

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)

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 13th 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>	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3
<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.

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.

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:

Annexationp. 15
Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
Conditional Use Permitp. 21
Historic Landmark Modification/Alterationp. 23
Planned Unit Developmentp.26

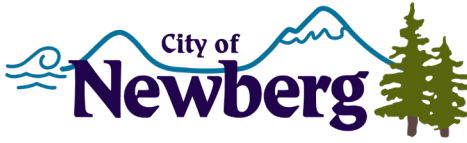
The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application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

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

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: Bryce M Rosenbaum	\$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.

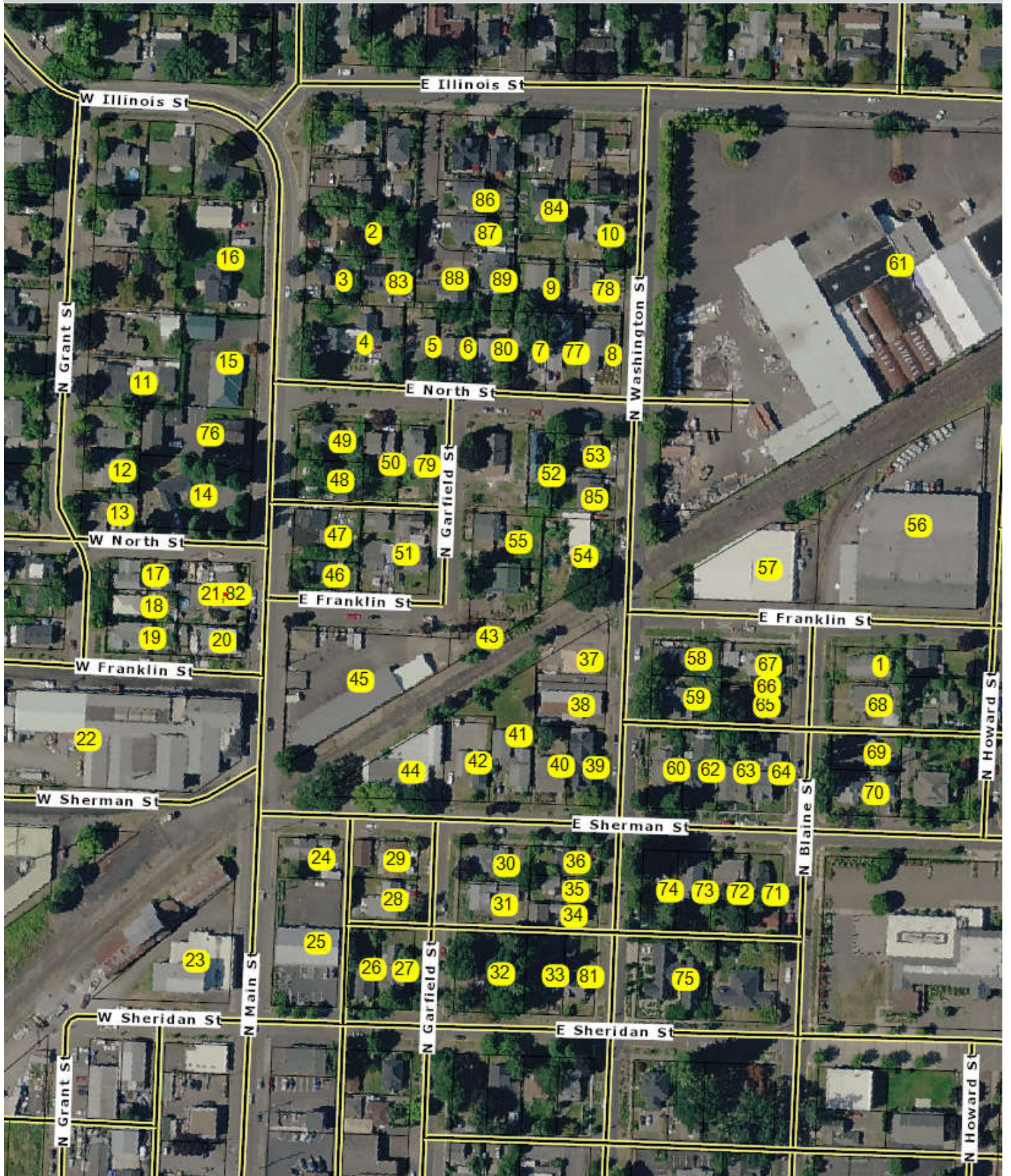
End of Report

"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

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

#1

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

#2

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

#3

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

#4

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

#5

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

#6

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

#7

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

#8

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

#9

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

#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:**

#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

#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 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

