

**NOTICE OF DECISION**  
**500 N GARFIELD STREET CONDITIONAL USE PERMIT – CUP22-0011**

October 14, 2022

Bryce Rosenbaum  
3242 SE Roswell St  
Milwaukie, OR 97222

Cc: All persons who provided public comment

On October 13, 2022, the Newberg Planning Commission approved conditional use permit CUP22-0011 for a vacation rental at 500 N Garfield Street, tax lot R3218DC 11901, subject to the conditions listed in the attached Order. The Commission's decision will become effective on October 28, 2022, unless an appeal is filed.

An affected party may appeal the Commission's decision to the City Council within 14 calendar days of the Commission's written decision in accordance with Newberg Development Code §15.100.170. Affected parties include the applicant, any party entitled to receive notice of the hearing, anyone providing written or oral comments at the hearing, and anyone providing written comments prior to the close of the hearing. All appeals must be in writing on a form provided by the Planning Division. Anyone wishing to appeal must submit the written appeal form together with the required fee of \$1,165 plus the 5% Technology Fee to the Planning Division.

**The deadline for filing an appeal is 4:30 pm on October 27, 2022.**

At the conclusion of the appeal period, please remove all notice signs from the site.

The conditional use permit is effective only when the exercise of right granted is commenced within one year of the effective date listed above. If you are approaching the expiration date, please contact the Planning Division regarding extension opportunities.

If you have any questions, please contact me at 503-554-7764 or [sam.gudmestad@newbergoregon.gov](mailto:sam.gudmestad@newbergoregon.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Gudmestad".

Sam Gudmestad  
Assistant Planner

Attachment: Order 2022-013

PLANNING COMMISSION STAFF REPORT  
VACATION RENTAL CONDITIONAL USE PERMIT  
500 N Garfield Street

HEARING DATE: October 13, 2022

FILE NO: CUP22-0011

REQUEST: Conditional use permit approval to use a single-family dwelling as a vacation rental home

LOCATION: 500 N Garfield Street

TAX LOT: R3218DC 11901

APPLICANT/OWNER: Bryce Rosenbaum

ZONE: R-2 (Medium Density Residential)

PLAN DISTRICT: MDR (Medium Density Residential)

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**ATTACHMENTS:**

Planning Commission Order 2022-013 with:

Exhibit A: Findings

Exhibit B: Conditions of Approval

Attachment 1: Application

Attachment 2: Agency Comments

Attachment 3: Public Comments

**A. DESCRIPTION OF APPLICATION:** The applicant is requesting Conditional Use Permit (CUP) approval to use an existing four-bedroom home as a vacation rental located at 500 N Garfield Street. The use as a vacation rental would provide accommodations to families and travelers that want to experience wine country. The applicant has stated that two off-street parking spaces will be available in the driveway with two additional spaces in the garage for use by short-term tenants. The subject property is zoned R-2 (Medium Density Residential). Attachment 1 contains the submitted application.

**B. LOCATION:** 500 N Garfield Street



**C. SITE INFORMATION:**

1. Location: 500 N Garfield Street
2. Total Lot Size: 7,405 square feet
3. Topography: Flat

4. Current Land Uses: Single family residential
5. Natural Features: Vegetation
6. Adjacent Land Uses:
  - a. North: Single-family residential
  - b. South: Light industrial
  - c. East: Single-family residential
  - d. West: Single-family residential
7. Zoning:
  - a. North: R-2 (Medium Density Residential)
  - b. South: M-2 (Light Industrial)
  - c. East: R-2 (Medium Density Residential)
  - d. West: R-2 (Medium Density Residential)
8. Access and Transportation: Access to the vacation rental will occur via N Garfield Street. N Garfield Street is classified as a local residential street in the City's Interactive Planning Map. N Garfield Street is a paved road.
9. Utilities:

Water: The City's GIS illustrates a 2-inch water main in N Garfield Street with an existing service lateral to the property.

Wastewater: The City's GIS illustrates a 6-inch wastewater line in E Franklin Street with an existing service lateral to the property.

Stormwater: The City's GIS illustrates a storm collector system drains into the gutter and then into the City's stormwater system.

Overhead Lines: The property is served by overhead power lines. Any new overhead utility connections to the property must be undergrounded. See NMC 15.430.010 for exception provisions.

- D. PROCESS:** This Conditional Use Permit request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. The Planning Commission will hold a quasi-judicial public hearing on the application. The Commission will make a



decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

- 8/17/22: The Community Development Director deemed the application complete.
- 8/23/22: The applicant mailed notice to the property owners within 500 feet of the site.
- 8/24/22: The applicant posted notice on the site.
- 9/21/22: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 10/13/22: The Planning Commission will hold a quasi-judicial public hearing to consider the application.

**E. AGENCY COMMENTS:** The application was routed to several public agencies and City departments for review and comment. Comments and recommendations from City departments have been incorporated into the findings and conditions of approval. As of the writing of this report, the City received the following responses from the following referral agencies (Attachment 2):

1. City Manager: Reviewed, no conflict
2. Finance: Reviewed, no conflict
3. Police: Reviewed, no conflict
4. Public Works Compliance: Reviewed, no conflict
5. Public Works Operations: Reviewed, no conflict
6. Public Works Wastewater: Reviewed, no conflict
7. Ziply Fiber: Reviewed, no conflict
8. Building Official: Reviewed, no conflict
9. Community Development Director: Reviewed, no conflict
10. Engineering: Reviewed, no conflict.

**F. PUBLIC COMMENTS:** As of the writing of this report, the City has received the following public comments on the proposal:

Stuart Byron: “While I have nothing against short term rentals, I would like to see the following stipulations as the neighbor immediately to the other side. Since the owner is not there, they do not understand the impact to the neighborhood. Parking - eight adults means potentially up to eight more vehicles per night. Parking needs to be limited to on street immediately in front of the property on the same side, not in front of my property at 506 n Garfield, or on the property itself in an orderly manner. I often park next to my house from the street and work on my house with my work vehicle in front of my property. As the neighborhood is getting developed, parking should be on the owners property or only in front of the house. Quiet. Short term rental in wine country means intoxicated people coming and going, in vans, vehicles etc. at all hours of the day and night. Please limit to day time hours, with noise cutoff at 10 pm. Number of people. Eight seems excessive. With people coming and going. You've already have a Marijuana business, with cars, parking everywhere, now you add on a short term rental, as well as another house on the otherwise of my property. Please plan accordingly. This also means people coming to clean everyday, as well. Same parking stipulations should apply. A lot of my concerns stem from the previous past years of people coming and going with the previous owner, Philip, on the corner of North and Garfield. People were coming and going all the time, and I find temporary occupants do not respect the current home owners in the area. That has happened with me at another property. I do not want to be constantly calling the police nor the city to complain about the ongoing at 500 N Garfield. If these stipulations can be put into place, and enforced, then I am in favor of a short term rental, however with fewer occupants.”

Karin Carter and Tom Bates: “This is a thorny issue for me because my husband and I have often stayed on Airbnb and VRBO short-term vacation rentals. I finally decided to write because I have seen other cities suffer when short-term rentals turn into party houses. Allowing eight adults at the home at 500 N Garfield sounds like a setup for noisy gatherings, partying, and multiple cars parking in the neighborhood. This particular home is not so close that we'd hear everything at a bothersome level (we have Main Street trucks and speeders for that), but we have four neighbors abutting our property. If one of those homes became a short-term rental allowing as many people as 500 N Garfield, it would impact our quality of life. There are already five dogs among those four neighbors, and we hear the dogs and the people when they're outside enjoying their yards. We don't ask for complete quiet, because we'd also like to have outdoor parties, but in a short-term rental, there is no neighborly relationship to consider when making noise. In other words, I'm asking you to consider not granting short-term rental status because of the precedent it sets, particularly with such a large number of short-term renters allowed.”

*Staff Response:*

The submitted application for a vacation rental is allowed by Newberg Municipal Code (NMC) 15.445 SPECIAL USE STANDARDS and is consistent with other residential uses in design and operating characteristics.

**G. ANALYSIS:** The proposed vacation rental is compatible with the surrounding residential uses and neighborhood due to its size and scope. The characteristics of a vacation rental are not dissimilar to other rented and owned dwellings. The location of the proposed vacation rental is convenient and attractive for visitors to downtown, George Fox University, and surrounding tourist attractions to Newberg. The maximum occupancy is regulated by the number of bedrooms – two guests per bedroom. Therefore, the maximum number of guests in the house is eight (8) based on the current four bedrooms in the home. There are two off-street parking spaces in the driveway for short term guests provided on the subject property.

**H. PRELIMINARY STAFF RECOMMENDATION:** The preliminary staff recommendation is made in the absence of public hearing testimony and may be modified after the close of the public hearing. At the time this report was drafted, staff recommends the following motion:

*Move to adopt Planning Commission Order 2022-013, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.*



## PLANNING COMMISSION ORDER 2022-013

AN ORDER APPROVING CONDITIONAL USE PERMIT CUP22-0011 FOR A  
VACATION RENTAL HOME AT 500 N GARFIELD STREET, YAMHILL  
COUNTY TAX LOT R3218DC 11901

### RECITALS

1. Bryce Rosenbaum applied for a conditional use permit for a vacation rental home at 500 N Garfield Street, Yamhill County Tax Lot R3218DC 11901.
2. After proper notice, the Newberg Planning Commission held a public hearing on October 13, 2022, to consider the application. The Commission considered testimony and deliberated.
3. The Newberg Planning Commission finds that the application, as conditioned in Exhibit "B", meets the applicable Newberg Municipal Code criteria as shown in the findings in Exhibit "A".

### The Newberg Planning Commission orders as follows:

1. Conditional Use Permit Application CUP22-0011 is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective on October 28, 2022, unless appealed prior to this date.
4. This order shall expire one year after the effective date above if the applicant does not commence use of the home as a vacation rental unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 13<sup>th</sup> day of October 2022.

ATTEST:

  
\_\_\_\_\_  
Planning Commission Chair

  
\_\_\_\_\_  
Planning Commission Secretary



List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions of Approval

**Exhibit “A” to Planning Commission Order 2022-013  
Findings – File CUP22-0011  
Vacation Rental at 500 N Garfield Street**

**A. Conditional Use Permit Criteria That Apply - Newberg Development Code 15.225.060.**

- A. The location, size, design and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development.*

**Finding:** The vacation rental would be in an existing four-bedroom, single-family dwelling in a neighborhood northwest of Downtown Newberg. The property owner is planning to use the dwelling as a short-term vacation rental for families and travelers. The site maintenance and management will be managed by the owner.

The proposed vacation rental use is similar to a regular residential use in design and operating characteristics. The home has four bedrooms so a maximum of eight renters would be allowed to occupy the home. Two off-street parking spaces are provided on the property with two more available in the garage. Single-family R-2 zoned properties are located to the north, west, and east of the subject property. Light industrial uses are located to the south of the subject property. The subject property is zoned R-2. A vacation rental use is compatible with the surrounding residential neighborhood and would effectively function no differently than the existing residential uses in the surrounding area. This criterion is met.

- B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.*

**Finding:** The location of the dwelling is attractive for a vacation rental due to its proximity to downtown Newberg. The downtown area is less than half a mile to the south. A vacation rental is a compatible use with other residential uses because it is similar in size and scope to a long-term rented (longer than 30-days) or owned dwelling. This criterion is met.

- C. The proposed development will be consistent with this code.*

**Finding:** The vacation rental standards are addressed in findings below; if the development complies with the standards of NMC Section 15.445.300, the application will be consistent with code requirements.

**B. Applicable Criteria - NMC 15.445.300 Vacation Rental Homes**

*15.445.310 Where allowed.*

*Vacation rental homes are permitted in areas shown on Chapter 15.305 NMC. The vacation rental home must be a structure approved for occupancy as a single-family dwelling unit.*

**Finding:** The subject property is zoned R-2. The table below is an excerpt from Chapter 15.305 of the NMC, which states vacation rental homes are permitted as a conditional use in the R-2 zone. The owner has applied for conditional use permit approval for the proposed vacation rental home. The structure was previously approved for occupancy as a single-family dwelling unit.

<u>Use</u>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>RP</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
<u>Vacation rental home</u>	C	C	S	S	S	S(13)	S(13)	S(13)

This criterion is met.

*15.445.320 Registration required.*

*Prior to use or advertising for use of a dwelling as a vacation rental home, the owner or operator shall register the vacation rental home with the city on forms provided by the director. The registration shall include such information required by the director, including the name and contact information for the owner, operator and a local contact.*

**Finding:** As required by NMC 15.445.320, prior to the use of the home as a vacation rental the owner or applicant will be required to register the vacation rental home with the City and will be required to pay the transient lodging tax. This criterion will be met with the adherence to the aforementioned condition of approval.

