



Property Profile Report

Client Name:

Today's Date:

10/13/2023

Owner Name:

Walton Emerson & Margaret Trustees For

Property Address:

**20180 NE Sunnycrest Rd
Newberg OR 97132 6788**

Reference Number:

R332301300

Account Number:

73501

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

For all your customer service needs: MVCS@TicorTitle.com

<u>Parcel Information</u>	<u>Assessment Information</u>
Parcel #: 73501	Market Value Land: \$215,903.00
Account: R332301300	Market Value Impr: \$315,498.00
Related:	Market Value Total: \$531,401.00
Site Address: 20180 NE Sunnycrest Rd	Assessed Value: \$163,947.00
Newberg OR 97132 - 6788	
Owner: Walton Emerson & Margaret Trustees For	
Owner2:	
Owner Address: 20180 NE Sunnycrest Rd	
Newberg OR 97132 - 6788	
Twn/Range/Section: 03S / 03W / 23	
Parcel Size: 16.00 Acres (696,960 SqFt)	
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid: 712-F7	
Census Tract/Block: 030301 / 3008	
Waterfront:	
	Tax Information
	Levy Code Area: 29.2
	Levy Rate: 13.1234
	Tax Year: 2022
	Annual Tax: \$2,151.54
	Exemption Description:
	Legal
	Township 3S Range 3W Section 23 TaxLot 01300

<u>Land</u>	
Cnty Land Use: 681 - Forest - Multiple special assessments - Improved (typical of class)	Cnty Bldg Use: 11 - 1 Story
Land Use Std: OTHR - Other	Zoning: EF-40 - Exclusive Farm Use
Neighborhood: Rural Grand Island	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg
Primary School: Dundee Elementary School	Middle School: Chehalem Valley Middle School
High School: Newberg Senior High School	

<u>Improvement</u>		
Year Built: 1974	Attic Fin/Unfin:	Fireplace: 1
Bedrooms: 3	Total Baths: 1.5	Full/Half Baths: 1 / 1
Total Area: 1,356 SqFt	Bsmt Fin/Unfin:	Garage: 460 SqFt
Bldg Fin: 1,356 SqFt	1st Floor: 1,356 SqFt	2nd Floor:

<u>Transfer Information</u>			
Rec. Date: 01/01/1997	Sale Price:	Doc Num: 1997-01351	Doc Type: Deed
Owner:		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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.



Yamhill County, Oregon

In the heart of the Willamette Valley

535 NE 5th
Street
McMinnville,
OR 97128
503-434-
7521

Property Account Summary

10/13/2023



Click image above for more information

Account Number	73501	Property Address	20180 NE SUNNYCREST RD , , OR
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General Information

Alternate Property #	R3323 01300
Property Description	Township 3S Range 3W Section 23 TaxLot 01300
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	13.0015

Property Characteristics

Neighborhood	Rural Grand Island
Land Class Category	681 Forest Multiple Spec. Assess. Improved
Account Acres	16.0000
Change Property Ratio	Forest

Parties

Role	Name
Owner	WALTON EMERSON & MARGARET TRUSTEES FOR
Owner	WALTON FAMILY TRUST

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$168,742	\$163,947	\$159,290	\$154,770	\$150,380
Exempt Value EAR					
Taxable Value TVR	\$168,742	\$163,947	\$159,290	\$154,770	\$150,380
Real Market Land MKLTL	\$250,146	\$215,903	\$199,626	\$193,400	\$185,812
Real Market Buildings MKITL	\$276,707	\$315,498	\$253,012	\$205,434	\$207,172
Real Market Total MKTTL	\$526,853	\$531,401	\$452,638	\$398,834	\$392,984
M5 Market Land MKLND	\$15,002	\$12,821	\$12,043	\$11,493	\$11,022
M5 Limit SAV M5SAV	\$24,715	\$22,819	\$22,225	\$22,000	\$20,984
M5 Market Buildings MKIMP	\$276,707	\$315,498	\$253,012	\$205,434	\$207,172
M50 MAV MAVMK	\$155,931	\$151,389	\$146,980	\$142,699	\$138,543
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUSe Portion) SAVL	\$12,811	\$12,558	\$12,310	\$12,071	\$11,837

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2023	1	11/15/2023	\$731.30	\$0.00	\$731.30	\$731.30	\$0.00	\$731.30
2023	2	02/15/2024	\$731.30	\$0.00	\$731.30	\$1,462.60	\$29.25	\$1,433.35
2023	3	05/15/2024	\$731.30	\$0.00	\$731.30	\$2,193.90	\$65.82	\$2,128.08

