



## Property Profile Report

*Client Name:*

**Phil Bailey - Legacy Real Estate**

*Todays Date:*

**01/04/2024**

*Owner Name:*

**Field Rev Living Trust  
Field, Brenton C Trustee**

*Property Address:*

**2195 Fairgrounds Rd NE  
Salem OR 97301 0650**

*Reference Number:*

**073W14DC07300**

*Account Number:*

**570146**

### Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

**TITLE AND ESCROW SERVICES**

**[www.TicorMidValley.com](http://www.TicorMidValley.com)**

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**

**Parcel Information**

<b>Parcel #:</b>	570146
<b>Tax Lot:</b>	073W14DC07300
<b>Site Address:</b>	2195 Fairgrounds Rd NE Salem OR 97301 - 0650
<b>Owner:</b>	Field Rev Living Trust
<b>Owner2:</b>	Field, Brenton C Trustee
<b>Owner Address:</b>	11675 Smithfield Rd Dallas OR 97338 - 9338
<b>Twn/Range/Section:</b>	07S / 03W / 14 / SE
<b>Parcel Size:</b>	0.16 Acres (7,166 SqFt)
<b>Plat/Subdivision:</b>	Columbia Add
<b>Lot:</b>	FR 1
<b>Block:</b>	3
<b>Census Tract/Block:</b>	000300 / 1013
<b>Waterfront:</b>	

**Tax Information**

<b>Levy Code Area:</b>	24950
<b>Levy Rate:</b>	19.6269
<b>Tax Year:</b>	2023
<b>Annual Tax:</b>	\$3,764.06
<b>Exempt Desc:</b>	N/A

**Assessment Information**

<b>Market Value Land:</b>	\$65,030.00
<b>Market Value Impr:</b>	\$443,560.00
<b>Market Value Total:</b>	\$508,590.00
<b>Assessed Value:</b>	\$191,780.00

**Legal**

COLUMBIA ADDITION, BLOCK 3, LOT FR 1, ACRES 0.16

**Land**

<b>Zoning:</b>	MU-I - Mixed Use-I	<b>Cnty Bldg Use:</b>	566 - Market Cmlsr Commercial Standard - Service Building
<b>Cnty Land Use:</b>	201 - Commercial improved	<b>Neighborhood:</b>	
<b>Std Land Use:</b>	IWAR - Warehouse, Storage	<b>Recreation:</b>	
<b>School District:</b>	24J - Salem-Keizer	<b>Primary School:</b>	Highland Elementary School
<b>Middle School:</b>	Parrish Middle School	<b>High School:</b>	North Salem High School

**Improvement**

<b>Year Built:</b>	1946	<b>Stories:</b>	1	<b>Finished Area:</b>	4,144
<b>Bedrooms:</b>		<b>Bathrooms:</b>		<b>Garage:</b>	
<b>Basement Fin:</b>					

**Transfer Information**

<b>Rec. Date:</b>	12/04/2018	<b>Sale Price:</b>		<b>Doc Num:</b>	41460394	<b>Doc Type:</b>	Deed
<b>Owner:</b>	Field Living Trust			<b>Grantor:</b>	FIELD BRENTON C		
<b>Orig. Loan Amt:</b>				<b>Title Co:</b>	ATTORNEY ONLY		
<b>Finance Type:</b>		<b>Loan Type:</b>		<b>Lender:</b>			

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 Information

<b>Parcel #:</b>	570147
<b>Tax Lot:</b>	073W14DC07400
<b>Site Address:</b>	Salem OR 97301
<b>Owner:</b>	Field Rev Living Trust
<b>Owner2:</b>	Field, Brenton C Trustee
<b>Owner Address:</b>	11675 Smithfield Rd
	Dallas OR 97338 - 9338
<b>Twn/Range/Section:</b>	07S / 03W / 14 / SE
<b>Parcel Size:</b>	0.08 Acres (3,643 SqFt)
<b>Plat/Subdivision:</b>	Columbia Add
<b>Lot:</b>	2
<b>Block:</b>	3
<b>Census Tract/Block:</b>	000300 / 1013
<b>Waterfront:</b>	

