

12782 MARION ROAD SE

T U R N E R , O R



**Oregon
Farm & Home**
★ BROKERS ★

PROPERTY SYNOPSIS

LOCATION

Located in between Marion and Turner, Near I5 and Hwy 22

LAND

11.20 Acres, 10 Acres of Water Rights, Hot New Zealand Fencing, Gated, EFU

HOME

4 Bedrooms, 2 Bathrooms, Sun Room with Patio Access, Office Space, Mudroom with Washer and Dryer Hookups, Pellet Stove, Granite Countertops in Kitchen, Stainless Steel Appliances, Walk In Closet, Double Sinks, Jacuzzi Tub with Property Views

OUTBUILDINGS

400 SqFt Finished Office | LVP Floors, Step In Shower, Walk In Closet, Fridge, Island, Small Dishwasher, Two Burner Cooktop

640 SqFt Garage | Concrete Floors, Insulated, 200 Amp Power, Siding Repainted 2023

1100 SqFt Barn | Concrete Floors, Hay Storage, Cattle Stalls

3136 SqFt Pole Barn | Two Garage Doors, Small Bathroom, RV/Boat Storage, Basketball Mat Flooring, Power

PROPERTY SYNOPSIS

IMPROVEMENTS

Granite Countertops (2023), Carpet (2023), Interior and Exterior Paint (2023), LVP in Kitchen and Bath (2023), Porch Roof (2013)

REMARKS

Welcome to your completely updated 11 acre ranch with 10 acres of New Zealand fenced and irrigated pasture! This charming homestead blends the country living with modern conveniences, making it an ideal haven for those seeking a balance between work and play. From the paved drive, you can easily access the huge shop, hay barn and completely separate contemporary office w/ its own kitchen. This property is set up for 10+ head cattle and could be easily converted for your livestock needs.

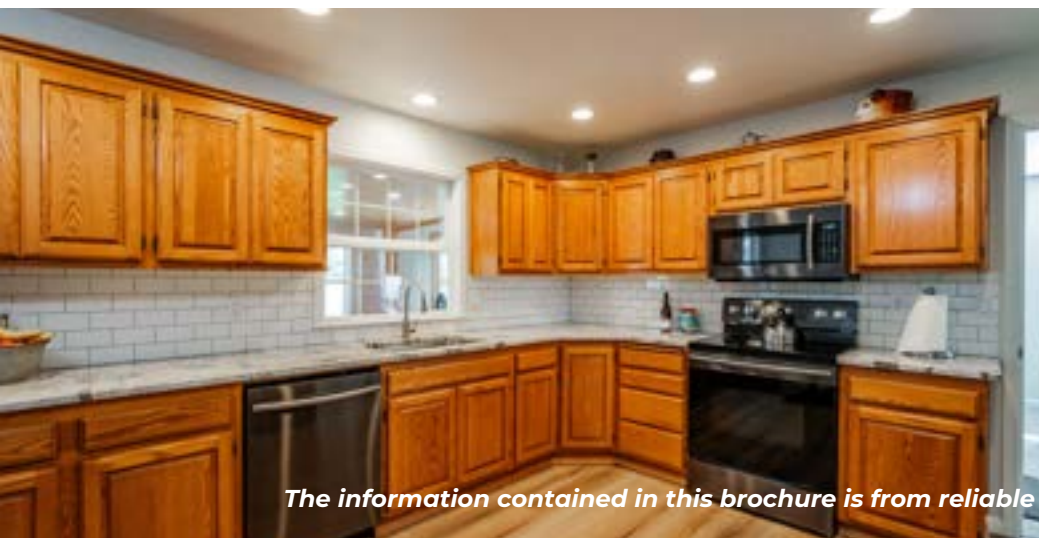
Surrounded by irrigated pastures, the property features a cattle barn, adding character and functionality. Perfect for storing equipment, hay from your ranch and any other additional feed.

For the sports enthusiasts, a laid-out basketball court awaits, providing the perfect venue for friendly games, exercise, or simply unwinding. Imagine the joy of shooting hoops with your private oasis. But, let's be practical; we are sure that you can fill this huge shop with all the items important to you and have plenty of room left to collect.

