



Property Profile Report

Client Name:

The Kelly Group

Todays Date:

06/13/2024

Owner Name:

Seltzer Michael H Family Trust

Property Address:

**8580 SE Hillview Dr
Amity OR 97101 2166**

Reference Number:

R541404406

Account Number:

495598

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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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

www.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com



Parcel Information

Parcel #: 495598
Account: R541404406
Related:
Site Address: 8580 SE Hillview Dr Amity OR 97101 - 2166
Owner: Seltzer Michael H Family Trust
Owner2:
Owner Address: 2235 Brevard Rd NE St Petersburg FL 33704 - 3541
Twn/Range/Section: 05S / 04W / 14
Parcel Size: 4.85 Acres (211,265 SqFt)
Plat/Subdivision: Hill-Crest Walnut Plantings
Lot: 87
Block:
Map Page/Grid:
Census Tract/Block: 031000 / 1018
Waterfront:

Assessment Information

Market Value Land:	\$457,337.00
Market Value Impr:	\$907,145.00
Market Value Total:	\$1,364,482.00
Assessed Value:	\$622,632.00

Tax Information

Levy Code Area: 40.6
Levy Rate: 12.5348
Tax Year: 2023
Annual Tax: \$7,739.00
Exemption Description:

Legal

Lot 87 in HILL-CREST WALNUT PLANTINGS

Land

Cnty Land Use: 401 - Tract - Improved (typical of class)	Cnty Bldg Use: 13 - 2 Story
Land Use Std: RSFR - Single Family Residence	Zoning: AF-10 - Rural Residential
Neighborhood: Rural South	Recreation:
Watershed: Yamhill River	School District: 40 McMinnville
Primary School: Sue Buel Elementary	Middle School: Patton Middle School
High School: McMinnville High School	

Improvement

Year Built: 1995	Attic Fin/Unfin:	Fireplace: 1
Bedrooms: 3	Total Baths: 1	Full/Half Baths: 1 / 0
Total Area: 3,080 SqFt	Bsmt Fin/Unfin:	Garage: 784 SqFt
Bldg Fin: 3,080 SqFt	1st Floor: 1,505 SqFt	2nd Floor: 1,575 SqFt

Transfer Information

Sale Date: 05/02/2023	Sale Price:	Doc Num: 2023-03768	Doc Type:
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Transfer Record(s) Found For: 495598
8580 SE Hillview Dr, Amity OR 97101

Recording Date	05/02/2023	Sale Amount		Mtg 1 Amount	
Grantee Name	M R SELTZER TRUST	Title Co	ATTORNEY ONLY	Mtg 1 Loan Type	
Grantor Name	SELTZER MARJORIE R TRUST	Doc #	2023-03768	Doc Type	G / Deed
Lender					
Recording Date	04/04/2023	Sale Amount		Mtg 1 Amount	
Grantee Name	SELTZER MICHAEL H FAMILY TRUST	Title Co	ATTORNEY ONLY	Mtg 1 Loan Type	
Grantor Name	SELTZER MARJORY R	Doc #	2023-02827	Doc Type	G / Deed
Lender					
Recording Date	03/15/2022	Sale Amount	\$1,300,000.00	Mtg 1 Amount	\$750,000.00
Grantee Name	SELTZER MICHAEL H TRUST	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name	HOMER SARAH & PEGGY M	Doc #	2022-03893	Doc Type	G / Deed
Lender	BANK OF AMERICA NA				
Recording Date	11/16/2018	Sale Amount		Mtg 1 Amount	\$741,000.00
Grantee Name	SARAH HOMER	Title Co	AMERITITLE	Mtg 1 Loan Type	CNV
Grantor Name	HOMER PEGGY M & RACHEL	Doc #	2018-16292	Doc Type	G / Deed
Lender	MIDWEST EQUITY MTG LLC				
Recording Date	02/14/2007	Sale Amount	\$799,500.00	Mtg 1 Amount	\$639,600.00
Grantee Name	PEGGY M HOMER	Title Co	TICOR TITLE INSURANCE CO.	Mtg 1 Loan Type	CNV
Grantor Name	HAWKINS R SAM & JUDY A	Doc #	2007-03484	Doc Type	G / Deed
Lender	AMERICA HOMEKEY INC				
Recording Date	09/19/2003	Sale Amount		Mtg 1 Amount	\$100,000.00
Grantee Name	R S HAWKINS	Title Co	FIDELITY NAT'L LPS	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	2003-24088	Doc Type	T / Deed Of Trust
Lender	WELLS FARGO BK				
Recording Date	08/06/2003	Sale Amount		Mtg 1 Amount	\$285,500.00
Grantee Name	R S HAWKINS	Title Co	WESTERN TITLE & ESCROW CO	Mtg 1 Loan Type	CNV
Grantor Name	HAWKINS TRUST	Doc #	2003-19702	Doc Type	G / Deed
Lender	NORTHWEST MTG GRP				
Recording Date	04/11/2002	Sale Amount		Mtg 1 Amount	
Grantee Name	HAWKINS TRUST	Title Co		Mtg 1 Loan Type	
Grantor Name	HAWKINS R S & JUDY A	Doc #	2002-07473	Doc Type	G / Deed
Lender					

