

**Parcel Information**

|   |
|---|
| <b>Parcel #:</b> 205003   |
| <b>Account:</b> R543502202  |
| <b>Related:</b>   |
| <b>Site Address:</b> 22705 SE Royal Anne Dr<br>Amity OR 97101 - 2432  |
| <b>Owner:</b> Rassbach, Scott M                                       |
| <b>Owner2:</b>  |
| <b>Owner Address:</b> 22705 SE Royal Anne Dr<br>Amity OR 97101 - 2432 |
| <b>Twn/Range/Section:</b> 05S / 04W / 35                              |
| <b>Parcel Size:</b> 4.62 Acres (201,247 SqFt)                         |
| <b>Plat/Subdivision:</b> Eola Walnut Groves                           |
| <b>Lot:</b> 106   |
| <b>Block:</b>   |
| <b>Map Page/Grid:</b>   |
| <b>Census Tract/Block:</b> 031000 / 1029                              |
| <b>Waterfront:</b>  |

**Assessment Information**

|                            |              |
|----------------------------|--------------|
| <b>Market Value Land:</b>  | \$138,991.00 |
| <b>Market Value Impr:</b>  | \$302,882.00 |
| <b>Market Value Total:</b> | \$441,873.00 |
| <b>Assessed Value:</b>     | \$233,588.00 |

**Tax Information**

|                               |
|-------------------------------|
| <b>Levy Code Area:</b> 04.1   |
| <b>Levy Rate:</b> 12.2104     |
| <b>Tax Year:</b> 2020         |
| <b>Annual Tax:</b> \$2,852.20 |
| <b>Exemption Description:</b> |

**Legal**

Township 5S Range 4W Section 35 TaxLot 02202 Lot 106  
SubdivisionName EOLA WALNUT GROVES

**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> OTHR - Other   | <b>Zoning:</b> AF-20 - Agriculture/Forestry Large Holding |
| <b>Neighborhood:</b> Rural South  | <b>Recreation:</b>  |
| <b>Watershed:</b> Salt Creek  | <b>School District:</b> 4J Amity School District          |
| <b>Primary School:</b> Amity Elementary School  | <b>Middle School:</b> Amity Middle School                 |
| <b>High School:</b> Amity High School   |   |

**Improvement**

|                               |                            |                               |
|-------------------------------|----------------------------|-------------------------------|
| <b>Year Built:</b> 2008       | <b>Attic Fin/Unfin:</b>    | <b>Fireplace:</b>             |
| <b>Bedrooms:</b> 3            | <b>Total Baths:</b> 1.5    | <b>Full/Half Baths:</b> 1 / 1 |
| <b>Total Area:</b> 1,936 SqFt | <b>Bsmt Fin/Unfin:</b>     | <b>Garage:</b> 440 SqFt       |
| <b>Bldg Fin:</b> 1,936 SqFt   | <b>1st Floor:</b> 808 SqFt | <b>2nd Floor:</b> 1,128 SqFt  |

**Transfer Information**

|                                     |                                 |                                       |                                |
|-------------------------------------|---------------------------------|---------------------------------------|--------------------------------|
| <b>Loan Date:</b> 04/11/2018        | <b>Loan Amt:</b> \$311,920.00   | <b>Doc Num:</b> 5071                  | <b>Doc Type:</b> Deed Of Trust |
| <b>Loan Type:</b> FIX               | <b>Finance Type:</b> FHA        | <b>Lender:</b> GUILD MTG CO           |                                |
| <b>Rec. Date:</b> 05/29/2015        | <b>Sale Price:</b> \$381,000.00 | <b>Doc Num:</b> 2015-07382            | <b>Doc Type:</b> Deed          |
| <b>Owner:</b> Scott M Rassbach      |                                 | <b>Grantor:</b> BAULT SKYE            |                                |
| <b>Orig. Loan Amt:</b> \$368,284.00 |                                 | <b>Title Co:</b> FIRST AMERICAN TITLE |                                |
| <b>Finance Type:</b>                | <b>Loan Type:</b> FHA           | <b>Lender:</b> GUILD MTG CO           |                                |

