

**Parcel Information**

Parcel #: 493387
Account: R3230B00100
Related:
Site Address: 24730 NE Dayton Ave Newberg OR 97132 - 7329
Owner: Cooper, Matthew W
Owner2:
Owner Address: 24730 NE Dayton Ave Newberg OR 97132 - 7329
Twn/Range/Section: 03S / 02W / 30 / NW
Parcel Size: 5.01 Acres (218,235 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 743-B1
Census Tract/Block: 030301 / 5003
Waterfront:

Assessment Information

Market Value Land:	\$331,082.00
Market Value Impr:	\$246,269.00
Market Value Total:	\$577,351.00
Assessed Value:	\$365,868.00

Tax Information

Levy Code Area: 29.2
Levy Rate: 12.1608
Tax Year: 2020
Annual Tax: \$4,449.25
Exemption Description:

Legal

Township 3S Range 2W Section 30 Qtr B TaxLot 00100

Land

Cnty Land Use: 401 - Tract - Improved (typical of class)	Cnty Bldg Use: 12 - 1 Story with Basement
Land Use Std: RSFR - Single Family Residence	Zoning: VLDR-2.5 - Rural Residential
Neighborhood: Rural Newberg	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg School District
Primary School: Dundee Elementary School	Middle School: Mountain View Middle School
High School: Newberg Senior High School	

Improvement

Year Built: 1949	Attic Fin/Unfin:	Fireplace: 1
Bedrooms: 3	Total Baths: 1	Full/Half Baths: 1 / 0
Total Area: 2,864 SqFt	Bsmt Fin/Unfin: 1,341 SqFt / 0 SqFt	Garage: 758 SqFt
Bldg Fin: 2,864 SqFt	1st Floor: 1,523 SqFt	2nd Floor:

Transfer Information

Rec. Date: 09/17/2014	Sale Price: \$385,000.00	Doc Num: 2014-11801	Doc Type: Deed
Owner: Matthew W Cooper	Grantor:		
Orig. Loan \$332,976.00	Title Co: FIRST AMERICAN TITLE		
Amt:			
Finance Type:	Loan Type: FHA	Lender: GUILD MTG CO	

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.

Transfer Record(s) Found For: 493387
24730 NE Dayton Ave, Newberg OR 97132

Recording Date	09/17/2014	Sale Amount	\$385,000.00	Mtg 1 Amount	\$332,976.00
Grantee Name	MATTHEW W COOPER	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	FHA
Grantor Name	VERMULM LIVING TRUST	Doc #	11801	Doc Type	G
Lender	GUILD MTG CO				
Recording Date	08/06/2010	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	MULM VER LIVING TRUST	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	MULM BEVERLY J V	Doc #	10737	Doc Type	G
Lender					
Recording Date	04/02/2009	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	VERMULM LIVING TRUST	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	VERMULM MARTIN & MINA	Doc #	4643	Doc Type	G
Lender					
Recording Date	04/01/2009	Sale Amount	\$0.00	Mtg 1 Amount	\$257,000.00
Grantee Name	MARTIN VERMULM	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name	VERMULM LIVING TRUST	Doc #	4552	Doc Type	G
Lender	M&T BK				
Recording Date	03/03/2003	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	VERMULM TRUST	Title Co	NORTHWEST TITLE CO.	Mtg 1 Loan Type	
Grantor Name	VERMULM MARTIN & MINA	Doc #	4890	Doc Type	G
Lender					
Recording Date	02/28/2003	Sale Amount	\$0.00	Mtg 1 Amount	\$243,750.00
Grantee Name	MARTIN VERMULM	Title Co	NORTHWEST TITLE CO.	Mtg 1 Loan Type	CNV
Grantor Name	VERMULM TRUST	Doc #	4749	Doc Type	G
Lender	WORLD SVGS BK FSB				
Recording Date	12/08/1993	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name		Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #		Doc Type	G
Lender					
Recording Date	08/24/1993	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name		Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	103	Doc Type	G
Lender					

Recording Date		Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	RECORD OWNER	Title Co		Mtg 1 Loan Type	
Grantor Name	OWNER RECORD	Doc #	11056	Doc Type	U
Lender					

Recording Date		Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	VER MULM MARTIN & MINA TRUST T	Title Co		Mtg 1 Loan Type	
Grantor Name	VERMULM MARTIN	Doc #	12381	Doc Type	G
Lender					

**TICOR TITLE COMPANY**

Parcel ID: 493387

Site Address: 24730 NE Dayton Ave

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N.W. 1/4 SEC. 30 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 200'

CANCELLED TAXLOTS:
5400

DATE PRINTED: 12/13/2018
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.



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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 493387

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The map displays the flood hazard zones for Douglas, Oregon. Key features include:

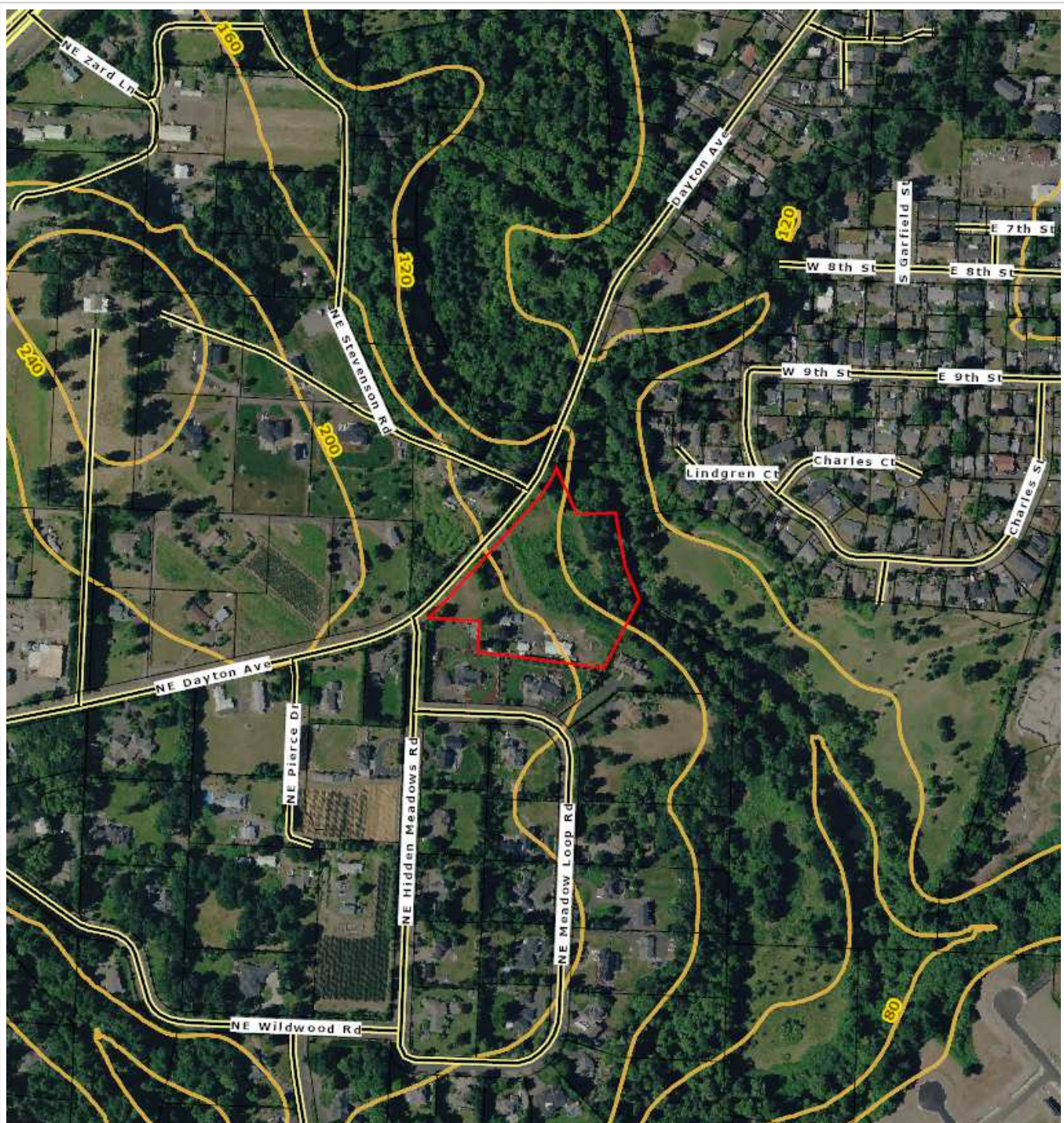
- Zone - X (Yellow):** Minimal flood hazard above 500 yr level.
- Zone - X (Orange):** Area of moderate flood hazard between limits of 100 & 500 yr floods.
- Zone - AE (Pink):** FLOODWAY (stream channel & base flood passage).

The map also shows various streets and landmarks, including NE Yamhill Hwy, NE Dayon Ave, NE Hagey Rd, and the Douglas River. A red rectangle highlights a specific area near the intersection of NE Dayon Ave and NE Hagey Rd.



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Contour Map

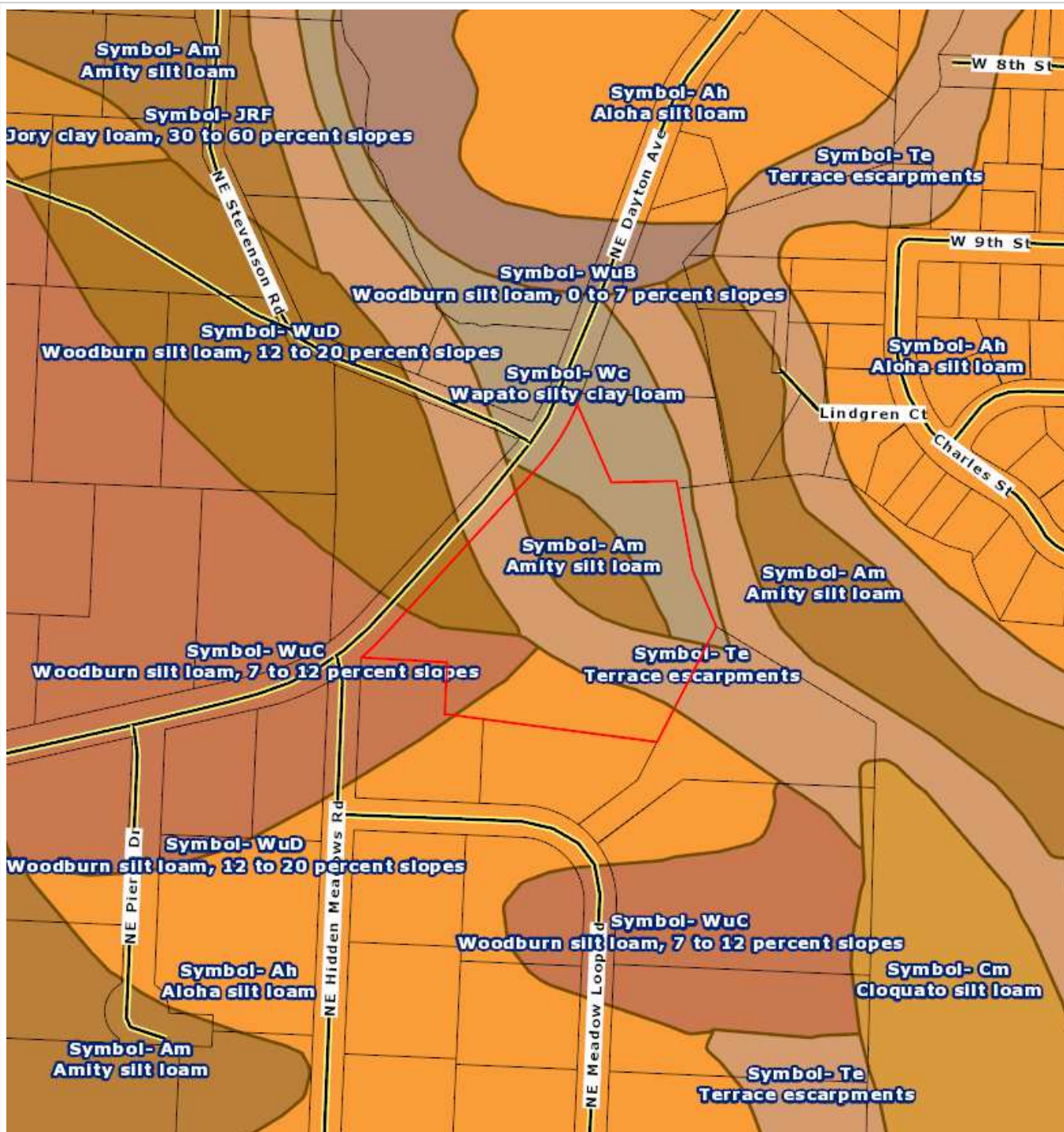


TICOR TITLE COMPANY

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Soil Map



TICOR TITLE COMPANY

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7/1/2020 to 6/30/2021 REAL PROPERTY TAX STATEMENT

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

PROPERTY LOCATION

24730 NE DAYTON AVE

ALT NO: R3230B 00100

Acres: 5.0100

ACCOUNT NO: 493387

Tax Code Area: 29.2

REQUESTED BY: GUILD MORTGAGE COMPANY

2020 - CURRENT TAX BY DISTRICT:

NEWBERG SD 29J	1,705.53
PORTLAND COMM COLLEGE	103.47
WILLAMETTE REGIONAL ESD	108.55
EDUCATION TOTAL:	1,917.55

CHEHALEM PARK & REC	332.06
TUALATIN VALLEY FIRE & RESCUE	558.02
TUALATIN VALLEY F&R LOCAL OPTI	164.64
YAMHILL CO EXT SERVICE	16.43
YAMHILL CO SOIL & WATER	12.95
YAMHILL COUNTY	943.03
GENERAL GOVERNMENT TOTAL:	2,027.13

CHEHALEM PARK & REC BOND	135.01
NEWBERG SD 29J BOND	172.54
PORTLAND COMM COLLEGE BOND	145.25
TUALATIN VALLEY F&R BOND	51.77
BONDS AND OTHER TOTAL:	504.57

2020 - 2021 TAX BEFORE DISCOUNT 4,449.25

VALUES:

LAST YEAR

THIS YEAR

REAL MARKET VALUES (RMV):

LAND	315,387	331,082
STRUCTURES	246,269	246,269
RMV TOTAL	561,656	577,351

ASSESSED VALUE:	355,212	365,868
TOTAL TAXABLE	355,212	365,868

PROPERTY TAXES:	4,431.91	4,449.25
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If a mortgage company requested your tax information this statement is yellow and for your records only. Who requested this statement is printed under the Account Number box.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 4,315.77

Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

TAX PAYMENT OPTIONS

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 16, 2020	133.48 3% Discount.....	\$4,315.77
2/3 PAYMENT	Nov 16, 2020	59.32 2% Discount.....	\$2,906.85
1/3 PAYMENT	Nov 16, 2020	No Discount.....	\$1,483.09

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 ↑

2020 - 2021 Property Tax Payment Yamhill County, Oregon

PROPERTY LOCATION: 24730 NE DAYTON AVE

ACCOUNT NO: 493387

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 16, 2020	\$4,315.77
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 16, 2020	\$2,906.85
1/3 PAYMENT	(No Discount offered)	DUE Nov 16, 2020	\$1,483.09

DISCOUNT IS LOST AND INTEREST APPLIES AFTER DUE DATE



Mailing address change on back

Enter Amount Paid

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369

36 00493387 0000431577 0000290685 0000148309 7



FIRST AMERICAN TITLE 2303229



After recording return to:
Matthew W. Cooper
24730 NE Dayton Avenue
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew W. Cooper
24730 NE Dayton Avenue
Newberg, OR 97132

File No.: 1032-2303229 (JLW)
Date: September 08, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201411801**
DMR-DDMR
Stn=6 SUTTONS **09/17/2014 02:34:16 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

Mina Ver Mulm, Trustee and Beverly Ver Mulm as appointed Successor Trustee, under the Vermulm Living Trust, dated September 1, 1993, Grantor, conveys and warrants to Matthew W. Cooper, 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:

Parcel 1 of Partition Plat 2010-12 recorded August 12, 2010 as Instrument No. 201011056, Deed and Mortgage Records, Yamhill County, 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.

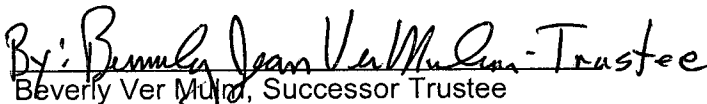
The true consideration for this conveyance is **\$385,000.00**. (Here comply with requirements of ORS 93.030)

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 9th day of September, 2014.

Ver Mulm Living Trust


Mina Ver Mulm, Trustee

By: 
Beverly Ver Mulm, Successor Trustee

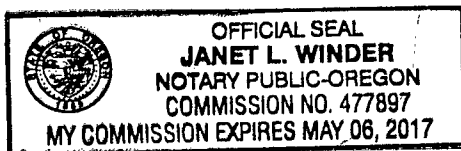
STATE OF Oregon)

)ss.

County of Yamhill)

This instrument was acknowledged before me on this 9th day of September, 2014
by, as ~~the~~ Ver Mulm Living Trust, on behalf of the

of Mina Ver Mulm and Beverly J. Ver Mulm Trustees of the




Notary Public for Oregon
My commission expires: 5/6/2017