



NEXT TO 2685 HANNEMAN LANE

T U R N E R , O R

PROPERTY SYNOPSIS

LOCATION

This property sits behind Hanneman Lane and a short half mile from I-5.

LEGAL

SEC 36, TWN 08S, RNG 03W

SIZE

47 +/- Acres, Property is Contingent Upon a Lot Line Adjustment of 47 +/- Acres.

SOIL

62.9% of Nekia Silty Clay Loam (12 to 20% Slope), 29.8% of Nekia Silty Clay Loam (30 to 50% Slope), 5.7% of Nekia Silty Clay Loam (7 to 12% Slope)

TOPOGRAPHY

Elevation ranging from 449 Ft to 789 Ft.

ZONING

Zoned Farm Forest/SA

PROPERTY SYNOPSIS

REMARKS

Located adjacent to Willamette Valley Vineyards, this 47-acre parcel has both Eastern and Northern slopes, making it an ideal location for vineyards on East slopes and Christmas tree production on the North slopes. The property has electricity and internet access, and is accessed with a paved driveway and a security gate. It is conveniently situated just ½ mile from Interstate 5 and 2.5 miles from S Salem. Buyer is responsible for due diligence with respect to Marion County SA zoning for potential dwellings. Property with SA zone with high value Nekia soils typically need to show \$80k income for two out of 5 years or 2 years consecutively to qualify for a dwelling. Property with SA zone with low-value Nekia soils affected by steep slopes typically need to show \$40k income for two out of 5 years or 2 years consecutively to qualify for a dwelling.

CONTACT

Paul Terjeson

503-999-6777 (c)

541-740-7512 (o)

pterjy@kw.com

OR License: 960900133

Steve Helms

541-979-0118 (c)

541-740-7512 (o)

stevehelms@kw.com

OR License: 201210000



The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

PROPERTY MAPS

PROVIDED BY LAND.ID

PROPERTY IS CONTINGENT UPON SUCCESSFUL LOT LINE ADJUSTMENT

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.





COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **533448**
 Tax Lot: **083W360000700**
 Owner: Meduri, Joseph J
 CoOwner: Meduri, Cynthia E
 Site:
 Turner OR 97392
 Mail: PO Box 458
 Turner OR 97392
 Zoning: SA - Special Agriculture
 Std Land Use: AMSC - Agricultural Misc
 Legal: ACRES 44.63
 Twn/Rng/Sec: T:08S R:03W S:36 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$494,070.00**
 Market Land: **\$494,070.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$4,768.00**
 Exemption:
 Taxes: **\$64.18**
 Levy Code: 92590
 Levy Rate: 13.4618

