



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

925 Terrace Dr NW

Parcel #: 252526

Map & Taxlot #: 7321CA 6300

County: Polk

OWNER

Finley, Gideon

Finley, Brittany N Lemon

DATE PREPARED

Date: 05/27/2025

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 05/27/2025

OWNERSHIP INFORMATION

Owner: Finley, Gideon
CoOwner: Finley, Brittany N Lemon
Site: 925 Terrace Dr NW Salem OR 97304
Mail: 925 Terrace Dr NW Salem OR 97304

Parcel #: 252526
Ref Parcel #: 7321CA 6300
TRS: 07S / 03W / 21 / SW
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 005203 Block: 1003
Neighborhood:
School Dist: 24J Salem-Keizer
Impr Type: 101 - H & B Use Residential Improved
Subdiv/Plat:
Land Use: 101 - Residential Improved Zoned Residential
Std Land Use: 1001 - Single Family Residential
Zoning: Salem-RS - Single Family Residential
Lat/Lon: 44.946748 / -123.067115
Watershed: Chehalem Creek-Willamette River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$135,000.00
Market Impr: \$245,690.00
Market Total: \$380,690.00 (2025)
% Improved: 65.00%
Assessed Total: \$135,360.00 (2025)
Levy Code: 3201
Tax: \$2,476.61 (2024)
Millage Rate: 18.8451
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,042 SqFt	Year Built: 1947
Baths, Total: 1	First Floor: 1,042 SqFt	Eff Year Built: 2019
Baths, Full: 1	Second Floor:	Lot Size Ac: 0.16 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 6,843 SqFt
Total Units: 1	Basement Unfin: 494 SqFt	Lot Width:
# Stories: 1	Basement Total: 494 SqFt	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating: Forced Air Heat & Cooling	Attic Total:	Ext Walls: 18 - Wood Siding
Building Style: Res - One story with basement	Garage: 494 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BRITTANY N LEMON FINLEY	01/28/2022	1279		Stand Alone Mortgage	\$278,400.00	New Conventional
GIDEON FINLEY	10/14/2016	11520	\$200,000.00	Warranty Deed	\$196,377.00	FHA
KERRY BURTIS	12/13/2007	18603		Stand Alone Mortgage	\$100,000.00	Credit Line (Revolving)
KERRY BURTIS	01/03/2007	100	\$160,000.00	Re-recorded Document		Conv/Unk
KERRY BURTIS	12/29/2006	21312	\$160,000.00	Warranty Deed		Conv/Unk
BRYAN D REES	06/09/2005	9293		Stand Alone Mortgage	\$20,000.00	Credit Line (Revolving)

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.

Polk County
2025 Real Property Assessment Report
 Account 252526
 NOT OFFICIAL VALUE

Map	07321-CA-06300	Tax Status	Assessable
Code - Tax ID	3201 - 252526	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	FINLEY GIDEON & FINLEY BRITTANY N LEMON 925 TERRACE DR NW SALEM OR 97304	Deed Reference #	2016-11520
		Sales Date/Price	10-13-2016 / \$200,000
		Appraiser	GOTTING, ERIC

Property Class	101	MA	SA	NH
RMV Class	101	02	03	000

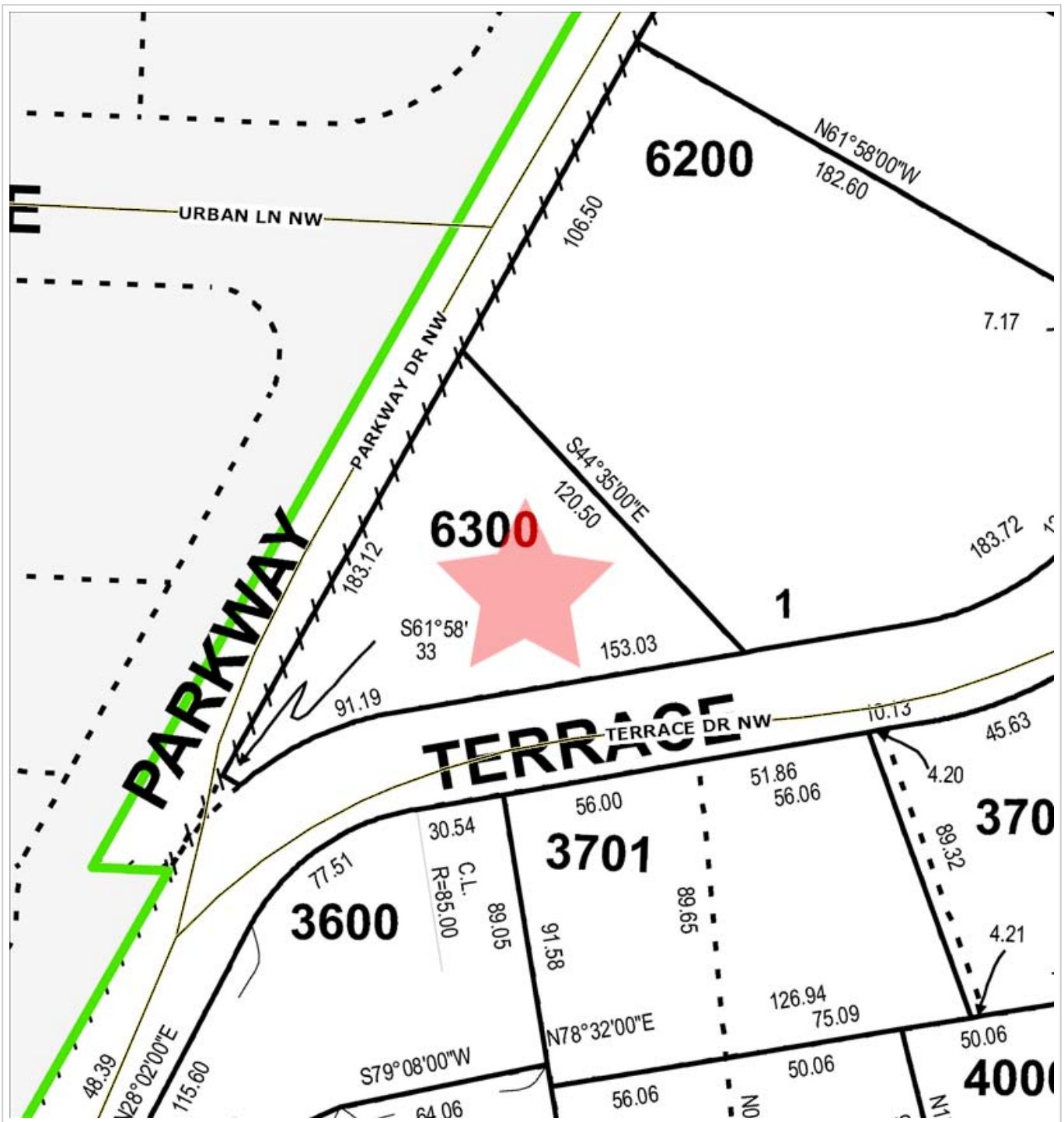
Site	Situs Address	City
1	925 TERRACE DR NW	SALEM

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
3201	Land 135,000		Land	0	
	Impr 245,690		Impr	0	
Code Area Total	380,690	135,360	135,360	0	
Grand Total	380,690	135,360	135,360	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
3201					LANDSCAPE - AVERAGE	100				5,000
	1	<input checked="" type="checkbox"/>		RS	Residential Site	100	6,843 SF		001	130,000
Code Area Total							6,843 SF			135,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
3201	1	1947	142	One story with basement	100	1,042			238,450
	2	2019	301	GP SHED	100	192			7,240
Code Area Total						1,234			245,690

