

6120 S 13TH

INDEPENDENCE, OR
46 ACRE DEVELOPMENT
PROPERTY

LOCATION

LOCATED IN THE UGB OF INDEPENDENCE, BEING BROUGHT INTO THE CITY LIMITS, PROPERTY IS MINUTES FROM THE WILLAMETTE RIVER, 15 MINUTES TO SALEM THE STATE'S CAPITAL AND IN THE CENTRAL SCHOOL DISTRICT

LAND

46.68 ACRES

- **TWO TAX LOTS**
 - **PARCEL ID 210902 | 39.67 ACRES**
 - **PARCEL ID 210960 | 7.01 ACRES**

ZONED EFU

SURROUNDED BY FARM GROUND

MAJORITY DAYTON AND AMITY SILT LOAMS

SOUTH FORK ASH CREEK RUNS THROUGH THE PROPERTY

WETLAND DELINEATION

- **SEE DELINEATION DOCUMENTS BELOW**

DEVELOPMENT POTENTIAL

- **MIX DENSITY USE**
 - **HIGH DENSITY APARTMENTS**
 - **MEDIUM DENSITY HOUSING**

CITY PARK

ACCESS THROUGH CHESTNUT STREET

****BUYER TODO THEIR OWN DUE DILIGENCE ON DEVELOPMENT**

POSSIBILITIES

SCAN HERE FOR
DEVELOPMENT
MAP



SELLER PREFERRED TERMS

USE OREF FORMS

24 HOURS FOR SHOWING NOTICE

MINIMUM 5 BUSINESS DAYS RESPONSE TIME FOR OFFERS

FIDELITY FOR ESCROW

PROPERTY TO BE ANNEXED INTO THE CITY LIMITS

**SELLER IS OFFERING 1.75% BUYERS COMMISSIONS OF THE
GROSS SALES
PRICE AT CLOSE**

***THERE IS A DILAPIDATED HOME AND MISC OUTBUILDINGS
ON THE
PROPERTY***



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

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.



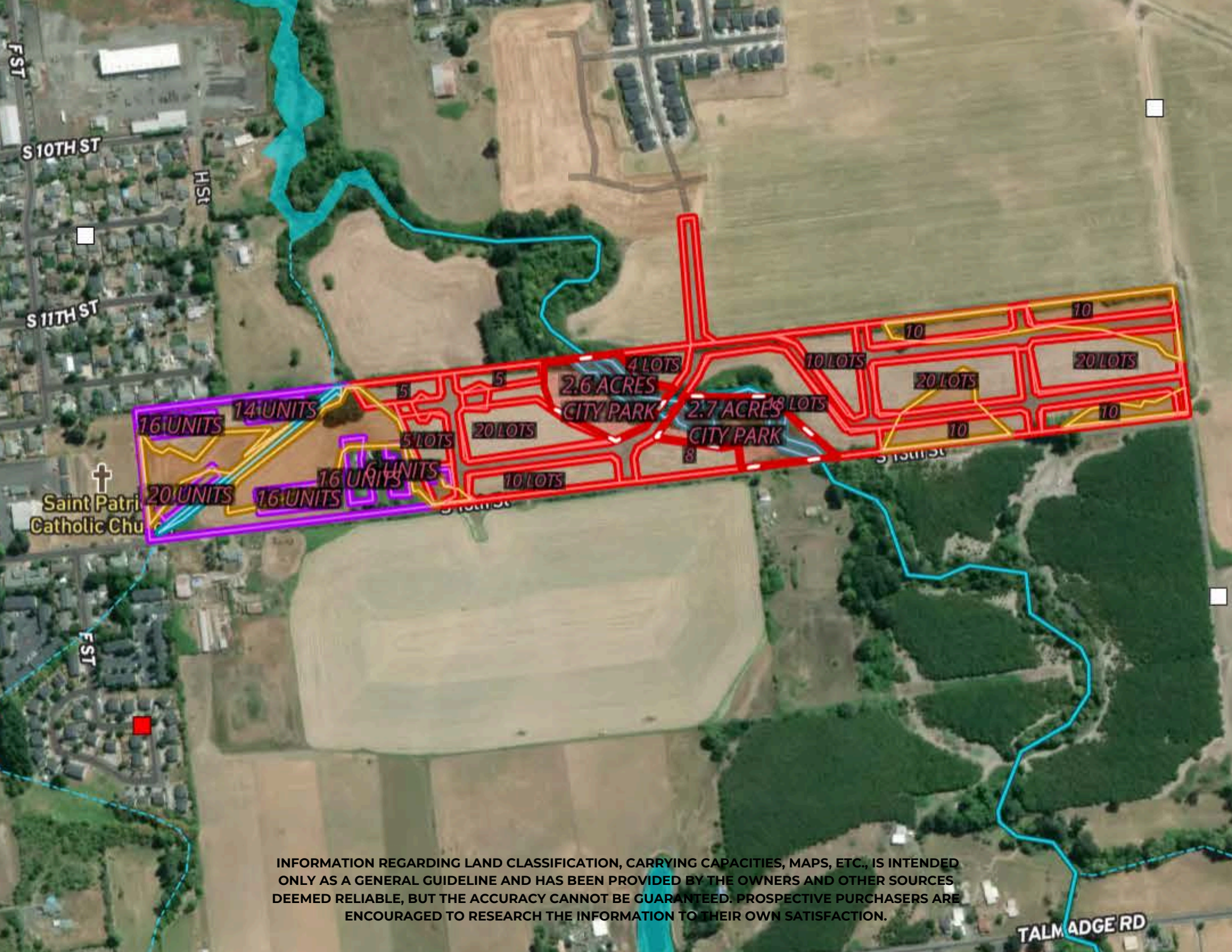
Independence



Henry Hill
Elementary School

Saint Patrick
Catholic Church

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FST
S 10TH ST
S 11TH ST
FST

HSt

†
Saint Patri
Catholic Chu



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TALMADGE RD

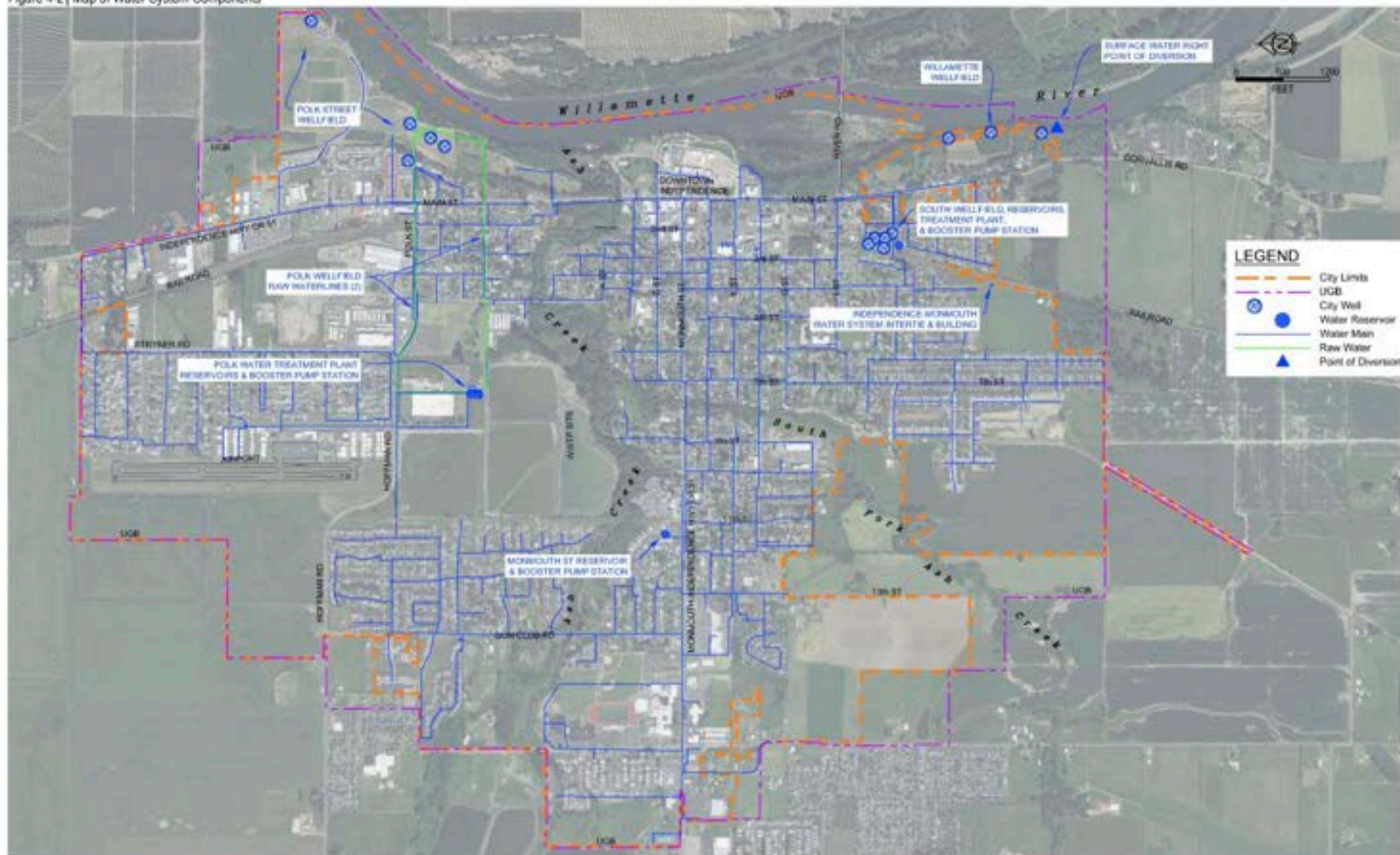
WATER MAPS

PROVIDED BY CITY OF INDEPENDENCE PLANS

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Figure 4-2 | Map of Water System Components



