

21301 SW HOUSER

SHERIDAN, OR



LOCATION

Located within 15 minutes of Sheridan, Willamina and Highway 18, 30 minutes to larger towns like McMinnville and Dallas.

PARCEL DETAILS

- Two Tax Lots
 - Parcel 218491 | 34.75 Acres
 - Parcel 647365 | 5.5 Acres
- Zoned Exclusive Farm Use

LAND DETAILS

- 27 +/- Tillable Acres
- Sloped Ground
- Certified Organic Tilth Since 2011
- Gravel and Concrete Roads
- Manual Gated Entrance
- Ash Creek Runs Through Property
- Majority Goodin Silty Clay Loam and Chehalem Silty Clay Loam Soils
- Well
- Septic System | By Solar Panels
- 1 Acre +/- of Vineyard Ground in Albariño
 - Produces Approx 2 Tons

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

STRUCTURES

Building 1

- 3,000 SqFt
- 16' at the Eaves
- 1,700 SqFt Concrete Apron

Building 2

- 4,000 SqFt
- 22' at the Eaves
- 3,000 SqFt Concrete Apron
- Mezzanine Kitchen and Break Area
 - 300 SqFt
- Office and Bathroom
 - 300 SqFt

Building 3

- 960 SqFt
- 16' at the Eaves
- Mezzanine with One Open Side (Used as a Tractor Shed)
- 3 Bays