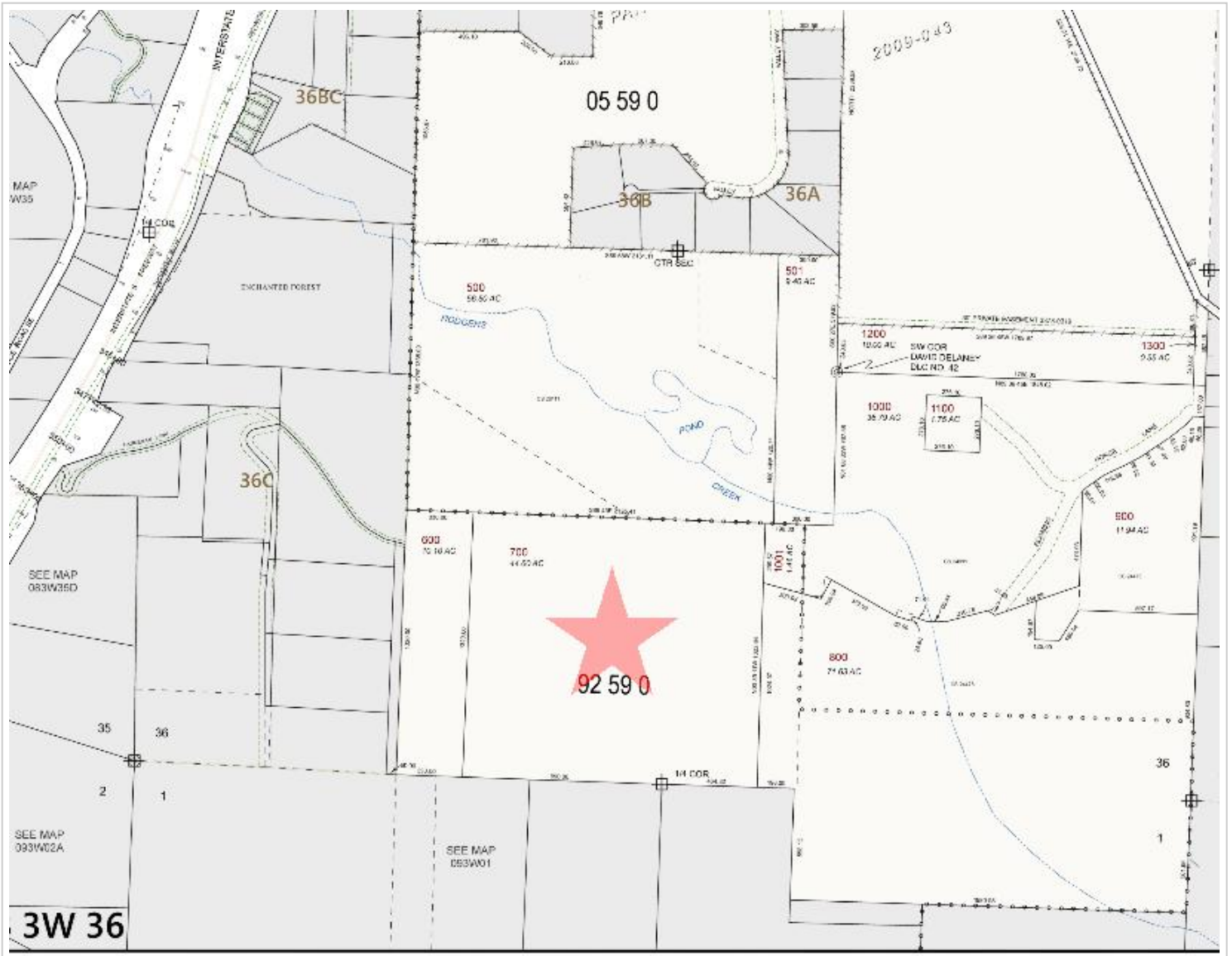
PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 44.63 Acres (1,944,083 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 24J - Salem-Keizer
 Census: 3039 - 002701
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/11/2018
 Sale Amount: \$1,255,000.00
 Document #: 40860484
 Deed Type: Deed
 Loan Amount: \$1,065,000.00
 Lender: PIONEER TR BK
 Loan Type: Conventional
 Interest Type:
 Title Co: FIDELITY NATIONAL TITLE

