

31527 STOLTZ HILL ROAD

LEBANON, OR



LOCATION

Located at the South West end of Lebanon, Near local activities
Willamette Speedway and Cheadle Lake Park, Within 30 minutes from
Interstate 5 and 10 minutes from the South Santiam River

LAND DETAILS

71.70 +/- Acres

- **52 +/- Tillable Acres**
- **15 +/- Scrub Ground Acres**

Zoned Farm/Forest

Majority Silt Loam Soils

Seasonal Creek

Pond

White Oak Savannah Grove

Long Gravel Driveway

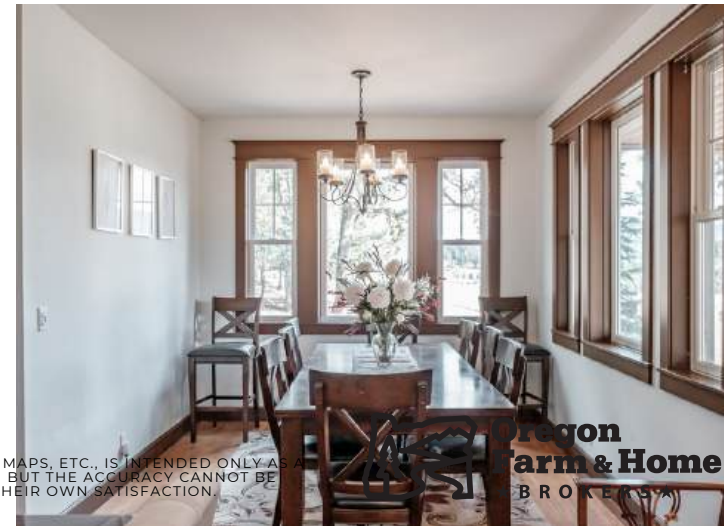
Hilltop Home

Past Use: Leased Out Hay Ground

STRUCTURES

Main Home

- **Dutch Colonial Style**
 - **Completed in 2017**
- **1,920 SqFt**
- **Single Story**
- **2 Bedrooms**
- **2 Bathrooms**
- **Hardwood and LVP Floors**
- **Large Picturesque Windows**
- **Walk In Pantry**
- **Island with 2nd Sink**
- **Stainless Steel Appliances**
- **Large Tile Shower**
- **Primary Bedroom Walk In Closet**
- **Laundry Room**
- **Wood Burning Stove**
- **Front and Back Covered Porch**
- **Expansive Loft (Needs Access)**



STRUCTURES

Shop with Office Space

- 4,608 SqFt
 - Main | 3,456 SqFt
 - Permitted Restroom
 - Laundry Hookups
 - Concrete Floors
 - 220 Power
 - 2nd Level | 1,152 SqFt
 - Full Kitchen
 - Two Rooms
 - Wood Stove Insert
 - Carpet and Vinyl Flooring
 - “Living” Area



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

Storage Shop

- **2,592 SqFt**
 - **110 Power**
 - **Needs Work**
 - **Concrete Floors**
 - **Insulated**
 - **Garage Door**



Greenhouse

- **2,160 SqFt**
 - **110 Power**
 - **Metal Frame with Fiberglass Siding**
 - **Two Fans**
 - **Dirt Floors**



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SYSTEMS

Well

- 1 Domestic Well
- NE of House

Septic

- 2 Septics
 - Main Home: NW of House
 - Shop with Office



SCAN HERE FOR
FULL PHOTOGRAPHY
PORTFOLIO



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 **Oregon
Farm & Home
BROKERS ★**