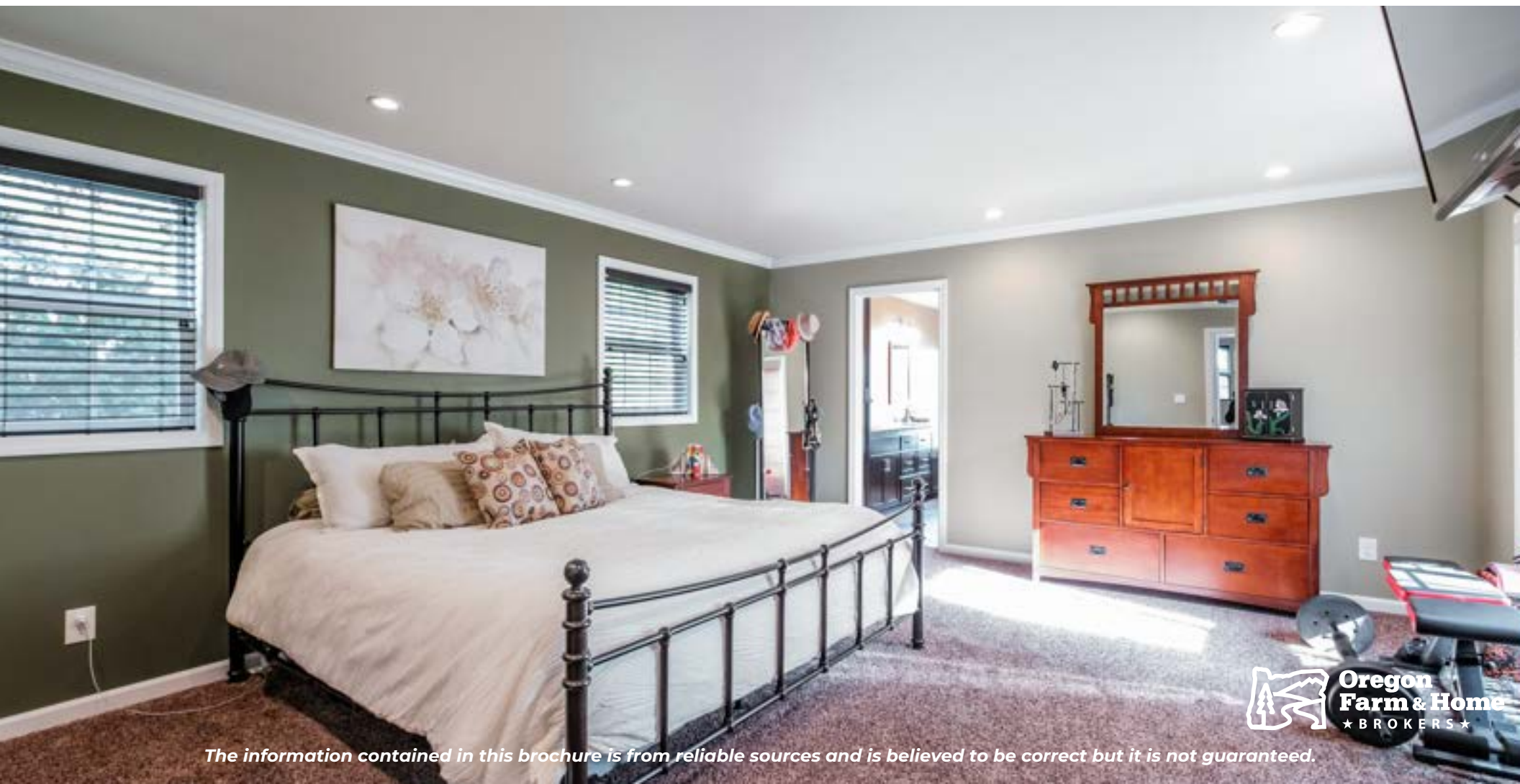
A detached garage offers additional storage and parking space, ensuring your vehicles, tools and toys are secure and protected from the elements. Whether you're a car enthusiast or simply value the convenience of extra space, this detached garage adds a practical touch to the property.

Step into the fully contained and meticulously crafted small finished office space. Designed with both functionality and aesthetics in mind, this compact 400 Sqft workspace offers a perfect sanctuary for focused work and creative endeavors. It is bigger and better built than your typical tiny home or ADU. This luxurious space is heated and cooled with a heat pump for year around comfort.

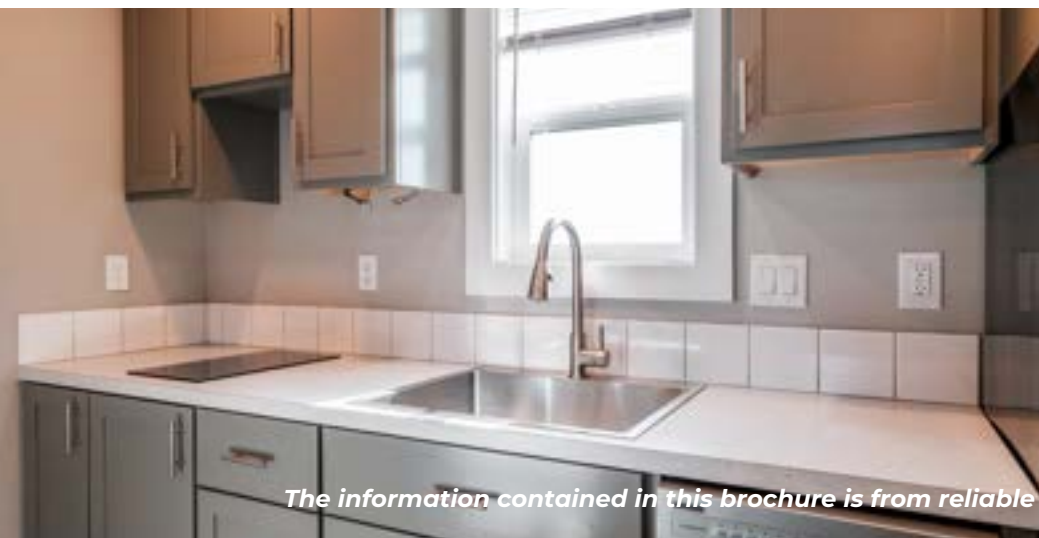
Beyond the boundaries of the homestead, the land comes with water rights, ensuring a sustainable and productive environment for gardens, crops, or livestock. Fill your barn with hay from your property and run a sustainable herd without paying for feed. Embrace the opportunity to cultivate your own agricultural dreams with ample water resources.