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Transfer Record(s) Found For: 205003  
22705 SE Royal Anne Dr, Amity OR 97101

|                       |                                |                    |                              |                        |              |
|-----------------------|--------------------------------|--------------------|------------------------------|------------------------|--------------|
| <b>Recording Date</b> | 04/11/2018                     | <b>Sale Amount</b> | \$0.00                       | <b>Mtg 1 Amount</b>    | \$311,920.00 |
| <b>Grantee Name</b>   | SCOTT M<br>RASSBACH            | <b>Title Co</b>    | FIRST AMERICAN<br>TITLE      | <b>Mtg 1 Loan Type</b> | FHA          |
| <b>Grantor Name</b>   |                                | <b>Doc #</b>       | 5071                         | <b>Doc Type</b>        | T            |
| <b>Lender</b>         | GUILD MTG CO                   |                    |                              |                        |              |
| <b>Recording Date</b> | 04/06/2018                     | <b>Sale Amount</b> | \$0.00                       | <b>Mtg 1 Amount</b>    | \$61,417.00  |
| <b>Grantee Name</b>   | SCOTT M<br>RASSBACH            | <b>Title Co</b>    | FIRST AMERICAN<br>TITLE      | <b>Mtg 1 Loan Type</b> | FHA          |
| <b>Grantor Name</b>   |                                | <b>Doc #</b>       | 4867                         | <b>Doc Type</b>        | T            |
| <b>Lender</b>         | HUD-HOUSING/URBAN DEV          |                    |                              |                        |              |
| <b>Recording Date</b> | 05/29/2015                     | <b>Sale Amount</b> | \$381,000.00                 | <b>Mtg 1 Amount</b>    | \$368,284.00 |
| <b>Grantee Name</b>   | SCOTT M<br>RASSBACH            | <b>Title Co</b>    | FIRST AMERICAN<br>TITLE      | <b>Mtg 1 Loan Type</b> | FHA          |
| <b>Grantor Name</b>   | BAULT SKYE                     | <b>Doc #</b>       | 7382                         | <b>Doc Type</b>        | G            |
| <b>Lender</b>         | GUILD MTG CO                   |                    |                              |                        |              |
| <b>Recording Date</b> | 10/30/2009                     | <b>Sale Amount</b> | \$0.00                       | <b>Mtg 1 Amount</b>    | \$335,700.00 |
| <b>Grantee Name</b>   | ASHLEY B STITES                | <b>Title Co</b>    | FIDELITY NATIONAL<br>TITLE   | <b>Mtg 1 Loan Type</b> | CNV          |
| <b>Grantor Name</b>   | BAULT SKYE                     | <b>Doc #</b>       | 17222                        | <b>Doc Type</b>        | G            |
| <b>Lender</b>         | PROVIDENT FNDG ASSOCS LP       |                    |                              |                        |              |
| <b>Recording Date</b> | 07/18/2008                     | <b>Sale Amount</b> | \$150,000.00                 | <b>Mtg 1 Amount</b>    | \$330,400.00 |
| <b>Grantee Name</b>   | SKYE BAULT                     | <b>Title Co</b>    | WESTERN TITLE &<br>ESCROW CO | <b>Mtg 1 Loan Type</b> |              |
| <b>Grantor Name</b>   | HOWARD<br>STEPHANIE            | <b>Doc #</b>       | 12104                        | <b>Doc Type</b>        | G            |
| <b>Lender</b>         | PACIFIC CONT'L BK              |                    |                              |                        |              |
| <b>Recording Date</b> | 08/15/2006                     | <b>Sale Amount</b> | \$0.00                       | <b>Mtg 1 Amount</b>    | \$0.00       |
| <b>Grantee Name</b>   | STEPHANIE<br>HOWARD            | <b>Title Co</b>    |                              | <b>Mtg 1 Loan Type</b> |              |
| <b>Grantor Name</b>   | HOWARD JOSHUA &<br>STEPHANIE   | <b>Doc #</b>       | 18740                        | <b>Doc Type</b>        | Q            |
| <b>Lender</b>         |                                |                    |                              |                        |              |
| <b>Recording Date</b> | 01/01/2005                     | <b>Sale Amount</b> | \$310,000.00                 | <b>Mtg 1 Amount</b>    | \$248,000.00 |
| <b>Grantee Name</b>   | RECORD OWNER                   | <b>Title Co</b>    |                              | <b>Mtg 1 Loan Type</b> | CNV          |
| <b>Grantor Name</b>   | OWNER RECORD                   | <b>Doc #</b>       | 6093                         | <b>Doc Type</b>        | G            |
| <b>Lender</b>         | AMERICAN HM MTG ACCEPTANCE INC |                    |                              |                        |              |
| <b>Recording Date</b> | 01/31/1993                     | <b>Sale Amount</b> | \$105,000.00                 | <b>Mtg 1 Amount</b>    | \$0.00       |
| <b>Grantee Name</b>   | WAYNE W BLAINE                 | <b>Title Co</b>    |                              | <b>Mtg 1 Loan Type</b> |              |
| <b>Grantor Name</b>   | BLAINE WAYNE W &<br>REB        | <b>Doc #</b>       |                              | <b>Doc Type</b>        | G            |
| <b>Lender</b>         |                                |                    |                              |                        |              |

