



8952 SANTIAM LOOP SE
AUMSVILLE, OR

STORAGE FACILITY

9600 Square Feet

Dual Doors

Designated Break Room

- **Stainless Steel Countertops**
- **Concrete Flooring**

Top Office Area

- **24' x 20'**
- **LVP Flooring**
- **Heating**

Cold Storage

- **2 - 15 Ton**

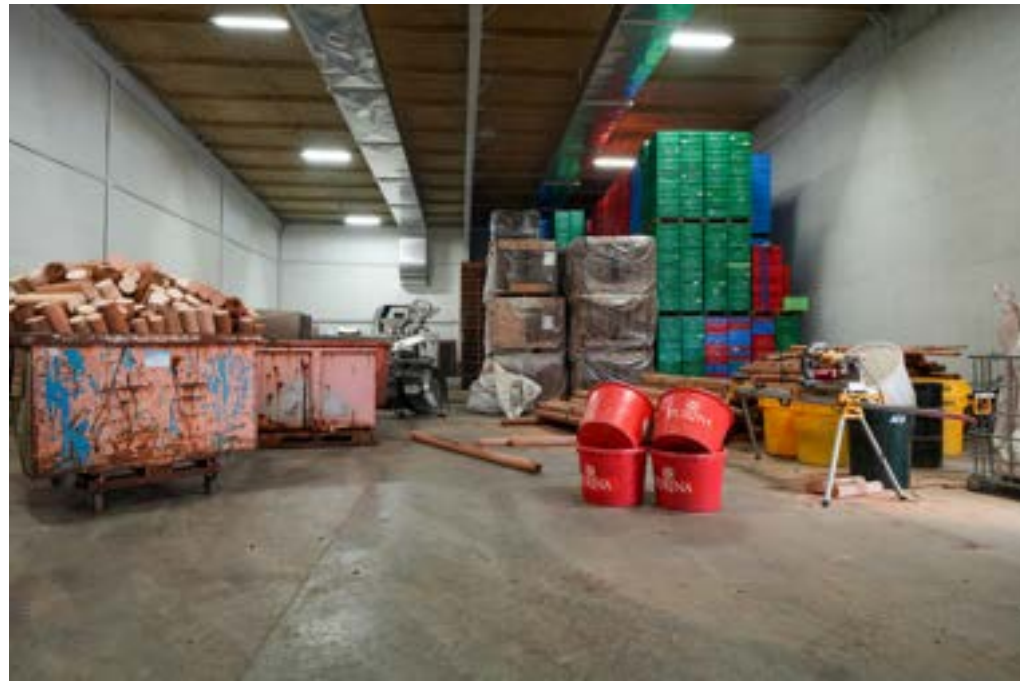
Power

- **200 Amp**
- **Underground to Pole**



**SCAN HERE FOR
IGUIDE TOUR**









HOME FEATURES

- **1344 Square Feet**
 - **Built 2009**
 - **Double Wide Manufactured Home**
- **3 Bedroom, 2 Bathrooms**
 - **Mudroom**
- **Concrete Patio**
- **Covered Walkway**
- **Detached Garage**
- **Currently Rented to for \$800 MtM Lease**





PROPERTY MAPS

PROVIDED BY LAND.ID

PROPERTY IS CONTINGENT UPON SUCCESSFUL LOT LINE ADJUSTMENT

**SCAN HERE FOR
INTERACTIVE MAP**



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.







PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118



COUNTY INFORMATION

*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS
*PROPERTY IS SUBJECT UPON TO LOT LINE ADJUSTMENT**

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MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535657**
 Tax Lot: **092W250000900**
 Owner: W N Johnson Properties LLC
 CoOwner:

Site: 8952 Santiam Loop SE
 Aumsville OR 97325

Mail: PO Box 378

Sublimity OR 97385

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 63.16, HOME ID 370527

TwN/Rng/Sec: T:09S R:02W S:25 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$888,880.00**
 Market Land: **\$614,550.00**
 Market Impr: **\$274,330.00**
 Assessment Year: **2022**
 Assessed Total: **\$288,437.00**
 Exemption:
 Taxes: **\$3,575.56**
 Levy Code: 05545
 Levy Rate: 12.3964

PROPERTY CHARACTERISTICS

Year Built: 2012
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories: 1
 Total SqFt: 1,344 SqFt
 Floor 1 SqFt: 1,344 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 65.46 Acres (2,851,438 SqFt)
 Garage SqFt: 396 SqFt
 Garage Type: Unfinished Detached Garage
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 5 - Cascade
 Census: 4012 - 010801
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/02/2008
 Sale Amount: \$1,250,000.00
 Document #: 29050100
 Deed Type: Deed
 Loan Amount: \$875,000.00
 Lender: WEST COAST BK
 Loan Type: Conventional
 Interest Type:
 Title Co: LAWYERS TITLE INSURANCE CORP.

Assessor Map



Fidelity National Title

Parcel ID: 535657

Site Address: 8952 Santiam Loop SE

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.