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/03/2022 00:00:00	1199054	\$2,151.54	\$2,151.54	\$2,086.99	\$0.00
11/09/2021 11:23:00	1164510	\$2,108.87	\$2,108.87	\$2,045.60	\$0.00
11/06/2020 00:00:00	1105378	\$1,882.13	\$1,882.13	\$1,825.67	\$0.00
11/01/2019 00:00:00	1051223	\$1,876.26	\$1,876.26	\$1,819.97	\$0.00
11/13/2018 00:00:00	1016726	\$1,912.29	\$1,912.29	\$1,854.92	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
02/16/1993	02/16/1993	1993-02086	\$0.00	65105		M	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1356	0 X 0	1974	4-	1	3	1	1

Parcel Information

Parcel #: 511213
Account: R332301301
Related:
Site Address:
Newberg OR 97132
Owner: Walton, Emerson N
Owner2: Walton Margaret A Trustees Of The
Owner Address: 20180 NE Sunnycrest Rd
Newberg OR 97132 - 6788
Twn/Range/Section: 03S / 03W / 23
Parcel Size: 16.40 Acres (714,383 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 712-F7
Census Tract/Block: 030301 / 3008
Waterfront:

Assessment Information

Market Value Land:	\$126,156.00
Market Value Impr:	\$0.00
Market Value Total:	\$126,156.00
Assessed Value:	\$8,816.00

Tax Information

Levy Code Area: 29.2
Levy Rate: 13.1234
Tax Year: 2022
Annual Tax: \$115.70

Exemption Description:**Legal**

Township 3S Range 3W Section 23 TaxLot 01301

Land

Cnty Land Use: 680 - Forest - Multiple special assessments - Vacant	Cnty Bldg Use: 0
Land Use Std: AMSC - Agricultural Misc	Zoning: EF-40 - Exclusive Farm Use
Neighborhood: Rural Grand Island	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg
Primary School: Dundee Elementary School	Middle School: Chehalem Valley Middle School
High School: Newberg Senior High School	

Improvement

Year Built:	Attic Fin/Unfin:	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Sale Date: 01/22/1998	Sale Price:	Doc Num: 1998-01179	Doc Type:
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Property Account Summary

10/13/2023



Click image above for more information

Account Number	511213	Property Address	
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General Information

Alternate Property #	R3323 01301
Property Description	Township 3S Range 3W Section 23 TaxLot 01301
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	13.0015

Property Characteristics

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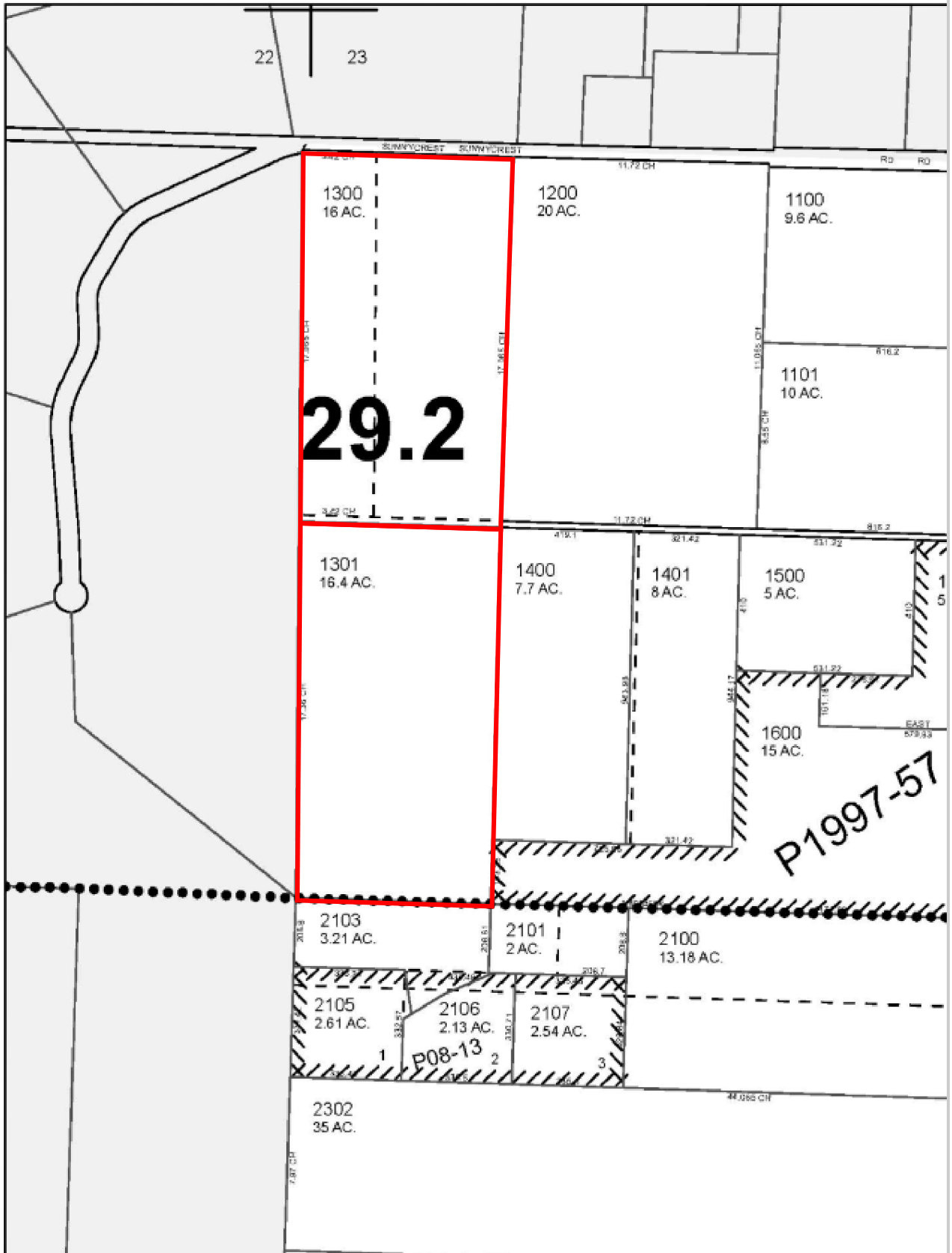
Parties