SEWER MAPS

PROVIDED BY CITY OF INDEPENDENCE PLANS

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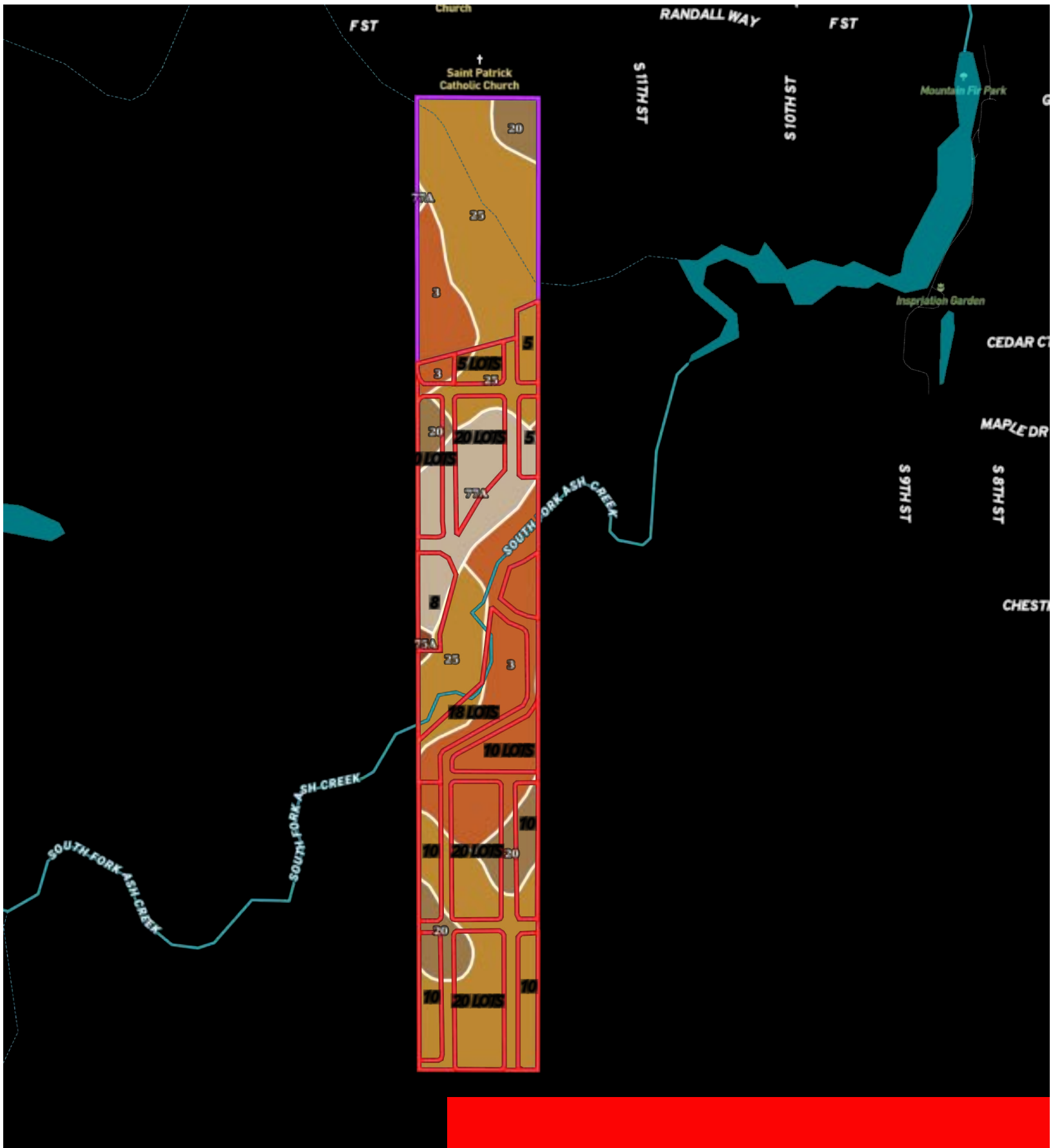


SOIL REPORT

PROVIDED BY LANDID

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- Boundary
- Multifamily
- Stream, Intermittent
- River/Creek
- Water Body

|  All Polygons 47.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Dayton silt loam	23.78	50.03	0	27	4w
3	Amity silt loam	12.58	26.47	0	95	2w
77A	Woodburn silt loam, 0 to 3 percent slopes	6.18	13.0	0	92	2w
20	Concord silt loam	4.81	10.12	0	39	3w
75A	Willamette silt loam, 0 to 3 percent slopes	0.17	0.36	0	96	1
TOTALS		47.52(*)	100%	-	54.9	3.1

(*) 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.

|  Multifamily 12.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Dayton silt loam	8.61	71.22	0	27	4w
3	Amity silt loam	2.4	19.85	0	95	2w
20	Concord silt loam	1	8.27	0	39	3w
77A	Woodburn silt loam, 0 to 3 percent slopes	0.08	0.66	0	92	2w
TOTALS		12.09(*)	100%	-	41.92	3.51

(*) 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.

|  Boundary 35.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Dayton silt loam	15.17	42.8	0	27	4w
3	Amity silt loam	10.18	28.72	0	95	2w
77A	Woodburn silt loam, 0 to 3 percent slopes	6.1	17.21	0	92	2w
20	Concord silt loam	3.81	10.75	0	39	3w
75A	Willamette silt loam, 0 to 3 percent slopes	0.17	0.48	0	96	1
TOTALS		35.43(*)	100%	-	59.33	2.96


(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water


COUNTY INFORMATION & DEVELOPMENT BOOK

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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POLK COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: 210902</p> <p>Tax Lot: 842900 1100</p> <p>Owner: Independence Property LLC</p> <p>CoOwner:</p> <p>Site: 6120 13th St Independence OR 97351</p> <p>Mail: P O Box 843 Salem OR 97308</p> <p>Zoning: County-EFU - Exclusive Farm Use Zone</p> <p>Std Land Use: CMOB - Mobile Home Parks, Trailers</p> <p>Legal: Twn/Rng/Sec: T:08S R:04W S:29 Q: QQ:</p>	
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ASSESSMENT & TAX INFORMATION

Market Total: \$1,518,450.00
Market Land: \$1,356,000.00
Market Impr: \$162,450.00
Assessment Year: 2024
Assessed Total: \$273,250.00
Exemption:
Taxes: \$3,736.25
Levy Code: 1305
Levy Rate: 14.0831

PROPERTY CHARACTERISTICS

Year Built: 1930
Eff Year Built:
Bedrooms: 4
Bathrooms: 2
of Stories: 1
Total SqFt: 2,468 SqFt
Floor 1 SqFt: 1,656 SqFt
Floor 2 SqFt:
Basement SqFt:
Lot size: 39.67 Acres (1,728,025 SqFt)
Garage SqFt: 300 SqFt
Garage Type:
AC:
Pool: Yes
Heat Source: Forced Air Heating
Fireplace: 1
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 13J - Central
Census: 5014 - 020305
Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/17/2000
Sale Amount: \$350,000.00
Document #: 5450
Deed Type: Deed
Loan Amount: \$247,000.00
Lender: PIONEER TR BK
Loan Type:
Interest Type: FIX
Title Co:

Polk County
2024 Real Property Assessment Report
 Account 210902
 NOT OFFICIAL VALUE