The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

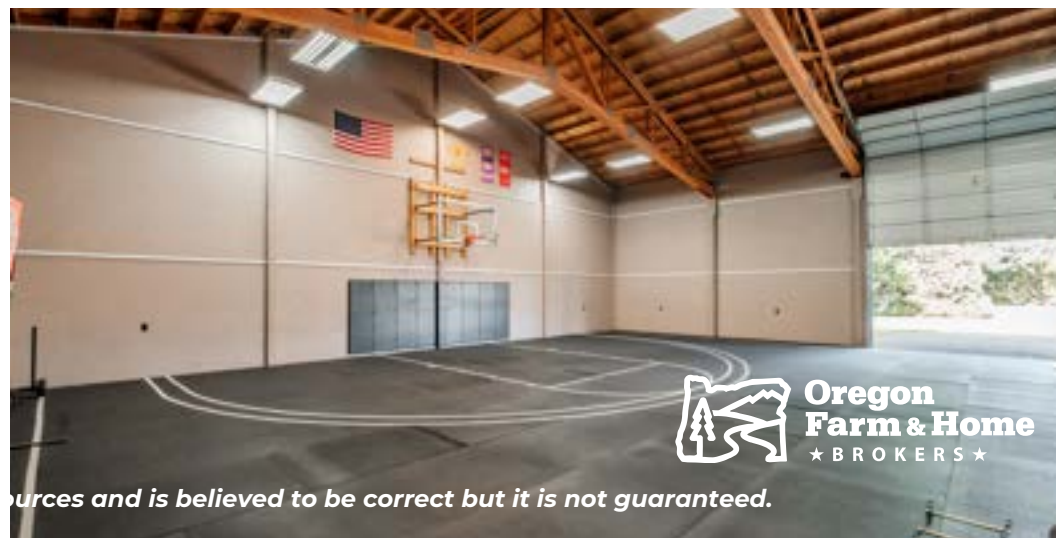
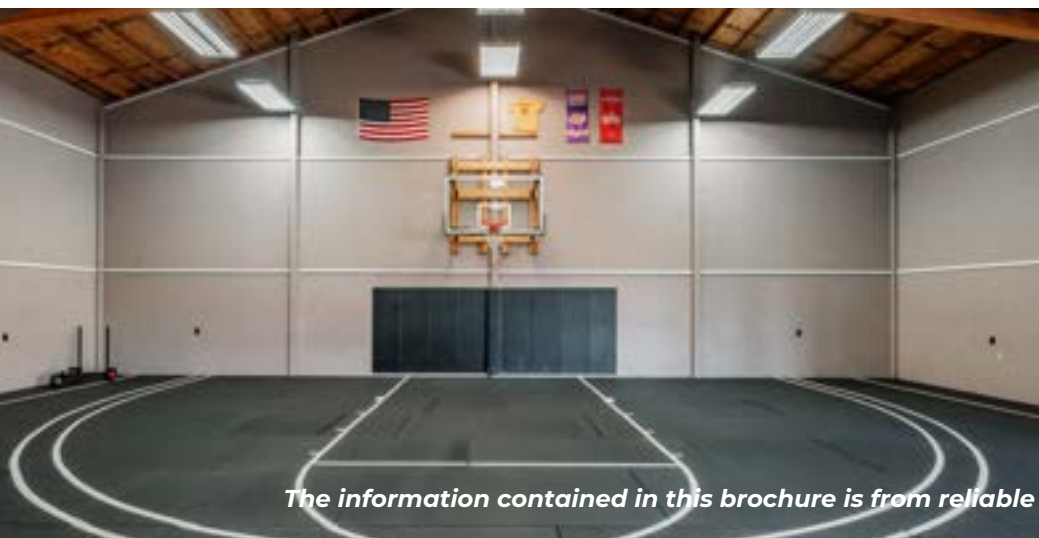


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PROPERTY MAPS

PROVIDED BY LAND.ID

SCAN HERE FOR AN
INTERACTIVE MAP!