Building 4

- 288 SqFt

Owned Solar Array 30KWH

- Powers All Systems with Excess Generation
- Panasonic Brand

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SELLER PREFERRED TERMS

**Buildings, Vineyard and Ground is Leased to Ransom Spirits LLC,
Lease Ends in 2030**

Propane Tank is Rented from Mac Gas

Use OREF Forms

24 Hour Notice for Showings

Fidelity Title Company

48 Hour Minimum Response Time for All Offers

Personal Property: Solar Array Conveyed at \$0 Value

Not Included: All Equipment Belonging to Lessee





MAPS

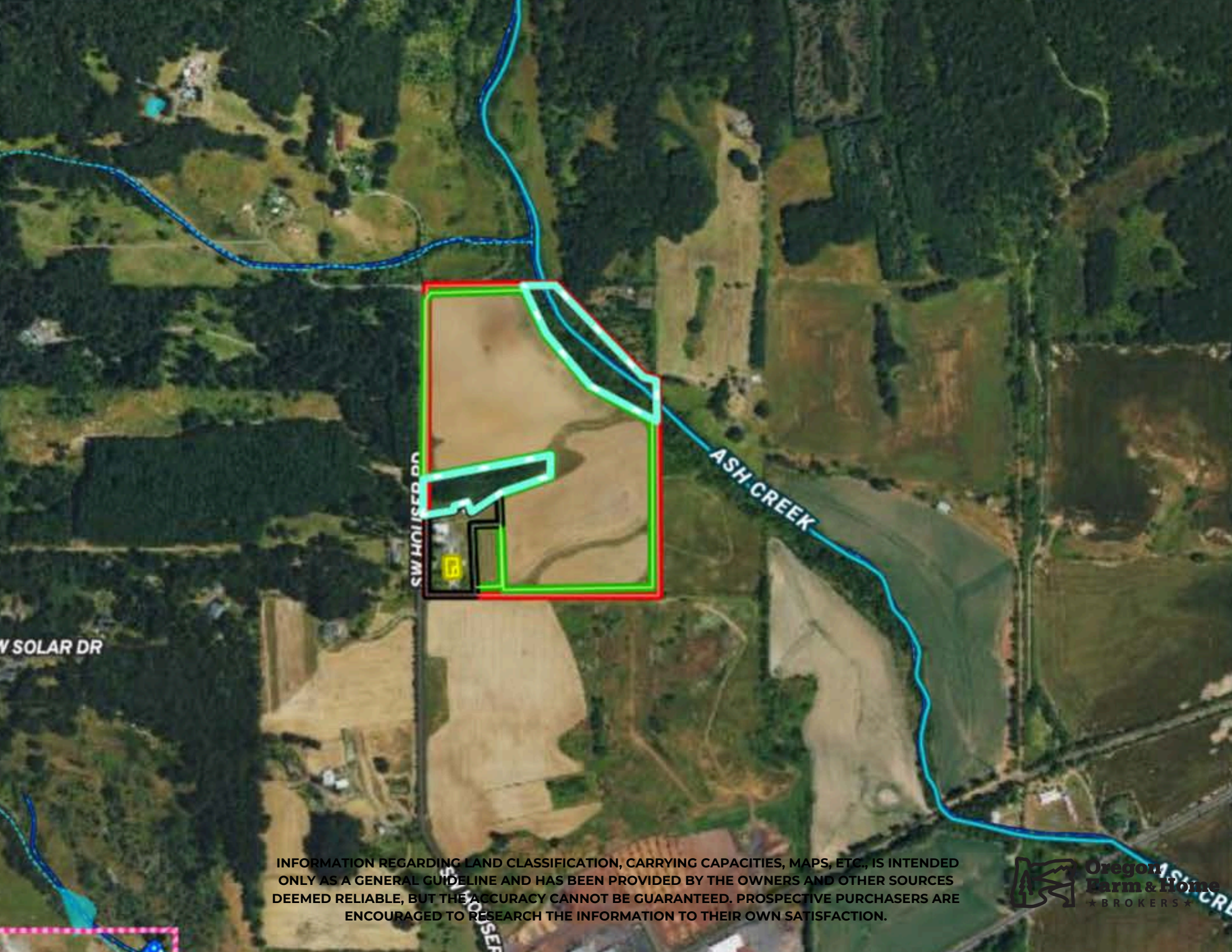
PROVIDED BY LANDID

*SCAN HERE FOR
INTERACTIVE MAP*

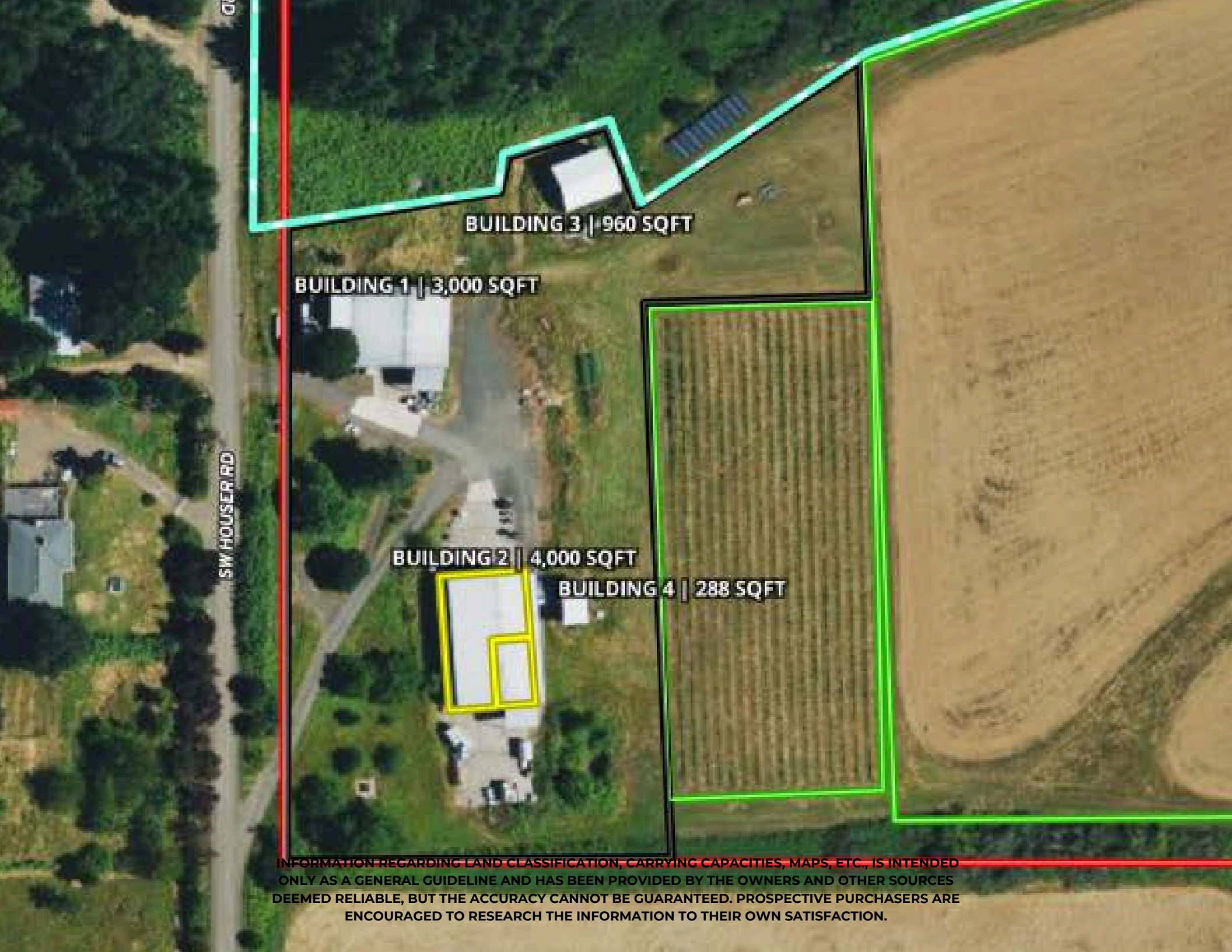


INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





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BUILDING 3 | 960 SQFT

BUILDING 1 | 3,000 SQFT

BUILDING 2 | 4,000 SQFT

BUILDING 4 | 288 SQFT

SW HOUSER RD

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.



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ASH CREEK

SW HOUSER RD

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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

23101 SW Houser Rd
Sheridan OR 97378-9725

Parcel Number:

218491

Prepared For:

Customer Service Salem

Date:

7/17/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Yamhill, OR County Property Profile

23101 SW Houser Rd
Sheridan OR 97378-9725



Parcel Information

Parcel Id (APN)	218491
Tax/Account #	R563100900
Address	23101 SW Houser Rd Sheridan, OR 97378-9725
Acres	34.75
