



TICOR TITLE™

Property Profile Report

Today's Date:

03/18/2022

Owner Name:

Kiepke, R J

Property Address:

Astoria OR 97103

Reference Number:

80909CB04100

Account Number:

58711

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 #:	58711
Tax Lot:	80909CB04100
Site Address:	
	Astoria OR 97103
Owner:	Kiepke, R J
Owner2:	
Owner Address:	2703 Marine Dr
	Astoria OR 97103 - 2900
Twn/Range/Section:	08N / 09W / 09 / SW
Parcel Size:	0.14 Acres (6,098 SqFt)
Plat/Subdivision:	Shivelys
Lot:	
Block:	
Census Tract/Block:	950300 / 1015
Waterfront:	

Assessment Information

Market Land Value:	\$81,400.00
Market Impr Value:	\$5,012.00
Market Total Value:	\$86,412.00
Assessed Value:	\$22,002.00

Tax Information

Levy Code Area:	0101
Levy Rate:	19.4104
Tax Year	Annual Tax
2021	\$427.07
2020	\$415.00
2019	\$402.62

Legal**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:	2010	Stories:		Total SqFt:	
Eff Year Built:	2010	Bedrooms:		Bathrooms:	
Bsmt SqFt:		Garage:		Full Baths:	
Exterior Walls:		Roof Covering:		Half Baths:	
Foundation:		Roof Style:		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		

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.

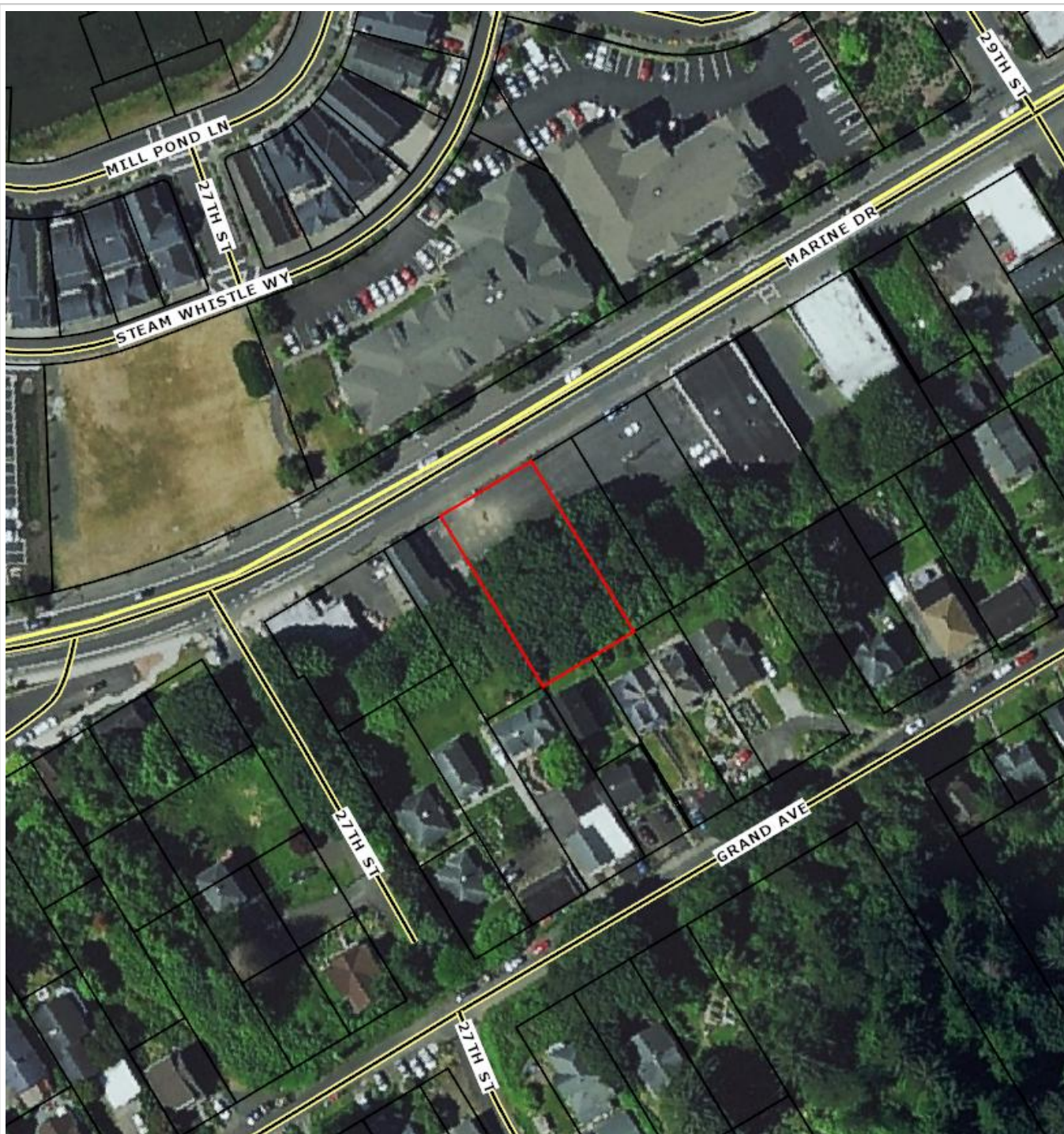


This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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This map/plot 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.

Aerial Map



TICOR TITLE COMPANY

Parcel ID: 58711

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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
58711	201	1	U	0101	80909CB04100

Owner(s): **Kiepke R J**

Situs Address:

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.06	\$51,800	\$0	\$51,800
	Commercial	Commercial Use	Sq Ft	0.08	\$59,200	(\$29,600)	\$29,600

Land Components

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

RMV Summary (Before Index)

Improvement(s)						Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	RMV before index
498	\$2,745	\$0	\$0	\$0	\$2,745	Commercial	\$51,800
						Commercial	\$29,600
						Total:	\$81,400

Improvement(s)					
Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvement type	% Complete	RMV before index
		Cost	Commercial	1.000000	\$0
					\$0

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535227		58711		\$5,012	1.00	\$81,400	1.00
				\$5,012			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2020	\$81,400	\$5,012	\$86,412	\$15,566	\$5,797	\$21,363	\$415.00
2021	\$81,400	\$5,012	\$86,412	\$16,032	\$5,970	\$22,002	\$427.07