

LAND DEVELOPMENT PROFILE

Property Address:

1810 SW Hwy 97
Madras, OR 97741
1958 | 111314DC 900

Prepared for:

E. Lamar Yoder
Licensed Real Estate Broker in the State of Oregon

Exp Realty LLC
222 Commercial St NE
Salem, OR 97301

503.222.2655
LamarYoder10@gmail.com



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Property information provided by



CHICAGO TITLE *Contacts*

Residential Sales, Title and Escrow

We understand that our builder/developer clients require speed, accuracy and confidentiality in the fulfillment of their title needs... which is why our Builder/Development Services Department exists. We'll work with you through all stages of development to ensure the process runs as smoothly and hassle-free as possible. Feel free to contact us at any time with questions!

OUR GRESHAM OFFICE

471 NW Burnside Rd - Gresham, OR 97030

KEY CONTACT

Kathy Comolli
Sales Executive

Mobile: 503-307-2921
Email: Kathy.ComolliDeusen@ctt.com

MANAGEMENT TEAM

Kathy Comolli
Vice President / Sales Manager

Mobile: 503-307-2921
Email: Kathy.Comolli@ctt.com

Amy O'Brien
VP / Escrow Operations Manager

Mobile: 503-816-3530
Email: Amy.Obrien@ctt.com

CUSTOMER SERVICE

10151 SE Sunnyside Rd., #300 - Clackamas, OR 97015

Main Phone: 503-786-3940 / **Email:** trios@ctt.com



CHICAGOTITLEOREGON.COM
Customer Service: 503-786-3940 / trios@ctt.com

Jefferson County Parcel Information

Parcel Information

Parcel #:	1958
Tax Account:	111314DC00900
Site Address:	1810 SW Highway 97 Madras OR 97741
Owner:	Walker, Gary C Walker, Janet M 1810 SW Hwy 97 Madras OR 97741
TwN/Range/Section:	11S / 13E / 14 / SE
Parcel Size:	1.19 Acres (51,836 SqFt)
Plat #:	
Legal Lot/Block:	
Census Tract/Block:	960201 / 2027
Levy Code:	0020
Levy Rate:	20.0638
Levy Year:	2023
Market Land Value:	\$457,650.00
Market Impr Value:	\$401,700.00
Market Total Value:	\$859,350.00 (2023)
Assd Total Value:	\$257,370.00 (2023)

Tax Information

Tax Year	Annual Tax
2023	\$5,163.84
2022	\$5,993.86
2021	\$5,738.85

Legal

Land

Land Use:	201 - COMMERCIAL IMP	Zoning:	MUE - Mixed-Use Employment
Std Land Use:	2000 - Commercial (General)	Waterfront:	
Watershed:	1707030602 - Willow Creek	School District:	Jefferson County School District
Primary School:	Madras Elementary School	Middle School:	Jefferson County Middle School
High School:	Madras High School		

Improvement

Year Built:	1948	Bedrooms:		Bathrooms:	
Finished Area:	5,305 SqFt	Garage:		# Rooms:	
Building Type:	580 - Retail store - multi-use				

Transfer Information

Rec. Date:	03/26/2012	Sale Price:	\$220,000.00	Doc Num:	948	Doc Type:	Special Warranty Deed
Owner:	Gary C Walker			Grantor:	PUGH CHADRIC A		
Orig. Loan Amt:				Title Co:	JEFFERSON COUNTY TITLE COMPA		
Finance Type:		Loan Type:		Lender:			

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Jefferson County
2024 Real Property Assessment Report
 Account 1958

Map 111314-DC-00900
Code - Tax ID 0020 - 1958

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing WALKER, GARY C & JANET M
 1810 SW HWY 97
 MADRAS OR 97741-9233

Deed Reference # See Record
Sales Date/Price See Record
Appraiser AARON SCHRENK

Property Class 201 MA SA NH
RMV Class 201 08 03 000

Site	Situs Address	City
	1810 SW HIGHWAY 97	MADRAS

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0020	Land	457,690		Land	0	
	Impr	401,700		Impr	0	
Code Area Total		859,390	265,090	265,090	0	
Grand Total		859,390	265,090	265,090	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0020	1	<input checked="" type="checkbox"/>		MUE	Market	100	1.19 AC		441,690
					OSD Comm'l base vol	100			16,000
Code Area Total							1.19 AC		457,690

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0020	1	1948	572	Retail store - multi-use	100	5,305			401,700
Code Area Total						5,305			401,700

STATEMENT OF TAX ACCOUNT
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
(541) 475-4458

20-Dec-2024

WALKER, GARY C & JANET M
 1810 SW HWY 97
 MADRAS OR 97741-9233

Tax Account #	1958	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0020
Situs Address	1810 SW HIGHWAY 97 MADRAS OR 97741	Interest To	1/15/2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,512.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,163.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,993.86	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,738.85	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,618.40	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,420.55	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,249.27	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,056.16	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,887.86	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,772.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,673.50	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,828.99	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,711.35	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,523.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,710.04	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,241.01	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,635.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,264.85	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,172.97	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,130.59	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,061.36	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,043.76	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,023.60	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$879.94	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$801.45	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$738.42	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$679.98	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$682.99	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$772.86	Nov 15, 1996
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$98,990.50	

JULY 1, 2024 TO JUNE 30, 2025
 JEFFERSON COUNTY TAX COLLECTOR
 66 S.E. D STREET, SUITE E
 MADRAS, OR 97741
 www.jeffco.net

ACCOUNT NUMBER
1958

WALKER, GARY C & JANET M
 1810 SW HWY 97
 MADRAS OR 97741-9233

2024 - 2025 CURRENT TAX BY DISTRICT	
COCC LEVY	134.35
JEFFERSON COUNTY ESD LEVY	51.93
JEFFERSON CO. SCHOOL DIST 509-J	993.03
EDUCATION TOTAL:	1,179.31

PROPERTY DESCRIPTION

CODE: 0020 MAP: 111314-DC-00900 CLASS: 201
 SITUS: 1810 SW HIGHWAY 97 MADRAS

VALUES:	LAST YEAR	THIS YEAR
LAND	457,650	457,690
STRUCTURES	401,700	401,700
TOTAL RMV	859,350	859,390
ASSESSED VALUE	257,370	265,090
TOTAL PROPERTY	5,163.84	5,512.84

JEFFERSON COUNTY GENERAL LEVY	772.02
JEFFERSON COUNTY JAIL LOL 2022	448.00
MADRAS - CITY LEVY	893.25
JEFFERSON COUNTY RFPD LEVY	256.50
DESCHUTES VALLEY WATER DIST	0.00
MAC RECREATION DIST. LEVY	54.13
MAC RECREATION DIST. LOL 2023	106.04
JEFFERSON COUNTY LIBRARY DIST	94.16
MADRAS HOUSING URBAN RENEWAL	314.11
MADRAS URBAN RENEWAL	415.34
GENERAL GOVT TOTAL:	3,353.55
JEFFERSON COUNTY RFPD BOND-2024	131.64
COCC BOND - 2010	21.68
JEFFERSON CO SD 509J BONDS '13/'22	681.28
MAC RECREATION DIST. BOND - 2005	145.38
BONDS - OTHER TOTAL:	979.98

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

TAX QUESTIONS (541) 475-4458
 ASSESSMENT QUESTIONS (541) 475-2443
 WEBSITE WWW.JEFFCO.NET

TAX PAYMENT OPTIONS

PAYMENT DUE: November 15, 2024

FULL PAYMENT	— 3% Discount	5,347.45
2/3 PAYMENT	— 2% Discount	3,601.73
1/3 PAYMENT	— No Discount	1,837.62

2024 - 2025 TAX (before discount) 5,512.84

FULL PAYMENT 5,347.45

Includes discount and any pre-payments

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Mailing address change on back