Lot Sq Feet	1,513,710

Owner Information

Owner	Ransom Farms LLC
Owner Address	9336 SE Eola Hills Rd Amity, OR 97101-2416

Tax Information (2023)

Levy Code	30.1
Levy Rate	11.3945
Total Tax	\$3,137.73

Assessment Information (2023)

Total Value	\$275,704.00
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Market Information (2023)

Market Land Value	\$388,926.00
Market Improved Value	\$255,571.00
Market Total Value	\$644,497.00

Land Information

Land Use	Industrial - Exclusive Farm Use (EFU) - Improved (typical of class)
Watershed	1709000804 Deep Creek-South Yamhill River
School District	30J Willamina
Zoning	EF-40 Exclusive Farm Use
Neighborhood	000047_DERIVED Rural West

School Attendance

Primary School	Willamina Elementary School
Middle School	Willamina Middle School
High School	Willamina High School

Improvements

Survey Information

T R S	05S 06W 31
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Census Information

Census Tract	030502
Census Block	3012

Legal

Township 5S Range 6W Section 31 TaxLot 00900

Transfer Information

Document Recording Date	3/29/2013
Document Number	2013-04594

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.





7/1/2023 to 6/30/2024 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION

23101 SW HOUSER RD
SHERIDAN, OR 97378

RANSOM FARMS LLC
9336 SE EOLA HILLS RD
AMITY, OR 97101

ALT NO: R5631 00900

Account Acres: 34.7500

ACCOUNT NO: 218491

Tax Code Area: 30.1

Potential Additional Tax Liability
For Special Assessment

2023 - CURRENT TAX BY DISTRICT:

CHEMEKETA COMMUNITY COLLEGE	172.11
WILLAMETTE REG ESD	81.58
WILLAMINA SD 30J	1,375.49
EDUCATION TOTAL:	1,629.18
CHEMEKETA LIBRARY	22.55
WEST VALLEY FIRE	246.37
WEST VALLEY FIRE LOCAL OPTION	292.25
YAMHILL CO EXT SERVICE	12.38
YAMHILL CO SOIL & WATER	9.76
YAMHILL COUNTY	710.63
GENERAL GOVERNMENT TOTAL:	1,293.94
CHEMEKETA COLLEGE BOND	67.49
FIRE PATROL PRINCIPAL - W	65.68
FIRE PATROL SURCHARGE - W	47.50
WILLAMINA SD 30J BOND	147.12
BONDS AND OTHER TOTAL:	327.79
2023 - 2024 TAX BEFORE DISCOUNT	3,250.91

VALUES:

LAST YEAR THIS YEAR

REAL MARKET VALUES (RMV):		
LAND	394,723	388,926
STRUCTURES	255,571	255,571
RMV TOTAL	650,294	644,497
M5 REAL MARKET TOTAL:	322,991	325,838
ASSESSED VALUE:	275,135	275,704
TOTAL TAXABLE	275,135	275,704
PROPERTY TAXES:	3,219.74	3,250.91

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 3,153.38
Delinquent tax amount is included in payment options listed below.

See back of statement for instructions)

TAX PAYMENT OPTIONS

<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2023	97.53 3% Discount.....	\$3,153.38
2/3 PAYMENT	Nov 15, 2023	43.35 2% Discount.....	\$2,123.93
1/3 PAYMENT	Nov 15, 2023	No Discount.....	\$1,083.64

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR HERE

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions

TEAR ↑ HERE

2023 - 2024 Property Tax Payment Yamhill County, Oregon
PROPERTY LOCATION: 23101 SW HOUSER RD

ACCOUNT NO: 218491

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2023	\$3,153.38
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2023	\$2,123.93
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2023	\$1,083.64

Mailing address change on back

Enter Amount Paid

127113**G50**0.855**1/2*****AUTOS-DIGIT 97106
RANSOM FARMS LLC
9336 SE EOLA HILLS RD
AMITY OR 97101



Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369

1/2 1271

Property Account Summary

7/17/2024



Click image above for more information

Account Number	218491	Property Address	23101 SW HOUSER RD , SHERIDAN, OR 97378
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General Information

Alternate Property #	R5631 00900
Property Description	Township 5S Range 6W Section 31 TaxLot 00900
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	30.1
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	11.3964

Property Characteristics

Neighborhood	Rural West
Land Class Category	351 Industrial EFU Improved
Account Acres	34.7500
Change Property Ratio	Industrial

Parties

Role	Name
Owner	RANSOM FARMS LLC

Related Properties

547213 is Located On this property
Split Code 647365

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$275,704	\$275,135	\$272,024	\$243,523	\$218,509
Exempt Value EAR					
Taxable Value TVR	\$275,704	\$275,135	\$272,024	\$243,523	\$218,509
Real Market Land MKLTL	\$388,926	\$394,723	\$328,223	\$73,288	\$69,987
Real Market Buildings MKITL	\$255,571	\$255,571	\$255,571	\$228,571	\$224,874
Real Market Total MKTTL	\$644,497	\$650,294	\$583,794	\$301,859	\$294,861
M5 Market Land MKLND					\$69,987

WARRANTY DEED

Tad Seestadt
to
Ransom Farms, LLC

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201304594

MAIL TAX STATEMENTS TO:
Ransom Farms LLC
2301 Houser Rd
Sheridan OR 97138



\$41.00

AFTER RECORDING, RETURN TO:
Ransom Farms LLC
2301 Houser Rd
Sheridan OR 97138

03/29/2013 09:38:02 AM

DMR-D0MR Cnt=1 Str=2 ANITA
\$10.00 \$5.00 \$11.00 \$15.00

WARRANTY DEED - Statutory Form

Tad Seestadt, Grantor, conveys and warrants to Ransom Farms, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, situated in Yamhill County, Oregon:

See attached Exhibit A.

The said property is free from all encumbrances.

The true consideration for this conveyance is \$-0- (Transfer into limited liability company).

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 THE 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.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. (These limitations shall not be interpreted to relieve the Grantor of liability, but rather to limit the scope and amount of such liability.)

Dated this 29th day of March, 2013.