Assessor Map



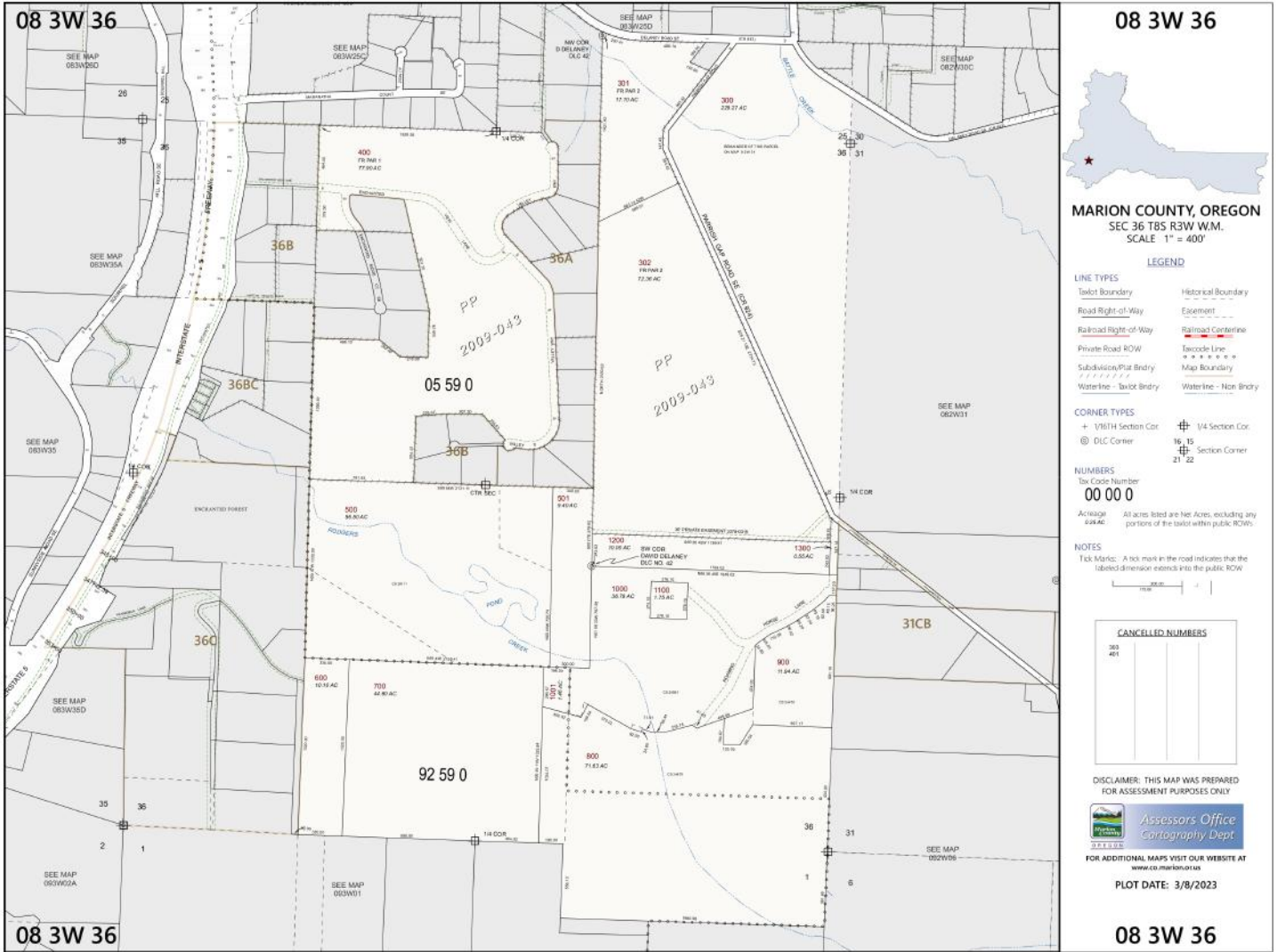
Fidelity National Title

Parcel ID: 533448

Site Address:

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.

Full Assessor Map



Parcel ID: 533448

Site Address:

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: 533448

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November 29, 2023

Property Identificaton

Account ID:

533448

Tax Account ID:

533448

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot:

083W360000700

Owner:

MEDURI, JOSEPH J & MEDURI, CYNTHIA E

PO BOX 458

TURNER, OR 97392

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
MEDURI,JOSEPH J & MEDURI,CYNTHIA E PO BOX 458 TURNER OR 97392	HANNEMAN LT & HANNEMAN,CRAIG L TRE & BATTY,LINDA H TRE 4350 GIBSON RD NW SALEM OR 97304	6/11/2018 \$1,255,000.00 36 3	6/11/2018 40860484 WD 533448, 533449, 533450
HANNEMAN LT & HANNEMAN,CRAIG L TRE & BATTY,LINDA H TRE 4350 GIBSON RD NW SALEM OR 97304			1/2/2018 40310433 DECE 533448
HANNEMAN LT & HANNEMAN,BARBARA L TRE & HANNEMAN,CRAIG L TRE 4350 GIBSON RD NW SALEM OR 97304			4/28/2006 27510203 WD 533448, 533449, 533450
MISSING OWNERSHIP INFORMATION			7/1/1998 E05010584MT DEED 533448
JAMSGARD,ROBERT A & LYNN M 12196 BRICK ROAD SE TURNER OR 97392		1/13/1986 \$35,000.00 21 3	1/13/1986 04370414 DE 533448, 533449, 535585