|                       |                 |                    |            |                        |        |
|-----------------------|-----------------|--------------------|------------|------------------------|--------|
| <b>Recording Date</b> | 01/01/1980      | <b>Sale Amount</b> | \$6,291.00 | <b>Mtg 1 Amount</b>    | \$0.00 |
| <b>Grantee Name</b>   |                 | <b>Title Co</b>    |            | <b>Mtg 1 Loan Type</b> |        |
| <b>Grantor Name</b>   |                 | <b>Doc #</b>       |            | <b>Doc Type</b>        | G      |
| <b>Lender</b>         |                 |                    |            |                        |        |
| <b>Recording Date</b> |                 | <b>Sale Amount</b> | \$0.00     | <b>Mtg 1 Amount</b>    | \$0.00 |
| <b>Grantee Name</b>   | RECORD OWNER    | <b>Title Co</b>    |            | <b>Mtg 1 Loan Type</b> |        |
| <b>Grantor Name</b>   | SANDERS JAMES E | <b>Doc #</b>       |            | <b>Doc Type</b>        | G      |
| <b>Lender</b>         |                 |                    |            |                        |        |

# Property Account Summary

8/13/2021



Click image above for more information

|                |        |                  |                               |
|----------------|--------|------------------|-------------------------------|
| Account Number | 205003 | Property Address | 22705 SE ROYAL ANNE DR , , OR |
|----------------|--------|------------------|-------------------------------|

## General Information

|                      |  |
|----------------------|--|
| Alternate Property # | R5435 02202  |
| Property Description | Township 5S Range 4W Section 35 TaxLot 02202 Lot 106<br>SubdivisionName EOLA WALNUT GROVES |
| Property Category    | Land &/or Buildings  |
| Status               | Active, Locally Assessed, Use Assessed   |
| Tax Code Area        | 4.1  |
| Remarks              | POTENTIAL ADDITIONAL TAX LIABILITY   |

## Tax Rate

| Description | Rate    |
|-------------|---------|
| Total Rate  | 12.2104 |

## Property Characteristics

|                       |                         |
|-----------------------|-------------------------|
| Neighborhood          | Rural South             |
| Land Class Category   | 651 Forest EFU Improved |
| Account Acres         | 4.6200                  |
| Change Property Ratio | Forest                  |

## Related Properties

|                             |
|-----------------------------|
| No Related Properties Found |
|-----------------------------|

## Property Values

| Value Type                  | Tax Year<br>2020 | Tax Year<br>2019 | Tax Year<br>2018 | Tax Year<br>2017 | Tax Year<br>2016 |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|
| Assessed Value AVR          | \$233,588        | \$226,785        | \$220,180        | \$213,766        | \$207,540        |
| Exempt Value EAR            |                  |                  |                  |                  |                  |
| Taxable Value TVR           | \$233,588        | \$226,785        | \$220,180        | \$213,766        | \$207,540        |
| Real Market Land MKLTL      | \$138,991        | \$136,881        | \$118,792        | \$186,800        | \$177,905        |
| Real Market Buildings MKITL | \$302,882        | \$305,980        | \$283,928        | \$250,128        | \$238,862        |
| Real Market Total MKTTL     | \$441,873        | \$442,861        | \$402,720        | \$436,928        | \$416,767        |
| M5 Market Land MKLND        | \$60,949         | \$59,863         | \$53,799         | \$77,362         | \$73,678         |
| M5 Limit SAV M5SAV          | \$1,414          | \$1,292          | \$1,237          | \$1,244          | \$1,223          |
| M5 Market Buildings MKIMP   | \$302,882        | \$305,980        | \$283,928        | \$250,128        | \$238,862        |
| M50 MAV MAVMK               | \$232,717        | \$225,939        | \$219,358        | \$212,969        | \$206,766        |
| Assessed Value Exception    |                  |                  |                  |                  |                  |

