



TICOR TITLE™

Property Profile Report

Today's Date:

06/20/2022

Owner Name:

Kiepke, R J

Property Address:

**2703 Marine Dr
Astoria OR 97103 2900**

Reference Number:

80909CB04300

Account Number:

23771

Four North Coast locations to serve you:

630 Bond St.
Astoria, OR 97103
503.325.2144

2263 N. Roosevelt Dr.
Seaside, OR 97138
503.738.8433

507 Laneda Ave, Suite 3
Manzanita, OR 97130
503.368.5124

802 Main Ave.
Tillamook, OR 97141
503.842.5533

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

For all your customer service needs: nccs@ticortitle.com

**Parcel Information**

Parcel #:	23771
Tax Lot:	80909CB04300
Site Address:	2703 Marine Dr
	Astoria OR 97103 - 2900
Owner:	Kiepkre, R J
Owner2:	
Owner Address:	2703 Marine Dr
	Astoria OR 97103 - 8274
Twn/Range/Section:	08N / 09W / 09 / SW
Parcel Size:	0.24 Acres (10,454 SqFt)
Plat/Subdivision:	Shivelys
Lot:	5
Block:	5
Census Tract/Block:	950300 / 1015
Waterfront:	

Assessment Information

Market Land Value:	\$153,000.00
Market Impr Value:	\$190,701.00
Market Total Value:	\$343,701.00
Assessed Value:	\$186,706.00

Tax Information

Levy Code Area:	0101
Levy Rate:	19.4104
Tax Year	Annual Tax
2021	\$3,624.05
2020	\$3,521.19
2019	\$3,416.28

Legal

SHIVELYS N 100' LT 5 & 6 BLK 5 INC VAC POR 27TH ST ORD #77-03 .24 AC.

Land

Cnty Land Use:	201 - Commercial - Improved (typical of class)	Land Use Std:	CMSC - Commercial Miscellaneous
Zoning:	C3 Astoria - General Commercial Zone	Neighborhood:	U
Watershed:	Big Creek-Frontal Columbia River	School District:	1
Recreation:			

Improvement

Year Built:	1950	Stories:		Total SqFt:	
Eff Year Built:	1954	Bedrooms:		Bathrooms:	
Bsmt SqFt:		Garage:		Full Baths:	
Exterior Walls:		Roof Covering:		Half Baths:	
Foundation:	Concrete	Roof Style:	Flat	Heat:	
Primary School:	Astor Elementary School	Middle School:	Astoria Middle School	High School:	Astoria Senior High School

Transfer Information

Loan Date:	09/30/2015	Loan Amt:	\$156,080.00	Doc Num:	201508067	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	FIBRE FCU		
Rec. Date:	02/15/2005	Sale Price:	\$220,900.00	Doc Num:	200501916	Doc Type:	Deed
Owner:	R J Kiepkre	Grantor:	VENPROP LLC				
Orig. Loan Amt:	\$146,250.00	Title Co:	TICOR TITLE INSURANCE CO.				
Finance Type:	FIX	Loan Type:	Conventional	Lender:	BANK OF PACIFIC		

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.



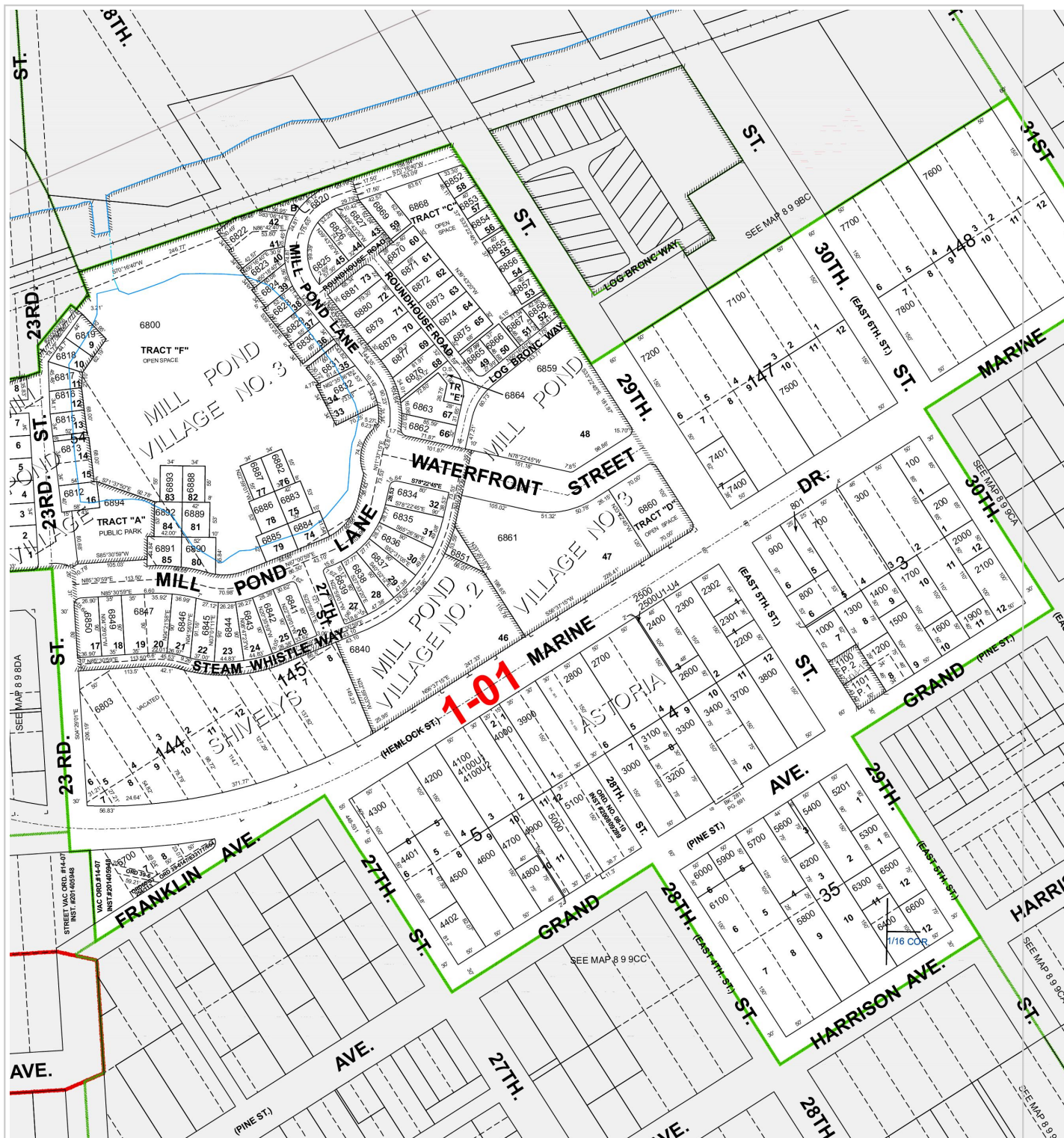
TICOR TITLE COMPANY

Parcel ID: 23771

Site Address: 2703 Marine Dr

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 insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Full Assessor Map