Property Details

Property Class:

AV Exemption(s):

660
RMV Property Class:
 400
Zoning:
 REST (Contact Local Jurisdiction)

RMV Exemption(s):
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 533448

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Small Tract Forest land STFC SMALL TRACT FORESTLAND C	44.63	1944083	92590

Improvements/Structures for Tax Account ID 533448

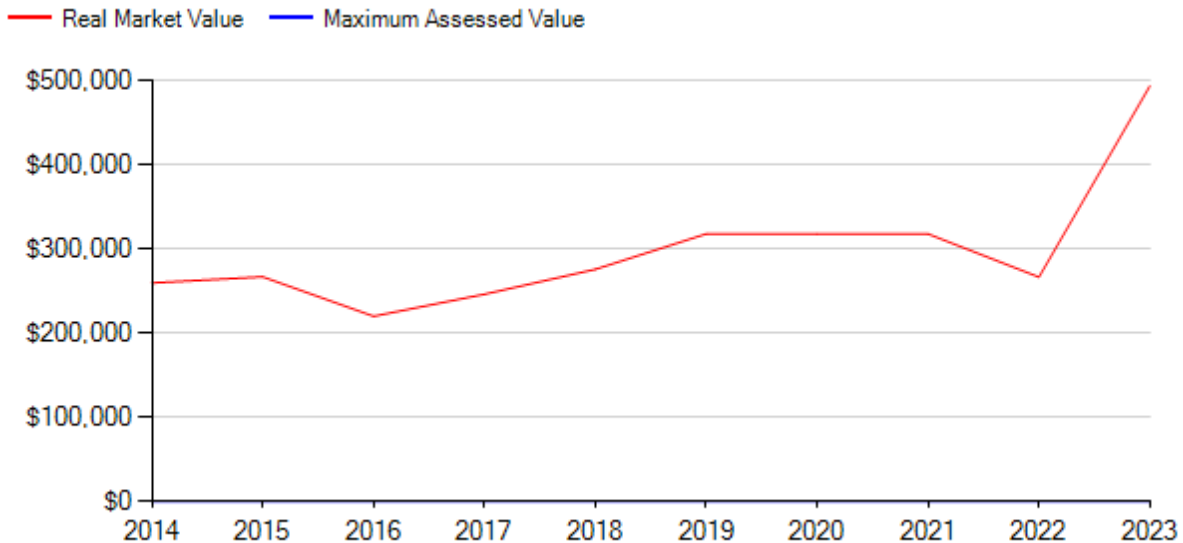
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$494,070
Assess.:
RMV Structures: \$0
RMV Total: \$494,070
AV: \$4,768
SAV: \$8,697
Exception RMV: \$0
RMV Exemption Value: \$0
AV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$8,697
MAV: \$0
MSAV: \$4,768

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	\$0	\$0	\$494,070/\$4,768	None	\$4,768
2022	\$0	\$0	\$266,950/\$4,629	None	\$4,629
2021	\$0	\$0	\$318,260/\$4,490	None	\$4,490
2020	\$0	\$0	\$318,260/\$4,360	None	\$4,360
2019	\$0	\$0	\$318,260/\$4,230	None	\$4,230
2018	\$0	\$0	\$276,170/\$4,110	None	\$4,110
2017	\$0	\$0	\$246,540/\$3,990	None	\$3,990
2016	\$0	\$0	\$220,290/\$3,870	None	\$3,870
2015	\$0	\$0	\$267,250/\$3,760	None	\$3,760
2014	\$0	\$0	\$259,930/\$3,650	None	\$3,650
2013	\$0	\$0	\$211,630/\$3,510	None	\$3,510

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$64.18
Tax Rate:	13.4618
Tax Roll Type:	R
Current Tax Payoff Amount:	\$42.78