|                                |       |       |       |       |       |
|--------------------------------|-------|-------|-------|-------|-------|
| Market Value Exception         |       |       |       |       |       |
| SA Land (MAVUUse Portion) SAVL | \$871 | \$846 | \$822 | \$797 | \$774 |

## Active Exemptions

No Exemptions Found

## Tax Balance

## Receipts

| Date                | Receipt No.             | Amount Applied | Amount Due | Tendered   | Change |
|---------------------|-------------------------|----------------|------------|------------|--------|
| 11/16/2020 00:00:00 | <a href="#">1126341</a> | \$2,852.20     | \$2,852.20 | \$2,766.63 | \$0.00 |
| 11/15/2019 00:00:00 | <a href="#">1074483</a> | \$2,809.23     | \$2,809.23 | \$2,724.95 | \$0.00 |
| 11/16/2018 00:00:00 | <a href="#">1028586</a> | \$2,762.95     | \$2,762.95 | \$2,680.06 | \$0.00 |
| 11/13/2017 00:00:00 | <a href="#">975674</a>  | \$2,689.26     | \$2,689.26 | \$2,608.58 | \$0.00 |
| 11/14/2016 00:00:00 | <a href="#">410060</a>  | \$2,612.71     | \$2,612.71 | \$2,534.33 |        |

## Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount  | Excise Number | Deed Type | Transfer Type | Other Parcels |
|---------------|--------------|------------------|--------------|---------------|-----------|---------------|---------------|
| 05/29/2015    | 05/29/2015   | 2015-07382       | \$381,000.00 | 166715        |           | S             | No            |
| 10/30/2009    | 10/30/2009   | 2009-17222       | \$0.00       | 146396        |           | S             | No            |
| 07/18/2008    | 07/18/2008   | 2008-12104       | \$150,000.00 | 141786        |           | S             | No            |
| 08/15/2006    | 08/15/2006   | 2006-18740       | \$0.00       | 132850        |           | S             | No            |
| 03/28/2005    | 03/28/2005   | 2005-06093       | \$310,000.00 | 124398        |           | S             | No            |
| 11/23/1999    | 11/23/1999   | DO09900515       | \$0.00       | 176850        |           | X             | No            |
| 01/31/1993    | 01/31/1993   |                  | \$105,000.00 | 24724         |           | X             | No            |

## Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 1936              | 0 X 0            | 2008       | 45                | 2       | 3        | 1          | 1          |



After recording return to:  
Scott M. Rassbach  
22705 SE Royal Anne Drive  
Amity, OR 97101

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Scott M. Rassbach  
22705 SE Royal Anne Drive  
Amity, OR 97101

File No.: 1032-2407736 (JW)  
Date: March 10, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201507382**  
DMR-DDMR  
Stn=6 SUTTONS **05/29/2015 01:43:10 PM**  
2Pgs \$10.00 \$11.00 \$5.00 \$20.00 **\$46.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

## STATUTORY WARRANTY DEED

**Skye Bault and Ashley B. Stites, as tenants by the entirety**, Grantor, conveys and warrants to  
**Scott M. Rassbach**, Grantee, the following described real property free of liens and encumbrances,  
except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**Tract 106, EOLA WALNUT GROVES, Yamhill County, State of Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$381,000.00**. (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 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.

Dated this 28 day of May, 2015.