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535500**

Tax Lot: **092W22D002700**

Owner: Dalsoglio Family Trust

CoOwner: Dalsoglio, Michael F Trustee

Site: 12782 Marion Rd SE

Turner OR 97392

Mail: 12782 Marion Rd SE

Turner OR 97392

Zoning: EFU - Exclusive Farm Use

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 11.20

Twn/Rng/Sec: T:09S R:02W S:22 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$723,150.00**

Market Land: **\$318,440.00**

Market Impr: **\$404,710.00**

Assessment Year: **2023**

Assessed Total: **\$180,542.00**

Exemption:

Taxes: **\$2,229.12**

Levy Code: 05545

Levy Rate: 12.3467

PROPERTY CHARACTERISTICS

Year Built: 1945

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories: 1

Total SqFt: 2,028 SqFt

Floor 1 SqFt: 2,028 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 11.20 Acres (487,872 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Stove

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 4010 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/04/2020

Sale Amount:

Document #: 43070239

Deed Type: Deed

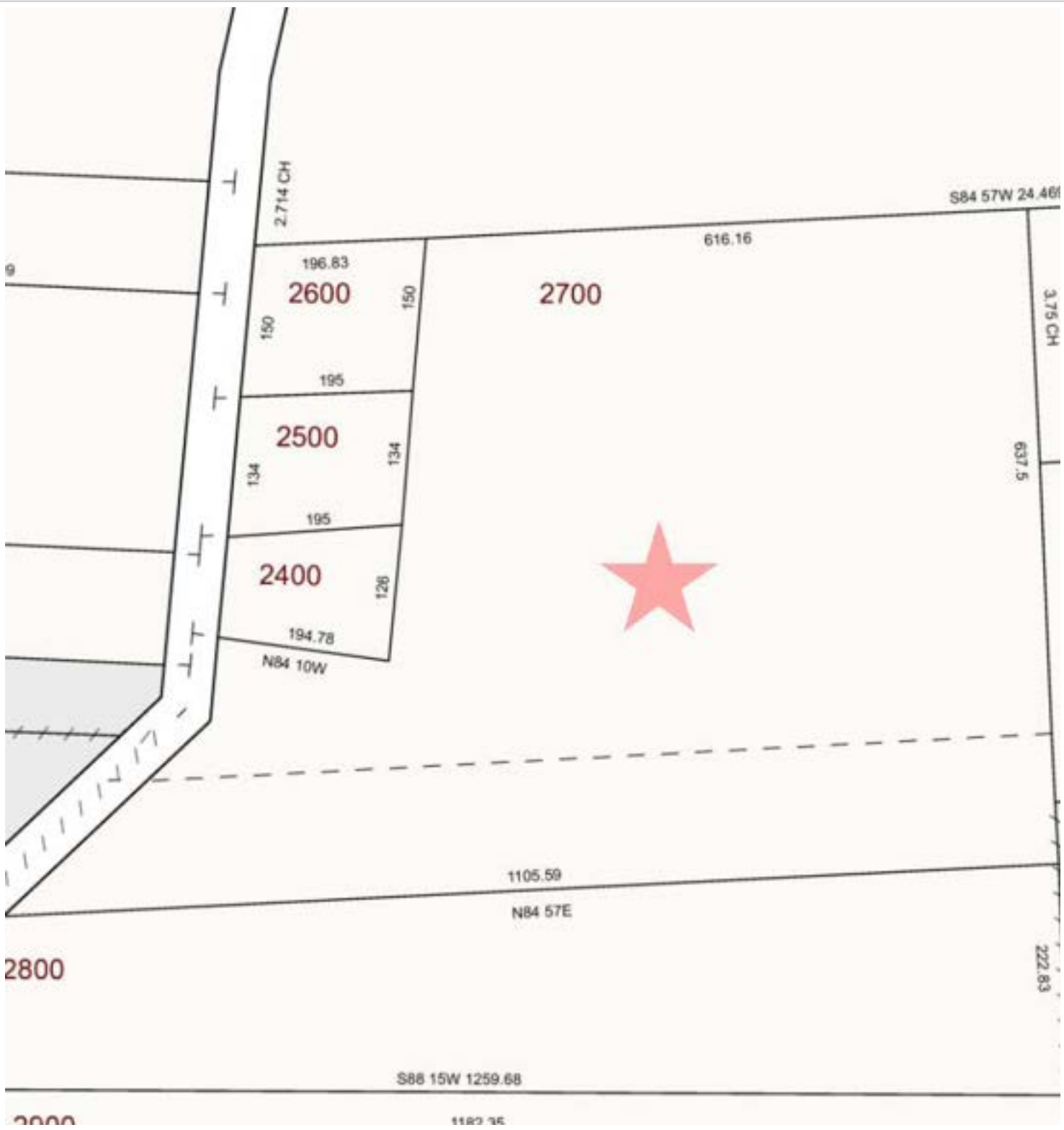
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: ATTORNEY ONLY



Fidelity National Title

Parcel ID: 535500

Site Address: 12782 Marion Rd SE

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.