Map	08429-00-01100	Tax Status	Assessable
Code - Tax ID	1305 - 210902	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	INDEPENDENCE PROPERTY, LLC P O BOX 843 SALEM OR 97308	Deed Reference #	2000-5450
		Sales Date/Price	05-17-2000 / \$350,000
		Appraiser	

Property Class	459	MA	SA	NH
RMV Class	409	04	17	000

Site	Situs Address	City
1	6120 13TH ST	INDEPENDENCE

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1305	Land	1,356,000		Land	0
	Impr	162,450		Impr	0
Code Area Total		1,518,450	425,170	273,250	0
Grand Total		1,518,450	425,170	273,250	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	7.00 AC	B2	006*	228,690
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	23.50 AC	B3	006*	767,730
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	7.17 AC	B4	006*	234,240
					OSD - AVERAGE	100				30,000
					OSD - AVERAGE	100				30,000
	1	<input checked="" type="checkbox"/>		EFU	Rural Site	100	1.00 AC		002	32,670
	2	<input checked="" type="checkbox"/>		EFU	Rural Site	100	1.00 AC		002	32,670
Code Area Total							39.67 AC			1,356,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1305	1	1930	148	One story with attic	100	2,468			149,220
	2		313	LOFT BARN	100	1,144			6,690
	3		300	GP BUILDING	100	320			1,890
	4		300	GP BUILDING	100	600			530
	5		301	GP SHED	100	468			3,230
	6		302	LEAN-TO	100	460			890
	7	1964	441	MS Single wide	100	460		R-421504	1,400
Code Area Total						5,920			163,850

Polk County
2024 Real Property Assessment Report
Account 210902
NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none">■ FARM POT'L ADD'L TAX LIABILITY■ 100 YEAR FLOOD PLAIN■ INDEPENDENCE URBAN GROWTH BOUNDARY ADDED 2023

Contig Accts 210960

MS Accounts 1305 - R-421504
 *** The Real MS value is not included in the total of the real account

Comments 2023-Override on land for wetlands. VP 7/2023

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

18-Jul-2024

INDEPENDENCE PROPERTY, LLC
P O BOX 843
SALEM OR 97308

Tax Account #	210902	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1305
Situs Address	6120 13TH ST INDEPENDENCE OR 97351	Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,736.25	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,281.21	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,257.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,164.52	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,071.88	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,958.99	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,963.17	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,063.55	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,796.14	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,857.65	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,343.80	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,381.94	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,463.43	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,722.72	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,738.98	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,699.75	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,437.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,250.85	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,107.81	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,189.60	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,190.47	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,958.40	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,007.33	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,714.73	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,711.74	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,451.27	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,430.53	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,362.70	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,398.65	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,412.88	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,506.87	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,754.81	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,841.48	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,133.81	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,970.38	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,048.53	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

18-Jul-2024

INDEPENDENCE PROPERTY, LLC
P O BOX 843
SALEM OR 97308

Tax Account #	210902	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1305
Situs Address	6120 13TH ST INDEPENDENCE OR 97351	Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **421504**
 Tax Lot:
 Owner: Independence Property LLC
 CoOwner:
 Site: 6120 13th St
 Independence OR 97351
 Mail: P O Box 843
 Salem OR 97308
 Zoning:
 Std Land Use: CMOB - Mobile Home Parks, Trailers
 Legal:
 Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$1,400.00**
 Market Land:
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$1,400.00**
 Exemption:
 Taxes: **\$24.83**
 Levy Code: 1305
 Levy Rate: 14.0831

PROPERTY CHARACTERISTICS

Year Built: 1964
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt: 460 SqFt
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: ()
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist:
 Census:
 Recreation:

SALE & LOAN INFORMATION

Sale Date:
 Sale Amount:
 Document #:
 Deed Type:
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

Polk County
2024 Manufactured Structure Assessment Report
 Account 421504
 NOT OFFICIAL VALUE

Code - Tax ID 1305 - 421504

Tax Status Assessable

Mailing INDEPENDENCE PROPERTY LLC
 P O BOX 843
 SALEM OR 97308

Account Status Active

Subtype Real

Home ID 231621

X Number 168760

Appraiser

Situs Address	City
6120 13TH ST	INDEPENDENCE

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
1305	\$1,400	\$6,340	\$1,400	100 %		

Manufactured Structure				
VIN #	RT32W8535	Stat Class	441	-
Brand	NASHUA	Condition	A	
Model		MA / SA / NH	01 / 04 / 000	
Year Built	1964	Rooms		
Sticker #	2747			

Real Property			
Real Account ID	210902	MA / SA / NH	04 / 17 / 000
Map	08429-00-01100	Property Class	459
Park Name		RMV Class	409
Comments	2023-Override on land for wetlands. VP 7/2023		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	4	460	10 X 46		12,492

Accessories					
Description	Eff Year Built	Sqft	Quantity		
DECK	1965	452			
Total Accessories RMV				1,528	

Exemptions / Special Assessments / Notations
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Comments Override for condition. VP 7/2023

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
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Tax Account #	421504	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	1305
Situs Address	6120 13TH ST INDEPENDENCE OR 97351	Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.83	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.47	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.04	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.86	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.75	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71.12	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.65	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.49	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.58	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.76	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.56	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.55	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.59	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.62	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.55	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71.96	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.95	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.64	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.50	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.92	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.25	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.27	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.57	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.21	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.15	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.67	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.11	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.06	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.96	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.88	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.53	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.57	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.88	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.86	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

18-Jul-2024

INDEPENDENCE PROPERTY LLC
P O BOX 843
SALEM OR 97308

Tax Account #	421504	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	1305
Situs Address	6120 13TH ST INDEPENDENCE OR 97351	Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **210960**
 Tax Lot: **842900 2100**
 Owner: Independence Property LLC
 CoOwner:
 Site:
 OR 97351
 Mail: P O Box 843
 Salem OR 97308
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land Use: VMSC - Vacant Misc
 Legal:
 Twn/Rng/Sec: T:08S R:04W S:29 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$229,020.00**
 Market Land: **\$229,020.00**
 Market Impr:
 Assessment Year: **2024**
 Assessed Total: **\$7,075.00**
 Exemption:
 Taxes: **\$96.75**
 Levy Code: 1305
 Levy Rate: 14.0831

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 7.01 Acres (305,355 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 13J - Central
 Census: 5014 - 020305
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/17/2000
 Sale Amount: \$350,000.00
 Document #: 2000-5450
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:

Polk County
2024 Real Property Assessment Report
 Account 210960
 NOT OFFICIAL VALUE

Map 08429-00-02100
Code - Tax ID 1305 - 210960

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing INDEPENDENCE PROPERTY, LLC
 P O BOX 843
 SALEM OR 97308

Deed Reference # 2000-5450
Sales Date/Price 05-17-2000 / \$350,000
Appraiser

Property Class 450 **MA SA NH**
RMV Class 400 04 17 000

Site Situs Address	City
---------------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1305	Land	229,020			Land	0
	Impr	0			Impr	0
Code Area Total		229,020	37,210	7,075		0
Grand Total		229,020	37,210	7,075		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1305	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	0.52 AC	B2	006*	16,990
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	6.49 AC	B3	006*	212,030
Code Area Total							7.01 AC			229,020

Improvement Breakdown										
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV		

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ FARM POT'L ADD'L TAX LIABILITY ■ INDEPENDENCE URBAN GROWTH BOUNDARY ADDED 2023

Contig Accts 210902
Comments 2023-Override on land for wetlands. VP 7/2023

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

18-Jul-2024

INDEPENDENCE PROPERTY, LLC
P O BOX 843
SALEM OR 97308

Tax Account #	210960	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1305
Situs Address		Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$96.75	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.93	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.34	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.92	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$76.60	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$76.70	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.39	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.80	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.03	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.44	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.32	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.96	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.95	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.98	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.17	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.62	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.15	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.40	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.73	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.44	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.96	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.76	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.43	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.96	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.78	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.29	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.63	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.20	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.87	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.00	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.96	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.37	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

18-Jul-2024

INDEPENDENCE PROPERTY, LLC
P O BOX 843
SALEM OR 97308

Tax Account #	210960	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1305
Situs Address		Interest To	Jul 18, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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After recording, return to
(File No. 66313001)

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

George M. Jennings
P.O. Box 749
Salem OR 97308-0749

Independence Property LLC
P.O. Box 843
Salem OR 97308

STATUTORY SPECIAL WARRANTY DEED

(ORS 93.855)

Maxine H. Orange, Trustee of the Maxine H. Orange Family Trust dated April 27, 1994,
Grantor, conveys and specially warrants to Independence Property LLC, Grantee, the following
described real property, free of encumbrances created or suffered by the Grantor, except as
specifically set forth herein:

See legal description attached as Exhibit "A".