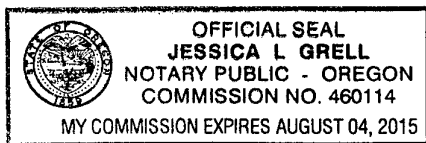
Skye Bault  
Skye Bault

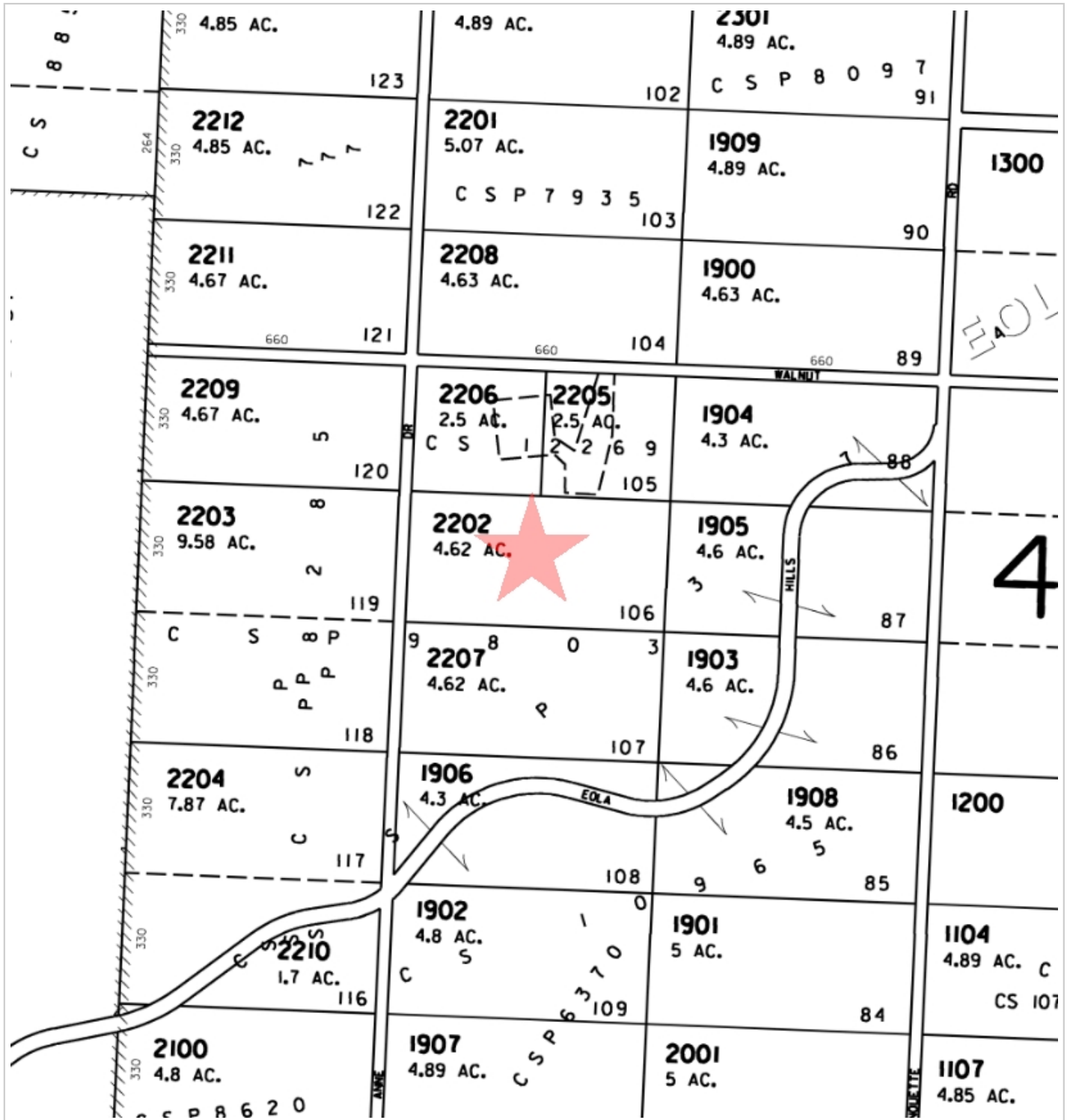
Ashley B. Stites  
Ashley B. Stites

STATE OF Oregon )  
 )ss.  
County of Yamhill )

This instrument was acknowledged before me on this 28<sup>th</sup> day of May, 2015  
by **Skye Bault and Ashley B. Stites**.