Parcel ID: 535500

Site Address: 12782 Marion Rd SE

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Aerial Map

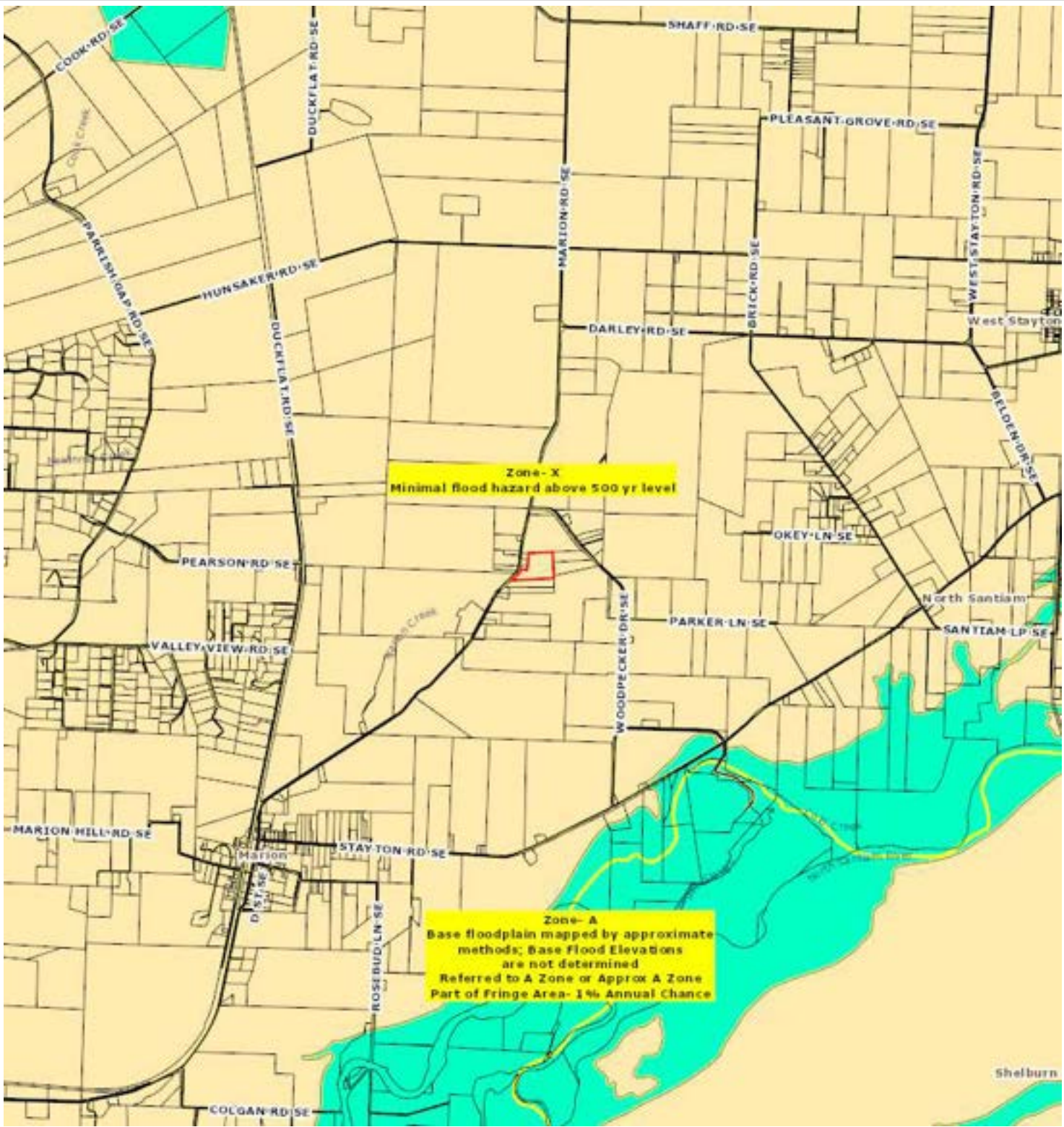


Fidelity National Title

Parcel ID: 535500

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Flood Map



Fidelity National Title

Parcel ID: 535500

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Property Identificaton

Account ID:
535500

Tax Account ID:
535500

Tax Roll Type:
Real Property

Situs Address:
12782 MARION RD SE TURNER OR 97392

Map Tax Lot:
092W22D002700

Owner:
DALSOGLIO FAM TR &
DALSOGLIO, MICHAEL F TRE &
DALSOGLIO,MICHELLE L TRE
12782 MARION RD SE
TURNER, OR 97392

Manufactured Home Details:

Other Tax Liability:
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
DALSOGLIO FAM TR & DALSOGLIO,MICHAEL F TRE & DALSOGLIO,MICHELLE L TRE 12782 MARION RD SE TURNER OR 97392			3/4/2020 43070239 B&S 535500
DALSOGLIO,MICHAEL F & DALSOGLIO,MICHELLE 12782 MARION RD SE TURNER OR 97392			8/7/2006 26880123 B&S 535500
MISSING OWNERSHIP INFORMATION			7/1/1998 13910399 DEED 535500, 542465, 542466
MISSING OWNERSHIP INFORMATION			7/1/1998 10070359 DEED 535500
DALSOGLIO,MICHAEL F 12782 MARION RD SE TURNER OR 97392	CHAPEN,FRANCIS E & CLARA S	12/16/1991 \$91,000.00 27 1	12/16/1991 09090223 DEED 535500

Property Details

Property Class:

551

RMV Property Class:

551

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 535500**

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			05545
2	005 Farm Homesite	1	43560	05545
3	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	7.2	313632	05545
4	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	3	130680	05545

Improvements/Structures for Tax Account ID 535500

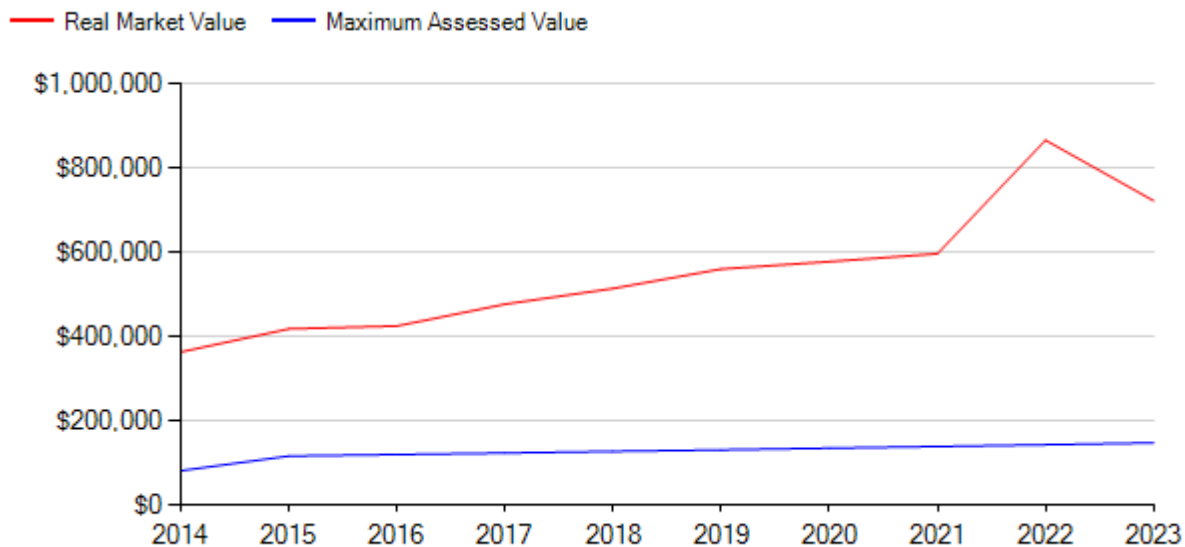
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	142 Multi Story above grade		4	2028	1945	05545
1.1		YARD IMPROVEMENTS GOOD			1	1982	05545
2	FARM BLDG	351 General Purpose Building (GB)		4	640	1992	05545
3	FARM BLDG	341 Multi Purpose Shed (MP)		4	30		05545
4	FARM BLDG	351 General Purpose Building (GB)		4	1110	1995	05545
5	RESIDENCE	108 Residential Other Improvements		0	0	2005	05545
5.1		ASPHALT DRIVEWAY			6365	2005	05545
6	RESIDENCE	108 Residential Other Improvements		0	0	1998	05545
7	FARM BLDG	352 Utility Building (UB)		5	3136	2014	05545

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$318,440
Assess.:	
RMV Structures:	\$404,710
RMV Total:	\$723,150
AV:	\$180,542
SAV:	\$69,951
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0

Exemption Description: None
M5 Taxable: \$474,661
MAV: \$148,260
MSAV: \$32,282

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$404,710	\$0	\$318,440/\$32,282	None	\$180,542
2022	\$411,260	\$0	\$456,020/\$31,462	None	\$175,412
2021	\$285,860	\$0	\$311,690/\$30,660	None	\$170,420
2020	\$267,160	\$0	\$311,690/\$29,890	None	\$165,580
2019	\$249,390	\$0	\$311,690/\$29,140	None	\$160,880
2018	\$248,250	\$0	\$266,810/\$28,100	None	\$156,010
2017	\$235,400	\$0	\$242,480/\$27,700	None	\$151,890
2016	\$193,600	\$0	\$232,460/\$27,020	None	\$147,600
2015	\$193,180	\$0	\$226,060/\$26,350	None	\$143,420
2014	\$144,370	\$0	\$219,830/\$25,710	None	\$107,810

