



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **559823**

Tax Lot: **072W19BB02600**

Owner: Jensen Consulting & Dev LLC

CoOwner:

Site: 2195 Vaughn Ave NE

Salem OR 97305

Mail: 5190 Kale St NE

Salem OR 97305

Zoning: RS - Single Family Residential

Std Land Use: RSFR - Single Family Residence

Legal: SAVAGE ADD FR LOT 2 BLK B ORDER # 79-068

Twtn/Rng/Sec: T:07S R:02W S:19 Q:NW QQ:NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$61,500.00**

Market Land: **\$61,500.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$34,870.00**

Exemption:

Taxes: **\$685.58**

Levy Code: 24013

Levy Rate: 19.6609

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 0.23 Acres (10,019 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood: 79973

Lot: 2

Block: B

Plat/Subdiv: Savage's Add

School Dist: 24J - Salem-Keizer

Census: 1037 - 001604

Recreation:

SALE & LOAN INFORMATION

Sale Date: 09/03/2021

Sale Amount: \$128,000.00

Document #: 45350300

Deed Type: Deed

Loan

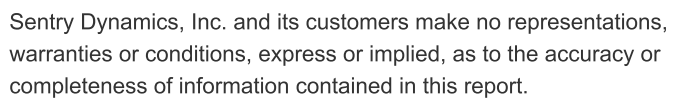
Amount:

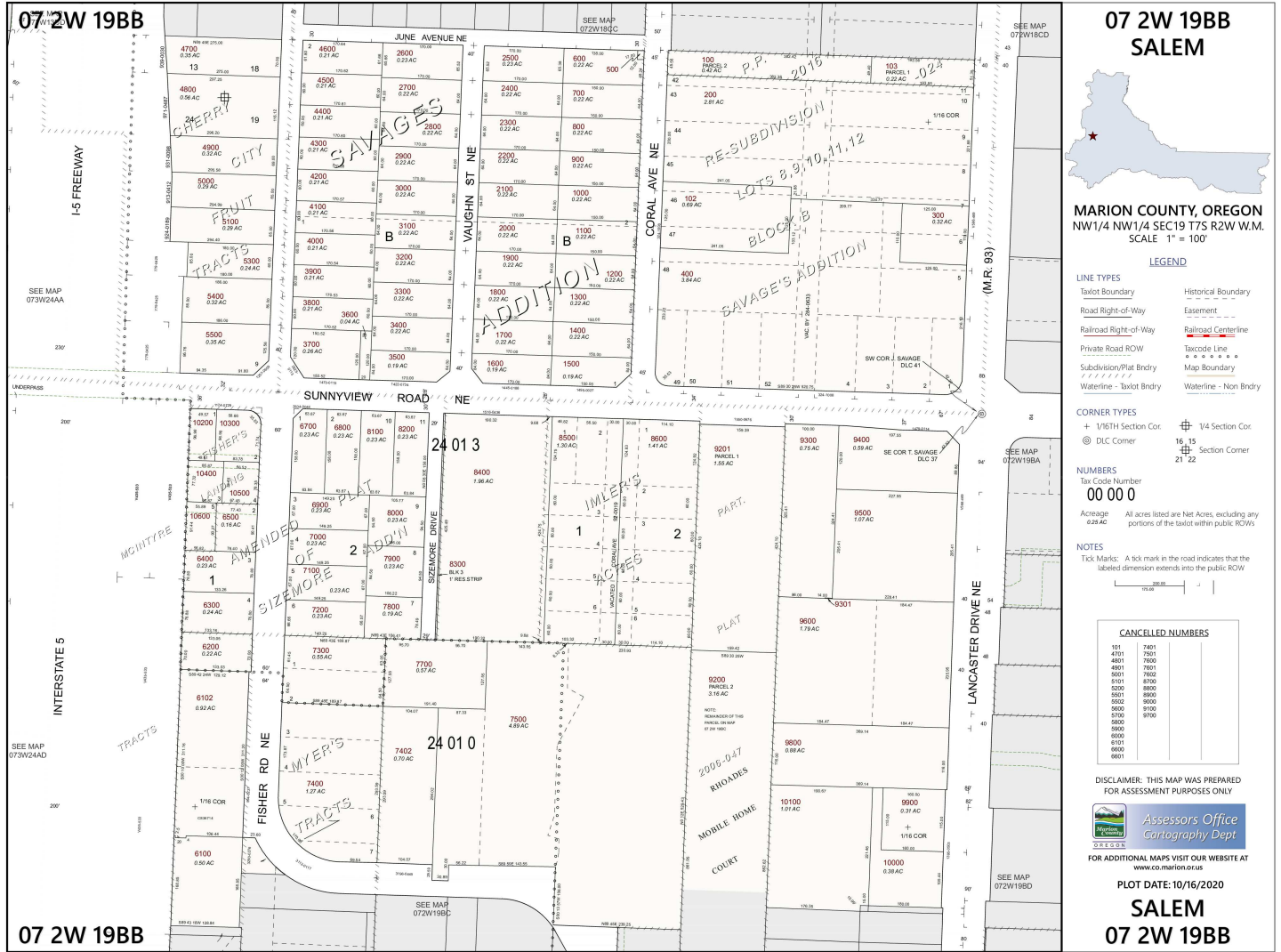
Lender:

Loan Type:

Interest Type:

Title Co: FIDELITY NATIONAL TITLE





Parcel ID: 559823

Site Address: 2195 Vaughn Ave NE

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

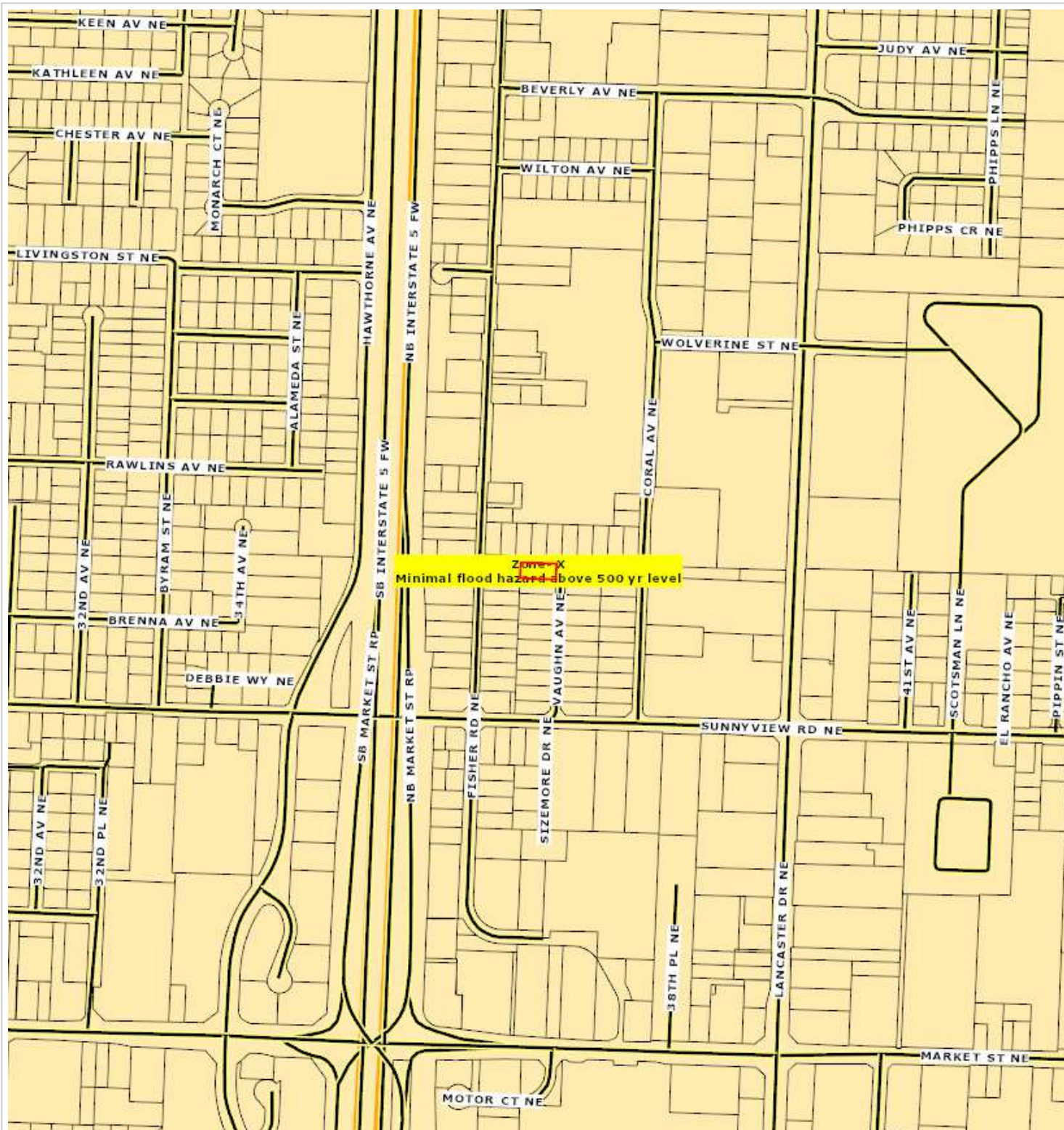


Fidelity National Title

Parcel ID: 559823

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Flood Map



Fidelity National Title

Parcel ID: 559823

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February 22, 2022

Property Identification

Account ID:

