



12976 PARRISH GAP ROAD

T U R N E R , O R



**Oregon
Farm & Home**
★BROKERS★

PROPERTY SYNOPSIS

LOCATION

LOCATED OUTSIDE OF MARION, JUST A FEW MINUTES FROM I-5, UP A PRIVATE ROAD W/ ELECTRIC GATE, UP TOP A HILLSIDE WITH MOUNTAIN AND TERRITORIAL VIEWS

HOME DETAILS

4001 SQFT, 6 BEDROOMS, 4.5 BATHROOMS, 2 LEVELS, ATTACHED 2 CAR GARAGE, FRONT DESK, BACK PATIO WITH LARGE CONCRETE SLAB, FIRE PIT AND DECK WITH HOT TUB, WIRED FOR GENERATOR

MAIN: KITCHEN, LIVING ROOM, PRIMARY SUITE, ADDITIONAL BEDROOMS, LARGE UTILITY ROOM AND MOTHER IN LAW SUITE WITH FULL KITCHEN *except range*, FULL BATHROOM, BEDROOM ADU ACCESSIBLE *except interior bathroom door to bedroom*

LOWER: FINISHED DAYLIGHT BASEMENT, LIVING ROOM, CERTIFIED WOOD STOVE, MULTIPLE BONUS ROOMS, COLD STORAGE ROOMS

PROPERTY SYNOPSIS

SHOP DETAILS

3456 SQFT, METAL ROOF AND SIDING, LEAN TO ON BOTH SIDES, WORKBENCHES, WOODSTOVE (NOT CERTIFIED), WIRED FOR 200 AMP SERVICE WITH 400 AMP CAPABILITIES, 3 BAYS, 14' DOORS, 16' EAVES, RV HOOKUPS (PLUGS AND DUMP), TOILET AND UTILITY SINK, WIRED FOR GENERATOR

BARN DETAILS

2720 SQFT, 50 AMP SERVICE, PARTIAL CONCRETE FLOOR, PARTIAL DIRT FLOOR, DESIGNATED PENS

MISC STRUCTURES

CHICKEN COOP

ANIMAL SHELTER

PROPERTY SYNOPSIS

LAND DETAILS

17.8 ACRES, X FENCED, ELECTRIC GATE AT DRIVEWAY, UNDERGROUND SPRINKLERS, LANDSCAPED, DECK, PATIO, FIREPIT, GARDEN, FRUIT TREES, PASTURE, WINE ROWS, CONCRETE PAVED PAD FOR HOME, PREVIOUS HARDSHIP SITE WITH LINE TO WELL/SEWER AND OWN METER, 7 PASTURES, GRAVEL ROADS, SLOPED, WILDLIFE VIEWING!

SYSTEMS

WELL: PUMP CONTROLS IN SHOP, WELL HEAD LOCATED PARALLEL TO SHOP, PENTEK VARIABLE FREQUENCY WELL, NEW AUTOMATIC PUMP 10 YEARS AGO

SEPTIC: LOCATED BETWEEN THE HOUSE AND GARDEN, NEW TANK 10 YEARS AGO, 1100 GALLON

SECURITY SYSTEM: BRINKS, \$58 PER MONTH, EXTERIOR CAMERAS, DOOR ALERTS

INTERNET: HUGHES NET



SELLER PREFERRED TERMS/ OFFER DETAILS

USE OREF FORMS

3 BUSINESS DAYS FOR SELLER'S RESPONSE TIME

45 CALENDAR DAYS CLOSING

1 WEEK OCCUPANCY AFTER CLOSING

**PERSONAL PROPERTY INCLUDED: FRIDGE, RANGE, DISHWASHER, BUILT IN
MICROWAVE, HOT TUB**

EXCLUDED: WASHER AND DRYER, GENERATORS

NEGOTIABLE: AUTO LIFT IN SHOP, CATTLE CHUTE



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The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.



MAIN LEVEL



MOTHER IN LAW SUITE



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SHOP



BARN



MAPS

PROVIDED BY LAND.COM

*SCAN HERE FOR
INTERACTIVE MAP*



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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August 7, 2023

Property Identification

Account ID:

535397

Tax Account ID:

535397

Tax Roll Type:

Real Property

Situs Address:

12976 PARRISH GAP RD SE TURNER OR 97392

Map Tax Lot:

092W20D001400

Owner:

KEMRY, JONATHAN & KEMRY, MICHELLE D

12976 PARRISH GAP RD SE

TURNER, OR 97392

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
KEMRY,JONATHAN & KEMRY,MICHELLE D 12976 PARRISH GAP RD SE TURNER OR 97392	WILLIAMS,MICHAEL T & WILLIAMS,DARLA M PO BOX 3108 SALEM OR 97302	8/7/2006 \$498,600.00 27 1	8/7/2006 26880137 WD 535397
WILLIAMS,MICHAEL T & WILLIAMS,DARLA M PO BOX 3108 TURNER OR 97392	PARKER,DARWIN D & DOROTHY D 12976 PARRISH GAP RD SE TURNER OR 97392	1/29/2003 \$299,900.00 27 1	1/29/2003 20610245 WD 535397
PARKER,DARWIN D & DOROTHY D 12976 PARRISH GAP RD SE TURNER OR 97392	TOLL,LARRY M	11/26/1980 \$71,910.00 23 1	11/26/1980 02340532 DEED 535397

Property Details

Property Class:

551

RMV Property Class:

551

Levy Code Area:

05590

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 - SA OSD - AVERAGE		
2	005 Farm Homesite	1	43560
3	005 Woodlot WOOD FARM WOODLOT	7.3	317988
4	005 Farm Use - EFU 4HD FOUR HILL DRY	9.5	413820

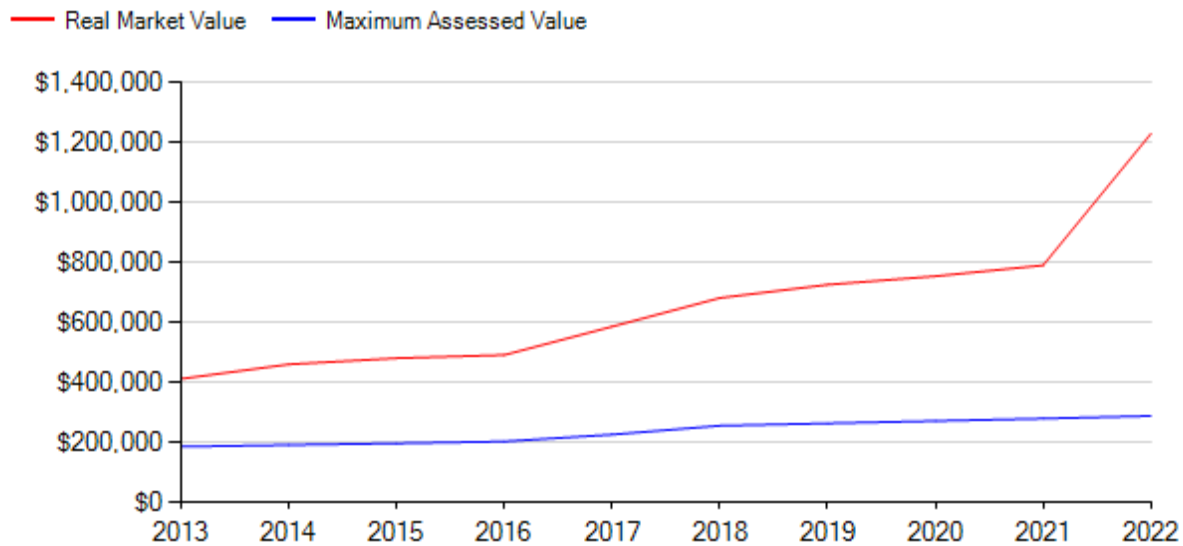
Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	133 One Story with basement		3	4001	1981
1.1		YARD IMPROVEMENTS AVERAGE			1	1990
2	FARM BLDG	351 General Purpose Building (GB)		4	2720	1990
3	FARM BLDG	351 General Purpose Building (GB)		6	3456	2016
4	FARM BLDG	341 Multi Purpose Shed (MP)		5	288	2010
5	FARM BLDG	341 Multi Purpose Shed (MP)		4	224	2010
6	FARM BLDG	355 Lean-to Heavy (LTH)		6	480	2017

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$545,430
Assess.:	
RMV Structures:	\$685,140
RMV Total:	\$1,230,570
AV:	\$314,397
SAV:	\$49,083
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$734,223
MAV:	\$288,720
MSAV:	\$25,677

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
2022	\$685,140	\$0	\$545,430/\$25,677	None	\$314,397
2021	\$463,820	\$0	\$327,800/\$25,040	None	\$305,350
2020	\$427,450	\$0	\$327,800/\$24,430	None	\$296,580
2019	\$399,020	\$0	\$327,800/\$23,840	None	\$288,070
2018	\$401,600	\$0	\$280,960/\$23,000	None	\$279,540
2017	\$331,790	\$0	\$255,160/\$22,710	None	\$249,600
2016	\$249,810	\$0	\$242,710/\$22,160	None	\$225,810
2015	\$240,770	\$0	\$240,670/\$21,650	None	\$219,370
2014	\$227,980	\$0	\$233,120/\$21,140	None	\$213,110
2013	\$221,990	\$0	\$190,780/\$20,560	None	\$206,940

Taxes: Levy, Owed

Taxes Levied 2022-23: \$3,770.97
Tax Rate: 11.9943
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$3,770.97	\$3,770.97

Year	Total Tax Levied	Tax Paid
2021	\$3,678.28	\$3,678.28
2020	\$3,569.35	\$3,569.35
2019	\$3,493.01	\$3,493.01
2018	\$3,410.87	\$3,410.87
2017	\$3,045.63	\$3,045.63
2016	\$2,757.79	\$2,757.79

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3897570	-\$3,770.97	\$113.13	\$0.00	\$3,657.84	11/11/2022
2021	3878801	-\$3,678.28	\$110.35	\$0.00	\$3,567.93	11/11/2021
2020	3859029	-\$3,569.35	\$107.08	\$0.00	\$3,462.27	11/14/2020
2019	128945	-\$3,493.01	\$104.79	\$0.00	\$3,388.22	11/6/2019
2018	277713	-\$3,410.87	\$102.33	\$0.00	\$3,308.54	11/6/2018
2017	392267	-\$3,045.63	\$91.37	\$0.00	\$2,954.26	11/13/2017
2016	539597	-\$2,757.79	\$82.73	\$0.00	\$2,675.06	11/14/2016



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535397**

Tax Lot: **092W20D001400**

Owner: Kemry, Jonathan

CoOwner: Kemry, Michelle D

Site: 12976 Parrish Gap Rd SE

Turner OR 97392

Mail: 12976 Parrish Gap Rd SE

Turner OR 97392

Zoning: SA - Special Agriculture

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 17.80, HOME ID 318567

Twn/Rng/Sec: T:09S R:02W S:20 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,230,570.00**

Market Land: **\$545,430.00**

Market Impr: **\$685,140.00**

Assessment Year: **2022**

Assessed Total: **\$314,397.00**

Exemption:

Taxes: **\$3,770.97**

Levy Code: 05590

Levy Rate: 11.9943

PROPERTY CHARACTERISTICS

Year Built: 1981

Eff Year Built:

Bedrooms: 5

Bathrooms: 4.5

of Stories: 1

Total SqFt: 4,001 SqFt

Floor 1 SqFt: 4,001 SqFt

Floor 2 SqFt:

Basement SqFt: 1,381 SqFt

Lot size: 17.80 Acres (775,368 SqFt)

Garage SqFt: 700 SqFt

Garage Type: Attached Finished Garage

AC:

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 4007 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 08/08/2006

Sale Amount: \$498,600.00

Document #: 26880137

Deed Type: Deed

Loan Amount: \$398,880.00

Lender: WELLS FARGO BK NA

Loan Type: Conventional

Interest Type:

Title Co: AMERITITLE

Assessor Map



Parcel ID: 535397

Site Address: 12976 Parrish Gap Rd SE

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

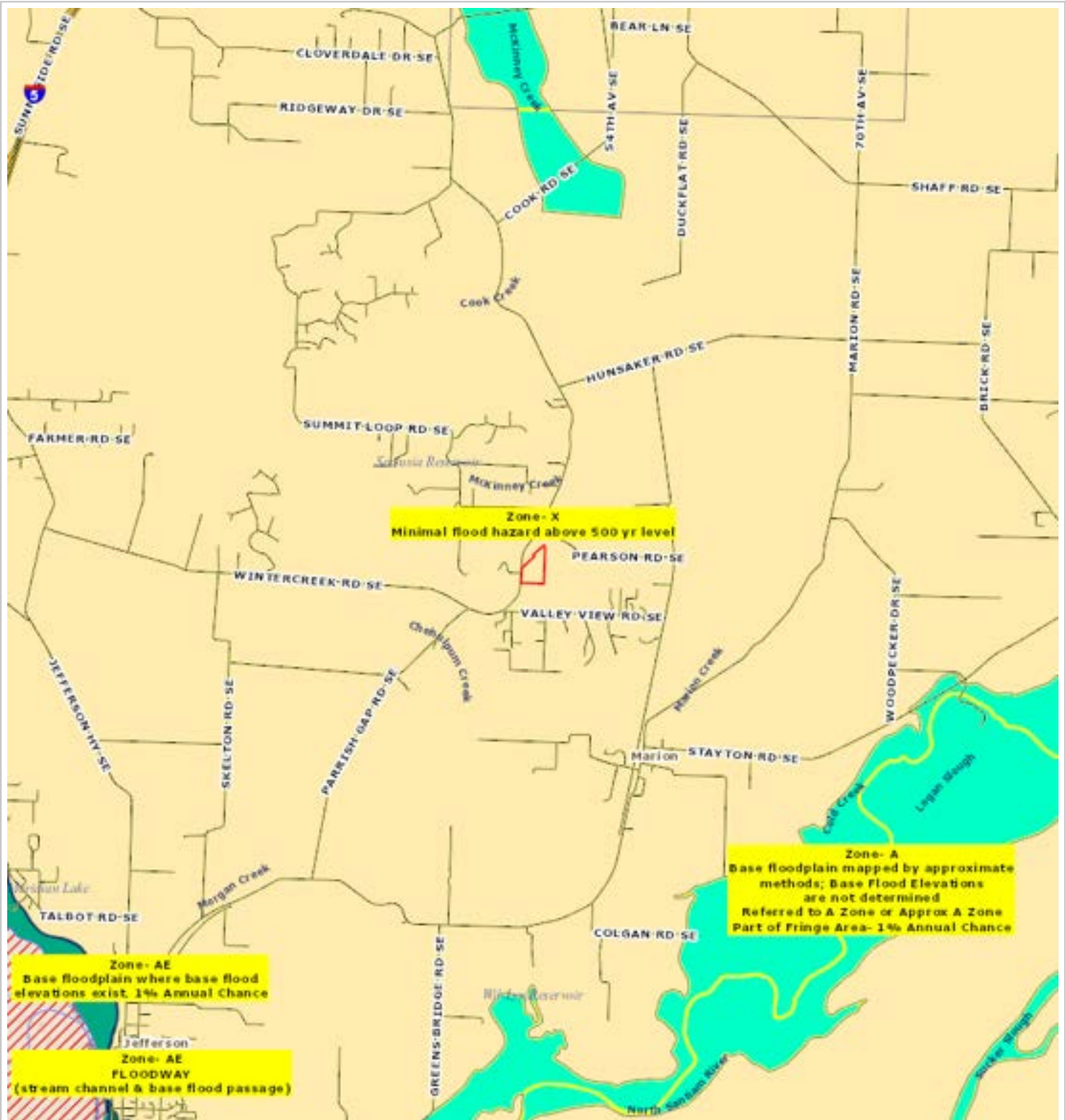


Parcel ID: 535397

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Flood Map



Parcel ID: 535397

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Reel	Page
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After recording return to:

Jonathan Kemry

12976 Parkside Road SE
Turner OR 97312

Until a change is requested all

tax statements shall be sent to

The following address:

Jonathan Kemry

see above

Escrow No. 12-407049

Title No. 0713238

SWD

STATUTORY WARRANTY DEED

Michael T. Williams and Darla M. Williams, Grantor(s) hereby convey and warrant to **Jonathan Kemry and Michelle D. Kemry, husband and wife**, Grantee(s) the following described real property in the County of **MARION** and State of Oregon free of encumbrances except as specifically set forth herein:

~~Exhibit "A"~~

Beginning at a County Monument marking the most Southerly Southeast corner of the William B. Frazer Donation Land Claim No. 42 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 0°48'35" West along the East line of said Claim 1259.40 feet to a County Monument marking an angle in said East line; thence North 46°41'40" East along said East line 16.45 feet to an iron rod; thence North 43°57'50" West 79.00 feet to an iron rod; thence South 48°10'54" West 502.95 feet to an iron rod; thence South 39°12'03" East 66.18 feet to an iron rod; thence South 43°44'43" West 622.03 feet to an iron rod in the center of County Road No. 924; thence South 1°46' West along the center of said County Road 483.05 feet to an iron pipe on the South line of said Claim No. 42; thence South 89°24'46" East along said South line 838.71 feet to the point of beginning.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$498,600.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 7th day of August, 06.

Michael T. Williams
Michael T. Williams

Darla M. Williams
Darla M. Williams



State of Oregon
County of MARION

This instrument was acknowledged before me on August 7, 2006 by Michael T. Williams and Darla M. Williams.

Heather Zink

(Notary Public for Oregon)

My commission expires 9-9-2006

REEL:2688

PAGE: 137

August 08, 2006, 12:49 pm.

CONTROL #: 174136

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: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

SOIL REPORT

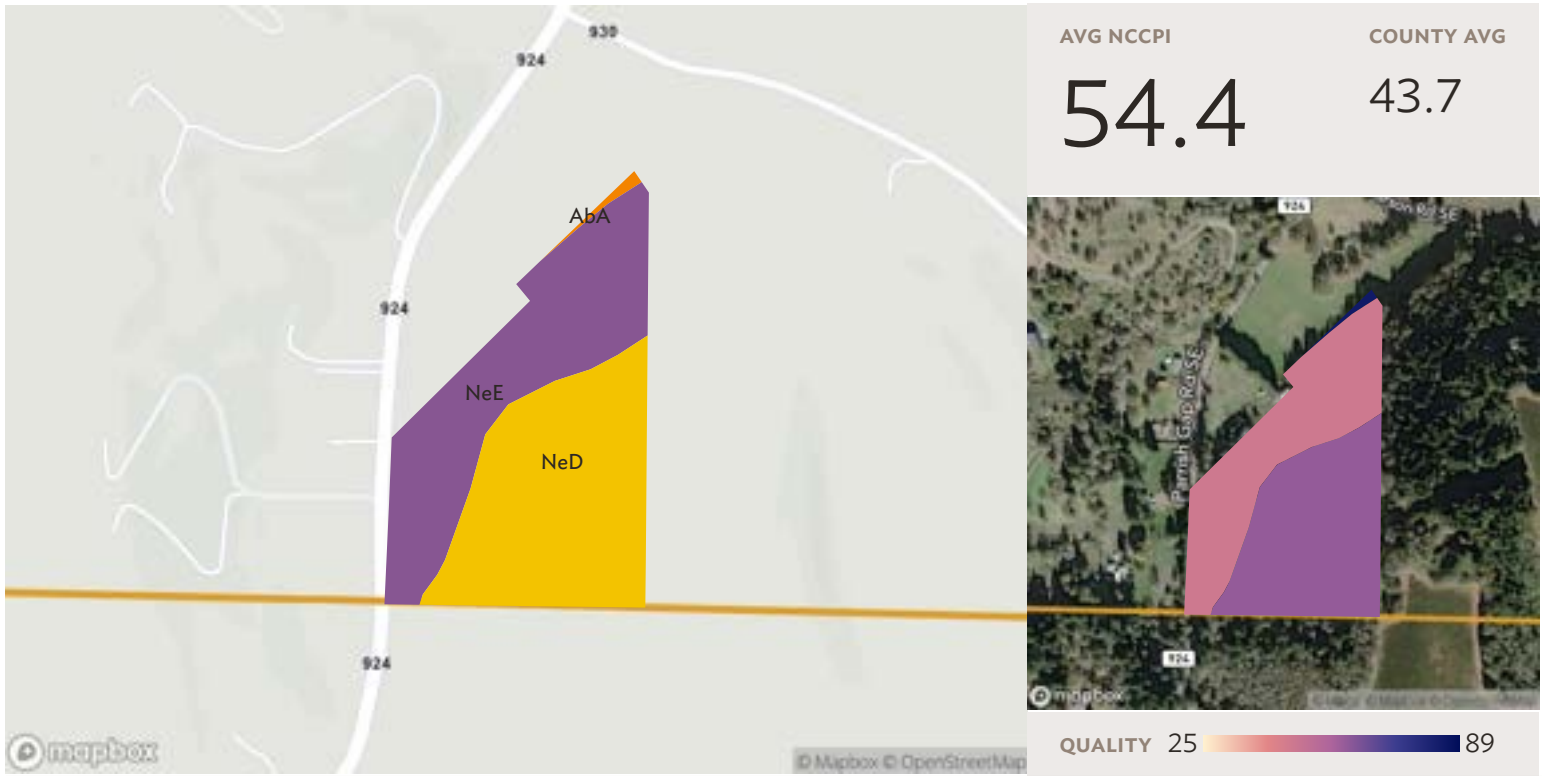
PROVIDED BY ACREVALUE

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1 field, 18 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 20, 29



All fields

Source: NRCS Soil Survey

18 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	9.32	52.4%	3	60.4
■ NeE	Nekia silty clay loam, 20 to 30 percent slopes	8.33	46.8%	4	47.1
■ AbA	Abiqua silty clay loam, 0 to 3 percent slopes	0.13	0.7%	1	84.6
		17.78			54.4

WELL REPORT

PROVIDED BY OWRD

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WATER WELL REPORT

WATER RESOURCES DEPARTMENT
SALEM, OREGON 97310
within 30 days from the date
of well completion.

STATE OF OREGON

(Please type or print)

(Do not write above this line)

State Well No.

State Permit No.

PROPERTY ADDRESS: 12976 PARRISH GAP ROAD SE

(1) OWNER:

Name Mr. Larry Toll
Address 4154 State St., Apt. 1, Salem 97301

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☒ Driven ☐
Cable ☐ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

CASING INSTALLED:

Threaded ☐ Welded ☒

6" Diam. from 0 ft. to 33 ft. Gage 250

" Diam. from ft. to ft. Gage

" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used

Size of perforations	in.	by	in.
perforations from	ft.	to	ft.
perforations from	ft.	to	ft.
perforations from	ft.	to	ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Type Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

Air lift 12 gpm from 300 ft. after 1 hr.

Ball test gal./min. with ft. drawdown after hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used Cement

Well sealed from land surface to 33 ft.

Diameter of well bore to bottom of seal 10 in.

Diameter of well bore below seal 6 in.

Number of sacks of cement used in well seal 8 sacks

How was cement grout placed? gravity pour

Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Marion Driller's well number 975

SW 1/4 SE 1/4 Section 20 T. 9S R. 2W W.M.

Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 195 ft.

Static level 140 ft. below land surface. Date 3/1/78

Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6"

Depth drilled 317 ft. Depth of completed well 317 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Top soil	0'	1'	
Claystone (red brown)	1'	10'	
Claystone (brown)	10'	15'	
Claystone (red brown)	15'	23'	
Basalt (weathered brown)	23'	28'	
Basalt (black few checks)	28'	60'	
Basalt (broken black)	60'	90'	
Basalt (gray black)	90'	132'	
Basalt (vesicular brown black)	132'	150'	
Basalt (hard black)	150'	195'	
Basalt (vesicular black)	195'	227'	140'
Basalt (black-tan vesicles)	227'	245'	140'
Basalt (with tuff streaks)	245'	250'	140'
Basalt (with gray vesicles)	250'	280'	140'
Basalt & shale (marbled)	280'	295'	140'
Sandy hard gray shale & wood	295'	305'	140'
Basalt (hard black)	305'	315'	140'
Clay (soft blue gray)	315'	317'	

Work started 3/30 19 78 Completed 4/1 19 78

Date well drilling machine moved off of well 4/1 19 78

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Pete Tolmasoff Date 4/3, 19 78

(Drilling Machine Operator)

Drilling Machine Operator's License No. 320

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Pete Tolmasoff Well Drilling

(Person, firm or corporation)

(Type or print)

Address 7332 Mac Robbins Lane, Turner 97392

[Signed] Pete Tolmasoff

(Water Well Contractor)

Contractor's License No. 410 Date 4/1/78, 19 78



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE
HELMS

STEVHELMS@KW.COM
541-979-0118