STATE OF OREGON)
County of Yamhill)

On March 29, 2013, personally appeared the above-named Tad Seestadt, who acknowledged that the foregoing instrument was his voluntary act and deed.

Before me:

Connie F. Moran
NOTARY PUBLIC FOR OREGON

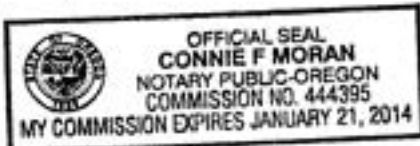


EXHIBIT A

Being a part of the J. H. Brown Donation Land Claim, Notification No. 6700, Claim No. 60, Sections 31 and 32, Township 5 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, and beginning at an iron pipe set East 12.72 chains and South 00°04' East, 3.26 chains from the Northeast corner of the S. P. Osborne Donation Land Claim in Yamhill County, Oregon; thence North, 23.78 chains to a stake and iron pipe; thence East, 18.26 chains to an iron pipe; thence South, 23.78 chains to an iron pipe; thence West, 18.26 chains to an iron pipe or PLACE OF BEGINNING, being the West part of Lot 5.

SAVE AND EXCEPTING THEREFROM part of Lot 5 of County Survey No. 2310 in Sections 31 and 32 of Township 5 South, Range 6 West of the Willamette Meridian, in Yamhill County, Oregon, being further described as follows:

BEGINNING at the Northeast corner of land conveyed to Delano Gale Schmitz and Betty E. Schmitz, husband and wife, by deed recorded May 14, 1963 in Film Volume 30, Page 134, Yamhill County Deed and Mortgage Records, said beginning point being also an iron pipe set on the North line of said Lot 5 at a point South 89°55'45" West, 8.41 chains from the Northeast corner of said Lot 5; thence South 00°10' West on a line parallel to the East line of said Lot, 488.00 feet to an iron pipe; thence North 74°18' West, 71.90 feet to an iron pipe; thence North 45°48'30" West, 297.91 feet to an iron pipe; thence North 41°28' West, 347.26 feet to an iron pipe set on the North line of said Lot 5; thence North 89°55'45" East, 514.20 feet to the POINT OF BEGINNING.

ALSO SAVE AND EXCEPTING THEREFROM portions conveyed to Yamhill County, Oregon, by deed recorded July 16, 1948 in Volume 149, Page 498, Deed Records.

Subject to and excepting: As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm land use; Rights of the public in and to that portion lying within streets, roads and highways; Easement for electrical transmission line recorded July 16, 1965 in Film Volume 46, Page 724; Easement recorded June 12, 1974 in Film Volume 100, Page 1199; Easement recorded June 12, 1974 in Film Volume 100, Page 1200; Easement recorded May 4, 1977 in Film Volume 119, Page 1974.



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

23101 SW Houser Rd
Sheridan OR 97378-9725

Parcel Number:

647365

Prepared For:

Customer Service Salem

Date:

7/2/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

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Yamhill, OR County Property Profile

23101 SW Houser Rd
Sheridan OR 97378-9725



Parcel Information

Parcel Id (APN)	647365
Tax/Account #	R563100900
Address	23101 SW Houser Rd Sheridan, OR 97378-9725
Acres	5.5
Lot Sq Feet	239,580

Owner Information

Owner	Ransom Farms LLC
Owner Address	9336 SE Eola Hills Rd Amity, OR 97101-2416

Tax Information (2023)

Levy Code	30.3
Levy Rate	9.4409
Total Tax	\$4.11

Assessment Information (2023)

Total Value	\$435.00
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Market Information (2023)

Market Land Value	\$61,556.00
Market Total Value	\$61,556.00

Land Information

Land Use	Industrial - Exclusive Farm Use (EFU) - Improved (typical of class)
Watershed	1709000804 Deep Creek-South Yamhill River
School District	30J Willamina
Zoning	EF-40 Exclusive Farm Use
Neighborhood	000047_DERIVED Rural West

School Attendance

Primary School	Willamina Elementary School
Middle School	Willamina Middle School
High School	Willamina High School

Improvements

Survey Information

T R S	05S 06W 31
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Census Information