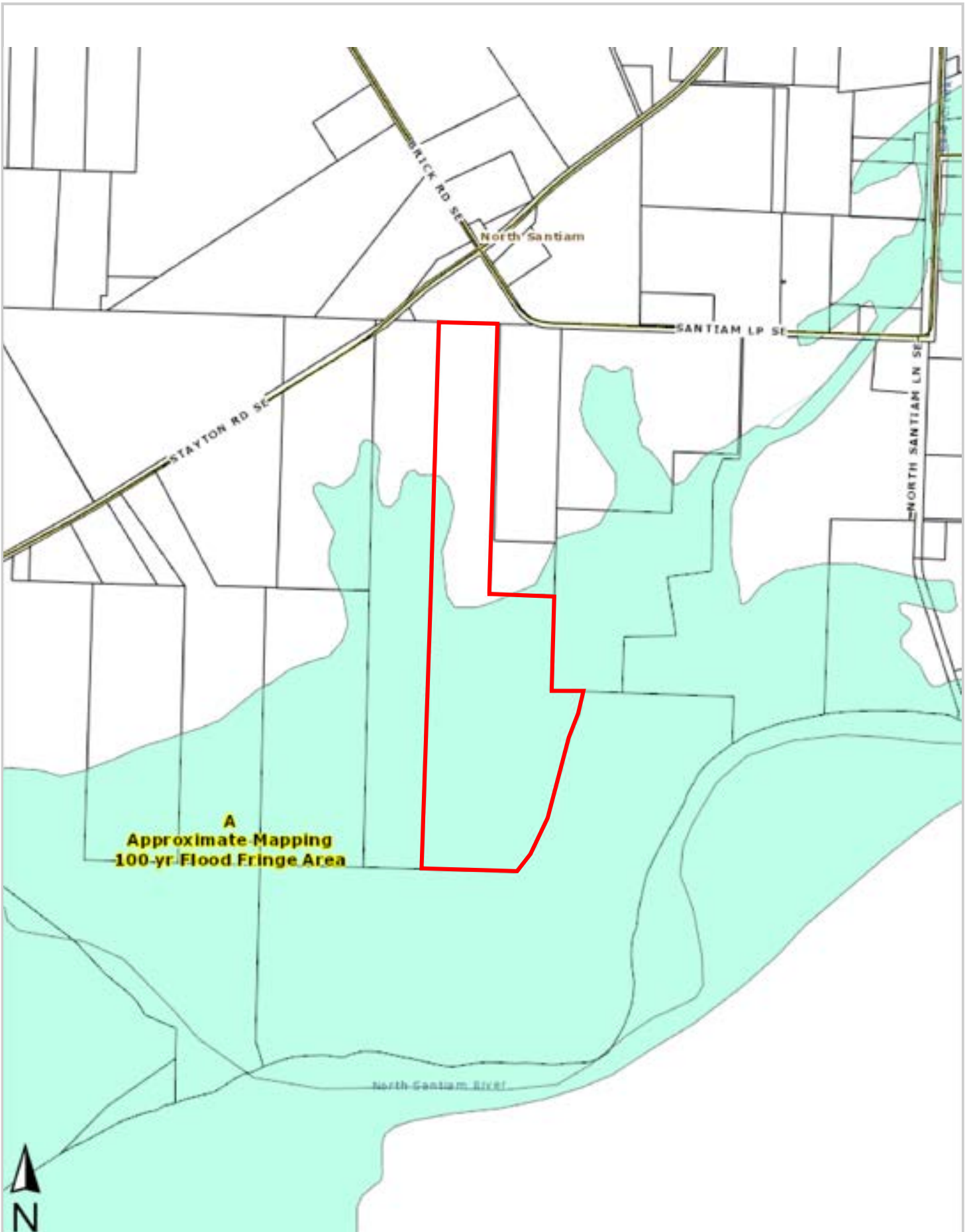
Aerial Map



Fidelity National Title

Parcel ID: 535657

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A
Approximate Mapping
100-yr Flood Fringe Area



Fidelity National Title

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

October 24, 2023

Property Identificaton

Account ID:

535657

Tax Account ID:

535657

Tax Roll Type:

Real Property

Situs Address:

8952 SANTIAM LOOP SE AUMSVILLE OR 97325

Map Tax Lot:

092W250000900

Owner:

W N JOHNSON PROPERTIES LLC

PO BOX 378

SUBLIMITY, OR 97385

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

350569

Owner History

Grantee	Grantor	Sales Info	Deed Info
W N JOHNSON PROPERTIES LLC PO BOX 378 SUBLIMITY OR 97385	TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	1/2/2008 \$1,250,000.00 20 2	12/31/2007 29050100 WD 535657, 535658
TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392	8/23/2007 29 7	8/23/2007 29050098 DECE 535588, 535592, 535657, 535658, 535663, 535664, 535672
TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392			3/6/2007 27810327 B&S 535588, 535592, 535657, 535663, 535664, 535672
TOWERY,RICHARD & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352			10/1/2004 E23830447 MISC 535657
TOWERY,RICHARD & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352			10/1/2004 E23830446 MISC 535657

Grantee	Grantor	Sales Info	Deed Info
MARY CARLENE STENGEL LT & STENGEL,MARY CARLENE TRE & JUBILANT LLC 6815 SW 67TH AV PORTLAND OR 97223			9/30/2004 E28830448 MISC 535657
TOWERY,RICHARD & TOWERY,KATHLEEN 1028 TALBOT RD SE SUBLIMITY OR 97385	WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392	2/20/2004 \$700,000.00 06 7	2/20/2004 22790477 B&S 535588, 535592, 535657, 535658, 535663, 535664, 535672
WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392			7/1/1998 10420430 DEED 535588, 535657, 535658, 535663, 535664, 535672
MISSING OWNERSHIP INFORMATION			7/1/1998 05970770 DE 535657

Property Details

Property Class:

559

RMV Property Class:

559

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 535657

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - FAIR			05545
1	005 Farm Homesite 2BDSS TWO BENCH DRY SOUTH SPECIAL	1	43560	05545
3	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	59.86	2607502	05545
4	005 WASTE RURAL WST Rural WASTELAND	2.3	100188	05545