### Tax Information

<b>Levy Code Area:</b>	24950
<b>Levy Rate:</b>	19.6269
<b>Tax Year:</b>	2023
<b>Annual Tax:</b>	\$427.28
<b>Exempt Desc:</b>	N/A

### Legal

COLUMBIA ADDITION, BLOCK 3, LOT 2, ACRES 0.08

### Assessment Information

<b>Market Value Land:</b>	\$25,540.00
<b>Market Value Impr:</b>	\$13,010.00
<b>Market Value Total:</b>	\$38,550.00
<b>Assessed Value:</b>	\$21,770.00

### Land

<b>Zoning:</b>	RS - Single Family Residential	<b>Cnty Bldg Use:</b>	566 - Market Cmlsr Commercial Standard - Service Building
<b>Cnty Land Use:</b>	201 - Commercial improved	<b>Neighborhood:</b>	
<b>Std Land Use:</b>	IWAR - Warehouse, Storage	<b>Recreation:</b>	
<b>School District:</b>	24J - Salem-Keizer	<b>Primary School:</b>	Highland Elementary School
<b>Middle School:</b>	Parrish Middle School	<b>High School:</b>	North Salem High School

### Improvement

<b>Year Built:</b>		<b>Stories:</b>		<b>Finished Area:</b>	10
<b>Bedrooms:</b>		<b>Bathrooms:</b>		<b>Garage:</b>	
<b>Basement Fin:</b>					

### Transfer Information

<b>Rec. Date:</b>	12/04/2018	<b>Sale Price:</b>		<b>Doc Num:</b>	41460394	<b>Doc Type:</b>	Deed
<b>Owner:</b>	Field Living Trust			<b>Grantor:</b>	FIELD BRENTON C		
<b>Orig. Loan Amt:</b>				<b>Title Co:</b>	ATTORNEY ONLY		
<b>Finance Type:</b>		<b>Loan Type:</b>		<b>Lender:</b>			

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Property Identificaton

Account ID:  
570416

Tax Account ID:  
570416

Tax Roll Type:  
Real Property

Situs Address:  
1983 COTTONTAIL CT NE SALEM OR 97305

Map Tax Lot:  
072W20BB06700

Owner:  
HILLPOT, KRISTEN M  
1983 COTTONTAIL CT NE  
SALEM, OR 97305

Manufactured Home Details:

Other Tax Liability:

Subdivision:  
COTTONTAIL ACRES IN SALEM LOT FR 12,13

Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
HILLPOT,KRISTEN M 1983 COTTONTAIL CT NE SALEM OR 97305	HILLPOT,DOUGLAS G 1983 COTTONTAIL CT NE SALEM OR 97301	2/12/2010 \$130,000.00 06 1	2/12/2010 31510281 WD 570416
HILLPOT,DOUGLAS G 1983 COTTONTAIL CT NE SALEM OR 97305	FEDERAL HOME LOAN MORTGAGE CORPORATION 5000 PLANO PKY CARROLLTON TX 75010	6/16/2009 \$83,000.00 43 2	6/16/2009 30780063 WD 570416, 570418
FEDERAL HOME LOAN MORTGAGE CORPORATION 5000 PLANO PKY SALEM OR 97305	SIGURDSON,EDWIN D 1983 COTTONTAIL CT NE SALEM OR 97301	10/23/2008 \$122,721.00 10 2	10/23/2008 30050123 MI 570416, 570418
SIGURDSON,EDWIN D 1983 COTTONTAIL CT NE SALEM OR 97305	HARRIS,NICOLE M 1305 SW BLUEBELL LN BEAVERTON OR 97005	6/20/2003 \$123,300.00 15 2	6/20/2003 21450233 WD 570416, 570418
HARRIS,NICOLE M 1305 SW BLUEBELL LN SALEM OR 97305	HARRIS,NICOLE M %SANTIAM ESCROW INC PO BOX 511 STAYTON OR 97383	4/3/2003  10 2	4/3/2003 21120097 MI 570416, 570418
1983 COTTONTAIL CT NE SALEM OR 97305	HARRIS,NICOLE M	4/15/1998 \$113,500.00 22 2	4/15/1998 14810022 CONT 570416, 570418
HARRIS,NICOLE M 11373 MILL CREEK RD SALEM OR 97305	CARVER,DANIEL L	12/21/1995 \$23,800.00 15 2	12/21/1995 12820490 DEED 570416, 570418

Property Details

Property Class:

161

RMV Property Class:

161

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 570416

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - URBAN - AVERAGE			24013
1	001 Residential	0.19	8095	24013

Improvements/Structures for Tax Account ID 570416

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	138 Res other improvements		3	0	1996	24013
1.1		YARD IMPROVEMENTS AVERAGE			1	1998	24013
2	MANF STRCT	457 MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE	MARLETTE	5	1404	1996	24013

Value Information (per most recent certified tax roll)

RMV Land Market:

\$123,000

RMV Land Spec.

\$0

Assess.:

RMV Structures:

\$201,140

RMV Total:

\$324,140

AV:

\$129,740

SAV:

\$0

Exception RMV:

\$0

RMV Exemption Value:

\$0

AV Exemption Value:

\$0

Exemption Description:

None

M5 Taxable:

\$324,140

MAV:

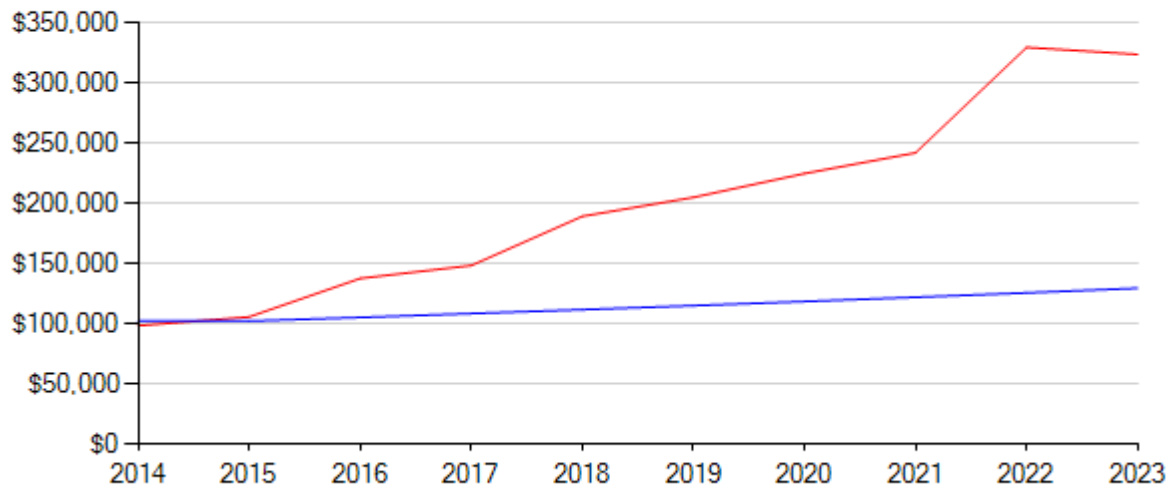
\$129,740

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").

— Real Market Value — Maximum Assessed Value



### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$201,140	\$123,000	\$0/\$0	None	\$129,740
2022	\$206,970	\$123,000	\$0/\$0	None	\$125,970
2021	\$165,760	\$76,500	\$0/\$0	None	\$122,310
2020	\$155,070	\$70,000	\$0/\$0	None	\$118,750
2019	\$135,310	\$70,000	\$0/\$0	None	\$115,300
2018	\$119,490	\$70,000	\$0/\$0	None	\$111,950
2017	\$88,680	\$60,000	\$0/\$0	None	\$108,690
2016	\$82,920	\$55,000	\$0/\$0	None	\$105,530
2015	\$62,920	\$43,000	\$0/\$0	None	\$102,460
2014	\$55,580	\$43,000	\$0/\$0	None	\$98,580

### Taxes: Levy, Owed

**Taxes Levied 2023-24:** \$2,546.39  
**Tax Rate:** 19.6269  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$2,546.39	\$2,546.39
2022	\$2,475.29	\$2,475.29

Year	Total Tax Levied	Tax Paid
2021	\$2,404.74	\$2,404.74
2020	\$2,334.68	\$2,334.68
2019	\$2,252.69	\$2,252.69
2018	\$2,223.92	\$2,223.92
2017	\$2,007.18	\$2,007.18

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3914985	-\$2,546.39	\$76.39	\$0.00	\$2,470.00	11/10/2023
2022	3895033	-\$2,475.29	\$74.26	\$0.00	\$2,401.03	11/4/2022
2021	3876760	-\$2,404.74	\$72.14	\$0.00	\$2,332.60	11/4/2021
2020	3859029	-\$2,334.68	\$70.04	\$0.00	\$2,264.64	11/14/2020
2019	128654	-\$2,252.69	\$67.58	\$0.00	\$2,185.11	11/6/2019
2018	275292	-\$2,223.92	\$66.72	\$0.00	\$2,157.20	11/6/2018
2017	417006	-\$2,007.18	\$60.22	\$0.00	\$1,946.96	11/8/2017

Reel  
3151Page  
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After recording return to:

Kristen M. Hillpot

1983 Cottomtail Ct NE  
Salem, OR 97305

Until a change is requested all tax statements  
shall be sent to the following address:

Kristen M. Hillpot

48 1983 Cottomtail Ct NE  
Salem, OR 97305

Escrow No. 12-411891

Title No. 0727023

SWD r.012910

## STATUTORY WARRANTY DEED

**Douglas G. Hillpot**, Grantor(s) hereby convey and warrant to **Kristen M. Hillpot**, 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:

The Southerly 68 feet of Lot 12 and the Northerly 20 feet of Lot 13, COTTONTAIL ACRES SUBDIVISION, in the City of Salem, County of Marion, State of Oregon  
TOGETHER WITH an easement for access purposes

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:

The true and actual consideration for this conveyance is **\$130,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12TH day of FEBRUARY, 2010

Douglas G. Hillpot  
Douglas G. Hillpot

State of Oregon  
County of MARION



This instrument was acknowledged before me on February 12, 2010 by Douglas G. Hillpot.

Marcia L. Reagles  
(Notary Public for Oregon)

My commission expires 10-11-2012

Amertitle 121023 411891



**REEL: 3151**

**PAGE: 281**

**February 17, 2010, 03:38 pm.**

CONTROL #: 266284

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: \$ 41.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

Property Identificaton

Account ID:  
570147

Tax Account ID:  
570147

Tax Roll Type:  
Real Property

Situs Address:

Map Tax Lot:  
073W14DC07400

Owner:  
FIELD RLT & FIELD, BRENTON C TRE  
11675 SMITHFIELD RD  
DALLAS, OR 97338

Manufactured Home Details:

Other Tax Liability:

Subdivision:  
COLUMBIA ADDITION TO SALEM BLOCK 3 LOT 2

Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
FIELD RLT & FIELD,BRENTON C TRE 11675 SMITHFIELD RD DALLAS OR 97338			12/4/2018 41460394 B&S 570146, 570147
FIELD,BRENTON C 11675 SMITHFIELD RD DALLAS OR 97338			12/22/2017 40280490 B&S 570146, 570147
FIELD LT & FIELD,BRENTON C TRE & FIELD,CASSIE M TRE 11675 SMITHFIELD RD DALLAS OR 97338	DUNAGAN,DARRELL & DUNAGAN,SARAH 14439 POND PLACE DR JACKSONVILLE FL 32223	6/30/2015 \$280,000.00 20 2	6/30/2015 37140214 WD 570146, 570147
DUNAGAN,DARRELL & SARAH 5941 TOWNE DRIVE NE DALLAS OR 97338	PIONEER TRUST BANK TRUSTEE	7/2/1987 \$83,000.00 36 2	7/2/1987 05580327 DEED 570146, 570147

Property Details

Property Class:  
201

RMV Property Class:  
201

Zoning:  
(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 570147

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market CMLSR Commercial Standard	0.08	3643	24950

