



## Property Profile Report

*Todays Date:*

**09/04/2024**

*Owner Name:*

**Anderson, Buddie Owens**

*Property Address:*

**1135 McCormick Gardens Rd  
Gearhart OR 97138 4430**

*Reference Number:*

**61003DA00100**

*Account Number:*

**8327**

### Four North Coast locations to serve you:

630 Bond St. Astoria, OR 97103 503.325.2144	2263 N. Roosevelt Dr. Seaside, OR 97138 503.738.8433	507 Laneda Ave, Suite 3 Manzanita, OR 97130 503.368.5124	802 Main Ave. Tillamook, OR 97141 503.842.5533
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

## TITLE AND ESCROW SERVICES

For all your customer service needs: [nccs@ticortitle.com](mailto:nccs@ticortitle.com)

## Clatsop County Parcel Information

**Parcel Information**

Parcel #:	8327
Tax Lot:	61003DA00100
Site Address:	1135 McCormick Gardens Rd Gearhart OR 97138 - 4430
Owner:	Anderson, Buddie Owens
Owner2:	
Owner Address:	12367 NW Ashton Dr Banks OR 97106 - 6055
Twn/Range/Section:	06N / 10W / 03 / SE
Parcel Size:	5.00 Acres (217,800 SqFt)
Plat/Subdivision:	McCormick Gardens
Lot:	
Block:	
Census Tract/Block:	950700 / 1001
Waterfront:	

**Assessment Information**

Market Land Value:	\$122,755.00
Market Impr Value:	\$416,191.00
Market Total Value:	\$538,946.00
Assessed Value:	\$239,576.00

**Tax Information**

Levy Code Area:	1006
Levy Rate:	12.7244
Tax Year	Annual Tax
2023	\$3,048.45
2022	\$1,577.48
2021	\$1,542.93

**Legal**

Metes &amp; Bounds

**Land**

Cnty Land Use:	401 - Tract - Improved (typical of class)	Land Use Std:	RSFR - Single Family Residence
Zoning:	RA-1 Clatsop - Residential Agriculture 1	Neighborhood:	F
Watershed:	Necanicum River-Frontal Pacific Ocean	School District:	10
Recreation:			