Recording Date	04/10/2002	Sale Amount		Mtg 1 Amount	\$200,000.00
Grantee Name	R S HAWKINS	Title Co	WESTERN TITLE & ESCROW CO	Mtg 1 Loan Type	CNV
Grantor Name	HAWKINS TRUST	Doc #	2002-07305	Doc Type	G / Deed
Lender	GMAC MTG CORP/PA				

Recording Date	03/30/2000	Sale Amount		Mtg 1 Amount	
Grantee Name	HAWKINS	Title Co		Mtg 1 Loan Type	
Grantor Name	HAWKINS R S & JUDY A	Doc #	2000-04295	Doc Type	G / Deed
Lender					

Recording Date	08/31/1998	Sale Amount		Mtg 1 Amount	\$227,150.00
Grantee Name	R S HAWKINS	Title Co	YAMHILL COUNTY TITLE & ESCROW	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	1998-17108	Doc Type	T / Deed Of Trust
Lender	MELLON MTG CO				

Recording Date	05/30/1997	Sale Amount	\$515,000.00	Mtg 1 Amount	\$412,000.00
Grantee Name	R SAM HAWKINS	Title Co		Mtg 1 Loan Type	CNV
Grantor Name	HOFF RANDY M	Doc #	1997-08672	Doc Type	G / Deed
Lender	MELLON MTG CO				

Recording Date	11/21/1995	Sale Amount		Mtg 1 Amount	\$272,000.00
Grantee Name	RANDALL M HOFF	Title Co	KEY TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	1995-15767	Doc Type	T / Deed Of Trust
Lender	WASHINGTON MUTUAL BK				

Recording Date	06/24/1994	Sale Amount	\$55,200.00	Mtg 1 Amount	
Grantee Name	RANDY M HOFF	Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	1994-10005	Doc Type	G / Deed
Lender					



Yamhill County, Oregon

'In the heart of the Willamette Valley'

535 NE 5th
Street
McMinnville,
OR 97128
503-434-7521

Property Account Summary

6/13/2024



Click image above for more information

Account Number	495598	Property Address	8580 SE HILLVIEW DR , AMITY, OR 97101
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General Information

Alternate Property #	R5414 04406
Property Description	Lot 87 in HILL-CREST WALNUT PLANTINGS
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	40.6
Remarks	

Tax Rate

Description	Rate
Total Rate	12.4295

Property Characteristics

Neighborhood	Rural South
Land Class Category	401 Tract Residential Improved
Account Acres	4.8500
Change Property Ratio	Tract Land

Parties

Role	Name
Owner	SELTZER M R REVOCABLE TRUST
Owner	SELTZER MICHAEL H FAMILY TRUST
Owner	SELTZER MARJORIE R TRUSTEE

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$622,632	\$604,497	\$586,890	\$569,796	\$553,200
Exempt Value EAR					
Taxable Value TVR	\$622,632	\$604,497	\$586,890	\$569,796	\$553,200
Real Market Land MKLTL	\$457,337	\$357,780	\$264,159	\$257,450	\$249,146
Real Market Buildings MKITL	\$907,145	\$1,030,217	\$825,798	\$655,273	\$662,903
Real Market Total MKTTL	\$1,364,482	\$1,387,997	\$1,089,957	\$912,723	\$912,049
M5 Market Land MKLND	\$457,337	\$357,780	\$264,159	\$257,450	\$249,146
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$907,145	\$1,030,217	\$825,798	\$655,273	\$662,903
M50 MAV MAVMK	\$622,632	\$604,497	\$586,890	\$569,796	\$553,200
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL					

Active Exemptions

No Exemptions Found

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/13/2023 00:00:00	1262778	\$7,739.00	\$7,739.00	\$7,506.83	\$0.00
11/14/2022 00:00:00	1213447	\$7,577.25	\$7,577.25	\$7,349.93	\$0.00
11/09/2021 00:00:00	1168346	\$7,392.23	\$7,392.23	\$7,170.46	\$0.00
11/13/2020 00:00:00	1115642	\$7,210.14	\$7,210.14	\$6,993.84	\$0.00
11/13/2019 00:00:00	1065420	\$7,109.84	\$7,109.84	\$6,896.54	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/02/2023	05/15/2023	2023-03768	\$0.00	275709		S	No
04/04/2023	04/18/2023	2023-02827	\$0.00	275413		S	No
03/15/2022	03/28/2022	2022-03893	\$1,300,000.00	271493		S	No
02/14/2007	02/14/2007	2007-03484	\$799,500.00	135602		S	No
08/06/2003	08/06/2003	2003-19702	\$0.00	115602		S	No
04/11/2002	04/11/2002	2002-07473	\$0.00	109066		S	No
04/10/2002	04/10/2002	2002-07305	\$0.00	109042		S	No
03/30/2000	03/30/2000	2000-04295	\$0.00	100658		S	No
05/30/1997	05/30/1997	1997-08672	\$515,000.00	87520		S	No
06/24/1994	06/24/1994	2016-CONV-39397	\$55,200.00	218762		S	No
06/24/1994	06/24/1994	1994-10005	\$55,200.00	70805		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3080	0 X 0	1995	6	2	3	1	0

After recording return to:
Heather L. Guthrie, Esq.
Dunn Carney LLP
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

(For Recorder's Use Only)

Until a tax change is requested, all tax statements shall be sent to:
Marjorie R. Seltzer, Trustee of the
M. R. Seltzer Revocable Trust
2235 Brevard Road NE
St. Petersburg, FL 33704-3541

Yamhill County Official Records	202303768
DMR-DDMR	05/02/2023 11:36:01 AM
Stn=3 SUTTONS	
2Pgs \$10.00 \$11.00 \$5.00 \$60.00	\$86.00
I, Keri Hinton, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Keri Hinton - County Clerk	

