



Property Profile Report

Today's Date:

07/12/2022

Owner Name:

Cowan, Neal B
Cowan, Melody L

Property Address:

90713 Fort Clatsop Rd
Astoria OR 97103 8493

Reference Number:

710120000500

Account Number:

16660

Four North Coast locations to serve you:

630 Bond St. Astoria, OR 97103 503.325.2144	2263 N. Roosevelt Dr. Seaside, OR 97138 503.738.8433	507 Laneda Ave, Suite 3 Manzanita, OR 97130 503.368.5124	802 Main Ave. Tillamook, OR 97141 503.842.5533
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

For all your customer service needs: nccs@ticortitle.com

Clatsop County Parcel Information**Parcel Information**

Parcel #: **16660**
 Tax Lot: **710120000500**
 Site Address: 90713 Fort Clatsop Rd
 Astoria OR 97103 - 8493
 Owner: Cowan, Neal B
 Owner2: Cowan, Melody L
 Owner Address: 14720 Tideland Rd
 Nehalem OR 97131
 Twn/Range/Section: 07N / 10W / 12
 Parcel Size: 63.67 Acres (2,773,465 SqFt)
 Plat/Subdivision:
 Lot:
 Block:
 Census Tract/Block: 950600 / 1040
 Waterfront: Unknown

Assessment Information

Market Land Value: \$237,170.00
 Market Impr Value: \$0.00
 Market Total Value: \$237,170.00
 Assessed Value: \$17,910.00

Tax Information

Levy Code Area: 0102
 Levy Rate: 12.9736

Tax Year	Annual Tax
2021	\$361.84
2020	\$345.61
2019	\$346.87

Legal**Land**

Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) -
 Improved (typical of class)
 Zoning: EFU Clatsop - Exclusive Farm Use
 Watershed: Youngs River-Frontal Columbia River
 Recreation:

Land Use Std: AFAR - Farms And Crops
 Neighborhood: B
 School District: 1

Improvement

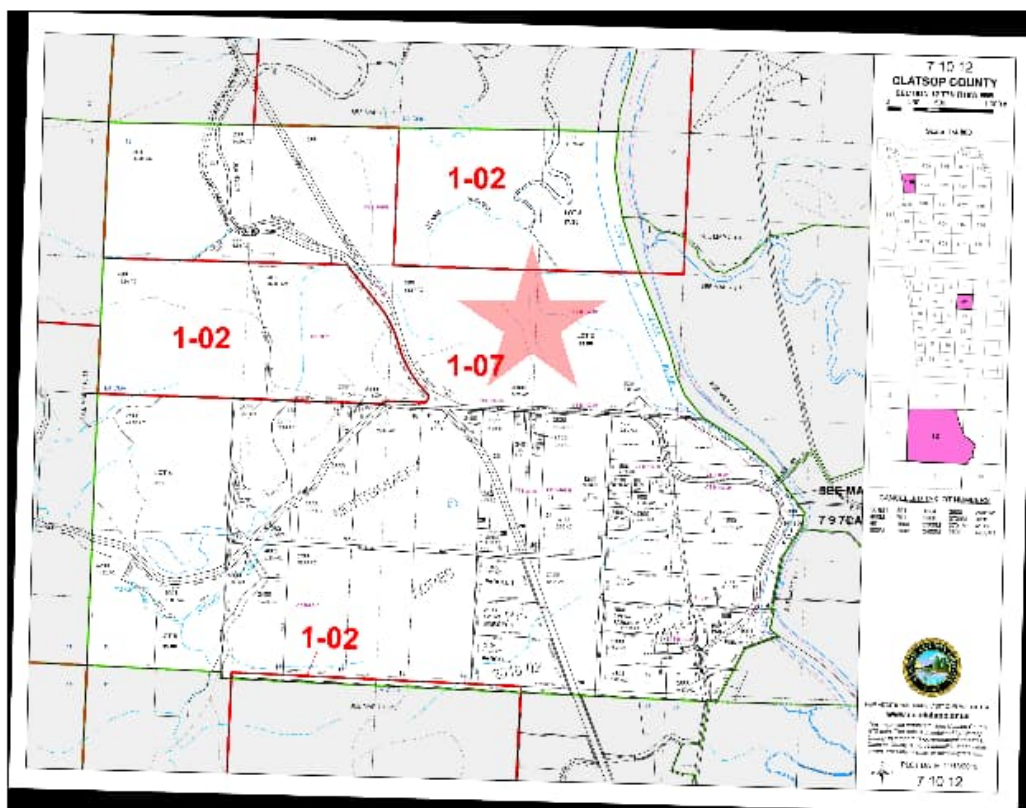
Year Built:	Stories:	Total SqFt:
Eff Year Built:	Bedrooms:	Bathrooms:
Bsmt SqFt:	Garage:	Full Baths:
Exterior Walls:	Roof Covering:	Half Baths:
Foundation:	Roof Style:	Heat:
Primary School: Astor Elementary School	Middle School: Astoria Middle School	High School: Astoria Senior High School

Transfer Information

Loan Date: 05/07/2021	Loan Amt: \$250,000.00	Doc Num: 202104656	Doc Type: Deed Of Trust
Loan Type: ADJ	Finance Type: Conventional	Lender: CGB AGRI FIN'L SVCS INC	
Rec. Date: 02/28/2020	Sale Price: \$500,000.00	Doc Num: 202001524	Doc Type: Deed
Owner: Neal B Cowan		Grantor: AFBM III LLC	
Orig. Loan Amt: \$500,000.00		Title Co: PACIFIC TITLE	
Finance Type:	Loan Type: Private Party Lender	Lender: PRIVATE 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.

Assessor Map

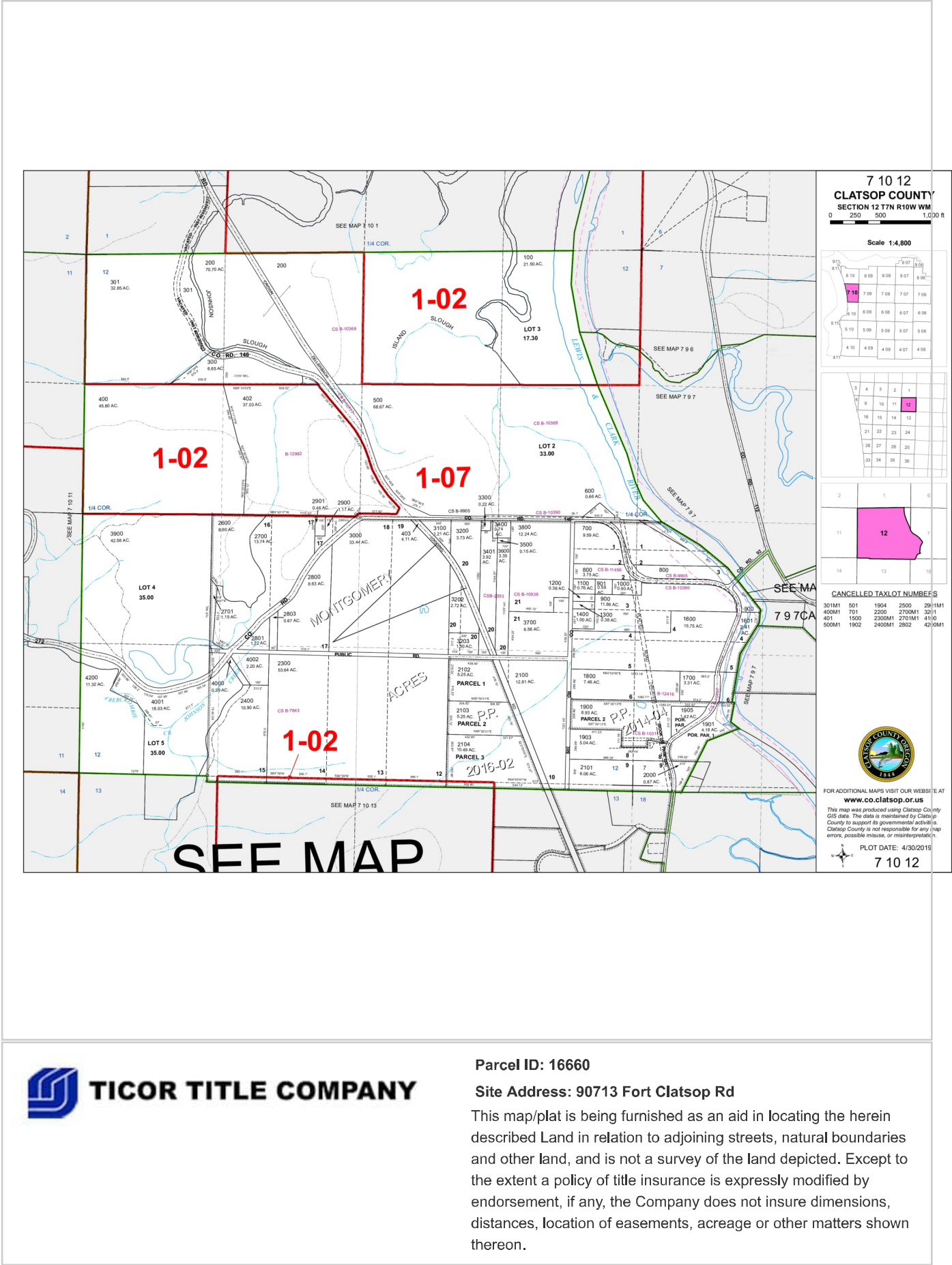


Parcel ID: 16660

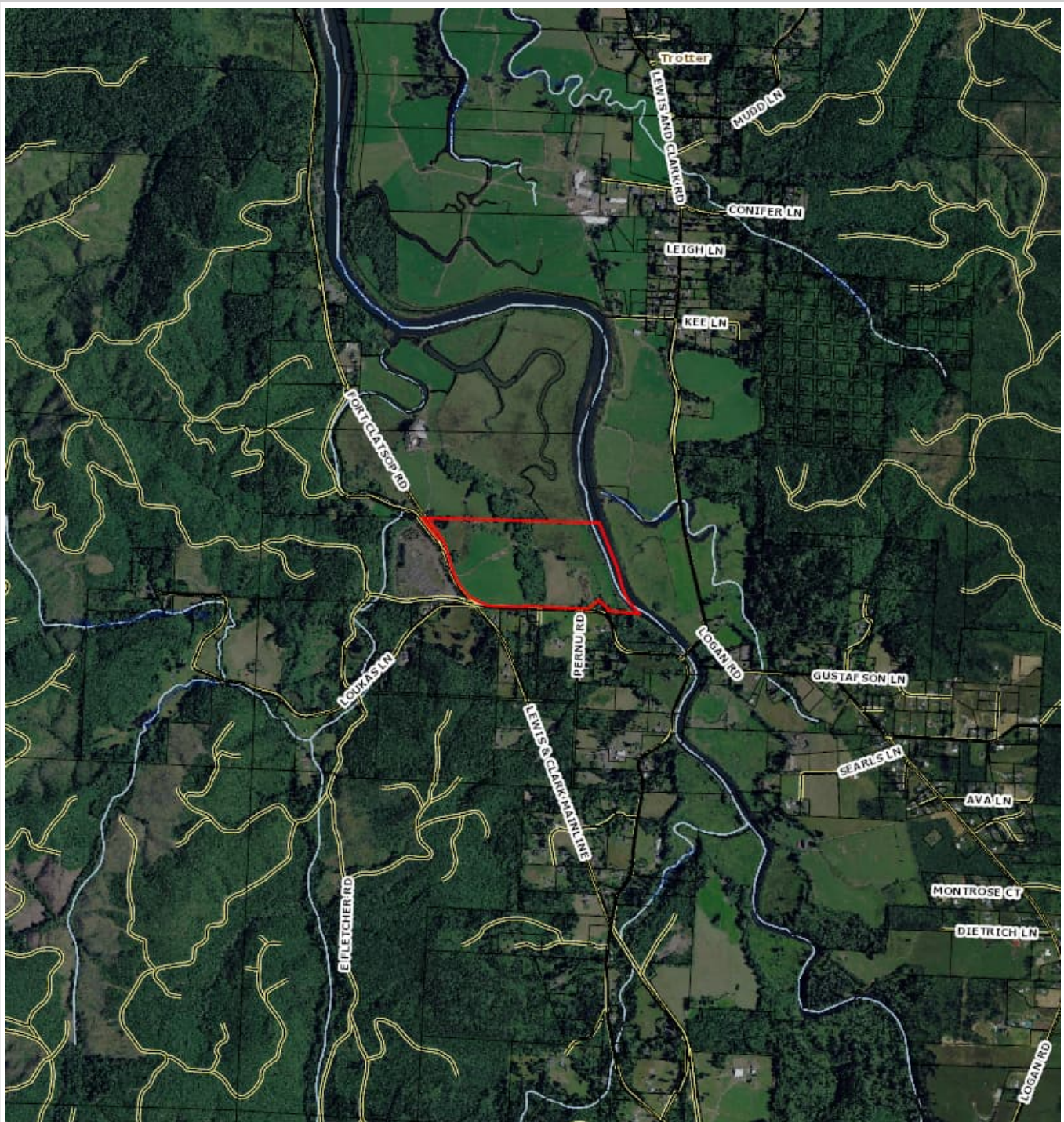
Site Address: 90713 Fort Clatsop Rd

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.

Full Assessor Map

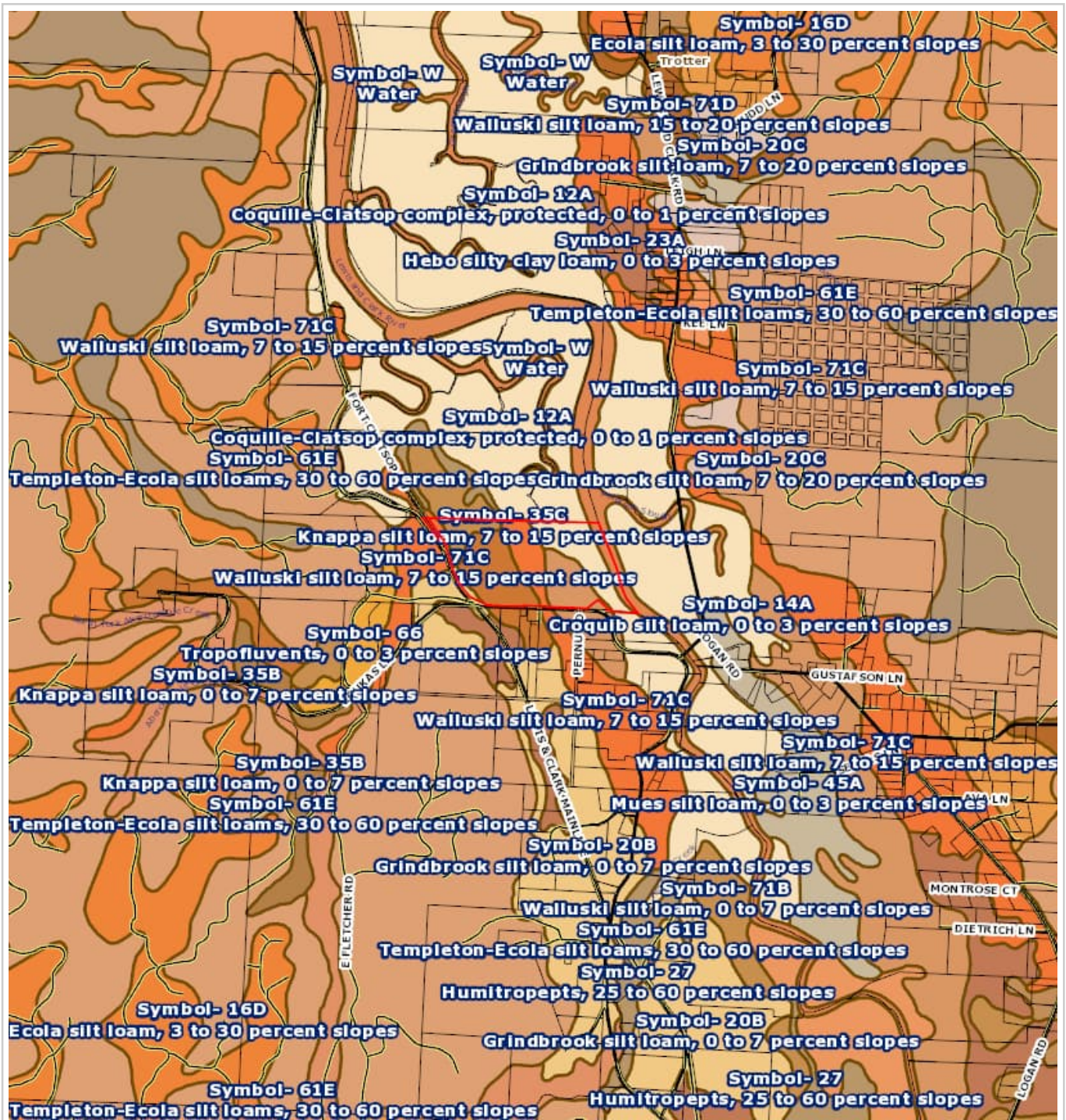


Aerial Map

**TICOR TITLE COMPANY****Parcel ID: 16660**

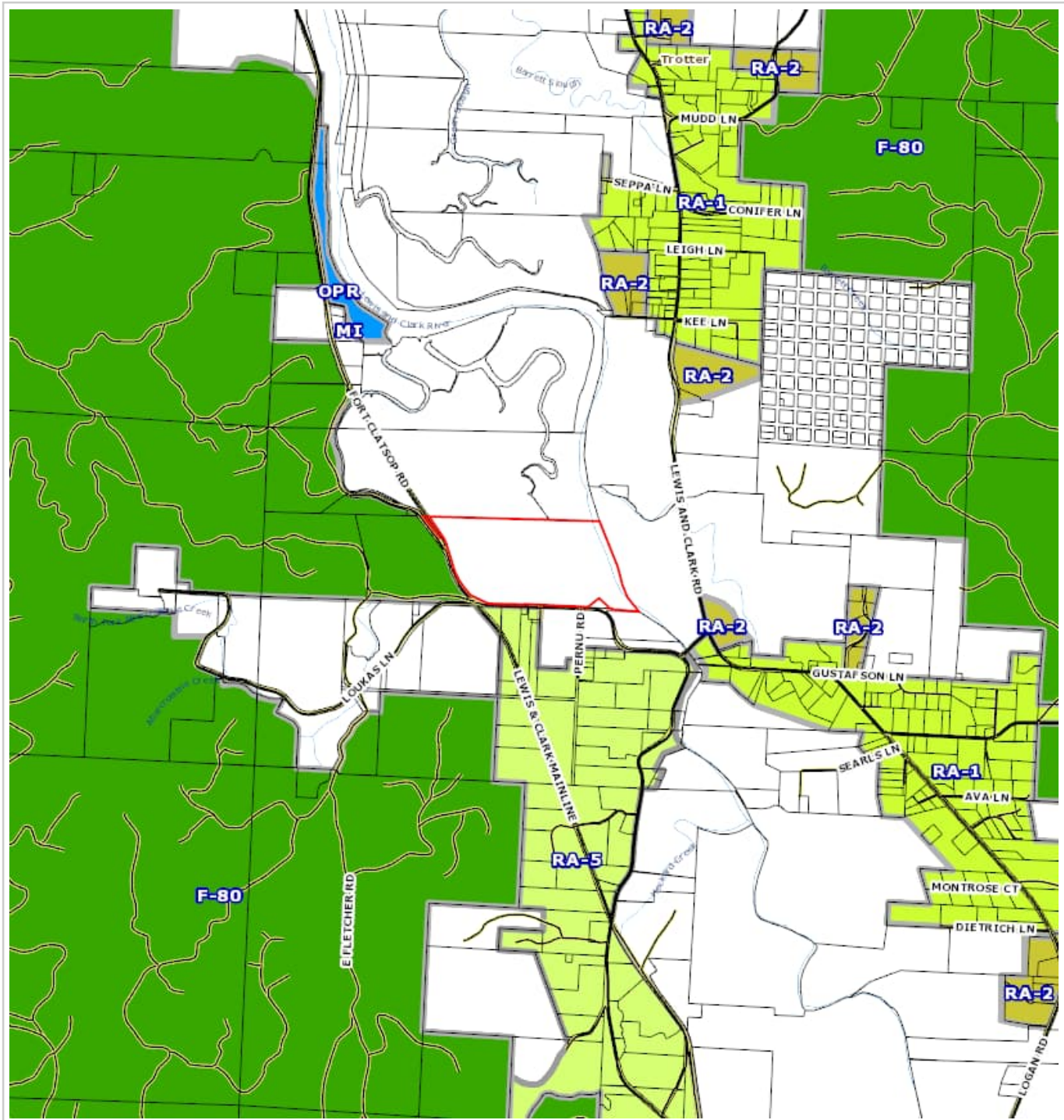
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Soil Map