559823

Tax Account ID:

559823

Tax Roll Type:

Real Property

Situs Address:

2195 VAUGHN AVE NE SALEM, OR 97305

Map Tax Lot:

072W19BB02600

Owner:

JENSEN CONSULTING & DEVELOPMENT LLC

5190 KALE ST

SALEM, OR 97305

Manufactured Home Details:

Other Tax Liability:

Subdivision:

SAVAGE'S ADDITION TO SALEM LOT 2

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JENSEN CONSULTING & DEVELOPMENT LLC 5190 KALE ST SALEM OR 97305	VIERRA, JOSHUA VIERRA, MONIQUE 2195 VAUGHN AVE NE SALEM OR 97305	9/3/2021 \$128,000.00 00 1	9/3/2021 45350300 WD 559823
VIERRA, JOSHUA VIERRA, MONIQUE SALEM OR 97305			7/10/2020 43570115 WD 559823
CORDLE CONSTRUCTION LLC 38747 SCRAVEL HILL RD NE ALBANY OR 97322	ALVAREZ,RENALDO 2195 VAUGHN AV NE SALEM OR 97305	8/20/2019 \$180,000.00 21 1	8/20/2019 42320300 WD 559823, 559831
ALVAREZ,RENALDO 2195 VAUGHN AV NE ALBANY OR 97322	POTTERF,HERMENEGILDA N A 1440 BARNICK RD NE SALEM OR 97303	2/4/2000 \$1.00 06 1	2/4/2000 16980627 QC 559823
MISSING OWNERSHIP INFORMATION			7/1/1998 01741337 RD 559823

Property Details

Property Class:

100

Levy Code Area:

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

24013

Zoning:

RS (Contact Local Jurisdiction)

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
1	001 Residential	0.23	10019

Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$61,500

RMV Land Spec. \$0

Assess.:

RMV Structures: \$0

RMV Total: \$61,500

AV: \$34,870

SAV: \$0

Exception RMV: \$0

Exemption Value: \$0

Exemption Description: None

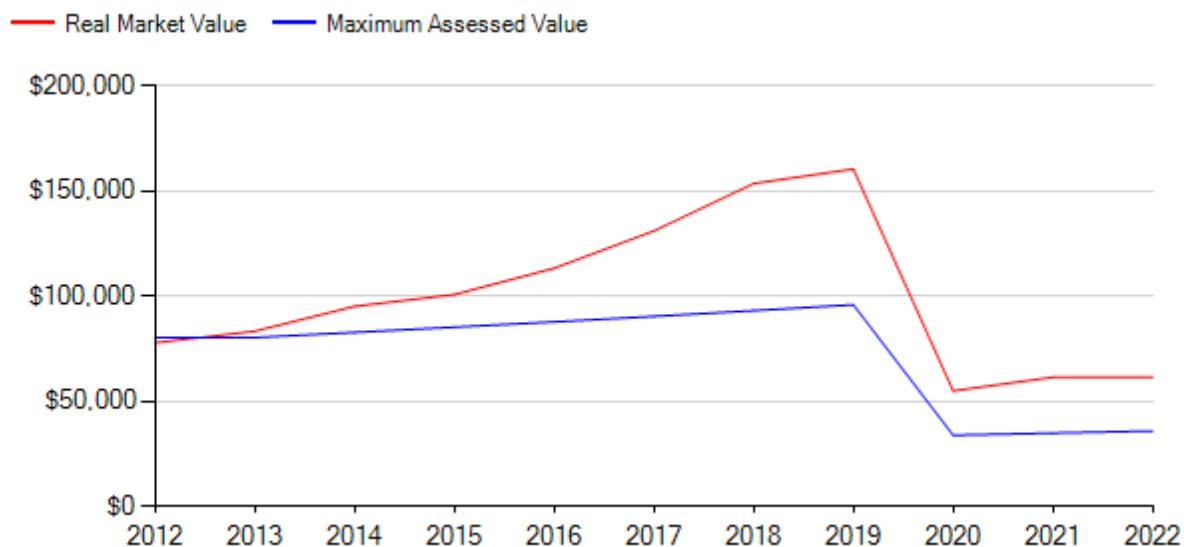
M5 Taxable: \$61,500

MAV: \$34,870

MSAV: \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$0	\$61,500	\$0/\$0	None	\$34,870
2020	\$0	\$55,000	\$0/\$0	None	\$33,860
2019	\$90,540	\$70,000	\$0/\$0	None	\$95,960
2018	\$83,640	\$70,000	\$0/\$0	None	\$93,170
2017	\$71,060	\$60,000	\$0/\$0	None	\$90,460
2016	\$58,290	\$55,000	\$0/\$0	None	\$87,830
2015	\$57,820	\$43,000	\$0/\$0	None	\$85,280
2014	\$52,230	\$43,000	\$0/\$0	None	\$82,800
2013	\$40,370	\$43,000	\$0/\$0	None	\$80,390
2012	\$27,840	\$50,000	\$0/\$0	None	\$77,840

Taxes: Levy, Owed

Taxes Levied 2021-22: \$685.58
Tax Rate: 19.6609
Tax Roll Type: R
Current Tax Payoff Amount: \$23.62

Year	Total Tax Levied	Tax Paid
2021	\$685.58	\$661.96
2020	\$665.69	\$665.69
2019	\$1,874.83	\$1,874.83
2018	\$1,850.85	\$1,850.85
2017	\$1,670.53	\$1,670.53
2016	\$1,591.22	\$1,591.22
2015	\$1,603.35	\$1,603.35

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3883987	-\$661.96	\$0.00	\$3.05	\$665.01	12/13/2021
2020	3860407	-\$665.69	\$0.00	\$2.96	\$668.65	11/18/2020

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	153487	-\$1,874.83	\$56.24	\$0.00	\$1,818.59	10/21/2019
2018	176439	-\$616.95	\$0.00	\$0.00	\$616.95	3/19/2019
2018	183554	-\$616.95	\$0.00	\$0.00	\$616.95	2/6/2019
2018	216101	-\$616.95	\$0.00	\$0.00	\$616.95	11/15/2018
2017	443403	-\$1,670.53	\$50.12	\$0.00	\$1,620.41	10/25/2017
2016	589141	-\$1,591.22	\$47.74	\$0.00	\$1,543.48	10/31/2016
2015	673815	-\$1,603.35	\$48.10	\$0.00	\$1,555.25	11/13/2015

Fidelity National Title # 60222108548

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

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

GRANTOR'S NAME:

Joshua Vierra and Monique Vierra

GRANTEE'S NAME:

Jensen Consulting and Development LLC, An Oregon Limited
Liability Company

REEL 4535 PAGE 300
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-03-2021 09:12 am.
Control Number 671685 \$ 91.00
Instrument 2021 00052477

AFTER RECORDING RETURN TO:

Order No.: 60222108548-SK

Jensen Consulting and Development LLC, An Oregon Limited
Liability Company
5190 Kale Street
Salem, OR 97305

SEND TAX STATEMENTS TO:

Jensen Consulting and Development LLC, An Oregon Limited
Liability Company
5190 Kale Street
Salem, OR 97305

APN: 559823

Map: 072W19BB02600

2195 Vaughn Avenue NE, Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joshua Vierra and Monique Vierra, Grantor, conveys and warrants to **Jensen Consulting and Development LLC, An Oregon Limited Liability Company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Beginning at a point which is found by measuring 340.50 feet Easterly along the South line of Lot 1, Block "B", SAVAGE'S ADDITION, in the City of Salem, County of Marion and State of Oregon, and 532.00 feet Northerly, parallel with the East line of Lots 1 and 2, Block "B", from the Southwest corner of said Lot 1; thence Northerly and parallel with East line of Lot 2, Block "B", Savage's Addition, 64.00 feet; thence Easterly and parallel with the Southerly line of lot 2, a distance of 170.00 feet; thence Southerly and parallel with the East line of the said Lot 2, a distance of 64.00 feet; thence Westerly and parallel with the Southerly line of said Lot 2, a distance of 170.00 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS **(\$128,000.00)**. (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

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

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer and Drainage District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Right of way
Recording Date: May 5, 1992
Recording No: Reel 948, Page 20

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

STATUTORY WARRANTY DEED

(continued)

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: 9-2-2021

Joshua Vierra

Joshua Vierra

Monique E Vierra

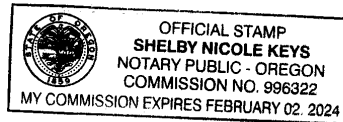
Monique Vierra

State of Oregon
County of Marion

This instrument was acknowledged before me on 9/2/21 by Joshua Vierra and Monique Vierra.

Shelby Nicole Keys
Notary Public - State of Oregon

My Commission Expires: 2/2/24



REEL: 4535

PAGE: 300

September 03, 2021, 09:12 am.

CONTROL #: 671685

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.