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described
lying within the limits of public roads, streets and highways;
2. An Easement created by instrument, including the terms and provisions thereof,
In favor of: City of Monmouth
For: Water Pipeline
Dated: July 31, 1968
Recorded: August 5, 1968
Book: 212 Page: 533
in Polk County, Oregon;
3. An Easement created by instrument, including the terms and provisions thereof,
In favor of: City of Independence
For: Subsurface drainage tile
Dated: October 24, 1978
Recorded: April 18, 1979
Book: 138 Page: 0893
in Polk County, Oregon; and

with the Situs Address commonly known as 6120 S. 13th Street, Independence, Oregon
97351, and having Property Tax Account Nos. 210902; 08429-00-01100, 210960; 08429-00-
02100.

The true consideration for this conveyance is \$350,000.00.

13

RECORDED IN OFFICIAL POLK COUNTY RECORDS
LINDA DAWSON, COUNTY CLERK



36.00

0000665320005450003

200005450

3:33:14 PM 05/17/2000

RECORDING MD 1 - 1 CAPTAIN

15 00 10 00 11 00

Key Title 16-18612

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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. ORS 93.040(1)

DATED this 17th day of MAY, 2000.

Maxine H. Orange Trustee
Maxine H. Orange, Trustee of the Maxine H. Orange Family Trust dated April 27, 1994

STATE OF OREGON)
) ss.
County of POLK)

This instrument was acknowledged before me on this 17th day of may, 2000, by Maxine H. Orange, as Trustee of the Maxine H. Orange Family Trust.

Before me: JENNIFER HANBY

Jennifer Hanby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 08-11-2000

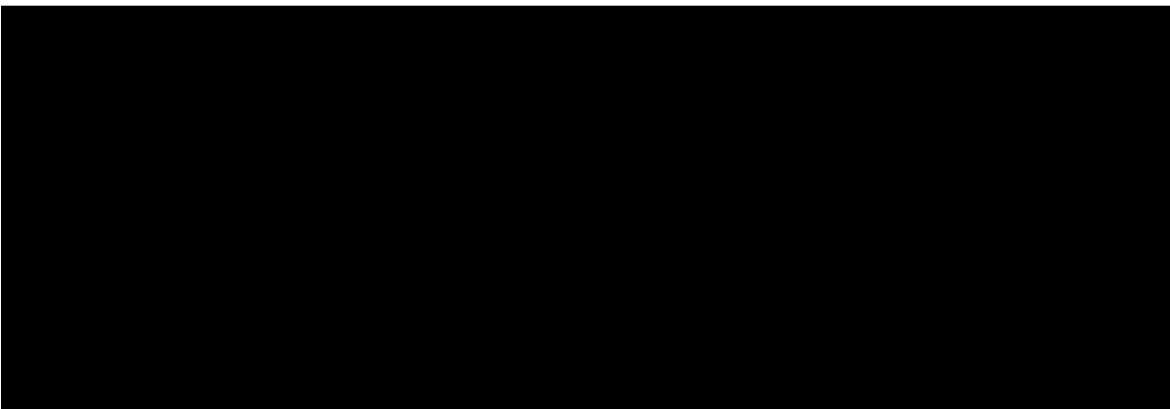
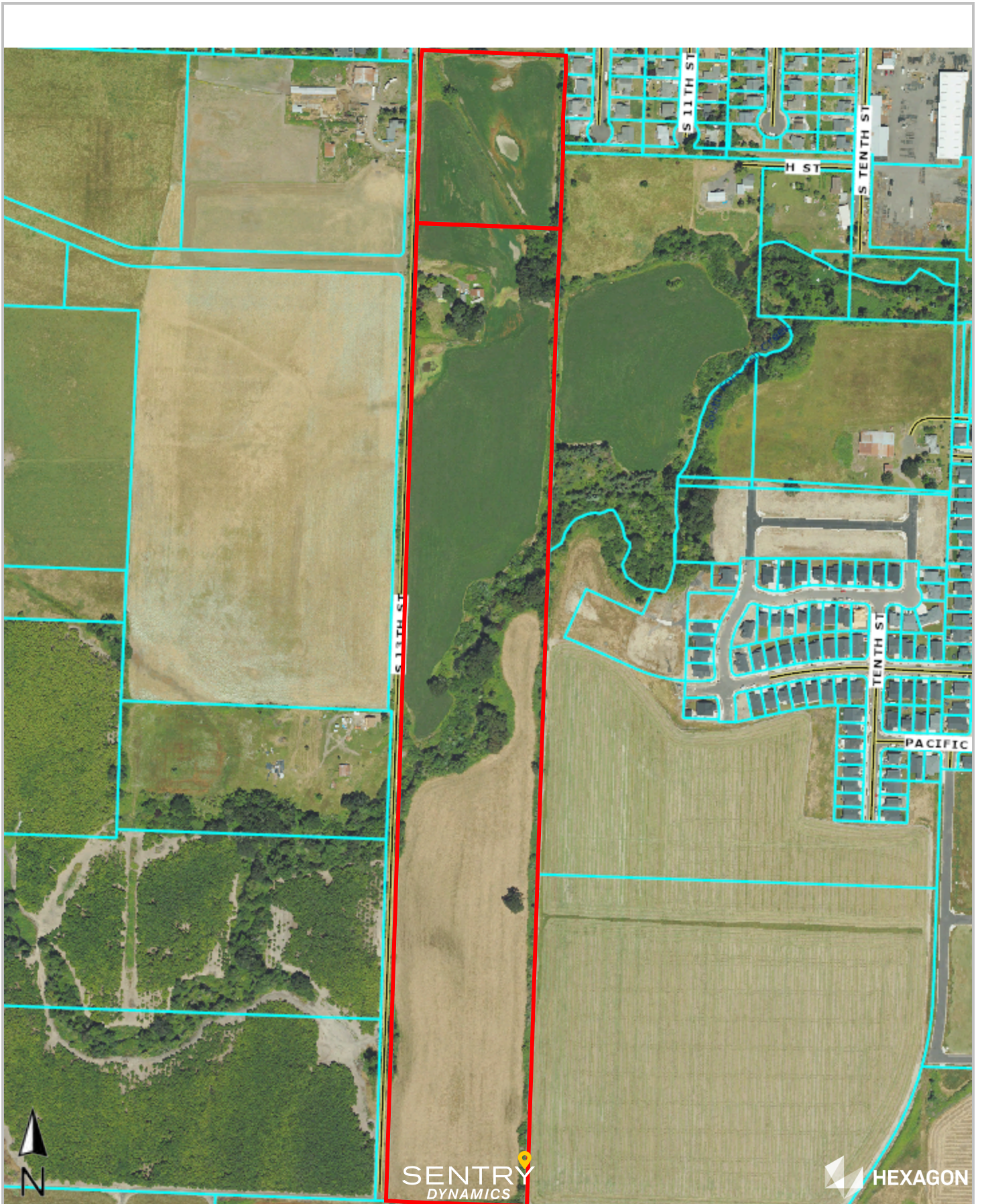


EXHIBIT "A"

