29BA

See Map 8.4.29AD

See Map 8.4.29AC

See Map 8.4.29BD

See Map 8.4.29BC

See Map 8.4.29BB

See Map 8.4.29BA

See Map 8.4.29AD

See Map 8.4.29AC

See Map 8.4.29BD

See Map 8.4.29BC

See Map 8.4.29BB