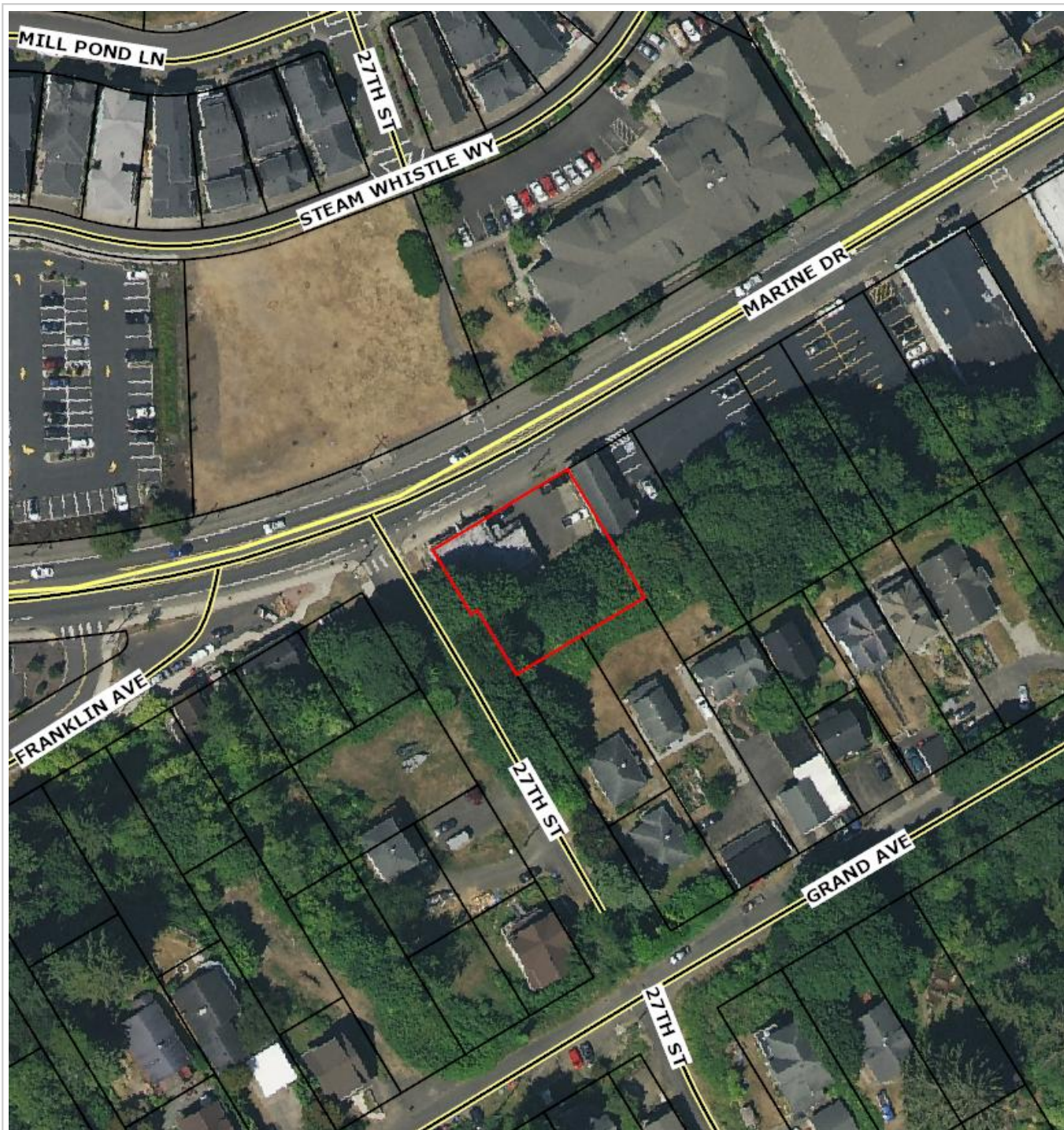
TICOR TITLE COMPANY

Parcel ID: 23771

Site Address: 2703 Marine Dr

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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 23771

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Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23771	201	1	U	0101	80909CB04300
Owner(s):	Kiepke R J				
Situs Address:	2703 Marine Dr Astoria,				

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.13	\$106,375	\$5,000	\$111,375
	Commercial	Commercial Use	Sq Ft	0.11	\$83,250	(\$41,625)	\$41,625

Land Components

Category	Description
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
Neighborhood	Urban
On-Site Utilities	Electricity
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Site Adjustments	View Fair
Site Adjustments	Excess Traffic
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access

Description

Improvement 1	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2019	436	1950	2588	1	Bar/Tavern	D	Average

Valuation

Cost Approach

Section 1								
Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2588	Average	1	1	232	23	No	202001	182741.00

Occupancy							
Use Code: 442	Name: Bar/Tavern				Height: 10	Rank: 20	Use as % of Total: 70 Class: D

Components							
Use Code: 611	System: HVAC (Heating)				Description: Package Unit		
SQFT: 2588	Rank: 20	%: 0		Depreciation: 0	Other: 1.00		

Additions							
Use Code: 631	Description: 11LF Front Bar				LM: True	Units: 11	Base Date: 201803 Cost: 265.0
Use Code: 631	Description: 12LF Checkout Counter Bar				LM: True	Units: 12	Base Date: 201803 Cost: 87.00

Basement							
Other							
Description: Asphalt Paving				Section: 66	Page: 2	Quantity: 2244	Unit Cost: 4.2500000 Base Cost: 9537.00
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 10412.50				%Good: 65.000 Complete %: 100.00 DRC: 6768.12 Publication Date: 1/1/2018			
Description: Concrete Paving				Section: 66	Page: 2	Quantity: 280	Unit Cost: 6.0000000 Base Cost: 1680.00
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 1834.22				%Good: 65.000 Complete %: 100.00 DRC: 1192.25 Publication Date: 1/1/2018			

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	436	1950	2588	1	Retail Store	D	Average

Valuation

Cost Approach

Section 1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2588	Average	1	1	232	23	No	202001	182741.00

Occupancy

Use Code: 353 Name: Retail Store Height: 10 Rank: 20 Use as % of Total: 30 Class: D

Components

Use Code: 611 System: HVAC (Heating) Description: Package Unit
SQFT: 2588 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 11LF Front Bar LM: True Units: 11 Base Date: 201803 Cost: 265.0
Use Code: 631 Description: 12LF Checkout Counter Bar LM: True Units: 12 Base Date: 201803 Cost: 87.00

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2244 Unit Cost: 4.2500000 Base Cost: 9537.0
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 10412.50 %Good: 65.000 Complete %: 100.000 DRC: 6768.12 Publication Date: 1/1/2019
Description: Concrete Paving Section: 66 Page: 2 Quantity: 280 Unit Cost: 6.0000000 Base Cost: 1680.0
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 1834.22 %Good: 65.000 Complete %: 100.000 DRC: 1192.25 Publication Date: 1/1/2019

Value for this Estimate: \$190,701

Recorded by Ticor
Title Ins. Co. 44-14447



Recording Instrument #: 200501916
Recorded By: Clatsop County Clerk
of Pages: 2 Fee: 31.00
Transaction date: 2/15/2005 10:53:28
Deputy: tromeyn



After Recording Return To:

R. J. Kiepke
Karen L. Taylor
91779 George Hill Rd.
Astoria OR 97103

Send Tax Statements To:

R. J. Kiepke
Karen L. Taylor
91779 George Hill Rd.
Astoria OR 97103

Title Order No. 44-14447

Escrow No. 44-14447

Tax Account No. 0101 80909CB

04100 ACCT ID# 23769, 0101

80909CB 04300 ACCT ID# 23771

WARRANTY DEED

(ORS 93.850)

Venprop, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to R. J. Kiepke and Karen L. Taylor, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Situs address as disclosed by Clatsop County tax roll:

2703 and 2813 Marine Drive Astoria OR 97103


See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$220,900.00.


Dated this 4th day of FEBRUARY, 2005.

VENPROP, LLC

By: 
By: Arthur DeMuro, Managing Member

State of Oregon, County of Multnomah)ss.

This instrument was acknowledged before me on February 4, 2005
by Arthur DeMuro, as Managing Member, of Venprop, LLC.


Notary Public My commission expires: 4-21-2005



Title No. 44-14447

Escrow No. 44-14447

EXHIBIT 'A'

Legal Description:

PARCEL NO. 1:

The North 100 feet of Lots 5 and 6, Block 5, of the Town (now City) of Astoria, as laid out and recorded by John M. Shively and later established by Decree of the Circuit Court of the State of Oregon for Clatsop County, in the City of Astoria, County of Clatsop, State of Oregon.

TOGETHER WITH that portion of vacated 27th Street as vacated by Special Ordinance No. 77-03 which by law inures.

PARCEL NO. 2:

An undivided ½ interest in the West 30 feet of Lot 2, and all of Lot 3, Block 5, of the Town (now City) of Astoria, as laid out and recorded by John M. Shively and later established by Decree of the Circuit Court of the State of Oregon for Clatsop County, in the City of Astoria, County of Clatsop, State of Oregon.

Subject to:

The said property is free from encumbrances except:
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES,
POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.