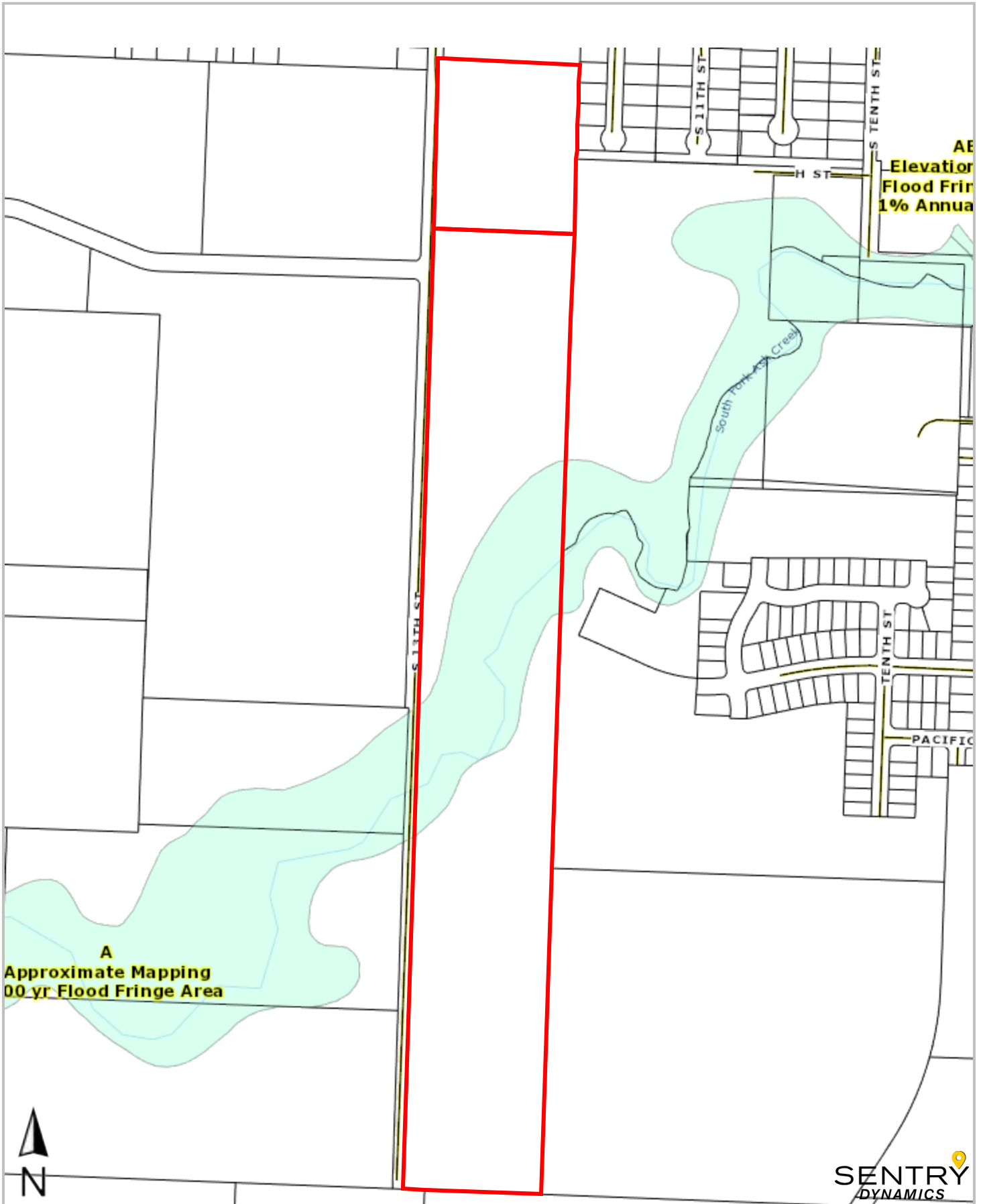
LEGAL DESCRIPTION

Beginning at a point which is 1,955 feet East of the Southwest corner of the John E. Davidson DLC No. 44 in Township 8 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence North a distance of 4,105 feet to the Southwest corner of that certain tract of land conveyed to the Archdiocese of Portland in Oregon, a non-profit corporation, by deed recorded March 1, 1960 in Volume 173, Page 361, Deed Records for Polk County, Oregon; thence South 89°56' East 496.0 feet to the Southeast corner of said tract of land conveyed to the Archdiocese of Portland in Oregon, said point also being on the Westerly line of that certain tract of land conveyed to Henry N. Mattison by deed recorded April 7, 1942 in Volume 110, Page 267, Deed records for Polk County, Oregon; thence South along the West line of said Mattison tract and an extension thereof a distance of 4,105 feet, more or less, to the South line of said Davidson DLC; thence West a distance of 496 feet to the place of beginning.



 **Fidelity National 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 servicer does not insure dimensions, distances, location



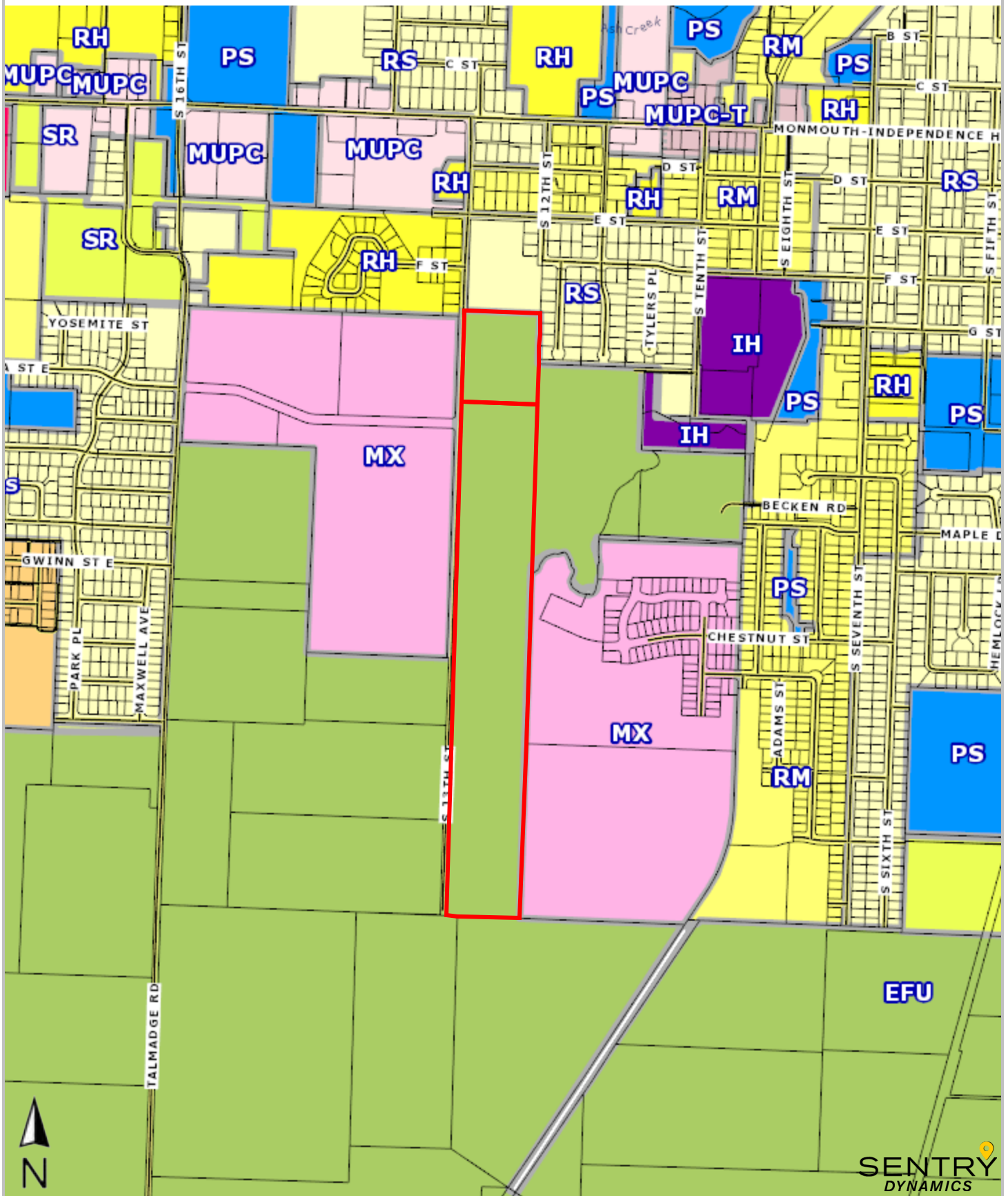
A
Approximate Mapping
100 yr Flood Fringe Area

