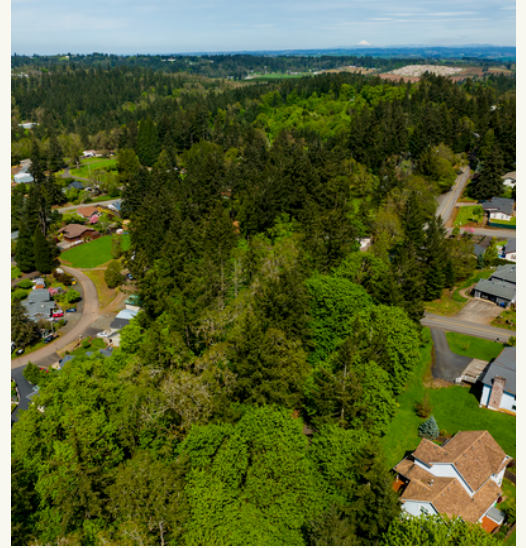


# PARCEL 530078

## OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

LAND

Luxury  
INTERNATIONAL

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



COLIN HORTON

colinhorton@kw.com

541-619-8671

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



# PARCEL MAP



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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.





 Boundary



# LIST PACK





# Fidelity National Title®

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **530078**

Tax Lot: **082W20DD04100**

Owner: Proverbs Real Estate LLC

CoOwner:

Site:

Turner OR 97392

Mail: 8000 Research Forest Dr #115-5

The Woodlands TX 77382

Zoning: R-1 - Single-Family Residential

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 0.71

Twn/Rng/Sec: T:08S R:02W S:20 Q:SE QQ:SE

### ASSESSMENT & TAX INFORMATION

Market Total: **\$50,250.00**

Market Land: **\$50,250.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$5,500.00**

Exemption:

Taxes: **\$85.56**

Levy Code: 05190

Levy Rate: 15.5577

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 0.71 Acres (30,928 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 1066 - 002700

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 04/22/2022

Sale Amount: \$40,000.00

Document #: 46170157

Deed Type: Deed

Loan

Amount:

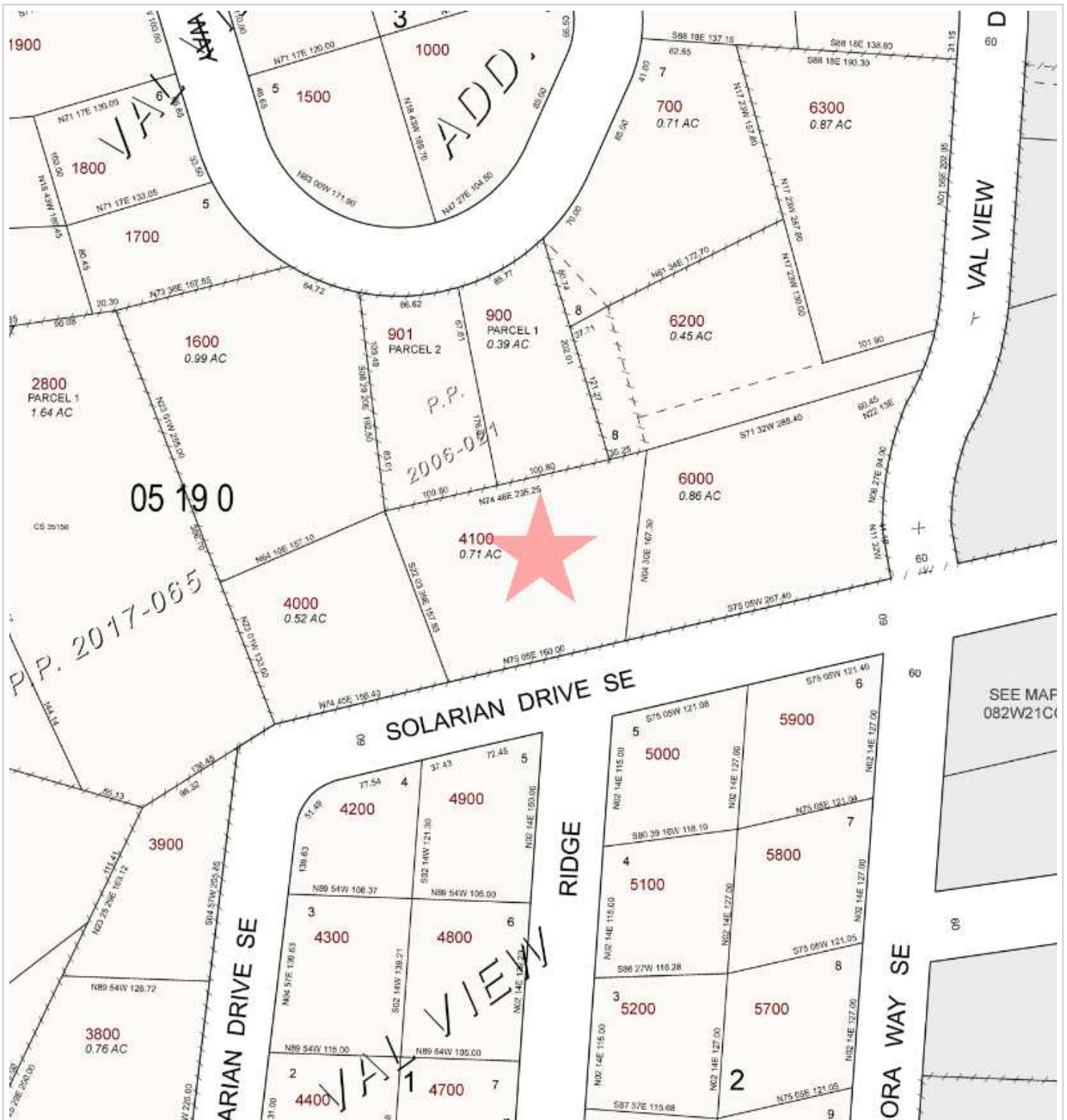
Lender:

Loan Type:

Interest Type:

Title Co: FIRST AMERICAN

# Assessor Map



**Fidelity National Title**

Parcel ID: 530078

Site Address:

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.



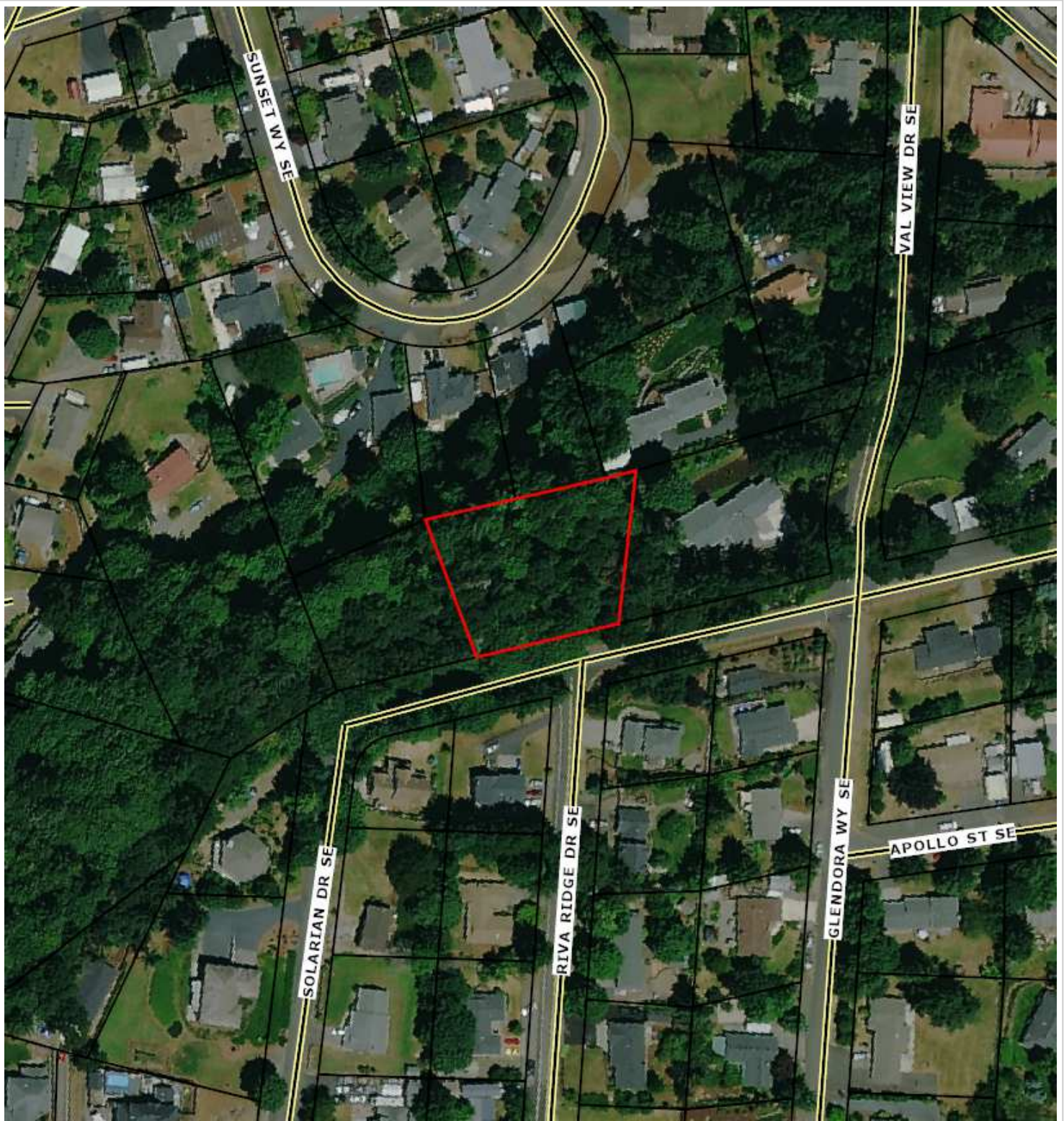
## Fidelity National Title®

**Site Address:**

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.



Aerial Map



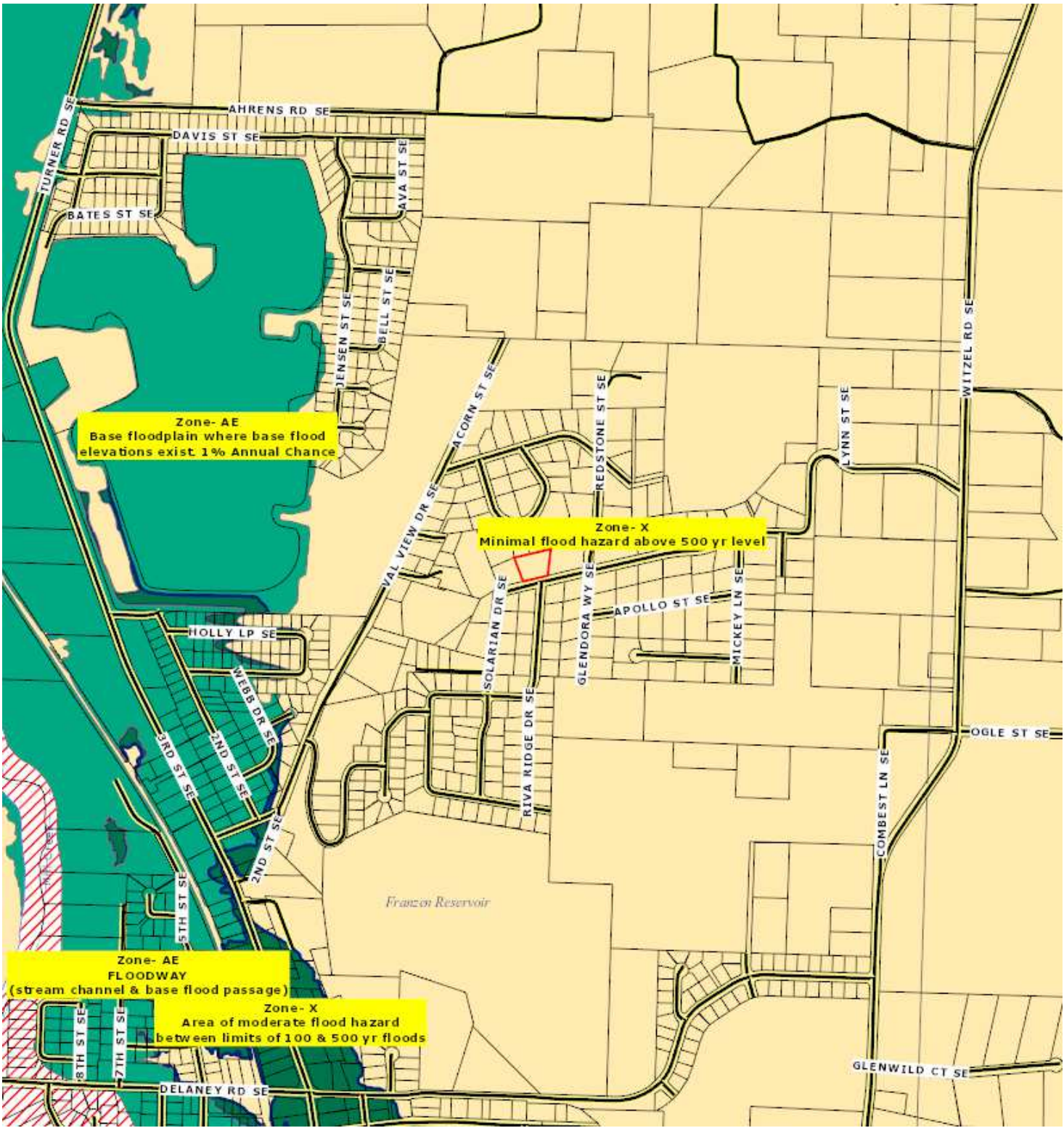
**Fidelity National Title**

Parcel ID: 530078

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Flood Map



**Fidelity National Title**

Parcel ID: 530078

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June 17, 2022

## Property Identification

**Account ID:**

530078

**Tax Account ID:**

530078

**Tax Roll Type:**

Real Property

**Situs Address:**

**Map Tax Lot:**

082W20DD04100

**Owner:**

BREUER, STEVE & BREUER, COLLEEN

1924 BROOKSIDE AV NW

SALEM, OR 97304

**Manufactured Home Details:**

**Other Tax Liability:**

**Subdivision:**

**Related Accounts:**

## Owner History

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 00161591 RD 530078

## Property Details

**Property Class:**

100

**Levy Code Area:**

05190

**Zoning:**

(Contact Local Jurisdiction)

**Notes:**

**Exemption (Begin/End):**

**Deferral (Begin/End):**

**Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	001 Residential	0.71	30928

**Improvements/Structures:**

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
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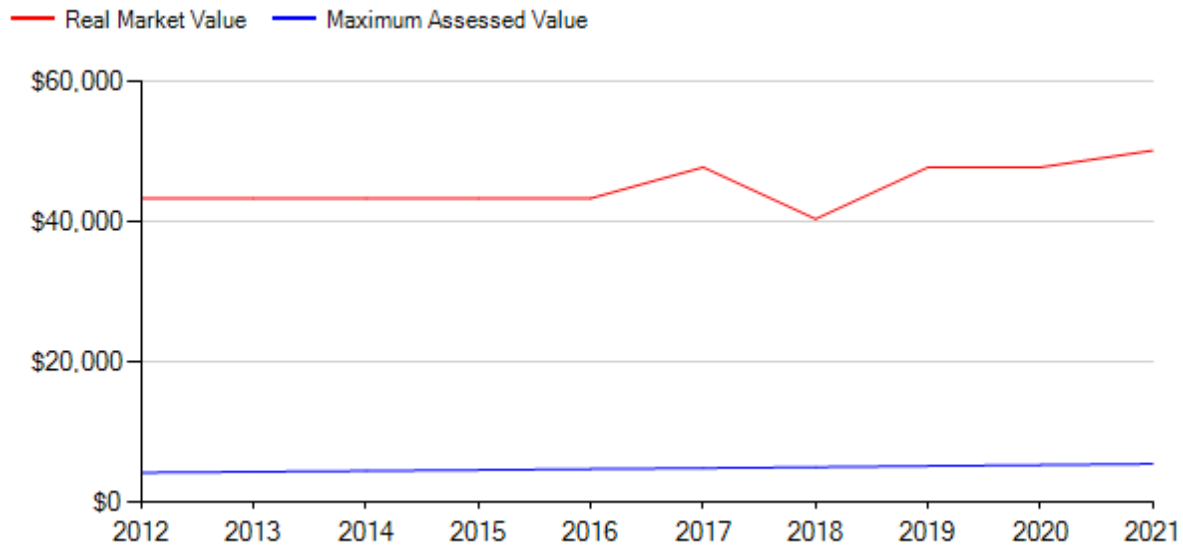
No Improvement Details

## Value Information (per most recent certified tax roll)



**RMV Land Market:** \$50,250  
**RMV Land Spec.** \$0  
**Assess.:**  
**RMV Structures:** \$0  
**RMV Total:** \$50,250  
**AV:** \$5,500  
**SAV:** \$0  
**Exception RMV:** \$0  
**Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$50,250  
**MAV:** \$5,500  
**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	\$0	\$50,250	\$0/\$0	None	\$5,500
2020	\$0	\$47,850	\$0/\$0	None	\$5,340
2019	\$0	\$47,850	\$0/\$0	None	\$5,190
2018	\$0	\$40,470	\$0/\$0	None	\$5,040
2017	\$0	\$47,850	\$0/\$0	None	\$4,900
2016	\$0	\$43,410	\$0/\$0	None	\$4,760
2015	\$0	\$43,400	\$0/\$0	None	\$4,630
2014	\$0	\$43,400	\$0/\$0	None	\$4,500
2013	\$0	\$43,400	\$0/\$0	None	\$4,370
2012	\$0	\$43,400	\$0/\$0	None	\$4,250



## Taxes: Levy, Owed

**Taxes Levied 2021-22:** \$85.56  
**Tax Rate:** 15.5577  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2021	\$85.56	\$85.56
2020	\$83.02	\$83.02
2019	\$81.16	\$81.16
2018	\$79.19	\$79.19
2017	\$77.01	\$77.61
2016	\$74.86	\$74.86
2015	\$72.88	\$72.88

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3875809	-\$85.56	\$2.57	\$0.00	\$82.99	11/3/2021
2020	3869859	-\$83.02	\$0.00	\$5.53	\$88.55	7/1/2021
2019	159245	-\$81.16	\$2.43	\$0.00	\$78.73	10/16/2019
2018	300492	-\$79.19	\$2.38	\$0.00	\$76.81	10/23/2018
2017	442484	-\$77.01	\$2.31	\$0.00	\$74.70	10/26/2017
2017	442476	-\$0.60	\$0.00	\$0.00	\$0.60	10/26/2017
2016	592552	-\$74.86	\$2.25	\$0.00	\$72.61	10/27/2016
2015	748785	-\$72.88	\$2.19	\$0.00	\$70.69	10/26/2015



61591

REEL 16 PAGE 1591  
STEVE BREUER & CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. MICKEY and FRANCINE A. MICKEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by STEVE BREUER and COLLEEN BREUER, husband and wife,  
as tenants by the entirety

, hereinafter called the grantees,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that  
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-  
uated in the County of Marion and State of Oregon, described as follows, to-wit:

Beginning at the southeast corner of Lot 8, Block 4, Val View Addition to the City  
of Turner, in Marion County, Oregon; thence south 4° 30' west, 167.30 feet to a  
point on the north line of a 60.00 foot street; thence south 75° 05' west, along  
the north line of said street, a distance of 160.00 feet; thence north 22° 03' 39"  
west, 157.85 feet to the southwest corner of said Lot; thence north 74° 48' east,  
a distance of 235.25 feet to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING:

Mr. Steve Breuer

Route 2, Box 515

Astoria, Oregon 97103

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$3,250.00.

However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 1st day of December, 1973.

John M. Mickey  
Francine A. Mickey

STATE OF OREGON, County of Marion ) ss. December 1st, 1973

Personally appeared the above named JOHN M. MICKEY and FRANCINE A. MICKEY,  
husband and wife

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

(OFFICIAL SEAL)

Before me  
Notary Public for Oregon  
My commission expires 10-29-74

NOTE—The space between the symbols ( ), if not applicable, should be deleted. See Chapter 662, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

John M. Mickey, et ux

TO

Steve Breuer, et ux

AFTER RECORDING RETURN TO  
Mr. Steve Breuer  
Route 2, Box 515  
Astoria, Oregon 97103

61591

STATE OF OREGON  
County of Marion

ss.

I hereby certify that  
the within was received  
and duly recorded by me  
in Marion County records:

Rec'd 16 Page 1591

JUN 3 3 41 PM '75

T. HAROLD TOMLINSON  
MARION COUNTY CLERK

BY Deputy