Year	Total Tax Levied	Tax Paid
2023	\$64.18	\$21.40
2022	\$62.31	\$62.31
2021	\$60.27	\$60.27
2020	\$58.63	\$58.63
2019	\$56.44	\$56.44
2018	\$55.72	\$55.72
2017	\$49.01	\$49.01
2016	\$46.74	\$46.74

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3918447	-\$21.40	\$0.00	\$0.00	\$21.40	11/22/2023
2022	3918447	-\$62.31	\$0.00	\$7.20	\$69.51	11/22/2023
2021	3880055	-\$60.27	\$1.81	\$0.00	\$58.46	11/16/2021
2020	3862911	-\$56.61	\$0.00	\$0.26	\$56.87	12/7/2020
2020	3880055	-\$2.02	\$0.00	\$0.16	\$2.18	11/16/2021
2019	54706	-\$56.44	\$1.69	\$0.00	\$54.75	11/19/2019
2018	194116	-\$55.72	\$1.67	\$0.00	\$54.05	11/23/2018
2017	447012	-\$49.01	\$1.47	\$0.00	\$47.54	10/24/2017

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

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

REEL 4086 PAGE 482
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-11-2018 12:15 pm.
Control Number 510648 \$
91.00
Instrument 2018 00027713

GRANTOR'S NAME:

Marissa N. Miller

GRANTEE'S NAME:

Wendy Gabriel and Paxton Gabriel

AFTER RECORDING RETURN TO:

Order No.: 60221802311-SK
Wendy Gabriel and Paxton Gabriel, not as tenants in common, but
with the rights of survivorship
256 44th Avenue SE
Salem, OR 97317

SEND TAX STATEMENTS TO:

Wendy Gabriel and Paxton Gabriel
256 44th Avenue SE
Salem, OR 97317

APN: R47248
Map: 072W30DC06400
256 44th Avenue SE, Salem, OR 97317

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fidelity National Title # 1802311

Marissa N. Miller, Grantor, conveys and warrants to **Wendy Gabriel and Paxton Gabriel**, 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 Marion, State of Oregon:

Lot 5, Block 3, EASTLAND PARK, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS (**\$292,300.00**). (See ORS 93.030).

Subject to:

- I. A building set-back line, as disclosed by said plat.
 - Plat: Eastland Park
 - Affects: 20 feet along street frontage

- II. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
 - Purpose: Utilities
 - Affects: 5 feet along East boundary and 5 feet along South boundary

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 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 5/8/18

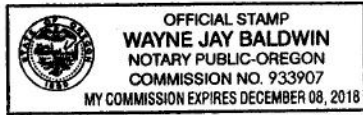
Marissa N Miller
Marissa N. Miller

State of Oregon
County of Marion

This instrument was acknowledged before me on 5/8/18 by Marissa N. Miller.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/8/18



REEL: 4086

PAGE: 482

June 11, 2018, 12:15 pm.

CONTROL #: 510648

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**

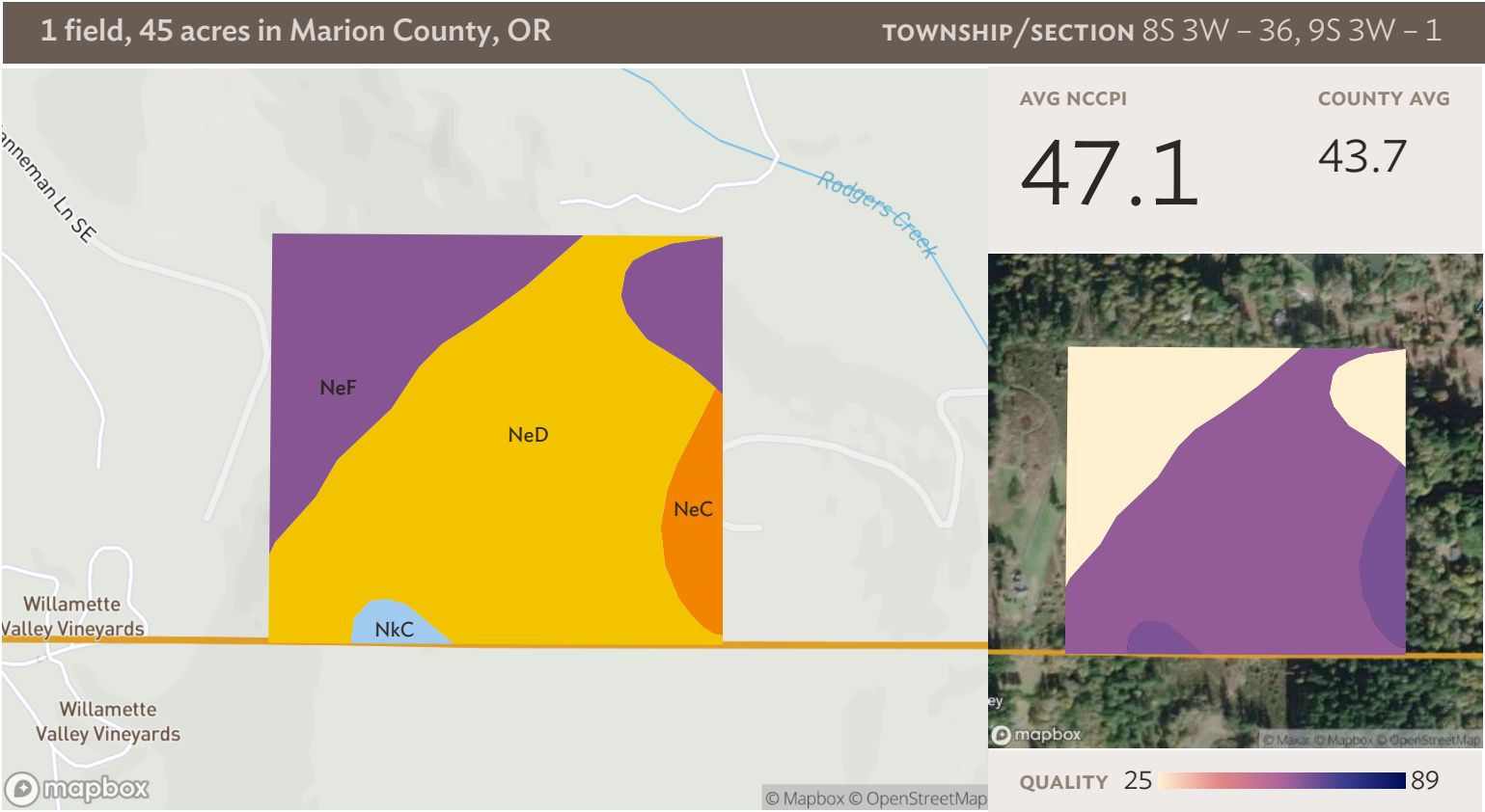
THIS IS NOT AN INVOICE.

SOIL REPORT

SOIL REPORT PROVIDED BY ACRE VALUE

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.





All fields

Source: NRCS Soil Survey

45 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	28.05	62.9%	3	60.4
■ NeF	Nekia silty clay loam, 30 to 50 percent slopes	13.28	29.8%	6	14.9
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	2.53	5.7%	3	64.3
■ NkC	Nekia stony silty clay loam, 2 to 12 percent slopes	0.74	1.7%	3	63.8
					44.60
					47.1