WARRANTY DEED

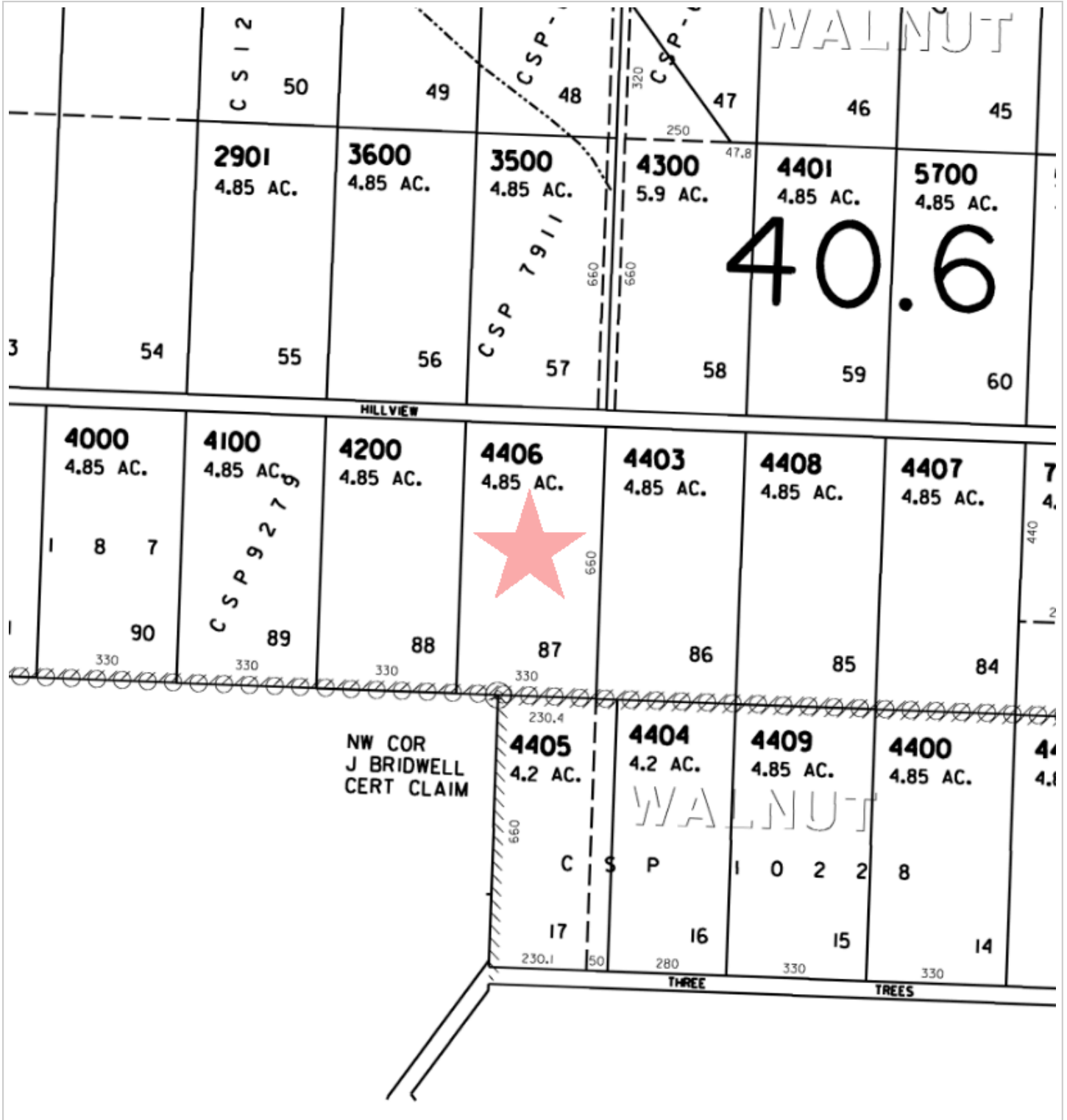
Marjory R. Seltzer, Trustee of the Marjorie R. Seltzer Revocable Trust, Grantor, conveys and warrants to Marjorie R. Seltzer, Trustee of the M. R. Seltzer Revocable Trust dated March 22, 2023, Grantee, all of Grantor's undivided one-half (1/2) interest as tenant in common in the following described real property situated in the County of Yamhill, State of Oregon (the "Property"), more commonly known as 8580 SE Hillview Drive, Amity, Oregon 97101, free of encumbrances except as specifically set forth herein:

Lot 87, HILL CREST WALNUT PLANTINGS, County of Yamhill,
State of Oregon.

The Property is free of encumbrances except as described in that certain Statutory Warranty Deed dated March 5, 2022, and recorded on March 15, 2022 in the Yamhill County Official Records as Document No. 202203893 and except for (1) easements, rights of way, restrictions and encumbrances of record recorded after the recording of such Statutory Warranty Deed, and (2) the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance on the Property, including the standard or printed exceptions generally included therein, purchased at the time Grantor purchased the Property. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration. Grantor makes this conveyance to transfer the Property to the M. R. Seltzer Revocable Trust for estate planning purposes.



TICOR TITLE™

Parcel ID: 495598

Site Address: 8580 SE Hillview Dr

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ASSESSMENT & TAX
CARTOGRAPHY

SECTION 14 T.5S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAXLOTS:
7150
3201
3101
2902
2901
2400

DATE PRINTED: 5/30/2018

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



Parcel ID: 495598

Site Address: 8580 SE Hillview Dr

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Aerial Map

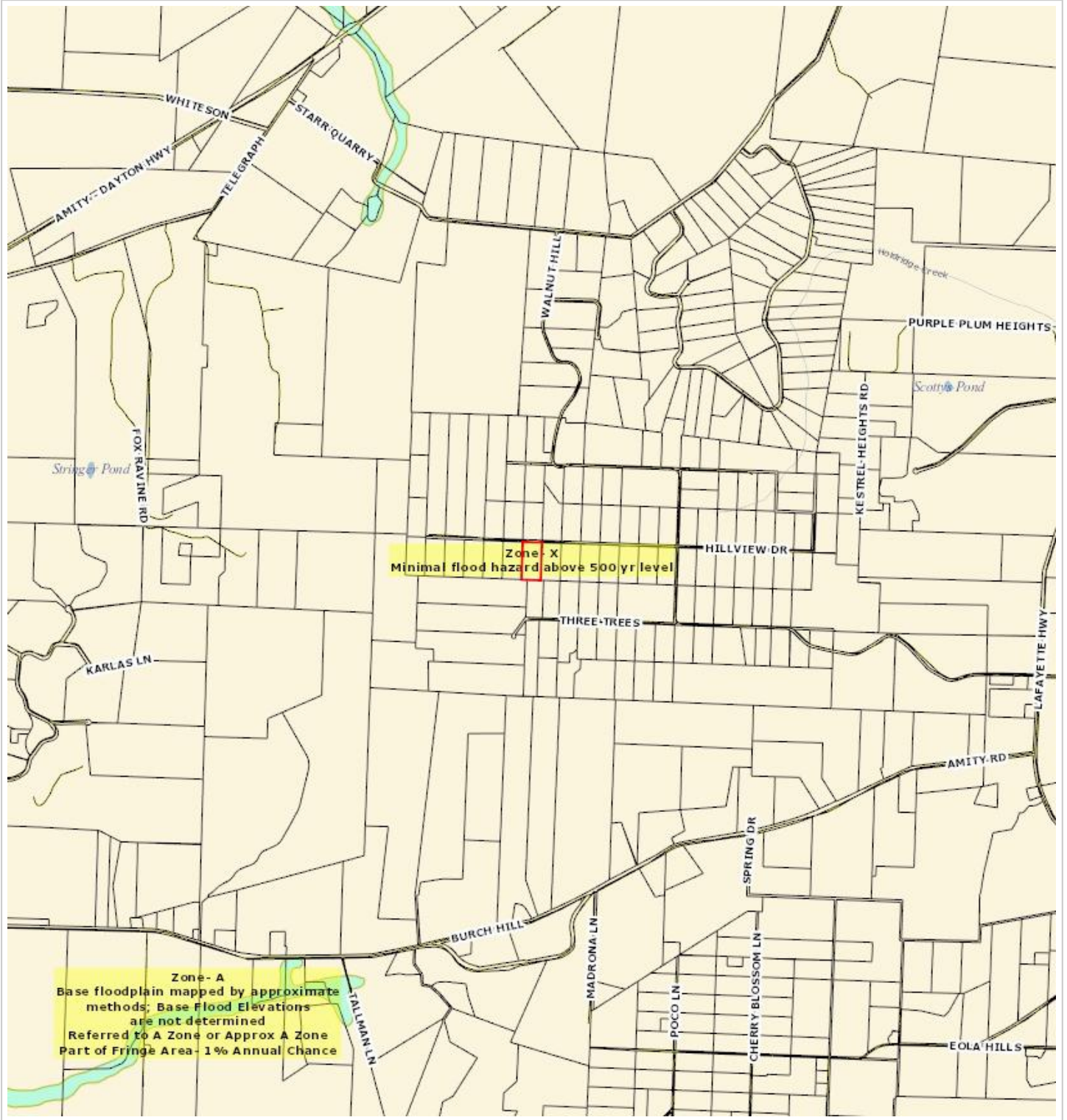


TICOR TITLE™

Parcel ID: 495598

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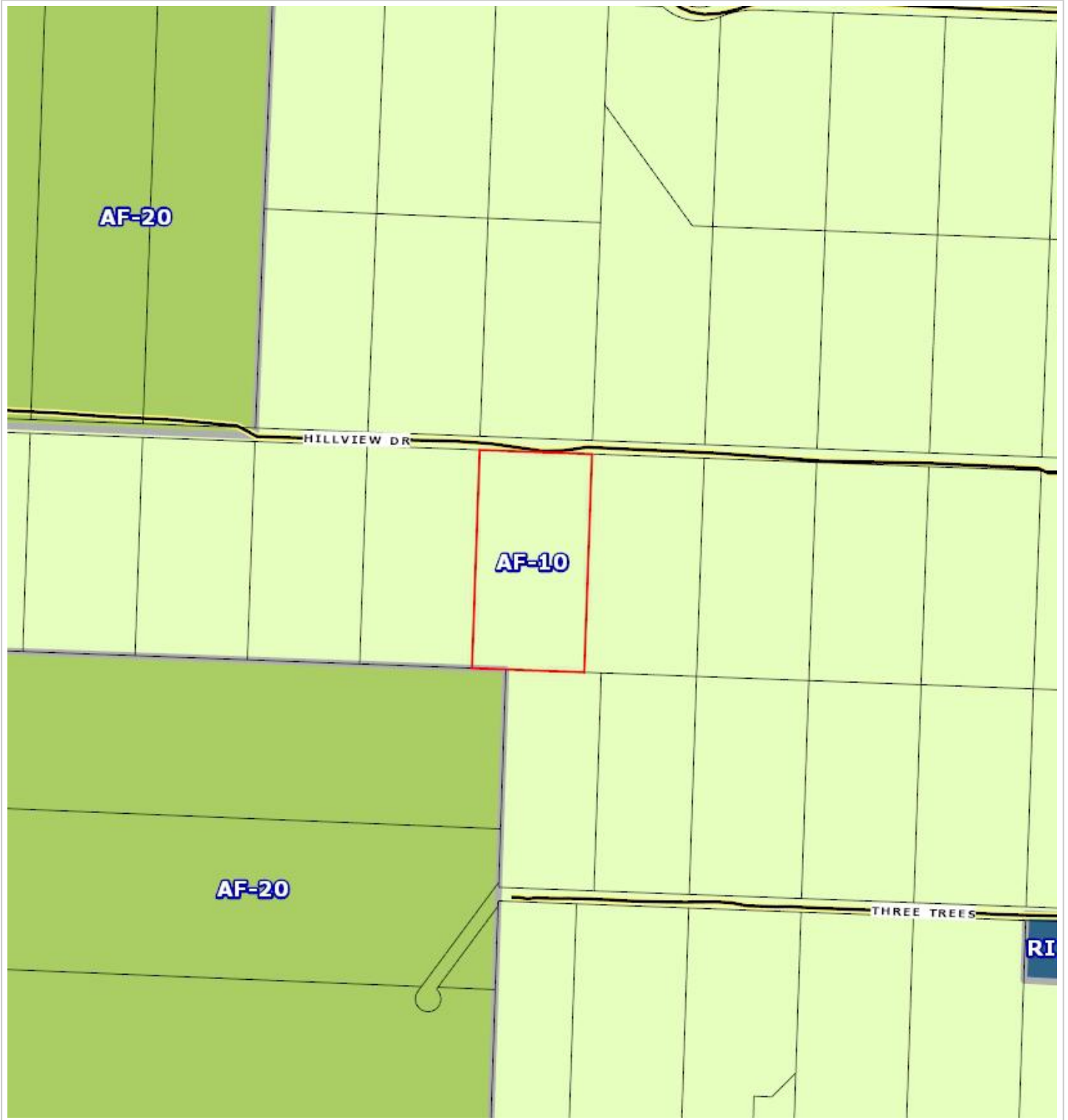
Flood Map



Parcel ID: 495598

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Zoning Map



Parcel ID: 495598

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