AE
Elevation
Flood Fringe
1% Annual



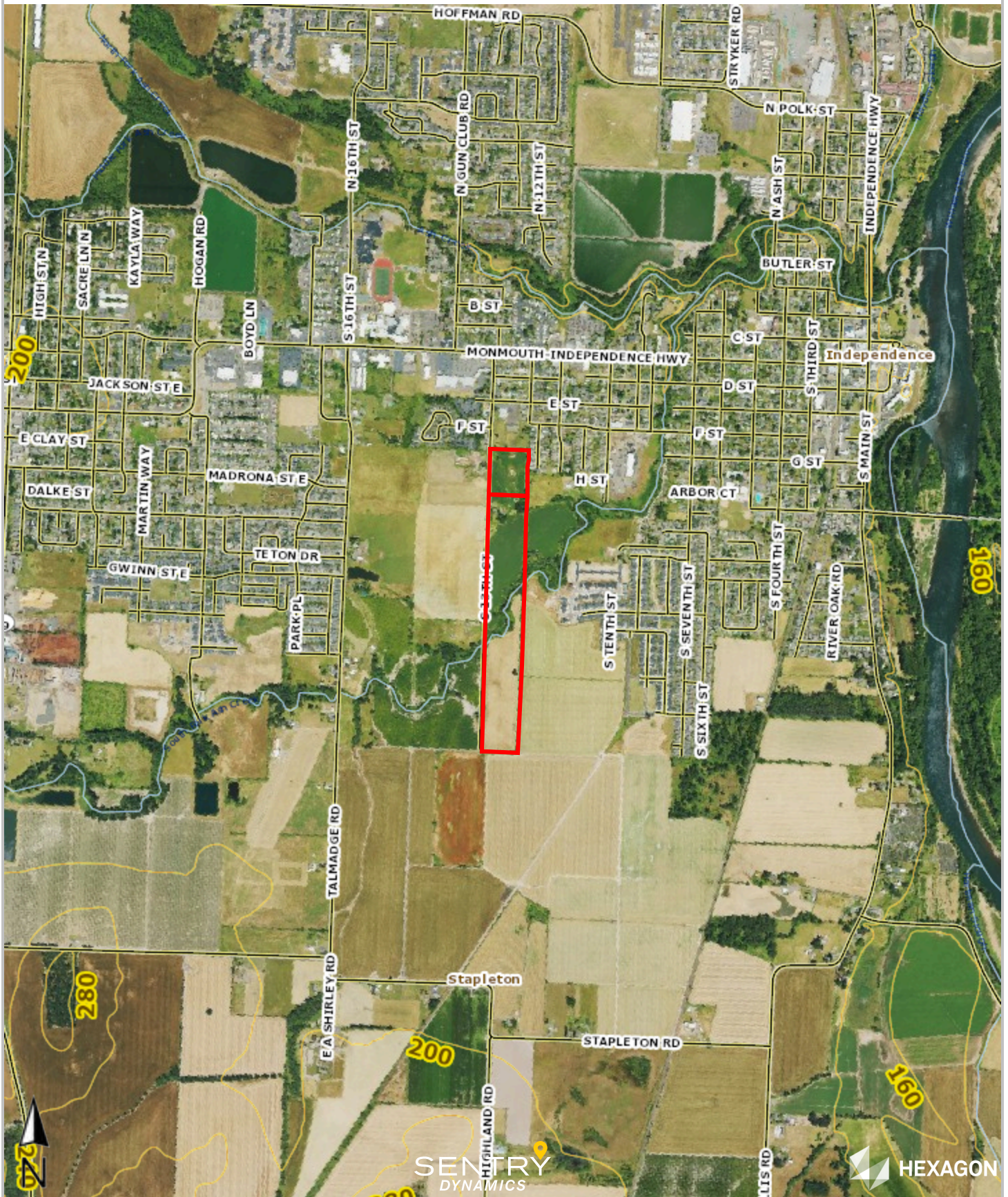
Fidelity National Title

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



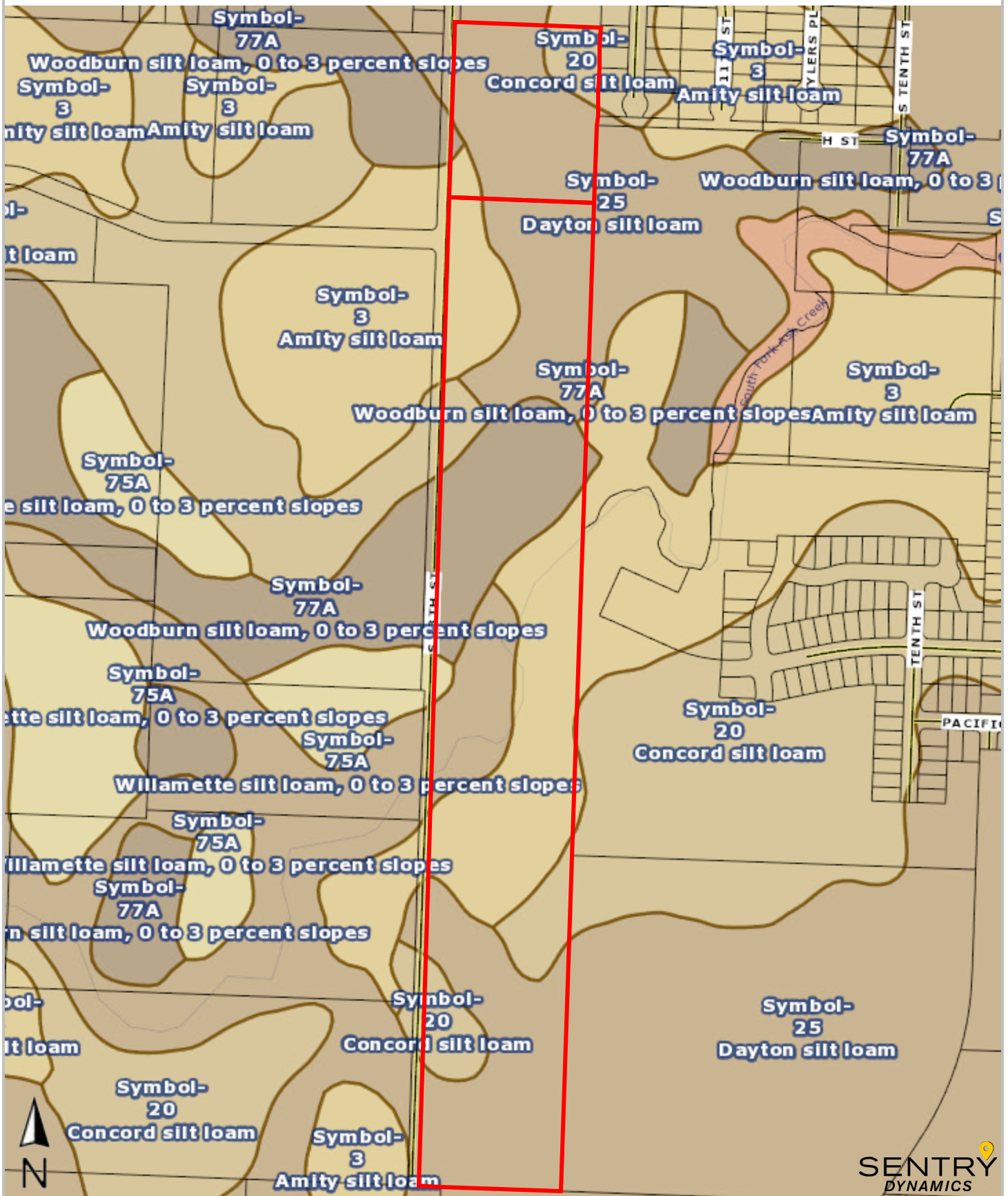
 **Fidelity National Title**

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



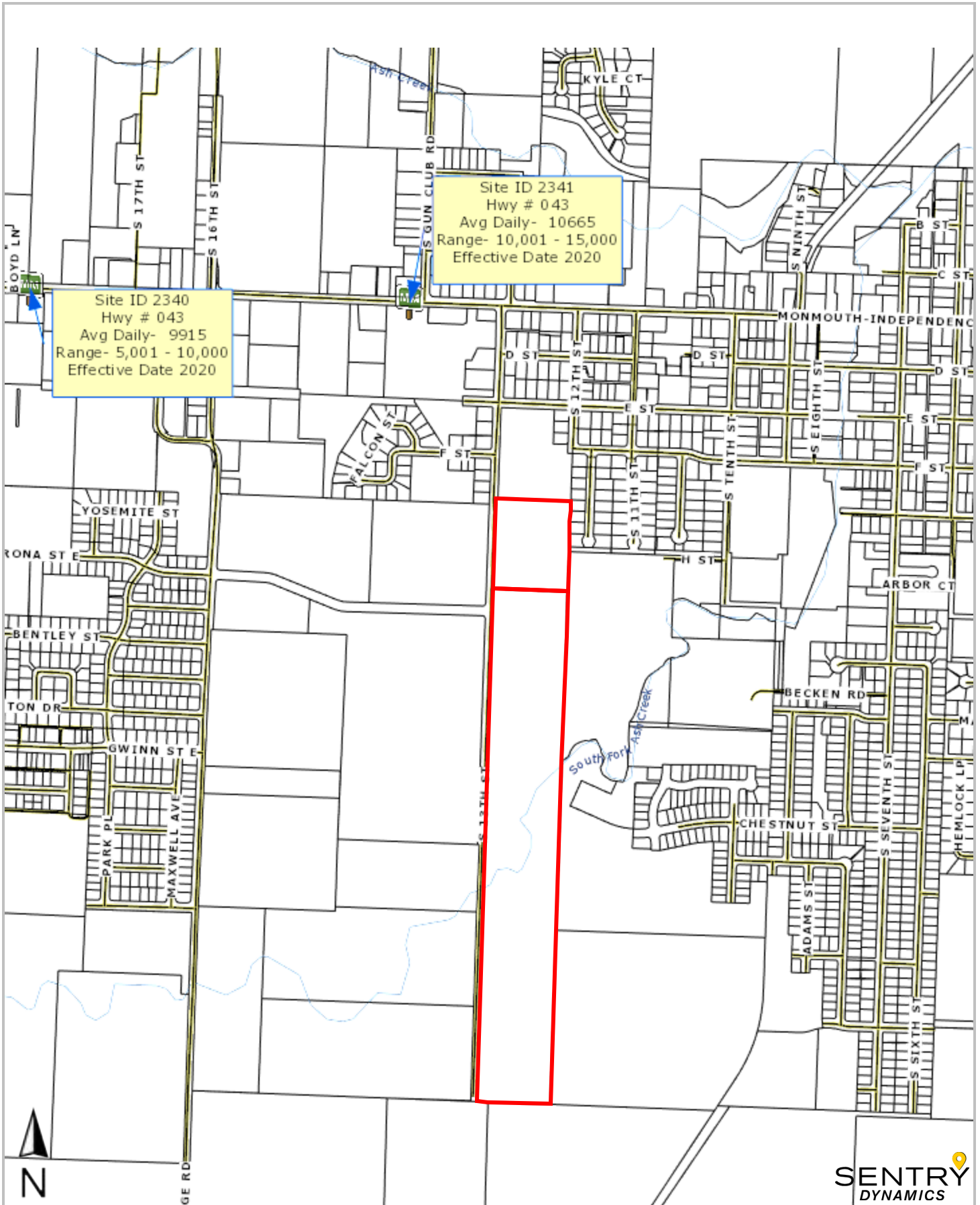
 **Fidelity National Title**

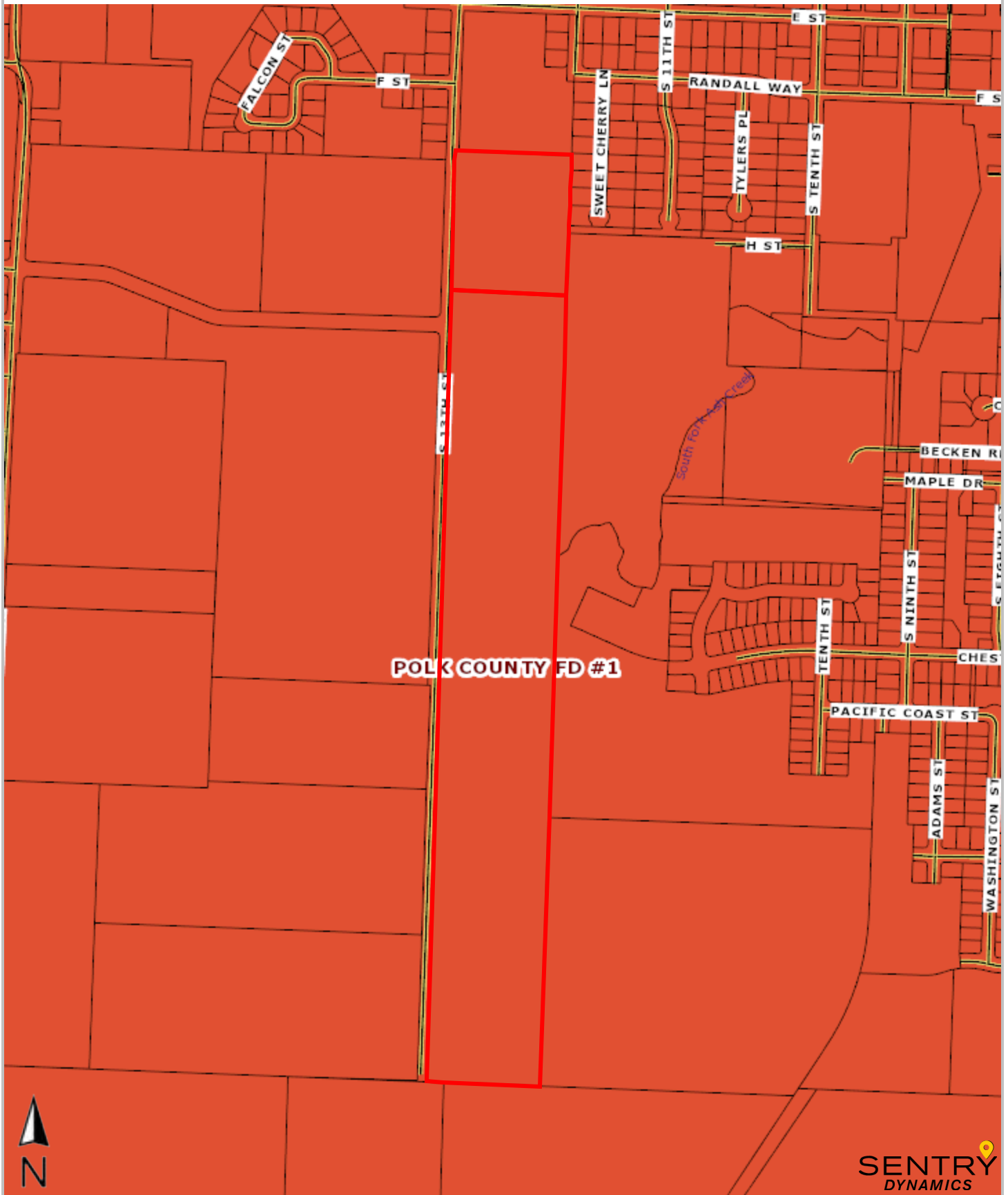
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified



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, it does not cover dimensions, distances, locations,







WETLAND DELINEATION

PROVIDED BY DEPARTMENT OF STATE LANDS

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.





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

June 4, 2015

State Land Board

Montagne Development Inc.
Attn: David A. Montagne
1900 Madras St.
Salem, OR 97306

Kate Brown
Governor

Jeanne P. Atkins
Secretary of State

Re: WD #2015-0086 Wetland Delineation Report for
Independence Subdivision
Polk County; T 8S R 4W S 29 TL 600; App. #57509

Ted Wheeler
State Treasurer

Dear Mr. Montagne:

The Department of State Lands has reviewed the wetland delineation report prepared by Zion Natural Resources Consulting for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map. Within the study area, twelve wetlands, (A-L totaling approximately 11.21 acres) were identified.

The wetlands are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high water line (OHWL) of a waterway (or the 2 year recurrence interval flood elevation if OHWL cannot be determined). This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

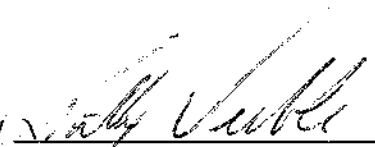
Thank you for having the site evaluated. Please phone me at 503-986-5246 if you have any questions.

Sincerely,



Chris Stevenson
Jurisdiction Coordinator

Approved by



Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