JEFFERSON COUNTY, OREGON

Account	1958
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JEFFERSON COUNTY
 TAX COLLECTOR
 66 SE D ST SUITE E
 MADRAS, OR 97741

PAYMENT DUE: November 15, 2024	
<input type="checkbox"/>	FULL PAYMENT — 3% Discount 5,347.45
<input type="checkbox"/>	2/3 PAYMENT — 2% Discount 3,601.73
<input type="checkbox"/>	1/3 PAYMENT — No Discount 1,837.62
Other Amount Enclosed: \$	

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

WALKER, GARY C & JANET M
 1810 SW HWY 97
 MADRAS OR 97741-9233

MAKE PAYMENT TO:
 JEFFERSON COUNTY TAX
 66 S.E. D STREET, SUITE E
 MADRAS, OR 97741

16100000019580000183762000036017300005347456

Tax Account History
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
(541) 475-4458

20-Dec-2024

Tax Account # 1958	Lender Name
Account Status A	Lender ID
Roll Type Real	Property ID 0020
Situs Address	

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2024	ADVA	11-15-2024	IMPOSED	TAXROLL	11-15-2024	\$0.00	\$5,512.84	\$0.00	\$0.00	\$0.00
2024	ADVA	11-15-2024	PAYMENT	RECEIPT	11-12-2024	\$5,347.45	(\$5,512.84)	\$165.39	\$0.00	\$0.00
							\$0.00			
2023	ADVA	11-15-2023	IMPOSED	TAXROLL	11-15-2023	\$0.00	\$5,163.84	\$0.00	\$0.00	\$0.00
2023	ADVA	11-15-2023	PAYMENT	RECEIPT	11-14-2023	\$5,008.92	(\$5,163.84)	\$154.92	\$0.00	\$0.00
							\$0.00			
2022	ADVA	11-15-2022	IMPOSED	TAXROLL	11-15-2022	\$0.00	\$5,993.86	\$0.00	\$0.00	\$0.00
2022	ADVA	11-15-2022	PAYMENT	RECEIPT	11-04-2022	\$5,814.04	(\$5,993.86)	\$179.82	\$0.00	\$0.00
							\$0.00			
2021	ADVA	11-15-2021	IMPOSED	TAXROLL	11-15-2021	\$0.00	\$5,738.85	\$0.00	\$0.00	\$0.00
2021	ADVA	11-15-2021	PAYMENT	RECEIPT	11-12-2021	\$5,566.68	(\$5,738.85)	\$172.17	\$0.00	\$0.00
							\$0.00			
2020	ADVA	11-15-2020	IMPOSED	TAXROLL	11-15-2020	\$0.00	\$5,618.40	\$0.00	\$0.00	\$0.00
2020	ADVA	11-15-2020	PAYMENT	RECEIPT	11-12-2020	\$5,449.85	(\$5,618.40)	\$168.55	\$0.00	\$0.00
							\$0.00			
2019	ADVA	11-15-2019	PAYMENT	RECEIPT	05-14-2020	\$1,806.85	(\$1,806.85)	\$0.00	\$0.00	\$0.00
2019	ADVA	11-15-2019	PAYMENT	RECEIPT	11-15-2019	\$3,541.43	(\$3,613.70)	\$72.27	\$0.00	\$0.00
2019	ADVA	11-15-2019	IMPOSED	TAXROLL	11-15-2019	\$0.00	\$5,420.55	\$0.00	\$0.00	\$0.00
							\$0.00			
2018	ADVA	11-15-2018	PAYMENT	RECEIPT	05-15-2019	\$1,749.76	(\$1,749.76)	\$0.00	\$0.00	\$0.00
2018	ADVA	11-15-2018	PAYMENT	RECEIPT	11-15-2018	\$3,429.52	(\$3,499.51)	\$69.99	\$0.00	\$0.00
2018	ADVA	11-15-2018	IMPOSED	TAXROLL	11-15-2018	\$0.00	\$5,249.27	\$0.00	\$0.00	\$0.00
							\$0.00			
2017	ADVA	11-15-2017	PAYMENT	RECEIPT	11-15-2017	\$4,904.48	(\$5,056.16)	\$151.68	\$0.00	\$0.00
2017	ADVA	11-15-2017	IMPOSED	TAXROLL	11-15-2017	\$0.00	\$5,056.16	\$0.00	\$0.00	\$0.00
							\$0.00			
2016	ADVA	11-15-2016	PAYMENT	RECEIPT	05-15-2017	\$1,629.29	(\$1,629.29)	\$0.00	\$0.00	\$0.00
2016	ADVA	11-15-2016	IMPOSED	TAXROLL	11-15-2016	\$0.00	\$4,887.86	\$0.00	\$0.00	\$0.00
2016	ADVA	11-15-2016	PAYMENT	RECEIPT	10-28-2016	\$3,193.40	(\$3,258.57)	\$65.17	\$0.00	\$0.00
							\$0.00			
2015	ADVA	11-15-2015	PAYMENT	RECEIPT	05-11-2016	\$1,590.71	(\$1,590.71)	\$0.00	\$0.00	\$0.00
2015	ADVA	11-15-2015	IMPOSED	TAXROLL	11-15-2015	\$0.00	\$4,772.13	\$0.00	\$0.00	\$0.00
2015	ADVA	11-15-2015	PAYMENT	RECEIPT	10-30-2015	\$3,117.79	(\$3,181.42)	\$63.63	\$0.00	\$0.00