Taxes: Levy, Owed

Taxes Levied 2023-24: \$2,229.12
Tax Rate: 12.3467
Tax Roll Type: R
Current Tax Payoff Amount: \$1,486.08

Year	Total Tax Levied	Tax Paid
2023	\$2,229.12	\$743.04
2022	\$2,174.47	\$2,174.47
2021	\$1,970.00	\$1,970.00
2020	\$1,912.21	\$1,912.21
2019	\$1,909.76	\$1,909.76
2018	\$1,864.36	\$1,864.36
2017	\$1,816.28	\$1,816.28

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$743.04	\$0.00	\$0.00	\$743.04	10/30/2023
2022	3905513	-\$724.82	\$0.00	\$0.00	\$724.82	5/9/2023
2022	3892506	-\$1,449.65	\$28.99	\$0.00	\$1,420.66	10/25/2022
2021	3878192	-\$1,970.00	\$59.10	\$0.00	\$1,910.90	11/10/2021
2020	3855070	-\$1,912.21	\$57.37	\$0.00	\$1,854.84	11/4/2020
2019	149884	-\$1,909.76	\$57.29	\$0.00	\$1,852.47	10/23/2019
2018	302557	-\$1,864.36	\$55.93	\$0.00	\$1,808.43	10/22/2018
2017	371958	-\$1,816.28	\$54.49	\$0.00	\$1,761.79	11/14/2017

After recording, return to:

Stayton Law
PO Box 248
Stayton, OR 97383

Send tax statements to:

Michael F. Dalsoglio and Michelle L. Dalsoglio,
as Trustees of the Dalsoglio Trust
12782 Marion Road SE
Turner, OR 97392

REEL 4307 PAGE 239

MARION COUNTY

BILL BURGESS, COUNTY CLERK

03-04-2020 09:46 am

Control Number 591833 \$ 96.00

Instrument 2020 00011621

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **MICHAEL F. DALSOGLIO and MICHELLE DALSOGLIO**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MICHAEL F. DALSOGLIO and MICHELLE L. DALSOGLIO, as Trustees of the DALSOGLIO FAMILY TRUST**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and hereby made a part hereof.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.



IN WITNESS WHEREOF, the grantor has executed this instrument on February 26, 2020.


MICHAEL F. DALSOGLIO


MICHELLE DALSOGLIO

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on February 26, 2020, by **MICHAEL F. DALSOGLIO and MICHELLE DALSOGLIO.**


Notary Public for Oregon



EXHIBIT A

Beginning at a point in the center of the County Road leading from Turner to Marion which is 24.15 chains North and 27.889 chains West and 14.567 chains South 11° 02' West and 2.714 chains South 3° 32' West from the Southeast Corner of the JOSEPH DAVIS DONATION LAND CLAIM NO. 43, in Section 22, Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 84° 57' East 812.99 feet; thence South 4° 31' East 637.5 feet; thence South 84° 57' West, 1105.59 feet to the center line of the aforementioned county road; thence north 44° 14' East along the center line of said county road, 336.95 feet; thence North 3° 32' East along the center line of said county road, 32.4 feet; thence South 84° 10' East, 194.78 feet; thence North 3° 32' East 260 feet; thence South 89° 57' West, 195 feet to the center line of the aforementioned county road; thence North 3° 32' East along the center line of said county road 150 feet to the point of beginning.

SAVE AND EXCEPT: Beginning at a point in the center of the county road leading from Turner to Marion which is 24.15 chains North, and 27.889 chains West and 14.467 chains South 11° 02' West and 2.714 chains South 3° 32' West from the Southeast Corner of the JOSEPH DAVIS DONATION LAND CLAIM NO. 43, in Section 22, Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 3° 32' West, 150.00 feet to the Northwest Corner of property conveyed to Clifford L. Albee et ux by Deed Recorded February 3, 1969, in Book 659, Page 698, Deed Records of Marion County, Oregon; thence North 89° 57' East, 195.00 feet to the Northeast Corner of said parcel; thence North 3° 32' East, 167.21 feet more or less to a point in the North line of property conveyed to William Karlin and wife, by Deed Recorded in Book 615, Page 342, April 13, 1966, in Marion County Deed Records; thence South 84° 57' West following the North line of said property, a distance of 196.83 feet to the point of beginning.

Site Address: 12782 Marion Road SE, Marion, OR 97392
Marion County Tax Account R35500
Map Tax Lot: 092W22D 02700
Approximately 11.20 acres

REEL: 4307

PAGE: 239

March 04, 2020, 09:46 am.

