

Polk County Parcel Information



First American Title

Parcel Information

Parcel #:	165251
Tax Lot:	762500 201
Site Address:	300 Reuben Boise Rd Dallas OR 97338
Owner:	Jacroux Kenneth R Rvc Lvg Tr Et Al
Owner 2:	Jacroux Kenneth R Et Al Trs Et Al
Owner Address:	300 Reuben Boise Rd Dallas, OR 97338
Phone:	
Township/Range/Section:	T: 07S R: 06W S: 25
TCA:	0204
Parcel Size:	20.81 Acres (906484 Sq. Ft.)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	020500/2025
Waterfront:	
Levy Code Area:	0204
Levy Rate:	10.7442
Market Value Land:	\$256,520
Market Value Improvement:	\$541,660
Market Value Total:	\$798,180
Assessed Value:	\$585,600



Tax Information

	Tax Year:	Annual Tax:
	2011	\$6,178.99
2010		\$5,970.85
Exemption Description:		

Legal

Land

Land Use:	481 - IMPRVD H&B TRACT, MLTPL SPEC ASMT, ZONING NOT SIGNIFICANT	Zoning:	County-FF - Farm/Forest Zone
Watershed:	RICKREALL CREEK	School District:	2

Improvement

Year Built.:	1999	Eff. Year Built.:	1999	Build Type:	- Res - One story		
Bedrooms:	2	Bathrooms:	2.50	Fin. Sq Ft:	2493	Floor 1 SqFt:	2493
Full Baths:	2	Half Baths:	1	Stories:		Floor 2 SqFt:	0
Garage:	648	Carport sq ft:	0	Deck Sq Ft:	0	Porch Sq Ft:	0
FirePlace:	1	Heat:	-FORCED AIR HEAT & COOLING				

Transfer Information

Rec. Date:	3/13/2006	Sale Price:		Doc Num:	0000003896	Doc Type:	
Buyer:	JACROUX KENNETH R & REBECCA J			Seller:	JACROUX,KEN R & REBECCA J		

Loan Date:	3/10/2006	Loan Amt:	\$460,000	Doc Num:	0000003816	Doc Type:	Trust Deed-Deed of Trust
Loan Type:	Fixed	Finance Type:		Lender:	OREGON FIRST COMMUNITY CU		

Rec. Date:	3/6/2006	Sale Price:		Doc Num:		Doc Type:	B&S
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FirePlace:	1	Heat:	-FORCED AIR HEAT & COOLING				

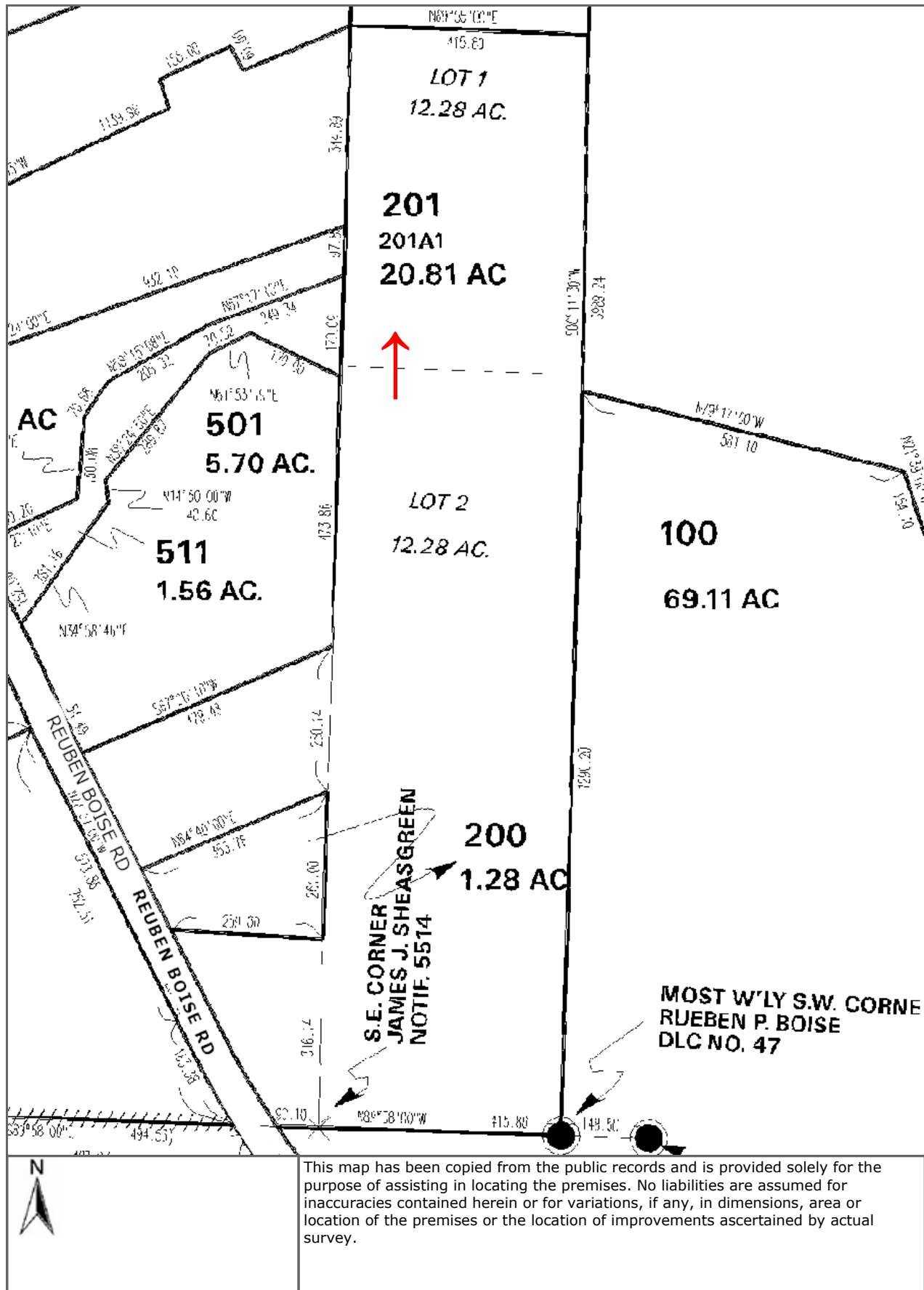
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POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2012

November 19, 2012 2:22:31 pm

Account # 165248
Map # 07625-00-00200
Code - Tax # 0204-165248

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name JACROUX KENNETH R, RVC LVG TR ET AL
Agent JACROUX KENNETH R ET AL, TRS ET AL
In Care Of
Mailing Address 300 REUBEN BOISE RD
DALLAS, OR 97338

Deed Reference # 2006-4081
Sales Date/Price 03-06-2006 / See Record
Appraiser BAXTER, VALERIE

Prop Class 450 **MA** **SA** **NH** **Unit**
RMV Class 400 06 24 000 5729-2

Situs Address(s)	Situs City
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		Value Summary				
Code Area	AV	RMV	MAV	RMV Exception	CPR %	
0204 Land		11,490	Land	0		
Impr.		0	Impr.	0		
Code Area Total	162	11,490	7,260	0		
Grand Total	162	11,490	7,260	0		

Code Area	ID#	RFD	Ex	Plan Zone	Land Breakdown					Trended RMV	
					Value Source	TD%	LS	Size	Land Class		LUC
0204	0	R		FF	Farm Use Zoned	92	A	0.26	H4	007*	2,340
0204	0	F		FF	Farm Use Zoned	92	A	1.02	H7	007*	9,150
Grand Total								1.28			11,490

		Improvement Breakdown							Trended
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	RMV
Grand Total								0	0

		Exemptions/Special Assessments/Potential Liability									
Code Area	Type										
0204		SPECIAL ASSESSMENT:									
		■ OR FORESTRY FIRE TIMBER				Amount	18.75	Acres	1.28	Year	2012
		NOTATION(S):									
		■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT									
		■ FARM POT'L ADD'L TAX LIABILITY									
		■ FORESTRY PER ACRE PROTECTION CHARGE									

Statement of Tax Account

**POLK COUNTY TAX COLLECTOR
POLK COUNTY COURTHOUSE
DALLAS, OREGON 97338-3184
(503) 623-9264**

11/19/2012 2:22:46 PM

JACROUX KENNETH R, RVC LVG TR ET AL
JACROUX KENNETH R ET AL, TRS ET AL
300 REUBEN BOISE RD
DALLAS, OR 97338

Tax Account #	165248	Lender	
Account Status	Active	Loan #	
Roll Type	Real Property	Property ID	0204 076250000200
Situs Address	No situs address for this account	Interest To	Dec 15, 2012

Tax Summary



Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2012	ADVALOREM	0.00	0.00	0.00	0.00	20.37	Nov 15, 2012
2011	ADVALOREM	0.00	0.00	0.00	0.00	20.43	Nov 15, 2011
2010	ADVALOREM	0.00	0.00	0.00	0.00	20.34	Nov 15, 2010
2009	ADVALOREM	0.00	0.00	0.00	0.00	20.25	Nov 15, 2009
2008	ADVALOREM	0.00	0.00	0.00	0.00	22.05	Nov 15, 2008
2007	ADVALOREM	0.00	0.00	0.00	0.00	19.44	Nov 15, 2007
2006	ADVALOREM	0.00	0.00	0.00	0.00	19.39	Nov 15, 2006
2005	ADVALOREM	0.00	0.00	0.00	0.00	19.39	Nov 15, 2005
2004	ADVALOREM	0.00	0.00	0.00	0.00	19.32	Nov 15, 2004
2003	ADVALOREM	0.00	0.00	0.00	0.00	19.28	Nov 15, 2003
2002	ADVALOREM	0.00	0.00	0.00	0.00	19.23	Nov 15, 2002
2001	ADVALOREM	0.00	0.00	0.00	0.00	19.23	Nov 15, 2001
2000	ADVALOREM	0.00	0.00	0.00	0.00	16.23	Nov 15, 2000
1999	ADVALOREM	0.00	0.00	0.00	0.00	19.22	Nov 15, 1999
1998	ADVALOREM	0.00	0.00	0.00	0.00	19.14	Nov 15, 1998
1997	ADVALOREM	0.00	0.00	0.00	0.00	19.54	Dec 15, 1997
1996	ADVALOREM	0.00	0.00	0.00	0.00	19.40	Nov 15, 1996
1995	ADVALOREM	0.00	0.00	0.00	0.00	19.51	Nov 15, 1995
1994	ADVALOREM	0.00	0.00	0.00	0.00	19.29	Nov 15, 1994
1993	ADVALOREM	0.00	0.00	0.00	0.00	20.44	Nov 15, 1993
1992	ADVALOREM	0.00	0.00	0.00	0.00	20.40	Nov 15, 1992
1991	ADVALOREM	0.00	0.00	0.00	0.00	19.48	Nov 15, 1991
1990	ADVALOREM	0.00	0.00	0.00	0.00	0.88	Nov 15, 1990
1989	ADVALOREM	0.00	0.00	0.00	0.00	0.66	Nov 15, 1989
1988	ADVALOREM	0.00	0.00	0.00	0.00	0.65	Nov 15, 1988
Total		0.00	0.00	0.00	0.00		



After recording return to:
Ken R. Jacroux and Rebecca J.
Jacroux
300 Reuben Boise Road
Dallas, OR 97338

Until a change is requested all tax statements
shall be sent to the following address:
Ken R. Jacroux and Rebecca J. Jacroux
300 Reuben Boise Road
Dallas, OR 97338

File No.: 7121-762020 (KJA)
Date: March 06, 2006

THIS SPACE RESERVED FOR RECORDER'S USE	
RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2006-004081
 00152493200800040810030037	\$36.00
REC-COR Cnt=1 Stn=1 K. WILLIAMS \$15.00 \$10.00 \$11.00	03/15/2006 12:13:11 PM
RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2006-003896
 00152296200800038960030038	\$36.00
REC-BS Cnt=1 Stn=1 K. WILLIAMS \$15.00 \$10.00 \$11.00	03/13/2006 11:56:07 AM

STATUTORY BARGAIN AND SALE DEED

Ken R. Jacroux and Rebecca J. Jacroux, as tenants by the entirety, Grantor, conveys to Kenneth R. Jacroux and Rebecca J. Jacroux, as Trustees of the Kenneth R. Jacroux Revocable Living Trust dated December 6, 2000, as to an undivided 1/2 interest, and Rebecca J. Jacroux and Kenneth R. Jacroux, as Trustee of the Rebecca J. Jacroux Revocable Living Trust dated December 6, 2000, as to an undivided 1/2 interest, as tenants in common., 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)

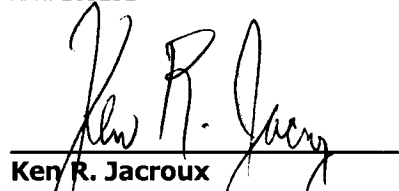
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND 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 197.352.

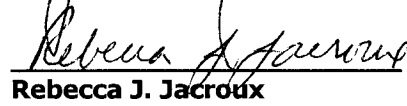
Dated this 6th day of March, 2006.

APN: 165251

Bargain and Sale Deed
- continued

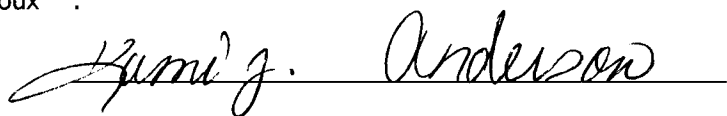
File No.: 7121-762020 (KJA)
Date: 03/06/2006

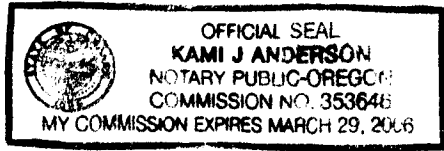

Ken R. Jacroux


Rebecca J. Jacroux

STATE OF Oregon)
County of Polk)ss.
)

This instrument was acknowledged before me on this 6th day of March, 2006
by Ken R. Jacroux and Rebecca J. Jacroux .


Kami J. Anderson



Notary Public for Oregon
My commission expires: 3-29-06

EXHIBIT A**LEGAL DESCRIPTION:**

Lots One (1) and Two (2), of Section Twenty-five (25), in Township 7 South, Range 6 West of the Willamette Meridian, Polk County, Oregon.

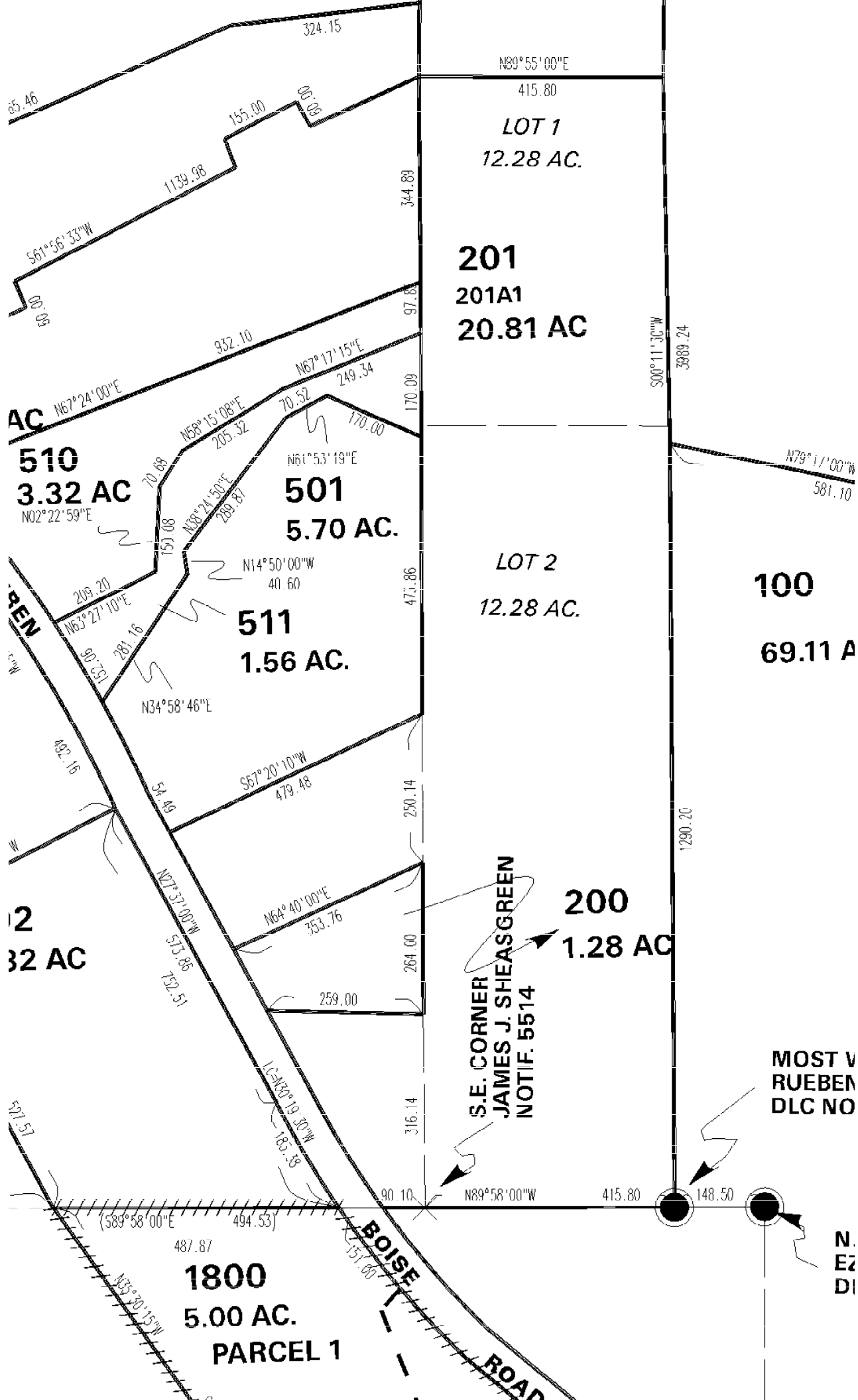
ALSO: Beginning at the Southeast corner of the James J. Sheasgreen Donation Land Claim Cert. 3253, Notification No. 5514, in Section 25, of Township 7 South, Range 6 West of the Willamette Meridian in Polk County, Oregon; thence North ~~4.79~~ ^{4.79} chains to an iron pipe; thence West 3.92 chains to the East boundary of the County Road; thence South 26° East along the County Road 5.10 chains to the South boundary of said Sheasgreen Claim; thence East 1.70 chains to the place of beginning.

***4.79**

ALSO: Beginning at an iron pipe 8.79 chains North of the Southeast corner of the James J. Sheasgreen Donation Land Claim Cert. No. 3253, Notification No. 5514 in Section 25 of Township 7 South, Range 6 West of the Willamette Meridian in Polk County, Oregon; thence North 3.79 chains; thence South 64°40' West 7.30 chains to the East boundary of the County Road; thence South 29°0' East along the County Road 3.20 chains to an iron pipe; thence North 64°40' East 5.36 chains to the place of beginning.

ALSO: Beginning at a stake 6.30 chains West and 316.0 feet North from the most Westerly Southwest corner of the Donation Land Claim of Reuben P. Boise, Notification No. 3125, Claim No. 47 in Township 7 South, Range 6 West of the Willamette Meridian in Polk County, Oregon; thence West 259.0 feet along the fence to the East line of the County Road; thence along the East line of the County Road North 29° West 129.0 feet to an iron pipe; thence North 64°40' East 353.5 feet to an iron pipe; thence South 264.0 feet to the place of beginning.

SAVE AND EXCEPT that portion included in property conveyed to Alma E. Ziebell by Deed recorded August 10, 1994, in Volume 292, Page 145, Book of Records for Polk County, Oregon.



7.6.25

SEC.25 T7S R6W WM
POLK COUNTY

Scale 1" = 400'

IMPORTANT
This Map for Assessment
and Taxation Purposes
ONLY

Canceled No.

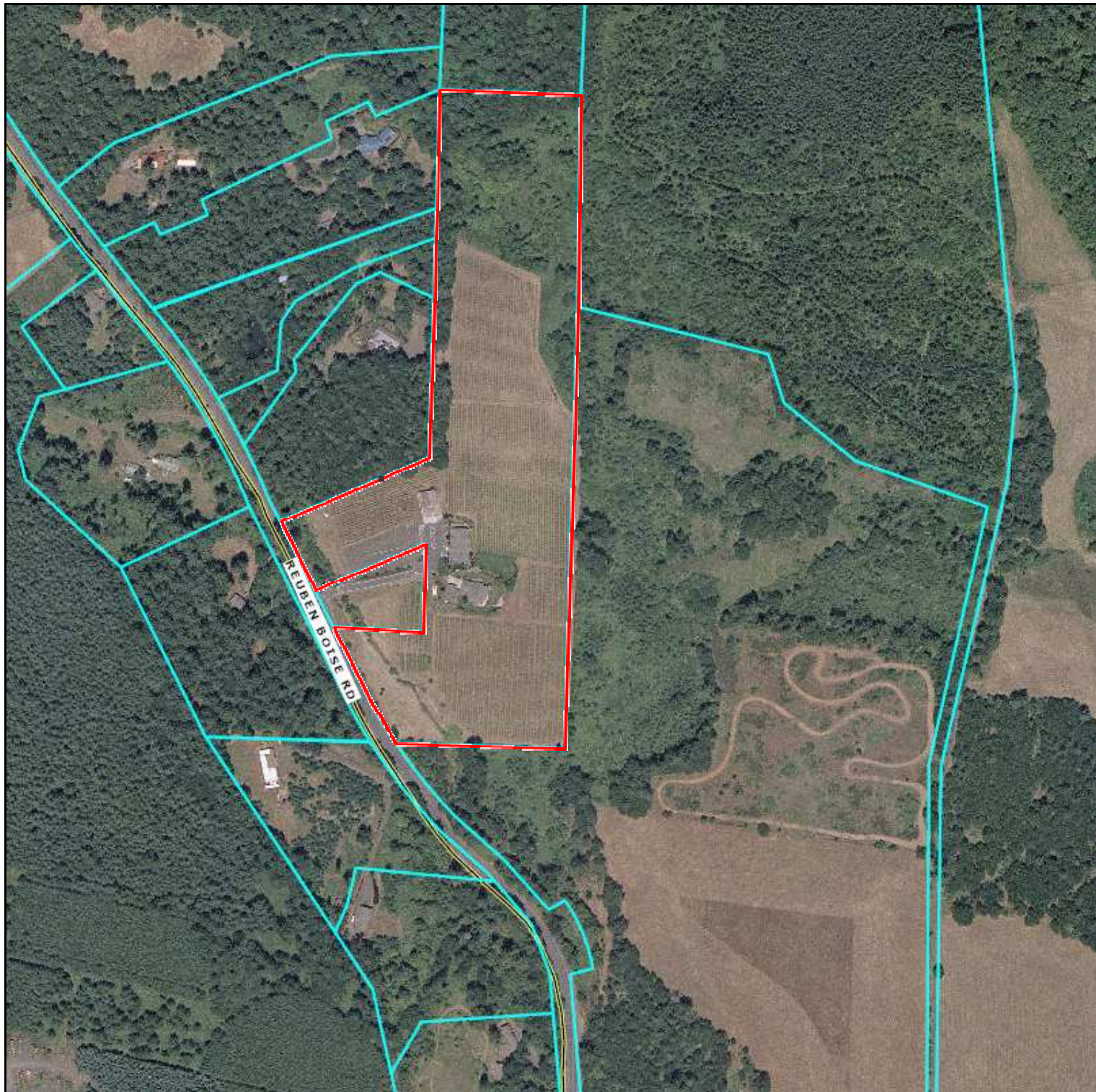
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- 300
- 400
- 500 B1
- 505
- 507
- 508
- 509
- 901
- 902
- 1200 TT
- 1200
- 2000
- 2100

See Map 7.5.30

2-4

06/27/12

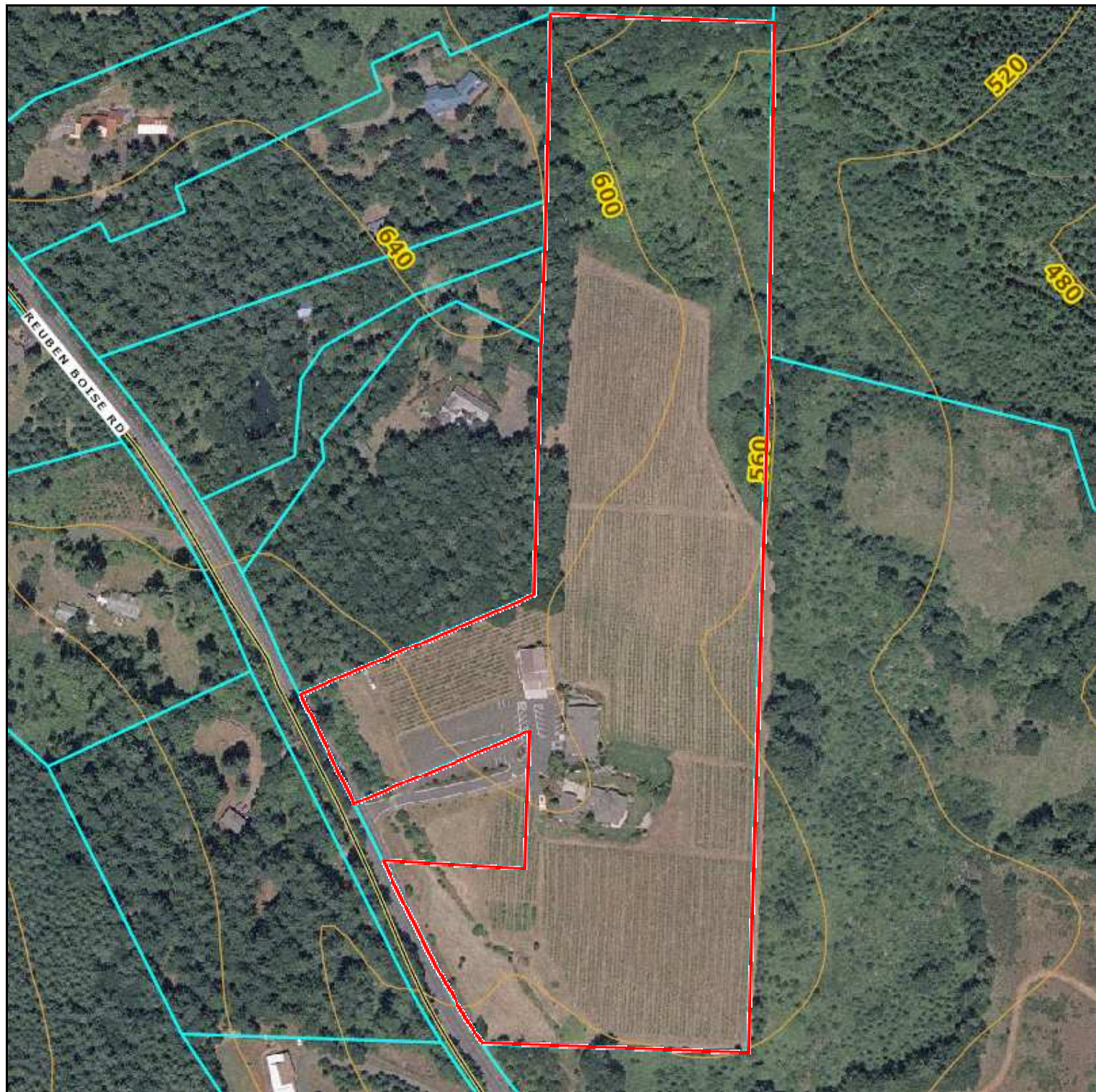
7.6.25



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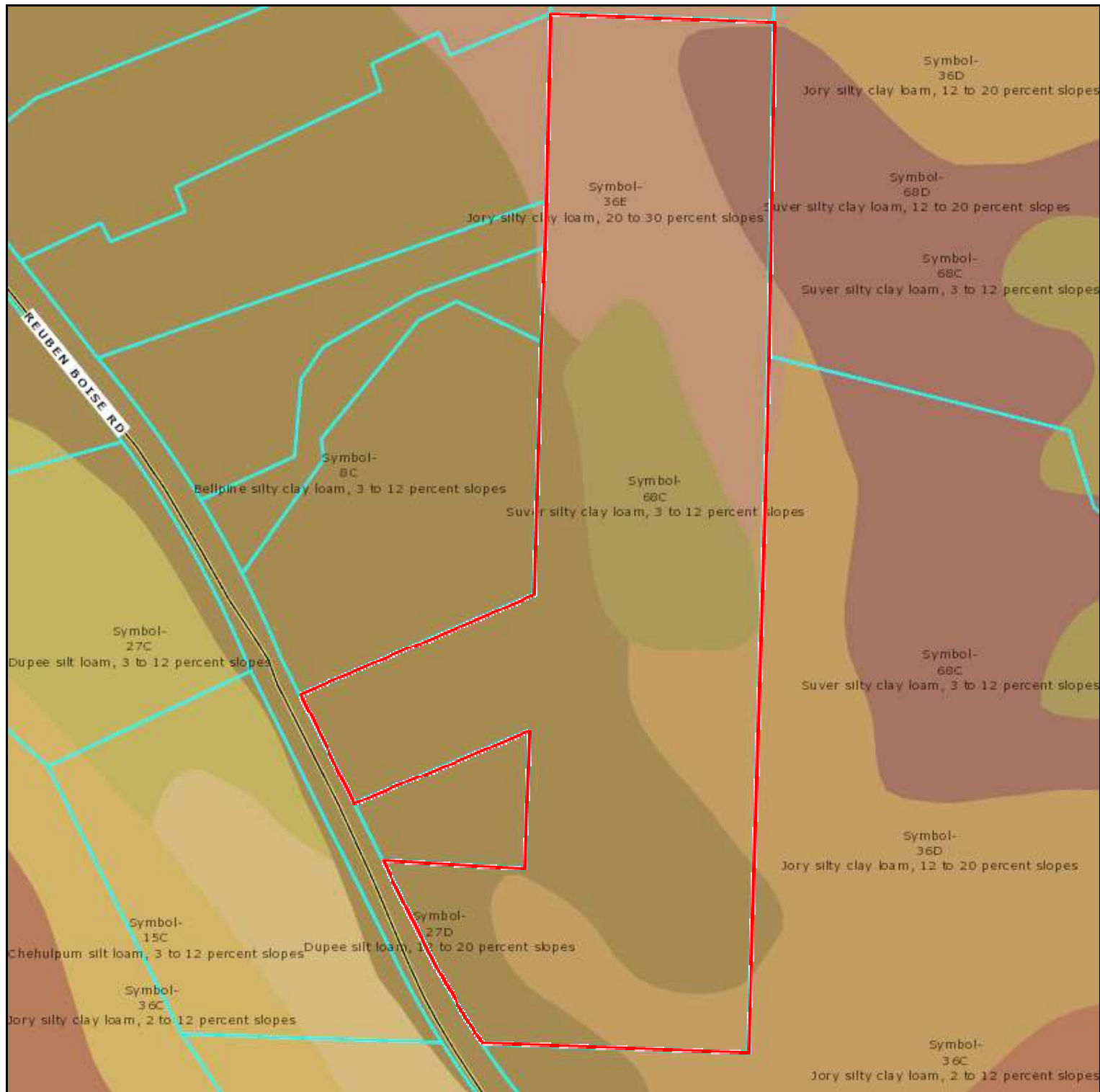
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