Comments For 2020 - Exception is for GP Shed. EG 1/2020



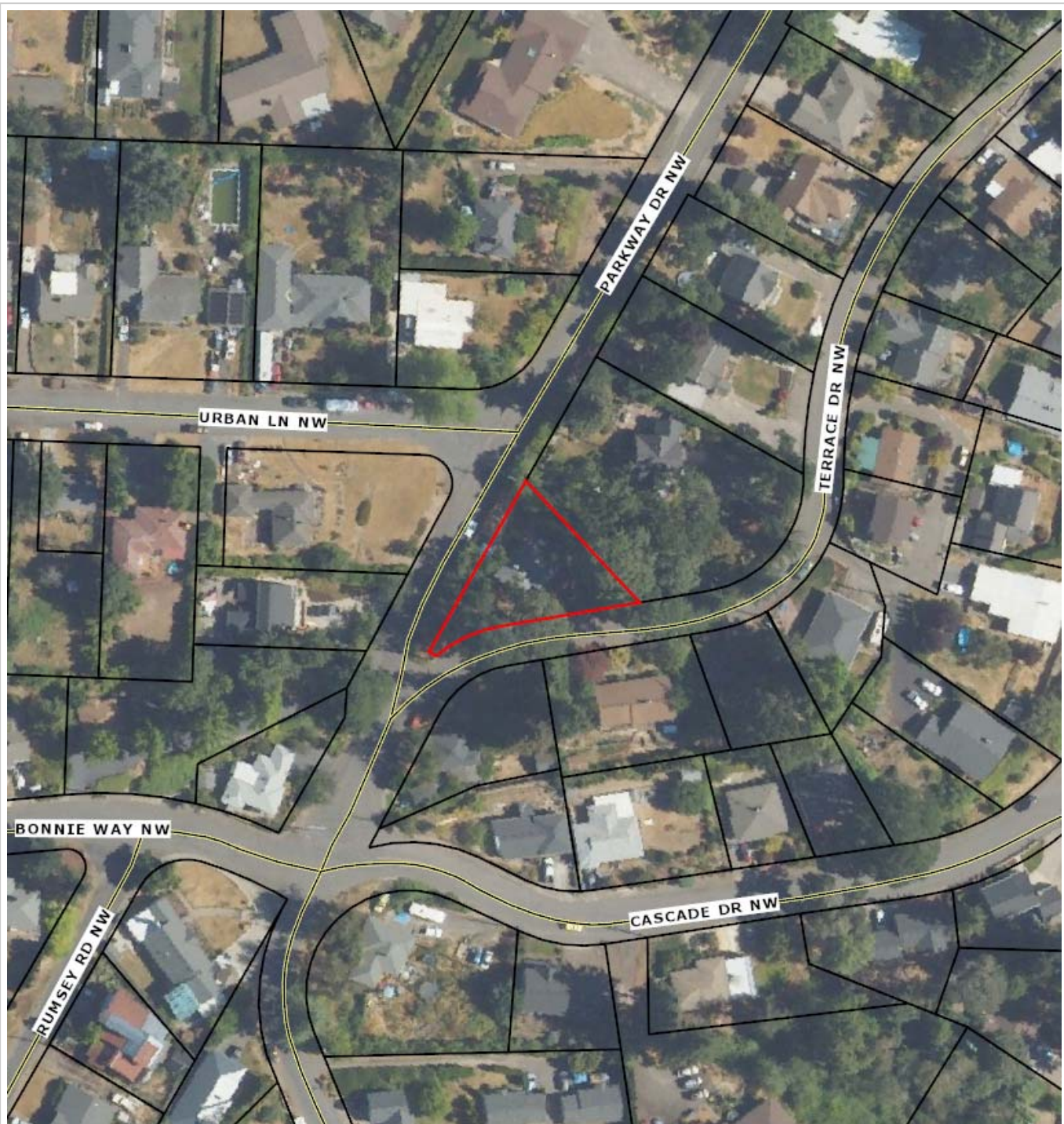
First American Title

Parcel ID: 252526

Site Address: 925 Terrace Dr NW

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.

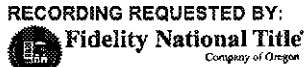
Aerial Map



First American Title

Parcel ID: 252526

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.



500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Kerry Burtis

GRANTEE'S NAME:
Gideon Finley and Brittany N. Lemon Finley and Ronald L. Lemon

AFTER RECORDING RETURN TO:
Gideon Finley and Brittany N. Lemon Finley and Ronald L. Lemon,
not as tenants in common, but with the rights of survivorship
925 Terrace Drive NW
Salem, OR 97304

SEND TAX STATEMENTS TO:
Gideon Finley and Brittany N. Lemon Finley
925 Terrace Drive NW
Salem, OR 97304

RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2016-011520 10/14/2016 03:36:08 PM
REC-WD Cnt=1 Stn=0 K. WILLIAMS \$10.00 \$10.00 \$11.00 \$20.00 \$5.00	\$56.00

925 Terrace Drive NW, Salem, OR 97304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kerry Burtis, Grantor, conveys and warrants to **Gideon Finley and Brittany N. Lemon Finley and Ronald L. Lemon**, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

Beginning on the West line of Lot 1, Block 3, KINGWOOD TERRACES, in the City of Salem, Polk County, Oregon, at a point which is South 28 deg. 02' West 106.5 feet from the Northwest corner of said Lot 1; thence South 44 deg. 35' East to the East line of said Lot 1; thence Southerly along said East line of the most Southerly corner of said Lot 1; thence North 28 deg. 02' East to the place of beginning.

EXCEPT that portion thereof conveyed to the City of Salem by deed recorded August 7, 1957 in Volume 164, Page 479, Deed Records for Polk County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

Subject to:

- I. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- II. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- III. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- IV. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
- V. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- VI. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016-2017.

Tax Identification No.: 252526

VII. City Liens, if any, in favor of the City of Salem.

VIII. Any rights, liens, claims or equities, if any, in favor of Polk Soil and Water Conservation District.

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,

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 10/13/16



Kerry Burtis

State of Oregon
County of Marion

This instrument was acknowledged before me on Oct. 13, 2016, by Kerry Burtis.


Notary Public - State of Oregon

My Commission Expires: 3/1/20