*15.445.330 Standards.*

- A. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.*
- B. The applicant shall provide for regular refuse collection.*
- C. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people.*
- D. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.*

**Finding:** The proposed vacation rental would be in an existing four-bedroom single-family



dwelling. There are two off-street parking spaces available on the existing driveway and two additional spaces in the garage. The applicant will be responsible for providing for regular refuse collection and has indicated that service is currently set up with Waste Management. Prior to the use of the home as a vacation rental, the property must be enrolled in regular weekly refuse collection services, in order to comply with this Section of the NMC. The home has four bedrooms; therefore, the maximum number of guests is limited to eight (8). Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during the rental occupancy. The owner is conditioned to keep at least two off-street parking spaces available for use of vacation rental guests. The owner has proposed at least two off-street parking spaces. These criteria are met with the adherence to the aforementioned conditions of approval.

***15.445.340 Registration posting.***

***The applicant shall post the vacation rental home registration within the dwelling adjacent to the front door. At a minimum, the posting will contain the following information:***

- A. The name of the operator and a telephone number where the operator may be reached.***
- B. The telephone number for the police department.***
- C. The maximum number of occupants permitted to stay in the dwelling.***
- D. The standards for the rental occupancy.***
- E. The solid waste collection day.***

**Finding:** The applicant has acknowledged the requirements listed in NMC Section 15.445.340 and has stated that they will comply with these requirements. Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

Operator Name: Bryce Rosenbaum

Phone Number: (503) 367-8266

In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Eight (8)

Trash Pick-Up Day: Wednesday

City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 8 people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.



The requirements of Section 15.445.040 will be met with the adherence to the aforementioned conditions of approval.

*15.445.350 Complaints and revocation of registration.*

*If the city receives two or more written complaints within a one-year period regarding a vacation rental home occupancy, and the issues have not been resolved through the code enforcement officer, the city manager may schedule a hearing to consider revoking the vacation rental home registration. The hearing may be conducted by the city manager, or other such hearings officer as the city manager may appoint for this purpose. The city manager shall notify the owner and operator of the hearing, those submitting written complaints, and may invite others to submit testimony at the hearing. After hearing the facts, the city manager may do any of the following:*

*A. Revoke the registration for noncompliance with the standards in this section. If this permit is revoked, the premises may not be used as a vacation rental home for a period of two years, or a period of lesser time as determined by the hearings officer.*

*B. Impose additional conditions necessary to fulfill the purpose of this section.*

*C. Establish a probationary period to monitor compliance.*

*D. Dismiss the complaint.*

*E. Refer the matter to the code enforcement officer for citation in municipal court or other appropriate jurisdiction.*

*The hearings officer's decision may be appealed to the planning commission by the applicant, owner, or person filing the written complaint within 14 calendar days of the date of the decision in the manner provided in NMC 15.100.170.*

**Finding:** The City will follow the procedures listed above in the event complaints are received about the vacation rental home. The applicant's narrative acknowledges Section 15.445.050 complaints and revocation of registration. The applicants have indicated they understand the potential for an approval to be revoked if the requirements for operating a vacation rental are not adhered to.

**C. CONCLUSION:**

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Municipal Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".

**Exhibit “B” to Planning Commission Order 2022-013  
Conditions of Approval – File CUP22-0011  
Vacation Rental Home at 500 N Garfield Street**

**THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO USE AS A VACATION RENTAL AND ADHERED TO IN ORDER TO CONTINUE THE USE OF A VACATION RENTAL:**

1. **Transient Lodging Tax:** Prior to the use of the home as a vacation rental the owner or applicant will be required to register the vacation rental home with the City of Newberg and will be required to pay the transient lodging tax.
2. **Refuse Collection:** Prior to the use of the home as a vacation rental, the property must be enrolled in regular weekly refuse collection services.
3. **Parking:** Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during the rental occupancy. The owner is conditioned to keep at least two off-street parking spaces available for use of vacation rental guests.
4. **Posting:** Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

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- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 8 people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.



List of Exhibits:

Exhibit “A”: Findings

Exhibit “B”: Conditions of Approval



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**Finding:** The vacation rental would be in an existing four-bedroom, single-family dwelling in a neighborhood northwest of Downtown Newberg. The property owner is planning to use the dwelling as a short-term vacation rental for families and travelers. The site maintenance and management will be managed by the owner.

The proposed vacation rental use is similar to a regular residential use in design and operating characteristics. The home has four bedrooms so a maximum of eight renters would be allowed to occupy the home. Two off-street parking spaces are provided on the property with two more available in the garage. Single-family R-2 zoned properties are located to the north, west, and east of the subject property. Light industrial uses are located to the south of the subject property. The subject property is zoned R-2. A vacation rental use is compatible with the surrounding residential neighborhood and would effectively function no differently than the existing residential uses in the surrounding area. This criterion is met.

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**Finding:** The location of the dwelling is attractive for a vacation rental due to its proximity to downtown Newberg. The downtown area is less than half a mile to the south. A vacation rental is a compatible use with other residential uses because it is similar in size and scope to a long-term rented (longer than 30-days) or owned dwelling. This criterion is met.

- C. *The proposed development will be consistent with this code.***

**Finding:** The vacation rental standards are addressed in findings below; if the development complies with the standards of NMC Section 15.445.300, the application will be consistent with code requirements.

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<u>Vacation rental home</u>	C	C	S	S	S	S(13)	S(13)	S(13)

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***C. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people.***

***D. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy.***

**Finding:** The proposed vacation rental would be in an existing four-bedroom single-family

dwelling. There are two off-street parking spaces available on the existing driveway and two additional spaces in the garage. The applicant will be responsible for providing for regular refuse collection and has indicated that service is currently set up with Waste Management. Prior to the use of the home as a vacation rental, the property must be enrolled in regular weekly refuse collection services, in order to comply with this Section of the NMC. The home has four bedrooms; therefore, the maximum number of guests is limited to eight (8). Guest contracts shall not allow recreational vehicles, trailers, tents, or temporary shelters during the rental occupancy. The owner is conditioned to keep at least two off-street parking spaces available for use of vacation rental guests. The owner has proposed at least two off-street parking spaces. These criteria are met with the adherence to the aforementioned conditions of approval.

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- E. The solid waste collection day.***

**Finding:** The applicant has acknowledged the requirements listed in NMC Section 15.445.340 and has stated that they will comply with these requirements. Prior to the use of the home as a vacation rental and during the use of the home as a vacation rental, the applicant is required to post the required information for NMC 15.445.040(A-E) by the front door of the vacation rental.

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In the event of an emergency, call: 911 | Non-Emergency Police #: (503) 538-8321

Max Number of Guests: Eight (8)

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The requirements of Section 15.445.040 will be met with the adherence to the aforementioned conditions of approval.

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***A. Revoke the registration for noncompliance with the standards in this section. If this permit is revoked, the premises may not be used as a vacation rental home for a period of two years, or a period of lesser time as determined by the hearings officer.***

***B. Impose additional conditions necessary to fulfill the purpose of this section.***

***C. Establish a probationary period to monitor compliance.***

***D. Dismiss the complaint.***

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**C. CONCLUSION:**

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Municipal Code, subject to completion of and adherence to the attached conditions of approval in Exhibit "B".



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Conditions of Approval – File CUP22-0011  
Vacation Rental Home at 500 N Garfield Street**

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City of Newberg Vacation Rental Standards:

- Each vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants.
- The applicant shall provide for regular refuse collection.
- The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 8 people.
- The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

## **Attachment 1: Application**



# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP22-0011

**TYPES – PLEASE CHECK ONE:**

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) \_\_\_\_\_

**APPLICANT INFORMATION:**

APPLICANT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 OWNER (if different from above): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 ENGINEER/SURVEYOR: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT NAME: \_\_\_\_\_ PROJECT LOCATION: \_\_\_\_\_  
 PROJECT DESCRIPTION/USE: \_\_\_\_\_  
 MAP/TAX LOT NO. (i.e. 3200AB-400): \_\_\_\_\_ ZONE: \_\_\_\_\_ SITE SIZE: \_\_\_\_\_ SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: \_\_\_\_\_ TOPOGRAPHY: \_\_\_\_\_  
 CURRENT USE: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: \_\_\_\_\_ SOUTH: \_\_\_\_\_  
 EAST: \_\_\_\_\_ WEST: \_\_\_\_\_

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**

**General Checklist:**  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

**Annexation** .....p. 15  
**Comprehensive Plan / Zoning Map Amendment (site specific)** .....p. 19  
**Conditional Use Permit** .....p. 21  
**Historic Landmark Modification/Alteration** .....p. 23  
**Planned Unit Development** .....p.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_



FILE #: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
(503) 537-1240  
planning@newbergoregon.gov

# VACATION RENTALS CRITERIA APPLICATION

**NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.**

For questions on this form, please contact the Planning Division at 503-537-1240 or email: [planning@newbergoregon.gov](mailto:planning@newbergoregon.gov).

## SITE INFORMATION:

Address:	
Applicant Name:	
Mailing Address:	State/Zip:
Phone:	Email:
This is a single-family house: <input type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

## FUTURE REQUIREMENTS:

*Initial to commit to meeting these requirements if the vacation rental application is approved.*

\_\_\_\_\_ I/we will register and pay the transient lodging tax each year.

\_\_\_\_\_ I/we will post the vacation rental home registration that contains the information listed in the Development Code in [15.445.340](#).

\_\_\_\_\_ I/we understand the complaint process and revocation of registration listed in the Development Code in [15.445.350](#).

## GENERAL INFORMATION:

*Provide a brief description of your proposed vacation rental including how it will be rented out.*



**VACATION RENTALS CRITERIA:**

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.445.330](#).

1. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants. Please state where those parking spaces will be located.

2. The applicant shall provide for regular refuse collection. Please state the location and collection day.

3. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people. Please state how you'll meet this criterion.

4. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. Please state how you'll meet this criterion.

**CONDITIONAL USE CRITERIA:**

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

2. The proposed vacation rental will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

Other/Continued Response Section:

**500 N Garfield St. Newberg, OR 97132** 4 Bedrooms 2.5 Baths 1,753.83 Sq.ft.

Main Level 859.08 Sq.ft. + Garage 452.24 Sq.ft.



Upper Level 894.75 Sq.ft.

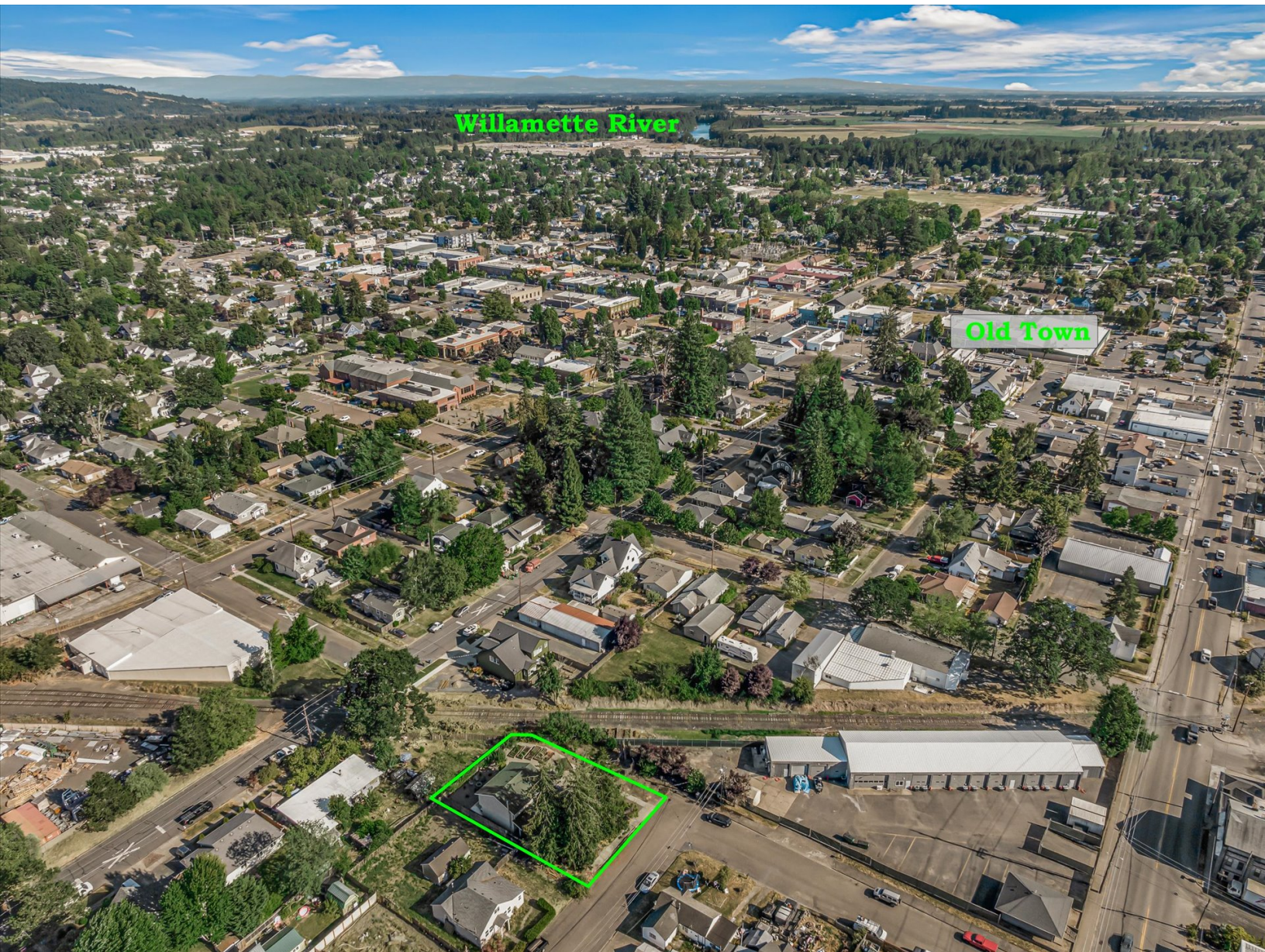


FloorPlan measurements are approximate and are for illustrative purposes only. We make no guarantee, warranty, or representation to the accuracy and completeness of the FloorPlan.









