



### Parcel Information

<b>Parcel #:</b> R462401303
<b>Account:</b> 486637
<b>Related:</b>
<b>Site Address:</b> 6925 SW Gopher Valley Rd Sheridan OR 97128
<b>Owner:</b> Von Euen, Peter D
<b>Owner2:</b> Von Euen, Virginia A
<b>Owner Address:</b> 6925 SW Gopher Valley Rd Sheridan OR 97378
<b>Twn/Range/Section:</b> 04S / 06W / 24
<b>Parcel Size:</b> 55.10 Acres (2,400,156 SqFt)
<b>Plat/Subdivision:</b>
<b>Lot:</b>
<b>Block:</b>
<b>Map Page/Grid:</b>
<b>Census Tract/Block:</b> 030501 / 1067
<b>Waterfront:</b>

### Assessment Information

<b>Market Value Land:</b>	\$268,783.00
<b>Market Value Impr:</b>	\$624,822.00
<b>Market Value Total:</b>	\$893,605.00
<b>Assessed Value:</b>	\$314,328.00

### Tax Information

<b>Levy Code Area:</b> 48.4
<b>Levy Rate:</b> 11.4927
<b>Tax Year:</b> 2018
<b>Annual Tax:</b> \$3,612.48
<b>Exemption Description:</b>

### Legal

Township 4S Range 6W Section 24 TaxLot 01303

### Land

<b>Cnty Land Use:</b> 651 - Forest - Exclusive Farm Use (EFU) - Improved (typical of class)	<b>Cnty Bldg Use:</b> 13 - 2 Story
<b>Land Use Std:</b> ATIM - Timber	<b>Zoning:</b> F-80 - Commercial Forestry
<b>Neighborhood:</b> RLW4	<b>Recreation:</b>
<b>Watershed:</b> Deep Creek-South Yamhill River	<b>School District:</b> 48 Sheridan School District
<b>Primary School:</b> Faulconer-Chapman School	<b>Middle School:</b> Faulconer-Chapman School
<b>High School:</b> Sheridan High School	

### Improvement

<b>Year Built:</b> 2004	<b>Attic Fin/Unfin:</b>	<b>Fireplace:</b> 1
<b>Bedrooms:</b> 4	<b>Total Baths:</b> 3.50	<b>Full/Half Baths:</b> 3 / 1
<b>Total Area:</b> 3,905 SqFt	<b>Bsmt Fin/Unfin:</b>	<b>Garage:</b> 611 SqFt
<b>Bldg Fin:</b> 3,905 SqFt	<b>1st Floor:</b> 2,265 SqFt	<b>2nd Floor:</b> 1,640 SqFt

### Transfer Information

<b>Loan Date:</b> 10/13/2010	<b>Loan Amt:</b> \$517,500.00	<b>Doc Num:</b> 0000014306	<b>Doc Type:</b> Trust Deed-Deed of Trust
<b>Loan Type:</b> Fixed	<b>Finance Type:</b>	<b>Lender:</b> FIRST TECHNOLOGY FCU	
<b>Rec. Date:</b> 4/14/2006	<b>Sale Price:</b>	<b>Doc Num:</b> 0000008306	<b>Doc Type:</b> Grant Deed
<b>Owner:</b> VON EUEN, PETER D & EUEN VIRGINIA A		<b>Grantor:</b> HOWARD, STEPHEN L	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b> FIRST AMERICAN TITLE	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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# Property Account Summary

6/26/2019



Click image above for more information

Account Number	486637	Property Address	6925 SW GOPHER VALLEY RD , , OR
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## General Information

Alternate Property #	R4624 01303
Property Description	Township 4S Range 6W Section 24 TaxLot 01303
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	11.4927

## Property Characteristics

Neighborhood	Rural West
Land Class Category	651 Forest EFU Improved
Account Acres	55.1000
Change Property Ratio	Forest

## Related Properties

No Related Properties Found
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## Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$314,328	\$310,979	\$302,203	\$293,403	\$284,858
Exempt Value EAR					
Taxable Value TVR	\$314,328	\$310,979	\$302,203	\$293,403	\$284,858
Real Market Land MKLTL	\$268,783	\$207,317	\$197,445	\$180,587	\$187,676
Real Market Buildings MKITL	\$624,822	\$580,192	\$525,643	\$495,890	\$481,447
Real Market Total MKTTL	\$893,605	\$787,509	\$723,088	\$676,477	\$669,123
M5 Market Land MKLND	\$11,261	\$8,551	\$8,144	\$7,404	\$7,188
M5 Limit SAV M5SAV	\$33,246	\$45,399	\$44,900	\$44,847	\$44,048
M5 Market Buildings MKIMP	\$624,822	\$580,192	\$525,643	\$495,890	\$481,447
M50 MAV MAVMK	\$290,909	\$282,436	\$274,210	\$266,224	\$258,471
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$23,419	\$28,543	\$27,993	\$27,179	\$26,387

### Active Exemptions

No Exemptions Found

### Tax Balance

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/15/2018 00:00:00	<a href="#">1021204</a>	\$3,729.99	\$3,729.99	\$3,618.09	\$0.00
11/15/2017 00:00:00	<a href="#">986886</a>	\$3,742.29	\$3,742.29	\$3,630.02	\$0.00
11/10/2016 00:00:00	<a href="#">294589</a>	\$3,640.62	\$3,640.62	\$3,531.41	
11/15/2015 00:00:00	<a href="#">610493</a>	\$3,559.38	\$3,559.38	\$3,452.60	
11/14/2014 00:00:00	<a href="#">617220</a>	\$3,456.06	\$3,456.06	\$3,352.38	

### Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
06/22/2001	06/22/2001	2001-10064	\$285,000.00	105684		S	No
10/30/1995	10/30/1995	1995-14496	\$0.00	79325		S	No
02/03/1994	02/03/1994	1994-01950	\$90,000.00	69195		M	No
08/12/1993	08/12/1993	1993-11349	\$66,800.00	67125		M	No
06/07/1993	06/07/1993	1993-07369	\$0.00	66285		M	No

### Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3905	0 X 0	2004	65	2	4	3	1



### Parcel Information

<b>Parcel #:</b> R462401302
<b>Account:</b> 486634
<b>Related:</b>
<b>Site Address:</b>
OR 97128
<b>Owner:</b> Von Euen, Peter D
<b>Owner2:</b> Von Euen, Virginia A
<b>Owner Address:</b> 6925 SW Gopher Valley Rd
Sheridan OR 97378
<b>Twn/Range/Section:</b> 04S / 06W / 24
<b>Parcel Size:</b> 31.94 Acres (1,391,306 SqFt)
<b>Plat/Subdivision:</b>
<b>Lot:</b>
<b>Block:</b>
<b>Map Page/Grid:</b>
<b>Census Tract/Block:</b> 030501 / 1067
<b>Waterfront:</b>

### Assessment Information

<b>Market Value Land:</b>	\$180,119.00
<b>Market Value Impr:</b>	\$15,019.00
<b>Market Value Total:</b>	\$195,138.00
<b>Assessed Value:</b>	\$27,138.00

### Tax Information

<b>Levy Code Area:</b> 48.4
<b>Levy Rate:</b> 11.4927
<b>Tax Year:</b> 2018
<b>Annual Tax:</b> \$311.89
<b>Exemption Description:</b>

### Legal

Township 4S Range 6W Section 24 TaxLot 01302

### Land

<b>Cnty Land Use:</b> 641 - Forest - Unzoned farm land - Improved (typical of class)	<b>Cnty Bldg Use:</b> 0
<b>Land Use Std:</b> ATIM - Timber	<b>Zoning:</b> F-80 - Commercial Forestry
<b>Neighborhood:</b> RLW4	<b>Recreation:</b>
<b>Watershed:</b> Deep Creek-South Yamhill River	<b>School District:</b> 48 Sheridan School District
<b>Primary School:</b> Faulconer-Chapman School	<b>Middle School:</b> Faulconer-Chapman School
<b>High School:</b> Sheridan High School	

### Improvement

<b>Year Built:</b>	<b>Attic Fin/Unfin:</b>	<b>Fireplace:</b>
<b>Bedrooms:</b>	<b>Total Baths:</b>	<b>Full/Half Baths:</b>
<b>Total Area:</b>	<b>Bsmt Fin/Unfin:</b>	<b>Garage:</b>
<b>Bldg Fin:</b>	<b>1st Floor:</b>	<b>2nd Floor:</b>

### Transfer Information

<b>Loan Date:</b> 10/13/2010	<b>Loan Amt:</b> \$517,500.00	<b>Doc Num:</b> 0000014306	<b>Doc Type:</b> Trust Deed- Deed of Trust
<b>Loan Type:</b> Fixed	<b>Finance Type:</b>	<b>Lender:</b> FIRST TECHNOLOGY FCU	
<b>Rec. Date:</b> 6/22/2001	<b>Sale Price:</b>	<b>Doc Num:</b> 0000010064	<b>Doc Type:</b>
<b>Owner:</b> VON EUEN, PETER D & EUEN VIRGINIA A		<b>Grantor:</b>	
<b>Orig. Loan Amt:</b>	<b>Title Co:</b>		
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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# Property Account Summary

6/26/2019



Click image above for more information

Account Number	486634	Property Address	
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## General Information

Alternate Property #	R4624 01302
Property Description	Township 4S Range 6W Section 24 TaxLot 01302
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.4
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	11.4927

## Property Characteristics

Neighborhood	Rural West
Land Class Category	641 Forest Designated by Application Improved
Account Acres	31.9900
Change Property Ratio	Forest

## Related Properties

No Related Properties Found
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## Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$27,138	\$26,348	\$25,574	\$25,198	\$24,832
Exempt Value EAR					
Taxable Value TVR	\$27,138	\$26,348	\$25,574	\$25,198	\$24,832
Real Market Land MKLTL	\$180,119	\$136,776	\$130,263	\$118,421	\$114,972
Real Market Buildings MKITL	\$15,019	\$13,946	\$12,636	\$12,636	\$12,636
Real Market Total MKTTL	\$195,138	\$150,722	\$142,899	\$131,057	\$127,608
M5 Market Land MKLND	\$92,340				
M5 Limit SAV M5SAV	\$20,705	\$20,813	\$20,461	\$20,430	\$19,855
M5 Market Buildings MKIMP	\$15,019	\$13,946	\$12,636	\$12,636	\$12,636
M50 MAV MAVMK	\$13,412	\$13,021	\$13,021	\$12,697	\$12,697
Assessed Value Exception					





\$26.00

200110064

2:47:55 PM 6/22/2001

DMR-DDMR Cnt=1 Str=2 ANITA  
\$5.00 \$10.00 \$11.00

Escrow No.: 151065N

Johnny C. Vinson  
Susan M. Vinson  
GRANTOR

Peter D. von Euen  
Virginia A. von Euen  
GRANTEE

Send Recorded Deed and Tax Statements To:

Peter D. von Euen  
Virginia A. von Euen  
6925 Gopher Valley Road  
Sheridan, OR 97378  
Names, Address, Zip

### WARRANTY DEED

JOHNNY C. VINSON and SUSAN M. VINSON, Grantor, conveys and warrants to PETER D. von EUEN and VIRGINIA A. von EUEN, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in YAMHILL COUNTY, OREGON, to wit:

Parcel 2 and 3 of Partition Plat 92-36 recorded May 19, 1992 in Film Volume 3, Page 225, Record of Partition Plats, County of Yamhill and State of Oregon.

This property is free from encumbrances, EXCEPT: those exceptions numbered 6, 10, 11, 12 and 13 as shown on Yamhill County Title & Escrow Inc. Report No. 151065, and that grantor will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**THE PROPERTY DESCRIBED HEREIN HAS BEEN ASSESSED UNDER FARM AND/OR FOREST TAX DEFERRAL. DISQUALIFICATION MAY RESULT IN ADDITIONAL TAXES AND INTEREST BEING LEVIED.**

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$285,000.00. (Here comply with the requirements of ORS 93.030)

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.

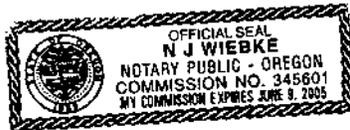
Dated this 18 day of 06, 2001.

Johnny C. Vinson

Susan M. Vinson

STATE OF OREGON, County of Yamhill) ss.

This instrument was acknowledged before me on 6-18, 2001, by Johnny C. Vinson and Susan M. Vinson.



Notary Public for Oregon  
My Commission Expires: 6/09/2001

YAMHILL COUNTY TITLE & ESCROW, INC.

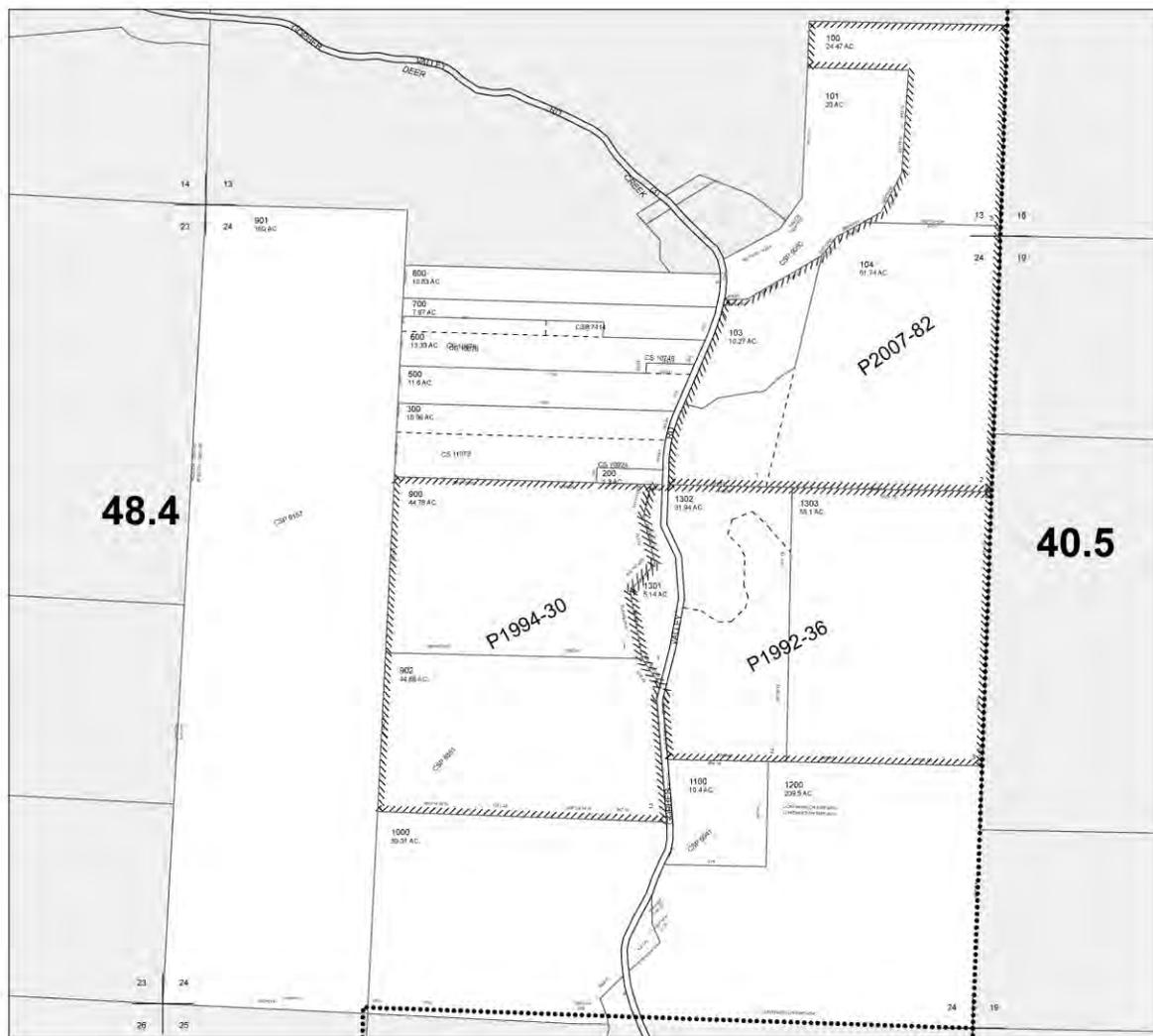
151065

4 6 2 4



ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 24 T.4S. R.6W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'



48.4

40.5

CANCELLED TAX LOTS  
1300  
400  
69122

DATE PRINTED: 1/28/2015

This product is for Assessment and Taxation (AST) purposes only and has not been intended or is suitable for legal, engineering, surveying or any purpose other than assessment and taxation.

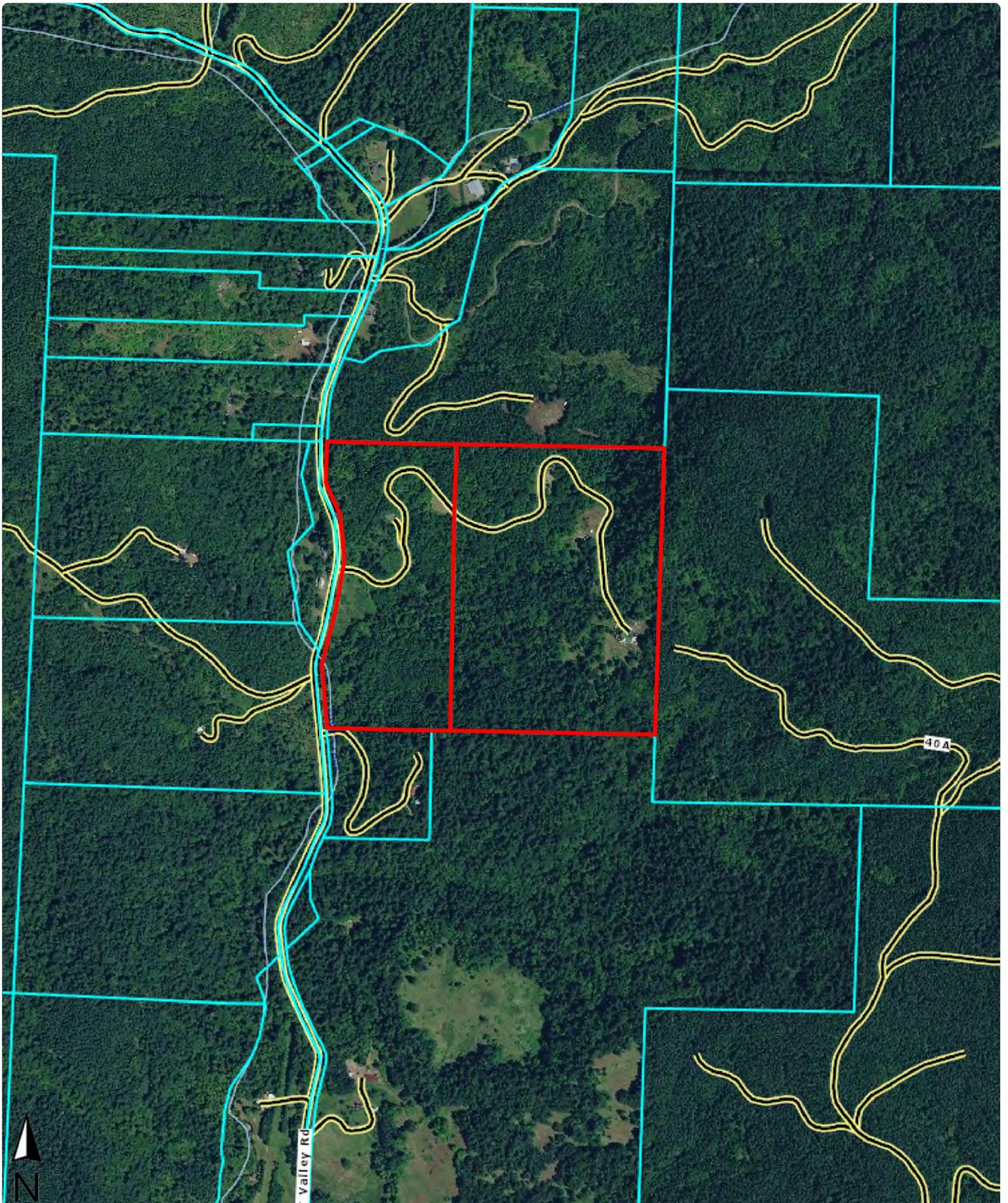
4 6 2 4



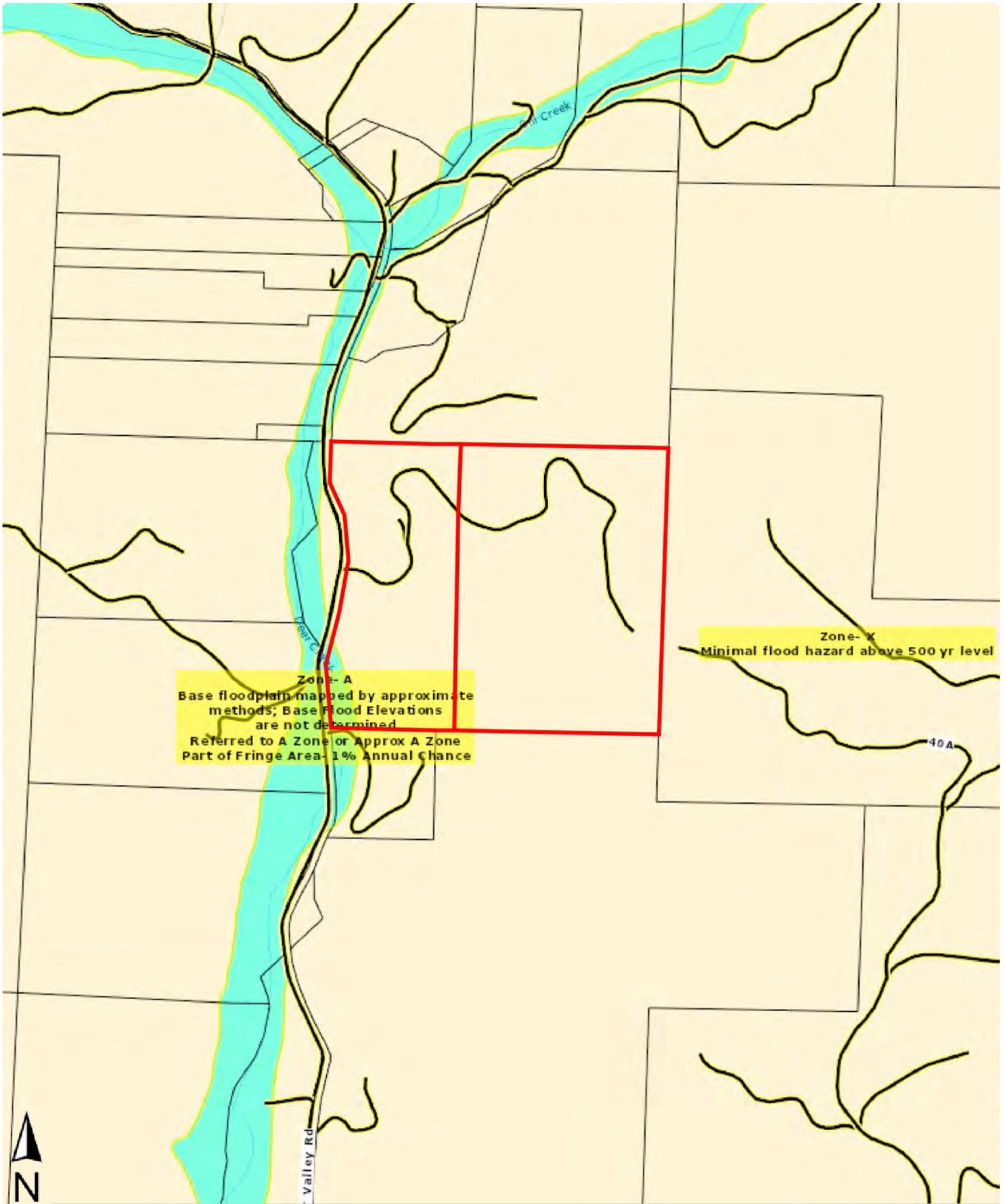
ParcelID: R462401302

, OR 97128

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.



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**Zone- A**  
 Base floodplain mapped by approximate  
 methods; Base Flood Elevations  
 are not determined  
 Referred to A Zone or Approx A Zone  
 Part of Fringe Area-1% Annual Chance

**Zone- X**  
 Minimal flood hazard above 500 yr level



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.