#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 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

#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 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

#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 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:**

#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 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 Newberg OR 97132
Year Built: 1900 **Building SqFt/Acres:** 3,256 SqFt/0.10 Acres
Assessed Total Value: \$149,250.00 **Bedrooms:** 3
Market Total Value: \$319,379.00 **Bathrooms:** 2
Rec. Date: 04/26/2018 **Total Rooms:**
Sale Date: 10/10/2013 **Sale Price:** \$139,000.00

#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 Newberg OR 97132
Year Built: **Building SqFt/Acres:** /0.21 Acres
Assessed Total Value: \$75,805.00 **Bedrooms:**
Market Total Value: \$245,438.00 **Bathrooms:**
Rec. Date: 09/02/2020 **Total Rooms:**
Sale Date: 08/31/2020 **Sale Price:**

#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 Newberg OR 97132
Year Built: **Building SqFt/Acres:** /1.40 Acres
Assessed Total Value: \$857,337.00 **Bedrooms:**
Market Total Value: \$857,337.00 **Bathrooms:**
Rec. Date: 08/26/2005 **Total Rooms:**
Sale Date: 08/25/2005 **Sale Price:** \$725,000.00

#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 Newberg OR 97132
Year Built: **Building SqFt/Acres:** /0.40 Acres
Assessed Total Value: \$256,592.00 **Bedrooms:**
Market Total Value: \$366,137.00 **Bathrooms:**
Rec. Date: 07/31/2009 **Total Rooms:**
Sale Date: 07/31/2009 **Sale Price:** \$750,000.00

#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 Newberg OR 97132
Year Built: 1880 **Building SqFt/Acres:** 1,676 SqFt/0.12 Acres
Assessed Total Value: \$121,002.00 **Bedrooms:** 4
Market Total Value: \$269,038.00 **Bathrooms:** 2
Rec. Date: 04/20/1992 **Total Rooms:**
Sale Date: 04/20/1992 **Sale Price:** \$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

#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

#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

#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

#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

#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

#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

#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

#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

#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

#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

#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

#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, Mariana 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

#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

#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

#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

#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:** /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

#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:** 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

#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:** 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

#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

#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:** 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

#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

#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

#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

#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

#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:** /5.59 Acres
Year Built:
Assessed Total Value: \$2,692,263.00 **Bedrooms:**
Market Total Value: \$2,692,263.00 **Bathrooms:**
Rec. Date: 09/10/2019 **Total Rooms:**
Sale Date: 09/03/2019 **Sale Price:**

#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:** 928 SqFt/0.13 Acres
Year Built: 1915 **Bedrooms:** 2
Assessed Total Value: \$165,523.00 **Bathrooms:** 1
Market Total Value: \$309,158.00 **Total Rooms:**
Rec. Date: 04/30/2001 **Sale Price:** \$107,500.00
Sale Date: 04/27/2001

#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:** 1,355 SqFt/0.13 Acres
Year Built: 1956 **Bedrooms:** 3
Assessed Total Value: \$172,458.00 **Bathrooms:** 1
Market Total Value: \$277,173.00 **Total Rooms:**
Rec. Date: 04/26/2017 **Sale Price:**
Sale Date: 04/10/2017

#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:** 2,308 SqFt/0.13 Acres
Year Built: 1910 **Bedrooms:** 3
Assessed Total Value: \$238,345.00 **Bathrooms:** 2.5
Market Total Value: \$448,794.00 **Total Rooms:**
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

#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

#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

#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

#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

#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

#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

#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

#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

#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

#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:**

#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:**

#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:**

#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

#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

#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

#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

#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

#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

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.