CONTROL #: 591833

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

SOIL REPORT

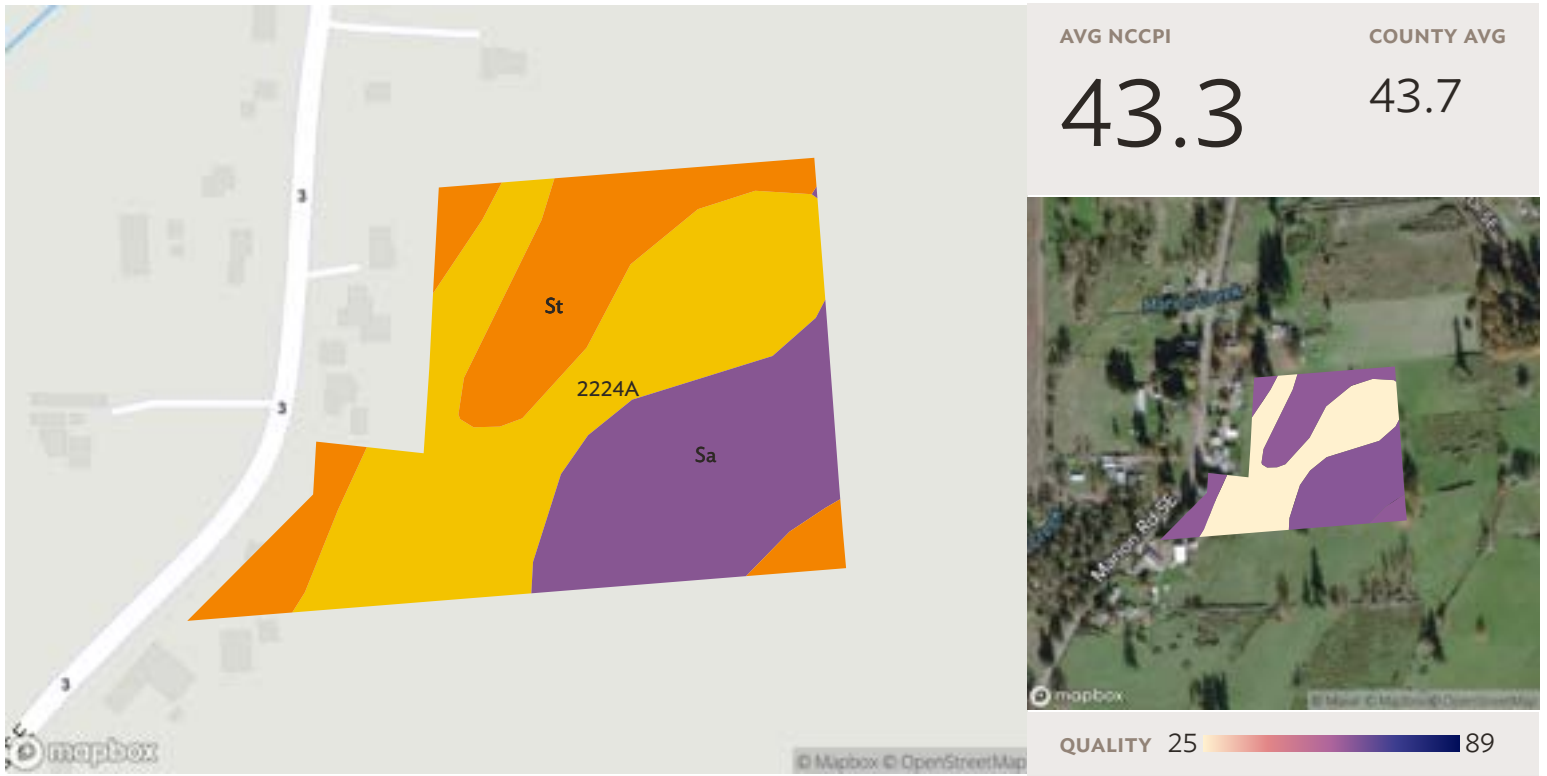
PROVIDED BY ACREVALUE

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1 field, 11 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 22



All fields

Source: NRCS Soil Survey

11 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	4.91	45.9%	4	21.6
Sa	Salem gravelly silt loam	2.98	27.9%	2	62.1
St	Sifton gravelly loam	2.81	26.3%	3	61.1
		10.70			43.3

WATER RIGHTS

PROVIDED BY SANTIAM WATER DISTRICT

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SANTIAM WATER
CONTROL DISTRICT

Date	Invoice #
3/15/2024	06014872

Per Santiam District WR Run
with the Land, Upon New Owner
a New Contract will be drawn up.

Terms	Map Tax Lot:	Property ID
DUE April 15th	535500	R35500

[illegible]

Total	\$456.50
Payments/Credits	\$0.00
Balance Due	\$456.50



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE
HELMS

STEVHELMS@KW.COM
541-979-0118