Willamette River

Old Town





## Tax Report

Tax ID: 510049

8/10/2022 3:54PM

## Yamhill County, OR:

Prop Addr: 500 N GARFIELD ST  
NEWBERG , OR 97132-2335

Latest Listing ID:  
County: YAMHILL  
Carrier Rt: C012

## Owner Information:

Owner Name: ROSENBAUM  
BRYCE M

Phone:  
Carrier Rt: C052

Owner Addr: 3242 SE  
ROSWELL ST  
MILWAUKIE , OR 97222-5640

## Land Information:

Lot SqFt: 7510

Acreage: 0.17

## Building Information:

Year Built: 1998

Stories:

Living SF: 1734

Bldg SF Ind: L

Bsmnt SF:

# of Bldgs: 1

Bldg Code:

Fireplace:

Bedrooms: 4

Bathrooms: 2.1

Parking SF: 483

Garage: UNFINISHED  
ATTACHED

Mobile Home:

Foundation: CONCRETE

Heat Method: HEAT PUMP

Floor Cover:

Roof Cover: SHINGLE

Exterior Finish: VINYL

## Legal Information:

Alt Prop ID: R3218DC11901

Account Num: 510049

Map Code: 3S-2W-18-SE-SW

Township: 03S

Range: 02W

Section: 18

Qtr Section: SE

Legal Desc: PARCEL 2 OF PARTITION P1997-75

16th Section: SW

Nbrhd Code:

School Dist: S.D. 29J- NEWBERG

Prop Class: SINGLE FAMILY  
RESIDENCE

Land Use: SFR

Subdivision:

Census Tract: 302013016

Census Block:

Lot: 2

Zoning: R2

Tax Area Code: 29.0

Tax Rate: 17.522

## Sales Information:

Title Co: AMERITITLE

Loan Type: CONVENTIONAL

Lender: PREMIER MTG RSRCS

Loan Amt: \$109,750

Current Deed Type:  
Warranty Deed

Prior Deed Type:

Current Sale Date:  
4/21/2022

Prior Sale Date:  
5/26/1998

Current Sale Price:  
\$325,000

Prior Sale Price:  
\$155,900

Current Document No:  
6328

Prior Document No:  
000000009704

## Tax Information:

Tax Year: 2021

Tax Period: 21-22

Market Land: \$178,027

Market Impv: \$215,077

Market Total: \$393,104

Tax Amt: \$3,746.39

Assessed Land: \$0

Assessed Impv: \$0

Assessed Total: \$227,741



AmeriTitle, LLC  
 320 Church St. NE, Salem, OR 97301  
 PHONE (503)581-1431 FAX (503)364-8716

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April 4, 2022  
 File Number: 533933AM  
 Report No.: 2  
 Title Officer: Jennifer Rush

**PRELIMINARY TITLE REPORT**

**Property Address: Tax Parcel: R3218DC 11901, 510049, 500 N Garfield St., Newberg, OR 97132**

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE Proposed Insured: <b>Bryce M Rosenbaum</b>	\$325,000.00	\$1,000.00
ALTA LENDER'S RESIDENTIAL ( X ) EXTENDED ( ) STANDARD (Simultaneous) Proposed Insured: Endorsements: OTIRO - End 209.10-06, 222-06 and 208.1-06	\$315,000.00	\$394.00
Local Government Lien Search		\$50.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of WFG National Title Insurance Company, in the usual form insuring the title to the land described as follows:

**Legal description attached hereto and made a part hereof marked Exhibit "A"**

and dated as of 1st day of April, 2022 at 7:30 a.m., title is [vested in:](#)

**John Allan Lawson, Trustee of the John Allan Lawson Family Trust u/i/d January 29, 2018**

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

**Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

**SPECIAL EXCEPTIONS:**

**Tax Information:**

Taxes assessed under Code No. 29.0 Account No. 510049 Map No. 3218DC 11901

NOTE: The 2021-2022 Taxes: \$3,746.39, are Paid

6. City liens, if any, of the City of Newberg.
7. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Easement for existing public utilities in vacated street area and the conditions imposed thereby.  
Reserved by vacation order recorded: October 20, 1994  
Instrument No.: Film Volume: 318 Page: 162
10. Judgment in the State Circuit Court, County of Yamhill, for the amount herein stated and any other amounts due.  
Creditor: Carol Irene Lawson  
Debtor: John Allen Lawson  
Amount: \$798.00, per month for child support  
Case No.: DO120170  
Entered: December 12, 2012

11. Judgment in the State Circuit Court, County of Yamhill, for the amount herein stated and any other amounts due.  
Creditor: Carol Irene Lawson  
Debtor: John Allen Lawson  
Amount: \$300.00, per month for spousal support  
Case No.: DO120170  
Entered: December 12, 2012
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$50,000.00  
Trustor/Grantor: John A Lawson  
Trustee: Oregon Stewart Title Guaranty Co.  
Beneficiary: JPMorgan Chase Bank, N.A.  
Dated: November 13, 2017  
Recorded: November 27, 2017  
Instrument No.: [2017-18827](#)

**This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming;** (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

13. The Company will require a currently dated Certification of Trust be completed and returned by the Trustee(s) of the John Allan Lawson Family Trust u/i/d January 29, 2018.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

15. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

#### INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Bryce C. Rosenbaum



NOTE: THIS IS A TITLE ONLY ORDER, and as such this office will not be performing any escrow functions such as document preparation, wiring or payoff information, signings, closing protection letters and/or sub-escrows. For questions pertaining to your escrow,  
Please contact: WFG National Title Insurance Company- Tonya Pierce  
Address: 9200 SE Sunnybrook Blvd Ste. 350 Clackamas OR 97015  
Phone No.: (503)353-9975  
Reference: 22-368240

(If full escrow functions are needed on this transaction by this office, please contact us immediately.) (To release recordings for title only files, please contact our recording desk at (503)581-1431 or email SalemRecorder@AmeriTitle.com)

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following is the last deed of record affecting said Land,  
Document: Bargain and Sale Deed  
Grantor: John A. Lawson  
Grantee: John Allan Lawson, Trustee of the John Allan Lawson Family Trust u/i/d January 29, 2019  
Recorded: January 31, 2018  
Instrument No.: 2018-01543

NOTE: This Report No. 2 was updated to reflect the following changes:  
1. Changed buyer  
2. Updated the effective date

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

**End of Report**

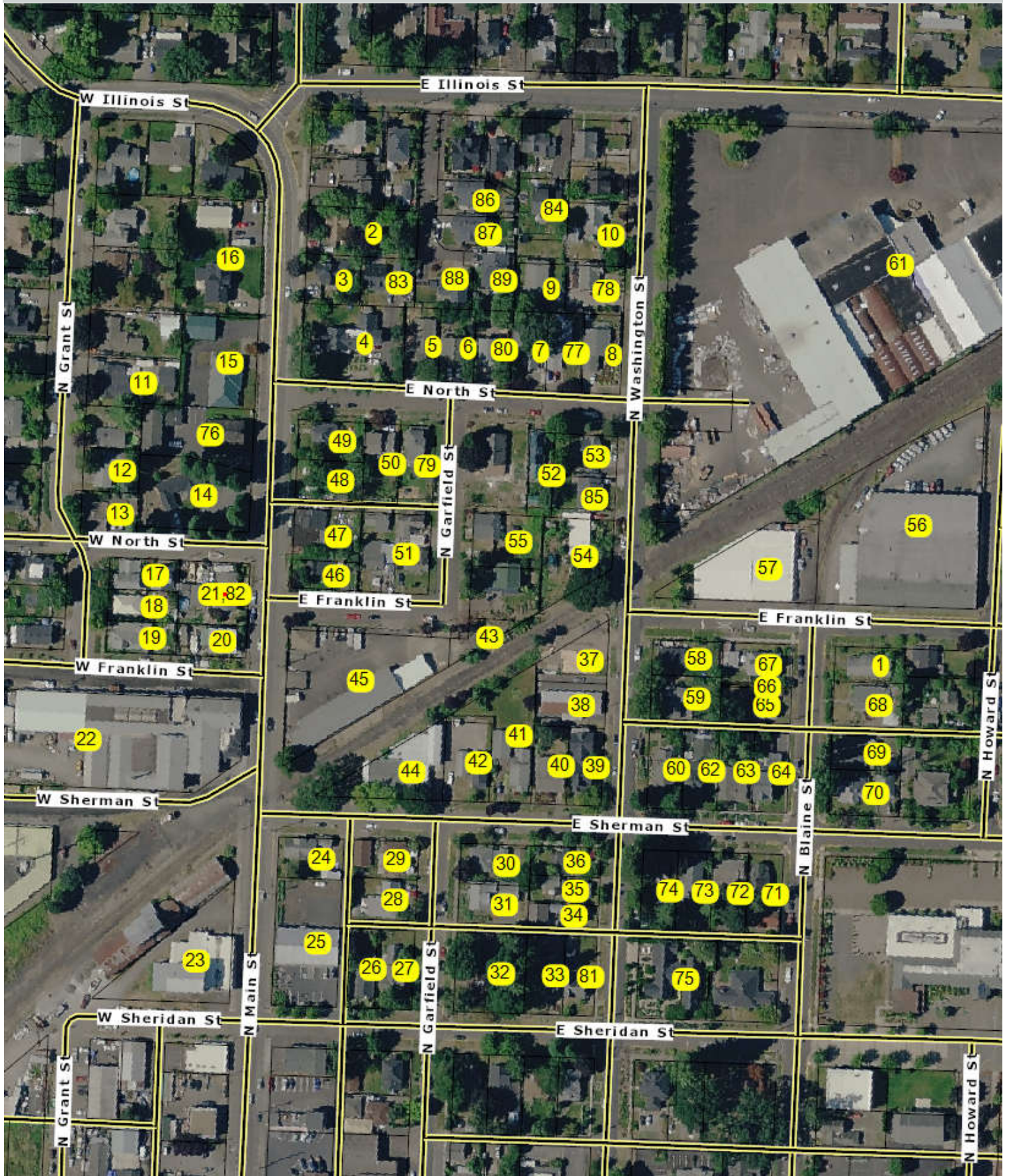
*"Superior Service with Commitment and Respect for Customers and Employees"*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 2, PARTITION PLAT NO. 97-75, in the City of Newberg, recorded December 8, 1997 in Volume 5, Page 1, Records of Plats for Yamhill County, Oregon.