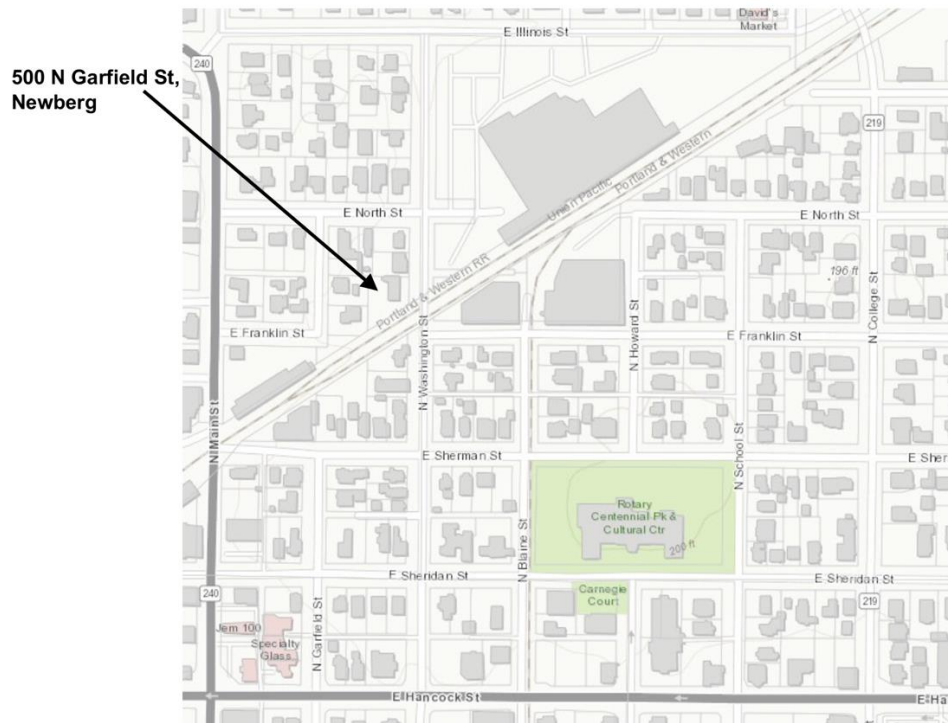
The property is located at 500 N Garfield St, Newberg OR. The request is to use the existing home as a vacation rental at times, when the owners are not staying in the home. Approval of this conditional use permit is required.

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''

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



Project Information is Attached

- 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

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



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- Comments. (Attach additional pages as needed)

Brett Musick
Reviewed By:

Date:

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



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- Meeting requested.
- Comments. (Attach additional pages as needed)

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
Foxit PDF Editor Version: 12.0.0

Reviewed By:

Finance

Organization:

9/6/22

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



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- Comments. (Attach additional pages as needed)

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 17:36:10-07'00'
Foxit PhantomPDF Version: 10.1.7

9/1/22

Reviewed By:

Date:

NDPD

Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



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- Comments. (Attach additional pages as needed)

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:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



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- Meeting requested.
- Comments. (Attach additional pages as needed)

Reviewed By:

City of Newberg Operations

Organization:

8/26/22

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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APPLICANT: Bryce Rosenbaum
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SITE ADDRESS: 500 N Garfield St
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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



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- Comments. (Attach additional pages as needed)



Reviewed By:

9/2/22
Date:

City of Newberg

Organization:

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
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REQUEST: Short Term Vacation Rental
SITE ADDRESS: 500 N Garfield St
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FILE NO: CUP22-0011
ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



Project Information is Attached

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- Meeting requested.
- Comments. (Attach additional pages as needed)

A handwritten signature in black ink, appearing to be "Scott Albert", written over a horizontal line.

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 .

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

RECEIVED

AUG 30 2022

Initial: _____

The Information is attached:

- 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)



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.

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

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TAX LOT: R3218DC 11901
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ZONE: R-2 (Medium Density Residential)
HEARING DATE: N/A



The Information is attached:

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- Meeting requested.
- Comments. (Attach additional pages as needed)



Reviewed By:

8/26/22

Date: