



First American Title™



VITICULTURE

**APNs 229393, 435859,
229591, 229603, & 490937
Polk County, OR**

John Lee
Lee Real Estate
503-245-9090 | john@northwestfarmbroker.com

EMAIL csfirst@firstam.com | PHONE 503-476-8735



OWNERSHIP INFORMATION

Owner: Johnson, Lee B
CoOwner:
Site: OR 97378
Mail: 2959 Zena Rd NW Salem OR 97304

Parcel #: 229393
Ref Parcel #: 66 700 100
TRS: 06S / 06W / 07
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020400 Block: 1002
Neighborhood:
School Dist: 48J Sheridan
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 550 - Vacant H&b Use Farm Recvng Farm Def
Zoned Efu
Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 45.066501 / -123.461371
Watershed: Agency Creek-South Yamhill River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$66,210.00
Market Impr: \$0.00
Market Total: \$66,210.00 (2024)
% Improved: 0.00%
Assessed Total: \$7,490.00 (2024)
Levy Code: 1406
Tax: \$459.08 (2024)
Millage Rate: 10.3685
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 64.02 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 2,788,712 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lee Johnson	01/30/1998	1998-16604	\$305,000.00	Deed		Conv/Unk

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.



OWNERSHIP INFORMATION

Owner: Johnson, Lee B
CoOwner:
Site: OR 97378
Mail: 2959 Zena Rd NW Salem OR 97304

Parcel #: 435859
Ref Parcel #: 66 700 601
TRS: 06S / 06W / 07
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020400 Block: 1002
Neighborhood:
School Dist: 48J Sheridan
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 500 - Vacant H&b Use Farm Not Recv Farm Def
Zoning Not Significant
Std Land Use: 8000 - Vacant Land (General)
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 45.064324 / -123.462684
Watershed: Agency Creek-South Yamhill River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$183,120.00
Market Impr: \$0.00
Market Total: \$183,120.00 (2024)
% Improved: 0.00%
Assessed Total: \$77,470.00 (2024)
Levy Code: 1401
Tax: \$850.89 (2024)
Millage Rate: 10.9833
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 27.87 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,214,017 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lee Johnson	01/30/1998	1998-16604	\$305,000.00	Deed		Conv/Unk

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.



OWNERSHIP INFORMATION

Owner: Johnson, Lee B
CoOwner:
Site: OR 97378
Mail: 2959 Zena Rd NW Salem OR 97304

Parcel #: 229591
Ref Parcel #: 66 800 401
TRS: 06S / 06W / 08
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020400 Block: 1002
Neighborhood:
School Dist: 48J Sheridan
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 550 - Vacant H&b Use Farm Recvng Farm Def
Zoned Efu
Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 45.070571 / -123.454707
Watershed: Deep Creek-South Yamhill River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$20.00
Market Impr: \$0.00
Market Total: \$20.00 (2024)
% Improved: 0.00%
Assessed Total: \$2.00 (2024)
Levy Code: 1406
Tax: \$0.01 (2024)
Millage Rate: 10.3685
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.01 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 436 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lee Johnson	01/30/1998	1998-16604	\$305,000.00	Deed		Conv/Unk

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.



OWNERSHIP INFORMATION

Owner: Johnson, Lee B	Parcel #: 229603
CoOwner:	Ref Parcel #: 66 800 500
Site: 21140 Salmon River Hwy Sheridan OR 97378	TRS: 06S / 06W / 08
Mail: 2959 Zena Rd NW Salem OR 97304	County: Polk

PROPERTY DESCRIPTION

Map Grid:
 Census Tract: 020400 Block: 1002
 Neighborhood:
 School Dist: 48J Sheridan
 Impr Type: 509 - H & B Use Farm MS Improved
 Subdiv/Plat:
 Land Use: 559 - M S H&b Use Farm Land Rcvng Farm Def Zoned Efu
 Std Land Use: 1006 - Mobile/Manufact Home (regardless of Land owner)
 Zoning: County-EFU - Exclusive Farm Use Zone
 Lat/Lon: 45.066735 / -123.455091
 Watershed: Mill Creek
 Legal:

ASSESSMENT AND TAXATION

Market Land: \$608,120.00
 Market Impr: \$39,630.00
 Market Total: \$647,750.00 (2024)
 % Improved: 6.00%
 Assessed Total: \$100,121.00 (2024)
 Levy Code: 1406
 Tax: \$1,038.13 (2024)
 Millage Rate: 10.3685
 Exemption:
 Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 1,728 SqFt	Year Built: 1984
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 100.47 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 4,376,473 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: 18 - Wood Siding
Building Style: FARM BLDG - GP BUILDING	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lee Johnson	01/30/1998	1998-16604	\$305,000.00	Deed		Conv/Unk

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.



OWNERSHIP INFORMATION

Owner: Johnson, Lee B
CoOwner:
Site: OR 97378
Mail: 2959 Zena Rd NW Salem OR 97304

Parcel #: 490937
Ref Parcel #: 66 800 501
TRS: 06S / 06W / 08
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020400 Block: 1002
Neighborhood:
School Dist: 48J Sheridan
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 550 - Vacant H&b Use Farm Recvng Farm Def
Zoned Efu
Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 45.065809 / -123.450183
Watershed: Mill Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$50,890.00
Market Impr: \$0.00
Market Total: \$50,890.00 (2024)
% Improved: 0.00%
Assessed Total: \$5,582.00 (2024)
Levy Code: 1406
Tax: \$57.89 (2024)
Millage Rate: 10.3685
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 28.53 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,242,767 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Lee Johnson	01/30/1998	1998-16604	\$305,000.00	Deed		Conv/Unk

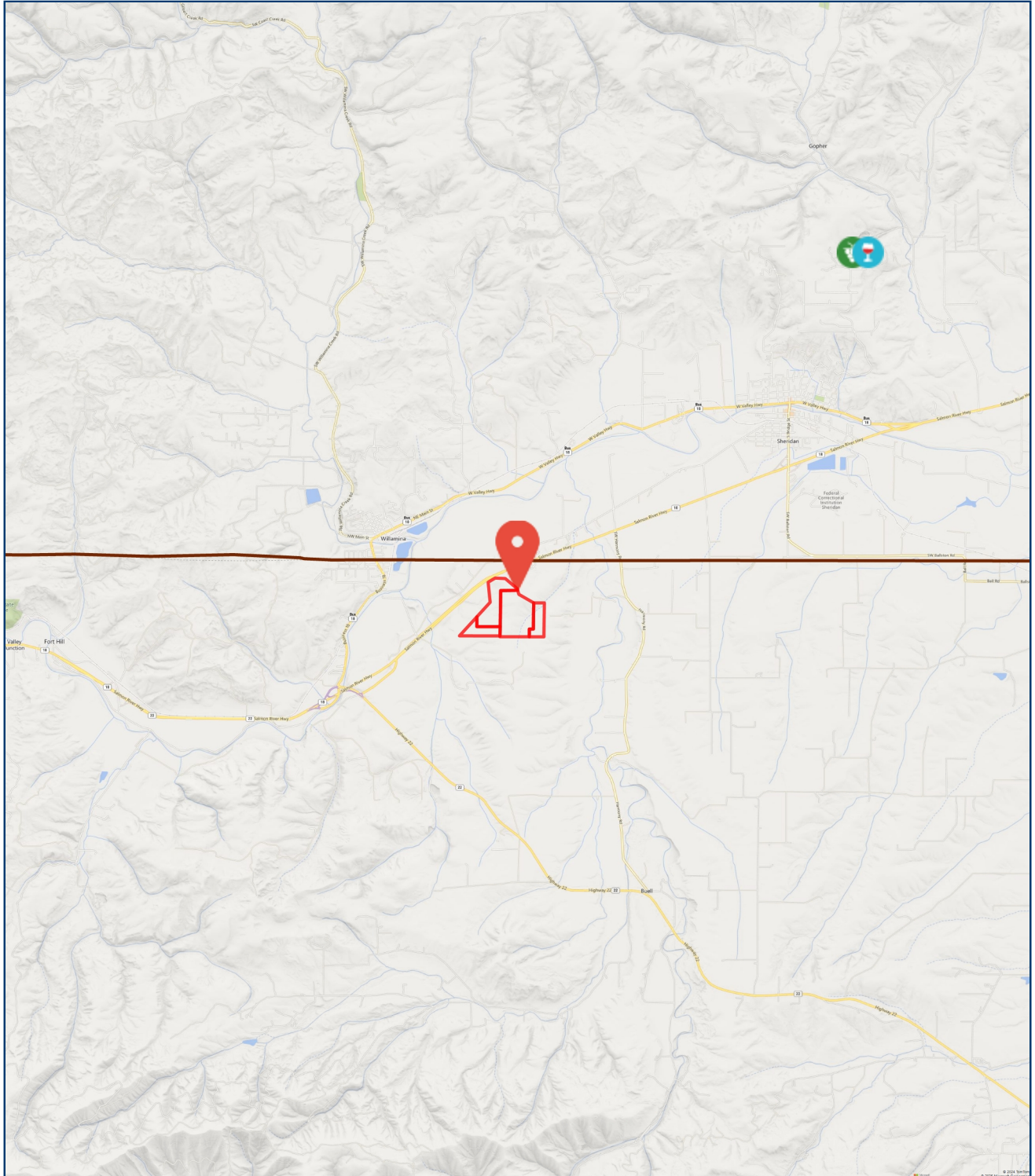
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Viticulture Business Report

Subject: No Site Address Polk County, OR

Report Generated: 1/14/2025



Subject



1 Wineries



1 Vineyards

Wineries *within 5 miles

Name	Address	Employee #	Distance (mi)
Garibaldi Cellars	Sw Cherry Hill Rd Sheridan, Oregon 97378	5	4.83

Vineyards *within 5 miles

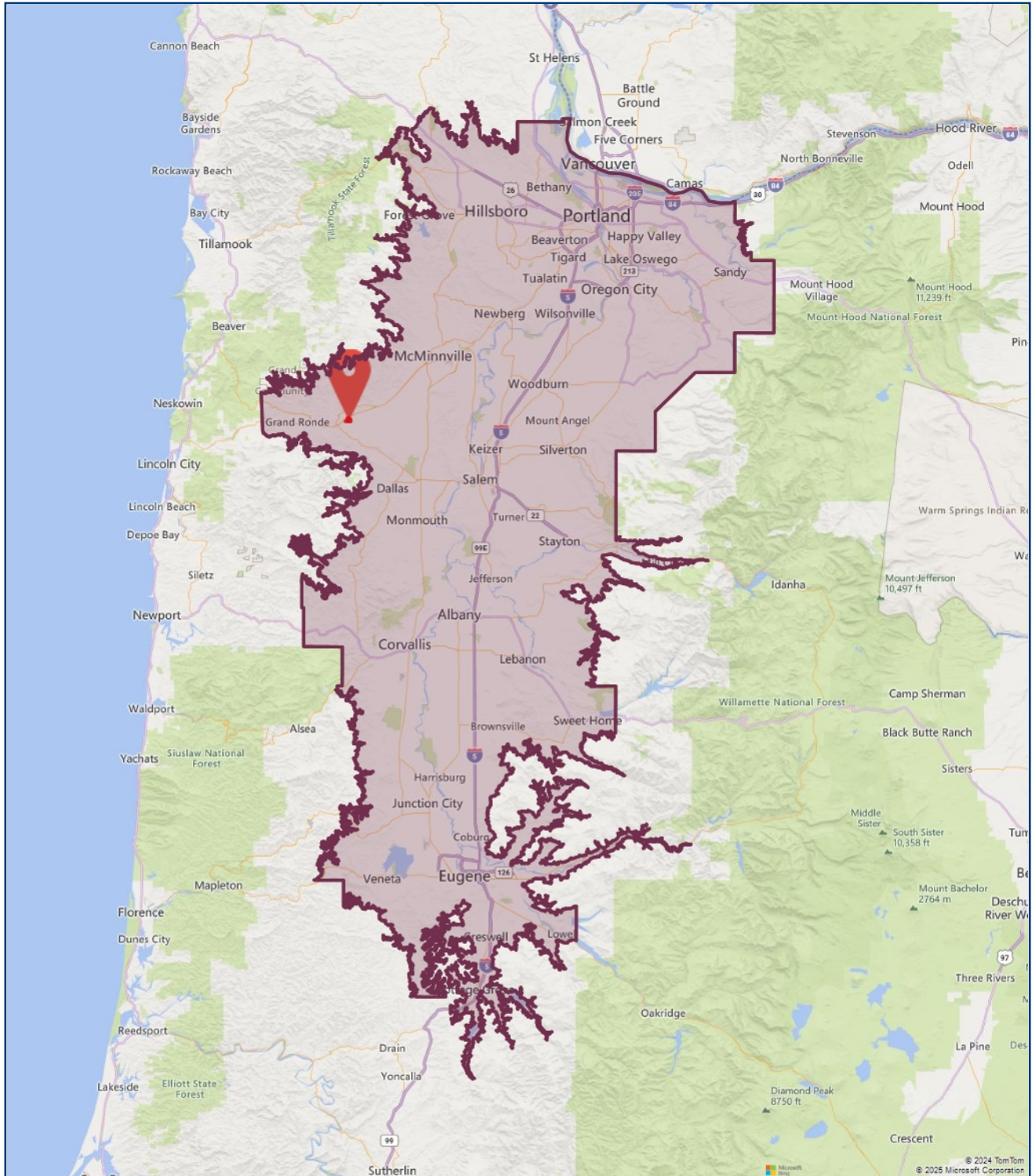
Name	Address	Employee #	Distance (mi)
J Wrigley Vineyards	Sw Cherry Hill Rd Sheridan, Oregon 97378	4	4.83



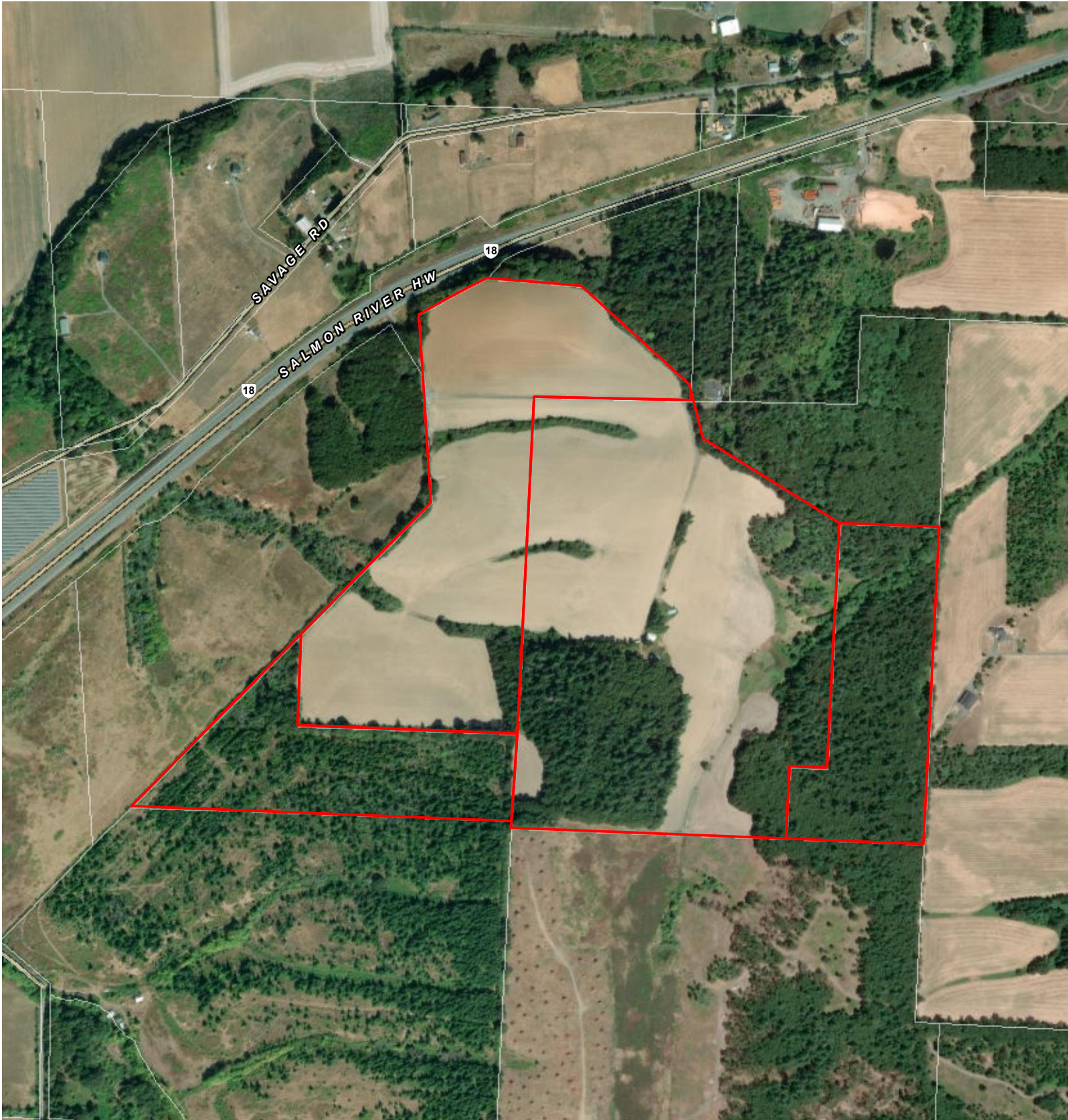
Willamette Valley AVA

Established: 1/21/1983 Total Area: 10,729 SqMi

Report Generated: 1/14/2025



 **Subject**



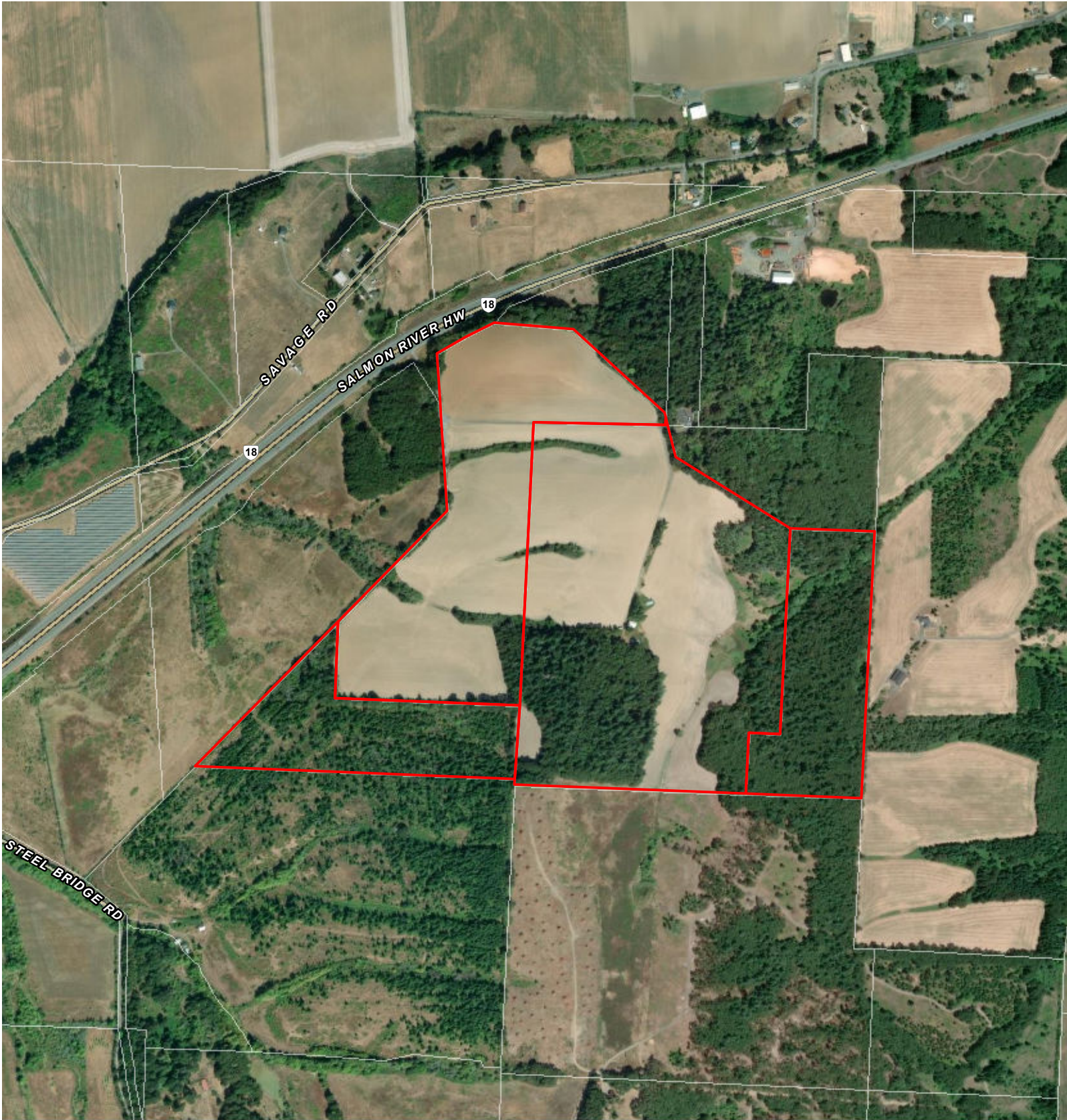
Aerial



Subject



Taxlot



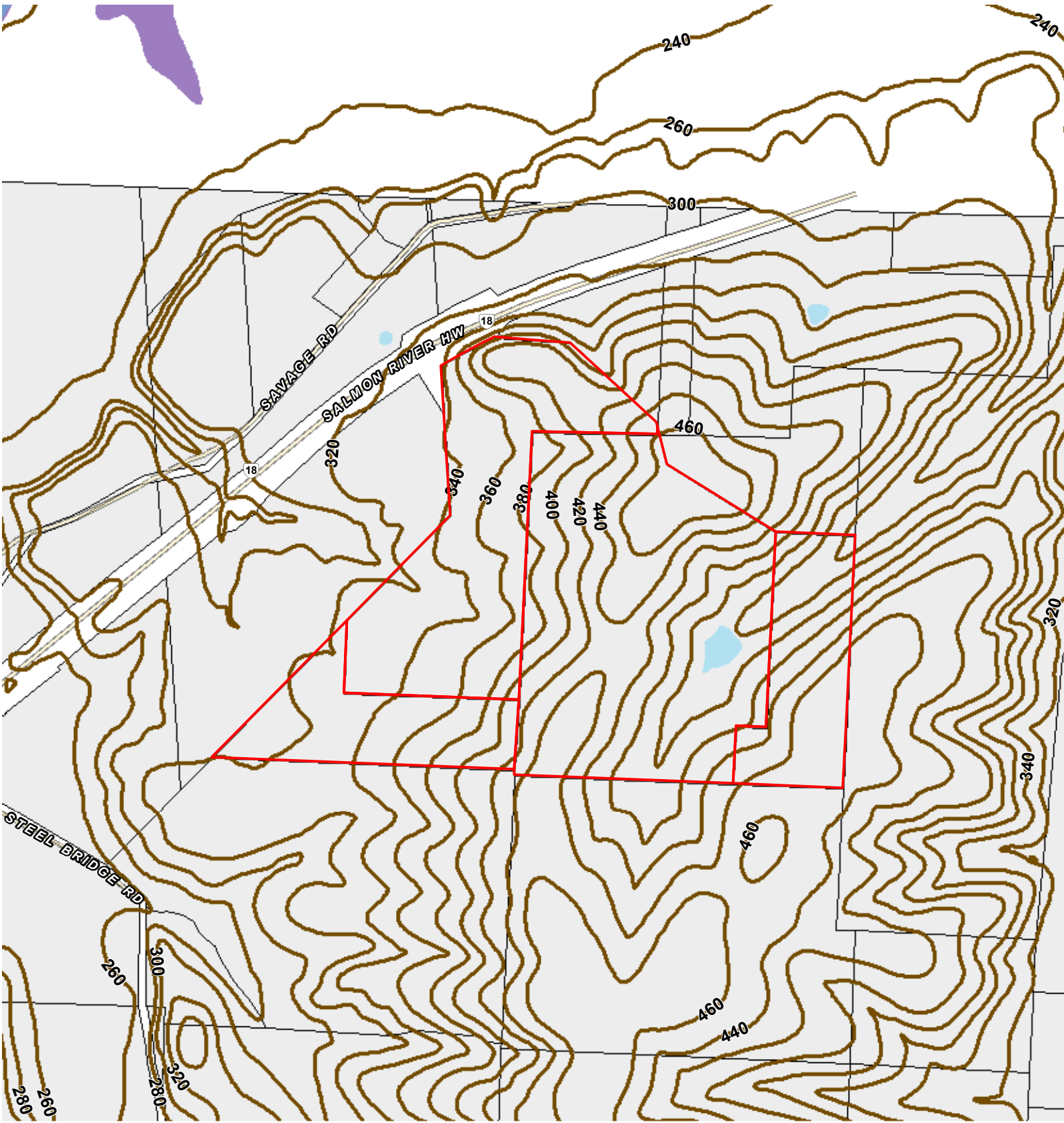
Aerial



Subject

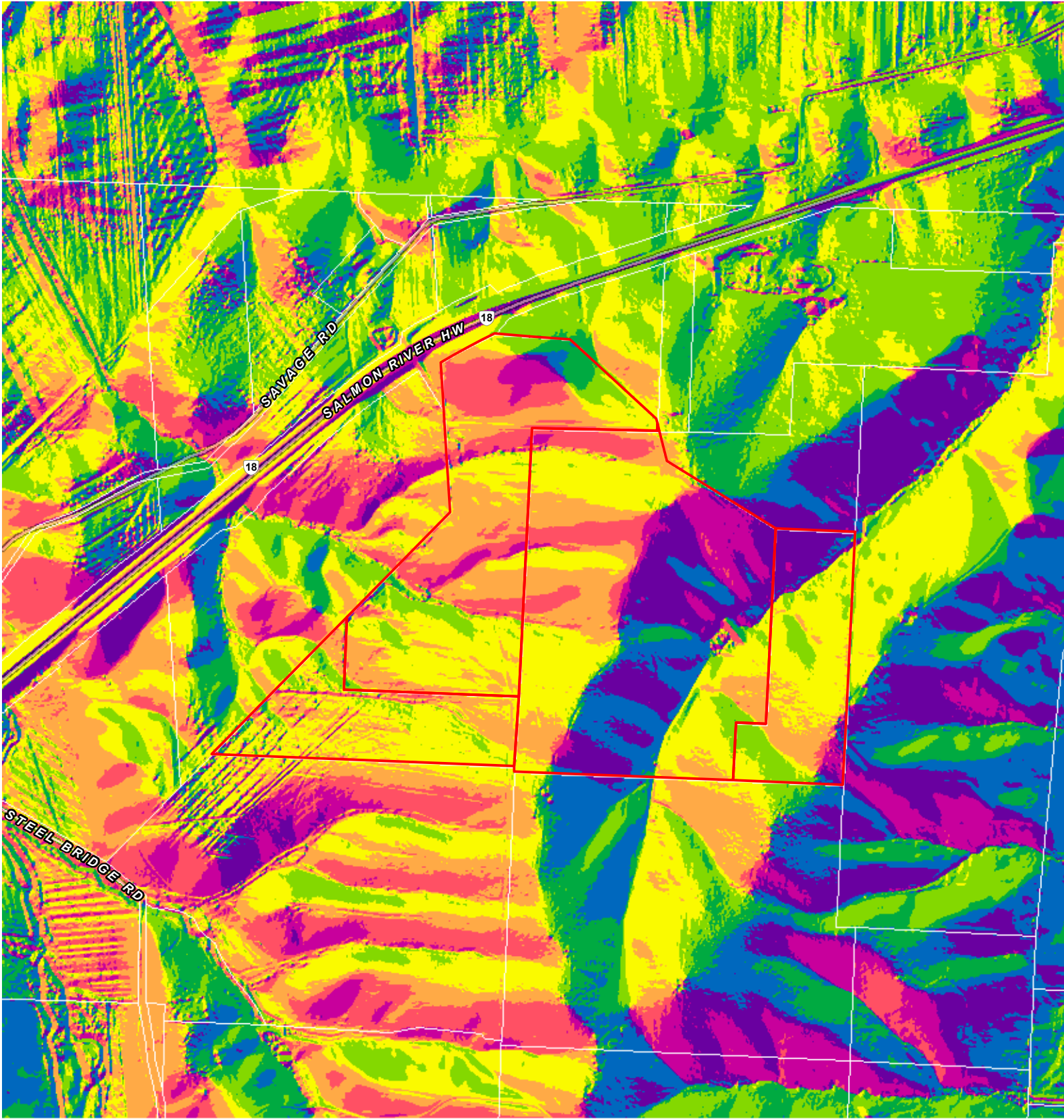


Taxlot

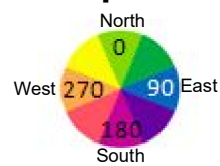


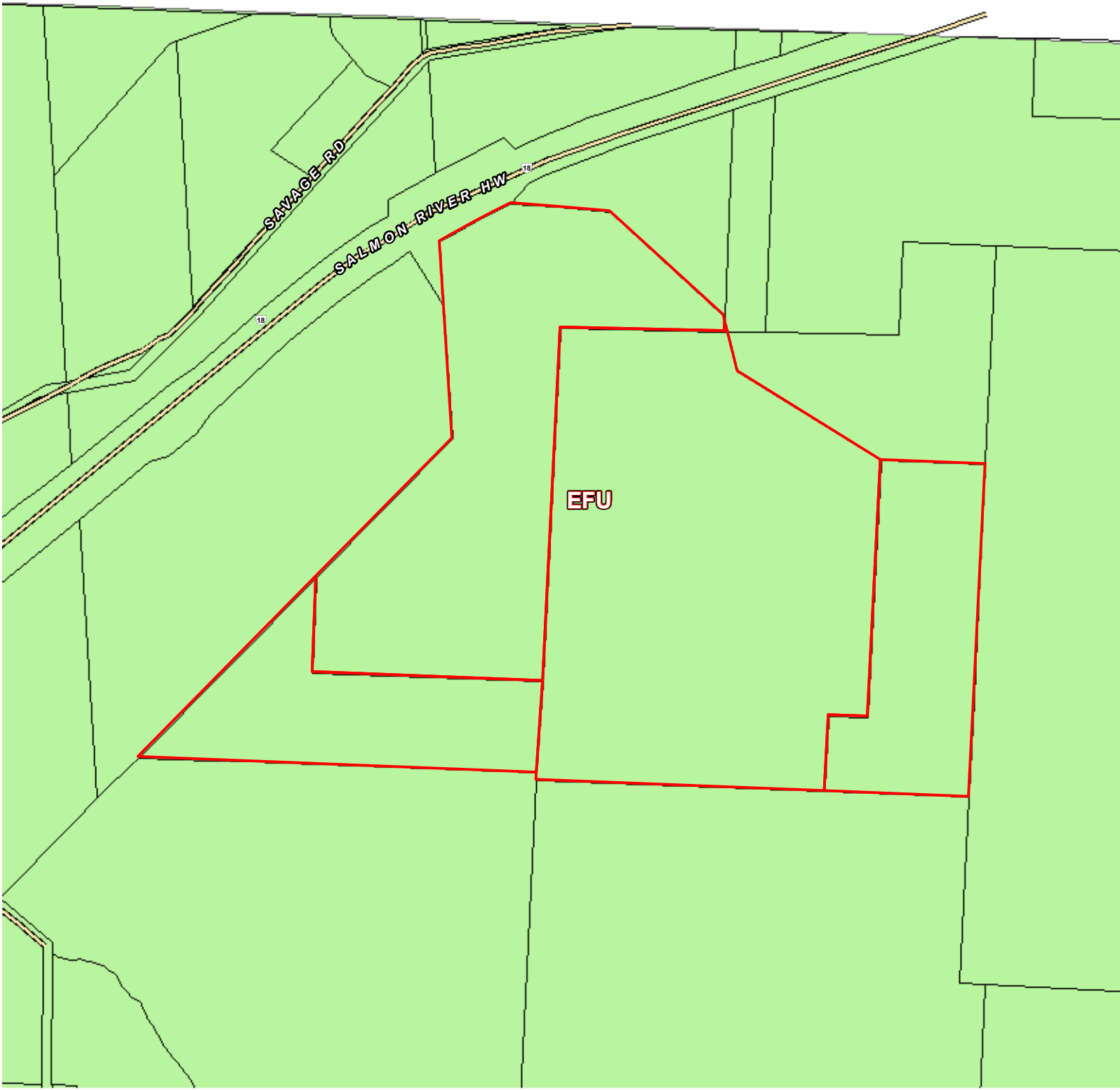
Natural Features

- Contour
 1% Annual Chance Flood
 0.2% Annual Chance Flood
 Special Floodway
- Wetlands
 Area of Undetermined Flood
 Regulatory Floodway
- Area with Reduced Risk Due to Levee
 Future Conditions 1% Annual Chance Flood Hazard



Aspect





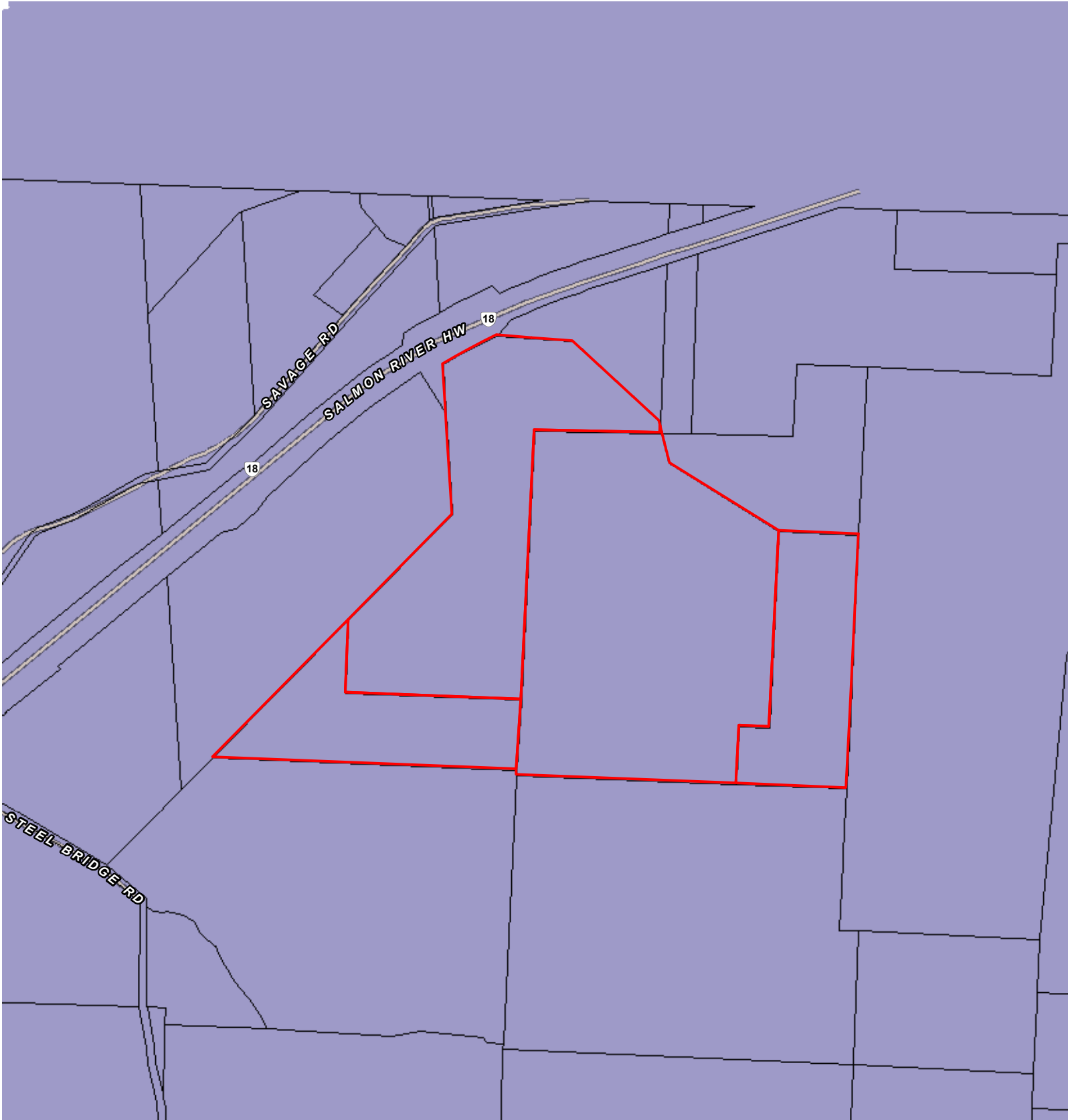
Zoning



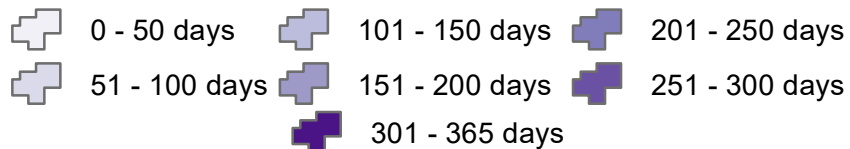
Subject

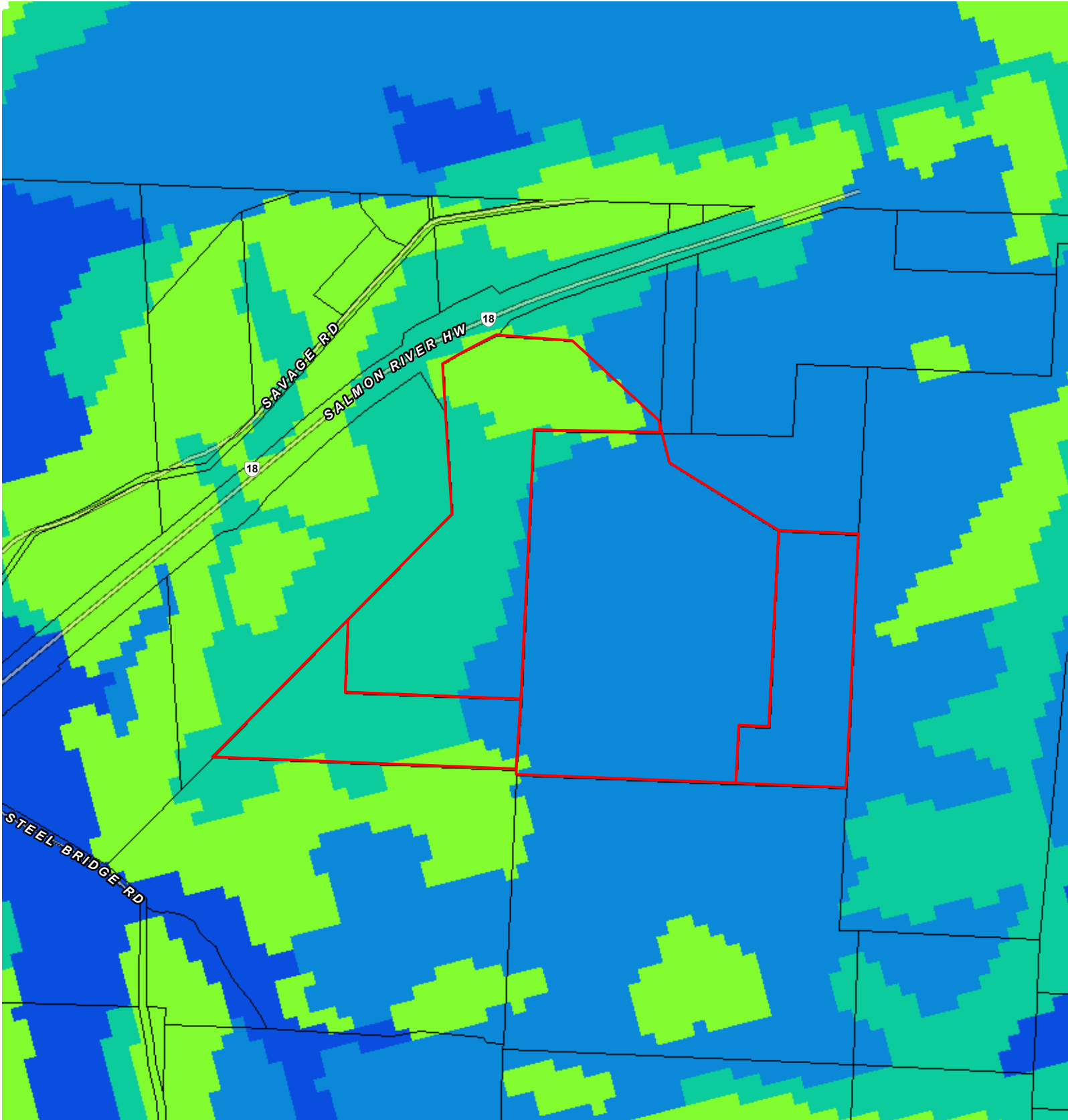


Taxlot



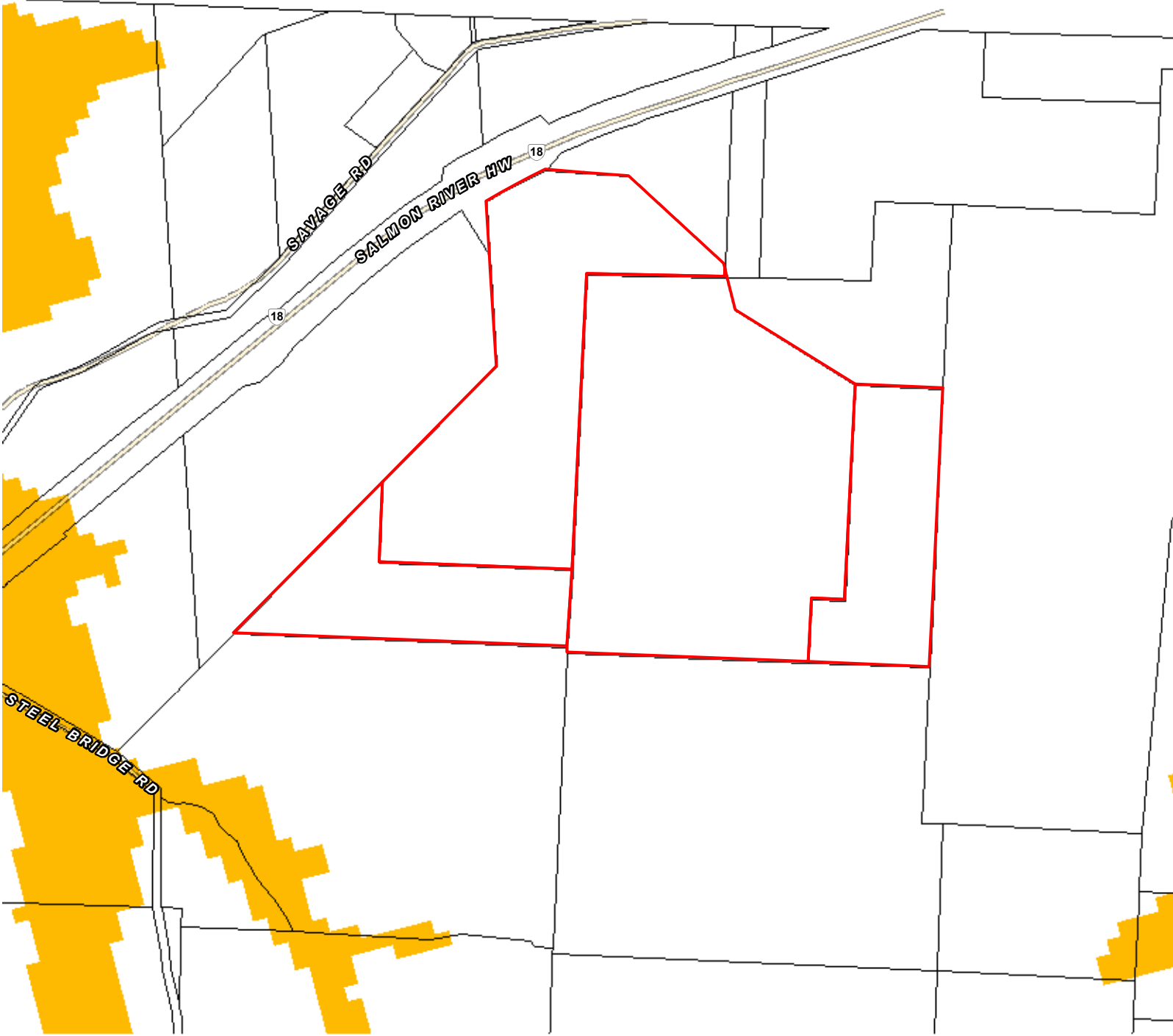
USA Soils Frost Free Period





