

462 MAIN STREET

OREGON FARM & HOME BROKERS



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



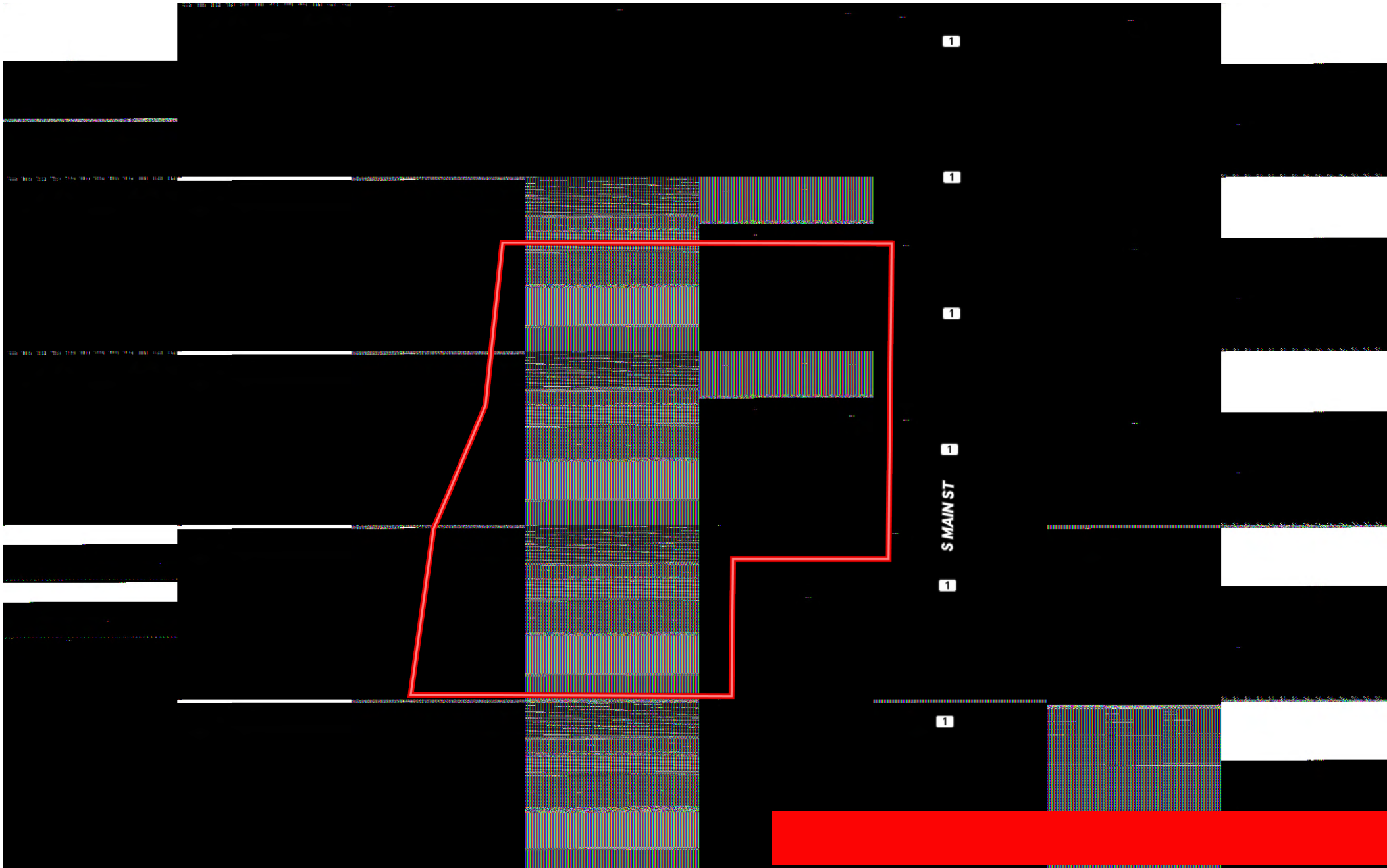
- 2248 SQFT
- 1 Acre Lot in City Limits
- 3 Bedrooms
 - 2 Bathrooms
- Large Utility Room
- Two Large Decks
- River Frontage
- Easy River Access
- Workshop
 - Heated and Insulated
 - Concrete Floors
 - 220 VLT Power




PARCEL MAP



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 Boundary

LIST PACKS





Fidelity National Title®

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **537155**
Tax Lot: **103W11DA02100**
Owner: Neuenschwander, Fred
CoOwner: Neuenschwander, Anna
Site: 462 S Main St
Jefferson OR 97352
Mail: 462 S Main St
Jefferson OR 97352
Zoning: R-2 - Residential - Medium Density
Std Land Use: RSFR - Single Family Residence
Legal: ACRES 1.10
Twn/Rng/Sec: T:10S R:03W S:11 Q:SE QQ:NE

ASSESSMENT & TAX INFORMATION

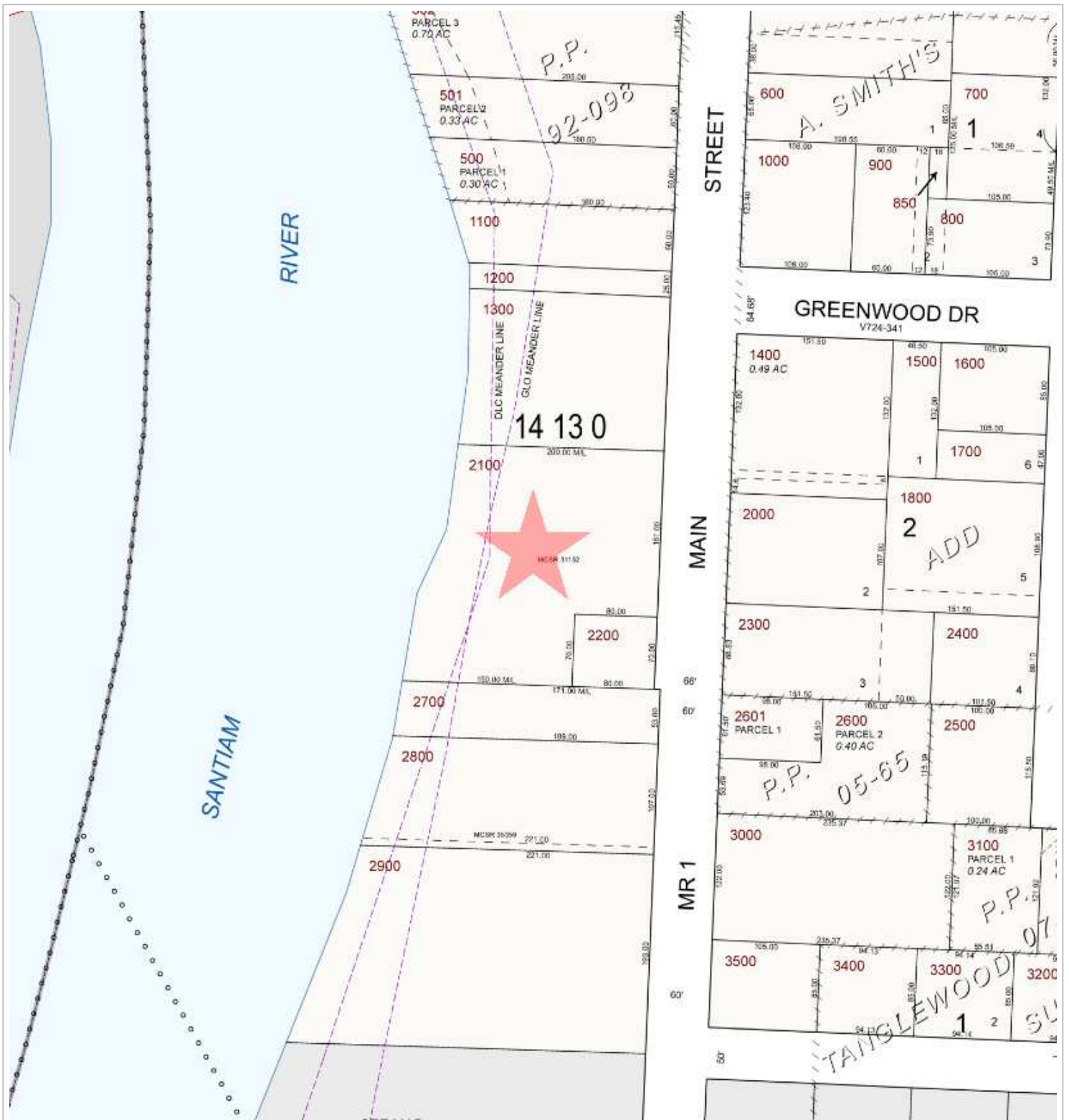
Market Total: **\$490,340.00**
Market Land: **\$131,380.00**
Market Impr: **\$358,960.00**
Assessment Year: **2021**
Assessed Total: **\$332,130.00**
Exemption:
Taxes: **\$4,860.00**
Levy Code: 14130
Levy Rate: 14.6328

SALE & LOAN INFORMATION

Sale Date: 09/02/1986
Sale Amount: \$34,000.00
Document #: 12920683
Deed Type: RD
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1996
Eff Year Built:
Bedrooms: 3
Bathrooms: 2
of Stories: 1
Total SqFt: 2,248 SqFt
Floor 1 SqFt: 1,408 SqFt
Floor 2 SqFt: 840 SqFt
Basement SqFt:
Lot size: 1.10 Acres (47,916 SqFt)
Garage SqFt: 312 SqFt
Garage Type: Attached Finished Garage
AC: Yes
Pool:
Heat Source:
Fireplace: 1
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 14J - Jefferson
Census: 3034 - 010802
Recreation:

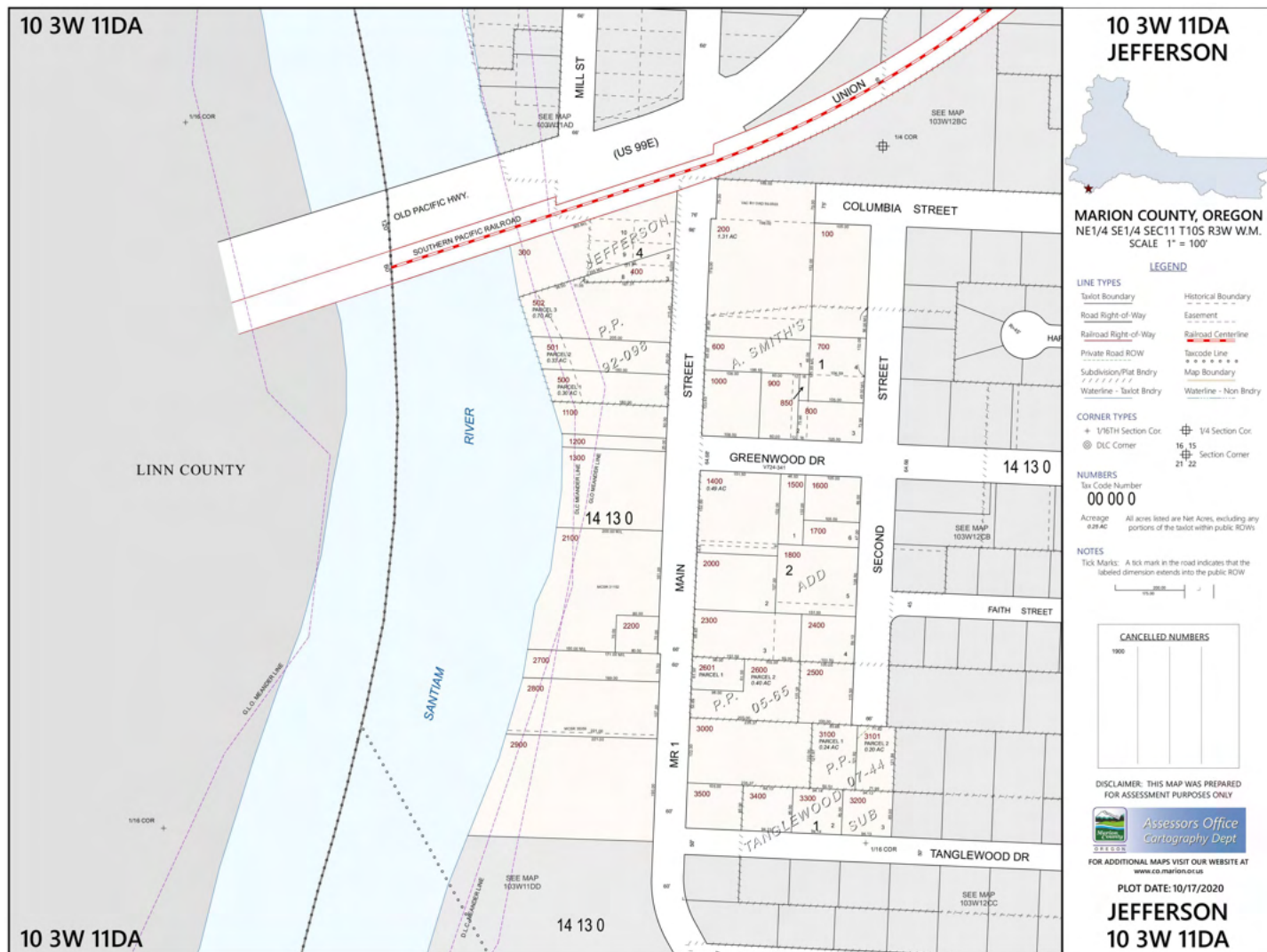


Fidelity National Title

Parcel ID: 537155

Site Address: 462 S Main St

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.



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Aerial Map



Fidelity National Title

Parcel ID: 537155

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A detailed map of the Jefferson-Dixie area showing various streets and flood zones. The map includes labels for streets such as N Marion St, N Main St, S Main St, S 2nd St, S 3rd St, S 5th St, S 7th St, S 9th St, N 3rd St, N 5th St, N 7th St, N 9th St, Maple Ct, Hazel St, Union St, Columbia St, Greenwood Dr, Huron Ct, High St, Riverwood Dr, Grice Ln, Weddle Rd SE, Harris Ln SE, and Jefferson-Scio Dr SE. Three yellow callout boxes provide information about specific flood zones: Zone-AE Floodway (stream channel & base flood passage), Zone-X Minimal flood hazard above 500 yr level, and Zone-AE Base floodplain where base flood elevations exist. 1% Annual Chance. The map also shows areas labeled 'Jefferson-Dixie' in green.



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January 5, 2022

Property Identification

Account ID:

537155

Tax Account ID:

537155

Tax Roll Type:

Real Property

Situs Address:

462 S MAIN ST JEFFERSON, OR 97352

Map Tax Lot:

103W11DA02100

Owner:

NEUENSCHWANDER, FRED &

NEUENSCHWANDER,ANNA

462 S MAIN ST

JEFFERSON, OR 97352

Manufactured Home Details:**Other Tax Liability:****Subdivision:****Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 13190119 RD 537155
NEUENSCHWANDER,FRED & ANNA 462 S MAIN JEFFERSON OR 97352	LEFFLER,CAROL ET AL	9/2/1986 \$34,000.00 12 1	9/2/1986 12920683 RD 537155
NEUENSCHWANDER,FRED & ANNA 462 S MAIN ST JEFFERSON OR 97352	JAMES,WILLIAM C ESTATE OF	10/20/1985 \$34,000.00 00 1	10/20/1985 04240005 CON 537155

Property Details

Property Class:

491

Levy Code Area:

14130

Zoning:

(Contact Local Jurisdiction)

Notes:**Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
0	On Site Development - Osd - average		

ID	Type	Acres	Sq Ft
1	004 Rural Tract	1.1	47916

Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	142 Multi Story above grade		4	2248	1996
1.1		WOOD DECK			498	1996
1.2		YARD IMPROVEMENTS AVERAGE			1	1996
2	FARM BLDG	353 Machine Shed (MS)		5	1152	1988
3	FARM BLDG	351 General Purpose Building (GB)		5	768	1988

Value Information (per most recent certified tax roll)

RMV Land Market: \$131,380

RMV Land Spec. \$0

Assess.:

RMV Structures: \$358,960

RMV Total: \$490,340

AV: \$332,130

SAV: \$0

Exception RMV: \$0

Exemption Value: \$0

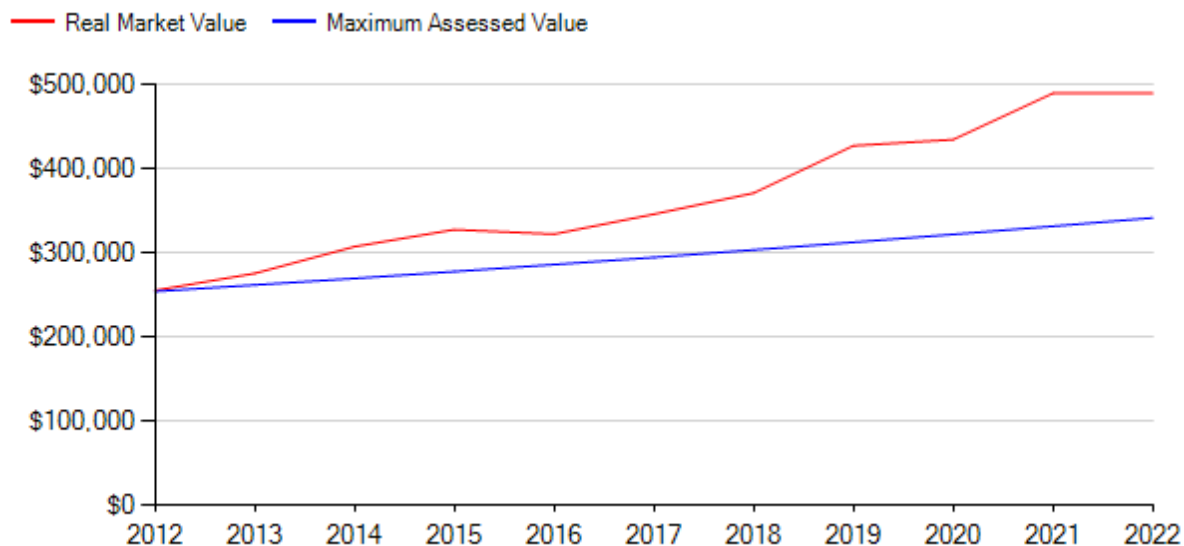
Exemption Description: None

M5 Taxable: \$490,340

MAV: \$332,130

MSAV: \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$358,960	\$131,380	\$0/\$0	None	\$332,130
2020	\$309,080	\$126,100	\$0/\$0	None	\$322,460
2019	\$301,800	\$126,100	\$0/\$0	None	\$313,070
2018	\$263,110	\$108,500	\$0/\$0	None	\$303,960
2017	\$237,960	\$108,500	\$0/\$0	None	\$295,110
2016	\$215,180	\$107,610	\$0/\$0	None	\$286,520
2015	\$220,540	\$107,590	\$0/\$0	None	\$278,180
2014	\$200,240	\$107,590	\$0/\$0	None	\$270,080
2013	\$168,390	\$107,590	\$0/\$0	None	\$262,220
2012	\$127,650	\$128,090	\$0/\$0	None	\$254,590

Taxes: Levy, Owed

Taxes Levied 2021-22: \$4,860.00
Tax Rate: 14.6328
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2021	\$4,860.00	\$4,860.00
2020	\$4,719.71	\$4,719.71
2019	\$4,606.80	\$4,606.80
2018	\$4,397.32	\$4,397.32
2017	\$4,257.72	\$4,257.72
2016	\$3,682.09	\$3,682.09
2015	\$3,617.65	\$3,617.65

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3878192	-\$4,860.00	\$145.80	\$0.00	\$4,714.20	11/10/2021

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3870227	-\$4,719.71	\$0.00	\$314.64	\$5,034.35	7/8/2021
2019	57012	-\$4,606.80	\$138.20	\$0.00	\$4,468.60	11/19/2019
2018	210863	-\$4,397.32	\$131.92	\$0.00	\$4,265.40	11/16/2018
2017	411593	-\$4,257.72	\$127.73	\$0.00	\$4,129.99	11/9/2017
2016	507396	-\$3,682.09	\$0.00	\$16.37	\$3,698.46	11/16/2016
2015	721062	-\$3,617.65	\$108.53	\$0.00	\$3,509.12	11/5/2015

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carol Leffler And Kathleen Erickson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred and Anna Neuenschwander, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with its tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining, situated in the County of Marion, and State of Oregon, described as follows, to-wit: Beginning at a point on a line running parallel with and 55 feet distant from the East line of Main Street in the City of Jefferson, Marion County, Oregon, said point being 55 foot N. 89° 30' W. and 304.70 foot S. 6° 30' W. from an Iron Pipe which marks the Northwest corner of Lot 2, Block 1, Smith's Addition to Jefferson, Oregon; thence S. 0° 30' W. 231 feet; thence West, 230 feet to the East Bank of the Santiam River; thence Northeastly along the East Bank of said River to a point due West from the point of beginning; thence East 152 feet more or less to the point of beginning.

SEE ATTACHED EXHIBIT "A"

SUBJECT TO THE FOLLOWING:

- City liens, if any, of the City of Jefferson.
- Zoning and other restrictions created by Jefferson on the public body.
- Also subject to all matters of record.

This document is being re-recorded to correct the legal description.

IN WITNESS WHEREOF, the grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

To Have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed.

In constituting this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of September, 1986, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY HEREIN 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.

Carol H. Leffler
Kathleen H. Erickson

STATE OF OREGON,

County of Marion,
September 2, 1986.

Personally appeared the above named
Carol Leffler

and acknowledged the foregoing instrument
to be her voluntary act and deed.

Official Seal of
Notary Public for Oregon
Commission Expires 2-07-89

Carol Leffler and Kathleen Erickson

GRANTOR NAME AND ADDRESS
Fred and Anna Neuenschwander

GRANTOR NAME AND ADDRESS
Fred and Anna Neuenschwander

462 S. Main St.
Jefferson, OR 97352

NAME, ADDRESS, ZIP
Fred and Anna Neuenschwander

462 S. Main St.
Jefferson, OR 97352

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Marion

Personally appeared Kathleen Erickson

and acknowledged the foregoing instrument

to be her voluntary act and deed.

Before me

Notary Public for Oregon

My Commission Expires 2-22-87

(Official Seal)

STATE OF OREGON,

County of Marion

I certify that the within instrument was received for record on the day of 1986.

At o'clock M., and recorded in book/reel/volume No. on page or as fee file/instrument/microfilm/teletype No.

Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

By: Deputy

70865-81

Jun 21, 1996

Exhibit "A"

SAVE AND EXCEPT the following described property: Beginning At a point which is 55.0 feet North 89°30' West and 463.70 feet South 0°30' West from an iron pipe which marks the Northwest corner of Lot 2, Block 1, Smith's Addition to Jefferson, Marion County, Oregon; thence South 0°30' West 70.0 feet; thence West 80.0 feet; thence North 0°30' East 70.0 feet; thence East 80.0 feet to the place of beginning.

Jun 21, 1996

REEL:1292

PAGE: 683

February 26, 1996, 03:39P

CONTROL #1

1292683

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion county
records:

FEES: \$35.00

ALAN H DAVIDSON
COUNTY CLERK

Jun 21, 1996

REEL:1319

PAGE: 119

June 21, 1996, 11:35A

CONTROL #: 1319119

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records.

FEE: \$25.00

ALAN H. DAVIDSON
COUNTY CLERK

Jun 21, 1996