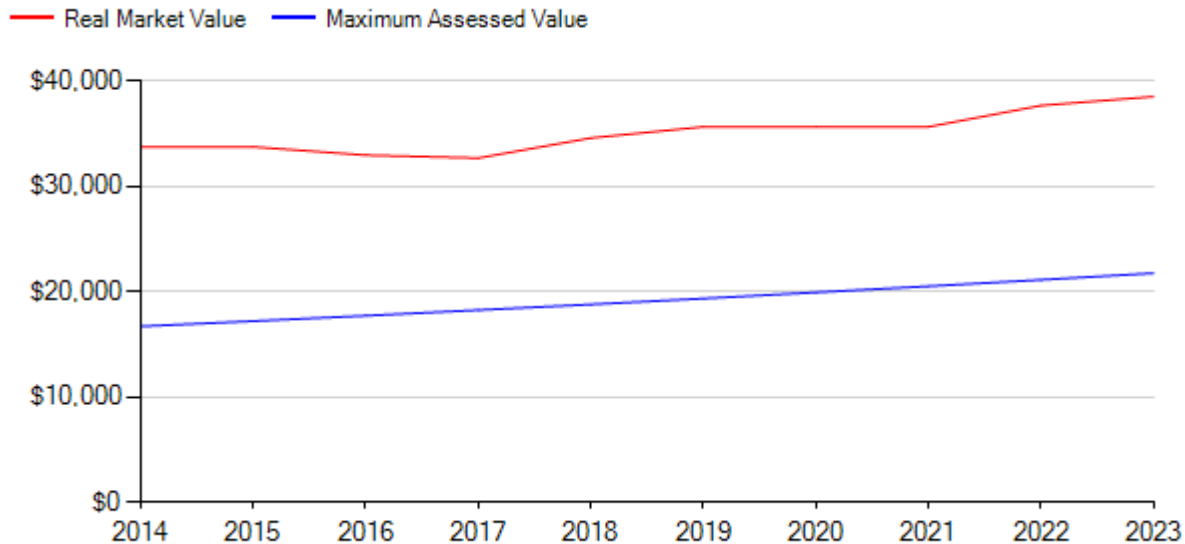
#### Improvements/Structures for Tax Account ID 570147

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	566 SERVICE BUILDING			10		24950

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

<b>RMV Land Market:</b>	\$25,540
<b>RMV Land Spec.</b>	\$0
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$13,010
<b>RMV Total:</b>	\$38,550
<b>AV:</b>	\$21,770
<b>SAV:</b>	\$0
<b>Exception RMV:</b>	\$0
<b>RMV Exemption Value:</b>	\$0
<b>AV Exemption Value:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$38,550
<b>MAV:</b>	\$21,770
<b>MSAV:</b>	\$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
2023	\$13,010	\$25,540	\$0/\$0	None	\$21,770

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$12,160	\$25,540	\$0/\$0	None	\$21,140
2021	\$10,130	\$25,550	\$0/\$0	None	\$20,530
2020	\$10,130	\$25,550	\$0/\$0	None	\$19,940
2019	\$10,130	\$25,550	\$0/\$0	None	\$19,360
2018	\$9,850	\$24,770	\$0/\$0	None	\$18,800
2017	\$7,940	\$24,770	\$0/\$0	None	\$18,260
2016	\$8,210	\$24,770	\$0/\$0	None	\$17,730
2015	\$9,000	\$24,770	\$0/\$0	None	\$17,220
2014	\$9,000	\$24,770	\$0/\$0	None	\$16,720