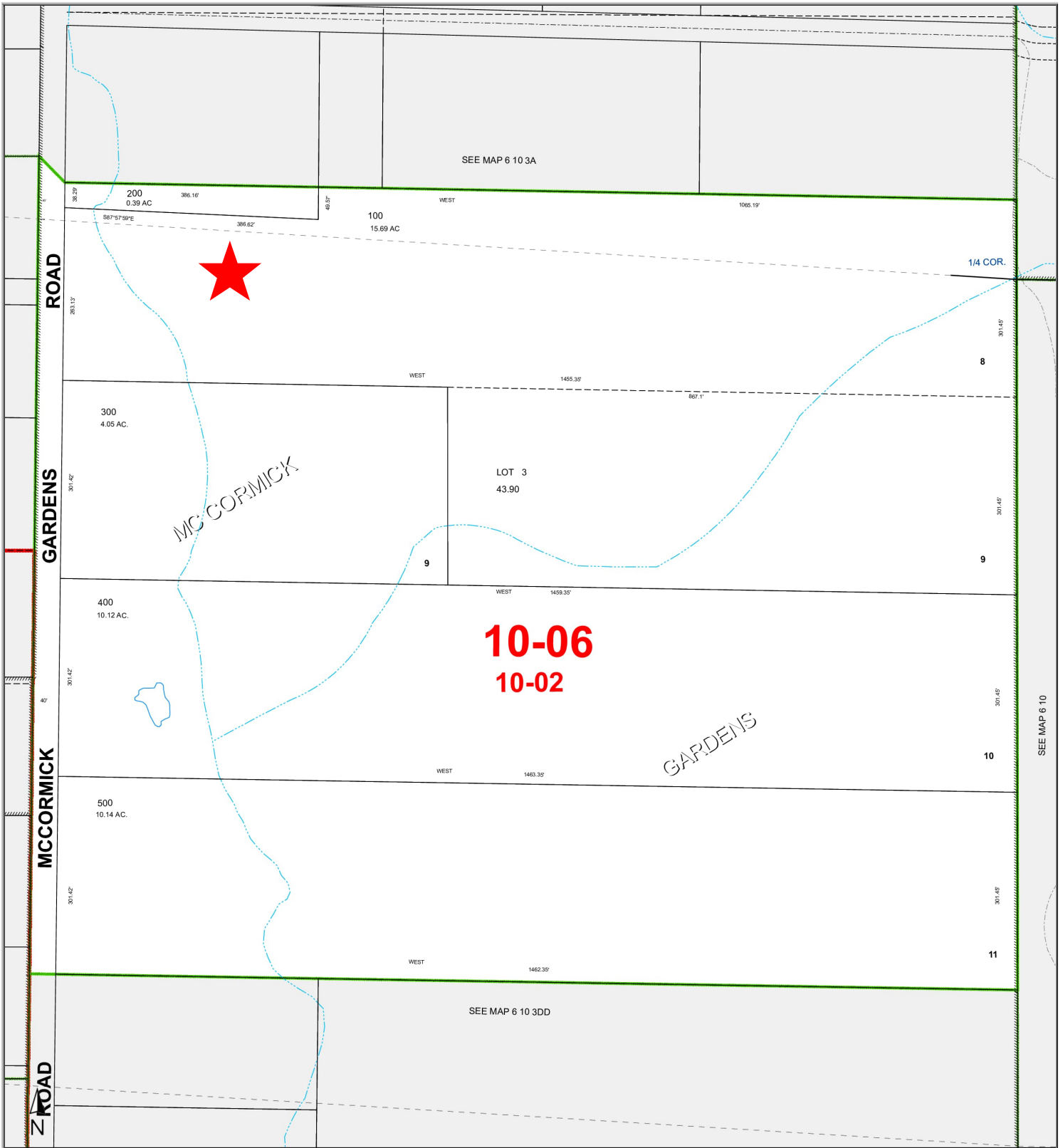
**Improvement**

Year Built:	2021	Stories:	1	Total SqFt:	1,036
Eff Year Built:	1922	Bedrooms:	2	Bathrooms:	1
Bsmt SqFt:		Garage:		Full Baths:	1
Exterior Walls:	Asbestos	Roof Covering:	Composition	Half Baths:	
Foundation:	Concrete	Roof Style:		Heat:	Forced Air
Primary School:	Pacific Ridge Elementary School	Middle School:	Seaside Middle School	High School:	Seaside High School

**Transfer Information**

Loan Date:	04/06/2020	Loan Amt:	\$218,000.00	Doc Num:	202002496	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	FAIRWAY INDEPENDENT MTG CORP		
Rec. Date:	03/30/2018	Sale Price:	\$224,000.00	Doc Num:	201802389	Doc Type:	Deed
Owner:	Buddie O Anderson	Grantor:	SMITH MARIE N				
Orig. Loan Amt:	\$217,280.00	Title Co:	TICOR TITLE INSURANCE CO.				
Finance Type:		Loan Type:	Conventional	Lender:	GUILD MTG CO		

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.



