



**Oregon
Farm & Home**

★ B R O K E R S ★

**15005 SE WALLACE
DAYTON**

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT

INTRODUCTION

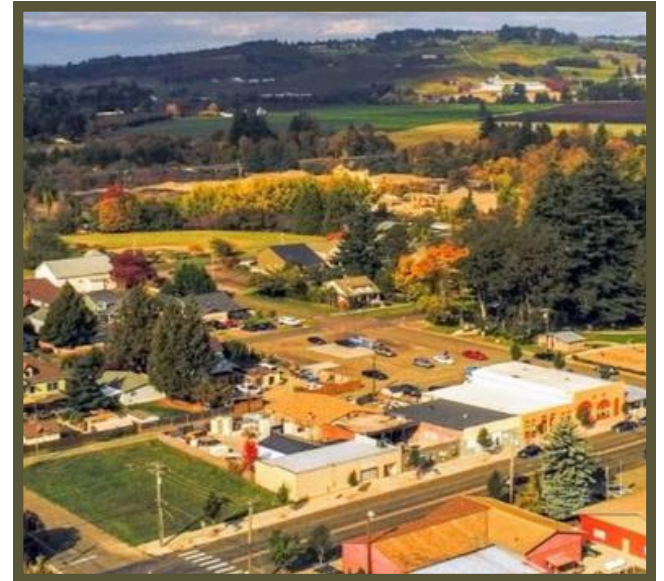
Unlock the opportunities this 36 acre property has to offer! The property features 20 acres of water rights w/ a 1946 priority date w/ top tier Cloquato & Woodburn Silt Loam Soils. This riverfront property off of the Lambert Slough & the Willamette River offer endless recreational opportunities from fishing, hunting, boating to almost any water sports.

The existing 2200 SF home has the potential to be rehabbed or replaced/relocated to an outstanding view location overlooking the river and Cascade mountains.

Potential for two legal dwellings*

AREA

Dayton, Oregon, is a small yet vibrant town located in Yamhill County, in the heart of Oregon's celebrated wine country. With a population of just over 2,500, Dayton offers a welcoming, close-knit community steeped in history and surrounded by picturesque landscapes. Founded in the mid-19th century, the town retains its historic charm, with landmarks such as the Dayton Blockhouse and Courthouse Square Park serving as reminders of its pioneer past. Its location makes Dayton a gateway to world-class wineries, lush vineyards, and agritourism destinations, attracting visitors from near and far. Despite its rural setting, Dayton is conveniently situated near major transportation routes, including Highway 18 and Highway 99W, providing easy access to larger cities like McMinnville, Salem, and Portland. Whether you're exploring its historic downtown, enjoying the local food and wine scene, or experiencing the scenic beauty of the Willamette Valley, Dayton captures the essence of small-town charm and regional excellence.



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LOCAL HISTORY

Dayton, Oregon, has a rich history that dates back to the mid-19th century when it was established as a pioneer settlement in the fertile Willamette Valley. The town was founded in 1850 by Joel Palmer, a prominent figure in Oregon's early history and one of the state's most influential pioneers. Palmer, who served as a superintendent of Indian Affairs and played a key role in developing the Oregon Trail, named the town after his hometown of Dayton, Ohio. His leadership and vision helped shape Dayton into a vital early hub for agriculture and trade.

Dayton's location on the Yamhill River made it a strategic site for commerce, serving as a steamboat landing that connected settlers and farmers to markets in Portland and beyond. This accessibility contributed to the growth of the town, as well as its role in supporting the region's early agricultural economy, particularly in grain and livestock. Over the years, Dayton also became known for its strong community spirit, with schools, churches, and civic organizations forming the backbone of local life.



OPPORTUNITY

Owning a small farm in the Willamette Valley with Woodburn and Cloquato soils and established water rights offers exceptional opportunities for sustainable agriculture and profitability. These soil types are among the most fertile in the region, with Woodburn soils known for their excellent water-holding capacity and balanced nutrient profiles, and Cloquato soils prized for their deep, well-draining structure that supports diverse crops. Together, they create ideal conditions for cultivating high-value crops like berries, hazelnuts, wine grapes, and vegetables, as well as for supporting pasture or livestock operations.

Access to water rights further enhances the farm's productivity and versatility, ensuring reliable irrigation for consistent yields, even during dry summers. This resource is particularly valuable in the Willamette Valley, where mild weather and long growing seasons already favor agricultural success. With water rights, farmers can optimize crop growth, explore specialty or organic farming, and increase resilience against climate variability.



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LAND



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LOCATION

Conveniently situated between McMinnville and Newberg, this property offers easy access to both Portland and Salem, just an hour's drive away. Located off Highway 221, it is only 20 minutes from Salem and Highway 22, and a quick 30-minute drive to Interstate 5.