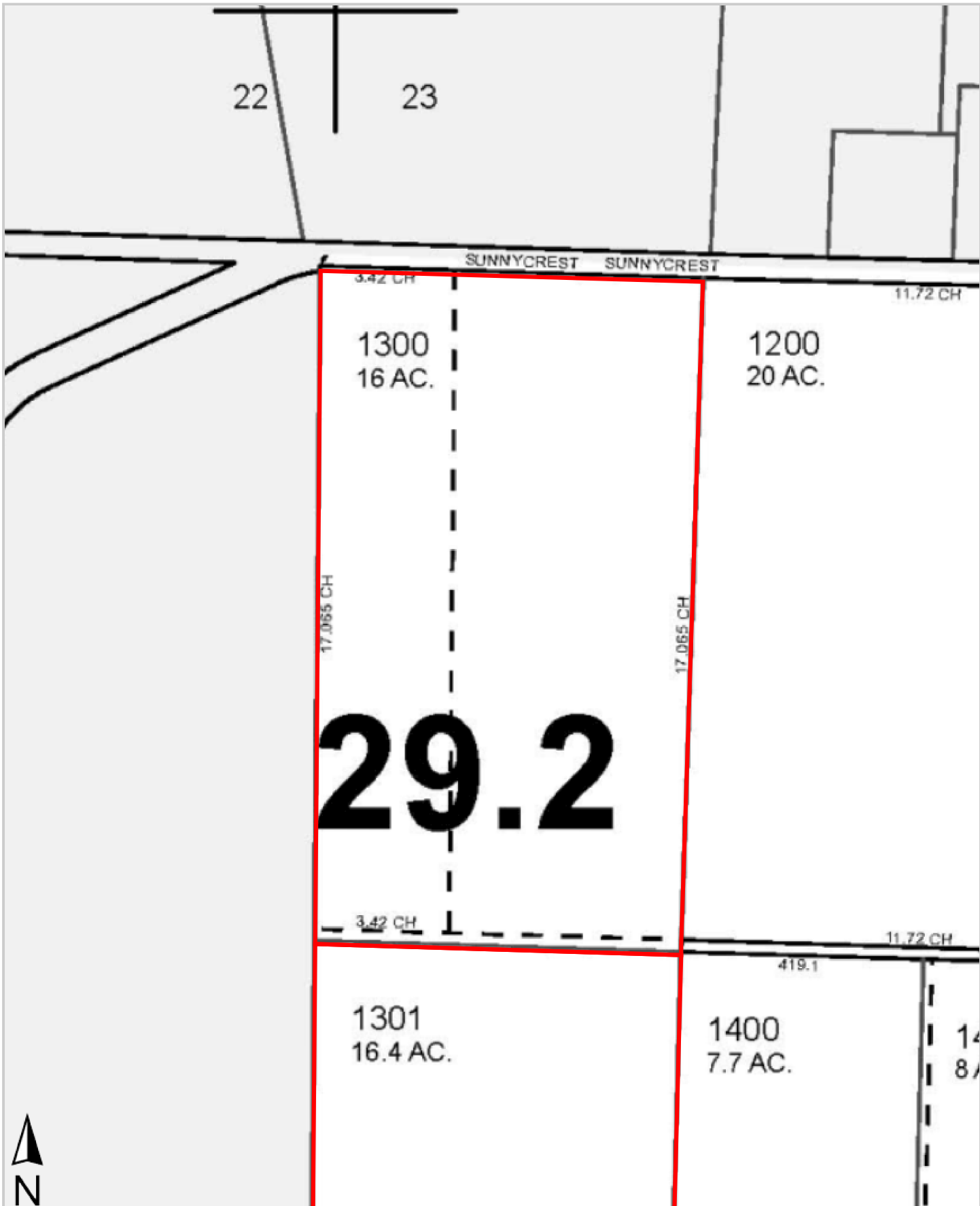
Role	Name
Owner	WALTON MARGARET A TRUSTEES OF THE
Owner	WALTON FAMILY TRUST
Owner	WALTON EMERSON N &