ec: Eric Henning, Zion Natural Resources Consulting
City of Independence Planning Department (Maps enclosed for updating LWI)
Kinsey Friesen, Corps of Engineers
Mike DeBlasi, DSL

#34810

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a single PDF file of the report cover form and report (minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF attachment of the completed cover form and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Montagne Development Inc. 1900 Madras Street Salem, OR 97306	Business phone # 503-209-9815 Mobile phone # (optional) E-mail: montagnedev46@hotmail.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # Mobile phone # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification.	
Typed/Printed Name: <u>David A. Montagne</u> Signature:	
Date: _____ Special instructions regarding site access: _____	

MAR 09 2015
 400.00
 RECEIVED

Project and Site Information (using decimal degree format for lat/long, enter centroid of site or start & end points of linear project)

Project Name: Independence Subdivision	Latitude: 44.8395	Longitude: -123.1955
Proposed Use: Single family residential subdivision	Tax Map # 7.2.30AA	
Project Street Address (or other descriptive location): West of 7th Street S. and south of Chestnut Street	Township 8S	Range 4W Section 28, 29, 32, & 33 QQ
City: Monmouth County: Polk	Tax Lot(s) 600	Waterway: _____ River Mile: _____
	NWI Quad(s): Monmouth	

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Zion Natural Resources Consulting Eric Henning PO Box 545, Monmouth, OR 97361	Phone # 503-838-0103 Mobile phone # 503-881-4171 E-mail: eric@zionconsulting.org
The information and content of this report are true and correct to the best of my knowledge. Consultant Signature: Date: <u>3/1/2015</u>	
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 29.61 acres Total Wetland Acreage: 11.14	