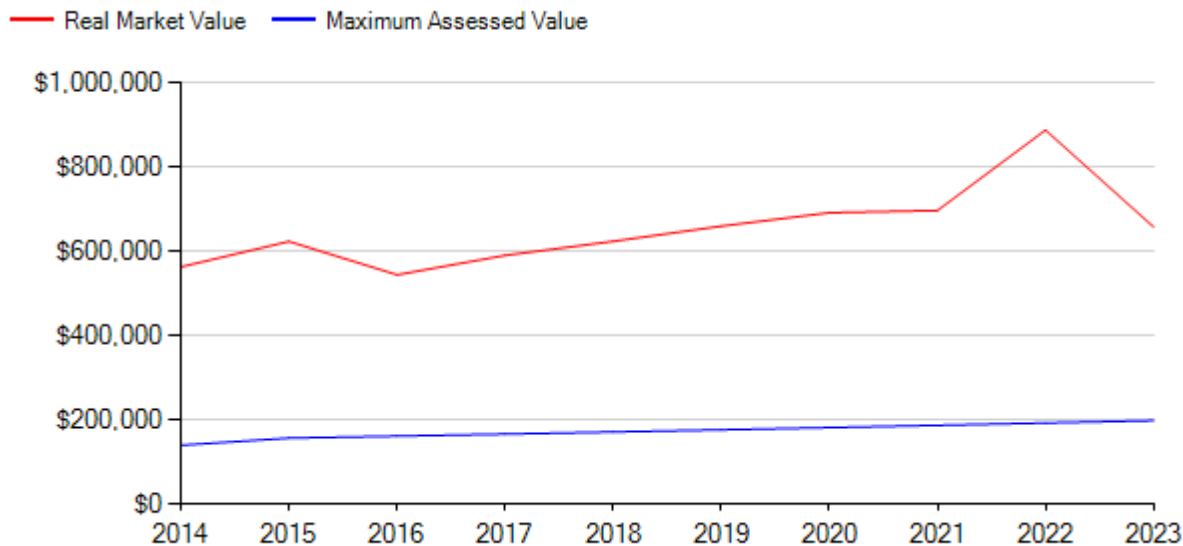
Improvements/Structures for Tax Account ID 535657

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MANF STRCT	457 MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE	GOLDENWEST KARSTEN	5	1344	2009	05545
1	FARM BLDG	342 Metal Component Building (MC)		6	9600	2012	05545
2	RESIDENCE	138 Res other improvements		3	0	2014	05545

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$305,480
Assess.:
RMV Structures: \$353,210
RMV Total: \$658,690
AV: \$295,026
SAV: \$279,924
Exception RMV: \$0
RMV Exemption Value: \$0
AV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$633,134
MAV: \$199,010
MSAV: \$97,946

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
2023	\$353,210	\$0	\$305,480/\$97,946	None	\$295,026
2022	\$274,330	\$0	\$614,550/\$95,217	None	\$288,437
2021	\$222,360	\$0	\$475,680/\$92,550	None	\$280,150
2020	\$216,950	\$0	\$475,680/\$89,990	None	\$272,130
2019	\$184,950	\$0	\$475,680/\$87,480	None	\$264,320
2018	\$188,860	\$0	\$435,710/\$82,850	None	\$254,540
2017	\$198,800	\$0	\$392,470/\$82,700	None	\$249,390
2016	\$180,460	\$0	\$364,710/\$80,410	None	\$242,250
2015	\$192,390	\$0	\$431,940/\$78,191	None	\$235,321
2014	\$174,330	\$3,470	\$386,220/\$67,340	None	\$207,560
2013	\$115,630	\$2,940	\$333,550/\$65,370	None	\$156,220

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$3,642.59
Tax Rate:	12.3467
Tax Roll Type:	R
Current Tax Payoff Amount:	\$3,566.31

Year	Total Tax Levied	Tax Paid
2023	\$3,642.59	\$0.00
2022	\$3,575.56	\$3,545.00
2021	\$3,238.46	\$3,238.46
2020	\$3,142.74	\$3,142.74
2019	\$3,164.00	\$3,164.00
2018	\$3,041.83	\$3,041.83
2017	\$2,982.16	\$2,982.16
2016	\$2,901.98	\$2,901.98