Related Properties

No Related Properties Found

Property Values





29.2

3.42 CH

11.72 CH

1301
16.4 AC.

1400
7.7 AC.

14
8 A

17.36 CH

943.98

2103
3.21 AC.

2101
2 AC.

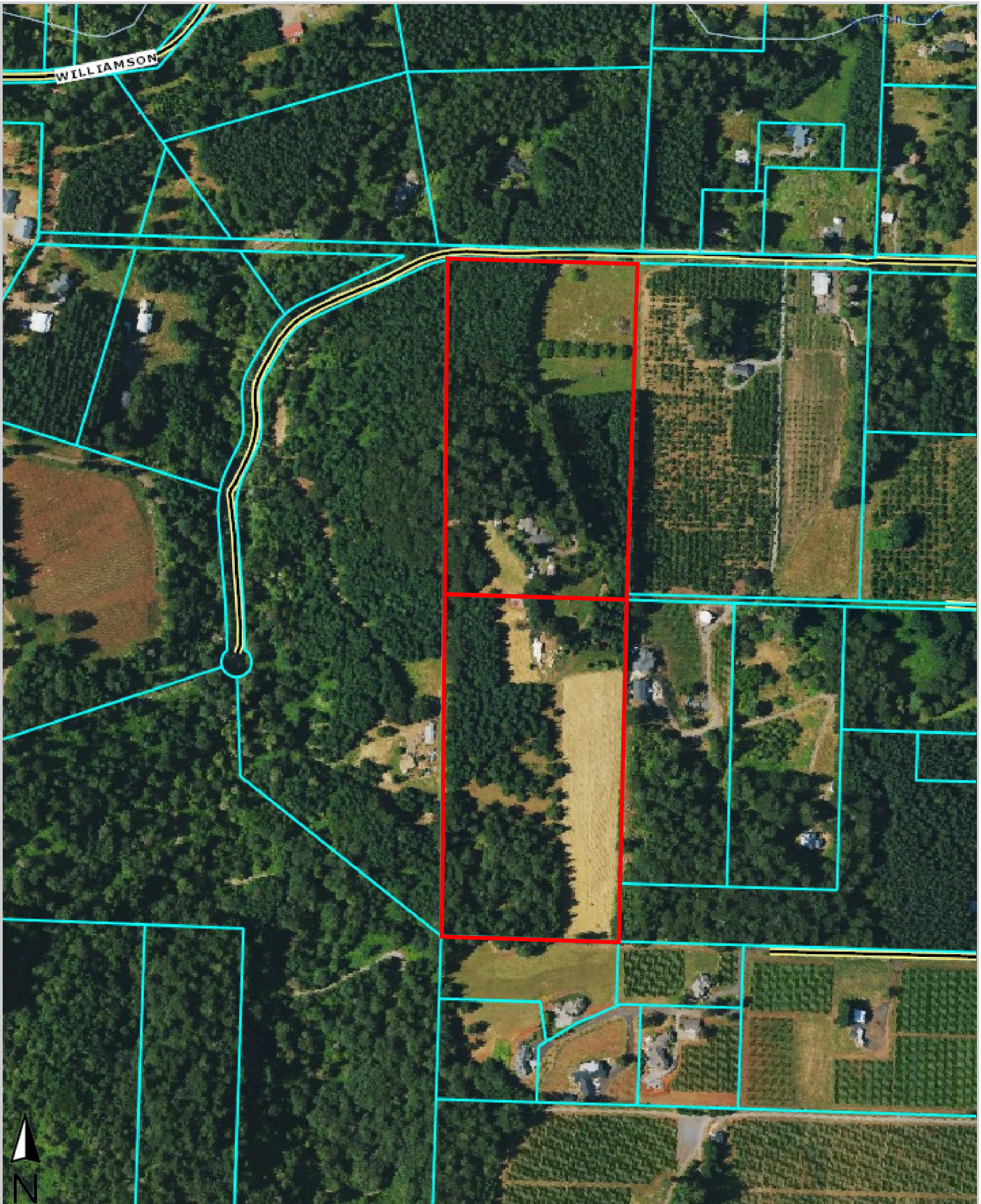
2
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2105
2.61 AC.