LAND

Parcel ID #188585

Tax Lot R530902000

36.19 Acres

- 7 +/- Acres of Strawberries
- 5 +/- Acres of Peaches
- 9 +/- Acres of Open Ground
- 20 +/- Acres of Water Rights
 - See Water Rights Docs Below
- Arboreal Setting

Lambert Slough Frontage

- From The Willamette River

Gravel Roads

STRUCTURES



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STRUCTURES

Home

- Built 1988
- 2,340 SqFt
- Two Stories
- Wood Burning Fireplace
- Stained Windows
- Major Rehab or Tear Down

Barn

- 2000 +/- SqFt
- Living Quarters
- Per the County
 - Tear Down and Receive a Second Legal Dwelling**

Shed

- 1140 +/- SqFt
- Gravel and Concrete Floors

Shed

- 576 +/- SqFt

LEASES

Home

- Vacant

Farm Ground

- Year to Year Handshake Lease

SYSTEMS

Well

Septic

SELLER PREFERRED TERMS

Please be advised that the property is currently in rough condition. We kindly ask that all agents and their clients exercise caution while walking the property, as there may be broken glass and other hazards present.

Forms: OREF

Title: Fidelity National in Albany

Offer Response Time: 3 Business Days

Personal Property: All personal property left at the close of escrow to be responsibility of the buyer, all personal property conveyed at \$0 value.

Exclusions: Irrigation Equipment

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARIES*
- *FEMA FLOODPLAIN*
- *TOPOGRAPHIC*
- *LAND USE*
- *LOCATION*



SCAN HERE
FOR
INTERACTIVE
MAP!