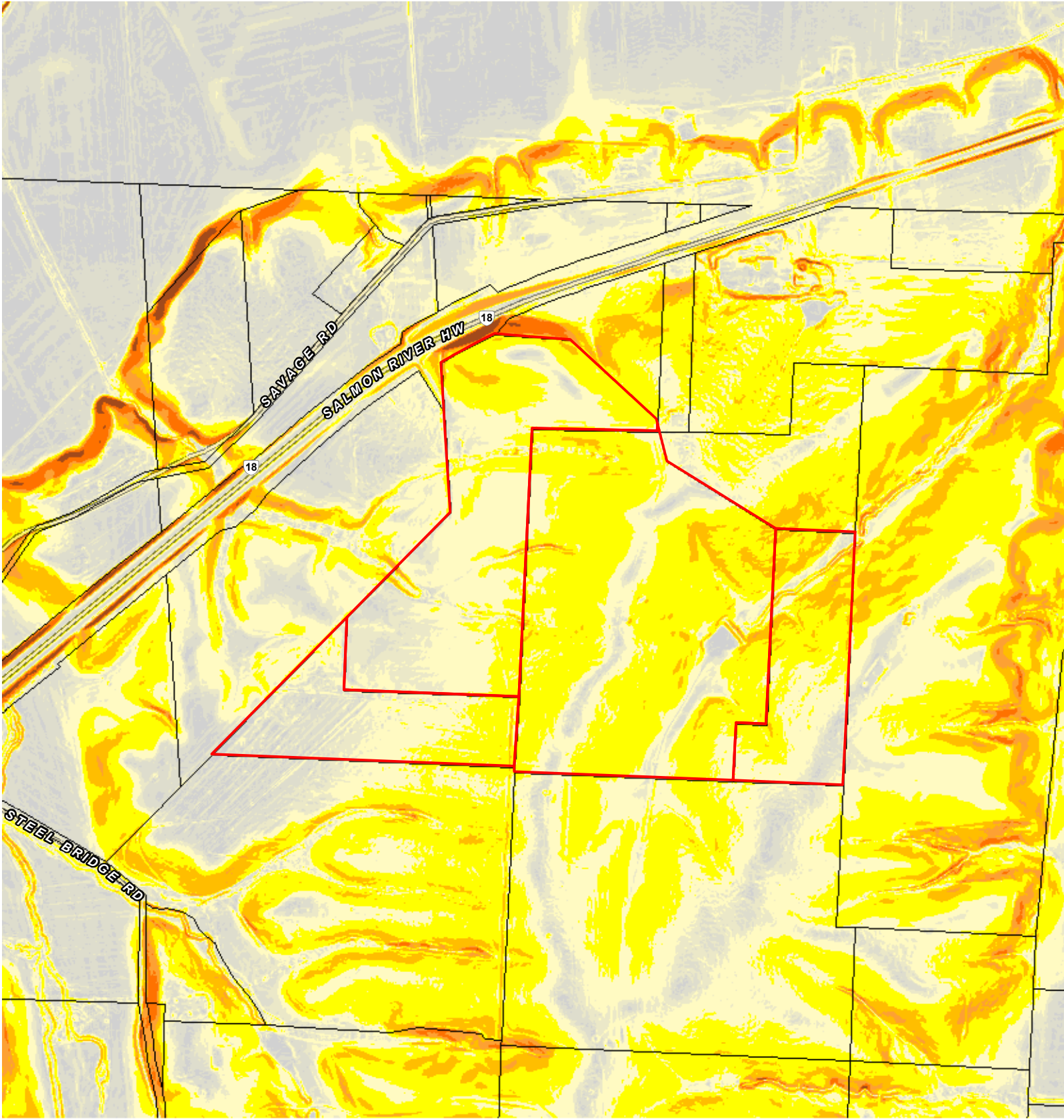
USA Soils Drainage Class

- | | | | |
|----------------------|-------------------------|-------------------------|-------------|
| Excessively | Well Drained | Somewhat Poorly Drained | Very Poorly |
| Somewhat Excessively | Moderately Well Drained | Poorly Drained | Subaqueous |



USA Soils Flooding Frequency

- None
- Rare
- Common
- Very Rare
- Occasional
- Frequent
- Very Frequent



Slope