SELLERS PREFERRED TERMS

Use OREF Forms

72 Business Hours for Response Time

Fidelity Title

Personal Property: Fridge, Range, Oven and Dishwasher all conveyed at \$0 value

Seller is a trust, information is limited

All personal property left at the close of escrow is the Buyer's responsibility



MAPS

PROVIDED BY LANDID

*SCAN HERE FOR
INTERACTIVE MAP*



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ROCKHILL DR

STOLTZ HILL RD

STOLTZ



East Linn Christian Academy



STOLTZ HILL RD

VAUGHN LN

STOLTZ HILL RD

STOLTZ HILL RD

ROCK HILL RD

ROCK HILL DR

VAUGHN LN

SW 5TH ST

S LANGHAM RD

LANGHAM LN

SW 5TH ST

S 10TH ST

S 10TH ST

S 10TH ST

VAUGHN LN

VAUGHN LN

W JOY ST

STARRICK PL

W JADON DR

E 30TH ST

E JASON TRL

STOLTZ HILL RD

STOLTZ HILL RD

GREENHOUSE



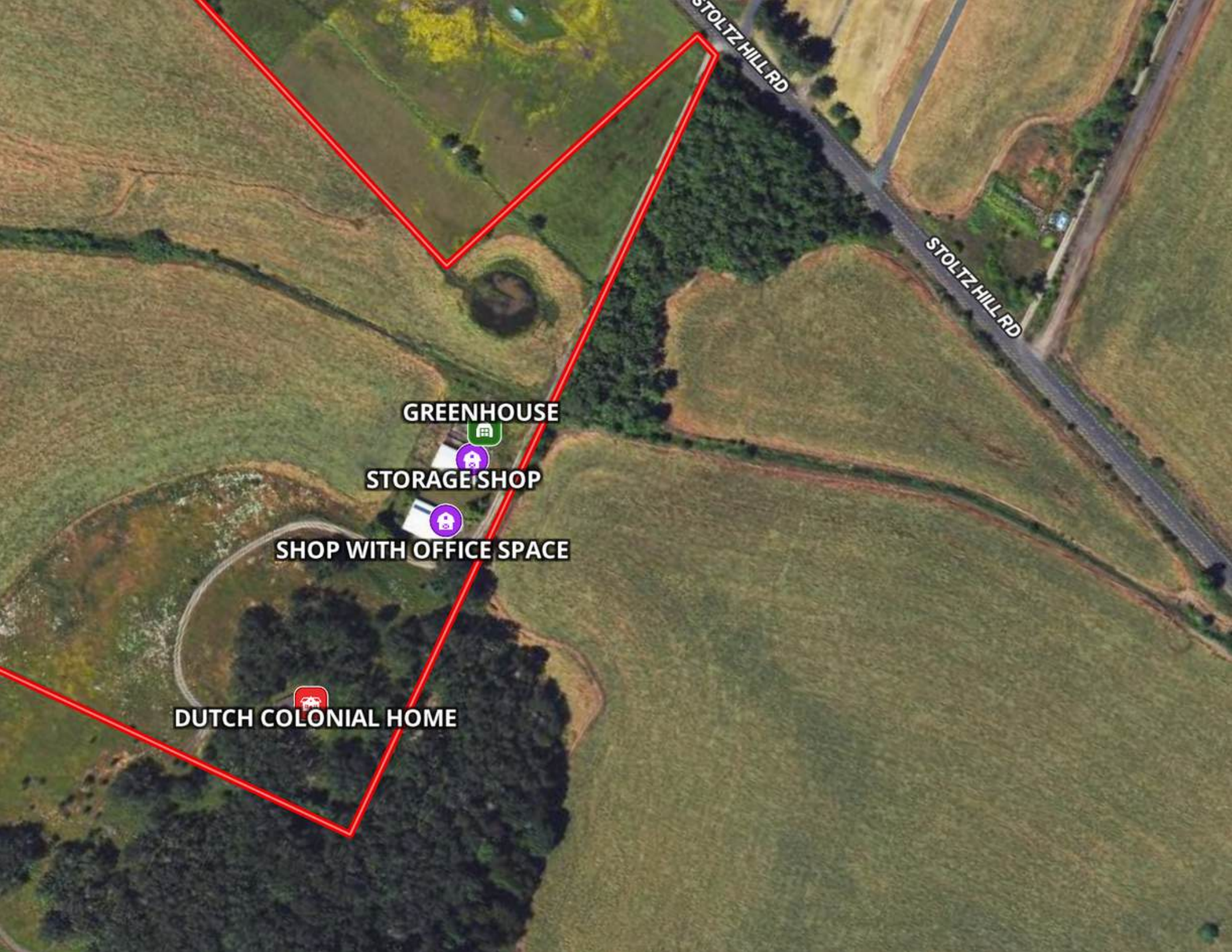
STORAGE SHOP



SHOP WITH OFFICE SPACE



DUTCH COLONIAL HOME




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

|  Boundary 69.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46	Holcomb silt loam	51.75	74.84	0	80	3w
104E	Witzel very cobbly loam, 3 to 30 percent slopes	7.16	10.35	0	31	6s
8	Bashaw silty clay	5.87	8.49	0	34	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	1.8	2.6	0	29	4w
75C	Panther silty clay loam, 2 to 12 percent slopes	1.34	1.94	0	64	6w
79C	Philomath cobbly silty clay, 3 to 12 percent slopes	1.23	1.78	0	51	6s
TOTALS		69.15(*)	100%	-	68.87	3.53

(*) 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.



WELL PURITY

PROVIDED BY STARWATER

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Burlington, WA Corporate Laboratory (d)
 1620 E. Walnut St. - Burlington, WA 98223 - 800.788.8299 - 360.767.1400

Bellingham, WA Microbiology (d)
 400 DeSoto St. - Bellingham, WA 98225 - 360.735.0713

Portland, OR Microbiology/Chemistry (c)
 3720 SW Commercial St. - Portland, OR 97201 - 503.693.7902

Corvallis, OR Microbiology/Chemistry (d)
 1400 NE Oregon Street - Corvallis, OR 97331 - 541.753.4999

Bend, OR Microbiology (d)
 2000 Empire West Blvd. - Bend, OR 97701 - 503.339.8405



Drinking Water Report

Client Name: Star Water Systems, Inc
 250 Market Street
 Lebanon, OR 97355

Reference Number: 24-27822
Report Date: 9/25/24
Approved By: anp,mdp,rmt
Authorized by: *Sarah P Miller*
 Sarah P Miller
 Lab Manager, Corvallis

Project: Vanwerp
Field ID: Kitchen sink
Sample Description: 31527 Stoltz Hill Rd, Lebanon
Sample Date: 9/16/24 15:00

Lab Number: OR100009-53793
Date Received: 9/17/24
Sampled By: Jeff
Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass [^]	Lab	QL	Units	Analyzed
Coli-To-4	TOTAL COLIFORM	Absent		Pass	d	P/A	per 100m	9/18/24
68583-22-2	E. Coli	Absent		Pass	d	Y/N	per 100m	9/18/24
14797-55-8	NITRATE-N	ND	10	Pass	d	0.005	mg/L	9/17/24
7440-38-2	ARSENIC	ND	0.010	Pass	a	0.001	mg/L	9/23/24

Notation:
 MCL = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.
 QL = Quantitation Limit is the lower calibration concentration.
 ND = Not detected above the listed specified reporting limit (QL).
 CAS Number = Chemical Abstract Service Number is an unique identifier of the chemical tested.
 ^ = "PASS", indicates that the parameter tested meets EPA, State, or local jurisdiction MCL. "Exceeds" indicates EPA secondary limit (Aesthetic) was exceeded. "Fail" indicates EPA Primary limit (Health) was exceeded.
 An * in front of the parameter name indicates it is not NELAP accredited but it is accredited through OR DEQ or USEPA Region 10.

These test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples. If you have any questions concerning this report contact Lawrence Henderson at the above phone number.