#### Taxes: Levy, Owed

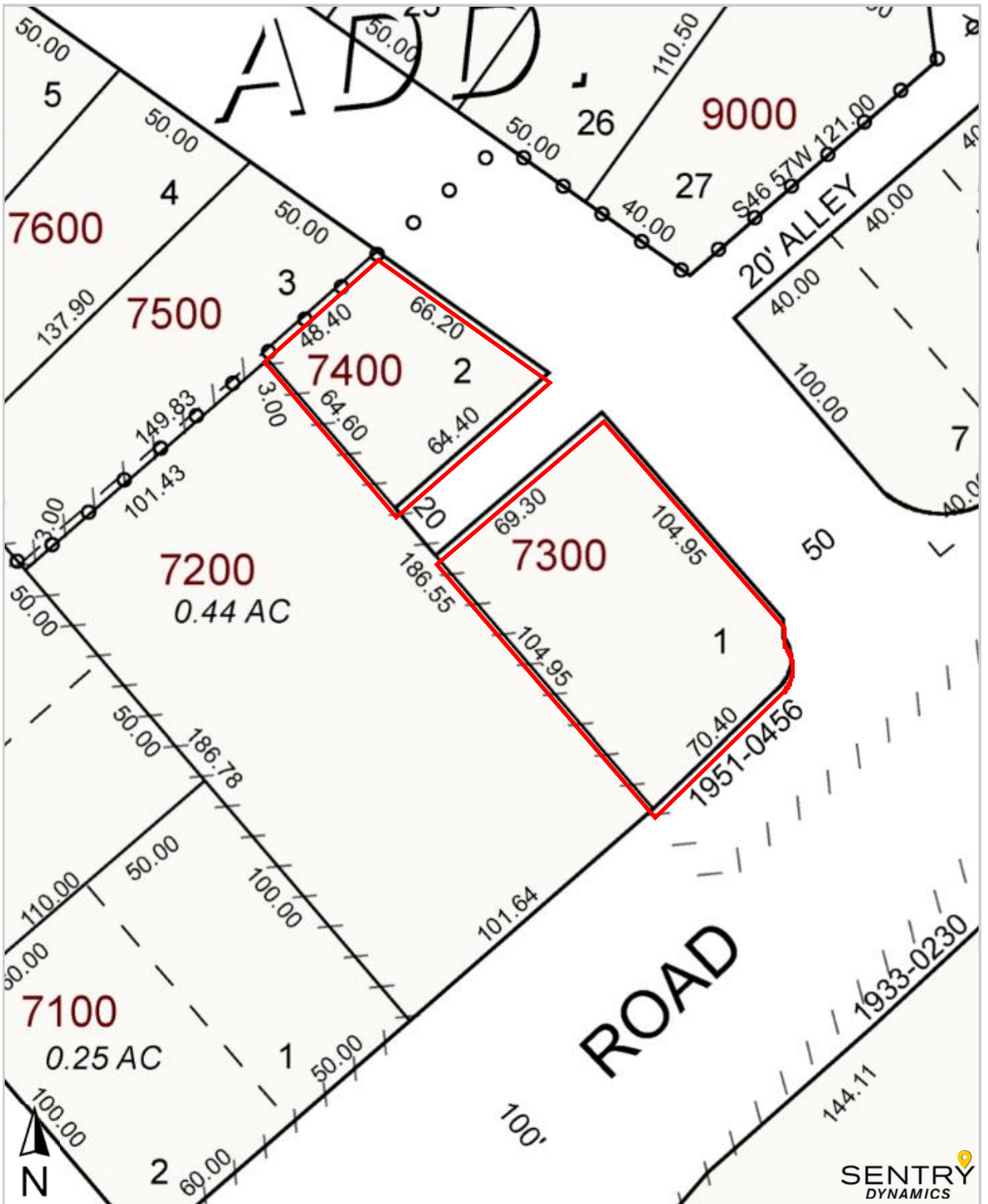
**Taxes Levied 2023-24:** \$427.28  
**Tax Rate:** 19.6269  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$427.28	\$427.28
2022	\$415.39	\$415.39
2021	\$403.63	\$403.63
2020	\$392.02	\$392.02
2019	\$378.27	\$378.27
2018	\$373.48	\$373.48
2017	\$337.21	\$337.21

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3913131	-\$427.28	\$12.82	\$0.00	\$414.46	11/6/2023
2022	3893141	-\$415.39	\$12.46	\$0.00	\$402.93	10/28/2022
2021	3875345	-\$403.63	\$12.11	\$0.00	\$391.52	11/2/2021
2020	3855070	-\$392.02	\$11.76	\$0.00	\$380.26	11/4/2020
2019	74649	-\$378.27	\$11.35	\$0.00	\$366.92	11/13/2019

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2018	212769	-\$373.48	\$11.20	\$0.00	\$362.28	11/16/2018
2017	344400	-\$337.21	\$10.12	\$0.00	\$327.09	11/21/2017



**TICOR TITLE™**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**SENTRY**  
DYNAMICS