ELEVATION REPORT

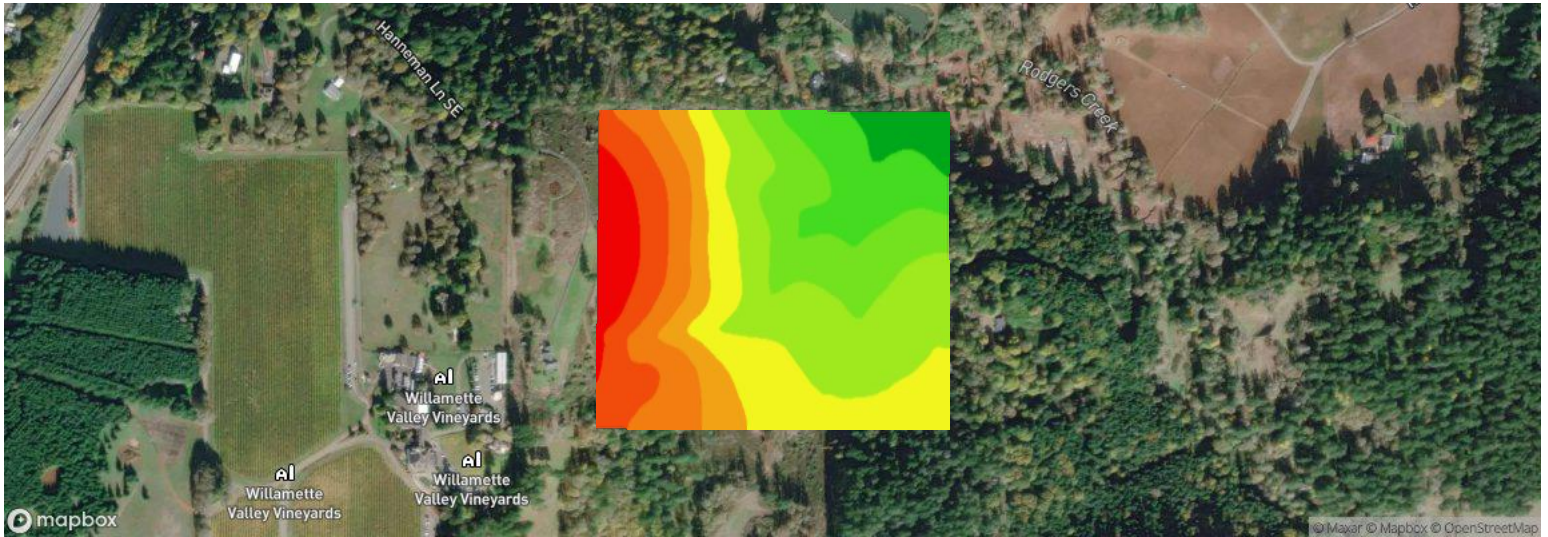
ELEVATION REPORT PROVIDED BY ACRE VALUE

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1 field, 45 acres in Marion County, OR

TOWNSHIP/SECTION 8S 3W - 36, 9S 3W - 1





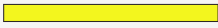






Avg. Elevation

590.03 ft

Total Area

45 ac

	ELEVATION RANGE	ACRES	PERCENT AREA
	746.77 ft - 789.28 ft	2.55 ac	5.71%
	704.27 ft - 746.77 ft	4.34 ac	9.73%
	661.76 ft - 704.27 ft	4.36 ac	9.77%
	619.26 ft - 661.76 ft	3.22 ac	7.21%
	576.75 ft - 619.26 ft	7.80 ac	17.49%
	534.25 ft - 576.75 ft	9.67 ac	21.68%
	491.74 ft - 534.25 ft	6.27 ac	14.07%
	449.24 ft - 491.74 ft	4.76 ac	10.67%
	406.73 ft - 449.24 ft	1.63 ac	3.66%

LOT LINE MAP

PROVIDED BY BARKER SURVEYING

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PROPOSED PROPERTY LINE ADJUSTMENT

LOCATED IN THE SW 1/4 SEC 36,
T8S, R3W, WM, MARION COUNTY, OREGON

OWNER:
MEDURI, JOSEPH J & CYNTHIA E
PO BOX 458
TURNER, OR 97392

LOCATION:
2685 HANNEMAN LN SE

TAX LOTS
083W36C001800, 083W360000600 & 700

TOTAL AREA:
38,690± SQUARE FEET

SURVEYOR:
BRAD R. HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE,
SALEM, OR 97317
BRAD@BARKERWILSON.COM
503-588-8800



SCALE: 1"=200'
DATE: 8/21/2023

ORIGINAL PROPERTY "B",
R 4086, P 484,
1.33± ACRES

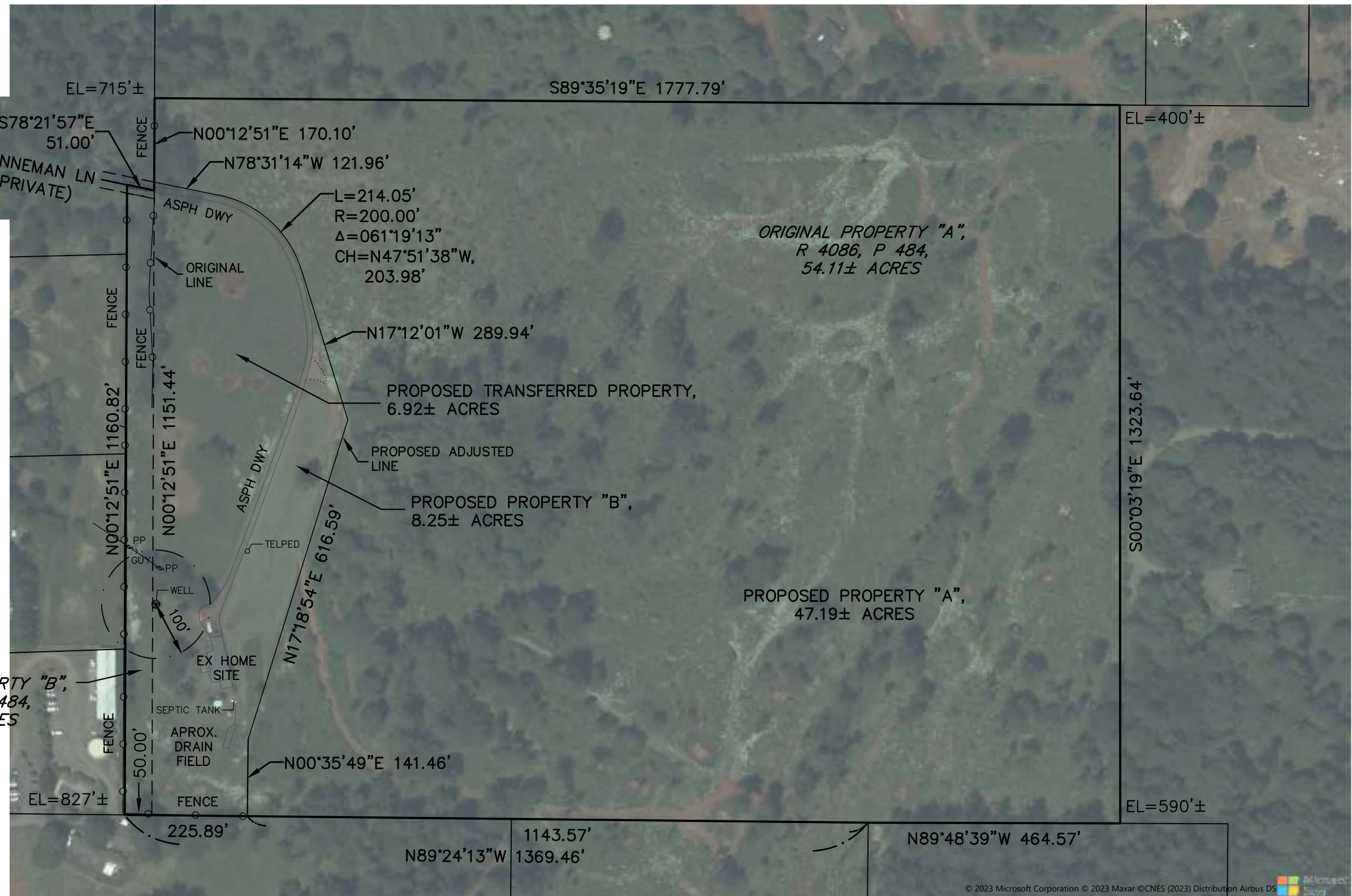
ORIGINAL PROPERTY "A",
R 4086, P 484,
54.11± ACRES

PROPOSED PROPERTY "A",
47.19± ACRES

PROPOSED TRANSFERRED PROPERTY,
6.92± ACRES

PROPOSED ADJUSTED
LINE

PROPOSED PROPERTY "B",
8.25± ACRES





PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