SEPTIC REPORT

PROVIDED BY BEST SEPTIC

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Best Septic
 PO Box 40606
 Eugene, OR 97404
 Phone: 541-484-0844

BILL TO

Aaron Van Antwerp
 31527 Stoltz Hill Road
 Lebanon, OR 97355 USA

INVOICE 187620	INVOICE DATE Sep 16, 2024
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JOB ADDRESS

Aaron Van Antwerp
 31527 Stoltz Hill Road
 Lebanon, OR 97355 USA

Completed Date: 9/16/2024
Payment Term: Due Upon Receipt
Due Date: 9/16/2024

DESCRIPTION OF WORK

Full eval

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Evaluation - Full	Full Evaluation of septic system	1.00	\$700.00	\$700.00
Standard Dig	Standard Dig	1.00	\$100.00	\$100.00

PAID ON	TYPE	MEMO	AMOUNT
9/16/2024	Check		\$800.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$800.00
TAX	\$0.00
TOTAL DUE	\$800.00
PAYMENT	\$800.00
BALANCE DUE	\$0.00

Thank you for choosing Best Septic!

CUSTOMER AUTHORIZATION

I Aaron Van Antwerp authorize Best Septic to charge my card if this is my chosen payment method. I agree that the work is completed to my satisfaction.

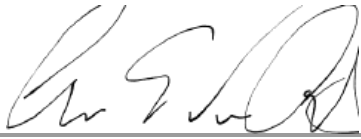
Sign here 

Date 9/16/2024

CUSTOMER ACKNOWLEDGEMENT

Best Septic has been hired to pump, inspect, repair, or perform other work on your septic system.

Best Septic is not responsible for damage to your septic system or other property resulting from the services performed by Best Septic, unless caused by the gross negligence of Best Septic.

Sign here 

Date 9/16/2024



Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): Lloyd Loren & Ruth Van Antwerp ^{Living Trust} Telephone: 905 323-9213

Site Address: 31527 Stoltz Hill Rd City: Lebanon Zip Code: 97355

County: Linn Lot Size: 71.6 Acres/Square Feet (circle units)

Legal Description: Residential

Age of wastewater treatment system 25 (years) Is there a service contract for system components? N/A

Date the septic tank was last pumped 9/16/24 (please attach receipt if available)

Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? 10 mos

Was this section completed by the evaluator because owner or agent was unavailable? Yes

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Ryan Sokol

Certification:

- | | |
|---|--|
| <input type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input checked="" type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: M611

Business name Best Septic Tank Pumping Email _____

Business address _____ Phone 541 484-0844

Date of Evaluation: 09/16/2024 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

09/16/2024
Date (MM/DD/YYYY)

Ryan Sokol
Signature of Qualified Septic System Evaluator

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input checked="" type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input checked="" type="checkbox"/> Other <u>Drop Boxes</u> | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) _____
- Year original septic system installed: 1999 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown

- Additional Comments:

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of this evaluation.

- Septic tank was pumped during the course of this evaluation Yes No
- If the septic tank was NOT pumped during the course of this evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) _____
- Unknown

- Is the septic tank accessible? Yes No
- Septic tank volume in gallons 1000
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Septic tank risers are at ground level Yes No
- Tank appears to be free from defects, leaking and signs of deterioration Yes No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact Yes No
- Septic tank baffles are intact: Inlet Yes No Outlet Yes No
- Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal
- Effluent filter is present Yes No
- Effluent filter is free of debris Yes No Not Applicable
- Liquid level in tank relative to invert of outlet At Above Below
If above or below invert outlet, please explain: _____
- Scum layer 41 (inches) Sludge layer 8 (inches)
- Scum and Sludge layer more than 35% of the total tank volume Yes No
Indicate where sludge measured from: Inlet Middle Outlet
- Additional Comments:

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank Yes No
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): Yes No

- Dosing tank capacity 500 (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Dosing tank material Concrete
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen Basket
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- Scum layer 41 (inches) Sludge layer 6 (inches)
- Additional Comments:

5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

- Absorption distribution Equal Serial Pressure Equal via pressure
- Absorption lines construction material:
 Gravel and pipe Chamber Tile Polystyrene foam and pipe Other _____
- Absorption distribution unit(s): dropbox hydrosplitter equal distribution box
- Intact Damaged N/A
- Absorption distribution unit(s) are free of debris or solids Yes No N/A

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines 500 (ft)
Lengths determined by Physically uncovering portions of system/probing Written records
 Fish tape Electronic locator camera
- Absorption area appears to be free from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
 Yes No

If you answered "No," please describe below:

- Absorption area appears to be free from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
 Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

6. **Sand Filter System**

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system permitted on or after January 2, 2014 must maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter Yes No

(If "No," skip the rest of section 6)

- Type of sand filter

- Intermittent
- Recirculating
- Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

- Sand filter unit appears to be free from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

Yes No

If you answered "No," please describe below:

- Sand filter appears to be free from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No

- Additional Comments:

7. Alternative Treatment Technology System

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an Alternative Treatment Technology (ATT) Yes No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available Yes No
If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form Yes No
If you answered "No," please explain below:

- Additional Comments:

8. Please attach a copy of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. Provide a Site Plan

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. Disclaimer:

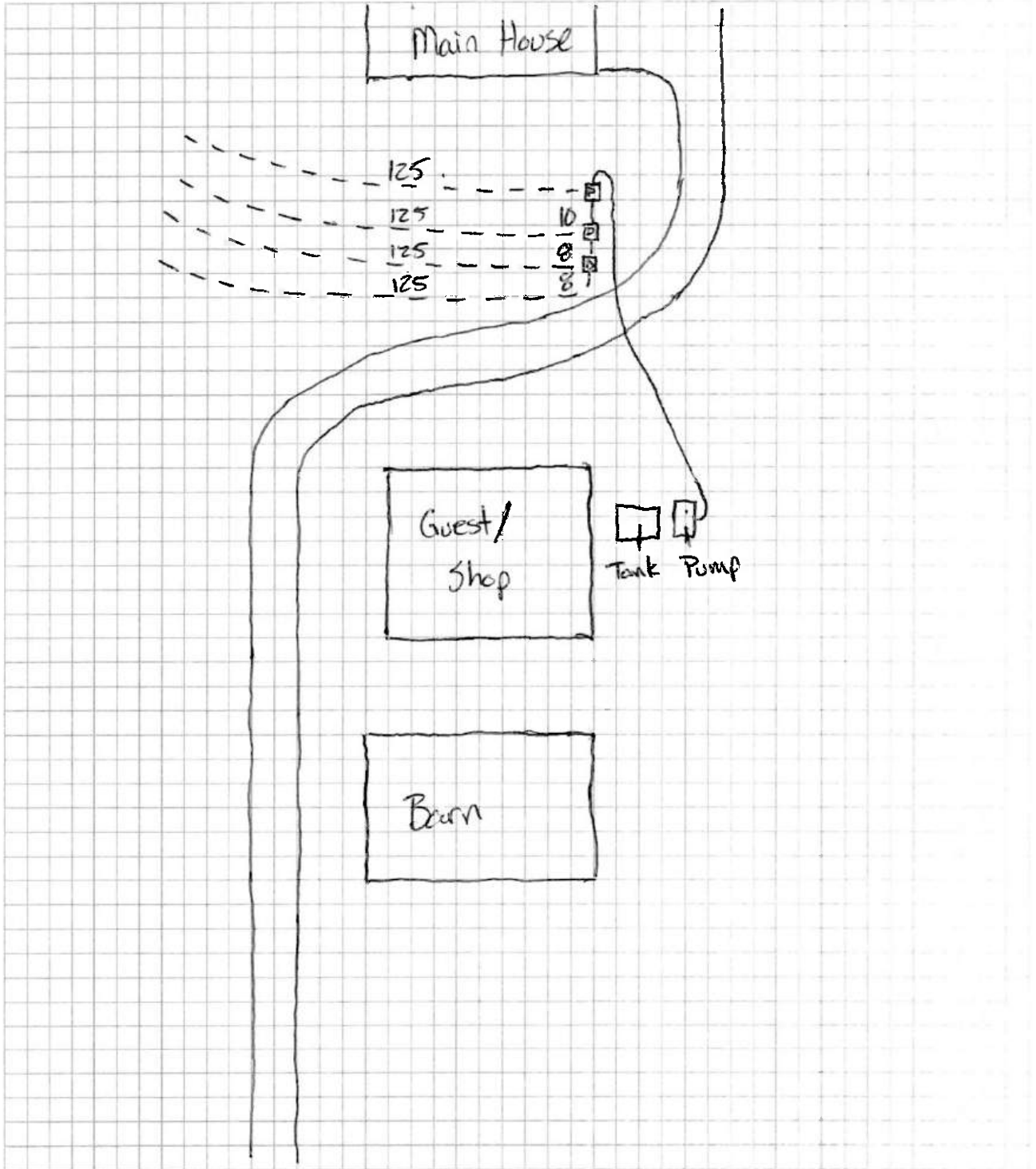
This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

- 11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

9/16/24
Date


Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). Draw to scale and indicate the direction north. \square Well



Evaluation notes:

Address: 31527 Stoltz Hill

Date: 9/16/24

Tank: 1000 gallon, concrete tank, in good condition
Baffles both plastic
No rise during flow test
Lid is crushed

Dosing Tank: 500 gal, concrete, in good condition
low head style pump sits in basket screen
On/off float functioning
Alarm float not working
System pumping as designed
Lid is crushed

Drop Box 1: Concrete, in good condition
No rise
Leg 1 still accepting all effluent

Drop Box 2&3: Concrete in great condition
No rise during flow test
Leg # 4 comes off the back of box 3

Recommend: Replace broken lids
Replace alarm float



Best Septic
 PO Box 40606
 Eugene, OR 97404
 Phone: 541-484-0844

BILL TO

Aaron Van Antwerp
 31527 Stoltz Hill Road
 Lebanon, OR 97355 USA

INVOICE 187833	INVOICE DATE Sep 30, 2024
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JOB ADDRESS

Aaron Van Antwerp
 31527 Stoltz Hill Road
 Lebanon, OR 97355 USA

Completed Date: 9/30/2024
Payment Term: Due Upon Receipt
Due Date: 9/30/2024

DESCRIPTION OF WORK

2 risers over main tank and pump chamber
 Replace alarm float

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Riser Installation	Adapt 24x4" risers to main tank and pump chamber	2.00	\$475.00	\$950.00
Floats	Install Floats	1.00	\$350.00	\$350.00

PAID ON	TYPE	MEMO	AMOUNT
9/30/2024	Check		\$1,300.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$1,300.00
TAX	\$0.00
TOTAL DUE	\$1,300.00
PAYMENT	\$1,300.00
BALANCE DUE	\$0.00

Thank you for choosing Best Septic!

CUSTOMER AUTHORIZATION

I Aaron Van Antwerp authorize Best Septic to charge my card if this is my chosen payment method. I agree that the work is

completed to my satisfaction.

Sign here 

Date 9/30/2024

CUSTOMER ACKNOWLEDGEMENT

Best Septic has been hired to pump, inspect, repair, or perform other work on your septic system.

Best Septic is not responsible for damage to your septic system or other property resulting from the services performed by Best Septic, unless caused by the gross negligence of Best Septic.

Sign here 

Date 9/30/2024

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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.



LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0218780**
 Tax Lot: **12S02W2800800**
 Owner: Van Antwerp Lloyd Loren Trust
 CoOwner: Ruth Ellen Trust
 Site: 31527 Stoltz Hill Rd
 Lebanon OR 97355
 Mail: 31527 Stoltz Hill Rd
 Lebanon OR 97355
 Zoning: County-F/F - Farm/Forest
 Std Land Use: AFAR - Farms And Crops
 Legal:
 Twn/Rng/Sec: T:12S R:02W S:28 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$830,350.00**
 Market Land: **\$423,510.00**
 Market Impr: **\$406,840.00**
 Assessment Year: **2022**
 Assessed Total: **\$294,623.00**
 Exemption:
 Taxes: **\$4,372.50**
 Levy Code: 00902
 Levy Rate: 14.8410

PROPERTY CHARACTERISTICS

Year Built: 2000
 Eff Year Built:
 Bedrooms: 1
 Bathrooms: 1
 # of Stories:
 Total SqFt: 1,920 SqFt
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 71.70 Acres (3,123,252 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 9Z3 - Lebanon
 Census: 4001 - 030902
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/04/1997
 Sale Amount: \$179,000.00
 Document #: 000873000261
 Deed Type: Deed
 Loan Amount: \$156,500.00
 Lender: LENDER SELLER
 Loan Type: Conventional
 Interest Type: FIX
 Title Co:

Assessor Map



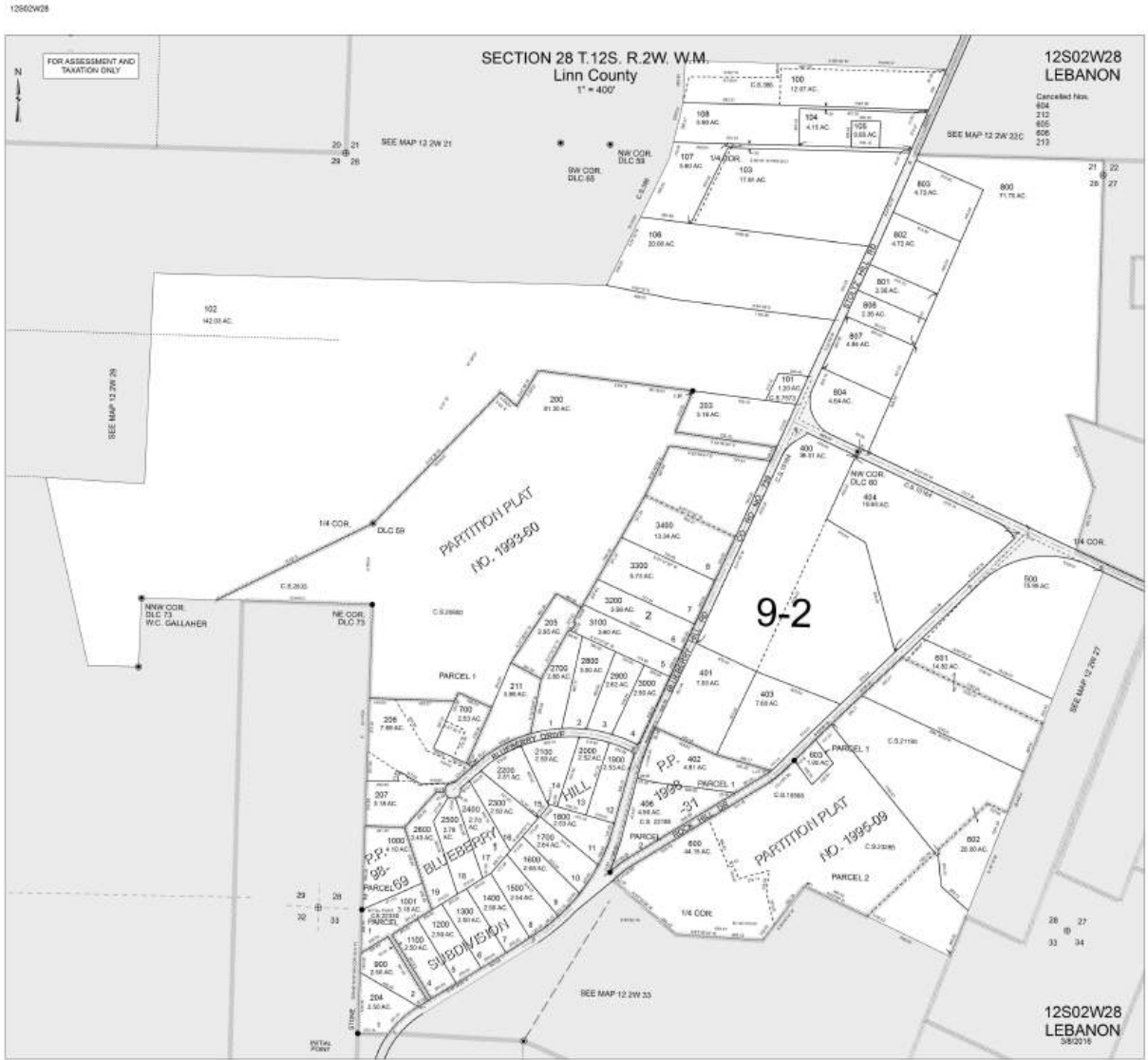
Fidelity National Title

Parcel ID: 0218780

Site Address: 31527 Stoltz Hill Rd

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.