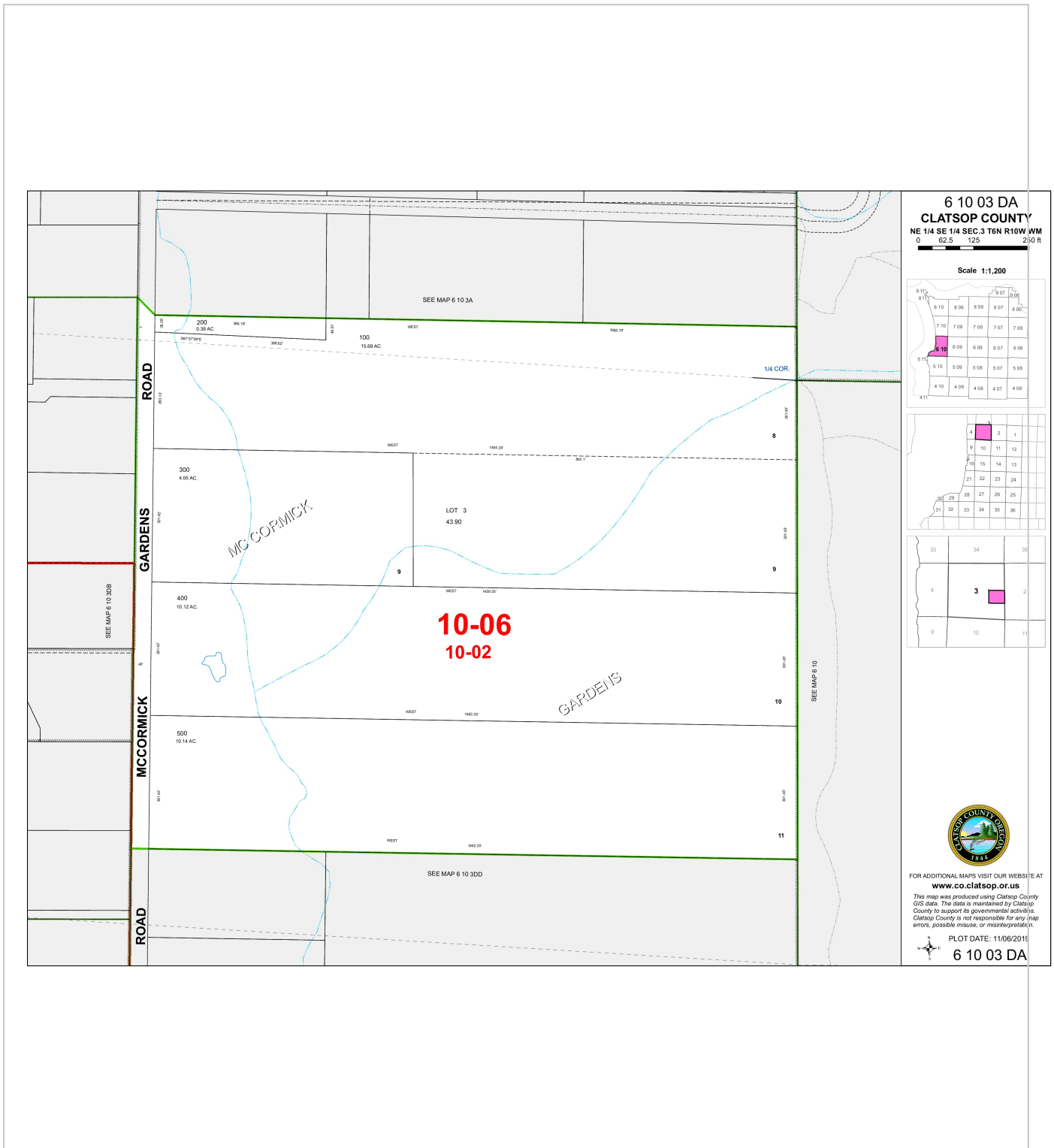
**ParcelID: 8327**

**Tax Account #: 61003DA00100**

**1135 McCormick Gardens Rd, Gearhart OR 97138**

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 of easements, acreage or other matters shown thereon.

Full Assessor Map



Parcel ID: 8327

Site Address: 1135 McCormick Gardens Rd

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Aerial Map



**Parcel ID: 8327**

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# Appraisal Report

**DISCLAIMER OF LIABILITY:**

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
8327	401	3	F	1006	61003DA00100

Owner(s): **Anderson Buddie Owens**

Situs Address: **1135 McCormick Gardens Rd  
Gearhart,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$37,500	(\$13,500)	\$24,000
	Residential	dd. Acres Reside	Acre	0.00	\$0	\$0	\$0
	Residential	Site	Site		\$0	\$4,900	\$4,900

### Land Components

Category	Description
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Septic System
Site Adjustments	View Fair
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Site Adjustments	Med/Light Traffic

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
134	1914	1928		rlegg	0.340000	4524	0000	0000	0.452400	1.100000	1.000000

Base Cost Value:	\$87,995
Inventory Adjustment Total:	\$4,921
Adjusted Base Cost:	\$102,208
DRC:	\$15,721
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Asbestos	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,141	3	2,921
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,036	0	0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Shower Stall - Metal	1	0	750	750
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	0	0	1	0	0			552	552	0.00	0.00	24,658.08	24,658.08
First Floor	1	1	0	0	1	1.0	0	1	0	0	0			1,036	1,036	0.00	0.00	63,337.28	63,337.28

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.45	9	\$122	\$0	\$122	\$55

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.45	126	\$4,317	\$0	\$4,317	\$1,953

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.45	540	\$5,989	\$0	\$5,989	\$2,709

# Residence Valuation

## Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Fir	1.00	1.00	1.00	0.45	21	\$250	\$0	\$250	\$113

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.45	48	\$1,187	\$0	\$1,187	\$537

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Free Stall Barn	1.00	1.00	1.00	0.45	1,000	\$26,021	\$0	\$26,021	\$11,772