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
							\$0.00			
2014	ADVA	11-15-2014	PAYMENT	RECEIPT	05-15-2015	\$1,557.83	(\$1,557.83)	\$0.00	\$0.00	\$0.00
2014	ADVA	11-15-2014	IMPOSED	TAXROLL	11-15-2014	\$0.00	\$4,673.50	\$0.00	\$0.00	\$0.00
2014	ADVA	11-15-2014	PAYMENT	RECEIPT	10-31-2014	\$3,053.36	(\$3,115.67)	\$62.31	\$0.00	\$0.00
							\$0.00			
2013	ADVA	11-15-2013	PAYMENT	RECEIPT	05-14-2014	\$1,609.66	(\$1,609.66)	\$0.00	\$0.00	\$0.00
2013	ADVA	11-15-2013	IMPOSED	TAXROLL	11-15-2013	\$0.00	\$4,828.99	\$0.00	\$0.00	\$0.00
2013	ADVA	11-15-2013	PAYMENT	RECEIPT	10-31-2013	\$3,154.94	(\$3,219.33)	\$64.39	\$0.00	\$0.00
							\$0.00			
2012	ADVA	11-15-2012	PAYMENT	RECEIPT	05-15-2013	\$62.53	(\$62.53)	\$0.00	\$0.00	\$0.00
2012	ADVA	11-15-2012	PAYMENT	RECEIPT	05-14-2013	\$1,507.92	(\$1,507.92)	\$0.00	\$0.00	\$0.00
2012	ADVA	11-15-2012	PAYMENT	CREDIT CARD	02-15-2013	\$1,570.45	(\$1,570.45)	\$0.00	\$0.00	\$0.00
2012	ADVA	11-15-2012	PAYMENT	RECEIPT	11-15-2012	\$1,570.45	(\$1,570.45)	\$0.00	\$0.00	\$0.00
2012	ADVA	11-15-2012	IMPOSED	TAXROLL	11-15-2012	\$0.00	\$4,711.35	\$0.00	\$0.00	\$0.00
							\$0.00			
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	05-15-2012	\$1,507.91	(\$1,507.91)	\$0.00	\$0.00	\$0.00
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	02-15-2012	\$1,507.92	(\$1,507.92)	\$0.00	\$0.00	\$0.00
2011	ADVA	11-15-2011	IMPOSED	TAXROLL	11-15-2011	\$0.00	\$4,523.75	\$0.00	\$0.00	\$0.00
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	11-10-2011	\$1,507.92	(\$1,507.92)	\$0.00	\$0.00	\$0.00
							\$0.00			
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	05-15-2011	\$3,236.68	(\$3,236.68)	\$0.00	\$0.00	\$0.00
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	02-15-2011	\$3,236.68	(\$3,236.68)	\$0.00	\$0.00	\$0.00
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	11-15-2010	\$3,236.68	(\$3,236.68)	\$0.00	\$0.00	\$0.00
2010	ADVA	11-15-2010	IMPOSED	TAXROLL	11-15-2010	\$0.00	\$9,710.04	\$0.00	\$0.00	\$0.00
							\$0.00			
2009	ADVA	11-15-2009	PAYMENT	RECEIPT	05-15-2010	\$1,413.67	(\$1,413.67)	\$0.00	\$0.00	\$0.00
2009	ADVA	11-15-2009	PAYMENT	RECEIPT	02-15-2010	\$1,413.67	(\$1,413.67)	\$0.00	\$0.00	\$0.00
2009	ADVA	11-15-2009	PAYMENT	RECEIPT	11-15-2009	\$1,413.67	(\$1,413.67)	\$0.00	\$0.00	\$0.00
2009	ADVA	11-15-2009	IMPOSED	TAXROLL	11-15-2009	\$0.00	\$4,241.01	\$0.00	\$0.00	\$0.00
							\$0.00			
2008	ADVA	11-15-2008	IMPOSED	TAXROLL	11-15-2008	\$0.00	\$1,635.33	\$0.00	\$0.00	\$0.00
2008	ADVA	11-15-2008	PAYMENT	RECEIPT	11-13-2008	\$1,586.27	(\$1,635.33)	\$49.06	\$0.00	\$0.00
							\$0.00			
2007	ADVA	11-15-2007	IMPOSED	TAXROLL	11-15-2007	\$0.00	\$1,264.85	\$0.00	\$0.00	\$0.00
2007	ADVA	11-15-2007	PAYMENT	RECEIPT	11-13-2007	\$1,226.90	(\$1,264.85)	\$37.95	\$0.00	\$0.00
							\$0.00			
2006	ADVA	11-15-2006	IMPOSED	TAXROLL	11-15-2006	\$0.00	\$1,172.97	\$0.00	\$0.00	\$0.00
2006	ADVA	11-15-2006	PAYMENT	RECEIPT	11-08-2006	\$1,137.78	(\$1,172.97)	\$35.19	\$0.00	\$0.00
							\$0.00			
2005	ADVA	11-15-2005	IMPOSED	TAXROLL	11-15-2005	\$0.00	\$1,130.59	\$0.00	\$0.00	\$0.00
2005	ADVA	11-15-2005	PAYMENT	RECEIPT	11-02-2005	\$1,096.67	(\$1,130.59)	\$33.92	\$0.00	\$0.00
							\$0.00			
2004	ADVA	11-15-2004	IMPOSED	TAXROLL	11-15-2004	\$0.00	\$1,061.36	\$0.00	\$0.00	\$0.00
2004	ADVA	11-15-2004	PAYMENT	RECEIPT	11-03-2004	\$1,029.52	(\$1,061.36)	\$31.84	\$0.00	\$0.00
							\$0.00			

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2003	ADVA	11-15-2003	IMPOSED	TAXROLL	11-15-2003	\$0.00	\$1,043.76	\$0.00	\$0.00	\$0.00
2003	ADVA	11-15-2003	PAYMENT	RECEIPT	11-03-2003	\$1,012.45	(\$1,043.76)	\$31.31	\$0.00	\$0.00
							\$0.00			
2002	ADVA	11-15-2002	IMPOSED	TAXROLL	11-15-2002	\$0.00	\$1,023.60	\$0.00	\$0.00	\$0.00
2002	ADVA	11-15-2002	PAYMENT	RECEIPT	11-14-2002	\$992.89	(\$1,023.60)	\$30.71	\$0.00	\$0.00
							\$0.00			
2001	ADVA	11-15-2001	IMPOSED	TAXROLL	11-15-2001	\$0.00	\$879.94	\$0.00	\$0.00	\$0.00
2001	ADVA	11-15-2001	PAYMENT	RECEIPT	11-14-2001	\$853.54	(\$879.94)	\$26.40	\$0.00	\$0.00
							\$0.00			
2000	ADVA	11-15-2000	PAYMENT	RECEIPT	11-15-2000	\$777.41	(\$801.45)	\$24.04	\$0.00	\$0.00
2000	ADVA	11-15-2000	IMPOSED	TAXROLL	11-15-2000	\$0.00	\$801.45	\$0.00	\$0.00	\$0.00
							\$0.00			
1999	ADVA	11-15-1999	IMPOSED	TAXROLL	11-15-1999	\$0.00	\$738.42	\$0.00	\$0.00	\$0.00
1999	ADVA	11-15-1999	PAYMENT	RECEIPT	11-12-1999	\$716.27	(\$738.42)	\$22.15	\$0.00	\$0.00
							\$0.00			
1998	ADVA	11-15-1998	IMPOSED	TAXROLL	11-15-1998	\$0.00	\$679.98	\$0.00	\$0.00	\$0.00
1998	ADVA	11-15-1998	PAYMENT	RECEIPT	11-13-1998	\$659.58	(\$679.98)	\$20.40	\$0.00	\$0.00
							\$0.00			
1997	ADVA	12-15-1997	IMPOSED	TAXROLL	12-15-1997	\$0.00	\$682.99	\$0.00	\$0.00	\$0.00
1997	ADVA	12-15-1997	PAYMENT	RECEIPT	12-11-1997	\$662.50	(\$682.99)	\$20.49	\$0.00	\$0.00
							\$0.00			
1996	ADVA	11-15-1996	IMPOSED	TAXROLL	11-15-1996	\$0.00	\$772.86	\$0.00	\$0.00	\$0.00
1996	ADVA	11-15-1996	PAYMENT	RECEIPT	11-12-1996	\$749.67	(\$772.86)	\$23.19	\$0.00	\$0.00
							\$0.00			