Full Assessor Map

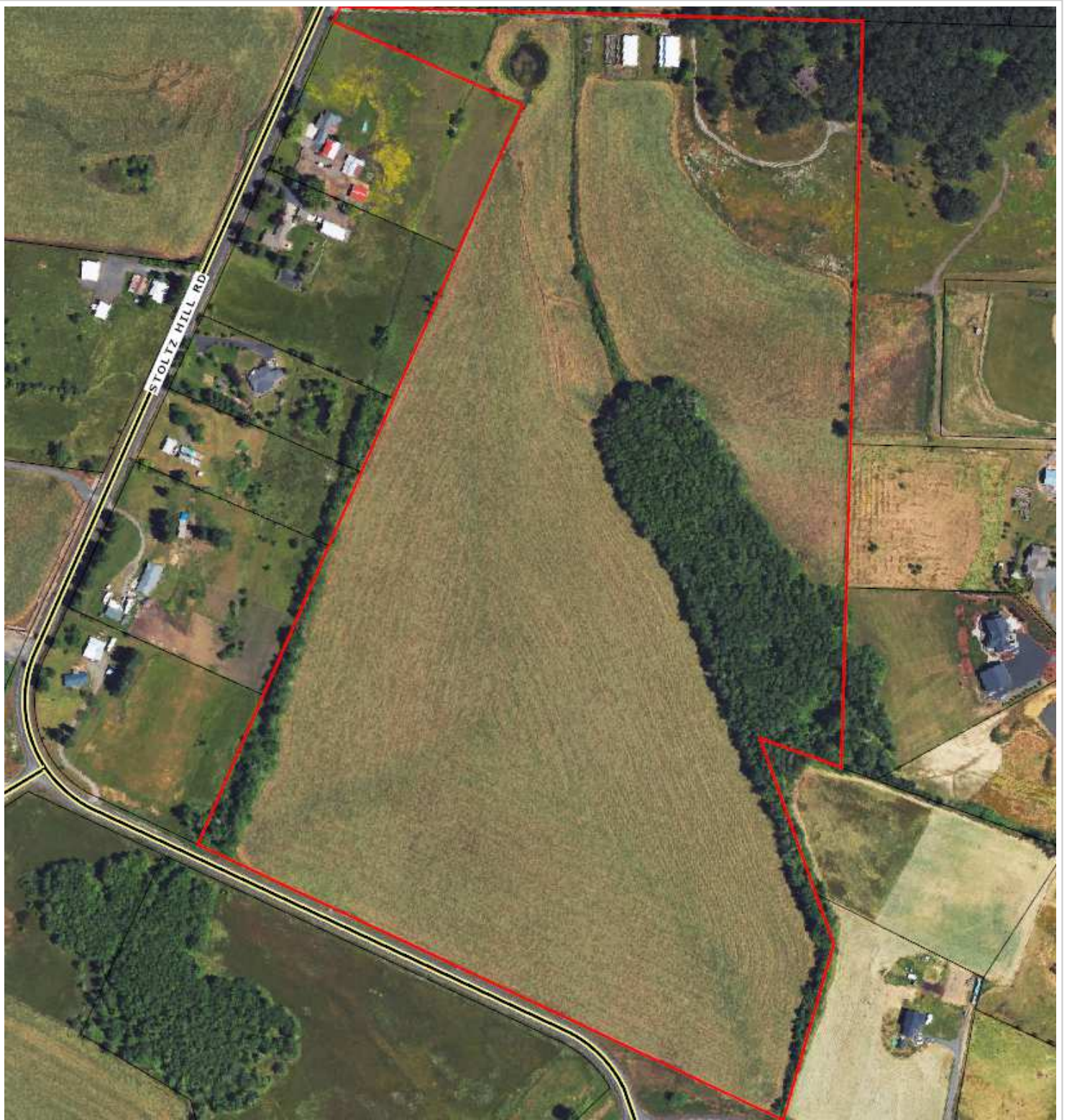


Parcel ID: 0218780

Site Address: 31527 Stoltz Hill Rd

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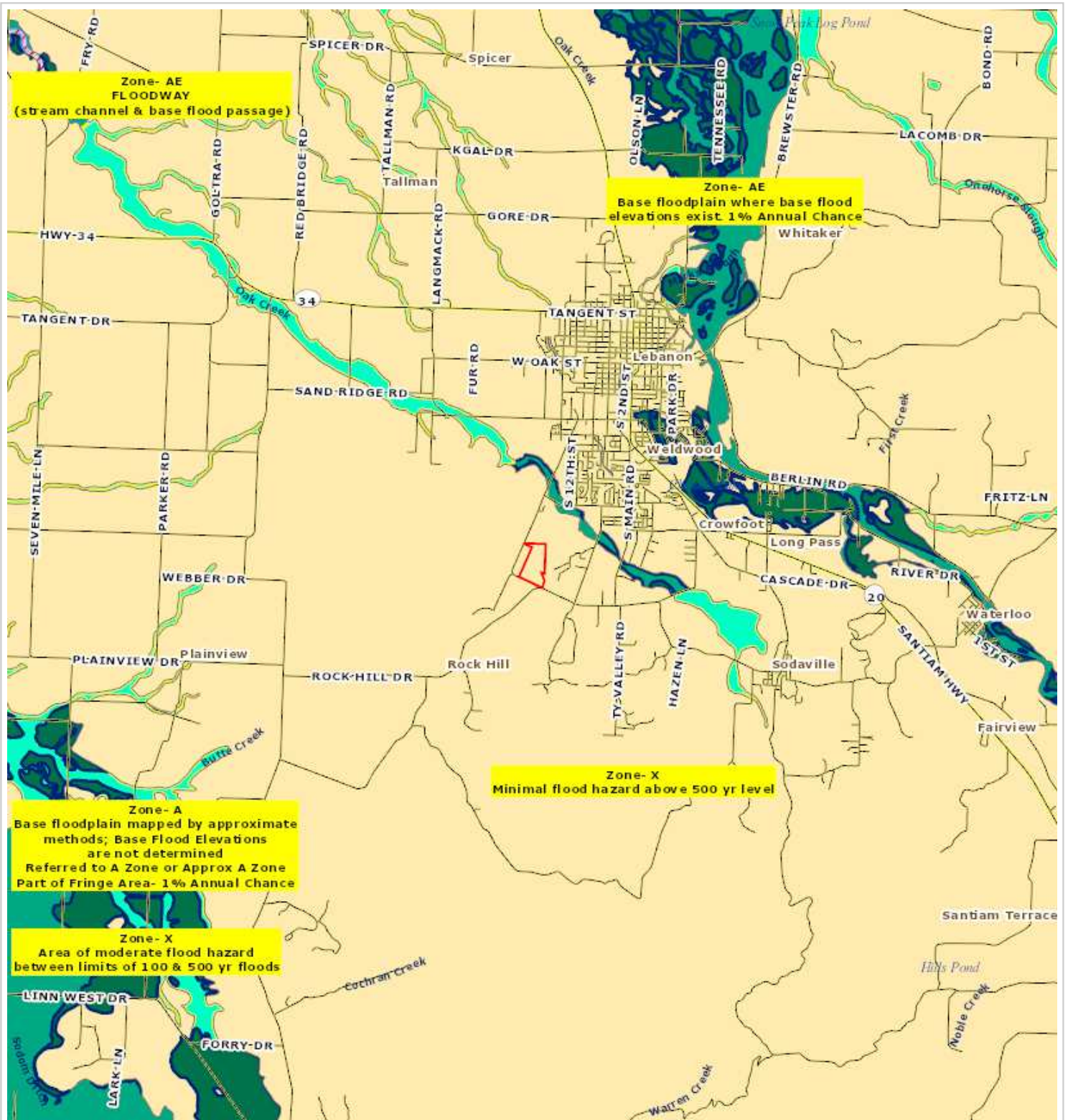
Aerial Map



Parcel ID: 0218780

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.

Flood Map



Fidelity National Title

Parcel ID: 0218780

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.

Linn County
2022 Real Property Assessment Report
 Account 218780

Map 12S02W28-00-00800
 Code - Tax ID 00902 - 218780

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing LLOYD LOREN & RUTH ELLEN VAN ANTWERP TR
 VAN ANTWERP LLOYD LOREN & RUTH ELLEN TR
 31527 STOLTZ HILL RD
 LEBANON OR 97355

Deed Reference # 2016-4091
 Sales Date/Price 03-15-2016 / \$0
 Appraiser GERGER, SAM

Property Class 541 MA SA NH
 RMV Class 401 03 00 001

Site	Situs Address	City
	31527 STOLTZ HILL RD	LEBANON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00902	Land	423,510		Land	0	
	Impr	406,840		Impr	0	
Code Area Total		830,350	264,720	294,623	0	
Grand Total		830,350	264,720	294,623	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00902	1	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	18.60 AC	3	102,080
	2	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	22.60 AC	4	124,040
	3	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	22.00 AC	6	120,740
	4	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	7.50 AC	W	41,160
					RURAL OSD - AVG	100			30,000
	5	<input checked="" type="checkbox"/>			Rural Site	107	1.00 AC		5,490
Code Area Total							71.70 AC		423,510

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00902	100	2013	148	RES One story with attic	105	1,920			308,620
	501	2000	317	GP BUILDING	105	3,456			60,950
	502	2000	317	GP BUILDING	105	2,592			37,270
	503	2002	314	COMMERCIAL GREENHOUS	105	2,160			0
Code Area Total						10,128			406,840

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY	0.00	0.00

Linn County
2022 Real Property Assessment Report
Account 218780

Comments

***** CAP NOTE - Type R *****

Agi bldg no info 10-14-99 GB

2000MX: BLDG NOT STARTED 11/22/99 JLS.

Permit for 36x72x10' eve pole bldg 7-26-00 list

2001MX: ADDED OSD & 2 FGPS. WILL BE MUSHROOM OPERATION. LAND NOT UTILIZED BY MUSHROOMS BLDGS IS LEASED OUT. HAD TO ESTIMATE CONC FLR AREA IN LARGER BLDG. OWNER WOULD NOT LET ME SEE INSIDE. 10/30/00 JLS.

*RES SITE IS ON THE HILL ABOVE BLDGS. NO RES YET. 10/00 JLS.

2002MX: SEE FOR ADDL BLDGS. 11/2/00 JLS. // NOTHING 12/31/01 JLS.

Permit for 30x72 greenhouse

2003MX: NEW GREENHOUSE ADDED. VALUE ADJ ON SEQ 501 FOR 2ND FLR. NO NEW VALUE FOR THAT. 2/12/03 JLS.

2011 VALUE REVIEW. GREENHOUSE IS EXEMPT (UNHEATED). CORRECTED FOR 2011. MW

13MX: RECLASSIFIED SOILS BASED ON NEW SOIL SURVEY PROVIDED BY OWNER. 2012 SOIL SURVEY BY ANDY GALLAGHER OF RED HILL SOILS; CERT#3114. SEE ACCOUNT FILES FOR SOIL REPORT PAGE SHOWING CLASS BREAKDOWN. 11/8/12 MW

14MX: PLANS FOR NEW SFD W/ LOFT. AA 8/13 /// EXT W/ OWNER. STILL FRAMING RES. EST WILL BE SLOW PROGRESS; OWNER BUILDING HIMSELF. EST OVERALL 20% COMP. SEE 2015 FOR COMP, FINAL CLASSING, HEAT TYPE & KITCHEN COMPONENTS. 11-13 SG

7/7/14: DISQUALIFIED 1.00 ACRE FOR NEW HOME SITE. MW

15MX: GATED. LEFT CARD @ GATE. CAN VIEW RES THROUGH TREES. ROOF, FRAME & SHEATHED. DOES NOT APPEAR TO HAVE WINDOWS INSTALLED. UN-SURE OF INTERIOR FRAMING BUT PER INSPECTIONS ABOVE FLOOR LATERAL INSPEC CANCELLED. EST 30% COMP. SEE 2016. 11-14 SG

16MX: EXT. RES HAS WINDOWS, DOORS, SOME SIDING. ROUGH WIRE & FRAMED. (PER PLANNING INSPEC) EST RES 60% COMP. RES HAS OPEN PCH ON BOTH SIDES. SEE 2017 FOR COMP. 12-15

17MX: PER OWNER PHONE CALL(S) EST OVERALL RES 85% COMP. NEED COUNTERTOPS, PARTIAL CABINETS, PARTIAL FLOORING, MISC FINISH WORK. CAN CALL OWNER 2018 OR CHECK FOR FINAL. ATTIC WILL REMAIN UNFIN. 1-17 SG

18MX: SEE ABOVE NOTES. RES FINAL (11/1/17) RAN COMPLETE. UPDATED CLASS FROM 4 TO 4-AND OUTBUILDINGS FROM ENTERED TO TABLE. 1-18 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-Jun-2023

LLOYD LOREN & RUTH ELLEN VAN ANTWERP TR
VAN ANTWERP LLOYD LOREN & RUTH ELLEN TR
31527 STOLTZ HILL RD
LEBANON OR 97355

Tax Account #	218780	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	31527 STOLTZ HILL RD LEBANON OR 97355-9201	Interest To	Jun 20, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,372.50	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,185.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,100.47	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,995.78	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,895.04	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,484.81	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,670.98	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,994.46	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,936.67	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,343.85	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,302.86	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,448.67	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,345.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,427.88	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,385.34	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,356.89	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,290.07	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,258.56	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,265.67	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,192.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$949.56	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$940.78	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$398.00	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$301.25	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.01	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.60	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$324.99	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.95	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.35	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.62	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.80	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$414.17	Nov 15, 1991
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$50,542.65	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-Jun-2023

LLOYD LOREN & RUTH ELLEN VAN ANTWERP TR
VAN ANTWERP LLOYD LOREN & RUTH ELLEN TR
31527 STOLTZ HILL RD
LEBANON OR 97355

Tax Account #	218780	Lender Name		
Account Status	A	Loan Number		
Roll Type	Real	Property ID	00902	
Situs Address	31527 STOLTZ HILL RD LEBANON OR 97355-9201		Interest To	Jun 20, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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LINN COUNTY, OREGON	2016-04091
D-QD	03/15/2016 09:45:53 AM
Stn=9 K. PETERSON	
\$15.00 \$11.00 \$10.00 \$19.00 \$20.00	\$75.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

AFTER RECORDING RETURN TO:
 GODEEDS, INC.
 ATTN: LEGALZOOM DEPT.
 8940 MAIN STREET
 CLARENCE, NY 14031
 File No. 516311404-42303170

Mail Tax Statements To:
 31527 STOLTZ HILL RD
 LEBANON, OR 97355

Tax ID No.: 0218780

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of February, 2016, by and between **LLOYD L. VAN ANTWERP AND RUTH E. VAN ANTWERP, HUSBAND AND WIFE**, a mailing address of 31527 STOLTZ HILL RD, LEBANON, OR 97355, hereinafter referred to as Grantor(s) and **LLOYD LOREN VAN ANTWERP AND RUTH ELLEN VAN ANTWERP, AS TRUSTEES OF THE LLOYD LOREN VAN ANTWERP AND RUTH ELLEN VAN ANTWERP LIVING TRUST, DATED 2-26-16**, a mailing address of 31527 STOLTZ HILL RD, LEBANON, OR 97355, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in LINN County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 31527 STOLTZ HILL RD, LEBANON, OR 97355

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: 0218780

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lloyd L. Van Antwerp
LLOYD L. VAN ANTWERP

Ruth E. Van Antwerp
RUTH E. VAN ANTWERP

STATE OF Oregon
COUNTY OF Linn

This instrument was acknowledged before me on Feb 26, 2016 by LLOYD L. VAN ANTWERP and RUTH E. VAN ANTWERP.

Melva Bates
NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Oregon
MY COMMISSION EXPIRES Oct 23, 2018

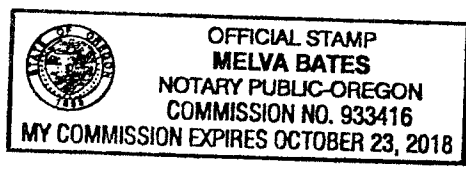


EXHIBIT A
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 12 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, COUNTY OF LINN AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF AND NORTH 66 DEGREES 28' WEST, 1,300.3 FEET FROM THE SOUTHEAST CORNER OF THE HENRY PETERSON DONATION LAND CLAIM NO. 59, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; THENCE NORTH 66 DEGREES 28' WEST ALONG SAID DONATION LAND CLAIM LINE 916.21 FEET; THENCE NORTH 14 DEGREES 23' EAST 487.79 FEET TO A 1/2 INCH PIPE; THENCE NORTH 21 DEGREES 32' WEST 545.75 FEET TO A 5/8 INCH ROD; THENCE SOUTH 71 DEGREES 46' EAST 215.28 FEET; THENCE NORTH 1,863.92 FEET TO THE NORTH LINE OF SAID DONATION LAND CLAIM NO. 59 AT A POINT 3,107.25 FEET SOUTH 89 DEGREES 59' WEST FROM THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 59; THENCE WEST ALONG THE NORTH LINE OF SAID CLAIM, 1,380 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF A COUNTY ROAD; THENCE SOUTH 21 DEGREES 58' WEST 52.8 FEET TO A 1 INCH PIPE WHICH IS WITNESS TO THE MOST NORTHERLY CORNER OF A 4.72 ACRE TRACT SHOWN ON COUNTY SURVEY NO. 8449; THENCE SOUTH 68 DEGREES 08' EAST 514.50 FEET TO A 1 INCH PIPE; THENCE SOUTH 21 DEGREES 52' WEST 2,044.50 FEET TO THE CENTER OF A COUNTY ROAD AT A POINT SOUTH 66 DEGREES 36' EAST 65.4 FEET FROM THE NORTHWEST CORNER OF THE ROBERT MILLER DONATION LAND CLAIM NO. 60; THENCE (SOUTH 66 DEGREES 28' EAST FROM EAST) SOUTH 66 DEGREES 36' EAST 1,614.82 FEET ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM NO. 60 TO THE POINT OF BEGINNING.

APN: 0218780

PROPERTY COMMONLY KNOWN AS: 31527 STOLTZ HILL RD, LEBANON, OR 97355



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