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3908039	-\$2,353.14	\$0.00	\$141.80	\$2,494.94	8/8/2023

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3900733	-\$1,191.86	\$0.00	\$0.00	\$1,191.86	11/30/2022
2021	3889151	-\$1,121.02	\$0.00	\$16.61	\$1,137.63	6/21/2022
2021	3887714	-\$1,037.96	\$0.00	\$41.52	\$1,079.48	4/27/2022
2021	3882047	-\$1,079.48	\$0.00	\$0.00	\$1,079.48	11/23/2021
2020	3867167	-\$3,142.74	\$0.00	\$97.78	\$3,240.52	4/2/2021
2019	123007	-\$3,164.00	\$94.92	\$0.00	\$3,069.08	11/7/2019
2018	195958	-\$3,041.83	\$91.25	\$0.00	\$2,950.58	11/21/2018
2017	429637	-\$2,982.16	\$89.46	\$0.00	\$2,892.70	11/6/2017
2016	600148	-\$2,901.98	\$87.06	\$0.00	\$2,814.92	10/21/2016

WARRANTY DEED

Richard L. Towery and Kathleen L. Towery, as tenants by the entirety, Grantors, convey and warrant to W. N. Johnson Properties, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

See the attached Exhibit A which is by this reference incorporated herein.

The true and actual consideration for this conveyance is other property or value given or promised.

Subject to and excepting:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land. Tax Identification: R35658 and R35657
2. The subject property lies within the boundaries of Marion Soil and Water District and is subject to the levies and assessments thereof.
3. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Cold Creek.
5. Terms and provisions of Declaratory Statement recorded July 10, 2002 as R1968; P 495.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

Dated this 26 day of December, 2007.

Richard L. Towery
Richard L. Towery

Kathleen L. Towery
Kathleen L. Towery

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 31 day of December, 2007 by Richard L. Towery and Kathleen L. Towery.

Della Senev
Notary Public for Oregon
My Commission expires: 11-18-09



AFTER RECORDING,
RETURN TO:
W. N. Johnson Properties, L.L.C.
PO Box 378
Sublimity OR 97385

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
W. N. Johnson Properties, L.L.C.
PO Box 378
Sublimity OR 97385

LAWYERS TITLE INS. CORP. 5030059258

09W25 01000
00900

EXHIBIT A

PARCEL I:

Beginning 13.62 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 29.64 chains; thence West 6.81 chains; thence North 29.64 chains; thence East 6.81 chains to the point of beginning.

TOGETHER WITH a tract of land commencing at the Southeast corner of the tract described above and running along the South line of said tract West 6.81 chains to the Southwest corner of said tract; thence South 30.36 chains to the South line of the Moses Edger and Susan Edger Donation Land Claim; thence East 6.81 chains; thence North 30.36 chains to the point of beginning.

PARCEL II:

Beginning 6.81 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 29.64 chains; thence West 6.81 chains; thence North 29.64 chains; thence East 6.81 chains to the place of beginning.

ALSO the following described premises, to wit:

Beginning at a point 29.64 chains South and 6.81 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; and running thence South 30.11 chains; thence East 5.0 chains; thence South .025 chains; thence West 11.81 chains; thence North 30.36 chains; thence East 6.81 chains to the place of beginning.

ALSO the following described premises, to wit:

Beginning at a point 29.64 chains South of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette meridian, Marion County, Oregon and running thence South 30.36 chains; thence West 1.81 chains; thence North 0.25 chains; thence West 5.0 chains; thence North 30.11 chains; thence East 6.81 chains to the place of beginning.

EXCEPTING THEREFROM, from the above described premises, to wit:

Beginning 6.81 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon and running thence South 29.64 chains; thence West 1 road; thence North 29.64 chains; thence East 1 rod to the place of beginning.

REEL:2905

PAGE: 100

January 02, 2008, 11:38 am.

CONTROL #: 213474

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: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.