Improvement Summary

JEFFERSON County

For Assessment Year 2024

Account ID 1958

Map 111314-DC-00900

Situs 1810 SW HIGHWAY 97 MADRAS OR 97741

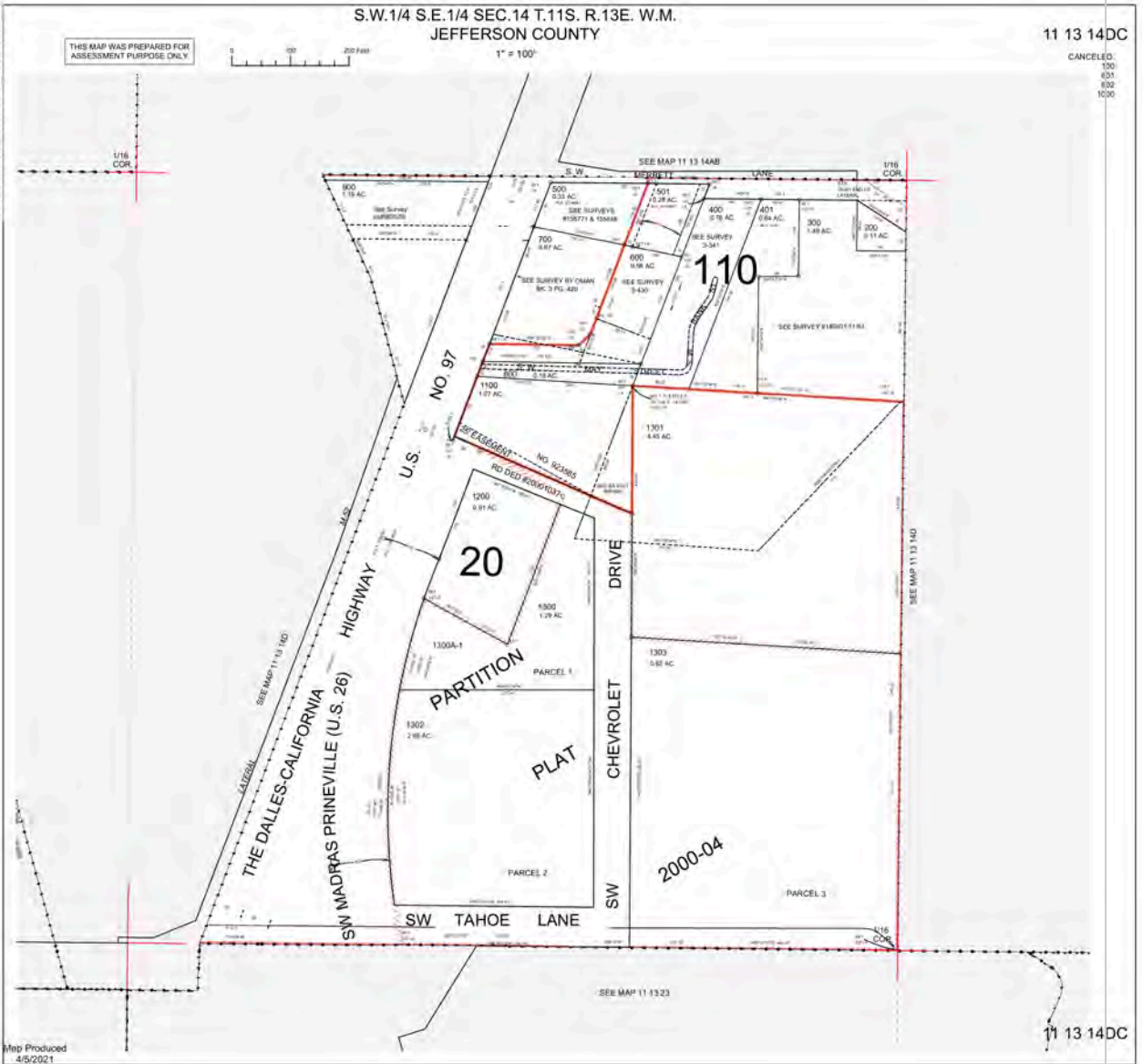
Mailing WALKER, GARY C & JANET M
1810 SW HWY 97
MADRAS OR 97741-9233

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0020	572	1948	100	572 - Retail store - multi-use	5,305

Total RMV \$401,700

Full Assessor Map

ACCT	MAP ID
1948	111314DC00300
1949	111314DC00300
1950	111314DC00400
1951	111314DC00401
1952	111314DC00500
1953	111314DC00901
1954	111314DC00900
1956	111314DC00700
1957	111314DC00800
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12869	111314DC01302
12870	111314DC01303