Jessica L. Grell  
Notary Public for Oregon  
My commission expires: 8/4/15





**TICOR TITLE™**

Parcel ID: 205003

Site Address: 22705 SE Royal Anne Dr

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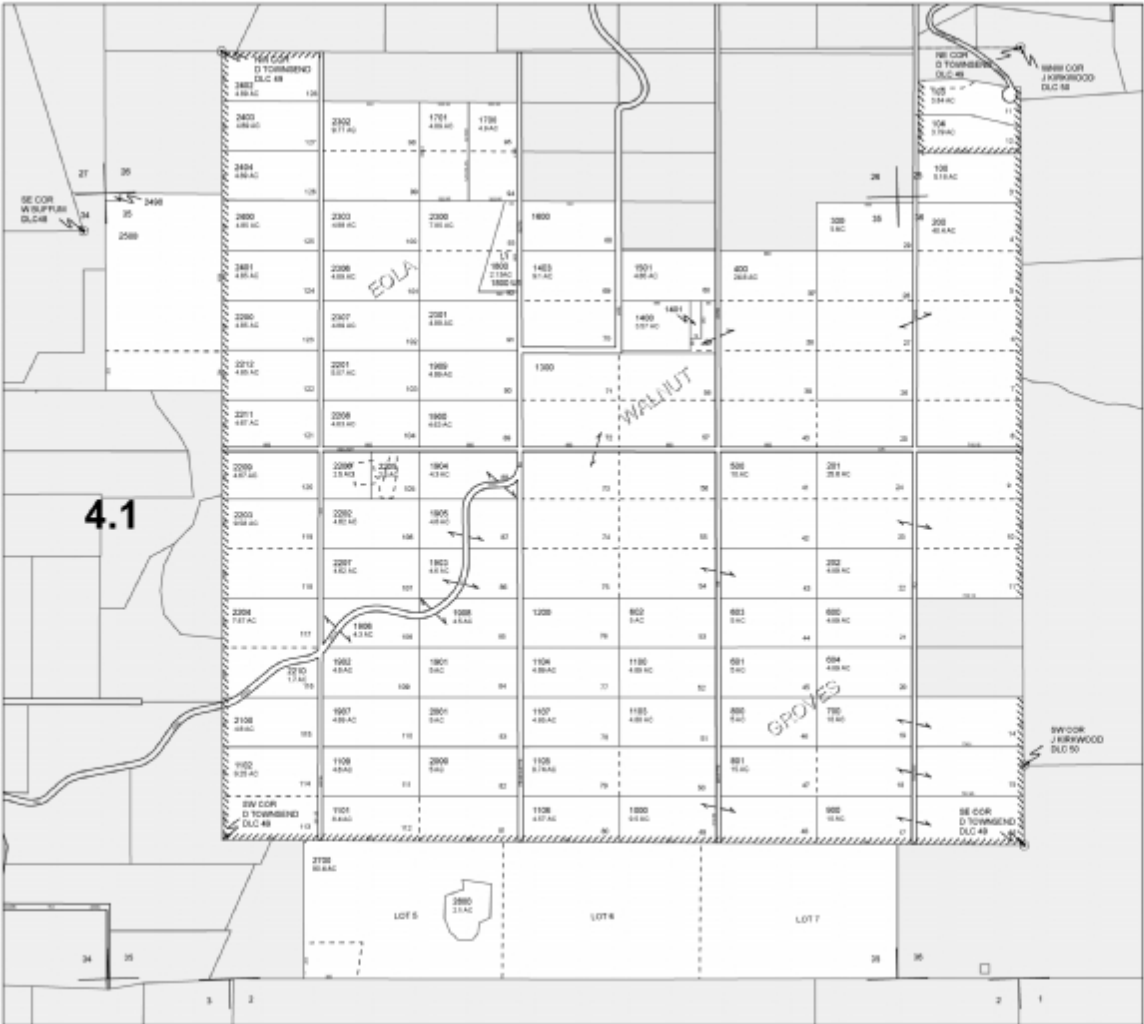
ASSESSMENT & TAX  
CARTOGRAPHY

SECTION 35 T.5S. R.4W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'

CANCELLED TOWNS:  
2608  
2358  
2304  
1598  
1958  
1450  
1388  
102  
101  
108

DATE PRINTED: 7/27/2020

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



**TICOR TITLE™**

**Parcel ID: 205003**  
**Site Address: 22705 SE Royal Anne Dr**  
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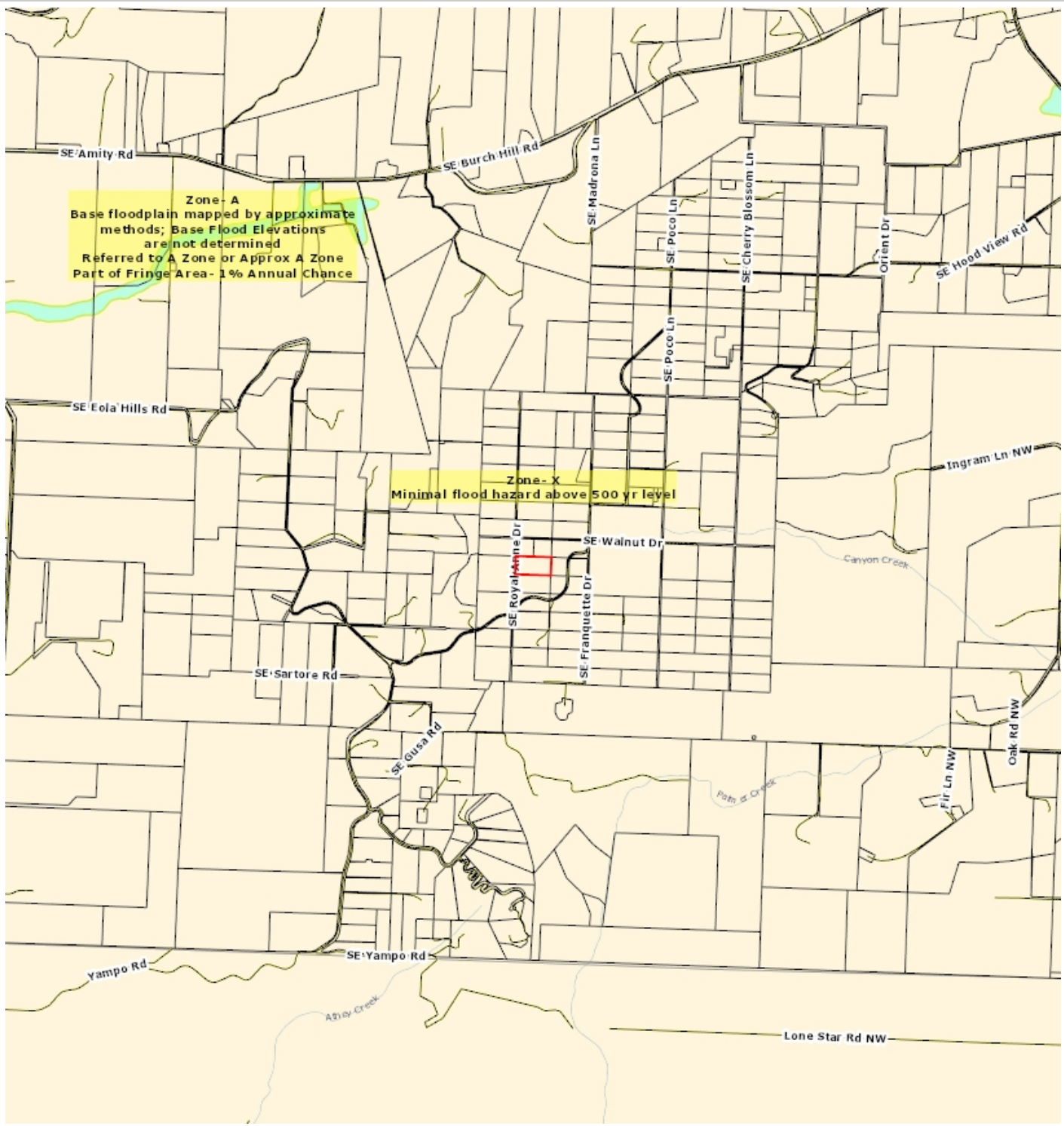
**TICOR TITLE™**