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15005 SE WALLACE RD, DAYTON

6.7 ACRES STRAWBERRIES

2 ACRES OPEN

**PEACHES
5 ACRES**

4.5 ACRES OPEN

Lambert Slough

Lambert

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221

15005 SE WALLACE RD, DAYTON

22

6.7 ACRES STRAWBERRIES

2 ACRES OPEN

**PEACHES
5 ACRES**

4.5 ACRES OPEN

SE DAYTON HWY

Lambert Slough

Lambert Slough

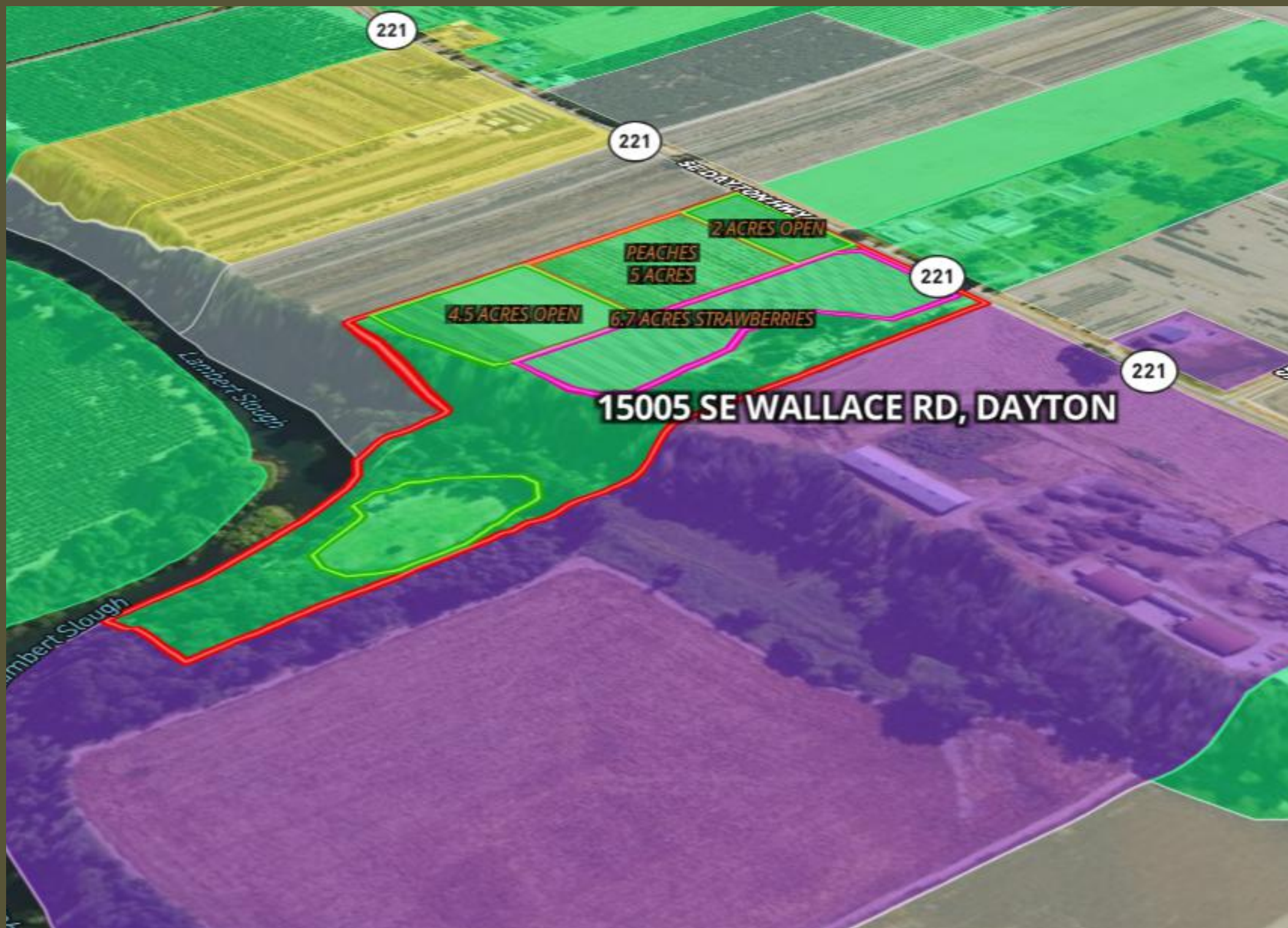
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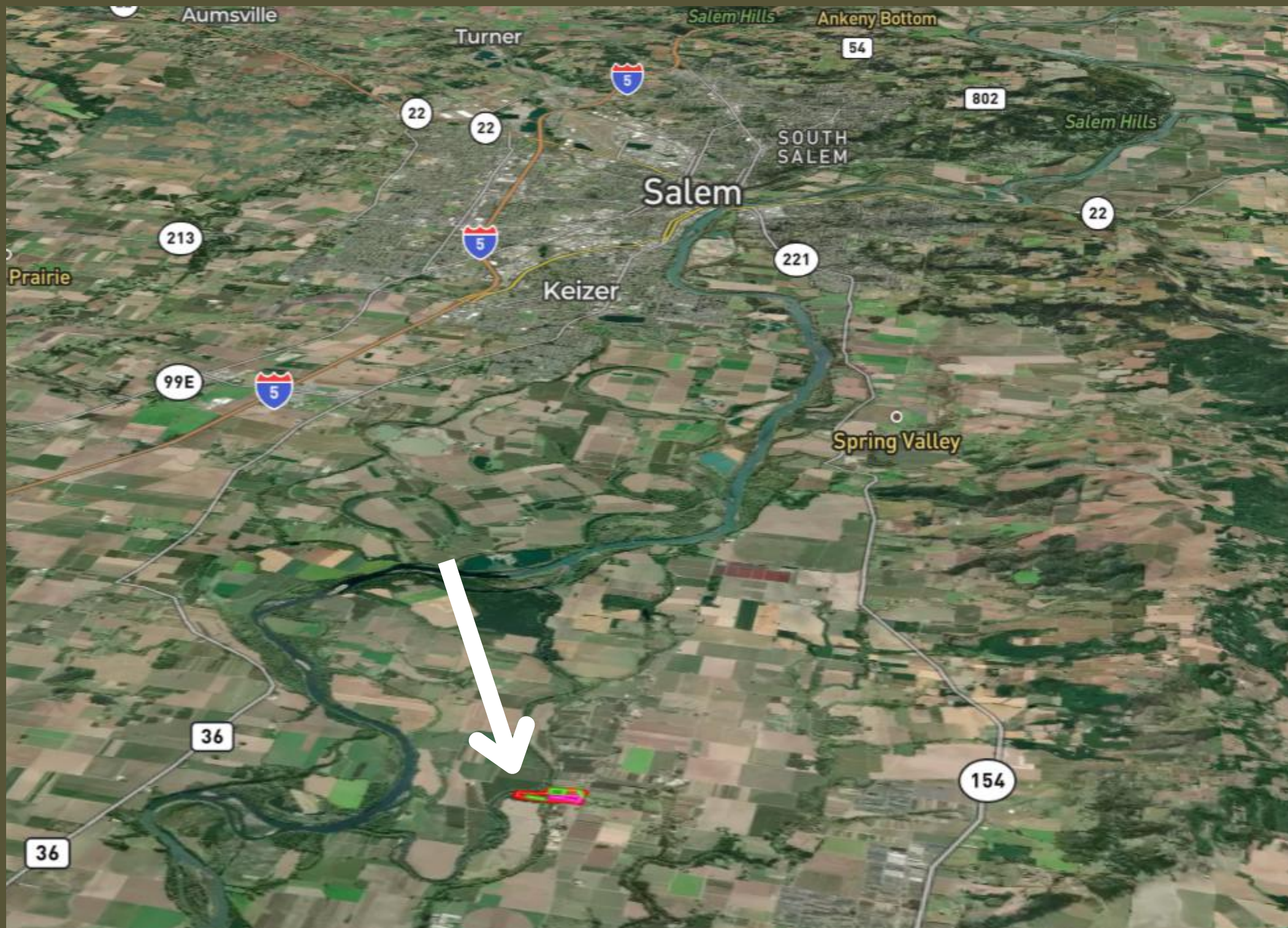
**Oregon
Farm & Home**
★ BROKERS ★



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REPLACEMENT DWELLING DOCS

BARN WITH APPROVED RESIDENTIAL CONVERSION

THE BARN IS APPROVED FROM YAMHILL COUNTY FOR CONVERSION INTO A RESIDENTIAL DWELLING. THE APPROVAL, DATED JULY 20, 2023, MANDATES THAT THE CONVERSION MUST BE COMPLETED WITHIN FOUR YEARS FROM THIS DATE. APPLICATION APPROVAL IS PROVIDED BELOW FOR REVIEW. BUYERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE REGARDING THE AVAILABILITY AND SPECIFICS OF THE CONVERSION WITH YAMHILL COUNTY.