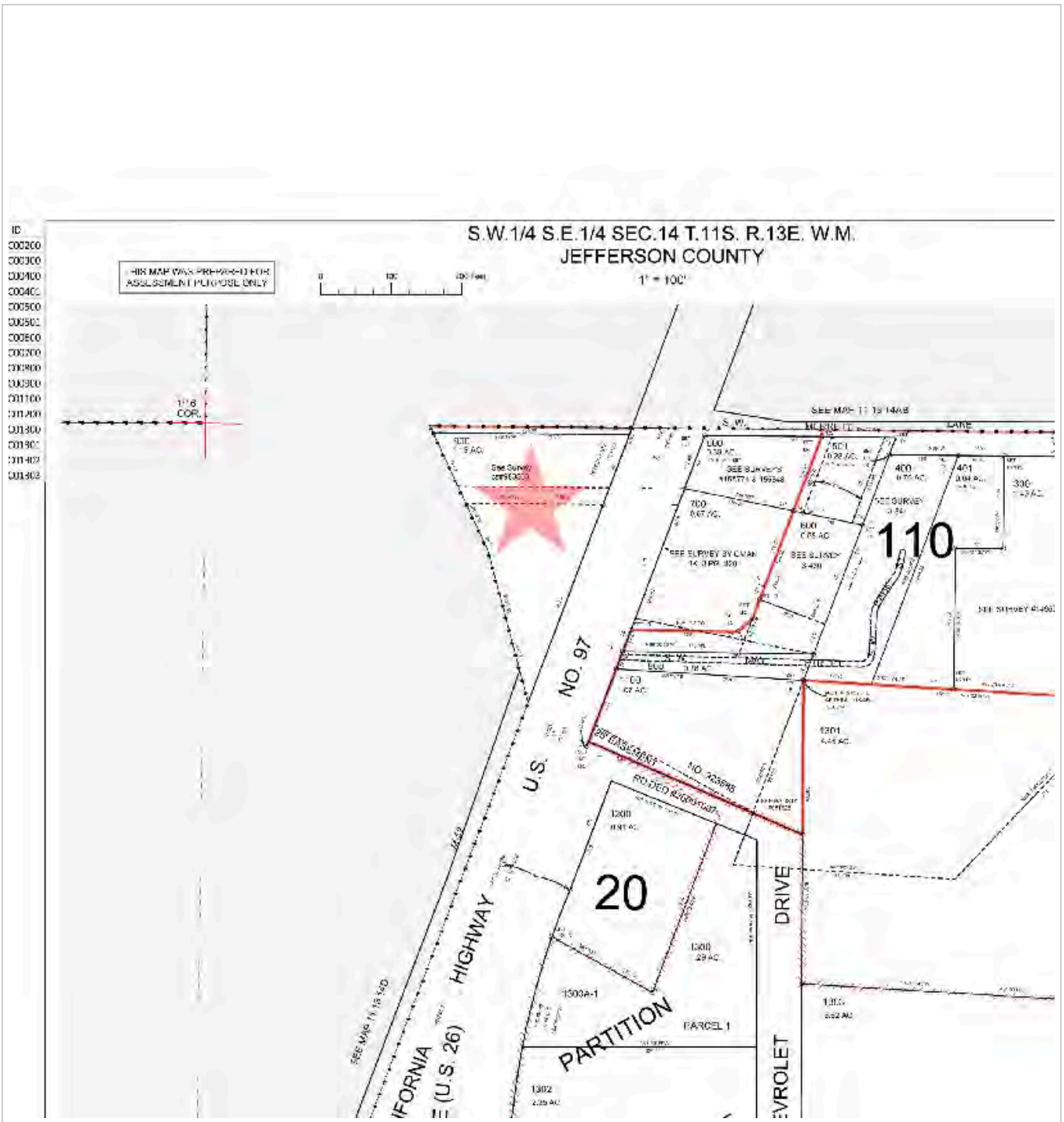


Parcel ID: 1958

Site Address: 1810 SW Highway 97

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Assessor Map



Parcel ID: 1958

Site Address: 1810 SW Highway 97

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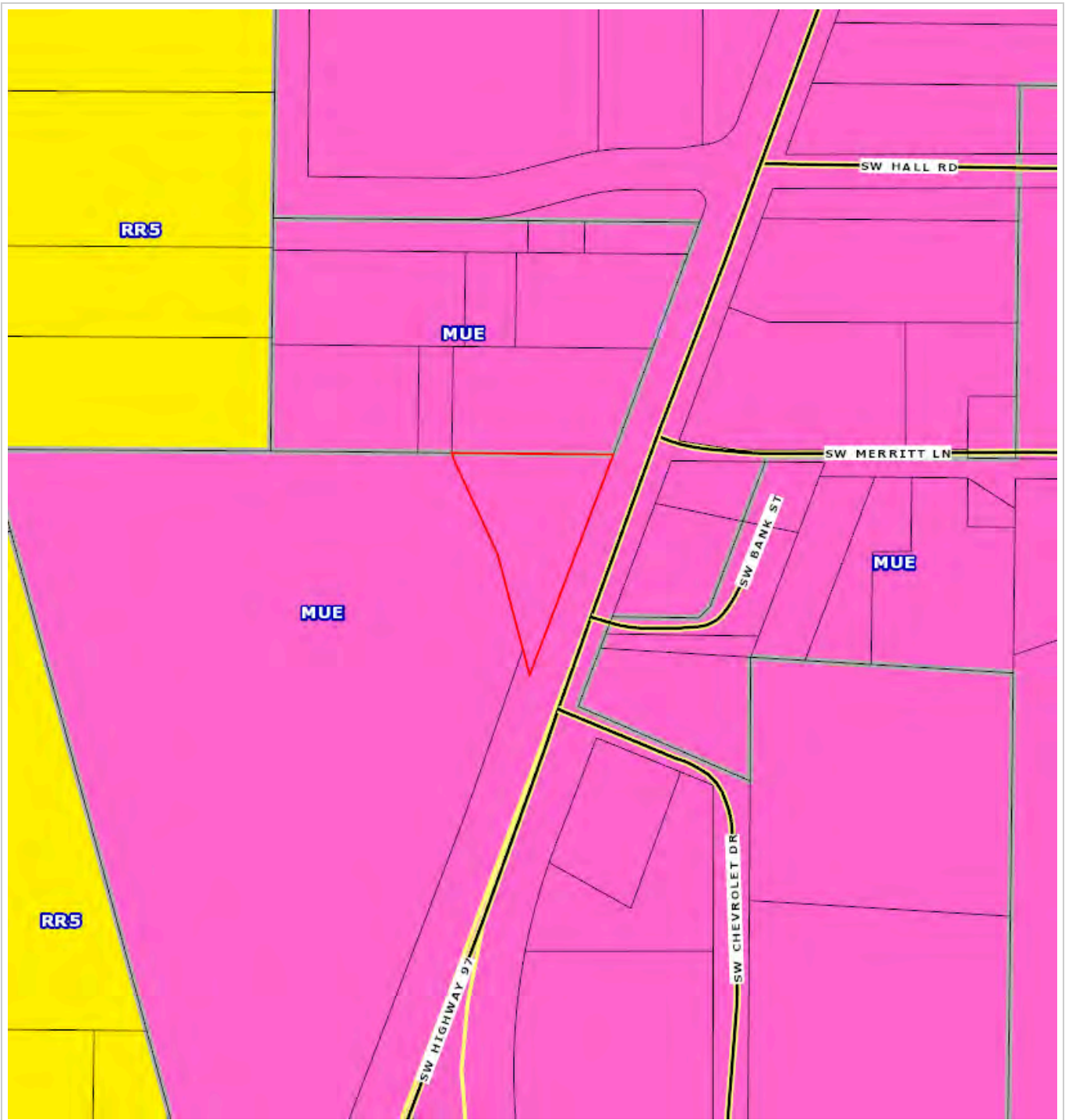
Aerial Map



Parcel ID: 1958

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.

Zoning Map



Parcel ID: 1958

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18.15.100 Mixed-use employment (MUE).

(1) *Purpose.* The purpose of the Mixed-Use Employment Zone is to provide land for the development of a variety of employment uses, including business and office parks, office buildings, service outlets, light manufacturing/assembly, wholesale trade and show rooms, warehouse/distribution, storage, trade schools, retail goods and services, and other commercial and light industrial uses that are commonly found in mixed-use employment districts. Single-family housing is not permitted as a standalone use but may be approved as an ancillary use. Given the potential within the zone for diverse uses to be constructed in close proximity to each other, design standards in the MUE Zone are intended to limit activities within buildings and design finishes that are inconsistent for the range of allowed uses.

(2) *Uses.*

(a) *Permitted Uses.* Uses permitted in the MUE Zone are listed in MDC Table 18.15.100-1, which is divided into uses permitted outright (P), uses permitted conditionally (C), and uses permitted as accessory to another allowed use (A). The Planning Commission may approve uses not listed as allowed in the MUE Zone in accordance with MDC [18.80.320](#).

Table 18.15.100-1. Uses in the Mixed-Use Employment Zone

Use Categories and Uses	Review
Commercial	
Day care facilities – establishments that provide for the daily care of children and adults with special needs, including before and after school care, child development facilities, and adult activity centers that do not include lodging.	C
Drive-through facilities – when developed in conjunction with an allowed use. Examples include a coffee kiosk, food cart, bank drive-through, food take-out window, etc.	P
Eating and drinking establishments – businesses primarily involved in the preparation and sale of food and beverages for on-site consumption or take-away, including bakeries, restaurants, coffee shops, brewpubs, taverns, sandwich shops, etc.	P
General office – professional and administrative service uses, including banks, financial services, insurance, real estate, medical and dental clinics, professional services, call centers, and other employment uses that typically operate in an office setting.	P

Table 18.15.100-1. Uses in the Mixed-Use Employment Zone

Use Categories and Uses	Review
Medical facility – allowed uses include medical and dental offices, health care delivery service centers such as an urgent care center, hospice care, medical testing laboratory, and veterinary services.	P
Personal and contract services – uses oriented toward the sale and delivery of personal services, including day spas, hair care, pet grooming, laundry and dry cleaning, printing, etc.	P
Hotel/Motel – commercial lodging where tenancy is less than one month, including hotels, motels, bed and breakfasts, and truck stops. Does not include senior and retirement housing.	P
Recreation and fitness – uses oriented to delivering youth and adult recreation activities, including dance and yoga studios, fitness centers, climbing gyms, martial arts centers, bowling alleys, soccer centers, movie theaters, skating rinks, etc.	P
Repair-oriented – establishments engaged in the maintenance and repair of consumer and business goods, including electronics, automotive, bicycles, jewelry, cobblers, office equipment, tailors and seamstresses, upholsterers, aviation and marine equipment, etc.	P
Retail sales and services – sales-oriented establishments involved in the sale, leasing, or rental of new or used products and services to the public, including car sales, home and business goods and services, pharmaceuticals, jewelry, hardware, household supplies and furnishings, electronics, clothing, dry goods, pet supplies and pets, office and art supplies, etc.	P
Private schools – preschools, primary schools, secondary schools, colleges, and vocational schools.	C
RV parks allowed subject to standards in MDC 18.30.040 .	P
Light Manufacturing and Production	
<p>Light manufacturing and production – uses engaged in the fabrication, manufacture, assembly, and packaging of goods for resale.</p> <p>Examples include agricultural processing, except for live animal processing, food and catering services, breweries,</p>	P

Table 18.15.100-1. Uses in the Mixed-Use Employment Zone

Use Categories and Uses	Review
distilleries and wineries, woodworking and cabinet makers, metal fabrication, motor machinery, electronics, marine and aviation products, etc.	
Trade services and storage – uses engaged in the storage, distribution, and resale of wholesale goods and bulk items, including warehousing and distribution and commercial storage facilities.	C
Research and development – uses engaged in product or service research, including laboratories, testing facilities, design studios, and other research-oriented activities.	P
Industrial hemp processing and production Industrial hemp uses must meet the applicable requirements of MDC 18.30.150 .	P
Public and Institutional	
Utilities – public facilities and utility uses, such as utility substations, pump stations, data storage, etc.	C
Communications towers – allowed subject to standards in MDC 18.30.130 .	P
Public schools – pre-schools, primary schools, secondary schools, colleges, and vocational schools.	C
Police, fire, and other governmental uses.	P
Residential	
Caretaker residence or apartment for an allowed use.	A
Other	
Temporary uses subject to MDC 18.30.010 .	P
Public parking lots.	P
Churches and places of worship.	P

(b) *Prohibited Uses.*

- (i) Motor sports training and competitive venues, bulk fuel storage, wrecking yards, solid waste handling, animal processing, chemical and petroleum processing, explosives manufacturing, asphalt/cement/rock crushing operations, commercial composting, and outdoor shooting/target ranges.

(ii) Outdoor fabrication, assembly, processing, or repair of goods and materials. This restriction does not apply to inventory stored outdoors, provided it meets screening requirements for outdoor storage (e.g., nursery stock).