Census Tract	030502
Census Block	3012

Legal

Township 5S Range 6W Section 31 TaxLot 00900

Transfer Information

Document Recording Date	3/29/2013
Document Number	2013-04594

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7/1/2023 to 6/30/2024 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION

23101 SW HOUSER RD
SHERIDAN, OR 97378

ALT NO: R5631 00900

Account Acres: 5.5000

ACCOUNT NO: 647365

Tax Code Area: 30.3

RANSOM FARMS LLC
9336 SE EOLA HILLS RD
AMITY, OR 97101

Potential Additional Tax Liability
For Special Assessment

2023 - CURRENT TAX BY DISTRICT:

CHEMEKETA COMMUNITY COLLEGE	0.27
WILLAMETTE REG ESD	0.13
WILLAMINA SD 30J	2.17
EDUCATION TOTAL:	2.57
CHEMEKETA LIBRARY	0.04
YAMHILL CO EXT SERVICE	0.02
YAMHILL CO SOIL & WATER	0.02
YAMHILL COUNTY	1.12
GENERAL GOVERNMENT TOTAL:	1.20
CHEMEKETA COLLEGE BOND	0.11
WILLAMINA SD 30J BOND	0.23
BONDS AND OTHER TOTAL:	0.34
2023 - 2024 TAX BEFORE DISCOUNT	4.11

VALUES:

LAST YEAR THIS YEAR

REAL MARKET VALUES (RMV):		
LAND	62,474	61,556
RMV TOTAL	62,474	61,556
M5 REAL MARKET TOTAL:	1,403	1,463
ASSESSED VALUE:	424	435
TOTAL TAXABLE	424	435
 PROPERTY TAXES:	 4	 4.11

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 3.99
Delinquent tax amount is included in payment options listed below.

See back of statement for instructions)

TAX PAYMENT OPTIONS

<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2023	.12 3% Discount.....	\$3.99
2/3 PAYMENT	Nov 15, 2023	2% Discount.....	
1/3 PAYMENT	Nov 15, 2023	No Discount.....	

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR ↑
HERE HERE

2023 - 2024 Property Tax Payment Yamhill County, Oregon
PROPERTY LOCATION: 23101 SW HOUSER RD

ACCOUNT NO: 647365

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2023	\$3.99
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2023	
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2023	

Mailing address change on back

Enter Amount Paid

127113**G50**0.855**2/2*****AUTOS-DIGIT 97106
RANSOM FARMS LLC
9336 SE EOLA HILLS RD
AMITY OR 97101

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369



Property Account Summary

7/2/2024



Click image above for more information

Account Number	647365	Property Address	23101 SW HOUSER RD , SHERIDAN, OR 97378
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General Information

Alternate Property #	R5631 00900
Property Description	Township 5S Range 6W Section 31 TaxLot 00900
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	30.3
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	9.4428

Property Characteristics

Neighborhood	Rural West
Land Class Category	351 Industrial EFU Improved
Account Acres	5.5000
Change Property Ratio	Industrial

Parties

Role	Name
Owner	RANSOM FARMS LLC

Related Properties

218491 is Split Code this property

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$435	\$424	\$413	\$402	\$369
Exempt Value EAR					
Taxable Value TVR	\$435	\$424	\$413	\$402	\$369
Real Market Land MKLTL	\$61,556	\$62,474	\$51,949	\$27,473	\$27,473
Real Market Buildings MKITL					
Real Market Total MKTTL	\$61,556	\$62,474	\$51,949	\$27,473	\$27,473
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$1,463	\$1,403	\$1,364	\$1,342	\$1,122

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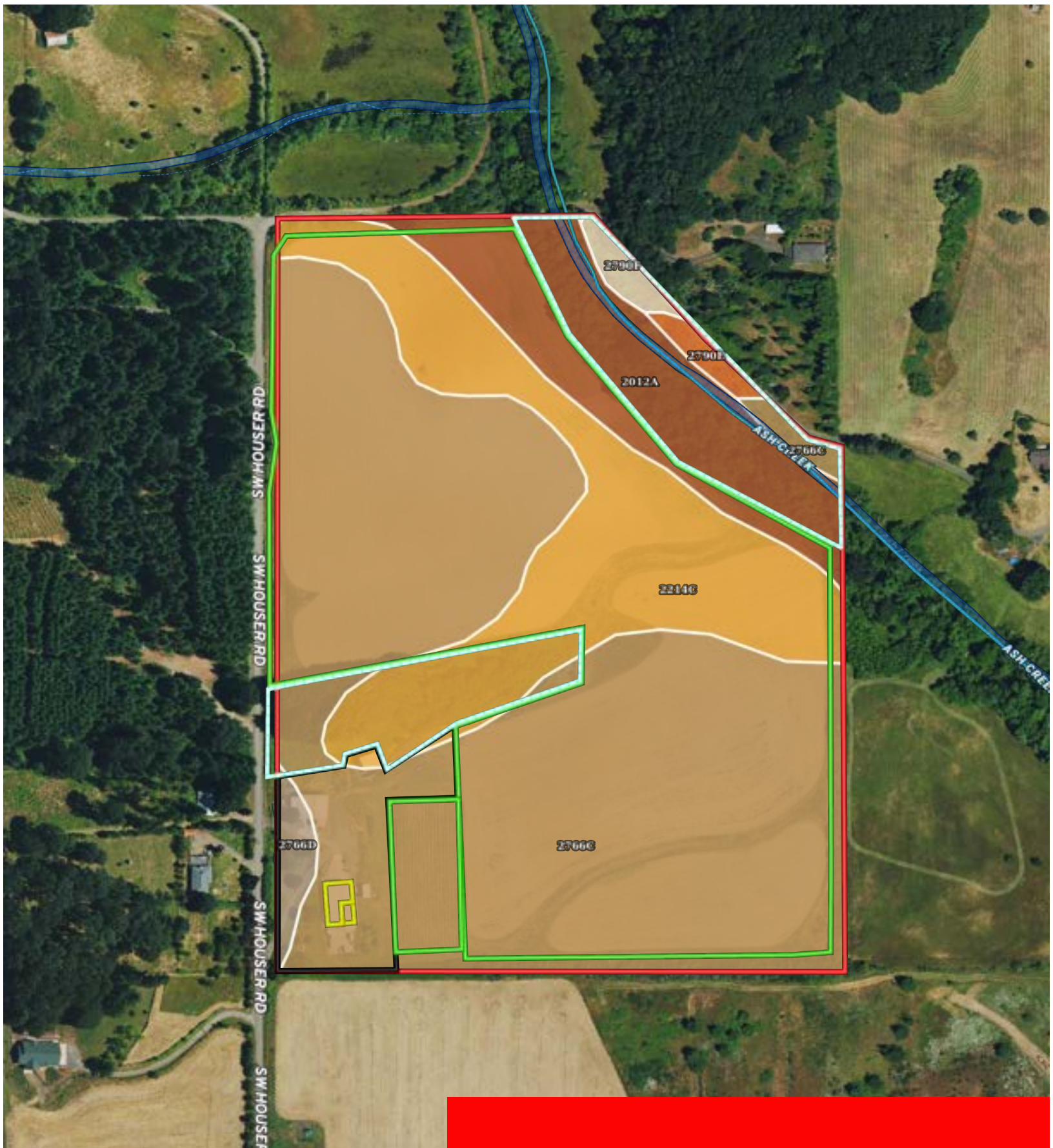
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SOIL REPORT

PROVIDED BY LANDID

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.





Boundary 39.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2766C	Goodin silty clay loam, 2 to 12 percent slopes	24.41	62.27	0	70	4e
2214C	Chehalem silty clay loam, sedimentary, 3 to 12 percent slopes	8.52	21.73	0	75	2e
2012A	Waldo silty clay loam, 0 to 3 percent slopes	5.09	12.98	0	51	3w
2766D	Goodin silty clay loam, 12 to 20 percent slopes	0.52	1.33	0	67	4e
2790F	Melbourne-Goodin silty clay loams, 30 to 60 percent slopes	0.36	0.92	0	43	6e
2790E	Melbourne-Goodin silty clay loams, 20 to 30 percent slopes	0.3	0.77	0	74	4e
TOTALS		39.2(*)	100%	-	68.36	3.45

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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