TICOR TITLE COMPANY
Parcel ID: 16660

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Zoning Map

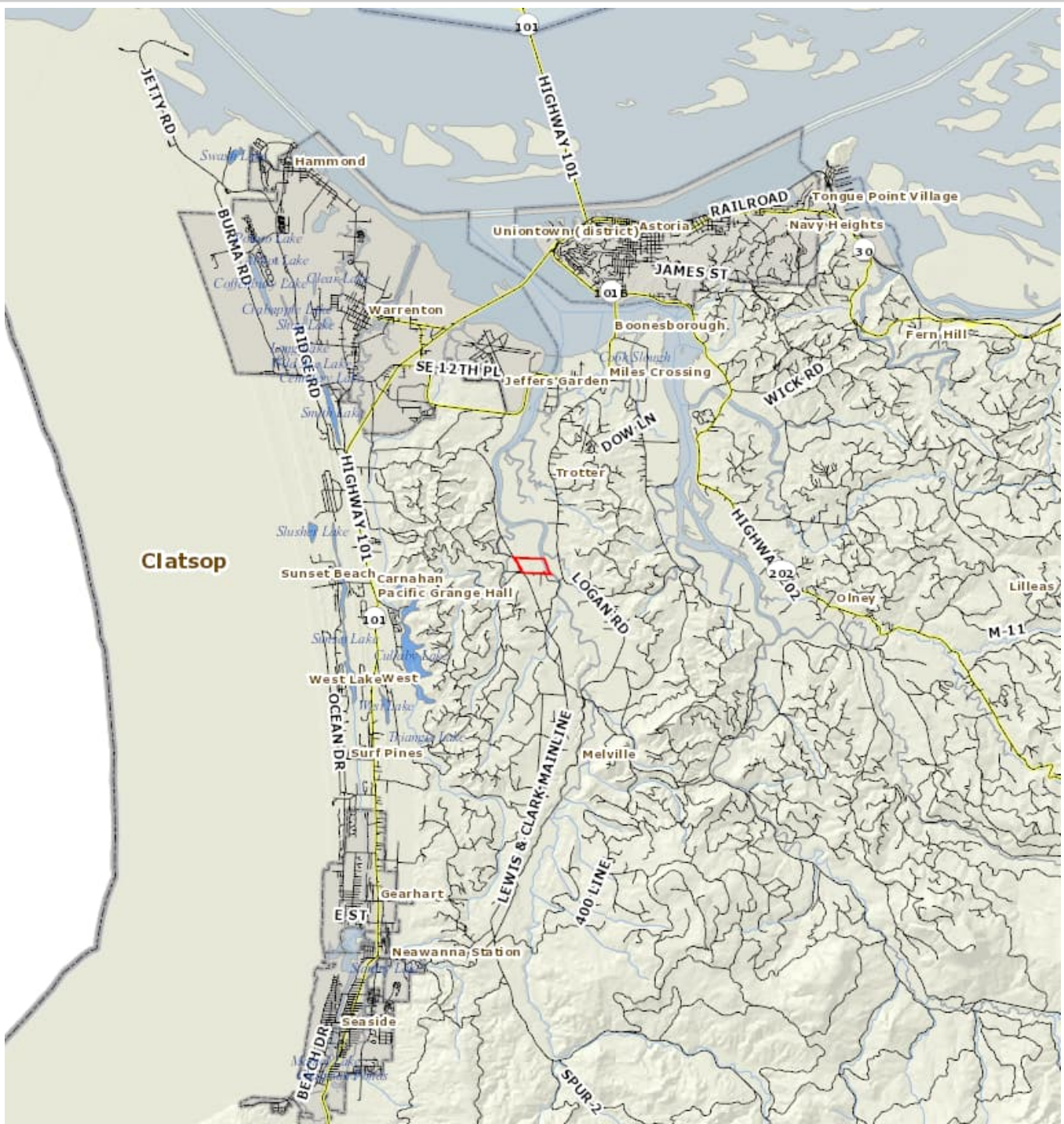


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Flood Map



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