(iii) Residential uses other than those allowed as accessory to an allowed use pursuant to MDC Table 18.15.100-1.

(3) *Development Standards.* The allowed mix of uses in the MUE Zone requires that new development be appropriately sited and operated in terms of building location, orientation to the street, vehicular access, the orientation of parking and loading docks, storage areas, and lighting so that uses remain compatible over time. Uses in the MUE Zone are subject to the following development standards.

MDC Table 18.15.100-2 summarizes development standards that apply in the MUE Zone. Standards are explained in detail below the table.

Table 18.15.100-2. Development Standards in the Mixed-Use Employment Zone

Design Standards	Unit
Lot Standards	
Minimum size	5,000 sq. ft.
Maximum size	None
Street frontage	50 ft. minimum
Site Development	
Setbacks	
Front minimum	10 feet
Front maximum:	
Building <5,000 sq. ft.	60 feet
>5,000 but <20,000	75 feet
>20,000 sq. ft.	None
Side*	None
Rear*	None
Lot coverage	
Maximum	85%
Landscaping	Compliance with landscaping standards
Parking	Parking must be consistent with Table 18.25.050-1 and the provisions of MDC 18.25.040 through 18.25.070 .

Table 18.15.100-2. Development Standards in the Mixed-Use Employment Zone

Design Standards	Unit
Parking lots	Landscaped buffers are required between parking aisles; 7% of a parking lot area must be landscaped.
Loading docks	Must be located on the side or rear of a building and must not block a public street.
Access and circulation	Site access and local circulation are subject to City of Madras Public Improvement Design and Construction Standards, Chapter 18.20 MDC.
Building orientation	Main entrance oriented to the street or primary drive aisle.
Cross-access	Easements are required between adjacent properties with less than 200 feet of street frontage for auto, bike, and pedestrian use.
Local circulation	Development on parcels greater than three acres must include a local street circulation plan.
Environment	
Lighting	Must comply with outdoor lighting standards.
Air and noise	See below.
Storage	Must comply with outdoor storage, trash collection, and loading areas.

* When development abuts residential uses, a landscaped side yard/rear yard and a minimum 15-foot setback is required.

(a) *Lot Development.*

- (i) Lot size requirement: 5,000 square foot minimum.
- (ii) Coverage requirement: Eighty-five percent (85%) maximum coverage by buildings and impervious surfaces.

(b) *Site Development.*

(i) *Building Setbacks.*

- (A) Front Setback: 15 feet minimum; 75 feet maximum.
- (B) Side Setbacks: None, except 15 feet minimum when abutting a residential use.

(C) Rear Setback: 10 feet, except 15 feet when abutting a residential use.

(ii) *Landscaping.* All landscaping must comply with the landscaping standards.

(c) *Parking and Loading.*

(i) All parking and loading must comply with the provisions of MDC [18.25.040](#) through [18.25.070](#).

(ii) Two parking bays with a drive aisle may be located in front of a building. All other parking areas must be located to the side or behind buildings.

(iii) Parking areas must include sidewalks or pedestrian walkways that provide safe pedestrian access to buildings.

(iv) *Loading Docks.* In the MUE Zone, loading docks must be located to the side or rear of buildings. Loading docks must be recessed far enough that trucks using them do not obstruct public roadways or drive aisles.

(d) *Access and Circulation.*

(i) Building access must be oriented toward the primary public street or drive aisle that serves the building.

(ii) *Vehicular and Bicycle/Pedestrian Cross-Access.* Properties with less than 200 feet of street frontage must provide cross-access easements for pedestrians and vehicles to adjoining properties in accordance with Chapter 6, Access Management Strategies, in the Transportation System Plan.

(iii) *Local Circulation.* Development plans that involve more than three acres must include a local street circulation plan that details how existing and future development will be served by and connect to the local street network in a manner that is consistent with the Madras Transportation System Plan (TSP). Plans must adhere to City block standards and street classification guidelines. Where the TSP includes a local street circulation plan for the area where the development is proposed, the local street circulation plan must be consistent with the TSP.

(e) *Environmental.*

(i) *Lighting.* All lighting must comply with the outdoor lighting standards.

(ii) *Air and Noise.* All uses must comply with applicable air and noise quality standards established by the Oregon Department of Environmental Quality or City standards, whichever are more restrictive.

(iii) *Outdoor Storage, Trash Collection, and Loading Areas.* All uses must comply with the outdoor storage, trash collection and loading area standards, MDC [18.25.110](#).

(4) *Building Standards.* Buildings in the MUE Zone must meet the design standards set forth in MDC Table 18.15.100-3 below.

Table 18.15.100-3. Building Design Standards in the Mixed-Use Employment Zone

Element	Standard	Exceptions
Height Limit	45'	Roof-mounted equipment may exceed the height limit by 10 feet. Roof-mounted equipment must be screened except for communication equipment and solar collectors.
Size Limit	Minimum: None Maximum: 100,000 sq. ft.	
Exterior Materials	Brick, concrete panel, smooth-finished concrete block, stucco, stone, and wood siding may be used as primary materials.	Accent materials, not exceeding 20% of the front facade, may include prefabricated metal, stone, and wood.
Glazing	The front facade must include 30% glazing for the first 15 feet of the building height.	
Roofs	Roof designs may be flat, gabled, arched, or other designs with coverings that complement the building design. Sloped roofs must incorporate eaves that extend over the exterior walls a minimum of 2 feet beyond the wall.	Buildings with flat roofs must incorporate exterior parapet walls that extends at least 2 feet above the roof.
Entryways	Each building must have a primary building entry facing the primary public street or drive aisle serving the building. All public entries must include weather-protection features.	
Walkways	There must be a 6-foot walkway between the building and parking lot. The walkway must connect pedestrian access ways from parking areas to entryways.	

(5) *Design Review.* All development applications in the MUE Zone are subject to the Design Review Standards.

(6) *Nonconforming Structures.* An existing attached or detached single-family dwelling that is incorporated into a development may be permitted subject to compliance with Chapter [18.50](#) MDC, Exceptions and Variances. [Ord. 957 § 2.1 (Exh. B), 2021; Ord. 933 § 3.10, 2019.]

The Madras Municipal Code is current through Ordinance 980, passed July 25, 2023.

Disclaimer: The City Recorder's office has the official version of the Madras Municipal Code. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.ci.madras.or.us](http://www.ci.madras.or.us)

[Hosted by General Code.](#)

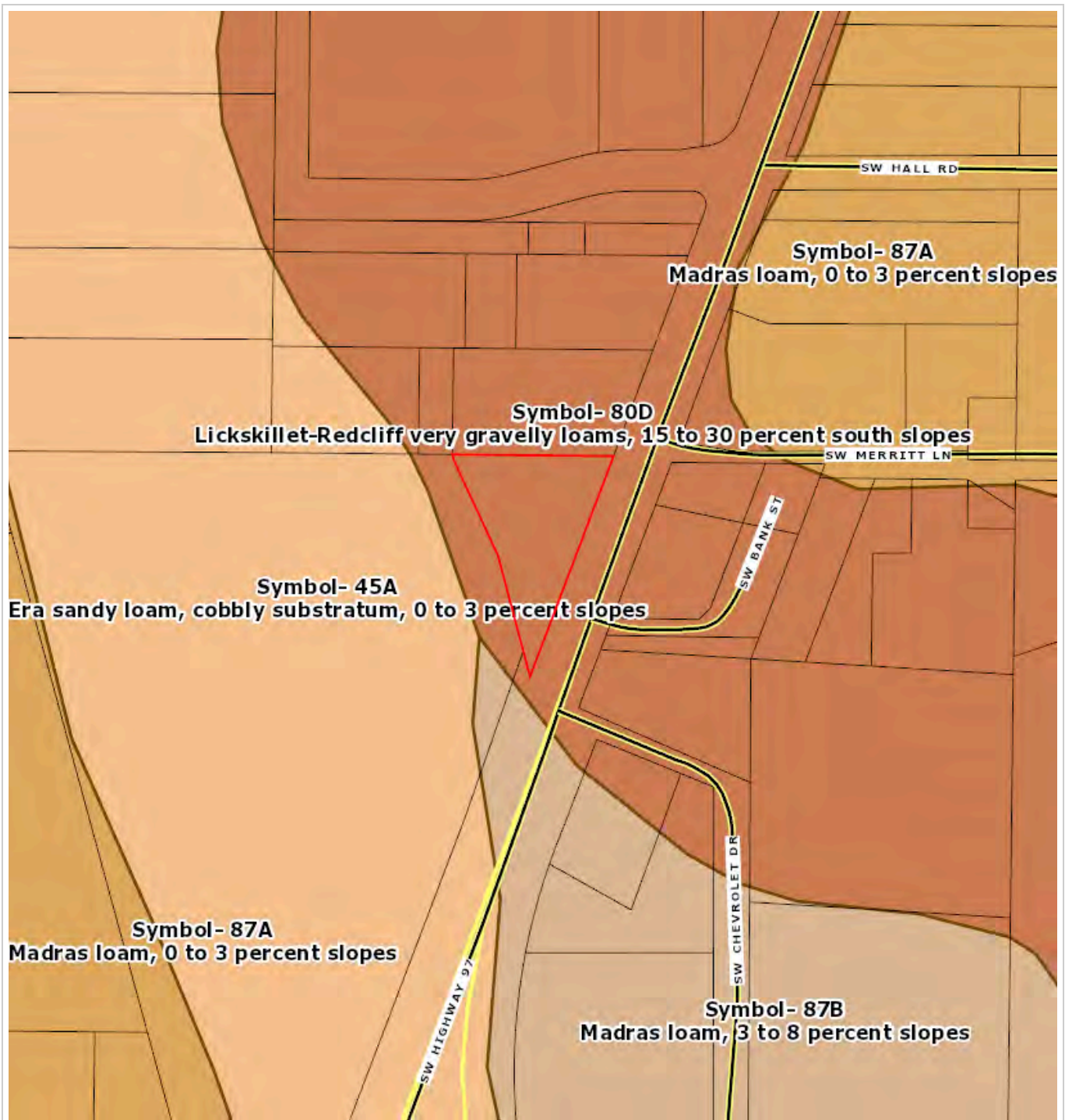
Contour Map



Parcel ID: 1958

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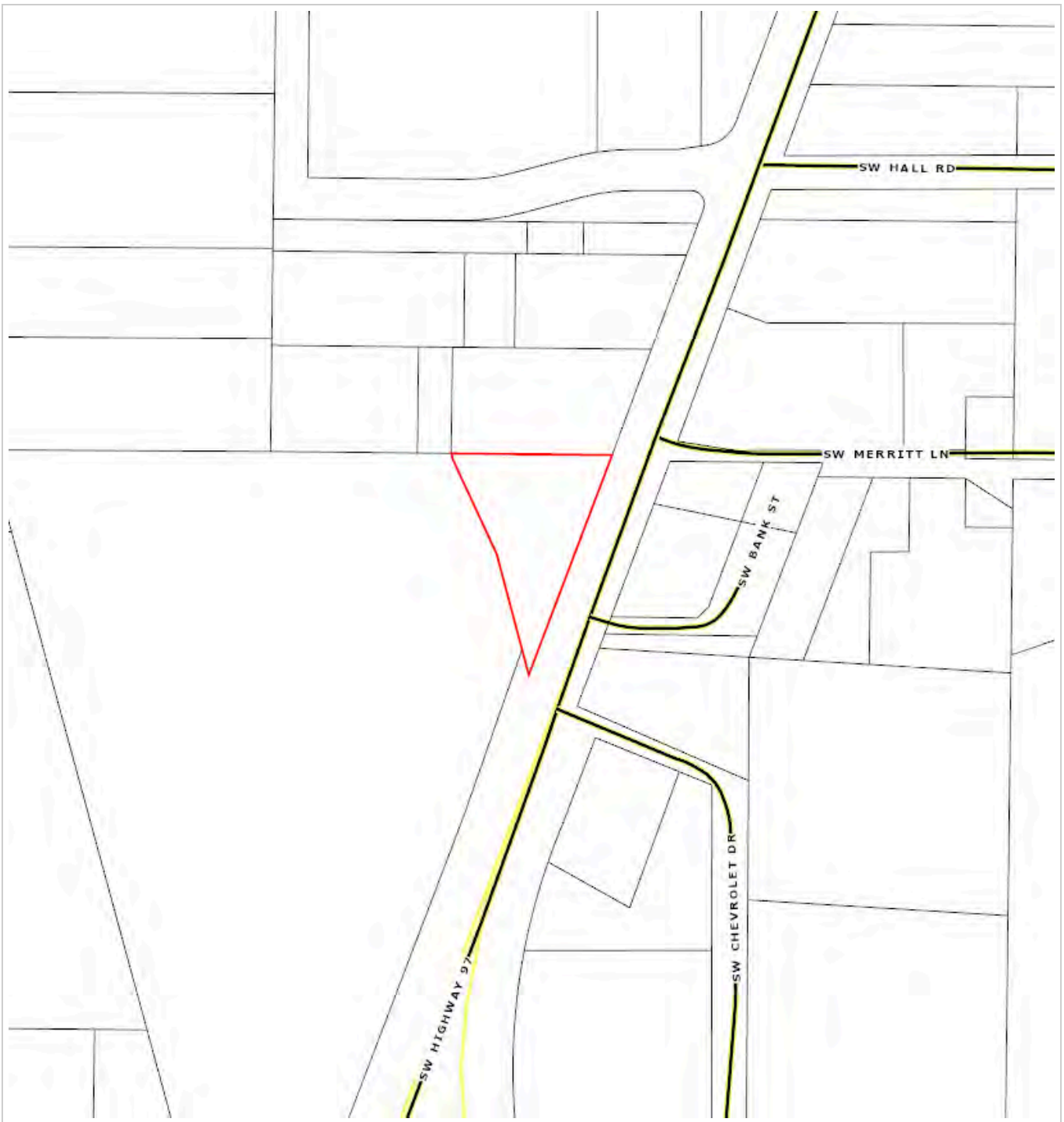
Soil Map



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Street Map



Parcel ID: 1958

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Trade Area: 97741 (Madras, OR)



POPULATION

The population in this area is estimated to change from **13,620** to **14,573**, resulting in a growth of **7.0%** between 2020 and the current year. Over the next five years, the population is projected to grow by **6.0%**.

The population in the base area is estimated to change from **331,449,281** to **337,643,652**, resulting in a growth of **1.9%** between 2020 and the current year. Over the next five years, the population is projected to grow by **2.4%**.

The current year median age for this area is **37.3**, while the average age is **39.1**. Five years from now, the median age is projected to be **37.4**.

The current year median age for the base area is **39.6**, while the average age is **40.6**. Five years from now, the median age is projected to be **40.9**.

Of this area's current year estimated population:

65.3% are White Alone, **0.7%** are Black or African American Alone, **4.9%** are American Indian and Alaska Nat. Alone, **0.8%** are Asian Alone, **0.1%** are Nat. Hawaiian and Other Pacific Isl. Alone, **16.7%** are Some Other Race, and **11.5%** are Two or More Races.

Of the base area's current year estimated population:

59.6% are White Alone, **12.5%** are Black or African American Alone, **1.2%** are American Indian and Alaska Nat. Alone, **6.4%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **9.0%** are Some Other Race, and **11.2%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **31.0%**, while the base area's current estimated Hispanic or Latino population is **20.3%**.



HOUSEHOLD

The number of households in this area is estimated to change from **4,717** to **5,044**, resulting in an increase of **6.9%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **6.3%**.

The number of households in the base area is estimated to change from **126,817,580** to **129,687,464**, resulting in an increase of **2.3%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **2.7%**.

Benchmark: USA

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Trade Area: 97741 (Madras, OR)



EDUCATION

Currently, it is estimated that **5.3%** of the population age 25 and over in this area had earned a Master's Degree, **1.1%** had earned a Professional School Degree, **0.7%** had earned a Doctorate Degree and **15.7%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **9.9%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.6%** had earned a Doctorate Degree and **21.3%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$89,399** for the current year, while the average household income for the base area is estimated to be **\$113,181** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$89,399** to **\$96,585**.

The average household income in the base area is projected to change over the next five years, from **\$113,181** to **\$122,965**.



HOUSING

Most of the dwellings in this area (**62.2%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.4%**).

The majority of dwellings in this area (**63.6%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.5%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**23.6%**) are estimated to have been **Built 1970 to 1979** for the current year.

The majority of housing units in the base area (**14.1%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: 97741 (Madras, OR)



LABOR

For this area, 97741 (Madras, OR), 93.3% of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.0% are in the Armed Forces, 53.3% are employed civilians, 3.8% are unemployed civilians, and 42.8% are not in the labor force.

The occupational classification for this area are as follows:

20.9% hold blue collar occupations, 56.5% hold white collar occupations, and 22.6% are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

1.8% are in Architecture and Engineering, 0.5% are in Arts, Entertainment and Sports, 1.5% are in Business and Financial Operations, 0.5% are in Computers and Mathematics, 7.6% are in Education, Training and Libraries, 4.9% are in Healthcare Practitioners and Technicians, 3.9% are in Healthcare Support, 1.6% are in Life, Physical and Social Sciences, 11.7% are in Management, 13.7% are in Office and Administrative Support.

2.0% are in Community and Social Services, 6.8% are in Food Preparation and Serving, 0.7% are in Legal Services, 2.3% are in Protective Services, 9.8% are in Sales and Related Services, 0.5% are in Personal Care Services.

5.1% are in Building and Grounds Maintenance, 3.0% are in Construction and Extraction, 4.0% are in Farming, Fishing and Forestry, 4.2% are in Maintenance and Repair, 6.9% are in Production, 6.8% are in Transportation and Moving.

For the base area, USA, 95.4% of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.5% are in the Armed Forces, 60.0% are employed civilians, 2.9% are unemployed civilians, and 36.6% are not in the labor force.

The occupational classification for the base area are as follows:

21.1% hold blue collar occupations, 62.0% hold white collar occupations, and 17.0% are occupied as service & farm workers.

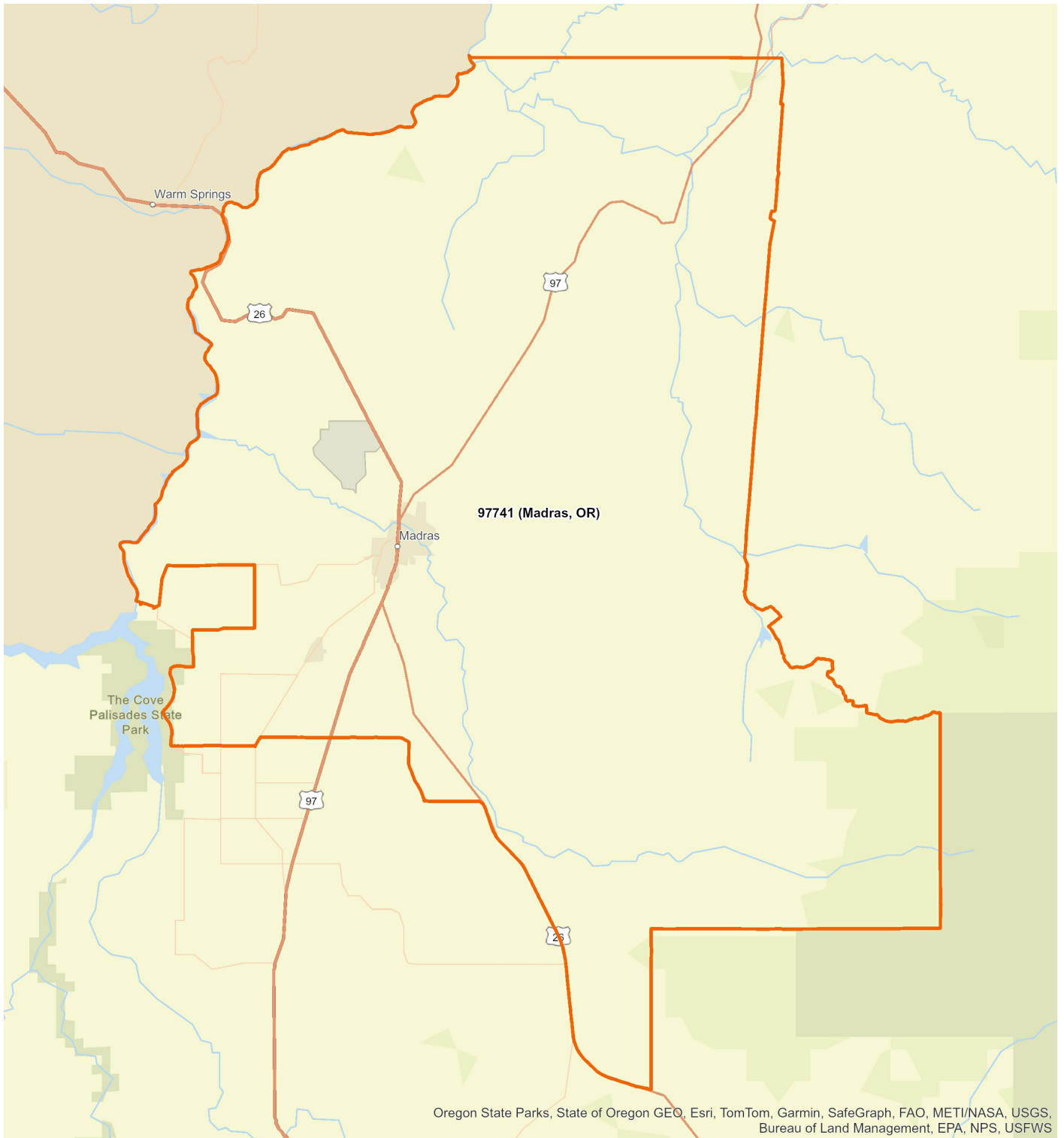
For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

2.2% are in Architecture and Engineering, 2.1% are in Arts, Entertainment and Sports, 5.9% are in Business and Financial Operations, 3.7% are in Computers and Mathematics, 6.2% are in Education, Training and Libraries, 6.3% are in Healthcare Practitioners and Technicians, 3.3% are in Healthcare Support, 1.1% are in Life, Physical and Social Sciences, 11.4% are in Management, 10.6% are in Office and Administrative Support.

1.8% are in Community and Social Services, 5.2% are in Food Preparation and Serving, 1.2% are in Legal Services, 2.1% are in Protective Services, 9.4% are in Sales and Related Services, 2.5% are in Personal Care Services.

3.4% are in Building and Grounds Maintenance, 4.9% are in Construction and Extraction, 0.6% are in Farming, Fishing and Forestry, 3.0% are in Maintenance and Repair, 5.4% are in Production, 7.7% are in Transportation and Moving.

Trade Area: 97741 (Madras, OR)



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Report Details

Name: Pop-Facts® Demographic Executive Summary 2025
Date / Time: 12/23/2024 7:40:48 PM
Workspace Vintage: 2025

Trade Area

Name	Level	Geographies
97741 (Madras, OR)	ZIP Code	97741 (Madras, OR)

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2025, including 2010 US Census, 2025 estimates and 2030 projections	Claritas	©Claritas, LLC 2024 (https://claritas.easpotlight.com/Spotlight/About)

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SUNSET CORRIDOR

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Main Phone: 503-973-7470 / **Main Fax:** 503-645-3457



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