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.10	1.00	1.00	0.45	48	\$1,438	\$0	\$1,581	\$715

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total				
134	\$15,721	\$0	\$0	\$17,855	\$33,576	Residential	HS	\$24,000	
						Residential	Add. Acres Residen	\$0	
						Residential	Site	\$4,900	
							Total:	<u>\$28,900</u>	

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
83271		8327		\$76,641	2.28	<u>\$111,596</u>	<u>3.86</u>
				<u>\$76,641</u>			



## Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2021	\$79,145	\$91,505	\$170,650	\$68,633	\$51,317	\$119,950	\$1,542.93
2022	\$111,595	\$76,641	\$188,236	\$70,691	\$52,856	\$123,547	\$1,577.48

## Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
201802389	03/30/2018	\$224,000	34	Yes	Primary	8327	61003DA00100
					Additional	50670	61003DA00100
					Additional	8328	61003DA00300

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RECORDING REQUESTED BY:



422 N Roosevelt Dr.  
Seaside, OR 97138

GRANTOR'S NAME:  
Marie Narin Smith

GRANTEE'S NAME:  
Buddie Owens Anderson

AFTER RECORDING RETURN TO:  
Order No.: 360418000568-PT  
Buddie Owens Anderson  
1135 McCormick Gardens Road  
Gearhart, OR 97138

SEND TAX STATEMENTS TO:  
Buddie Owens Anderson  
1135 McCormick Gardens Road  
Gearhart, OR 97138

APN: 8327  
50670  
8328  
Map: 61003DA 00100  
61003DA 00100  
61003DA 00300  
1135 McCormick Gardens Road, Gearhart, OR 97138

	Recording Instrument #201802389
	Recorded By: Clatsop County Clerk
	# of Pages: 4 Fee: 62.00
	Transaction date: 03/30/2018 14:58:10 Deputy: Rush

RECORDED BY TICOR  
FEE INS. CO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Marie Narin Smith, Grantor, conveys and warrants to Buddie Owens Anderson, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clatsop, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$224,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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 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.

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-30-18

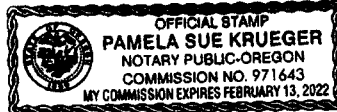
Marie N. Smith  
Marie Narin Smith

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on March 30, 2018 by Marie Narin Smith.

Pamela S. Krueger  
(Notary Public - State of Oregon)

My Commission Expires: 2/13/2022



**EXHIBIT "A"**  
Legal Description

**PARCEL NO. 1:**

Tract 8, and the East 6 acres of Tract 9, MCCORMICK GARDENS, in Sections 3 and 10, Township 6 North, Range 10 West of the Willamette Meridian, as laid out and recorded by Harry W. McCormick and Ida E. McCormick, in the County of Clatsop, State of Oregon.

EXCEPTING THEREFROM that portion of Tract 8 quitclaimed to Brand Dichter by document recorded July 8, 2000 as Instrument No. 200005354, Clatsop County Records.

**PARCEL NO. 2:**

A tract of land being a portion of Tract 9, MCCORMICK GARDENS, in Sections 3 and 10, Township 6 North, Range 10 West of the Willamette Meridian and as laid out and recorded by Harry W. McCormick and Ida E. McCormick in the County of Clatsop and State of Oregon, more particularly described as follows, to wit:

Beginning at the Southwest corner of Tract 9, McCormick Gardens;

thence East along the South line of said tract to the boundary line of that certain tract of land conveyed to Ernest F. Luoma by Deed recorded October 3, 1963, in Book 270, page 729, Deed Records, Clatsop County, Oregon;

thence North along the boundary line of said Luoma tract to a point of intersection with the North line of said Tract 9;

thence West along the North line of said Tract 9 to the Northwest corner of said Tract 9;

thence South along the West line of said Tract 9 to the point of beginning, said tract being described in Deeds as the West four acres of Tract 9, McCormick Gardens.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

1. Regulations, levies, liens, assessments, rights of way and easements of Drainage District No. 16.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company  
Purpose: Public utilities  
Recording Date: May 20, 1982  
Recording No: Book 576, page 752  
Affects: Reference is hereby made to said document for full particulars

3. Deed of Conservation Easement, including the terms and provisions thereof,

Executed by: Marie Smith; and North Coast Land Conservancy, Inc.  
Recording Date: July 18, 2006  
Recording No.: 200608070