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4TH STREET • McMINNVILLE, OREGON 97128

Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/planning>

July 20, 2023

Brad Crawford
9415 SW Jamieson Rd.
Beaverton, OR 97005

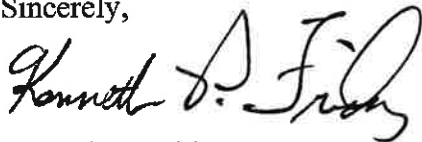
Re: Tax Lot # 5309-2000, dwelling located at 15005 Wallace Rd. SE, Dayton
Docket# RDI-12-23

Dear Mr. Crawford:

The parcel identified above is zoned EF-80, Exclusive Farm use. On July 18, 2023, our building inspector did an inspection which approved the home site for replacement (see enclosed inspection report) as allowed by Section 402.02(M) of the Yamhill County Zoning Ordinance (YCZO). Subsection 402.08(D) of the YCZO allows dwellings which passed the replacement dwelling inspection to be replaced within four years of that inspection. Therefore, the home located at 15005 Wallace Rd. SE, Dayton, has until July 18, 2027, to be replaced. Please note that this deadline can be extended as long as the existing house passes another replacement dwelling inspection.

Please be aware that before construction of a residence, building and septic permits would still need to be obtained. Should you have any questions, please do not hesitate to contact this office.

Sincerely,



Kenneth P. Friday
Planning Director

Enclosure

cc: Tax Lot file

979-23-130-PLNG

Yamhill County Department of Planning and Development

525 NE 4th Street • McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

Replacement Dwelling Inspection

DATE: 4.21.23	TAX LOT R5309-2000	ZONE EF-80	RECEIPT # 924224	RDI- 12-23
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Site Address:	15005 Wallace Rd. SE Dayton, OR. 97114	Request By: Brad Crawford
Directions:	South on Hwy 221 from Dayton to Salem	Phone No.: 503-730-8725
Mail decision to:	9415 SW Jamieson Rd Beavereton,, OR. 97005	Property Owner (If Different): Kathy Crawford/ Brad Crawford

ALTERATION, RESTORATION OR REPLACEMENT OF A LAWFULLY ESTABLISHED DWELLING IS PERMITTED WHEN THE EXISTING STRUCTURE:

YES NO

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has intact exterior walls and roof structure |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has interior wiring for interior lights |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has a heating system |

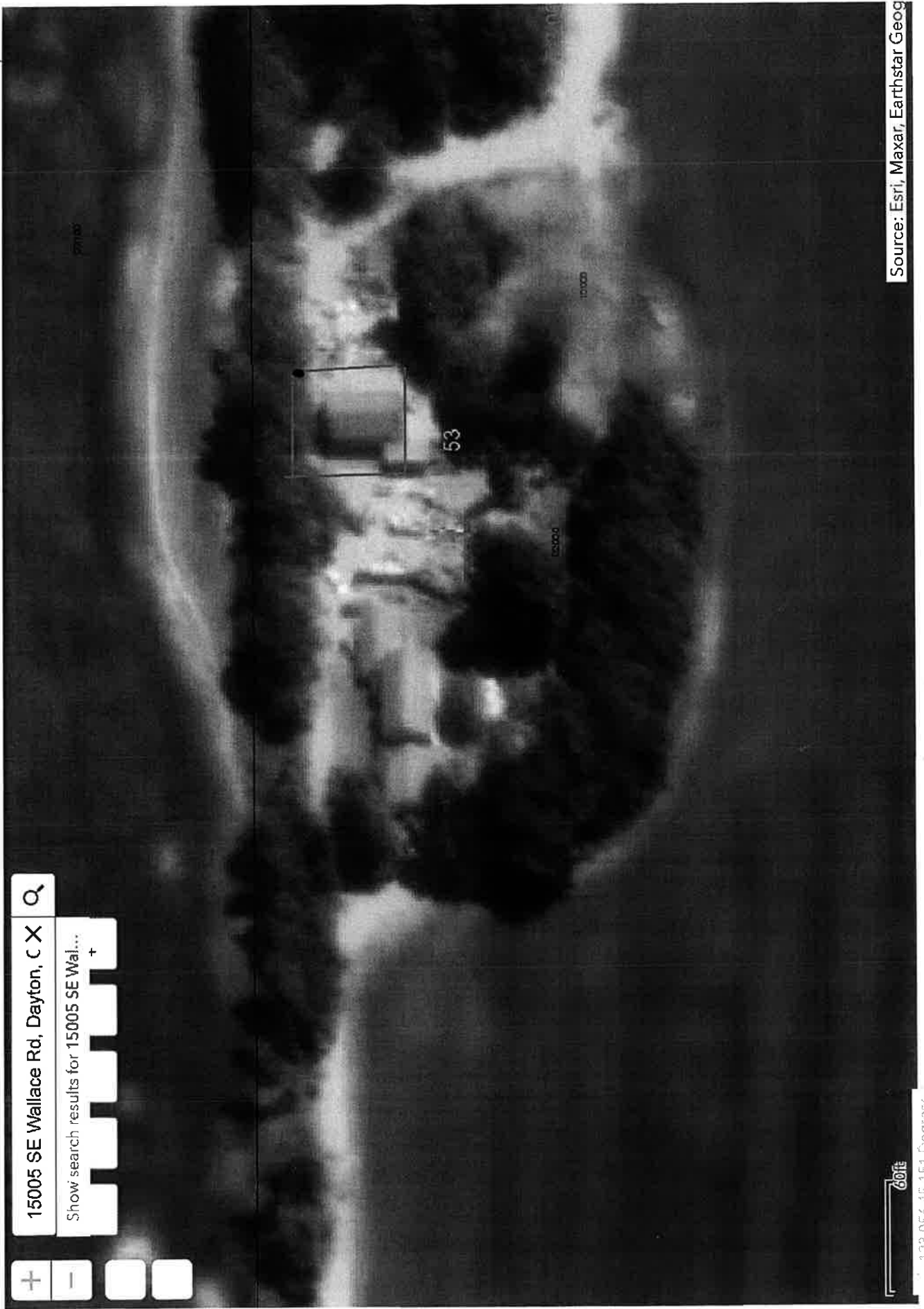
In the case of replacement, the original dwelling must be removed, demolished, or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling. Approval is valid for four years from inspection date.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved			