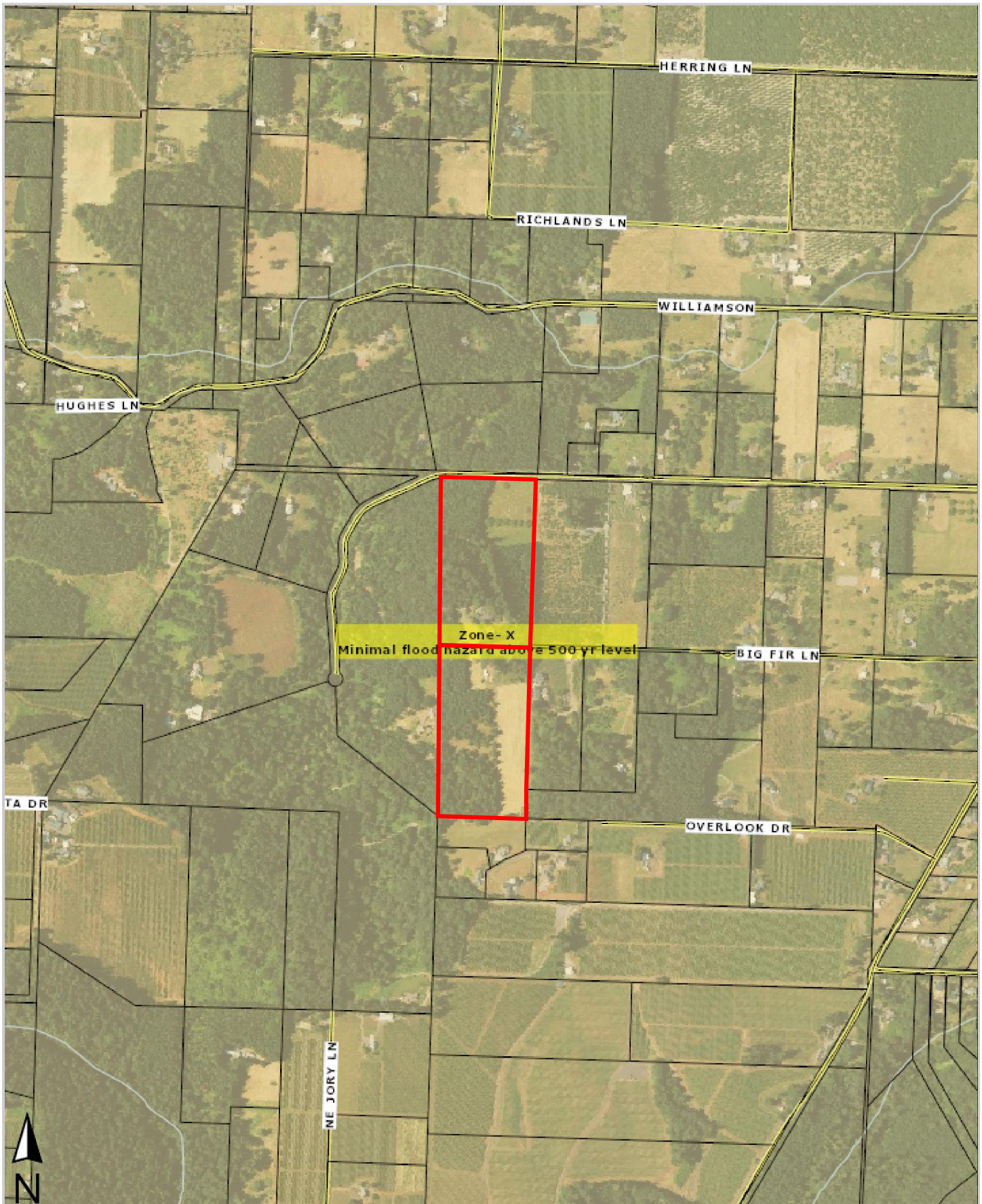
2106
2.13 AC.

2107
2.54 AC.

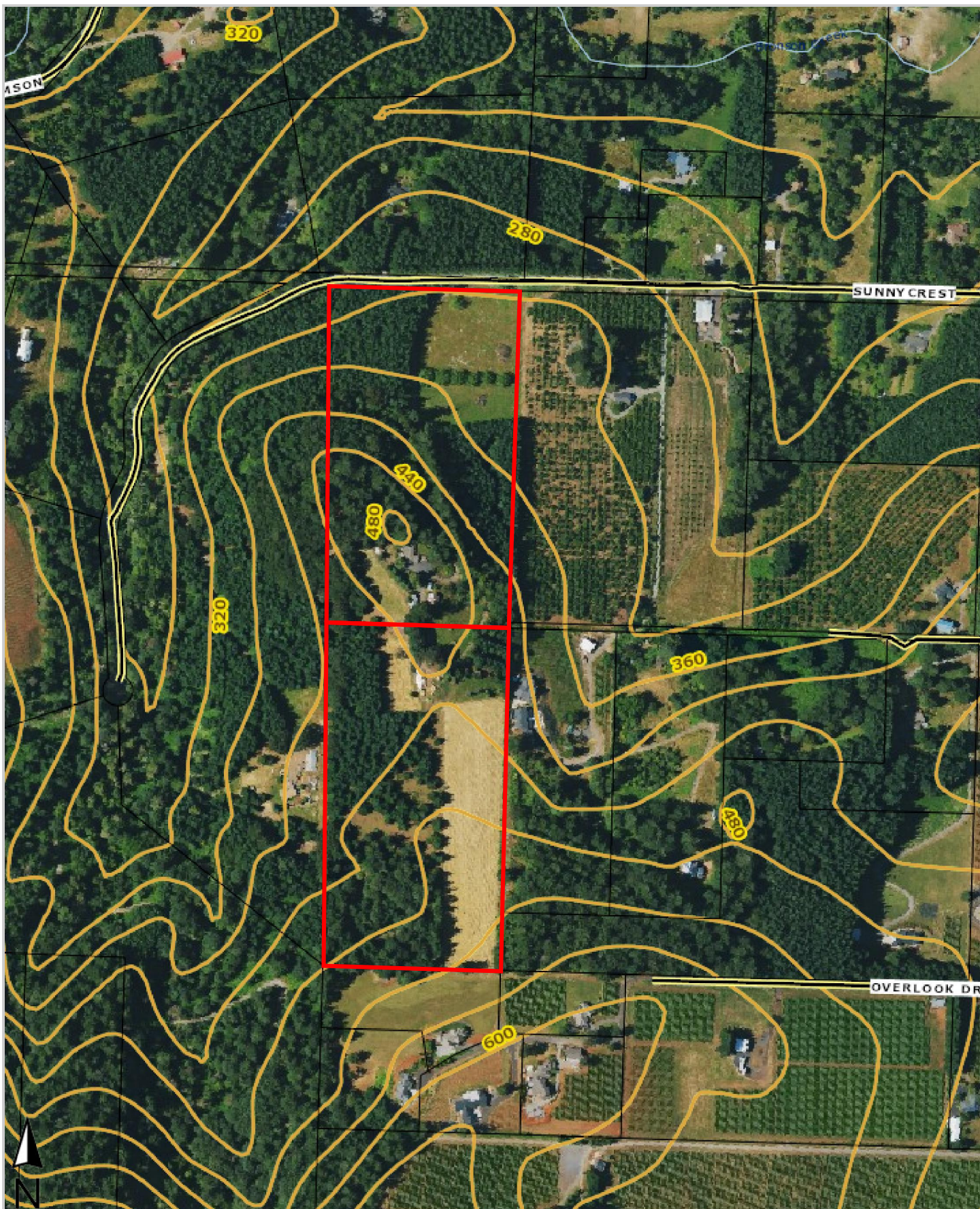




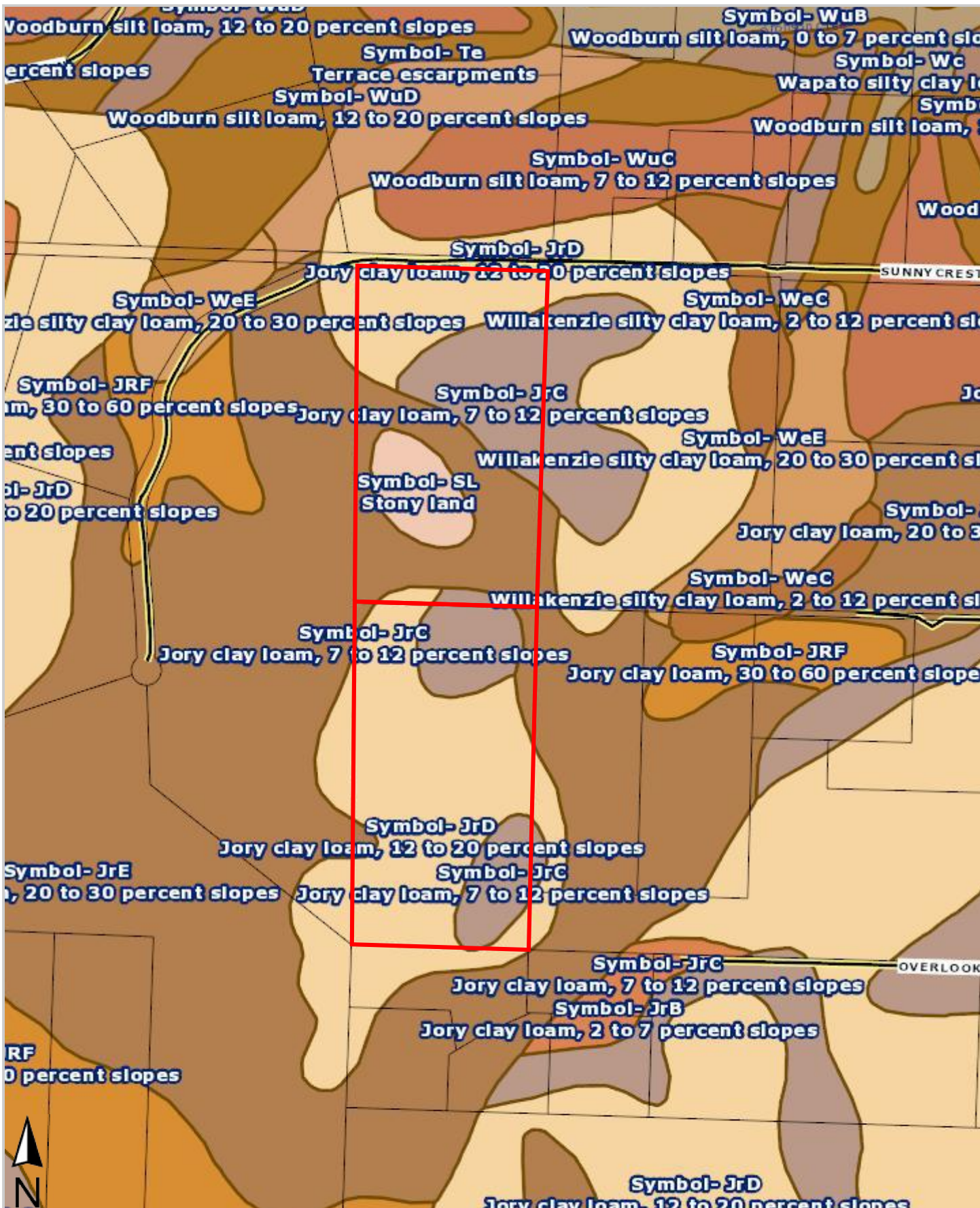
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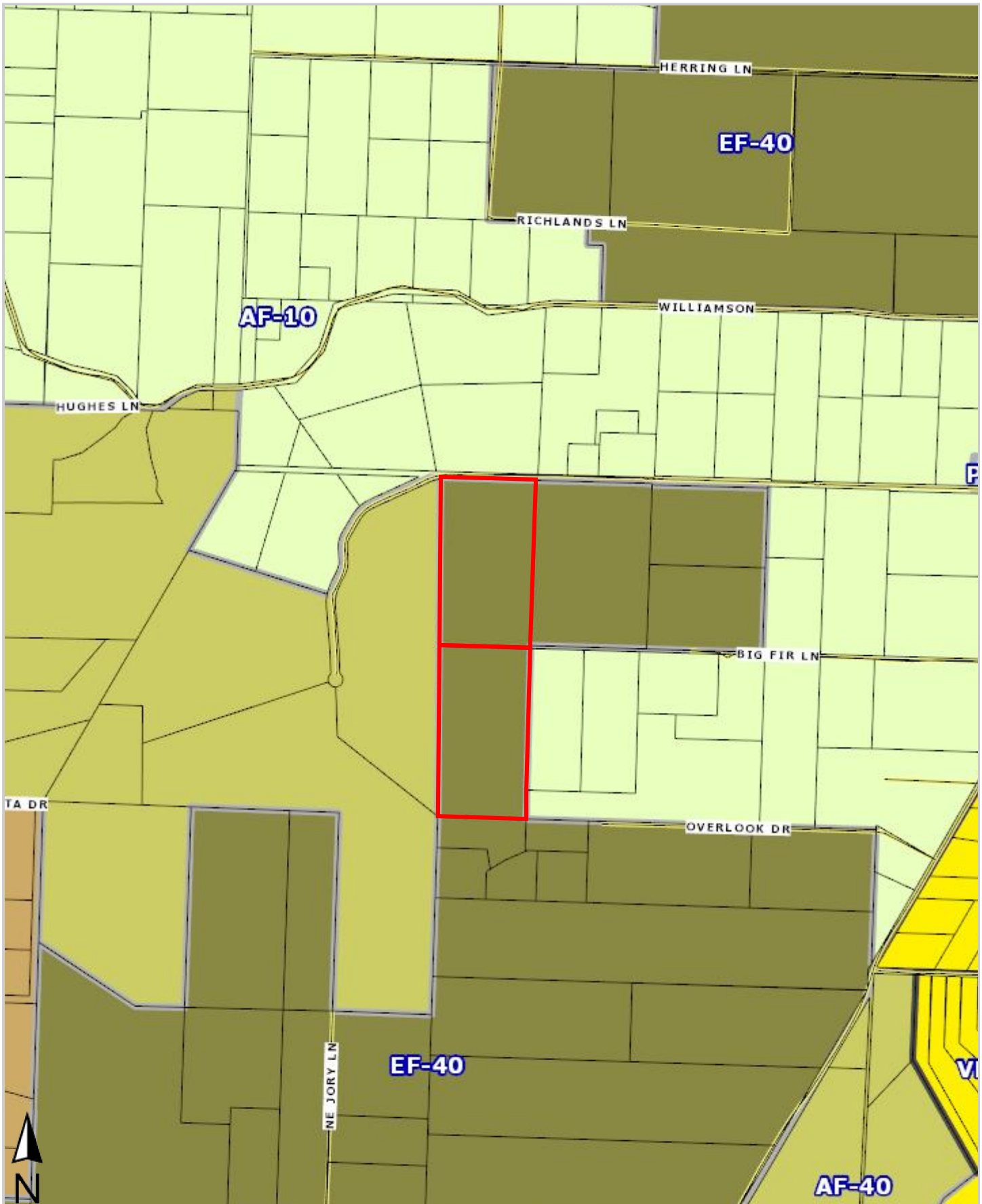
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EXHIBIT "A"

Being a part of Section 23, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of the John Williamson Donation Land Claim #46 in said Township and Range; thence South 17.68 chains to the Southeast corner of Parcel #2 conveyed to Yamhill County by deed recorded October 22, 1904 in Book 46, Page 63, Deed Records of Yamhill County, Oregon; thence West along the South line of said Yamhill County tract 47.48 chains to the Northwest corner of that tract conveyed to William V. Brady, et ux.. by deed recorded August 21, 1964 in Film Volume 39, Page 686, Deed and Mortgage Records and the true point of beginning of the tract herein described; thence West along the South line of said Yamhill County tract 9.38 chains, more or less, to the West line of Section 23; thence South along said Section line, 17.36 chains, more or less, to the Northwest corner of that tract conveyed to Donald H. Gunnell, et ux, by deed recorded October 13, 1965 in Film Volume 48, Page 577, Deed and Mortgage Records; thence East along the North line of said Gunnell tract, 9.43 chains, more or less, to the Southwest corner of that tract conveyed to William V. Brady, et ux, by deed recorded August 21, 1964 in Film Volume 39, Page 686, Deed and Mortgage Records; thence North along the West line of said Brady tract, 17.43 chains, more or less, to the true place of beginning.

1-22-98