## 9205 RIVER RD OREGON FARM & HOME BROKERS









KELLERWILLIAMS

## AGENT INFORMATION





## PAUL TERJESON PTERJY@KW.COM 503-999-6777

## STEVE HELMS

STEVEHELMS@KW.COM 541-979-0118

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



## PROPERTY DETAILS



- Main Home
  - 2132 SqFt
  - 3 Bedrooms, 2 Bathrooms
  - Covered Front and Back Patio
  - Raised Garden Beds
- Second Dwelling
  - Approx. 1300 SqFt
    - Built 1998
  - 2 Bedrooms, 2 Bathrooms
  - Manufactured Home
  - Detached Garage
    - Pantry in Garage



- 19 Acres
- Pond
- Outbuildings
  - Green Houses
    - 1 20,000 SqFt
  - Workshop with Garage
    - 220 Amp
  - Workshop
    - 440 Amp
  - Chicken Coop
  - Small Stable
- Located Near I-5



## PARCEL MAP



## 9205 River | Share Link Oregon, AC +/-





D Boundary

2125 Pacific Blvd. Albany, OR 97321





**Oregon** Farm&Home \* BROKERS\*

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## LIST PACK





#### MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	519527
Tax Lot:	063W130000300
Owner:	Poot, Richard A
CoOwner:	Poot, Sandra K
Site:	9205 River Rd NE
	Salem OR 97303
Mail:	9205 River Rd NE
	Salem OR 97303
Zoning:	EFU - Exclusive Farm Use
Std Land Use:	AMSC - Agricultural Misc
Legal:	ACRES 19.05, MS X# X00244275, HOME ID 289529
Twn/Rng/Sec:	T:06S R:03W S:13 Q: QQ:

#### **ASSESSMENT & TAX INFORMATION**

Market Total:	\$921,152.00
Market Land:	\$494,310.00
Market Impr:	\$426,842.00
Assessment Year:	2021
Assessed Total:	\$273,910.00
Exemption:	
Taxes:	\$3,248.58
Levy Code:	01410
Levy Rate:	11.8600

#### **SALE & LOAN INFORMATION**

Sale Date:	09/30/1997
Sale Amount:	
Document #:	14290576
Deed Type:	Deed
Loan	\$166,305.00
Amount:	\$100,505.00
Lender:	AMERICAN GENERAL
Loan Type:	Conventional
Interest Type:	FIX
Title Co:	

#### **PROPERTY CHARACTERISTICS**

Year Built:	2000
Eff Year Built:	
Bedrooms:	3
Bathrooms:	2
# of Stories:	1
Total SqFt:	2,132 SqFt
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	19.05 Acres (829,818 SqFt)
Garage SqFt:	480 SqFt
Garage Type:	Unfinished Detached Garage
AC:	
Pool:	
Heat Source:	Forced Air
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	1 - Gervais
Census:	1022 - 002502
Recreation:	

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.

Assessor Map



Fidelity National Title

#### Parcel ID: 519527

Site Address: 9205 River Rd NE

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**

#### Parcel ID: 519527

#### Site Address: 9205 River Rd NE

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**Fidelity National Title** 

#### Parcel ID: 519527

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Flood Map



**Fidelity National Title** 

#### Parcel ID: 519527

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.

#### **Property Identificaton**

Account ID: 519527 Tax Account ID: 519527 Tax Roll Type: Real Property Situs Address: 9205 RIVER RD NE SALEM, OR 97303 Map Tax Lot: 063W130000300 Owner: POOT, RICHARD A & POOT, SANDRA K 9205 RIVER RD NE SALEM, OR 97303

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts: 134032

#### **Owner History**

Grantee	Grantor	Sales Info	Deed Info
POOT,RICHARD A & POOT,SANDRA K 9205 RIVER RD NE SALEM OR 97303			2/21/2014 35840043 B&S 519527
POOT,RICHARD A & POOT,SANDRA K 66.7% & LEONARD AND ELSIE POOT RLT 33.3% 9205 RIVER RD NE SALEM OR 97303			6/23/2005 27690291 B&S 519527
POOT,RICHARD A & POOT,SANDRA K 9205 RIVER RD NE SALEM OR 97303			9/29/1997 14290576 B&S 519527
POOT,LEONARD A & POOT,ELSIE 50% & POOT,RICHARD A 9205 RIVER RD N SALEM OR 97303			2/3/1995 12200389 RD 519527
POOT,LEONARD A 99% & POOT,ELSIE & POOT,RICHARD A 1% 9205 RIVER RD N SALEM OR 97303	DAUGHERTY,RONALD D & ELIZABETH	12/12/1994 \$165,000.00 27 1	12/12/1994 12100476 RD 519527
DAUGHERTY,ELIZABETH L 460 FIR KNOLL LN NE SALEM OR 97317			4/20/1989 12110791 RD 519527

Grantee	Grantor	Sales Info	Deed Info
9205 RIVER ROAD N SALEM OR 97303	MCCONNELL,W DAVID & JOY LEE	4/20/1989 \$89,000.00 27 1	4/20/1989 06850048 CON 519527

#### Property Details

Property Class:	Notes:
551	Exemption (Begin/End):
Levy Code Area:	Deferral (Begin/End):
01410	
Zoning:	
(Contact Local Jurisdiction)	

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

ID	Туре	Acres	Sq Ft
0	On Site Development - Sa osd - average		
2	005 Resource	1	43560
4	005 Resource	1	43560
5	005 Resource 2BI TWO BENCH IRR	10.15	442134
6	005 Resource WOOD FARM WOODLOT	5.6	243936
7	005 Resource 4BI FOUR BENCH IRR	1.3	56628

#### Improvements/Structures:

Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built
FARM BLDG	301 Accessory Improvements & Misc.		0	64	
FARM BLDG	351 General Purpose Building (GB)		4	1008	1989
	CONCRETE DRIVEWAY			480	1909
FARM BLDG	351 General Purpose Building (GB)		4	900	1986
FARM BLDG	354 Lean-to Light (LTL)		4	300	1986
FARM BLDG	332 Commercial Greenhouse (CG)		4	1920	1989
FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
RESIDENCE	138 Res other improvements		3	0	2000
	CONCRETE DRIVEWAY			200	1909
	ASPHALT DRIVEWAY			7497	2005
RESIDENCE	108 Residential Other Improvements		0	0	2005
RESIDENCE	141 One Story Only		4	2132	2005
	FARM BLDG FARM BLDG FARM BLDG FARM BLDG FARM BLDG FARM BLDG RESIDENCE	FARM BLDG301 Accessory Improvements & Misc.FARM BLDG351 General Purpose Building (GB)CONCRETE DRIVEWAYFARM BLDG351 General Purpose Building (GB)FARM BLDG354 Lean-to Light (LTL)FARM BLDG332 Commercial Greenhouse (CG)FARM BLDG332 Commercial Greenhouse (CG)FARM BLDG138 Res other improvementsCONCRETE DRIVEWAYRESIDENCE138 Res other improvementsCONCRETE DRIVEWAYRESIDENCE108 Residential Other Improvements	FARM BLDG301 Accessory Improvements & Misc.FARM BLDG351 General Purpose Building (GB)CONCRETE DRIVEWAYFARM BLDG351 General Purpose Building (GB)FARM BLDG354 Lean-to Light (LTL)FARM BLDG332 Commercial Greenhouse (CG)FARM BLDG332 Commercial Greenhouse (CG)RESIDENCE138 Res other improvementsCONCRETE DRIVEWAYRESIDENCE108 Residential Other Improvements	FARM BLDG301 Accessory Improvements & Misc.0FARM BLDG351 General Purpose Building (GB)4CONCRETE DRIVEWAYCONCRETE DRIVEWAYFARM BLDG351 General Purpose Building (GB)4FARM BLDG354 Lean-to Light (LTL)4FARM BLDG332 Commercial Greenhouse (CG)4FARM BLDG332 Commercial Greenhouse (CG)4RESIDENCE138 Res other improvements3CONCRETE DRIVEWAY33RESIDENCE108 Residential Other Improvements0	FARM BLDG301 Accessory Improvements & Misc.064FARM BLDG351 General Purpose Building (GB)41008CONCRETE DRIVEWAY480FARM BLDG351 General Purpose Building (GB)4900FARM BLDG354 Lean-to Light (LTL)4300FARM BLDG332 Commercial Greenhouse (CG)41920FARM BLDG332 Commercial Greenhouse (CG)43300RESIDENCE138 Res other improvements30CONCRETE DRIVEWAY200200RESIDENCE108 Residential Other Improvements00

ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built
9.1		YARD IMPROVEMENTS AVERAGE			1	2006
10	FARM BLDG	332 Commercial Greenhouse (CG)		4	1800	2005
11	FARM BLDG	351 General Purpose Building (GB)		4	1134	2005
12	FARM BLDG	351 General Purpose Building (GB)		4	1000	1998
13	FARM BLDG	341 Multi Purpose Shed (MP)		4	120	1977
14	FARM BLDG	354 Lean-to Light (LTL)		4	322	1977
15	FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
16	FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
17	FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
18	FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
19	FARM BLDG	332 Commercial Greenhouse (CG)		4	3300	1989
20	FARM BLDG	332 Commercial Greenhouse (CG)		4	2880	2005
21	FARM BLDG	357 Frost Control		4	1920	2007

Value Information (per most recent certified tax roll)

RMV Land Market:	\$494,310
RMV Land Spec.	\$494,310
Assess.:	
RMV Structures:	\$426,842
RMV Total:	\$921,152
AV:	\$273,910
SAV:	\$114,840
Exception RMV:	\$0
Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$541,682
MAV:	\$223,410
MSAV:	\$50,500

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").



26,842 20,650 48,230 46,290	Land RMV \$494,310 \$494,310 \$0 \$0	Special Mkt/Use   \$494,310/\$50,500   \$494,310/\$49,270   \$494,310/\$48,070   \$494,310/\$48,070	Exemptions None None PNFC PNFC	Total Assessed Value   \$273,910   \$266,180   \$258,670   \$250,850
20,650 48,230 46,290	\$494,310 \$0 \$0	\$494,310/\$49,270 \$494,310/\$48,070	None PNFC	\$266,180 \$258,670
48,230 46,290	\$0 \$0	\$494,310/\$48,070	PNFC	\$258,670
46,290	\$0			· · · · · · · · · · · · · · · · · · ·
		\$425,290/\$46,380	PNFC	\$250.850
16,150				+,000
	\$0	\$388,270/\$45,780	PNFC	\$244,300
62,290	\$0	\$373,600/\$44,690	PNFC	\$237,430
49,820	\$0	\$341,010/\$43,640	PNFC	\$230,770
42,190	\$0	\$317,250/\$42,620	PNFC	\$224,300
41,180	\$0	\$301,620/\$41,350	PNFC	\$217,740
14,070	\$0	\$308,290/\$40,380	PNFC	\$211,640
4	1,180	1,180 \$0	1,180 \$0 \$301,620/\$41,350	1,180 \$0 \$301,620/\$41,350 PNFC

Taxes: Levy, Owed

Taxes Levied 2021-22:	\$3,248.58
Tax Rate:	11.86
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2021	\$3,248.58	\$3,248.58

Year	Total Tax Levied	Tax Paid
2020	\$2,993.35	\$2,993.35
2019	\$3,087.98	\$3,087.98
2018	\$2,996.10	\$2,996.10
2017	\$2,921.98	\$2,921.98
2016	\$2,842.88	\$2,842.88
2015	\$2,671.64	\$2,671.64

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3878801	-\$3,248.58	\$97.46	\$0.00	\$3,151.12	11/11/2021
2020	3859028	-\$2,993.35	\$89.80	\$0.00	\$2,903.55	11/14/2020
2019	106768	-\$3,087.98	\$92.64	\$0.00	\$2,995.34	11/13/2019
2018	260324	-\$2,996.10	\$89.88	\$0.00	\$2,906.22	11/9/2018
2017	400891	-\$2,921.98	\$87.66	\$0.00	\$2,834.32	11/13/2017
2016	547536	-\$2,842.88	\$85.29	\$0.00	\$2,757.59	11/14/2016
2015	695012	-\$2,671.64	\$80.15	\$0.00	\$2,591.49	11/13/2015

FORM No. 723 - BARGAIN AND SALE DEED.	© 1990-2012 STEVENS-NESS LAW PUBLISHING CO., POBTLAND, OR www.stevensness.com
BLS NC PART OF ANY STEVENS-NE	SS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.
Leonard A Poot & Elsie Poot, C Trustees, The Leonard & Elsie Poot Revocable Living Trust	BILL BURGESS, COUNTY CLERK
9207 River Road NE Salem, Oregon 97303 Grantor's Name and Address	02-21-2014 08:54 am. Control Number 356164 \$ 51.00 Instrument 2014 00005537
<b>Bichard A Poot &amp; Sandra K Poot</b> 9205 River Road NE	SPACE RESERVED
Salem, Oregon 97303 Grantee's Name and Address	FOR
After recording, return to (Name and Address):	RECORDER'S USE
Richard Poot 9205 River Road NE	,
Salem, Oregon 97303	
Until requested otherwise, send all tax statements to (Name and Address):	
No.Change	
BAF	IGAIN AND SALE DEED
KNOW ALL BY THESE PRESENTS that Leo	nard A-Poot and Elsie Poot, Co-Trustees
Richard A Poot and Sandra K	r stated, does hereby grant, bargain, sell and convey unto K+Poot, husband and wife,
hereinafter called grantee, and unto grantee's heirs, succe	ssors and assigns, all of that certain real property, with the tenements, hered-
itaments and appurtenances thereunto belonging or in an State of Oregon, described as follows ( <i>legal description</i>	y way appertaining, situated inMarion County,
	± ± ±. ★'/
Donation Land Claim, 20.	ine of the John B P DeGobin and wife's 05 chains South of the corner to Sections ship 6 South, Ranges 2 and 3 West of the
Willamette Meridian, Mar	ion County, Oregon; thence South 89*45'
west 10.41 chains along line of land conveyed to	the North line of said Claim to the East Homer Goulet and Adele S Goulet by deed
recorded in Volume 293,	Page 332, Deed Records, Marion County,
Oregon; thence South O*	30' East 9.02 chains; thence North 89* 45'
Salem to St Paul; thence	center of the County Road leading from North 23* 15' East 9.82 chains along the
said County Road to the	North line of the John B P DeGobin Claim;
thence South 89* 45' Wes the place of beginning.	t 13.74 chains along said North line to
SUBJECT TO:	* Continued on back
herein described	d tax rolls disclose that the premises have been specifically assessed as Farm
To Have and to Hold the same unto grantee and f	ien annue beschmenson dissignalified for the special grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this tra	nsfer, stated in terms of dollars, is \$000 <sup>®</sup> However, the
actual consideration consists of or includes other propert which) consideration. <sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup> , if	y or value given or promised which is $\Box$ part of the $\mathbf{x}$ the whole (indicate
In construing this instrument, where the context	so requires, the singular includes the plural, and all grammatical changes
shall be made so that this instrument shall apply equally	to businesses, other entities and to individuals.
IN WITNESS WHEREOF, grantor has executed signature on behalf of a business or other entity is made	
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 ANI SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 1	
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APP AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PER	LICABLE LAND USE LAWS of Dana & A al I have been been been been been been been be
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PL	ANNING DEPARTMENT TO
DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LO DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LO MINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DE TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF AL 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON TO ANNY CILLADOTE FER ORCONDUCTIONS 5 TO 11, CHAPTER 424, OREGON	IT OR PARCEL, TO DETER
TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF AI 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON	yy, under Ors 195,300, I Laws 2007, sections 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTE STATE OF OREGON, Count	H 8, UREGUN LAWS 2010.
This instrument was a	cknowledged before me on Felornary 21,2014
	cknowledged before me on Contructive
by	,
	VIer 2 Hollon
	Notary Public for Oregon
	My commission expires $02(2112074)$
OF ORE ST	
PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 9	2.027. Include the required reference.

Assessment under the statute the farm use assessment was levied for previous years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, street, and highways.

#### **REEL: 3584**

#### February 21, 2014, 08:54 am.

CONTROL #: 356164

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: \$ 51.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

## SOILS



**9205 River | Share Link** Oregon, AC +/-





## D Boundary

Paul Terjeson Steve Helms

P: 503-999-6777 OregonFarmandHomeBrokers.com

2125 Pacific Blvd. Albany, OR 97321



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## Boundary 19.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Am	Amity silt loam	16.04	80.93	0	91	2w
Da	Dayton silt loam	1.93	9.74	0	29	4w
Со	Concord silt loam	1.46	7.37	0	40	Зw
WuA	Woodburn silt loam, 0 to 3 percent slopes	0.4	2.02	0	85	2w
TOTALS		19.82( *)	100%	-	81.13	2.27

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability									
	1	2	3	4	5	6	7	8	
'Wild Life'	٠	٠	۰	٠	٠	٠	٠	٠	
Forestry	٠	٠	•	٠	٠	٠	٠		
Limited	٠	٠	٠	٠	٠	٠	٠		
Moderate	٠	٠	٠	٠	٠	٠			
Intense	٠	٠	٠	٠	٠				
Limited	٠	٠	٠	٠					
Moderate	٠	٠	۰						
Intense	٠	٠							
Very Intense	٠								

# **Grazing** Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water