

34745 RANCH DR

BROWNSVILLE, OR



**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



**BILLY
SCOTT**

BILLYSCOTT@KW.COM
541-619-1632

Billy Scott is a licensed real estate agent in the state of Oregon serving all of Oregon, specializing in small agricultural operations (40 acres or less), hobby farms, residential acreage properties, timberland, traditional residential properties and 1031 exchanges. As a native of Philomath, Billy is an excellent resource for people looking to relocate to the area. Growing up in Philomath, Billy graduated from Philomath High School and was an active member of 4H where he raised and sold hogs. He was also a part of the Forestry program at Philomath High School all four years where he really enjoyed the events but also learned to thin and fall trees. His wife, who is also a native Oregonian, grew up in Junction City and was an active member in the FFA where she showed cattle. Billy and his wife, Ashley, live in Kings Valley on their family farm with their two daughters where they raise and sell cattle and hogs.



**Oregon
Farm & Home**
★ B R O K E R S ★

Historic Brownsville



The town of Brownsville, established in the 1840's, is rich in history and is proud to show it. Throughout the year there are several community events that are both historical and fun.

Scan Here to Learn About the Historic Town of Brownsville, Oregon and the upcoming events!



KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
LAND

KELLER WILLIAMS
Luxury
INTERNATIONAL

Local Horse Trails



There are several horse riding trails around including but not limited to Elijah Bristow State Park, Oregon Horse Center, Silver Falls Riding Trails and Perrydale Trails!

Scan Here for More Trails in Oregon!



Home

2,668 SqFt

- 3 Bedrooms, 2.5 Bathrooms
- Walk-In Pantry
- Walk-In Primary Closet
- Propane Fireplace in Living Area
- Formal Dining Area
- Vaulted Ceilings
- Wrap Around Porch
- Concrete Patio with Gazebo
- Upgrades
 - HVAC System 2019, Interior Paint 2017, Exterior Paint 2023, Roof 2019, Perimeter Fencing 2017

Land & Outbuildings

4.93 Acres

- Cross Fenced Pasture w/ Electric Fence Capabilities
- Beautiful Views of the Valley

Shoo

- 480 SqFt

Arena

- 6336 SqFt

Barn

*Combined with Arena

- 3024 SqFt
- Concrete Floors
- Power
- 4 Stalls

Chicken Coop & Sheep Shed

- Fenced



Maps



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.



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND
KELLER WILLIAMS

Luxury
KELLER WILLIAMS
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.

County Information

List Packet (s) Provided Through County Records



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.



LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0311510**

Tax Lot: **14S03W1300112**

Owner: Black, Steven

CoOwner: Black, Jennie

Site: 34745 Ranch Dr

Brownsville OR 97327

Mail: 34745 Ranch Dr

Brownsville OR 97327

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: RSFR - Single Family Residence

Legal:

Twtn/Rng/Sec: T:14S R:03W S:13 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$916,230.00**

Market Land: **\$258,510.00**

Market Impr: **\$657,720.00**

Assessment Year: **2022**

Assessed Total: **\$440,540.00**

Exemption:

Taxes: **\$4,922.42**

Levy Code: 55203

Levy Rate: 11.1736

PROPERTY CHARACTERISTICS

Year Built: 2001

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 2

Total SqFt: 2,668 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 4.93 Acres (214,751 SqFt)

Garage SqFt: 700 SqFt

Garage Type:

AC:

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition: Good

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 552Z7 - Central Linn

Census: 3017 - 030500

Recreation:

SALE & LOAN INFORMATION

Sale Date: 02/08/2017

Sale Amount: \$530,000.00

Document #: 2533

Deed Type: Deed

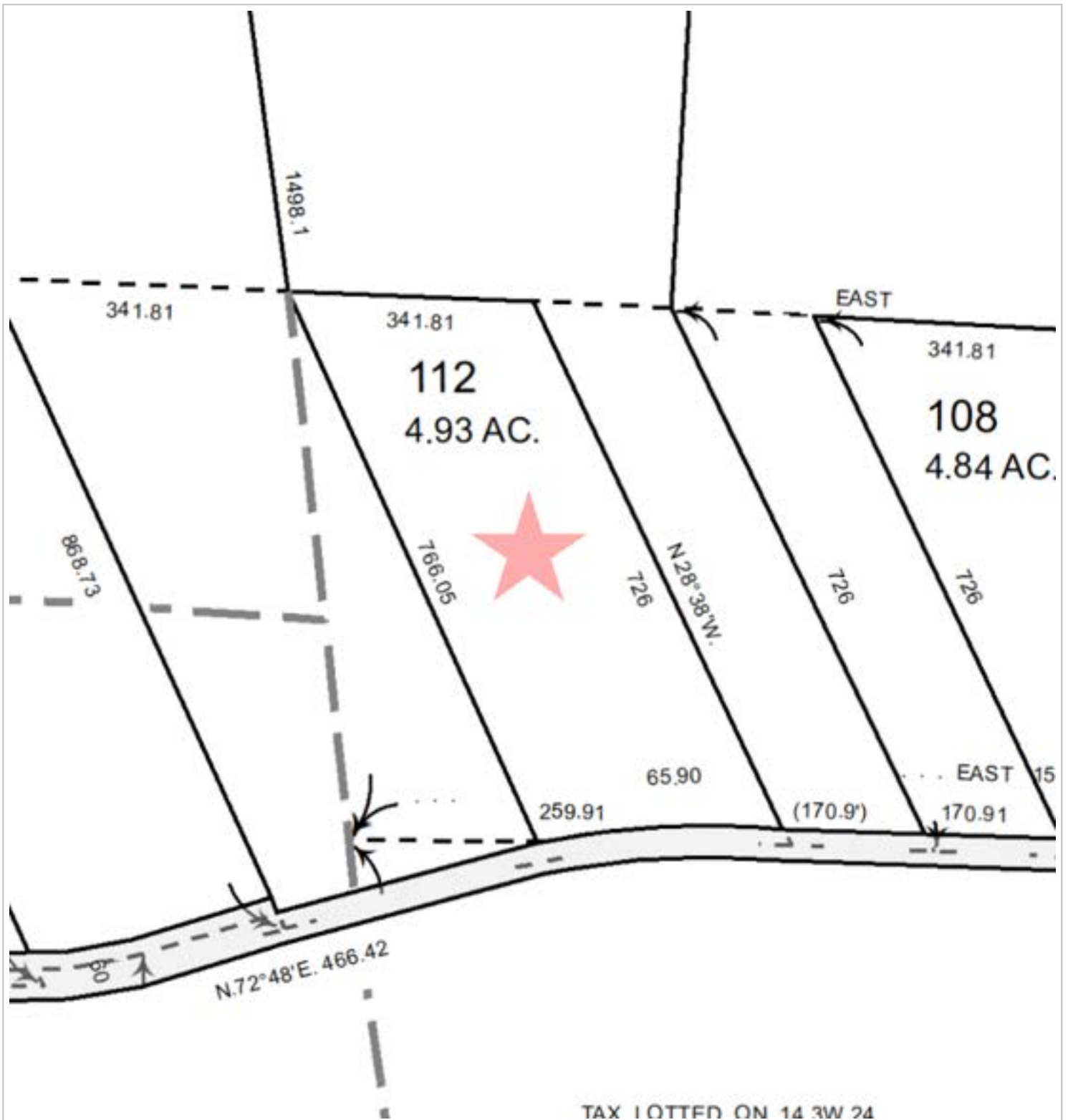
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: FIDELITY NATIONAL TITLE CO/OR



Fidelity National Title

Parcel ID: 0311510

Site Address: 34745 Ranch Dr

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.



Parcel ID: 0311510

Site Address: 34745 Ranch Dr

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

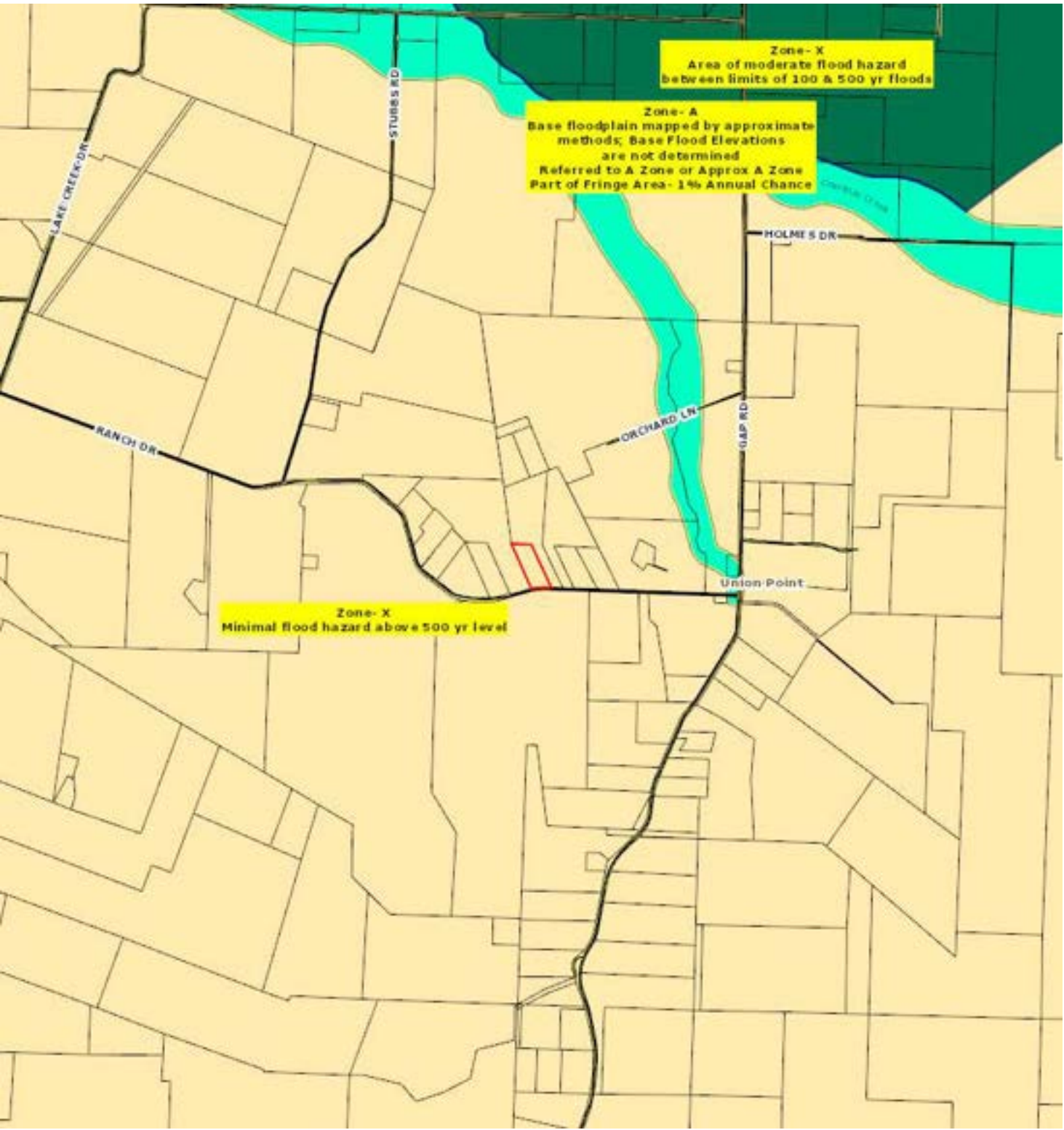


Fidelity National Title

Parcel ID: 0311510

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.

Flood Map



Fidelity National Title

Parcel ID: 0311510

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.

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

December 5, 2022 4:55:29 pm

Account # 311510
Map # 14S03W1300 00112
Code - Tax # 55203-311510
Legal Descr See Record
Mailing Name BLACK STEVEN & JENNIE
Agent
In Care Of
Mailing Address 34745 RANCH DR
 BROWNSVILLE, OR 97327

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL
Deed Reference # 2017-2533
Sales Date/Price 02-08-2017 / \$530,000.00
Appraiser GARTON, JOSHUA

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 06 00 002 29472-1

Situs Address(s)	Situs City
ID# 1 34745 RANCH DR	BROWNSVILLE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
55203 Land	258,510			Land	0
Impr.	657,720			Impr.	0
Code Area Total	916,230	440,540	440,540		0
Grand Total	916,230	440,540	440,540		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
55203					LANDSCAPE - AVERAGE	100				5,000
55203	1	<input checked="" type="checkbox"/>			Market	107	A	4.93		223,510
55203					RURAL OSD - AVG	100				30,000
Grand Total								4.93		258,510

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
55203	102	2001	110	Residential Other Improvements		113	0		3,540
55203	101	1999	317	GP BUILDING		113	432		10,970
55203	103	2017	311	ARENA		113	9,360		138,070
55203	100	1999	153	RES Two story		113	2,668		505,140
Grand Total							12,460		657,720

Comments: 5/20/96 Approval for a lot of record dwelling. Pcl will remain 400.rtr
 99 MX: LAND +11,660 (OSD); IMPS +5,000 (HOUSE FOUNDATION). 12-30-98 TT.....
 00 MX: CK FOR COMP OF NEW HOUSE, & NEW SHOP BLDG. 12-30-98 TT.....
 2000MX:HOUSE AT 75%,18X24 SHOP 85%. HOUSE WAS 4800 NOW IS AT 114110=109310 NEW VALUE FOR HOUS.SEE
 ALSO NEW VALUE ON GUNF18X24 SEE AGAIN DUS10-27-99
 2001MX:HOUSE & SHOP DONE.SEE NEW VALUE.DUS1-12-2001
 07MX:LISTED FOR 499900, REVIEWED VALUE DUS3/07
 08MX:ATT GAR NEW ON ROLL,WAS NOT IN INVENTORY BEFORE,SEE X NOTE DUS02/06/08
 -DIFFERENCE SINCE DET GAR CONSIDERED MORE LIKE GP BLD)DUS02/06/08
 2017 Sale Review: Ext. with owner, updated class per MLS photos and exterior inspection as RMV only. Cleaned up and tabled
 GPB and 110's as RMV only.3/16/2017-JG
 18MX: Arena at 100% for 18'. 1/26/2018-JG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)

5-Dec-2022

BLACK STEVEN & JENNIE
34745 RANCH DR
BROWNSVILLE OR 97327

Tax Account #	311510	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address	34745 RANCH DR BROWNSVILLE OR 97327	Interest To	Dec 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$3,281.61	\$3,281.61	\$0.00	\$0.00	\$4,922.42	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,103.35	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,004.68	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,899.77	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,769.70	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,864.81	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,761.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,645.35	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,523.79	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,358.17	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,253.58	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,163.80	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,064.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,984.02	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,932.27	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,681.34	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,287.55	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,273.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,139.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,234.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,260.05	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,179.53	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,506.79	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$497.26	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.91	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$374.20	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$508.06	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.05	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.38	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.31	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.77	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$318.78	Nov 15, 1991
Total		\$3,281.61	\$3,281.61	\$0.00	\$0.00	\$79,161.61	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)


5-Dec-2022

BLACK STEVEN & JENNIE
34745 RANCH DR
BROWNSVILLE OR 97327

Tax Account #	311510	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address	34745 RANCH DR BROWNSVILLE OR 97327	Interest To	Dec 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:
Donald N. Sneddon and Tami L. Sneddon

GRANTEE'S NAME:
Steven Black and Jennie Black

AFTER RECORDING RETURN TO:
Steven Black and Jennie Black
34745 Ranch Drive
Brownsville, OR 97327

SEND TAX STATEMENTS TO:
Steven Black and Jennie Black
34745 Ranch Drive
Brownsville, OR 97327

0311510
34745 Ranch Drive, Brownsville, OR 97327

LINN COUNTY, OREGON **2017-02533**
D-WD
SIn=0 K. PETERSON **02/08/2017 03:35:00 PM**
\$10.00 \$11.00 \$10.00 \$20.00 \$19.00 **\$70.00**
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records
Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald N. Sneddon and Tami L. Sneddon, Grantor, conveys and warrants to **Steven Black and Jennie Black**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Beginning at a point South 7° 54' 15" East 822.20 feet from a stone 5" x 12" x 14" Marked "C.S." which is on the West line of and South 9° 50' 45" East 2751.09 feet distant from the Northwest corner of the Elisha Griffith Donation Land Claim No 42, Township 14 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; run thence East 341.81 feet; thence South 28° 38' 10" East 726.00 feet to the center line of County Road No. 510; thence along the center line West 65.90 feet; thence along the arc of a circular curve to the left having a radius of 954.93 feet the long chord of which bears South 82° 12' 10" West 259.11 feet; thence leaving the center line North 28° 38' 10" West 766.05 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$530,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Consumer Power Inc.
Purpose: Utilities
Recording Date: February 4, 1999
Recording No: 1009/52
Affects: Reference is hereby made to said document for full particulars

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.

Fidelity National Title # 60221604517

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2-8-17

Donald N. Sheddon
Donald N. Sheddon

Tami L. Sheddon
Tami L. Sheddon

State of OR

County of Yamhill

This instrument was acknowledged before me on 10-30-2017 by Donald N. Sheddon and Tami L. Sheddon.

Tara June Riesterer
Notary Public - State of Oregon

My Commission Expires: 01-21-2020



Soil Report



KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
LAND

KELLER WILLIAMS
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.

1 field, 5 acres in Linn County, OR

TOWNSHIP/SECTION 14S 3W - 13

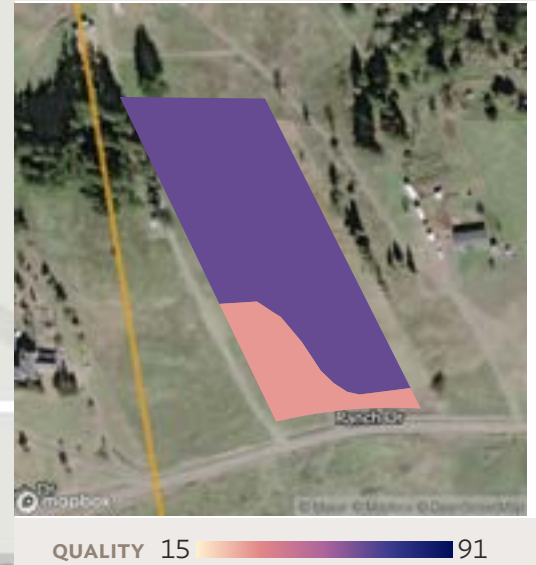


AVG NCCPI

58.4

COUNTY AVG

35.7



QUALITY 15 91

All fields

Source: NRCS Soil Survey

5 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
34C	Dixonville silty clay loam, 3 to 12 percent slopes	3.82	81.2%	3	64.8
79F	Philomath cobbly silty clay, 12 to 45 percent slopes	0.88	18.8%	6	30.7
4.70					58.4

Roof & Painting



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.

Exhibit A

www.fitzpatrickpainting.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



© Intuit, Inc. All rights reserved. [Privacy](#) | [Security](#) | [Terms of Service](#)

Fitzpatrick Painting, Inc.
37949 Century Dr NE
Albany, OR 97322 US
+1 5419678900
billing@fitzpatrickpainting.com
www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
34745 Ranch Dr
Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSURE
F-0522018A	03/31/2023	\$2,881.50	04/12/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1007 Exterior Painting Services Project Description: Prep and painting of all sides/surfaces of the home, as outlined in proposal #5583	11,300.00	11,300.00
44 Disposal Fee	0.001	11.30
33 Oregon Corporate Activity Tax	0.004	45.20
1007.05 Progress Billing for the month of: March (includes upfront deposit payment)	-8,475.00	-8,475.00
BALANCE DUE		\$2,881.50

Fitzpatrick Painting Inc.
37949 Century Dr NE
Albany, OR 97322 US
+1 5419678900
billing@fitzpatrickpainting.com
www.fitzpatrickpainting.com



Receipt

Received From
0522018A Black S EXT

Date: 04/12/2023

Reference No: 031014

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
F-0522018A	03/31/2023	04/12/2023	2881.50	2881.50	2881.50

Memo:

Amount Credited:	\$0.00
Total:	\$2,881.50

Fitzpatrick Painting Inc.
 37949 Century Dr NE
 Albany, OR 97322 US
 +1 5419678900
 billing@fitzpatrickpainting.com
 www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
 34745 Ranch Dr
 Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
F-0522018M1	03/31/2023	\$1,490.94	04/12/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1006.01 Interior Residential Painting Time & Material Services Project Description: Removal of old caulking, recaulking those same areas. Touch up painting where needed from re-caulking	1,483.53	1,483.53
1006.02 Labor for Interior Painting Services Labor: 19.7 Man Hours x \$75.00 = \$ 1477.50	1,477.50	
1006.03 Materials for Painting Services	6.03	
44 Disposal Fee	0.001	1.48
33 Oregon Corporate Activity Tax	0.004	5.93
BALANCE DUE		\$1,490.94

Fitzpatrick Painting Inc.
 37949 Century Dr NE
 Albany, OR 97322 US
 +1 5419678900
 billing@fitzpatrickpainting.com
 www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
 34745 Ranch Dr
 Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
F-0123004M1	03/24/2023	\$735.77	03/24/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1031.01 Construction/Carpentry Time & Material Services Project Description: Replacement of light block and fascia	824.67	824.67
1031.02 Labor for Carpentry Services Labor: 6 Man Hours x \$95.00 = \$ 570	570.00	
1031.03 Materials for Carpentry Services	254.67	
44 Disposal Fee	0.002	1.65
33 Oregon Corporate Activity Tax	0.0054	4.45
22 Discount of one hour labor for fixing roof	-95.00	-95.00
BALANCE DUE		\$735.77

Fitzpatrick Painting Inc.
 37949 Century Dr NE
 Albany, OR 97322 US
 +1 5419678900
 billing@fitzpatrickpainting.com
 www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
 34745 Ranch Dr
 Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
F-0123004C	03/23/2023	\$1,010.36	03/23/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1031.04 Additional Work Order Request: Replacement of 3x5 picture window. Installation of new trim around window. Installation of Hardie plank siding under window and sides of dormer	1,400.00	1,400.00
44 Disposal Fee	0.002	2.80
33 Oregon Corporate Activity Tax	0.0054	7.56
1031.04 Refund- Discount for customer purchasing his own window	-400.00	-400.00

BALANCE DUE

\$1,010.36

Fitzpatrick Painting Inc.
 37949 Century Dr NE
 Albany, OR 97322 US
 +1 5419678900
 billing@fitzpatrickpainting.com
 www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
 34745 Ranch Dr
 Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
F-0123004M1	03/24/2023	\$830.77	03/24/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1031.01 Construction/Carpentry Time & Material Services Project Description: Replacement of light block and fascia	824.67	824.67
1031.02 Labor for Carpentry Services Labor: 6 Man Hours x \$95.00 = \$ 570	570.00	
1031.03 Materials for Carpentry Services	254.67	
44 Disposal Fee	0.002	1.65
33 Oregon Corporate Activity Tax	0.0054	4.45
BALANCE DUE		\$830.77

Fitzpatrick Painting Inc.
37949 Century Dr NE
Albany, OR 97322 US
+1 5419678900
billing@fitzpatrickpainting.com
www.fitzpatrickpainting.com

Invoice



BILL TO

Steve Black
34745 Ranch Dr
Brownsville, OR 97327

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
F-0123004C	03/23/2023	\$1,410.36	03/23/2023	Due on receipt	

SERVICE	RATE	AMOUNT
1031.04 Additional Work Order Request: Replacement of 3x5 picture window. Installation of new trim around window. Installation of Hardie plank siding under window and sides of dormer	1,400.00	1,400.00
44 Disposal Fee	0.002	2.80
33 Oregon Corporate Activity Tax	0.0054	7.56
BALANCE DUE		\$1,410.36

Fitzpatrick Painting Inc.
37949 Century Dr NE
Albany, OR 97322 US
+1 5419678900
billing@fitzpatrickpainting.com
www.fitzpatrickpainting.com



Receipt

Received From
0522018M1 Black S INT AWO
TM

Date: 04/12/2023

Reference No: 031014

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
F-0522018M1	03/31/2023	04/12/2023	910.56	910.56	910.56

Memo:

Amount Credited:

\$0.00

Total:

\$910.56