Check Box Below if Applicable:

Fees:

<input checked="" type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Industrial Land Certification Program Site <input type="checkbox"/> Reissuance of a recently expired delineation Previous DSL # _____ Expiration date _____	<input checked="" type="checkbox"/> Fee payment submitted \$ 406.00 <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report <input type="checkbox"/> No fee for request for reissuance of an expired report
Other Information:	
Has previous delineation/application been made on parcel? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	If known, previous DSL # RF 17151, WD-1993-0191, WD-2012-0320
Does LWI, if any, show wetland or waters on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

For Office Use Only

DSL Reviewer: _____	Fee Paid Date: ____/____/____	DSL WD # _____
Date Delineation Received: ____/____/____	DSL Project # _____	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

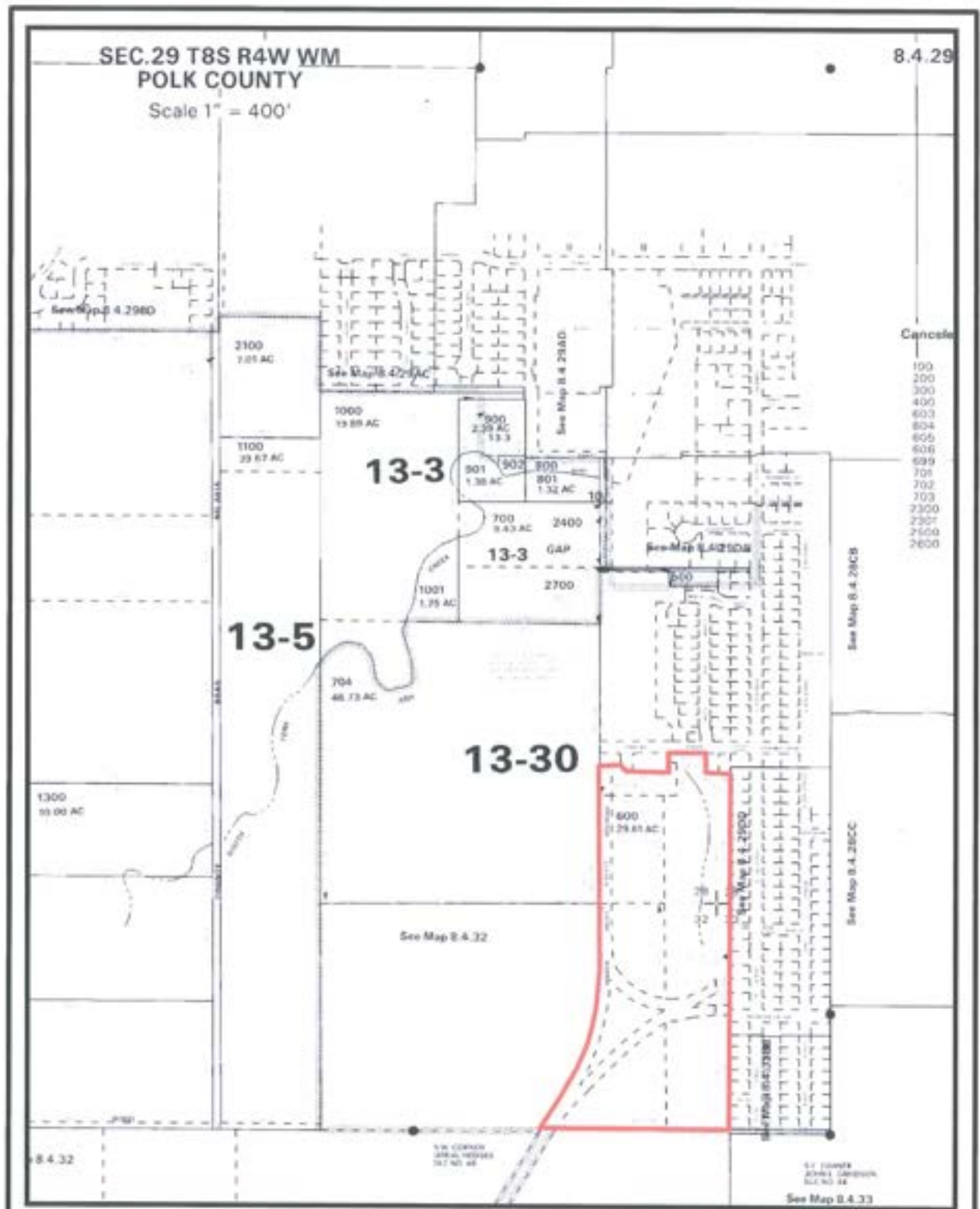
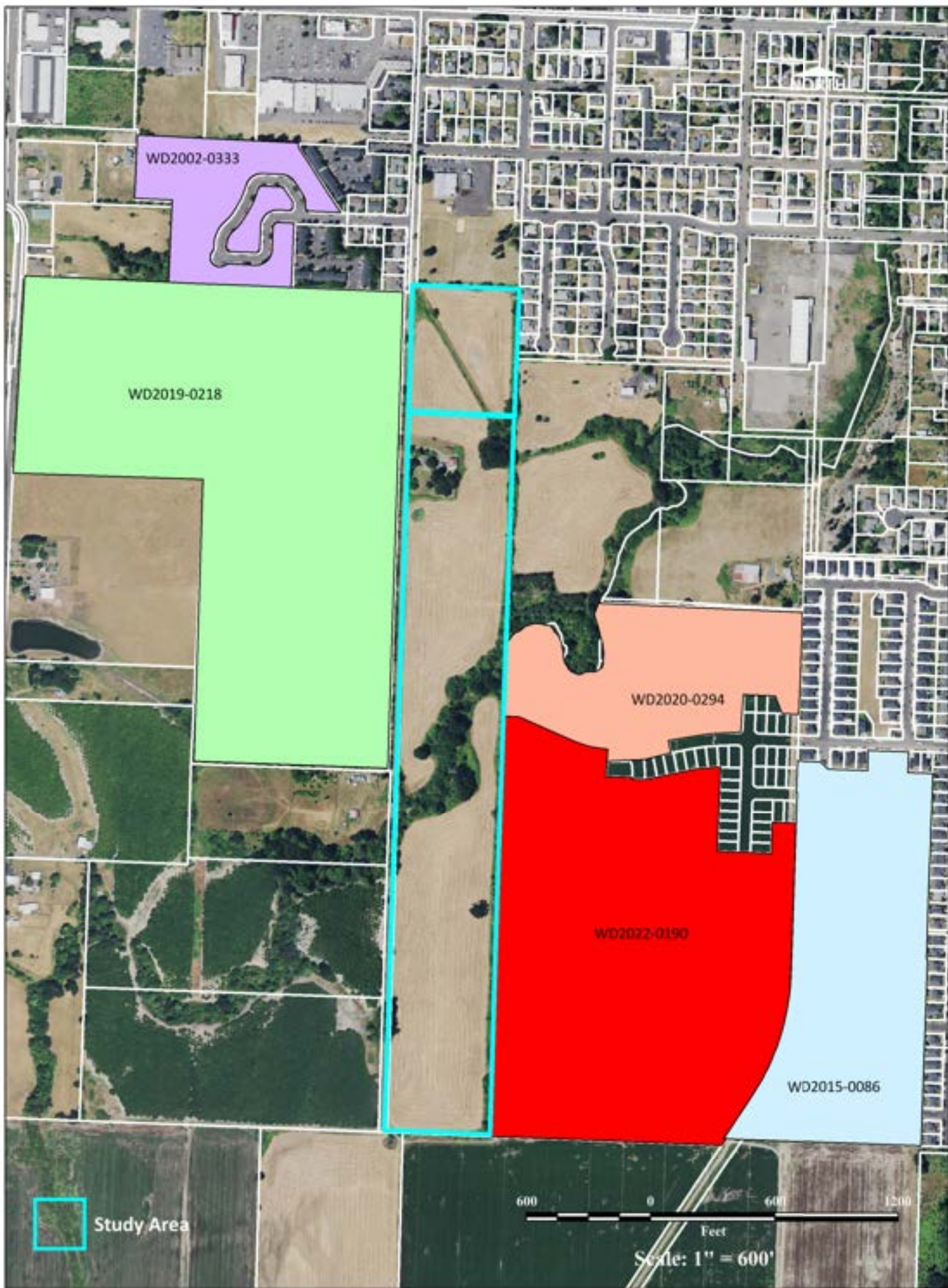


FIGURE 2
Tax Lot Map

Project: Independence Subdivision





PAUL TERJESON

PTERJY@KW.COM
503-999-6777



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!