Notes: _____

Inspected by: JCH Date: 7-18-23

EXPIRES 4 YEARS FROM DATE OF INSPECTION



Yamhill County Map



April 20, 2023

SL

- ☐ County
- ☐ Floodway
- ☐ Taxlots
- ☐ UGB_YamhillCo
- ☐ 500 Year Flood Area
- ☐ County Roads
- ☐ Tax Label
- ☐ City Boundary
- ☐ 100 Year Flood Area
- ☐ Townships

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Esri Community Maps Contributors, Oregon Metro, Oregon State Parks,
Yamhill County GIS
Yamhill County 2018

SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WOODBURN SILT LOAM
- CLOQUTO SILT LOAM

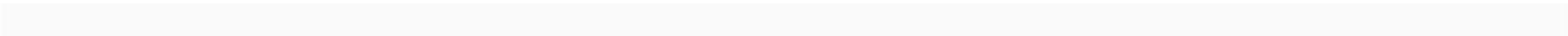


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 Boundary 34.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2310A	Woodburn silt loam, 0 to 3 percent slopes	19.84	57.78	0	93	1
2003A	Cloquato silt loam, 0 to 3 percent slopes	7.48	21.78	0	94	2w
2301A	Amity silt loam, 0 to 3 percent slopes	2.99	8.71	0	96	2w
2013A	Wapato silty clay loam, 0 to 3 percent slopes	1.88	5.47	0	74	3w
2310F	Woodburn silt loam, 20 to 55 percent slopes	1.76	5.13	0	61	6e
W	Water	0.4	1.16	0	-	8
TOTALS		34.35(*)	100%	-	89.74	1.75

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

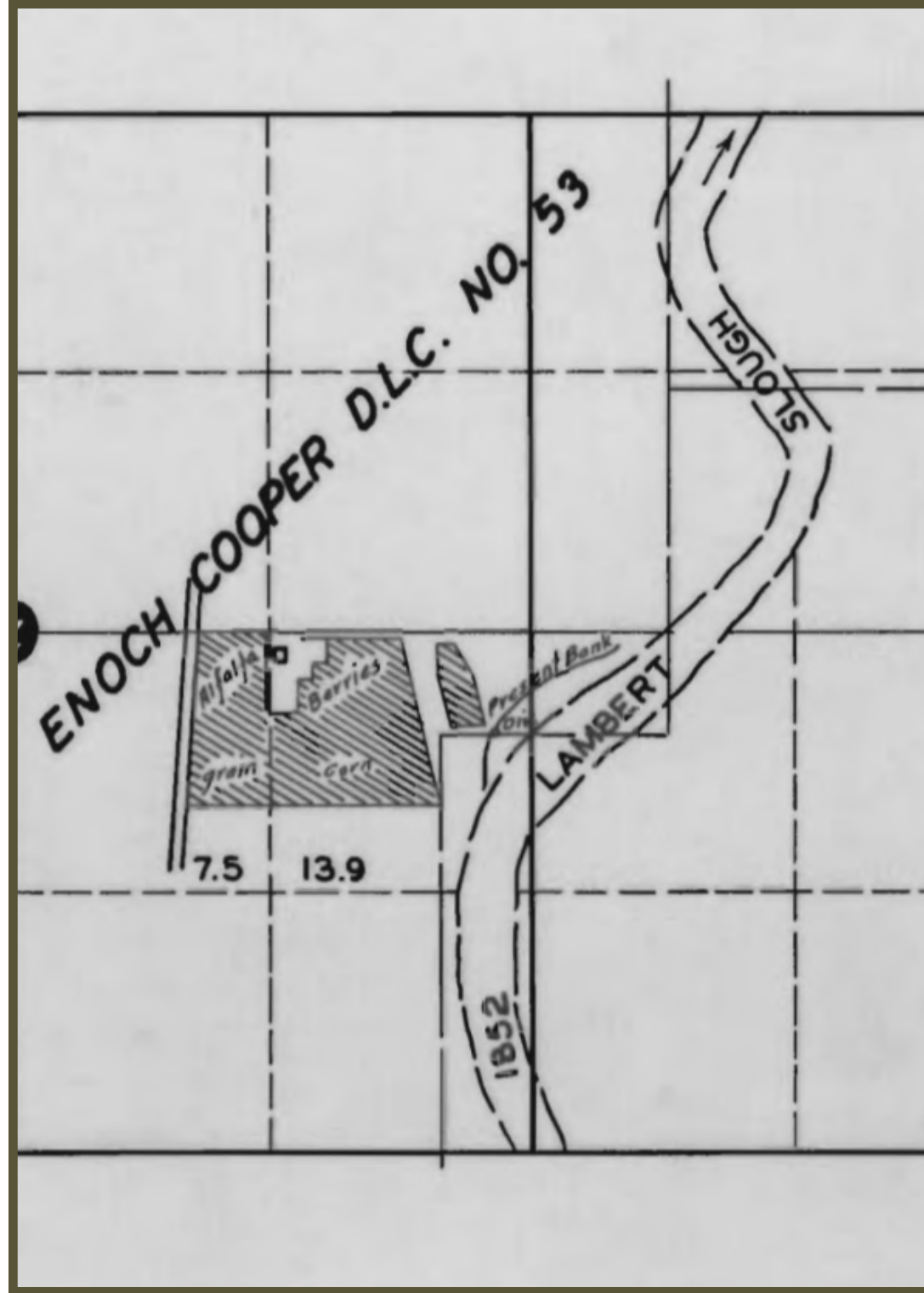


WATER RIGHTS

WATER RIGHTS PROVIDED BY
OWRD

WATER RIGHTS SUMMARY

- 20 +/- ACRES OF WATER RIGHTS
- 1946 PRIORITY DATE
- IRRIGATION
- PERMIT 17424



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STATE OF OREGON
COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

This Is to Certify, That GEORGE W. STRAWN

of Rt. 1. Box 41, Dayton, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Lambert Slough, a tributary of Willamette River, for the purpose of irrigation.

under Permit No. 17424 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from November 29, 1946

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.268 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, as projected on Enoch Cooper D.L.C. No. 53, Section 9, Township 5 South, Range 3 West, T. 5. N.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed $2\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

7.5 acres in the NW $\frac{1}{4}$ SE $\frac{1}{4}$, as projected on Enoch Cooper D.L.C. No. 53
13.9 acres in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, as projected on Enoch Cooper D.L.C. No. 53
Section 9

T. 5 S., R. 3 W., W. N.

Land on which water is to be used is a part of the property more explicitly described by the appropriator as follows: The following described real property situated in Yamhill County, State of Oregon, to-wit: Beginning at a point on "west boundary line of Enoch Cooper Donation Land Claim, Claim No. 53, Notification No. 1490, in Township 5 South, Range 3 West of the Willamette Meridian, in said Yamhill County, Oregon, and said beginning point being 42.82 chains North of the Southwest corner of said Donation Land Claim, Thence East on the South line of Lot No. One (1), 70.70 chains to Southeast corner of said Lot No. One (1) and Northeast corner of Lot No. Two (2) from which a balsam tree bears North 56° East 24 links distant and marked "C. S. 1463 B. T." an ash 14 inches in diameter bears South $10\frac{1}{2}^{\circ}$ West 32 links distant marked "C. S. 1463 D. T."; thence South 7.26 chains to the Easterly Southeast corner of said Lot No. Two (2); thence West 17.50 chains to the angle corner of said Donation Land Claim; thence South 5.39 chains to the Southeast corner of said Lot 2 and Northeast corner of Lot No. 3 from which a fir 30 inches in diameter bears South 45° and 50' East 48 links marked "C.S.B.T."; thence West 53.20 chains to a stake on West line of said Donation Land Claim and Southwest corner of said Lot No. Two (2) and Northwest corner of said Lot No. Three (3) above referred to; thence running North 12.65 chains to the place of beginning and containing 80 acres, more or less said premises above described being Lot No. Two (2) above referred to as described in County Survey No. 1463 of the County Surveys of said County. (Saving and Excepting from said 80 acres above described 42.49 acres heretofore sold and conveyed to A. T. Wilson and E. T. Wilson by the said S. C. Dixon and Mary E. Dixon; said 42.49 acres being all that part of said 80 acres above described lying West of

COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*



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Fidelity National Title®

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

15005 SE Wallace Rd
Dayton OR 97114-8636

Parcel Number:

188585

Prepared For:

Customer Service Salem

Date:

8/5/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Yamhill, OR County Property Profile

15005 SE Wallace Rd
Dayton OR 97114-8636



Fidelity National Title
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

Parcel Id (APN)	188585
Tax/Account #	R530902000
Address	15005 SE Wallace Rd Dayton, OR 97114-8636
Acres	36.19
Lot Sq Feet	1,576,436

Owner Information

Owner	Crawford, Kathy G Crawford, Bradley R
Owner Address	10120 SW Paulina Dr Tualatin, OR 97062-8549

Tax Information (2023)

Levy Code	08.3
Levy Rate	12.59
Total Tax	\$6,207.67

Assessment Information (2023)

Total Value	\$501,209.00
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Market Information (2023)

Market Land Value	\$658,606.00
Market Improved Value	\$521,752.00
Market Total Value	\$1,180,358.00

Land Information

Land Use	Farm - Exclusive Farm Use (EFU) - Improved (typical of class)
Building Use	2 Story
Parcel Type	Residential
Watershed	1709000703 Chehalem Creek-Willamette River
School District	8 Dayton
Zoning	EF-80 Exclusive Farm Use
Neighborhood	000045_DERIVED Rural South

School Attendance

Primary School	Dayton Grade School
Middle School	Dayton Jr High School
High School	Dayton High School

Improvements

Year Built	1988
Stories	2.00
Total Square Feet	2,340
Finished Square Feet	2,340
First Floor Square Feet	1,443
Second Floor Square Feet	897
Bedrooms	2
Bathrooms	2
Garage Square Feet	1,840
Exterior Wall Type	CLA Clapboard
Roof Type	Gable
Fireplaces	1

Survey Information

T R S	05S 03W 09
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Census Information

Census Tract	030900
Census Block	2066

Legal

Township 5S Range 3W Section 09 TaxLot 02000

Transfer Information

Document Recording Date	7/8/2003
Document Number	2003-16297

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.

Yamhill, OR County Property Profile

15005 SE Wallace Rd
Dayton OR 97114-8636



Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND





7/1/2023 to 6/30/2024 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION15005 SE WALLACE RD
DAYTON, OR 97114**ALT NO: R5309 02000**

Account Acres: 36.1900

ACCOUNT NO: 188585

Tax Code Area: 8.3

CRAWFORD KATHY G 1/2 &
10120 SW PAULINA DR
TUALATIN, OR 97062Potential Additional Tax Liability
For Special Assessment**2023 - CURRENT TAX BY DISTRICT:**

CHEMEKETA COMMUNITY COLLEGE	313.71
DAYTON SD 8	2,550.74
WILLAMETTE REG ESD	148.71
EDUCATION TOTAL:	3,013.16

CHEMEKETA LIBRARY	41.00
DAYTON FIRE	616.59
YAMHILL CO EXT SERVICE	22.50
YAMHILL CO SOIL & WATER	17.74
YAMHILL COUNTY	1,291.87
GENERAL GOVERNMENT TOTAL:	1,989.70

CHEMEKETA COLLEGE BOND	122.70
DAYTON SD 8 BOND	1,082.11
BONDS AND OTHER TOTAL:	1,204.81

2023 - 2024 TAX BEFORE DISCOUNT 6,207.67**VALUES:****LAST YEAR****THIS YEAR****REAL MARKET VALUES (RMV):**

LAND	440,202	658,606
STRUCTURES	800,729	521,752
RMV TOTAL	1,240,931	1,180,358

M5 REAL MARKET TOTAL:	955,813	687,021
ASSESSED VALUE:	486,740	501,209
TOTAL TAXABLE	486,740	501,209

PROPERTY TAXES:	6,128.06	6,207.67
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When a mortgage company requests your tax information this statement is yellow and for your records only.Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor**DELINQUENT TAXES:**

2022 - 2023 6,836.19

TOTAL (after discount): 12,857.63

Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

TAX PAYMENT OPTIONS

<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2023	186.23 3% Discount.....	\$12,857.63
2/3 PAYMENT	Nov 15, 2023	82.77 2% Discount.....	\$10,891.87
1/3 PAYMENT	Nov 15, 2023	No Discount.....	\$8,905.42

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions

TEAR HERE ↑

2023 - 2024 Property Tax Payment Yamhill County, Oregon**PROPERTY LOCATION: 15005 SE WALLACE RD****ACCOUNT NO: 188585**

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2023	\$12,857.63
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2023	\$10,891.87
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2023	\$8,905.42



Mailing address change on back

Enter Amount Paid30767*80**G50**0.663**1/1*****AUTOALL FOR AADC 970
CRAWFORD KATHY G 1/2 &
10120 SW PAULINA DR
TUALATIN OR 97062Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369

1/1 30767



36 00188585 0001285763 0001089187 0000890542 6

Property Account Summary

8/5/2024



Click image above for more information

Account Number	188585	Property Address	15005 SE WALLACE RD , DAYTON, OR 97114
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General Information	
Alternate Property #	R5309 02000
Property Description	Township 5S Range 3W Section 09 TaxLot 02000
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	8.3
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate	
Description	Rate
Total Rate	12.3854

Property Characteristics	
Neighborhood	Rural South
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	36.1900
Change Property Ratio	Farm

Parties	
Role	Name
Owner	CRAWFORD BRADLEY R & KATHY G 1/2
Owner	CRAWFORD KATHY G 1/2 &

Related Properties	
No Related Properties Found	

Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$501,209	\$486,740	\$472,695	\$459,060	\$441,181
Exempt Value EAR					
Taxable Value TVR	\$501,209	\$486,740	\$472,695	\$459,060	\$441,181
Real Market Land MKLTL	\$658,606	\$440,202	\$342,351	\$363,533	\$369,089
Real Market Buildings MKITL	\$521,752	\$800,729	\$638,523	\$506,823	\$509,395
Real Market Total MKTTL	\$1,180,358	\$1,240,931	\$980,874	\$870,356	\$878,484
M5 Market Land MKLND	\$57,843	\$51,856	\$48,979	\$49,625	\$51,024

M5 Limit SAV M5SAV	\$107,426	\$103,228	\$100,351	\$98,949	\$80,228
M5 Market Buildings MKIMP	\$521,752	\$800,729	\$638,523	\$506,823	\$509,395
M50 MAV MAVMK	\$467,272	\$453,662	\$440,449	\$427,620	\$415,165
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUSe Portion) SAVL	\$33,937	\$33,078	\$32,246	\$31,440	\$26,016

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2022	Delinquent	11/15/2022	\$6,128.06	\$1,443.50	\$7,571.56	\$7,571.56
2023	3	11/15/2023	\$6,207.67	\$469.03	\$6,676.70	\$14,248.26

Make Payment

[View Detailed Statement](#)

Clicking the Make Payment button will take you to a 3rd party payment site. Service Fee: Credit Card-2.55% with \$2.00 minimum, VISA Debit - \$4.00, eCheck - \$2.00

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
05/31/2022 13:43:00	1191233	\$6,438.37	\$6,438.37	\$6,438.37	\$0.00
06/17/2021 08:50:00	1143846	\$6,214.28	\$6,293.45	\$6,214.28	\$0.00
06/15/2020 13:17:00	1096287	\$6,034.22	\$6,034.22	\$6,034.22	\$0.00
04/29/2019 11:16:00	1044826	\$5,829.45	\$5,829.45	\$5,829.45	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
07/08/2003	07/08/2003	2003-16297	\$0.00	115057		S	No
01/10/2001	01/10/2001	2001-00382	\$0.00	103754		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2340	0 X 0	1940	4-	2	2	2	0

Dorothy F. Jones, by her Conservator
Kathy G. Crawford, Grantor

Kathy G. Crawford, Grantee

After recording return to:
Matthew J. Mullaney, Esq.
235 E. Third Street, Suite 12
McMinnville, OR 97128

Send all tax notices to:
Kathy G. Crawford
P. O. Box 249
Dayton, OR 97114

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK



\$36.00

00132015200300162970030039

200316297

9:12:23 AM 7/08/2003

DMR-DDMR Cnt=1 Str=3 SUSAN
\$15.00 \$10.00 \$11.00

STATUTORY SPECIAL WARRANTY DEED (ORS 93.855)

GRANTOR, DOROTHY F. JONES, acting by and through Kathy G. Crawford, her limited conservator for a special purpose, pursuant to an Order entered on June 19, 2003, in the matter of the conservatorship of Dorothy F. Jones, Case No. PR 03-082, filed in Circuit Court of the State of Oregon for Yamhill County, hereby conveys and specially warrants to KATHY G. CRAWFORD individually, GRANTEE, her undivided co-tenancy in the following described real property, commonly known as 15005 Wallace Road, Dayton, OR 97114, and more fully described in Exhibit A attached hereto, free and clear of encumbrances created or suffered by the Grantor, but subject however to the interests of the other co-tenants:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

The true consideration for this conveyance is \$0.00.

A water well exists on this property, used for domestic purposes.

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.

Signed this July 2, 2003. *KSC*



Dorothy F. Jones *KSC*
Dorothy F. Jones, by her Conservator
Kathy G. Crawford, Grantor

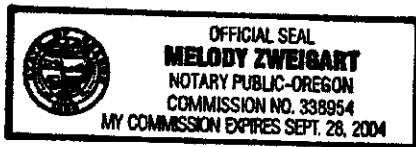
D 32 / KSC

STATE OF OREGON)

) ss.

COUNTY OF YAMHILL)

On the 2nd day of July 2003, before me personally appeared Kathy G. Crawford, who being first sworn, did say that she is the limited conservator for a special purpose of Dorothy F. Jones under a Court Order dated June 19, 2003, and that she executed the foregoing instrument by that authority and in behalf of Dorothy F. Jones, and she acknowledged this instrument to be the act and deed of Dorothy F. Jones.



Melody Zweigart
Notary Public for Oregon

D F J / KDC

EXHIBIT A, BEING A LEGAL DESCRIPTION ATTACHED TO A DEED FROM
DOROTHY F. JONES TO KATHY G. CRAWFORD, DATED JUNE ____, 2003

That portion of the following described tract lying Easterly of Oregon State
Highway 221 (Wallace Road):

Beginning at a point on the West boundary line of Enoch Cooper Donation
Land Claim #53, Notification No. 1490 in Township 5 South, Range 3 West of
the Willamette Meridian in Yamhill County, Oregon, and said beginning point
being 42.82 chains North of the Southwest corner of said Donation Land Claim;
thence East on the South line of Lot No. 1 of County Survey #1463, 70.70 chains
to the Southeast corner of said Lot No. 1 and the Northeast Corner of Lot No. 2
of said County Survey #1463, from which a balm tree bears North 56° East 24
links distant and marked "C.S. 1463 B.T.", an ash 14 inches in diameter bears
South 10 1/2° West 32 links distant marked "C.S. 1463 B.T."; thence South 7.26
chains to the Easterly Southeast corner of said Lot No. 2; thence West 17.50
chains to the angle corner of said Donation Land Claim; thence South 5.39 chains
to the Southeast corner of said Lot 2 and the Northeast corner of Lot No. 3 of
said County Survey #1463, from which a fir 30 inches in diameter bears South
45° 50' East 48 links distant marked "C.S.B.T."; thence West 53.20 chains to a
stake on West line of said Donation Land Claim and Southwest corner of said Lot
No. 2 and the Northwest corner of said Lot No. 3 above referred to; thence
running North 12.65 chains to the place of beginning.

032/KDC



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEHELMS@KW.COM | 541-979-0118



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TO LEARN
MORE
ABOUT THE
TEAM!