**Parcel ID: 205003**

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Flood Map



**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

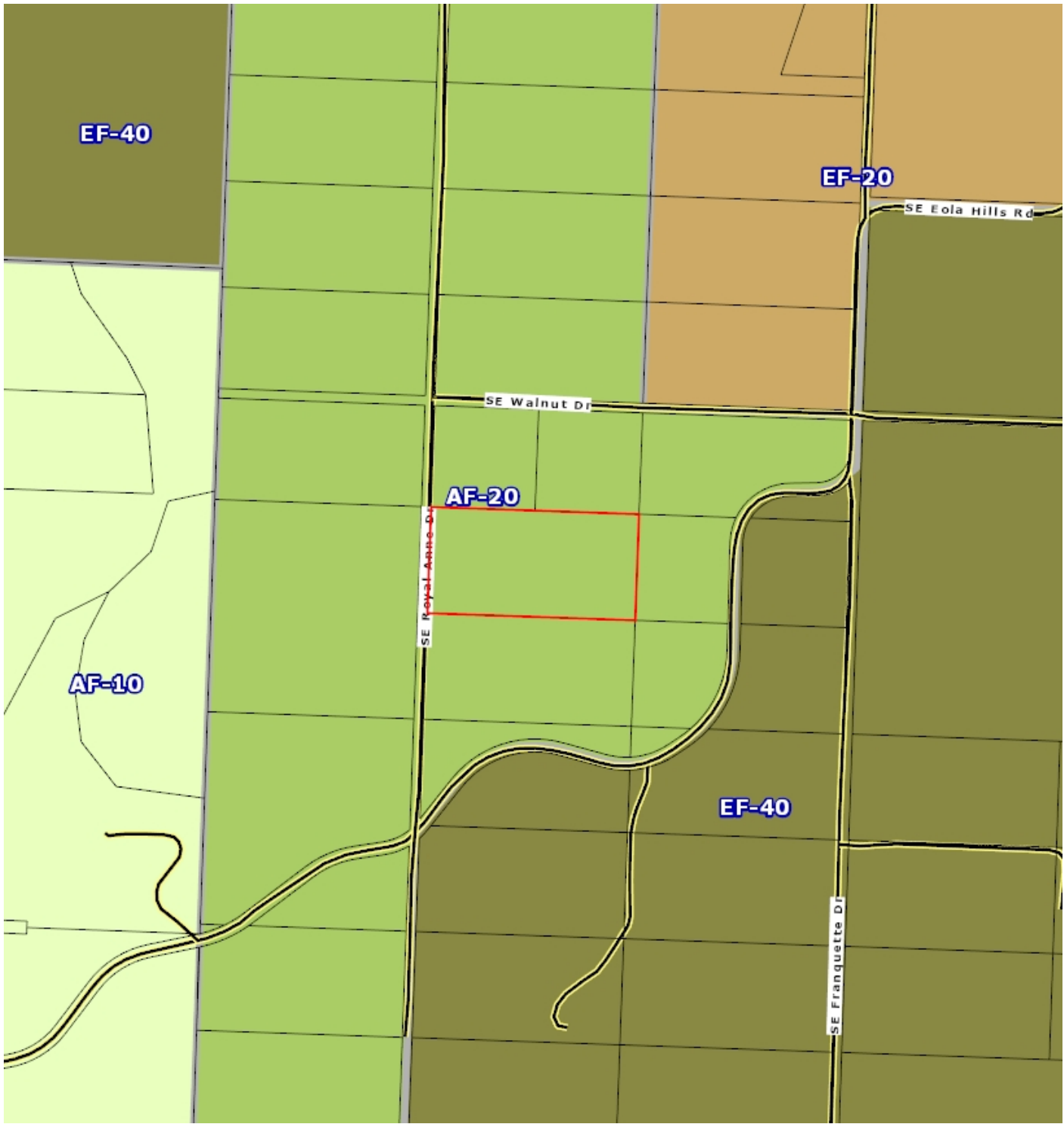


**TICOR TITLE™**

**Parcel ID: 205003**

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Zoning Map



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