Walking Farm Identification Map





## Farm Search Criteria

## Averages

<b>Sale Price</b>	\$315,641.25
<b>Loan Amt</b>	\$291,919.64
<b>SqFt</b>	1,571 SqFt
<b>Assessed Total Value</b>	\$218,815.82
<b>Market Total Value</b>	\$370,592.39
<b>Price/SqFt</b>	\$186.55

## #1

<b>Parcel #:</b>	276953	<b>Tax Account:</b>	R3218DD09201
<b>Owner:</b>	Wise, Nellie A	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	400 E Franklin St Newberg OR 97132	<b>Owner Address #:</b>	400 E Franklin St Newberg OR 97132
<b>Year Built:</b>	1979	<b>Building SqFt/Acres:</b>	1,014 SqFt/0.11 Acres
<b>Assessed Total Value:</b>	\$149,677.00	<b>Bedrooms:</b>	3
<b>Market Total Value:</b>	\$253,834.00	<b>Bathrooms:</b>	1
<b>Rec. Date:</b>	05/02/1990	<b>Total Rooms:</b>	
<b>Sale Date:</b>	05/02/1990	<b>Sale Price:</b>	\$53,900.00

## #2

<b>Parcel #:</b>	399223	<b>Tax Account:</b>	R3218DC00701
<b>Owner:</b>	Keightley, David L	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	612 N Main St Newberg OR 97132	<b>Owner Address #:</b>	612 N Main St Newberg OR 97132
<b>Year Built:</b>	1880	<b>Building SqFt/Acres:</b>	1,708 SqFt/0.25 Acres
<b>Assessed Total Value:</b>	\$133,770.00	<b>Bedrooms:</b>	
<b>Market Total Value:</b>	\$315,839.00	<b>Bathrooms:</b>	1
<b>Rec. Date:</b>	08/27/2009	<b>Total Rooms:</b>	
<b>Sale Date:</b>	07/25/2009	<b>Sale Price:</b>	\$97,200.00

## #3

<b>Parcel #:</b>	43054	<b>Tax Account:</b>	R3218DC00700
<b>Owner:</b>	Nomiyama, Kesa	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	608 N Main St Newberg OR 97132	<b>Owner Address #:</b>	608 N Main St Newberg OR 97132
<b>Year Built:</b>	1930	<b>Building SqFt/Acres:</b>	1,685 SqFt/0.13 Acres
<b>Assessed Total Value:</b>	\$197,449.00	<b>Bedrooms:</b>	4
<b>Market Total Value:</b>	\$352,773.00	<b>Bathrooms:</b>	2
<b>Rec. Date:</b>	04/20/2018	<b>Total Rooms:</b>	
<b>Sale Date:</b>	04/17/2018	<b>Sale Price:</b>	\$339,900.00

## #4

<b>Parcel #:</b>	43072	<b>Tax Account:</b>	R3218DC00800
<b>Owner:</b>	5th Street Rental LLC	<b>Owner Occupied:</b>	No
<b>Site Address #:</b>	602 N Main St Newberg OR 97132	<b>Owner Address #:</b>	32300 NE Old Parrett Mountain Blvd Newberg OR 97132
<b>Year Built:</b>	1907	<b>Building SqFt/Acres:</b>	3,757 SqFt/0.36 Acres
<b>Assessed Total Value:</b>	\$330,034.00	<b>Bedrooms:</b>	4
<b>Market Total Value:</b>	\$545,979.00	<b>Bathrooms:</b>	4
<b>Rec. Date:</b>	01/06/2015	<b>Total Rooms:</b>	
<b>Sale Date:</b>	01/02/2015	<b>Sale Price:</b>	\$285,100.00



#5

<b>Parcel #:</b>	43090	<b>Tax Account:</b>	R3218DC00900
<b>Owner:</b>	Mendoza, Robert II	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	115 E North St Newberg OR 97132	<b>Owner Address #:</b>	115 E North St Newberg OR 97132
<b>Year Built:</b>	1980	<b>Building SqFt/Acres:</b>	1,100 SqFt/0.12 Acres
<b>Assessed Total Value:</b>	\$187,193.00	<b>Bedrooms:</b>	3
<b>Market Total Value:</b>	\$317,166.00	<b>Bathrooms:</b>	2
<b>Rec. Date:</b>	01/07/2022	<b>Total Rooms:</b>	
<b>Sale Date:</b>	01/07/2022	<b>Sale Price:</b>	\$430,000.00

---

#6

<b>Parcel #:</b>	43107	<b>Tax Account:</b>	R3218DC01000
<b>Owner:</b>	Heaton, Rex	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	119 E North St Newberg OR 97132	<b>Owner Address #:</b>	119 E North St Newberg OR 97132
<b>Year Built:</b>	1997	<b>Building SqFt/Acres:</b>	1,248 SqFt/0.12 Acres
<b>Assessed Total Value:</b>	\$215,278.00	<b>Bedrooms:</b>	
<b>Market Total Value:</b>	\$342,742.00	<b>Bathrooms:</b>	1
<b>Rec. Date:</b>	07/25/2013	<b>Total Rooms:</b>	
<b>Sale Date:</b>	07/22/2013	<b>Sale Price:</b>	\$223,900.00

---

#7

<b>Parcel #:</b>	43116	<b>Tax Account:</b>	R3218DC01100
<b>Owner:</b>	Thompson, Lance A Trust	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	207 E North St Newberg OR 97132	<b>Owner Address #:</b>	207 E North St Newberg OR 97132
<b>Year Built:</b>	1991	<b>Building SqFt/Acres:</b>	1,040 SqFt/0.12 Acres
<b>Assessed Total Value:</b>	\$177,264.00	<b>Bedrooms:</b>	
<b>Market Total Value:</b>	\$272,144.00	<b>Bathrooms:</b>	1
<b>Rec. Date:</b>	04/01/2021	<b>Total Rooms:</b>	
<b>Sale Date:</b>	03/19/2021	<b>Sale Price:</b>	

---

#8

<b>Parcel #:</b>	43125	<b>Tax Account:</b>	R3218DC01200
<b>Owner:</b>	Bowden, Kimberly	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	213 E North St Newberg OR 97132	<b>Owner Address #:</b>	213 E North St Newberg OR 97132
<b>Year Built:</b>	1996	<b>Building SqFt/Acres:</b>	1,220 SqFt/0.14 Acres
<b>Assessed Total Value:</b>	\$178,386.00	<b>Bedrooms:</b>	3
<b>Market Total Value:</b>	\$319,489.00	<b>Bathrooms:</b>	2
<b>Rec. Date:</b>	08/21/2020	<b>Total Rooms:</b>	
<b>Sale Date:</b>	08/13/2020	<b>Sale Price:</b>	

---

#9

<b>Parcel #:</b>	43143	<b>Tax Account:</b>	R3218DC01300
<b>Owner:</b>	Todd, Brehlie M	<b>Owner Occupied:</b>	Yes
<b>Site Address #:</b>	605 N Washington St Newberg OR 97132	<b>Owner Address #:</b>	605 N Washington St Newberg OR 97132
<b>Year Built:</b>	1996	<b>Building SqFt/Acres:</b>	1,160 SqFt/0.12 Acres
<b>Assessed Total Value:</b>	\$213,089.00	<b>Bedrooms:</b>	
<b>Market Total Value:</b>	\$305,280.00	<b>Bathrooms:</b>	2
<b>Rec. Date:</b>	04/28/2020	<b>Total Rooms:</b>	
<b>Sale Date:</b>	04/16/2020	<b>Sale Price:</b>	\$342,750.00

**#10**  
**Parcel #:** 43161 **Tax Account:** R3218DC01400  
**Owner:** Gunn, James A **Owner Occupied:** Yes  
**Site Address #:** 613 N Washington St **Owner Address #:** 613 N Washington St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1938 **Building SqFt/Acres:** 1,620 SqFt/0.23 Acres  
**Assessed Total Value:** \$184,169.00 **Bedrooms:**  
**Market Total Value:** \$378,225.00 **Bathrooms:** 1  
**Rec. Date:** 07/25/2000 **Total Rooms:**  
**Sale Date:** 07/21/2000 **Sale Price:** \$128,000.00

---

**#11**  
**Parcel #:** 43429 **Tax Account:** R3218DC02100  
**Owner:** Langridge, Terry R **Owner Occupied:** Yes  
**Site Address #:** 614 N Grant St **Owner Address #:** 614 N Grant St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1956 **Building SqFt/Acres:** 2,364 SqFt/0.20 Acres  
**Assessed Total Value:** \$256,673.00 **Bedrooms:** 3  
**Market Total Value:** \$400,619.00 **Bathrooms:** 2  
**Rec. Date:** 04/02/1986 **Total Rooms:**  
**Sale Date:** 04/02/1986 **Sale Price:** \$41,000.00

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**#12**  
**Parcel #:** 43456 **Tax Account:** R3218DC02300  
**Owner:** Thursam, Emily **Owner Occupied:** Yes  
**Site Address #:** 606 N Grant St **Owner Address #:** 606 N Grant St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1972 **Building SqFt/Acres:** 1,050 SqFt/0.11 Acres  
**Assessed Total Value:** \$158,428.00 **Bedrooms:** 3  
**Market Total Value:** \$299,053.00 **Bathrooms:** 1.5  
**Rec. Date:** 07/21/2021 **Total Rooms:**  
**Sale Date:** 07/15/2021 **Sale Price:**

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**#13**  
**Parcel #:** 43465 **Tax Account:** R3218DC02400  
**Owner:** Fosmark, Marlin G Trust **Owner Occupied:** No  
**Site Address #:** 117 W North St **Owner Address #:** PO Box 1135  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1907 **Building SqFt/Acres:** 826 SqFt/0.11 Acres  
**Assessed Total Value:** \$97,333.00 **Bedrooms:** 2  
**Market Total Value:** \$254,790.00 **Bathrooms:** 1  
**Rec. Date:** 07/13/2021 **Total Rooms:**  
**Sale Date:** 07/13/2021 **Sale Price:** \$134,500.00

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**#14**  
**Parcel #:** 43474 **Tax Account:** R3218DC02500  
**Owner:** Hansen, Blane C **Owner Occupied:** Yes  
**Site Address #:** 101 W North St **Owner Address #:** 101 W North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1950 **Building SqFt/Acres:** 1,484 SqFt/0.36 Acres  
**Assessed Total Value:** \$182,101.00 **Bedrooms:** 3  
**Market Total Value:** \$353,337.00 **Bathrooms:** 1.5  
**Rec. Date:** 06/24/2016 **Total Rooms:**  
**Sale Date:** 06/23/2016 **Sale Price:** \$198,000.00

**#15**  
**Parcel #:** 43492 **Tax Account:** R3218DC02600  
**Owner:** Newberg Main Street LLC **Owner Occupied:** Yes  
**Site Address #:** 617 N Main St **Owner Address #:** 617 N Main St  
Newberg OR 97132  
**Year Built:** 1965 **Building SqFt/Acres:** 2,346 SqFt/0.32 Acres  
**Assessed Total Value:** \$369,887.00 **Bedrooms:** 3  
**Market Total Value:** \$567,318.00 **Bathrooms:** 2  
**Rec. Date:** 02/17/2022 **Total Rooms:**  
**Sale Date:** 02/15/2022 **Sale Price:** \$575,000.00

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**#16**  
**Parcel #:** 43508 **Tax Account:** R3218DC02700  
**Owner:** Carter, Karin L **Owner Occupied:** Yes  
**Site Address #:** 625 N Main St **Owner Address #:** 625 N Main St  
Newberg OR 97132  
**Year Built:** 1902 **Building SqFt/Acres:** 3,225 SqFt/0.46 Acres  
**Assessed Total Value:** \$255,088.00 **Bedrooms:** 4  
**Market Total Value:** \$564,226.00 **Bathrooms:** 2  
**Rec. Date:** 01/19/2022 **Total Rooms:**  
**Sale Date:** 01/15/2022 **Sale Price:** \$632,000.00

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**#17**  
**Parcel #:** 44455 **Tax Account:** R3218DC07600  
**Owner:** Skoch, Ashley A **Owner Occupied:** Yes  
**Site Address #:** 508 N Grant St **Owner Address #:** 508 N Grant St  
Newberg OR 97132  
**Year Built:** 1901 **Building SqFt/Acres:** 1,580 SqFt/0.10 Acres  
**Assessed Total Value:** \$189,020.00 **Bedrooms:** 3  
**Market Total Value:** \$413,799.00 **Bathrooms:** 1  
**Rec. Date:** 10/26/2020 **Total Rooms:**  
**Sale Date:** 10/23/2020 **Sale Price:** \$425,000.00

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**#18**  
**Parcel #:** 44464 **Tax Account:** R3218DC07700  
**Owner:** Newton-Curtis, Linda M **Owner Occupied:** Yes  
**Site Address #:** 504 N Grant St **Owner Address #:** 504 N Grant St  
Newberg OR 97132  
**Year Built:** 1908 **Building SqFt/Acres:** 912 SqFt/0.10 Acres  
**Assessed Total Value:** \$80,258.00 **Bedrooms:** 3  
**Market Total Value:** \$222,194.00 **Bathrooms:** 1  
**Rec. Date:** 06/15/2011 **Total Rooms:**  
**Sale Date:** 06/15/2011 **Sale Price:**

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**#19**  
**Parcel #:** 44473 **Tax Account:** R3218DC07800  
**Owner:** Dryden, Nathan A **Owner Occupied:** Yes  
**Site Address #:** 500 N Grant St **Owner Address #:** 500 N Grant St  
Newberg OR 97132  
**Year Built:** 1917 **Building SqFt/Acres:** 1,523 SqFt/0.10 Acres  
**Assessed Total Value:** \$144,020.00 **Bedrooms:** 3  
**Market Total Value:** \$239,601.00 **Bathrooms:** 2  
**Rec. Date:** 10/22/2004 **Total Rooms:**  
**Sale Date:** 10/19/2004 **Sale Price:** \$145,000.00

**#20**  
**Parcel #:** 44482 **Tax Account:** R3218DC07900  
**Owner:** Capri, Sharon **Owner Occupied:** Yes  
**Site Address #:** 501 N Main St **Owner Address #:** 501 N Main St  
Newberg OR 97132 **Building SqFt/Acres:** 3,256 SqFt/0.10 Acres  
**Year Built:** 1900 **Bedrooms:** 3  
**Assessed Total Value:** \$149,250.00 **Bathrooms:** 2  
**Market Total Value:** \$319,379.00 **Total Rooms:**  
**Rec. Date:** 04/26/2018 **Sale Price:** \$139,000.00  
**Sale Date:** 10/10/2013

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**#21**  
**Parcel #:** 44491 **Tax Account:** R3218DC08000  
**Owner:** Shirts, Stanley D **Owner Occupied:** Yes  
**Site Address #:** 505 N Main St **Owner Address #:** 505 N Main St  
Newberg OR 97132 **Building SqFt/Acres:** /0.21 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$75,805.00 **Bathrooms:**  
**Market Total Value:** \$245,438.00 **Total Rooms:**  
**Rec. Date:** 09/02/2020 **Sale Price:**  
**Sale Date:** 08/31/2020

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**#22**  
**Parcel #:** 44507 **Tax Account:** R3218DC08100  
**Owner:** Waldroup, Stephen H **Owner Occupied:** Yes  
**Site Address #:** 403 N Main St **Owner Address #:** 403 N Main St  
Newberg OR 97132 **Building SqFt/Acres:** /1.40 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$857,337.00 **Bathrooms:**  
**Market Total Value:** \$857,337.00 **Total Rooms:**  
**Rec. Date:** 08/26/2005 **Sale Price:** \$725,000.00  
**Sale Date:** 08/25/2005

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**#23**  
**Parcel #:** 44534 **Tax Account:** R3218DC08400  
**Owner:** LLP Properties LLC **Owner Occupied:** No  
**Site Address #:** 305 N Main St **Owner Address #:** PO Box 1060  
Newberg OR 97132 **Building SqFt/Acres:** /0.40 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$256,592.00 **Bathrooms:**  
**Market Total Value:** \$366,137.00 **Total Rooms:**  
**Rec. Date:** 07/31/2009 **Sale Price:** \$750,000.00  
**Sale Date:** 07/31/2009

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**#24**  
**Parcel #:** 44543 **Tax Account:** R3218DC08500  
**Owner:** Giesch, Christopher R **Owner Occupied:** No  
**Site Address #:** 314 N Main St **Owner Address #:** 16730 NE Herd Rd  
Newberg OR 97132 **Building SqFt/Acres:** 1,676 SqFt/0.12 Acres  
**Year Built:** 1880 **Bedrooms:** 4  
**Assessed Total Value:** \$121,002.00 **Bathrooms:** 2  
**Market Total Value:** \$269,038.00 **Total Rooms:**  
**Rec. Date:** 04/20/1992 **Sale Price:**  
**Sale Date:** 04/20/1992 \$20,210.00



**#25**  
**Parcel #:** 44552 **Tax Account:** R3218DC08600  
**Owner:** LLP Properties **Owner Occupied:** No  
**Site Address #:** 306 N Main St **Owner Address #:** PO Box 1060  
Newberg OR 97132 **Building SqFt/Acres:** /0.39 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$208,362.00 **Bathrooms:**  
**Market Total Value:** \$405,834.00 **Total Rooms:**  
**Rec. Date:** 05/28/2010 **Sale Price:** \$549,000.00  
**Sale Date:** 05/27/2010

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**#26**  
**Parcel #:** 44561 **Tax Account:** R3218DC08700  
**Owner:** Mangelsdorf, Ramona L **Owner Occupied:** Yes  
**Site Address #:** 113 E Sheridan St **Owner Address #:** 113 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 864 SqFt/0.10 Acres  
**Year Built:** 1948 **Bedrooms:** 2  
**Assessed Total Value:** \$125,125.00 **Bathrooms:** 1  
**Market Total Value:** \$242,976.00 **Total Rooms:**  
**Rec. Date:** 08/13/2015 **Sale Price:** \$204,900.00  
**Sale Date:** 08/10/2015

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**#27**  
**Parcel #:** 44570 **Tax Account:** R3218DC08800  
**Owner:** Rarick, James L **Owner Occupied:** Yes  
**Site Address #:** 115 E Sheridan St **Owner Address #:** 115 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 1,085 SqFt/0.14 Acres  
**Year Built:** 1903 **Bedrooms:** 2  
**Assessed Total Value:** \$108,771.00 **Bathrooms:** 1  
**Market Total Value:** \$262,011.00 **Total Rooms:**  
**Rec. Date:** 09/07/1995 **Sale Price:**  
**Sale Date:** 09/07/1995

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**#28**  
**Parcel #:** 44589 **Tax Account:** R3218DC08900  
**Owner:** Haile, Greg **Owner Occupied:** Yes  
**Site Address #:** 311 N Garfield St **Owner Address #:** 311 N Garfield St  
Newberg OR 97132 **Building SqFt/Acres:** 1,699 SqFt/0.13 Acres  
**Year Built:** 1910 **Bedrooms:** 3  
**Assessed Total Value:** \$138,078.00 **Bathrooms:** 1  
**Market Total Value:** \$288,623.00 **Total Rooms:**  
**Rec. Date:** 11/03/2016 **Sale Price:** \$250,000.00  
**Sale Date:** 10/26/2016

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**#29**  
**Parcel #:** 44598 **Tax Account:** R3218DC09000  
**Owner:** Weckel, Adrian S **Owner Occupied:** Yes  
**Site Address #:** 114 E Sherman St **Owner Address #:** 114 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** 1,320 SqFt/0.12 Acres  
**Year Built:** 1943 **Bedrooms:** 2  
**Assessed Total Value:** \$169,691.00 **Bathrooms:** 1  
**Market Total Value:** \$316,192.00 **Total Rooms:**  
**Rec. Date:** 03/03/2005 **Sale Price:** \$189,400.00  
**Sale Date:** 03/01/2005

**#30**  
**Parcel #:** 44605 **Tax Account:** R3218DC09100  
**Owner:** Mordhorst, Brady **Owner Occupied:** Yes  
**Site Address #:** 314 N Garfield St **Owner Address #:** 314 N Garfield St  
Newberg OR 97132 **Building SqFt/Acres:** 994 SqFt/0.13 Acres  
**Year Built:** 1947 **Bedrooms:** 2  
**Assessed Total Value:** \$157,227.00 **Bathrooms:** 1  
**Market Total Value:** \$264,027.00 **Total Rooms:**  
**Rec. Date:** 06/30/2021 **Sale Price:** \$355,000.00  
**Sale Date:** 06/28/2021

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**#31**  
**Parcel #:** 44614 **Tax Account:** R3218DC09200  
**Owner:** Bonnarens, Andrew **Owner Occupied:** Yes  
**Site Address #:** 312 N Garfield St **Owner Address #:** 312 N Garfield St  
Newberg OR 97132 **Building SqFt/Acres:** 1,652 SqFt/0.13 Acres  
**Year Built:** 1940 **Bedrooms:** 4  
**Assessed Total Value:** \$195,948.00 **Bathrooms:** 2  
**Market Total Value:** \$319,090.00 **Total Rooms:**  
**Rec. Date:** 10/18/2018 **Sale Price:** \$340,000.00  
**Sale Date:** 10/15/2018

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**#32**  
**Parcel #:** 44623 **Tax Account:** R3218DC09300  
**Owner:** Salzwedel, Jeffrey A **Owner Occupied:** Yes  
**Site Address #:** 203 E Sheridan St **Owner Address #:** 203 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 1,760 SqFt/0.26 Acres  
**Year Built:** 1904 **Bedrooms:** 3  
**Assessed Total Value:** \$201,584.00 **Bathrooms:** 2  
**Market Total Value:** \$364,777.00 **Total Rooms:**  
**Rec. Date:** 01/15/2021 **Sale Price:** \$449,000.00  
**Sale Date:** 01/13/2021

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**#33**  
**Parcel #:** 44632 **Tax Account:** R3218DC09400  
**Owner:** Johnson, Kurt J **Owner Occupied:** Yes  
**Site Address #:** 211 E Sheridan St **Owner Address #:** 211 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 2,592 SqFt/0.14 Acres  
**Year Built:** 1897 **Bedrooms:** 4  
**Assessed Total Value:** \$250,975.00 **Bathrooms:** 2.5  
**Market Total Value:** \$375,096.00 **Total Rooms:**  
**Rec. Date:** 12/06/2005 **Sale Price:** \$285,000.00  
**Sale Date:** 11/30/2005

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**#34**  
**Parcel #:** 44641 **Tax Account:** R3218DC09500  
**Owner:** Chlumak, Martin **Owner Occupied:** No  
**Site Address #:** 311 N Washington St **Owner Address #:** 400 N School St  
Newberg OR 97132 **Building SqFt/Acres:** 1,500 SqFt/0.07 Acres  
**Year Built:** 1925 **Bedrooms:** 3  
**Assessed Total Value:** \$117,739.00 **Bathrooms:** 1  
**Market Total Value:** \$285,467.00 **Total Rooms:**  
**Rec. Date:** 09/07/2005 **Sale Price:** \$170,800.00  
**Sale Date:** 08/31/2005

**#35**  
**Parcel #:** 44650 **Tax Account:** R3218DC09600  
**Owner:** Davis, Keri **Owner Occupied:** No  
**Site Address #:** 313 N Washington St **Owner Address #:** 1405 Country Cmns  
Newberg OR 97132 Lake Oswego OR 97034  
**Year Built:** 1925 **Building SqFt/Acres:** 780 SqFt/0.09 Acres  
**Assessed Total Value:** \$106,937.00 **Bedrooms:** 2  
**Market Total Value:** \$226,079.00 **Bathrooms:** 1  
**Rec. Date:** 04/20/2022 **Total Rooms:**  
**Sale Date:** 04/12/2022 **Sale Price:** \$450,000.00

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**#36**  
**Parcel #:** 44669 **Tax Account:** R3218DC09700  
**Owner:** Newberg Property Holdings LLC **Owner Occupied:** No  
**Site Address #:** 315 N Washington St **Owner Address #:** Attn: Tonya Bennett @ Brown / Armstrong  
Newberg OR 97132 Portland OR 97205  
**Year Built:** 1924 **Building SqFt/Acres:** 1,299 SqFt/0.10 Acres  
**Assessed Total Value:** \$109,755.00 **Bedrooms:** 2  
**Market Total Value:** \$236,349.00 **Bathrooms:** 1  
**Rec. Date:** 12/08/2015 **Total Rooms:**  
**Sale Date:** 12/04/2015 **Sale Price:** \$140,000.00

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**#37**  
**Parcel #:** 44678 **Tax Account:** R3218DC09800  
**Owner:** Lawson John A Family Trust **Owner Occupied:** Yes  
**Site Address #:** 415 N Washington St **Owner Address #:** 415 N Washington St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2020 **Building SqFt/Acres:** 2,368 SqFt/0.14 Acres  
**Assessed Total Value:** \$150,786.00 **Bedrooms:** 3  
**Market Total Value:** \$283,042.00 **Bathrooms:** 2.5  
**Rec. Date:** 05/03/2022 **Total Rooms:**  
**Sale Date:** 04/27/2022 **Sale Price:** \$629,900.00

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**#38**  
**Parcel #:** 44696 **Tax Account:** R3218DC09900  
**Owner:** Engnell Richard A Co-Trustee **Owner Occupied:** No  
**Site Address #:** 409 N Washington St **Owner Address #:** PO Box 1015  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** **Building SqFt/Acres:** /0.15 Acres  
**Assessed Total Value:** \$104,982.00 **Bedrooms:**  
**Market Total Value:** \$152,932.00 **Bathrooms:**  
**Rec. Date:** 09/30/2016 **Total Rooms:**  
**Sale Date:** 09/30/2016 **Sale Price:** \$185,000.00

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**#39**  
**Parcel #:** 44721 **Tax Account:** R3218DC10000  
**Owner:** Olson, Zachary S **Owner Occupied:** Yes  
**Site Address #:** 215 E Sherman St **Owner Address #:** 215 E Sherman St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1910 **Building SqFt/Acres:** 3,664 SqFt/0.13 Acres  
**Assessed Total Value:** \$248,146.00 **Bedrooms:** 4  
**Market Total Value:** \$417,949.00 **Bathrooms:** 2.5  
**Rec. Date:** 01/21/2020 **Total Rooms:**  
**Sale Date:** 01/16/2020 **Sale Price:**

**#40**  
**Parcel #:** 44758 **Tax Account:** R3218DC10100  
**Owner:** Brewer, Marianela M **Owner Occupied:** Yes  
**Site Address #:** 209 E Sherman St **Owner Address #:** 209 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** 1,048 SqFt/0.13 Acres  
**Year Built:** 1975 **Bedrooms:** 3  
**Assessed Total Value:** \$175,513.00 **Bathrooms:** 1  
**Market Total Value:** \$290,677.00 **Total Rooms:**  
**Rec. Date:** 05/07/1997 **Sale Price:**  
**Sale Date:** 05/07/1997

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**#41**  
**Parcel #:** 44776 **Tax Account:** R3218DC10200  
**Owner:** Petersen, Joanne M **Owner Occupied:** No  
**Site Address #:** 207 E Sherman St **Owner Address #:** 2103 Linda Ln  
Newberg OR 97132 **Building SqFt/Acres:** 1,104 SqFt/0.29 Acres  
**Year Built:** 1932 **Bedrooms:** 2  
**Assessed Total Value:** \$153,090.00 **Bathrooms:** 1  
**Market Total Value:** \$344,969.00 **Total Rooms:**  
**Rec. Date:** 06/01/2007 **Sale Price:**  
**Sale Date:** 05/31/2007 \$208,200.00

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**#42**  
**Parcel #:** 44785 **Tax Account:** R3218DC10300  
**Owner:** Petersen, Joanne M **Owner Occupied:** No  
**Site Address #:** 201 E Sherman St **Owner Address #:** 2103 Linda Ln  
Newberg OR 97132 **Building SqFt/Acres:** 600 SqFt/0.17 Acres  
**Year Built:** 1949 **Bedrooms:** 1  
**Assessed Total Value:** \$110,064.00 **Bathrooms:** 1  
**Market Total Value:** \$279,689.00 **Total Rooms:**  
**Rec. Date:** 01/17/2020 **Sale Price:**  
**Sale Date:** 01/13/2020 \$230,000.00

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**#43**  
**Parcel #:** 44794 **Tax Account:** R3218DC10500  
**Owner:** Jeff & George LLC **Owner Occupied:** No  
**Site Address #:** 0 E Sherman St **Owner Address #:** PO Box 3215  
Newberg OR 97132 **Building SqFt/Acres:** /0.07 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$4,845.00 **Bathrooms:**  
**Market Total Value:** \$15,388.00 **Total Rooms:**  
**Rec. Date:** 07/10/2006 **Sale Price:**  
**Sale Date:** 07/07/2006 \$520,000.00

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**#44**  
**Parcel #:** 44810 **Tax Account:** R3218DC10600  
**Owner:** Rice, George C **Owner Occupied:** No  
**Site Address #:** 115 E Sherman St **Owner Address #:** PO Box 3215  
Newberg OR 97132 **Building SqFt/Acres:** /0.25 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$219,749.00 **Bathrooms:**  
**Market Total Value:** \$463,556.00 **Total Rooms:**  
**Rec. Date:** 12/30/2021 **Sale Price:**  
**Sale Date:** 12/27/2021 \$550,000.00

**#45**  
**Parcel #:** 44838 **Tax Account:** R3218DC10800  
**Owner:** Jeff & George LLC **Owner Occupied:** No  
**Site Address #:** 406 N Main St **Owner Address #:** PO Box 3215  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132 /0.62 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$357,437.00 **Bathrooms:**  
**Market Total Value:** \$753,583.00 **Total Rooms:**  
**Rec. Date:** 07/10/2006 **Sale Price:** \$520,000.00  
**Sale Date:** 07/10/2006

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**#46**  
**Parcel #:** 44856 **Tax Account:** R3218DC10900  
**Owner:** Pena, Jessica E **Owner Occupied:** Yes  
**Site Address #:** 500 N Main St **Owner Address #:** 500 N Main St  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132 816 SqFt/0.09 Acres  
**Year Built:** 1906 **Bedrooms:** 2  
**Assessed Total Value:** \$79,141.00 **Bathrooms:** 1  
**Market Total Value:** \$198,358.00 **Total Rooms:**  
**Rec. Date:** 06/15/2018 **Sale Price:** \$225,000.00  
**Sale Date:** 06/13/2018

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**#47**  
**Parcel #:** 44874 **Tax Account:** R3218DC11000  
**Owner:** Perez, Adam W **Owner Occupied:** No  
**Site Address #:** 504 N Main St **Owner Address #:** 4205 SE Riverside Lp  
Newberg OR 97132 **Building SqFt/Acres:** McMinnville OR 97128 2,356 SqFt/0.16 Acres  
**Year Built:** 1925 **Bedrooms:**  
**Assessed Total Value:** \$112,434.00 **Bathrooms:** 1  
**Market Total Value:** \$278,590.00 **Total Rooms:**  
**Rec. Date:** 08/07/2017 **Sale Price:**  
**Sale Date:** 07/31/2017

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**#48**  
**Parcel #:** 44892 **Tax Account:** R3218DC11100  
**Owner:** Eberhard, Robert H **Owner Occupied:** No  
**Site Address #:** Newberg OR 97132 **Owner Address #:** 1604 N College St  
Newberg OR 97132 **Building SqFt/Acres:** /0.12 Acres  
**Year Built:** **Bedrooms:**  
**Assessed Total Value:** \$46,338.00 **Bathrooms:**  
**Market Total Value:** \$131,580.00 **Total Rooms:**  
**Rec. Date:** 07/02/2010 **Sale Price:**  
**Sale Date:** 06/29/2010

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**#49**  
**Parcel #:** 44909 **Tax Account:** R3218DC11200  
**Owner:** 5th Street Abode LLC **Owner Occupied:** No  
**Site Address #:** 514 N Main St **Owner Address #:** 32300 NE Old Parrett Mountain Rd  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132 1,212 SqFt/0.12 Acres  
**Year Built:** 1912 **Bedrooms:**  
**Assessed Total Value:** \$136,009.00 **Bathrooms:** 1  
**Market Total Value:** \$256,641.00 **Total Rooms:**  
**Rec. Date:** 02/21/2013 **Sale Price:** \$100,000.00  
**Sale Date:** 02/19/2013



**#50**  
**Parcel #:** 44963 **Tax Account:** R3218DC11300  
**Owner:** Radilla, Maria D H **Owner Occupied:** Yes  
**Site Address #:** 110 E North St **Owner Address #:** 110 E North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1997 **Building SqFt/Acres:** 1,217 SqFt/0.13 Acres  
**Assessed Total Value:** \$228,973.00 **Bedrooms:** 3  
**Market Total Value:** \$346,883.00 **Bathrooms:** 2.5  
**Rec. Date:** 05/05/2022 **Total Rooms:**  
**Sale Date:** 05/03/2022 **Sale Price:** \$500,000.00

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**#51**  
**Parcel #:** 44981 **Tax Account:** R3218DC11400  
**Owner:** Perez, Adam W **Owner Occupied:** No  
**Site Address #:** 111 E Franklin St **Owner Address #:** 4205 SE Riverside Lp  
Newberg OR 97132 McMinnville OR 97128  
**Year Built:** 1952 **Building SqFt/Acres:** 1,120 SqFt/0.26 Acres  
**Assessed Total Value:** \$200,859.00 **Bedrooms:** 2  
**Market Total Value:** \$537,495.00 **Bathrooms:** 1  
**Rec. Date:** 06/15/2007 **Total Rooms:**  
**Sale Date:** 06/14/2007 **Sale Price:** \$275,000.00

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**#52**  
**Parcel #:** 45025 **Tax Account:** R3218DC11600  
**Owner:** Serrano, Ryan L **Owner Occupied:** Yes  
**Site Address #:** 206 E North St **Owner Address #:** 206 E North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1941 **Building SqFt/Acres:** 2,054 SqFt/0.10 Acres  
**Assessed Total Value:** \$166,734.00 **Bedrooms:** 3  
**Market Total Value:** \$306,499.00 **Bathrooms:** 2.5  
**Rec. Date:** 08/04/2017 **Total Rooms:**  
**Sale Date:** 07/28/2017 **Sale Price:** \$303,750.00

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**#53**  
**Parcel #:** 45043 **Tax Account:** R3218DC11700  
**Owner:** Houck, Drew T **Owner Occupied:** Yes  
**Site Address #:** 212 E North St **Owner Address #:** 212 E North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1943 **Building SqFt/Acres:** 1,242 SqFt/0.12 Acres  
**Assessed Total Value:** \$141,497.00 **Bedrooms:**  
**Market Total Value:** \$247,187.00 **Bathrooms:** 1  
**Rec. Date:** 04/12/2019 **Total Rooms:**  
**Sale Date:** 04/09/2019 **Sale Price:** \$295,000.00

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**#54**  
**Parcel #:** 45070 **Tax Account:** R3218DC11800  
**Owner:** Rinkes, Kimberly A **Owner Occupied:** Yes  
**Site Address #:** 503 N Washington St **Owner Address #:** 503 N Washington St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1953 **Building SqFt/Acres:** 972 SqFt/0.24 Acres  
**Assessed Total Value:** \$135,292.00 **Bedrooms:**  
**Market Total Value:** \$252,392.00 **Bathrooms:** 1  
**Rec. Date:** 09/20/2011 **Total Rooms:**  
**Sale Date:** 09/20/2011 **Sale Price:**

**#55**  
**Parcel #:** 45114 **Tax Account:** R3218DC11900  
**Owner:** Byron, Stuart P **Owner Occupied:** No  
**Site Address #:** 506 N Garfield St **Owner Address #:** 15650 SW 133rd Ave  
Newberg OR 97132 Tigard OR 97224  
**Year Built:** 1945 **Building SqFt/Acres:** 1,475 SqFt/0.17 Acres  
**Assessed Total Value:** \$150,512.00 **Bedrooms:** 2  
**Market Total Value:** \$278,730.00 **Bathrooms:** 1  
**Rec. Date:** 05/26/2015 **Total Rooms:**  
**Sale Date:** 09/16/2014 **Sale Price:** \$85,630.00

---

**#56**  
**Parcel #:** 45230 **Tax Account:** R3218DD08000  
**Owner:** Slate Properties LLC **Owner Occupied:** No  
**Site Address #:** 501 N Howard St Unit B **Owner Address #:** PO Box 532  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** **Building SqFt/Acres:** /1.12 Acres  
**Assessed Total Value:** \$600,189.00 **Bedrooms:**  
**Market Total Value:** \$1,349,288.00 **Bathrooms:**  
**Rec. Date:** 03/31/2017 **Total Rooms:**  
**Sale Date:** 03/30/2017 **Sale Price:** \$1,380,000.00

---

**#57**  
**Parcel #:** 45267 **Tax Account:** R3218DD08200  
**Owner:** Makerspace Properties LLC **Owner Occupied:** No  
**Site Address #:** 315 E Franklin St **Owner Address #:** 19325 NE Williamson Rd  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** **Building SqFt/Acres:** /0.41 Acres  
**Assessed Total Value:** \$246,070.00 **Bedrooms:**  
**Market Total Value:** \$489,159.00 **Bathrooms:**  
**Rec. Date:** 11/20/2018 **Total Rooms:**  
**Sale Date:** 08/30/2018 **Sale Price:** \$685,000.00

---

**#58**  
**Parcel #:** 45285 **Tax Account:** R3218DD08300  
**Owner:** Wilkerson, Kermit B **Owner Occupied:** No  
**Site Address #:** 414 N Washington St **Owner Address #:** 14915 SW Hawk Ridge Rd  
Newberg OR 97132 Tigard OR 97224  
**Year Built:** 1946 **Building SqFt/Acres:** 1,747 SqFt/0.11 Acres  
**Assessed Total Value:** \$137,827.00 **Bedrooms:** 2  
**Market Total Value:** \$248,234.00 **Bathrooms:** 1  
**Rec. Date:** 01/20/2017 **Total Rooms:**  
**Sale Date:** 01/19/2017 **Sale Price:**

---

**#59**  
**Parcel #:** 45301 **Tax Account:** R3218DD08400  
**Owner:** Brown, Simon D **Owner Occupied:** Yes  
**Site Address #:** 410 N Washington St **Owner Address #:** 410 N Washington St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1948 **Building SqFt/Acres:** 1,190 SqFt/0.14 Acres  
**Assessed Total Value:** \$145,730.00 **Bedrooms:** 3  
**Market Total Value:** \$260,210.00 **Bathrooms:** 2  
**Rec. Date:** 09/23/2009 **Total Rooms:**  
**Sale Date:** 09/23/2009 **Sale Price:** \$196,500.00

**#60**  
**Parcel #:** 45329 **Tax Account:** R3218DD08500  
**Owner:** Nichols, Aubrey **Owner Occupied:** Yes  
**Site Address #:** 301 E Sherman St **Owner Address #:** 301 Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** 1,594 SqFt/0.13 Acres  
**Year Built:** 1923 **Bedrooms:** 3  
**Assessed Total Value:** \$167,465.00 **Bathrooms:** 1  
**Market Total Value:** \$319,173.00 **Total Rooms:**  
**Rec. Date:** 03/20/2013 **Sale Price:** \$170,000.00  
**Sale Date:** 03/19/2013

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**#61**  
**Parcel #:** 45338 **Tax Account:** R3218DD01000  
**Owner:** Newberg Industrial Park LLC **Owner Occupied:** No  
**Site Address #:** 500 E Illinois St **Owner Address #:** 23500 SW Scholls Ferry Rd  
Newberg OR 97132 **Building SqFt/Acres:** Hillsboro OR 97123  
**Year Built:** **Bedrooms:** /5.59 Acres  
**Assessed Total Value:** \$2,692,263.00 **Bathrooms:**  
**Market Total Value:** \$2,692,263.00 **Total Rooms:**  
**Rec. Date:** 09/10/2019 **Sale Price:**  
**Sale Date:** 09/03/2019

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**#62**  
**Parcel #:** 45356 **Tax Account:** R3218DD08600  
**Owner:** Wright, Coni E **Owner Occupied:** Yes  
**Site Address #:** 307 E Sherman St **Owner Address #:** 307 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132  
**Year Built:** 1915 **Bedrooms:** 928 SqFt/0.13 Acres  
**Assessed Total Value:** \$165,523.00 **Bathrooms:** 2  
**Market Total Value:** \$309,158.00 **Total Rooms:** 1  
**Rec. Date:** 04/30/2001 **Sale Price:**  
**Sale Date:** 04/27/2001 \$107,500.00

---

**#63**  
**Parcel #:** 45374 **Tax Account:** R3218DD08700  
**Owner:** Garlough, Kevin M **Owner Occupied:** Yes  
**Site Address #:** 311 E Sherman St **Owner Address #:** 311 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132  
**Year Built:** 1956 **Bedrooms:** 1,355 SqFt/0.13 Acres  
**Assessed Total Value:** \$172,458.00 **Bathrooms:** 3  
**Market Total Value:** \$277,173.00 **Total Rooms:** 1  
**Rec. Date:** 04/26/2017 **Sale Price:**  
**Sale Date:** 04/10/2017

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**#64**  
**Parcel #:** 45392 **Tax Account:** R3218DD08800  
**Owner:** Hannaford, Elizabeth **Owner Occupied:** Yes  
**Site Address #:** 315 E Sherman St **Owner Address #:** 315 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** Newberg OR 97132  
**Year Built:** 1910 **Bedrooms:** 2,308 SqFt/0.13 Acres  
**Assessed Total Value:** \$238,345.00 **Bathrooms:** 3  
**Market Total Value:** \$448,794.00 **Total Rooms:** 2.5  
**Rec. Date:** 05/03/2021 **Sale Price:**  
**Sale Date:** 04/27/2021

**#65**  
**Parcel #:** 45409      **Tax Account:** R3218DD08900  
**Owner:** Mourer, Jacquelin S      **Owner Occupied:** No  
**Site Address #:** 411 N Blaine St      **Owner Address #:** PO Box 4  
Newberg OR 97132      Woodburn OR 97071  
**Year Built:** 1905      **Building SqFt/Acres:** 1,400 SqFt/0.11 Acres  
**Assessed Total Value:** \$118,739.00      **Bedrooms:** 3  
**Market Total Value:** \$249,594.00      **Bathrooms:** 1  
**Rec. Date:** 12/24/2001      **Total Rooms:**  
**Sale Date:** 12/24/2001      **Sale Price:** \$100.00

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**#66**  
**Parcel #:** 45436      **Tax Account:** R3218DD09000  
**Owner:** Mourer, Donna Z      **Owner Occupied:** No  
**Site Address #:** 0 N Blaine St      **Owner Address #:** PO Box 4  
Newberg OR 97132      Woodburn OR 97071  
**Year Built:**      **Building SqFt/Acres:** /0.01 Acres  
**Assessed Total Value:** \$88.00      **Bedrooms:**  
**Market Total Value:** \$654.00      **Bathrooms:**  
**Rec. Date:** 03/27/1998      **Total Rooms:**  
**Sale Date:** 03/27/1998      **Sale Price:**

---

**#67**  
**Parcel #:** 45454      **Tax Account:** R3218DD09100  
**Owner:** McDaniel, Joseph P      **Owner Occupied:** Yes  
**Site Address #:** 415 N Blaine St      **Owner Address #:** 415 N Blaine St  
Newberg OR 97132      Newberg OR 97132  
**Year Built:** 1908      **Building SqFt/Acres:** 1,462 SqFt/0.14 Acres  
**Assessed Total Value:** \$154,081.00      **Bedrooms:** 3  
**Market Total Value:** \$300,745.00      **Bathrooms:** 1.5  
**Rec. Date:** 08/22/2003      **Total Rooms:**  
**Sale Date:** 08/21/2003      **Sale Price:** \$140,000.00

---

**#68**  
**Parcel #:** 45472      **Tax Account:** R3218DD09200  
**Owner:** Marvin, Gwen M      **Owner Occupied:** Yes  
**Site Address #:** 412 N Blaine St      **Owner Address #:** 412 N Blaine St  
Newberg OR 97132      Newberg OR 97132  
**Year Built:** 1945      **Building SqFt/Acres:** 1,700 SqFt/0.14 Acres  
**Assessed Total Value:** \$187,516.00      **Bedrooms:** 3  
**Market Total Value:** \$300,702.00      **Bathrooms:** 1  
**Rec. Date:** 06/17/2021      **Total Rooms:**  
**Sale Date:** 06/14/2021      **Sale Price:** \$440,000.00

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**#69**  
**Parcel #:** 45506      **Tax Account:** R3218DD09300  
**Owner:** Markel, Megan L      **Owner Occupied:** Yes  
**Site Address #:** 406 N Blaine St      **Owner Address #:** 406 N Blaine St  
Newberg OR 97132      Newberg OR 97132  
**Year Built:** 1949      **Building SqFt/Acres:** 1,089 SqFt/0.11 Acres  
**Assessed Total Value:** \$139,825.00      **Bedrooms:** 2  
**Market Total Value:** \$272,519.00      **Bathrooms:** 1  
**Rec. Date:** 09/27/2019      **Total Rooms:**  
**Sale Date:** 09/25/2019      **Sale Price:** \$293,000.00

**#70**  
**Parcel #:** 45533 **Tax Account:** R3218DD09400  
**Owner:** Bellingar Enterprises LLC **Owner Occupied:** No  
**Site Address #:** 400 N Blaine St **Owner Address #:** 24055 NE North Valley Rd  
Newberg OR 97132 **Building SqFt/Acres:** 1,791 SqFt/0.15 Acres  
**Year Built:** 1900 **Bedrooms:** 3  
**Assessed Total Value:** \$224,176.00 **Bathrooms:** 2.5  
**Market Total Value:** \$422,461.00 **Total Rooms:**  
**Rec. Date:** 03/03/2021 **Sale Price:**  
**Sale Date:** 03/02/2021

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**#71**  
**Parcel #:** 46809 **Tax Account:** R3218DD15800  
**Owner:** Bellingar Enterprises LLC **Owner Occupied:** No  
**Site Address #:** 314 E Sherman St **Owner Address #:** 24055 NE North Valley Rd  
Newberg OR 97132 **Building SqFt/Acres:** 984 SqFt/0.13 Acres  
**Year Built:** 1940 **Bedrooms:** 3  
**Assessed Total Value:** \$162,751.00 **Bathrooms:** 1  
**Market Total Value:** \$326,838.00 **Total Rooms:**  
**Rec. Date:** 03/03/2021 **Sale Price:**  
**Sale Date:** 03/02/2021

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**#72**  
**Parcel #:** 46818 **Tax Account:** R3218DD15900  
**Owner:** Hernandez, Jennifer **Owner Occupied:** Yes  
**Site Address #:** 310 E Sherman St **Owner Address #:** 310 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** 1,076 SqFt/0.13 Acres  
**Year Built:** 1950 **Bedrooms:** 2  
**Assessed Total Value:** \$161,514.00 **Bathrooms:** 1  
**Market Total Value:** \$249,259.00 **Total Rooms:**  
**Rec. Date:** 06/13/2017 **Sale Price:**  
**Sale Date:** 06/09/2017 \$260,500.00

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**#73**  
**Parcel #:** 46827 **Tax Account:** R3218DD16000  
**Owner:** Ckc Deux LLC **Owner Occupied:** No  
**Site Address #:** 306 E Sherman St **Owner Address #:** 303 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 2,700 SqFt/0.13 Acres  
**Year Built:** 1914 **Bedrooms:** 2  
**Assessed Total Value:** \$241,948.00 **Bathrooms:** 1  
**Market Total Value:** \$470,603.00 **Total Rooms:**  
**Rec. Date:** 08/01/2018 **Sale Price:**  
**Sale Date:** 07/17/2018 \$265,000.00

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**#74**  
**Parcel #:** 46836 **Tax Account:** R3218DD16100  
**Owner:** Kelso, John **Owner Occupied:** Yes  
**Site Address #:** 300 E Sherman St **Owner Address #:** 300 E Sherman St  
Newberg OR 97132 **Building SqFt/Acres:** 2,039 SqFt/0.13 Acres  
**Year Built:** 1929 **Bedrooms:** 3  
**Assessed Total Value:** \$219,348.00 **Bathrooms:** 1  
**Market Total Value:** \$364,384.00 **Total Rooms:**  
**Rec. Date:** 10/17/1996 **Sale Price:**  
**Sale Date:** 10/17/1996



**#75**  
**Parcel #:** 46845 **Tax Account:** R3218DD16200  
**Owner:** Flippen, Robert J Jr **Owner Occupied:** Yes  
**Site Address #:** 303 E Sheridan St **Owner Address #:** 303 E Sheridan St  
Newberg OR 97132 **Building SqFt/Acres:** 3,129 SqFt/0.27 Acres  
**Year Built:** 2013 **Bedrooms:** 3  
**Assessed Total Value:** \$433,404.00 **Bathrooms:** 2.5  
**Market Total Value:** \$706,675.00 **Total Rooms:**  
**Rec. Date:** 12/20/2013 **Sale Price:**  
**Sale Date:** 12/10/2013

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**#76**  
**Parcel #:** 471288 **Tax Account:** R3218DC02501  
**Owner:** Franklin & Meyers Holding Company **Owner Occupied:** Yes  
LLC **Owner Address #:** 611 N Main St  
**Site Address #:** 611 N Main St **Building SqFt/Acres:** /0.28 Acres  
Newberg OR 97132 **Bedrooms:**  
**Year Built:** **Bathrooms:**  
**Assessed Total Value:** \$272,141.00 **Total Rooms:**  
**Market Total Value:** \$450,821.00 **Sale Price:** \$195,000.00  
**Rec. Date:** 06/30/2010  
**Sale Date:** 06/29/2010

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**#77**  
**Parcel #:** 484360 **Tax Account:** R3218DC01101  
**Owner:** Abell-Crain, Angela **Owner Occupied:** Yes  
**Site Address #:** 209 E North St **Owner Address #:** 209 E North St  
Newberg OR 97132 **Building SqFt/Acres:** 1,248 SqFt/0.14 Acres  
**Year Built:** 1991 **Bedrooms:** 3  
**Assessed Total Value:** \$219,511.00 **Bathrooms:** 2  
**Market Total Value:** \$358,051.00 **Total Rooms:**  
**Rec. Date:** 07/07/2020 **Sale Price:** \$350,000.00  
**Sale Date:** 06/26/2020

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**#78**  
**Parcel #:** 501826 **Tax Account:** R3218DC01301  
**Owner:** Rousseau, Brian D **Owner Occupied:** Yes  
**Site Address #:** 609 N Washington St **Owner Address #:** 609 N Washington St  
Newberg OR 97132 **Building SqFt/Acres:** 1,452 SqFt/0.13 Acres  
**Year Built:** 1937 **Bedrooms:**  
**Assessed Total Value:** \$146,405.00 **Bathrooms:** 1  
**Market Total Value:** \$303,318.00 **Total Rooms:**  
**Rec. Date:** 01/30/2002 **Sale Price:**  
**Sale Date:** 01/25/2002

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**#79**  
**Parcel #:** 504478 **Tax Account:** R3218DC11301  
**Owner:** Wagner, Jeanne M **Owner Occupied:** No  
**Site Address #:** 112 E North St **Owner Address #:** 214 E 2nd St  
Newberg OR 97132 **Building SqFt/Acres:** 1,428 SqFt/0.13 Acres  
**Year Built:** 1910 **Bedrooms:**  
**Assessed Total Value:** \$143,453.00 **Bathrooms:** 1  
**Market Total Value:** \$257,801.00 **Total Rooms:**  
**Rec. Date:** 05/23/2003 **Sale Price:** \$129,900.00  
**Sale Date:** 05/20/2003

**#80**  
**Parcel #:** 507475 **Tax Account:** R3218DC01001  
**Owner:** Merida, Haroldo A Lopez **Owner Occupied:** Yes  
**Site Address #:** 201 E North St **Owner Address #:** 201 E North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1997 **Building SqFt/Acres:** 1,236 SqFt/0.12 Acres  
**Assessed Total Value:** \$225,750.00 **Bedrooms:** 3  
**Market Total Value:** \$349,340.00 **Bathrooms:** 2.5  
**Rec. Date:** 11/01/2021 **Total Rooms:**  
**Sale Date:** 11/01/2021 **Sale Price:**

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**#81**  
**Parcel #:** 511501 **Tax Account:** R3218DC09401  
**Owner:** Veatch, Amy D **Owner Occupied:** No  
**Site Address #:** 215 E Sheridan St **Owner Address #:** PO Box 24  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1929 **Building SqFt/Acres:** 1,414 SqFt/0.12 Acres  
**Assessed Total Value:** \$178,565.00 **Bedrooms:** 3  
**Market Total Value:** \$284,833.00 **Bathrooms:** 1.5  
**Rec. Date:** 12/08/1998 **Total Rooms:**  
**Sale Date:** 12/08/1998 **Sale Price:**

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**#82**  
**Parcel #:** 511936 **Tax Account:** M00293584  
**Owner:** Shirts, Stanley D **Owner Occupied:** Yes  
**Site Address #:** 505 N Main St **Owner Address #:** 505 N Main St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1998 **Building SqFt/Acres:** 1,377 SqFt/0.21 Acres  
**Assessed Total Value:** \$53,681.00 **Bedrooms:** 3  
**Market Total Value:** \$66,774.00 **Bathrooms:** 2.5  
**Rec. Date:** 02/25/2021 **Total Rooms:**  
**Sale Date:** 02/25/2021 **Sale Price:**

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**#83**  
**Parcel #:** 514474 **Tax Account:** R3218DC00702  
**Owner:** Oliver-Palmquist, Bryanna R **Owner Occupied:** Yes  
**Site Address #:** 109 E North St **Owner Address #:** 109 E North St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 1999 **Building SqFt/Acres:** 1,256 SqFt/0.13 Acres  
**Assessed Total Value:** \$219,792.00 **Bedrooms:** 3  
**Market Total Value:** \$347,516.00 **Bathrooms:** 2  
**Rec. Date:** 02/16/2018 **Total Rooms:**  
**Sale Date:** 02/13/2018 **Sale Price:** \$290,000.00

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**#84**  
**Parcel #:** 516148 **Tax Account:** R3218DC00201  
**Owner:** Knight, Shannon L **Owner Occupied:** Yes  
**Site Address #:** 206 E Illinois St **Owner Address #:** 206 E Illinois St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2000 **Building SqFt/Acres:** 1,684 SqFt/0.14 Acres  
**Assessed Total Value:** \$242,251.00 **Bedrooms:**  
**Market Total Value:** \$389,172.00 **Bathrooms:** 1  
**Rec. Date:** 11/10/2020 **Total Rooms:**  
**Sale Date:** 11/05/2020 **Sale Price:**

**#85**  
**Parcel #:** 520840 **Tax Account:** R3218DC11701  
**Owner:** Teater, Daniel **Owner Occupied:** Yes  
**Site Address #:** 507 N Washington St **Owner Address #:** 507 N Washington St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2002 **Building SqFt/Acres:** 1,102 SqFt/0.12 Acres  
**Assessed Total Value:** \$207,217.00 **Bedrooms:** 3  
**Market Total Value:** \$330,021.00 **Bathrooms:** 1  
**Rec. Date:** 09/06/2017 **Total Rooms:**  
**Sale Date:** 08/31/2017 **Sale Price:** \$266,500.00

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**#86**  
**Parcel #:** 534043 **Tax Account:** R3218DC00302  
**Owner:** Olson, Seth O **Owner Occupied:** Yes  
**Site Address #:** 126 E Illinois St **Owner Address #:** 126 E Illinois St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2006 **Building SqFt/Acres:** 1,614 SqFt/0.12 Acres  
**Assessed Total Value:** \$246,835.00 **Bedrooms:**  
**Market Total Value:** \$379,487.00 **Bathrooms:** 1  
**Rec. Date:** 03/27/2017 **Total Rooms:**  
**Sale Date:** 03/24/2017 **Sale Price:** \$305,000.00

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**#87**  
**Parcel #:** 534046 **Tax Account:** R3218DC00303  
**Owner:** Mestre, Gwen C **Owner Occupied:** Yes  
**Site Address #:** 124 E Illinois St **Owner Address #:** 124 E Illinois St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2006 **Building SqFt/Acres:** 1,633 SqFt/0.13 Acres  
**Assessed Total Value:** \$247,382.00 **Bedrooms:**  
**Market Total Value:** \$388,736.00 **Bathrooms:** 1  
**Rec. Date:** 09/30/2020 **Total Rooms:**  
**Sale Date:** 09/28/2020 **Sale Price:** \$417,000.00

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**#88**  
**Parcel #:** 534049 **Tax Account:** R3218DC00304  
**Owner:** Vice, Holly **Owner Occupied:** Yes  
**Site Address #:** 120 E Illinois St **Owner Address #:** 120 E Illinois St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2006 **Building SqFt/Acres:** 1,614 SqFt/0.26 Acres  
**Assessed Total Value:** \$243,515.00 **Bedrooms:** 4  
**Market Total Value:** \$437,313.00 **Bathrooms:** 2.5  
**Rec. Date:** 08/28/2019 **Total Rooms:**  
**Sale Date:** 08/22/2019 **Sale Price:** \$384,000.00

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**#89**  
**Parcel #:** 534052 **Tax Account:** R3218DC00305  
**Owner:** Egli, Kathryn **Owner Occupied:** Yes  
**Site Address #:** 122 E Illinois St **Owner Address #:** 122 E Illinois St  
Newberg OR 97132 Newberg OR 97132  
**Year Built:** 2006 **Building SqFt/Acres:** 1,652 SqFt/0.12 Acres  
**Assessed Total Value:** \$247,154.00 **Bedrooms:**  
**Market Total Value:** \$383,256.00 **Bathrooms:** 1  
**Rec. Date:** 02/22/2013 **Total Rooms:**  
**Sale Date:** 02/13/2013 **Sale Price:** \$230,000.00



## Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### NOTICE OF CITY COUNCIL HEARING ON A VACATION

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to allow the use of their single family, 4 bedroom, 2.5 bathroom home as a short term vacation rental with existing off street parking for 2+ cars plus on site parking in the driveway for 3 cars in addition to the 2 car garage. The Newberg City Council will hold a hearing on \_\_\_\_\_ at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the City Council. For more details about giving comments, please see the back of this sheet.

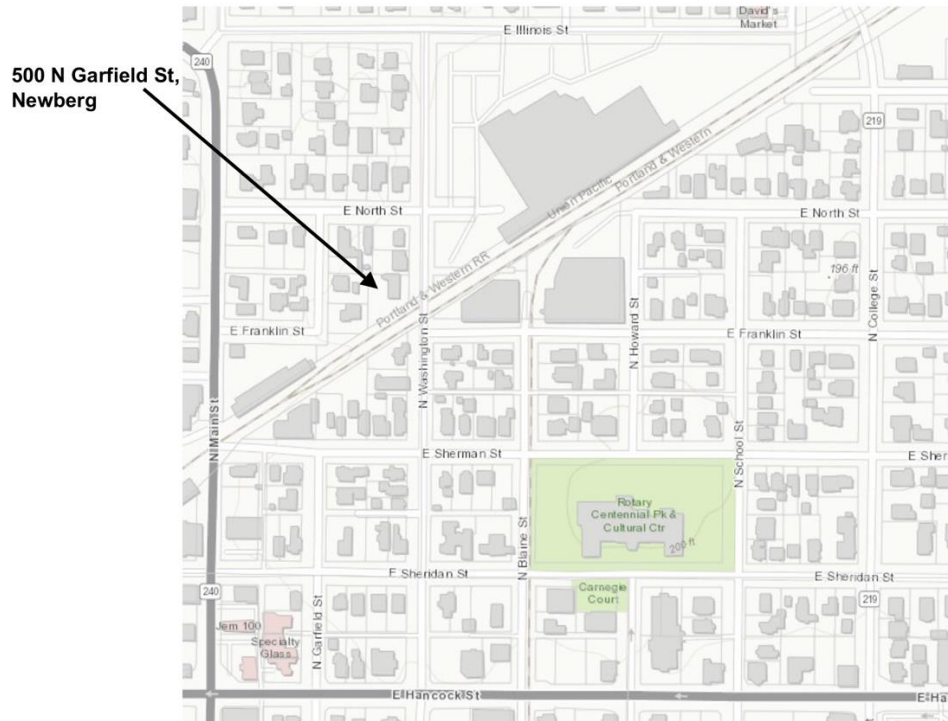
The property is located at 500 N Garfield St, Newberg OR. The request is to use the existing home as a vacation rental at times, when the owners are not staying in the home. Approval of this conditional use permit is required.

APPLICANT: *Applicant's name: Bryce Rosenbaum*  
TELEPHONE: *Applicant's phone number: 503-367-8266*

PROPERTY OWNER: *Property owner name: Bryce Rosenbaum*

LOCATION: *Project Address: 500 N Garfield St, Newberg OR*

TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number: R3218DC 11901*



*Working Together For A Better Community-Serious About Service"*

Z:\WP5FILES\FILES.CUP (Conditional Use Permits)\2022\CUP22-0011 500 N Garfield St- Vacation Rental\Application\Mailed notice 500ngarfield.doc

We are mailing you information about this project because you own land within 500 feet of the proposed vacation. We invite you to participate in the land use hearing scheduled before the City Council. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File #:CUP22-0011.  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

The City Council asks written testimony be submitted to the City Recorder before 4:30 p.m. on the preceding Wednesday. Written testimony submitted after that will be brought before the Council on the night of the meeting.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a vacation are found in ORS 271.130.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The City Council will make a decision on the application at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **8/15/2022**

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503- 537-1283. For TRS services please dial 711.*



# Land Use Notice

**FILE # XXX-XX-XXX**

**PROPOSAL:** (Insert description of project here)

**FOR FURTHER INFORMATION, CONTACT:**

City of Newberg  
Community Development Department  
414 E First Street  
Phone: 503-537-1240

2'

3'

**Attachment 2: Agency Comments**



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: Sept 9,2022  
Please refer questions and comments to: Sam Gudmestad.

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Bryce Rosenbaum  
**REQUEST:** Short Term Vacation Rental  
**SITE ADDRESS:** 500 N Garfield St  
**LOCATION:** N/A  
**TAX LOT:** R3218DC 11901  
**FILE NO:** CUP22-0011  
**ZONE:** R-2 (Medium Density Residential)  
**HEARING DATE:** N/A



**8/25/2022**

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Project Information is Attached

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- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Digitally signed by Will  
DN: c=US, ou=Worthey, o=City of Newberg, cn=Will  
E=will.worthey@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2022.08.25 17:53:31-07'00'  
Foxit PhantomPDF Version: 10.1.7

**8/25/22**

Reviewed By:

Date:

**Will Worthey CM**

Organization:



# COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: Sept 9, 2022  
Please refer questions and comments to: Sam Gudmestad.

**NOTE: Full size plans are available at the Community Development Department Office.**

**APPLICANT:** Bryce Rosenbaum  
**REQUEST:** Short Term Vacation Rental  
**SITE ADDRESS:** 500 N Garfield St  
**LOCATION:** N/A  
**TAX LOT:** R3218DC 11901  
**FILE NO:** CUP22-0011  
**ZONE:** R-2 (Medium Density Residential)  
**HEARING DATE:** N/A



---

Project Information is Attached

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- Reviewed, no conflict.
- Reviewed; recommend denial for the following reasons:
- Require additional information to review. (Please list information required)
- Meeting requested.
- Comments. (Attach additional pages as needed)

Brett Musick  
Reviewed By:

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Organization:



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**Barbara Davis**

Digitally signed by Barbara Davis  
DN: CN=Barbara Davis, E=Accountsreceivable@newbergoregon.gov  
Reason: I am the author of this document  
Date: 2022.09.06 10:21:42-0700  
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**9/6/22**

Reviewed By:

Date:

**Finance**

Organization:





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**Jeff Kosmicki**  
Digitally signed by Jeff Kosmicki  
DN: O=Chief of Police, CN=Jeff Kosmicki, E=jeff.kosmicki@newbergoregon.gov  
Reason: I am the author of this document  
Location: your signing location here  
Date: 2022.09.01 17:36:10-0700  
Foxit PhantomPDF Version: 10.1.7

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**9/1/22**

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Reviewed By:

Date:

**NDPD**

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Organization:



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**April Catan**

Digitally signed by April Catan  
DN: c=US, ou=Operations, o=City of Newberg, cn=April Catan, e=april.catan@newbergoregon.gov  
Reason: I am the author of this document  
Location:  
Date: 2022.09.01 08:19:32 -0700  
Foxit PDF Editor Version: 12.0.0

**9/1/22**

Reviewed By:

Date:

**City of Newberg**

Organization:



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Reviewed By:

*City of Newberg Operations*

Organization:

8/26/22

Date:



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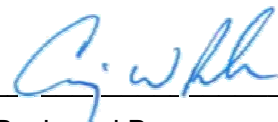


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\_\_\_\_\_  
Reviewed By:

9/2/22  
Date:

**City of Newberg**  
\_\_\_\_\_  
Organization:



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- Meeting requested.
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Reviewed By:

Zipty Fiber Scott Albert-Network Engineering

Organization:

8/26/22

Date:





COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

**REFERRAL TO: Building Official: Brooks Bateman**

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: September 09, 2022. Please refer questions and comments to Sam Gudmestad .

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**HEARING DATE:** N/A

**RECEIVED**

**AUG 30 2022**

**Initial:** \_\_\_\_\_

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The Information is attached:

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\_\_\_\_\_  
Reviewed By:

8.30.22  
Date:



COMMUNITY DEVELOPMENT  
LAND USE APPLICATION REFERRAL

**REFERRAL TO: Community Development Director: Doug Rux**

The enclosed material has been referred to you for your information and comment. Any comments you wish to make should be returned to the Community Development Department prior to: September 09, 2022. Please refer questions and comments to Sam Gudmestad.

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\_\_\_\_\_  
Reviewed By:

8/26/22  
\_\_\_\_\_  
Date: