

MEMORANDUM

TO: Newberg Planning Commission

FROM: Clay Downing, Planning Manager

SUBJECT: Supplemental Material CUP23-0002 / MIMD123-0001 for 500 E Illinois Street

DATE: March 7, 2023

An additional agency response to staff's request for review and comment on the project was received following publication of the staff report. The updated staff report is attached to this memo and indicates where content was removed (~~striketrough~~) or added (underlined).

Although an additional agency response was received, the additional response indicated that materials were reviewed and no conflict was identified.

**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT AND MINOR MODIFICATION FOR
TELECOMMUNICATION FACILITY MODIFICATIONS
500 E Illinois Street**

HEARING DATE: March 9, 2023

FILE NO: CUP23-0002 / MIMD123-0001

REQUEST: Conditional use permit and minor modification approval for a collocation, tower extension, and expansion of the compound at an existing telecommunications site

LOCATION: 500 E Illinois Street

TAX LOT: R3218DD 01000

APPLICANT: AT&T Wireless (Agent: Debbie Griffin, Smartlink)

OWNER: KGI Wireless

ZONE: M-2 (Light Industrial District)

PLAN DISTRICT: IND (Industrial)

OVERLAY: Airport Conical Surface

ATTACHMENTS:

Order 2017-03 with

- Exhibit "A": Findings
- Exhibit "B": Conditions of Approval
- Attachment 1: Application and Supplemental Materials
- Attachment 2: Agency Comments
- Attachment 3: Public Comments

A. DESCRIPTION OF APPLICATION:

The applicant, AT&T Wireless, requests a conditional use permit and minor modification approval for the collocation, tower extension, and expansion of the compound at an existing telecommunications facility and site. The proposed collocation would include installation of twelve (12) antennas, eighteen (18) RRH's, two (2) surge protectors and fiber/dc cables, and extension of the existing tower from 95 feet to 115 feet in height. The existing fenced compound will also be expanded 15 ft to the east.

The project qualifies as a 6409(a) Eligible Facility Request (EFR) that addresses compliance with Federal Communication Commission (FCC) regulations.

There are no engineering standards that apply to this proposal.

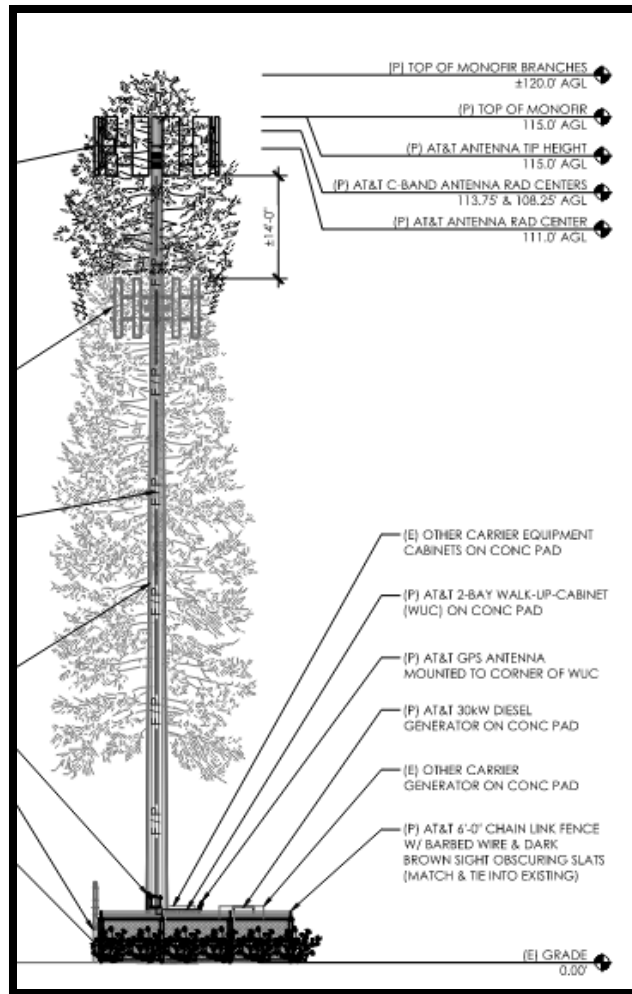
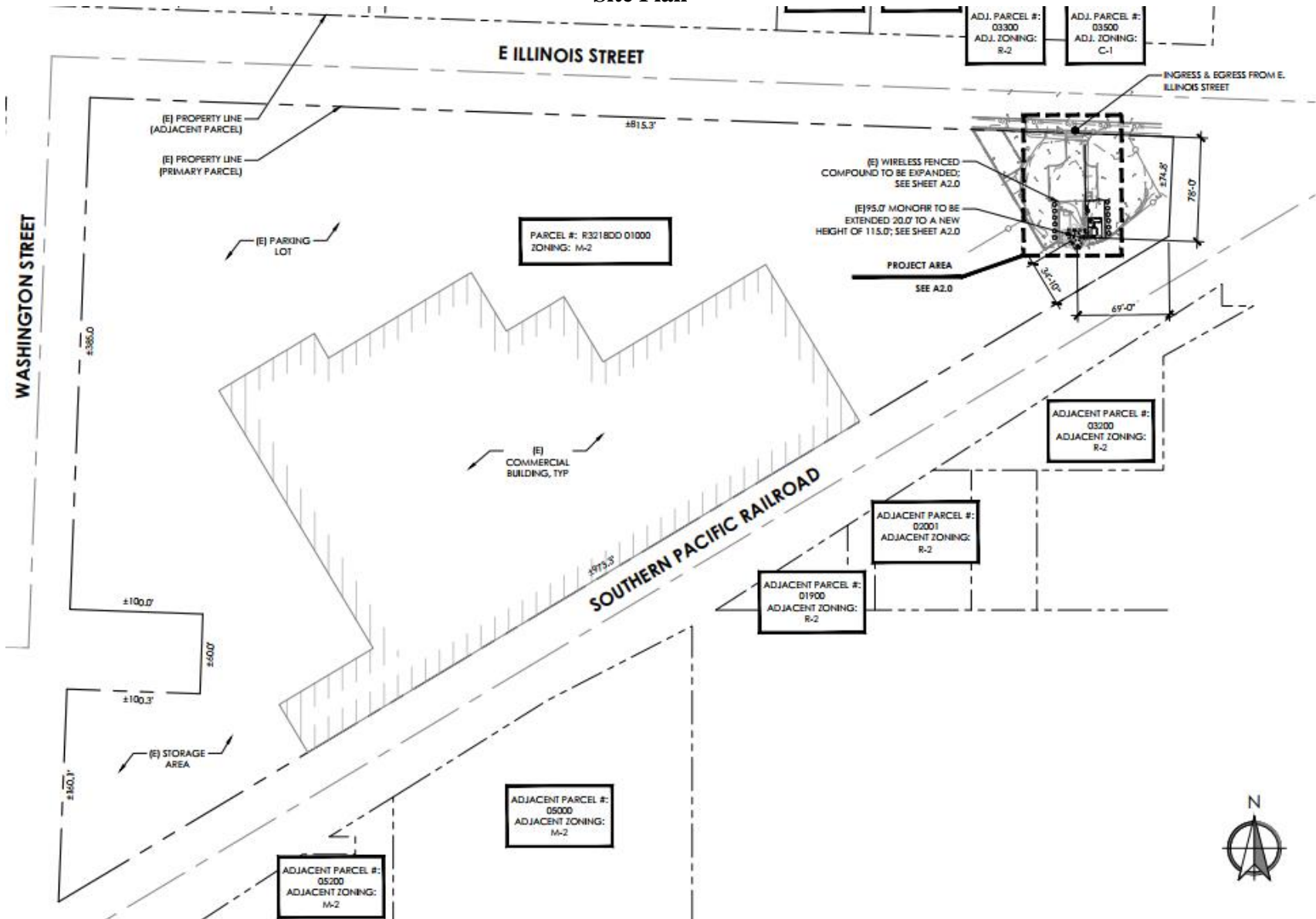


Figure 1. Proposed modification to an existing telecommunication facility (see Sheet A3.0)

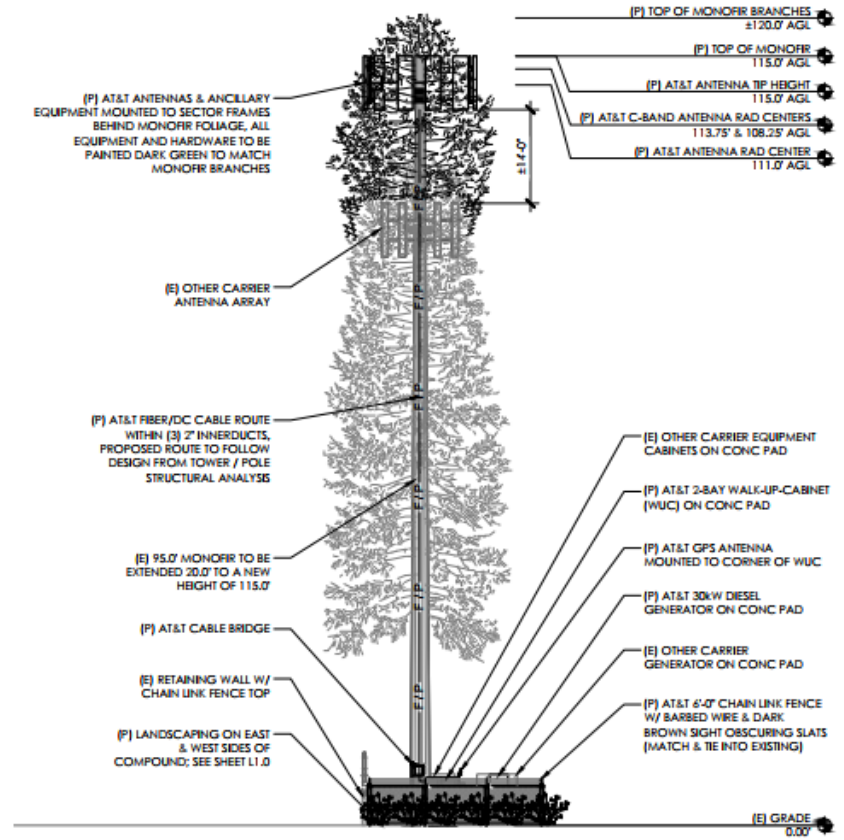
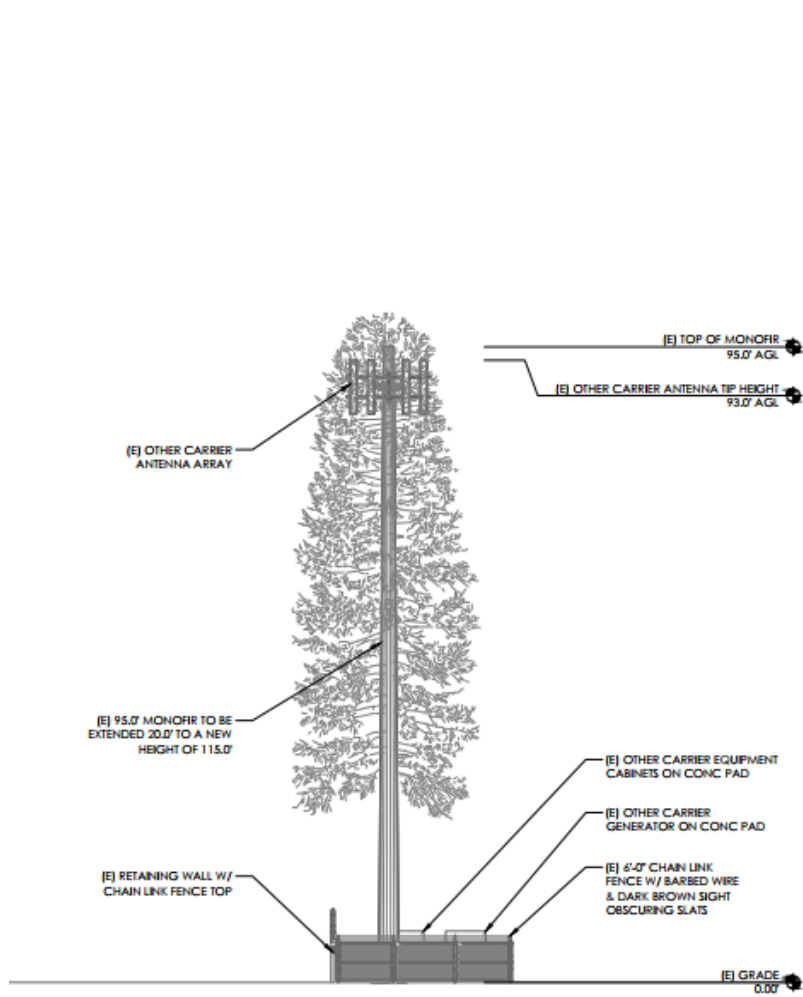
Aerial Photo



Site Plan



Elevations



B. SITE INFORMATION:

1. Location: 500 E Illinois Street
2. Size: Existing development site of 600 square feet to be expanded approximately 462 square feet on a 6.18 acre subject property.
3. Topography: Flat
4. Current Land Uses: Food machinery supply and telecommunications
5. Natural Features: Perimeter landscaping around the site
6. Adjacent Land Uses:
 - a. North: Mobile home park / Single-family residential
 - b. South: Light industrial / Single-family residential
 - c. East: Single-family residential
 - d. West: Single-family residential
7. Zoning:
 - a. North: R-3 (High Density Residential) / R-2 (Medium Density Residential)
 - b. South: M-2 (Light Industrial) / R-2 (Medium Density Residential)
 - c. East: R-2 (Medium Density Residential)
 - d. West: R-2 (Medium Density Residential)
8. Access and Transportation: Access to the site will occur via E Illinois Street. E Illinois Street is a paved road classified as a major collector.
9. Utilities:

Water: The City's GIS indicates that the subject property is served by an 8-inch water main in the N College Street right-of-way with an existing service lateral to the property.

Wastewater: The City's GIS indicates that the subject property is served by an 8-inch wastewater line.

Stormwater: The City's GIS indicates that 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.

- C. **PROCESS:** This Conditional Use Permit request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. Additionally, the Minor Modification is a Type I application and follows the procedures in Newberg Development Code 15.100.020.

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 (Section II). The Planning Commission's decision is final ..

Important dates related to this application are as follows:

- 02/07/23: The Community Development Director deemed the application complete.
- 02/14/23: The applicant posted notice on the subject property.
- 02/16/23: The applicant mailed notice to the property owners within 500 feet of the site.
- 02/23/23: The *Newberg Graphic* published notice of the Planning Commission hearing and notice was posted in four public places.
- 03/09/23: The Planning Commission will hold a quasi-judicial public hearing to consider the application.

- D. **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. [Building Official: Reviewed, no conflict](#)
2. City Manager: Reviewed, no conflict
3. Community Development Director: Reviewed, no conflict

4. Finance: No city liens associated with this property. Franchise fees may be in question for them to rent.
5. Newberg Police: Reviewed, no conflict.
6. Public Works Director: Reviewed, no conflict
7. Public Works Maintenance Superintendent: Revised, no conflict.
8. Public Works Compliance: Reviewed, no conflict
9. Public Works Water: Reviewed, no conflict
10. Public Works Engineering: Revised, no conflict.
11. Yamhill Transit: Reviewed, no conflict
12. Zply Fiber: Reviewed, no conflict

E. PUBLIC COMMENTS: As of the writing of this report, the City has received no public comments on this proposal.

ANALYSIS: Initially approved on March 9, 2017, under conditional use permit and design review file number CUP-17-001 / DR2-17-001 for construction of a camouflaged wireless telecommunication tower and associated ground equipment, the subject property's includes a faux tree monopole tower that is 95 feet in height. The proposed tower extension will maintain the camouflaged nature of the wireless telecommunication facility by installing additional faux branches and adding a 5-foot conical top above the tower which will be extended to a height of 115 foot. The project's existing lease area is approximately 600 square feet in area and the proposed project would increase the lease area to approximately 1,030 square feet.

The proposed tower modifications are submitted as an Eligible Facilities Request (EFR) for a minor modification under Section 6409 of Federal Communications Commission (FCC) rules. Under an EFR, a state or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

Related to the EFR limits of associated with 6409 regulations for telecommunication facilities, the proposed project will:

- Increase the tower's height by 14 feet as measured from the top of the highest existing antenna to the bottom of the proposed new antenna,
- Add antennas that extend less than 20 feet horizontally from the edge of tower,

- Add one additional equipment cabinet to the facility’s lease area, and
- Expand the lease area eastward by 15 feet.

The applicant’s submitted materials include a cover letter documenting compliance EFR under Section 6409 of FCC rules including a demonstration of how the project meets those standards.

The Newberg Municipal Code (NMC) defines the following key terms related to the proposed project:

- “Antenna” means the surface from which telecommunication signals are sent and received by a personal wireless service facility.
- “Camouflaged” means a telecommunications facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure such that its presence is not readily discernable as a telecommunications facility.
- “Monopole” means the type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top.
- “Telecommunications facility” means a land use which generates, detects or processes radio frequency (RF) energy for purposes of wireless telecommunication and which provides commercial transmission capabilities to convey intelligence such as voice, digital data, and still or moving pictures. Services include cellular communication, personal communication services (PS), enhanced specialized mobile radio, specialized mobile radio and paging. The facility may include a cellular tower or monopole; antennas; feedlines; structures to support antennas, feedlines, and other receiving and/or transmitting devices; transmitters, receivers and transceivers; accessory equipment, development and structures; and the land on which they are situated. This definition does not include amateur radio and citizen band radio equipment (see “amateur (“ham”) radio” and “citizen band (CB) radio”).

Criteria applicable to the proposed project include those related to modification of approved design review (NMC 15.220.020), conditional use permit criteria (NMC 15.225.060), design review criteria (NMC 15.220.050), and special use criteria for telecommunications facilities (NMC 15.445.180 through NMC 15.445.240).

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 2023-05, which approves the requested conditional use permit with the attached conditions of approval in Exhibit “B”.



PLANNING COMMISSION ORDER 2023-05

**AN ORDER APPROVING CONDITIONAL USE PERMIT CUP23-0002 AND
MINOR MODIFICATION MIMD123-0001 FOR A TOWER EXTENSION AND
COLLOCATION AT 500 E ILLINOIS STREET, YAMHILL COUNTY TAX LOT
R3218DD 01000**

RECITALS

1. Debbie Griffin, on behalf of AT&T Wireless, applied for a conditional use permit and a minor modification for a tower extension and collocation at 500 E Illinois Street, Yamhill County Tax Lot R3218DD 01000.
2. After proper notice, the Newberg Planning Commission held a public hearing on March 9, 2023, 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 CUP23-0002 and Minor Modification MIMD123-0001 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 March 23, 2023.
4. This order shall expire one year after the effective date above if the applicant does not obtain a building permit pursuant to this application by that time, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 9th day of March 2023.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit “A”: Findings

Exhibit “B”: Conditions of Approval

**Exhibit “A” to Planning Commission Order 2023-05
Findings – File CUP23-0002 / MIMD123-0001
Telecommunication Facility Modification**

I. Modification Criteria That Apply – Newberg Development Code 15.220.020.

E. Modifications to an Approved Design Review. Following design review approval, an applicant may make modifications to the plan consistent with the following procedures. The director will determine whether the proposed modification is a minor or a major modification.

1. Minor modifications are those which are in substantial compliance with the layout, uses and conditions of the original design review. Generally, the characteristics of the project, such as the layout or size of buildings, number of units, number of parking spaces, landscaping areas, and similar changes, are within five percent of those in the original proposal. The director may approve a minor modification under a Type I procedure upon finding that the modification is substantially consistent with the approved design review, is consistent with the provisions of this code and the conditions of approval, and does not have substantially greater impacts on surrounding properties than the original plan. Changes shall meet all development code requirements.

Finding: The proposal includes an expansion of the existing telecommunication facility and leased area located at 500 E Illinois Street. The existing telecommunication facility is a 95-foot monopole stealth facility on a fenced/lease area of approximately 600 square feet. The proposed telecommunication facility modification will expand the lease area approximately 15 to the east, add one (1) equipment cabinet, add twelve (12) antennas, extend the existing tower height, and add concealment apparatus to maintain the stealth nature of the faux mono-fir facility.

The proposed modification of the existing wireless telecommunication facility substantially complies with the original conditional use permit and design review approved under CUP-17-001 / DR2-17-001.

This criterion is met.

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

A conditional use permit may only be granted if the proposal conforms to the following:

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: A telecommunications facility that is over 100 feet is a conditional use in the M-2 zone. The proposed ground equipment will be obscured from view by landscaping and a fence. The facility will be unmanned which will not generate additional noise or traffic in the neighborhood. The existing wireless facility is a camouflaged, stealth-designed, facility consisting of a faux mono-fir tower. The proposed minor modification will maintain the camouflaged nature and existing stealth operating characteristics of the wireless telecommunication facility by installing faux branches and installing a 5-foot conical top above the tower.

The location, size, design, and operating characteristics of the proposed development are reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood.

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 provides a functional/capacity improvement in coverage for AT&T Wireless and will contribute to the availability and quality of wireless communication service to the central areas of the city. The faux mono-fir design will be an attractive and fitting addition to the architecture of the existing tower. The proposed modification to the existing telecommunication facility will not detract from the residential character of the area.

This criterion is met.

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

Finding: The design review findings below review the Development Code standards that apply to this project. As conditioned, the proposed development will be consistent with the City's Development Code.

This criterion is met.

III. Design Review Criteria That Apply – Newberg Development Code 15.220.050(A):

- 1. *Parking. Parking areas shall meet the requirements of NMC 15.440.010.***

Finding: There is sufficient existing parking on site. The proposed collocation, tower extension, and expansion of ground facilities will not affect the existing parking on site.

This criterion is met.

2. ***Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.***

Finding: There is not a height limitation in the M-2 zone unless it is within 50 ft of a residential district. The tower is over 120 ft from the nearest residential boundary. The telecommunications facility is over 60 ft from the front yard and 40 ft from the nearest interior yard.

This criterion is met.

3. ***Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.***

Finding: The site has existing mature landscaping. The applicant is proposing to add screening to the expanded ground equipment area with shrubs and a fence.

This criterion is met.

4. ***Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.***

Finding: The applicant is not proposing any changes to existing signage or any new signage.

Because the applicant is not proposing changes to existing signage or addition of new signage, this criterion is not applicable.

5. ***Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020.***

Finding: A telecommunication facility that is over 100 ft in height is a conditional use in the M-2 zoning district. The existing telecommunications facility was approved through conditional use permit and design review file numbers CUP-17-001 / DR2-17-001. The proposed project modifies the existing telecommunication facility, extending it to more than 100 feet in height, and the applicant has requested issuance of a conditional use permit.

Telecommunication facilities that are over 100 feet in height and located in the M-2 zoning district must comply with NMC Chapter 15.445 relating to Article IV standards for telecommunication facilities. Findings for these standards are made later in this report.

This criterion will be met if compliance with the abovementioned criteria can be demonstrated.

6. ***Sufficient Infrastructure. For all triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster developments, the city shall work with the applicant to ensure that sufficient infrastructure will be provided, or can be provided, to include:***
 - a. *Connection to a public wastewater system capable of meeting established service levels.*
 - b. *Connection to a public water system capable of meeting established service levels.*
 - c. *Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.*
 - d. *Storm drainage facilities capable of meeting established service levels for storm drainage.*

Finding: This proposal does not include triplex, quadplex, townhouse, or cottage cluster dwellings.

Because the proposed project does not include triplex, quadplex, townhouse, or cottage cluster dwellings, this criterion is not applicable.

IV. Telecommunications Facilities Criteria that Apply – Newberg Development Code 15.445.190

15.445.190 Approval criteria.

New transmission towers or replacement of existing towers may be allowed, based on findings by the approval authority that the following criteria are met:

- A. ***A good faith effort has been made to demonstrate that an existing tower cannot accommodate the proposed antennas and/or transmitter.***
- B. ***The tower and associate structures meet the setback, landscaping, parking and vegetation requirements of NMC 15.445.220.***

- C. The proposed tower has been structurally designed to accommodate the maximum number of additional users technically practicable.*
- D. The tower has minimal visual impact on the environment.*
- E. The tower meets the design review provisions of NMC 15.220.030.*
- F. The tower does not intrude into the airport imaginary surface areas as defined in NMC 15.05.030.*

Finding: The proposed project does not include a new or replacement tower.

Because the project does not include a new or replacement tower, the criterion is not applicable.

15.445.210 Conditions of approval.

The following conditions of approval must be met prior to issuance of a building permit for any telecommunications facility:

- A. Agency Statements. The applicant shall provide the following information in writing from the appropriate responsible official:***
 - 1. Confirmation that a Federal Communications Commission (FCC) antenna structure registration application (FCC 854 Form) has been approved, or a statement that an application is not required.***
 - 2. Confirmation that the Federal Aviation Administration (FAA) has been notified and that the facility has not been found to be a hazard to air navigation under FAA regulations, or a statement that compliance is not required.***
 - 3. A statement from the Oregon State Department of Aviation (OSDA) that the application has been found to comply with the applicable regulations of the Department, or a statement that no such compliance is required.***
 - 4. The director may waive the statements in subsections (A)(1) through (3) of this section when the applicant demonstrates that a good faith, timely effort was made to obtain such responses but that no such response was forthcoming, provided the applicant conveys any response received; and further, provided any subsequent response that is received is conveyed to the approval authority as soon as possible.***

Finding: The proposed tower modifications are submitted as an Eligible Facilities Request (EFR) for a minor modification under Section 6409 of Federal Communications Commission (FCC) rules. Under an EFR a state or local government may not deny and shall approve any

eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

The applicant's application materials included a proposed scope of work and documentation of Section 6409 of FCC rules applicability to the proposed project.

This criterion is not applicable.

- B. *Franchise Agreement. The applicant shall complete a franchise or license agreement with the city if the facility is located within the public right-of-way.***

Finding: The project is not proposed to occur at a facility located within the public right-of-way.

Because project is not proposed to occur at a facility located within the public right-of-way, the criterion it is not applicable.

15.445.220 Installation standards.

- A. *Shared Use of Existing Towers. The applicant shall make a good faith effort to substantially demonstrate that no existing tower can accommodate the applicant's proposed antenna/transmitter as described below.***
- 1. *The applicant shall contact the owners of all existing towers, of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.***
 - 2. *Such contact shall be made in a timely manner; that is, sufficiently before the filing of an application for a hearing to include a response into the application when filed.***
 - a. *Where an existing tower is known to have capacity for additional antennas of the sort proposed, the application for a new tower shall not be deemed complete until the owner of the existing tower responds. Failure of a listed owner to respond shall not be relevant to the approval authority if a timely, good faith effort was made to obtain a response and a response was not received within 30 days of the request.***
 - b. *The director shall maintain and provide, on request, records of responses from each owner.***
 - c. *Once an owner demonstrates an antenna of the sort proposed by the applicant cannot be accommodated on the owner's tower as described below, the owner need not be contacted by future applicants for antennas of the sort proposed.***

3. *The applicant shall provide the following information from each owner contacted:*
 - a. *Identification of the site by location, tax lot number, existing uses, and tower height.*
 - b. *Whether each such tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant shall provide each such owner with the height, length, weight, and other relevant data about the proposed antenna.*
 - c. *Whether each such tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner shall specify in general terms what structural changes would be required.*
 - d. *If structurally able, would shared use by such existing tower be precluded for reasons related to RF interference. If so, the owner shall describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.*
 - e. *If shared use is possible based on subsections (A)(3)(a) through (d) of this section, the fee an owner of an existing tower would charge for such shared use.*
4. *Shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared tower. The approval authority may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.*

Finding: The proposed project will modify and expand use of an existing tower to accommodate the project's antennas and related apparatus. Additionally, the proposed project meets the criteria for an Eligible Facilities Request, therefore the applicant was not required to contact existing towers.

The criteria are met.

B. Tower Setbacks.

1. *Only one tower per lot is authorized. Towers shall be set back from any existing structure on the site, abutting properties, and public rights-of-*

way a minimum distance equal to 30 percent of the height of the tower, measured from the base of the tower to the structure, abutting property or public right-of-way. All towers shall be set back from a residential zone a distance equal to or greater than 100 percent of the tower height, measured from the base of the tower to the nearest property line of a residentially zoned lot. The setback requirements of this section shall not apply towards:

a. Antennas incorporated into, and no more than 18 feet above, existing or new buildings;

b. Antennas incorporated into, and no more than 18 feet above, existing structures;

c. Antenna support structures incorporated into, and no more than 18 feet above, existing or new buildings.

2. *Towers must meet all setback, design and landscape requirements of the code.*
3. *No new tower may be installed closer than 2,000 feet from any existing or proposed tower, unless approved through the Type III conditional use permit process.*

Finding: The proposed project modifies an existing tower and does not propose a new tower. The proposed project does not modify the setback distances of the existing tower that was approved under conditional use permit and design review CUP-17-001 / DR-17-001.

Because the project does not modify the setback distances of the existing tower, the criteria are not applicable.

C. Guy Setback.

1. *Guy anchors shall be set back a minimum of 25 feet from any property line, public property or street abutting the site.*
2. *A guy anchor may be located on an adjoining property when:*
 - a. The owner of the adjoining property on which it is to be placed authorizes it in writing; and*
 - b. The guy anchor meets the requirements of subsection (C)(2)(a) of this section as to all other setback requirements.*
 - c. Guy anchors may be located within required landscape areas.*

Finding: The proposed project does not modify the guy anchors associated with the existing telecommunication facility's tower.

Because the project does not modify the guy anchors associated with the existing telecommunication facility's tower, the criteria are not applicable.

D. Required Sharing of New Towers. *All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable, but in no case less than the following:*

- 1. For television antenna towers, at least three high-power television antennas and one microwave facility or two FM antennas, and at least one two-way radio antenna for every 10 feet of the tower over 200 feet.*
- 2. For any other towers, at least one two-way radio antenna for every 10 feet of the tower, or at least one two-way radio antenna for every 20 feet of the tower and at least one microwave facility.*
- 3. Such other combination as found by the approval authority to provide the maximum possible number of foreseeable users.*

a. Such requirements may be reduced if the Federal Communications Commission provides a written statement that no more licenses for those broadcast frequencies that could use the tower will be available in the foreseeable future.

b. Such requirements may be reduced if the size of the tower required significantly exceeds the size of the existing towers in the area and would create an unusually onerous visual impact that would dominate and alter the visual character of the area when compared to the impact of other existing towers. This provision is only to be applied in unusual circumstances not resulting from the applicant's action or site selection unless no other site is possible.

- 4. Additional antennas and accessory uses to existing antennas may be added to an existing tower, under a Type I application, if the existing tower meets the setback and landscaping requirements of subsections (B), (C) and (G) of this section. Accessory uses shall include only such buildings and facilities necessary for transmission function and satellite ground stations associated with them, but shall not include broadcast studios, offices, vehicle storage areas, nor other similar uses not necessary for the transmission function. Accessory uses may include studio facilities for emergency broadcast purposes or for other special,*

limited purposes found by the approval authority not to create significant additional impacts nor to require construction of additional buildings or facilities exceeding 25 percent of the floor area of other permitted buildings.

5. *If a new tower is approved, the applicant shall:*

a. Record the letter of intent required in NMC 15.445.200(D) in miscellaneous deed records of the office of the county recorder;

b. Respond in a timely, comprehensive manner to a request for information from a potential shared use applicant required under subsection (A) of this section;

c. Negotiate in good faith for shared use by third parties; and

d. Allow shared use where the third party seeking such use agrees in writing to pay reasonable pro rata charges for sharing, including all charges necessary to modify the tower and transmitters to accommodate shared use, but not total tower reconstruction, and to observe whatever technical requirements are necessary to allow shared use without creating interference.

e. Grounds for Suspension or Revocation.

i. Willful, knowing failure of an owner whose tower was approved after November 6, 2000, to comply with the requirement of subsections (D)(5)(a) through (d) of this section shall be grounds for suspension or revocation of the use. Following report of such failure, the director shall schedule a hearing to determine whether the use should be suspended or revoked. The hearing shall be processed as a Type III public hearing before the planning commission.

ii. Such conditions shall run with the land and be binding on subsequent purchasers of the tower site.

Finding: The proposed project does not include a new or replacement tower.

Because the project does not include a new or replacement tower, the criteria are not applicable.

E. *Visual Impact. The applicant shall demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration*

technical, engineering, economic and other pertinent factors. Towers shall be painted and lighted as follows:

- 1. Towers 200 feet or less in height shall be painted in accordance with regulations of the Federal Aviation Administration and/or Oregon State Department of Aviation. Where such regulations do not apply, towers shall be camouflaged. All new towers and antennas must either be camouflaged or employ appropriate stealth technologies that are visually compatible with a host building or structure, or the surrounding natural environment. The type of camouflage may include trees, flagpoles, bell towers, smoke stacks, steeples; however, other types of camouflage may be approved at the discretion of the decision making body.*
- 2. Towers more than 200 feet in height shall be painted in accordance with regulations of the Federal Aviation Administration and the Oregon State Department of Aviation.*
- 3. Towers shall be illuminated as required by the Federal Aviation Administration and the Oregon State Department of Aviation.*
- 4. Towers shall be the minimum height necessary to provide parity with existing similar tower-supported antennas and shall be freestanding where the negative visual effect is less than would be created by use of a guyed tower.*

Finding: The existing wireless facility is a camouflaged, stealth-designed, facility consisting of a faux mono-fir tower that is 95 feet in height. The proposed project will collocate twelve (12) antennas, eighteen (18) RRH's, two (2) surge protectors and fiber/dc cables on the existing tower following an extension of the existing tower from 95 feet to 115 feet in height. Additionally, the proposed project will expand the existing lease area 15 feet to the east.

The proposed project demonstrates that the tower will be expected to have the least visual impact on the environment because it adds camouflaged features to the modified project areas, maintaining the stealth nature approved through conditional use permit and design review CUP-17-001 / DR-17-0001.

The criteria are met.

- F. Parking. A minimum of two parking spaces shall be provided on each site; an additional parking space for each two employees shall be provided at facilities which require on-site personnel. The director may authorize the joint use of parking facilities subject to the requirements of NMC 15.440.050.*

Finding: The existing telecommunication facility is unmanned. The proposed project will not alter the parking requirements or traffic impacts for the telecommunication facility or subject property.

Because the project will not alter the parking requirements or traffic impacts for the telecommunication facility or subject property, the criterion is not applicable.

- G. *Vegetation. Existing landscaping on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.***

Finding: The proposed project will expand the lease area and add landscaping to the site where none currently exists along the eastern and western sides of the lease area.

This criterion is met.

- H. *Landscaping. Landscape material shall include the following:***
- 1. *For towers 200 feet tall or less, a 20-foot-wide landscape buffer is required immediately adjacent to the structure containing the telecommunications facility. At least one row of evergreen trees or shrubs, not less than four feet high at the time of planting, and spaced not more than 15 feet apart, shall be provided within the landscape buffer. Shrubs should be of a variety which can be expected to grow to form a continuous hedge at least five feet in height within two years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.***
 - 2. *For towers more than 200 feet tall, a 40-foot-wide landscape buffer shall be provided immediately adjacent to the structure containing the telecommunications facility. Provide at least one row of evergreen shrubs spaced not more than five feet apart which will grow to form a continuous hedge at least five feet in height within two years of planting; one row of deciduous trees, not less than one-and-one-half-inch caliper measured three feet from the ground at the time of planting, and spaced not more than 20 feet apart; and at least one row of evergreen trees, not less than four feet at the time of planting, and spaced not more than 15 feet apart. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall not obscure visibility of the anchor from the transmission building or security facilities and staff.***

3. *In lieu of these standards, the approval authority may allow use of an alternate detailed plan and specifications for landscaping, screening, plantings, fences, walls, structures and other features designed to camouflage, screen and buffer towers and accessory uses. The plan shall accomplish the same degree of screening achieved in subsections (H)(1) and (2) of this section, except as lesser requirements are desirable for adequate visibility for security purposes.*

4. *Grounds maintenance, including landscaping, shall be provided and maintained for the duration of the use, to encourage health of plant material and to protect public health and safety. The maintenance shall be the responsibility of the property owner, and/or the lessee of the property, and/or the owner of the tower.*

Finding: The proposed project occurs at an existing telecommunications facility. Conditional use permit and design review CUP-17-001 / DR-17-001 approved a landscaping design that was described in the staff report as:

“a site obscuring fence around the ground equipment, and a 4 foot tall hedge on the east and west sides of the ground equipment. The northern side has no landscaping to allow driveway access. The landscape proposal is minimal but meets the intent of the code by providing hedges where possible, and buffering the view of the ground equipment. The tower meets the 100 foot setback requirement from residential areas, and the 30 foot setback requirement from structures and the public right-of-way. The driveway provides parking for service visits. The proposal meets the structure, landscaping, parking and vegetation requirements.”

The applicant is proposing to add a landscaping buffer to the eastern and western boundaries of the lease area. Additionally, the proposed project meets the criteria for an Eligible Facilities Request (EFR). Therefore, a State or local government may not deny and shall approve any EFR for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

This criterion is met.

V. CONCLUSION:

Based on the above-mentioned findings, the application meets the required criteria within the Newberg Development Code, subject to completion of the attached conditions.

**Exhibit “B” to Planning Commission Order 2023-05
Conditions of Approval – File CUP23-0002 / MIMD123-0001
Telecommunication Facility Modification – 500 E Illinois Street**

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project. Show all the features of the plan approved through design review, including the following:
 - a. Mechanical details
 - b. Structural details
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **All conditions** noted above must be completed prior to occupancy.
2. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
3. **Site Inspections:**
 - a. Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.
 - b. Contact the Fire Department (503-537-1260) for Fire Safety final inspections.
 - c. Contact Yamhill County (503-538-7302) for electrical final inspections.
 - d. Contact the Planning Division (503-537-1240) for landscaping final inspections.

Attachment 1: Application and Supplemental Materials



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: _____

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: New Cingular Wireless PCS, LLC (AT&T) / AGENT: Smartlink - Debbie Griffin

ADDRESS: AGENT: 1997 Annapolis Exchange Pkwy, Ste 200 CITY: Annapolis STATE: MD ZIP: 21401

EMAIL ADDRESS: debra.griffin@smartlinkgroup.com PHONE: (480) 296-1205 MOBILE: _____

OWNER (if different from above): TOWER OWNER: KGI Wireless PHONE: 512-334-3238

ADDRESS: 180 Washington Valley Rd CITY: Bedminster STATE: NJ ZIP: 07921

ENGINEER/SURVEYOR: Vector Structural Engineers CONTACT: Wells L. Holmes, SE

EMAIL ADDRESS: _____ PHONE: (801) 990-1775 MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: 500 E. Illinois St. PROJECT VALUATION: \$

PROJECT DESCRIPTION/USE: FCC 6409(a) Eligible Facilities Request - Extend existing tower and collocation of AT&T's antennas

MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DD-01000 SITE SIZE: 5.59 SQ. FT. ACRE

COMP PLAN DESIGNATION: IND CURRENT ZONING: M-2

CURRENT USE: Cell Tower and Industrial TOPOGRAPY: Flat

SURROUNDING USES:

NORTH: Commercial and Residential SOUTH: Railroad, Commercial/ Industrial, Residential

EAST: Commercial/ Industrial WEST: Residential

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist:** Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
 2 Copies of full Application Packet

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. 24
Planned Unit Development	p. 27

The Application Packet can be submitted to Planning@newbergoregon.gov or at 414 E First St., Newberg OR. 97132
If the Application is emailed 2 physical copies must be mailed or brought into the Community Development Department

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.

See Letter of Authorization

Debra Griffin
Digitally signed by Debra Griffin
Date: 2023.01.19 11:41:47 -07'00'

Applicant Signature Date

Owner Signature Date

Debbie Griffin

Print Name

Newberg Industrial Park LLC

Print Name

CONDITIONAL USE PERMIT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500’.
- CURRENT TITLE REPORT** (within 60 days old)
- WRITTEN CRITERIA RESPONSE** – Address the criteria listed on page 21.
Not required for an FCC Section 6409(a) EFR. See 6409 letter addressing compliance with FCC regulations.
- PROJECT STATEMENT** – Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts.
Not required for an FCC Section 6409(a) EFR - Unmanned Facility (no hours, employees, traffic, odor, noise)
- SITE DEVELOPMENT PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1” :10’, 1” :20’ or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):
- Existing Site Features:** Show existing landscaping, grades, slopes and structures on the site and for areas within 100’ of the site. Indicate items to be preserved and removed.
 - Drainage & Grading:** Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
 - Utilities:** Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
 - Public Improvements:** Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
 - Access, Parking, and Circulation:** Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
 - Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
 - Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
 - Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
 - ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions.
 - Architectural Drawings:** Provide floor plans and elevations for all planned structures.
 - Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
 - Other:** Show any other site elements which will assist in the evaluation of the site and the project.
- TRAFFIC STUDY.** A traffic study shall be submitted for any project that generates in excess of forty (40) trips per p.m. peak hour. This requirement may be waived by the Director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the Director for projects below forty (40) trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service.



LETTER OF AUTHORIZATION

Date: October 31, 2022

Project: PC81 Newberg Downtown / **FA:** 15960528

Project Address: 500 E. Illinois St, Newberg, OR 97132

Map TaxLot: R3218DD01000

Newberg Industrial Park LLC (“Property Owner”) is the legal owner of the above-named property and grants permission to apply for any permits and/or governmental filings for this project to New Cingular Wireless PCS, LLC (hereinafter AT&T), Smartlink, or other designated AT&T representative. Construction may not begin without a fully executed lease, all proper permits, and Property Owner’s approval of the construction schedule.

In addition, the signature below grants permission for Staff to access the subject property to examine the site as part of the permitting process and acknowledges that the Property Owner shall be deemed a co-applicant by virtue of such authorization.

Property Owner or Authorized Representative:

Handwritten signatures of Kathy Meyer and Andre Meyer in black ink, positioned above a horizontal line.

Signature

Kathy Meyer

Andre Meyer

Print

11/29/2022

Date



TO WHOM IT MAY CONCERN:

Verizon has contracted with and authorized KGI Wireless to manage inbound collocations on Verizon-owned towers in all of Verizon's operating areas in the US.

Thank you for your prompt cooperation.

VERIZON WIRELESS

By:

A handwritten signature in black ink, appearing to be "J. M. [unclear]".

Title:

Manager - RE HQ



Type I Application (Administrative Review)

File #: _____

TYPES – PLEASE CHECK ONE:

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment
- ADU or Cottage Cluster Design Review
- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: New Cingular Wireless PCS, LLC (AT&T) / AGENT: Smartlink - Debbie Griffin

ADDRESS: AGENT: 1997 Annapolis Exchange Pkwy #200 **CITY:** Annapolis **STATE:** MD **ZIP:** 21401
EMAIL ADDRESS: debra.griffin@smartlinkgroup.com **PHONE:** 480-296-1205 **MOBILE:** _____

OWNER (if different from above): Newberg Industrial Park LLC **PHONE:** 512-234-3259
ADDRESS: 23500 Scholls Ferry Rd. **CITY:** Hillsboro **STATE:** OR **ZIP:** 97123

ENGINEER/SURVEYOR: Vector Structural Engineers **CONTACT:** Wells L. Holmes, SE
EMAIL ADDRESS: _____ **PHONE:** 801-990-1775 **MOBILE:** _____

GENERAL INFORMATION:

PROJECT LOCATION: 500 E. Illinois St. **PROJECT VALUATION:** \$ _____

PROJECT DESCRIPTION/USE: FCC Section 6409(a) Eligible Facilities Request - Expansion of wireless facility compound

MAP/TAX LOT NO. (i.e.3200AB-400): R3218DD-01000 **SITE SIZE:** 5.59 SQ. FT. ACRE

COMP PLAN DESIGNATION: IND **CURRENT ZONING:** M-2

CURRENT USE: Cell Tower / Industrial

SURROUNDING USES:

NORTH: Commercial and Residential **SOUTH:** Railroad, Commercial/ Industrial, Residential

EAST: Commercial/ Industrial **WEST:** Residential

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

General Checklist: Fees Current Title Report Written Criteria Response Owner Signature 2 Copies of full Application Packet
See LOA

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

Code Adjustment.....	p. 4
Final Plat	p. 6
Minor Design Review	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

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.

Debbie Griffin 01-19-23
Applicant Signature Date

See Letter of Authorization
Owner Signature Date

Debbie Griffin
Print Name

Newberg Industrial Park LLC
Print Name

TYPE I DESIGN REVIEW APPLICATION CHECKLIST

The following items must be submitted with each application. All diagrams, maps and plans must be drawn to scale. Incomplete applications will not be processed and incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- APPLICATION FORM**
- CURRENT TITLE REPORT**
- WRITTEN CRITERIA RESPONSE** – Provide a written response that addresses how your project meets the Type I design review criteria. **NA - Not required for a FCC Section 6409(a) Eligible Facilities Request**
See 6409(a) letter addressing compliance with FCC regulations
- SITE PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1”:10’, 1”:20’ or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):
 - Existing Site Features:** Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
 - Drainage & Grading:** Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
 - Utilities:** Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
 - Public Improvements:** Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
 - Access, Parking, and Circulation:** Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
 - Exterior Lighting Plan:** Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
 - Landscape Plan:** Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
 - ADA Plan Compliance:** Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
 - Architectural Drawings:** Provide floor plans and elevations for all planned structures.
 - Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
 - Other:** Show any other site elements which will assist in the evaluation of the site and the project.
 - Tualatin Valley Fire & Rescue Service Provider Permit:** This only pertains to New Commercial/Industrial projects or additions/Cottage Clusters. The permit form and detailed information can be found on TVFR website at: <https://www.tvfr.com/376/New-Construction-and-Service-Provider-Pe>

After recording return to:

Jonathan V. Barg
Barg Singer PC
121 SW Morrison Street, Suite 600
Portland, OR 97204

Until a change is requested, tax
statements should be sent to:
Newberg Industrial Park, LLC
23500 SW Scholls Ferry Rd
Hillsboro, OR 97123

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201912841



00567687201900128410080088

\$116.00

09/10/2019 03:19:17 PM

DMR-DDMR Cnt=1 Stn=3 SUTTONS
\$40.00 \$5.00 \$11.00 \$60.00

STATUTORY BARGAIN AND SALE DEED

Andre Meyer and Kathleen L. Meyer, husband and wife, as tenants by the entirety, Grantor, convey to Newberg Industrial Park, LLC, an Oregon limited liability company, Grantee, the real property described on the attached Exhibit A.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is other value or consideration.

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Dated this 3rd day of September 2019.

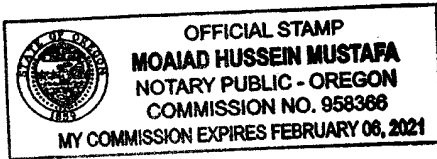
GRANTORS

[Signature]
ANDRE MEYER

[Signature]
KATHLEEN L. MEYER

STATE OF OREGON)
County of Washington) ss.

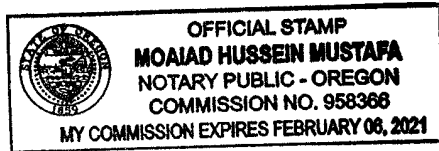
The foregoing instrument was acknowledged before me on this 3rd day of September, 2019, by Andre Meyer.



[Signature]
Notary Public for Oregon
My Commission Expires: 02/06/2021

STATE OF OREGON)
County of Washington) ss.

The foregoing instrument was acknowledged before me on this 3rd day of September, 2019, by Kathleen L. Meyer.



[Signature]
Notary Public for Oregon
My Commission Expires: 02/06/2021

EXHIBIT A

Legal Description

Parcel 1:

The North 8 feet of Lot 19, Block 18, CENTRAL ADDITION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded Plat thereof.

Parcel 2:

Beginning at a point 74 feet East of the Southwest corner of Lot 19, DESKINS SUBDIVISION to the City of Newberg, Yamhill County, Oregon, according to the duly recorded Plat thereof; thence North 52.2 feet; thence East 100 feet; thence South 52.2 feet and thence West 100 feet to the point of beginning.

Parcel 3:

Part of Lots 11, 12, 13 and 14 in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded Plat thereof, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18; thence Southwesterly along the Railroad right of way 100 feet to the true point of beginning of the herein described tract; thence Northwesterly at right angles to said Railroad right of way to the North line of said Block 18; thence West along the North line of said Block 18 to the Northeast corner of that certain tract conveyed by Fred I. Fix et ux, to Edmond Currier and Catherine M. Currier by deed recorded October 29, 1959 in Film Volume 8, Page 135, Deed and Mortgage Records; thence South along the Easterly boundary line of said tract to the North boundary line of North Street; thence East to the intersection of the Westerly right of way of the Railroad with the North line of North Street; thence Northeasterly to the true point of beginning.

Also, that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667, recorded April 4, 1967 in Film Volume 59, Page 124, Deed and Mortgage Records.

Parcel 4:

A tract of land in Block 18 of CENTRAL ADDITION to Newberg in Yamhill County, Oregon, according to the duly recorded Plat thereof, more particularly described as follows:
Beginning at the intersection of the Westerly right of way line of the Railroad with the North line of Block 18 in said Addition; thence Southwesterly along the Railroad right of way 100 feet; thence Northwesterly at right angles to said Railroad right of way to the North line of said Block 18; thence East to the point of beginning.

Parcel 5:

Tracts 22, 23 and 24 of DESKINS SUBDIVISION in Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, according to the Plat of said subdivision of record in the Office of the Recorder.

EXCEPTING THEREFROM a strip of land on the East side of Tract 24, 60 feet in width conveyed to the City of Newberg for street purposes by Deed recorded January 1, 1904 in Book 45, Page 245, Deed Records.

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TOGETHER WITH that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667 recorded April 4, 1967 in Film Volume 59, Page 125, Deed and Mortgage Records of Yamhill County, Oregon.

Parcel 11:

Beginning at a point 74 feet East and 52.2 feet North of the Southwest corner of Lot 19 in DESKINS SUBDIVISION to the Town (now City) of Newberg, Yamhill County, Oregon; thence North 75 feet; thence East 100 feet; thence South 75 feet and thence West 100 feet to the point of beginning.

Parcel 12:

Lots 17 and 18 in Block 18 of CENTRAL ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon.

Parcel 13:

Lot 19 in Block 18 in CENTRAL ADDITION to the Town (now City) of Newberg Yamhill County, Oregon. EXCEPT the North 8 feet thereof.

Parcel 14:

Being a portion of Lots 19 and 20 of DESKINS SUBDIVISION in Section 18, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Washington Street, said point being 74 feet East and 127.2 feet North of the Southwest corner of said Lot 19; thence North 150 feet, more or less, to the North line of said Lot 19; thence East along the North line of Lots 19 and 20, a distance of 100 feet; thence South 150 feet, more or less, to a point that is 100 feet East of the point of beginning; thence West 100 feet to the point of beginning

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Parcel 6:

Tract 21 and the East 50 feet of Tract 20 of DESKINS SUBDIVISION in Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, according to the plat of said Subdivision of record in the Office of the Recorder.

Parcel 7:

Beginning at a point 61 feet East of the Southwest corner of Lot 16 in Block 18 of CENTRAL ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon; thence East 50 feet; thence North 108 feet, more or less, to the North line of said Block 18; thence West 50 feet; thence South 108 feet, more or less, to the point of beginning.

ALSO that portion of North Street and any portion of Blaine Street, that inures thereto by reason of vacation thereof; Ordinance No. 1667 of the City of Newberg, Yamhill County, Oregon, recorded April 4, 1967 in Film Volume 59, Page 124, Deed and Mortgage Records.

Parcel 8:

That portion of the following described tract lying Northwesterly of the Railroad right of way: Lots 1, 2, 3, 4 and 5 in Block 3, in CENTRAL ADDITION to the Town (now City) of Newberg, Yamhill County, Oregon, according to the Plat of said CENTRAL ADDITION.

TOGETHER WITH that portion of vacated North Street inuring thereto by reason of Vacation Ordinance No. 1667, recorded April 4, 1967 in Film Volume 59, Page 125, Deed and Mortgage Records.

Parcel 9:

**Lot 20 of DESKINS SUBDIVISION in Yamhill County, Oregon.
SAVE AND EXCEPTING THEREFROM the East 50 feet thereof, conveyed to the Allen Fruit Company, Inc by Deed recorded April 16, 1951 in Book 161, Page 193, Deed Records.**

ALSO SAVING AND EXCEPTING THEREFROM the following described tract:

Beginning on the South line of Lot 19 of DESKINS SUBDIVISION, 74 feet East of the Southwest corner thereof; thence North 277.2 feet to the North line of said Lot; thence East 100 feet along the North line of Lots 19 and 20; thence South 277.2 feet to the South line of said Lot 20; thence West to the point of beginning.

Parcel 10:

Beginning at the Southwest corner of Lot 16 in Block 18 of CENTRAL ADDITION to the City of Newberg, in Yamhill County, Oregon; thence East along the South line of said Block, 61 feet to the Southwest corner of a certain tract of land conveyed to Edmond Currier, et ux, by Deed recorded October 29, 1959 in Film Volume 8, Page 135, Deed and Mortgage Records; thence North along the West line of said Currier Tract, 108 feet, more or less, to the North line of said Block 18; thence West along the North line of said Block 18, 61 feet to the Northwest corner of said Lot 16; thence South along the West line of said Lot 16, 108 feet to the point of beginning.

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BILL OF SALE

Andre Meyer and Kathleen L. Meyer, husband and wife (collectively, "Assignor"), in exchange for good and valuable consideration, given to Assignor by Newberg Industrial Park, LLC, an Oregon limited liability company ("Assignee"), the receipt of which is hereby acknowledged, has conveyed to Assignee all of Assignor's interest in the real property described in the attached Exhibit A, together with all improvements situated thereon (the "Real Property") on the date of this Bill of Sale. In connection with such conveyance, Assignor does hereby transfer and assign to Assignee all equipment, furniture, furnishings and other tangible personal property owned by Assignor and installed or situated upon or used in connection with the operation and/or maintenance of the Real Property (the "Personal Property"):

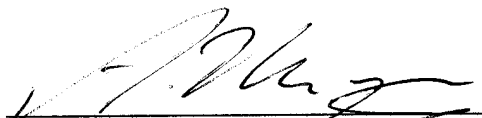
Assignee assumes and agrees to pay and perform all obligations and liabilities of Assignor with respect to the Personal Property, to the extent that such obligations and liabilities accrue after the date of this Assignment.

This Assignment shall be binding on and inure to the benefit of the parties hereto and their successors in interest and assigns.

EXECUTED AND DELIVERED this 3rd day of September, 2019.

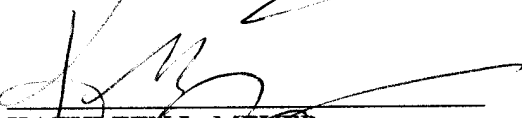
ASSIGNOR

ASSIGNEE

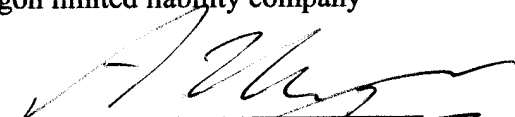


ANDRE MEYER


NEWBERG INDUSTRIAL PARK, LLC,
an Oregon limited liability company



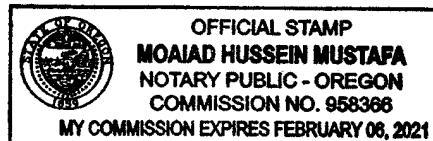
KATHLEEN L. MEYER

By: 

Andre Meyer
Its: Member

By: 

Kathleen L. Meyer
Its: Member



ASSIGNMENT AND ASSUMPTION OF LEASES

THIS ASSIGNMENT AND ASSUMPTION OF LEASES ("Assignment") is dated 9/3/2019, 2019 (the "Effective Date"), by and between Andre Meyer and Kathleen L. Meyer, husband and wife (collectively, "Assignor"), and Newberg Industrial Park, LLC, an Oregon limited liability company ("Assignee"), with reference to the following:

A. Assignor has conveyed to Assignee, simultaneously with the delivery of this Assignment, that certain real property (the "Property") located at 500 E. Illinois Street, Newberg, Oregon, together with associated personal property. The Property is described more fully in Exhibit A attached hereto and incorporated herein by this reference.

B. Assignor, as lessor, is party to certain leases and rental agreements which relate to the rental of some or all of the Property. Such interest in leases and rental agreements and all amendments or modifications thereto are referred to herein, collectively, as the "Leases" and, individually, as a "Lease."

NOW THEREFORE, FOR VALUABLE CONSIDERATION, Assignor and Assignee agree as follows:

1. Assignor hereby assigns and transfers to Assignee the Leases, and all deposits and guaranty agreements with respect thereto. Assignor shall remain responsible to pay all amounts due by the lessor under the Leases for periods of time prior to the Effective Date.

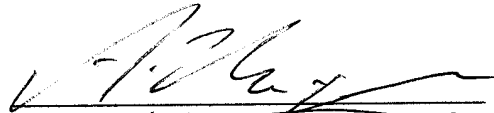
2. Assignee hereby accepts the foregoing assignment and hereby assumes all of the duties, obligations and responsibilities of the lessor under the Leases first arising and accruing on or after the Effective Date. Assignee further assumes the obligations of Assignor to tenants under the Leases with respect to any refundable deposits paid to Assignor by tenants, to the extent that Assignor has transferred those deposits to Assignee.

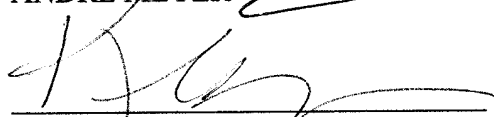
3. This Assignment shall be binding on and inure to the benefit of the parties hereto and their successors in interest and assigns.

[signatures on following page]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the Effective Date.

ASSIGNOR

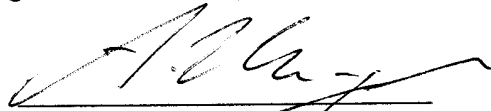


ANDRE MEYER



KATHLEEN L. MEYER

ASSIGNEE

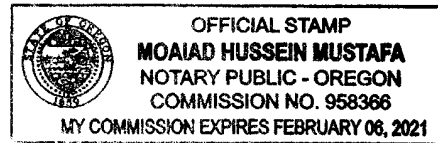
NEWBERG INDUSTRIAL PARK, LLC,
an Oregon limited liability company

By: 

Andre Meyer
Its: Member

By: 

Kathleen L. Meyer
Its: Member





First American

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Smartlink LLC
1997 Annapolis Exchange Parkway, Suite 260
Annapolis, MD 21401
Phone: (360)463-7403
Fax:

Date Prepared : January 18, 2023
Effective Date : 8:00 A.M on January 09, 2023
Order No. : 1039-4026765
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

PARCEL 1:

THE NORTH 8 FEET OF LOT 19, BLOCK 18, CENTRAL ADDITION TO THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

PARCEL 2:

BEGINNING AT A POINT 74 FEET EAST OF THE SOUTHWEST CORNER OF LOT 19, DESKINS SUBDIVISION TO THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF; THENCE NORTH 52.2 FEET; THENCE EAST 100 FEET; THENCE SOUTH 52.2 FEET AND THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF LOTS 11, 12, 13 AND 14 IN BLOCK 18 OF CENTRAL ADDITION TO NEWBERG IN YAMHILL COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE RAILROAD WITH THE NORTH LINE OF BLOCK 18; THENCE SOUTHWESTERLY ALONG THE RAILROAD RIGHT OF WAY 100 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY TO THE NORTH LINE OF SAID BLOCK 18; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 18 TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED BY FRED I. FIX ET UX, TO EDMOND CURRIER AND CATHERINE M. CURRIER BY DEED RECORDED OCTOBER 29, 1959 IN FILM VOLUME 8, PAGE 135, DEED AND MORTGAGE RECORDS; THENCE SOUTH ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT TO THE NORTH BOUNDARY LINE OF NORTH STREET; THENCE EAST TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF THE RAILROAD WITH THE NORTH LINE OF NORTH STREET; THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING.

ALSO, THAT PORTION OF VACATED NORTH STREET INURING THERETO BY REASON OF VACATION ORDINANCE NO. 1667, RECORDED APRIL 4, 1967 IN FILM [VOLUME 59, PAGE 126](#), DEED AND MORTGAGE RECORDS.

PARCEL 4:

A TRACT OF LAND IN BLOCK 18 OF CENTRAL ADDITION TO NEWBERG IN YAMHILL COUNTY, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE RAILROAD WITH THE NORTH LINE OF BLOCK 18 IN SAID ADDITION; THENCE SOUTHWESTERLY ALONG THE RAILROAD RIGHT OF WAY 100 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY TO THE NORTH LINE OF SAID BLOCK 18; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 5:

TRACTS 22, 23 AND 24 OF DESKINS SUBDIVISION IN DANIEL D. DESKINS DONATION LAND CLAIM, NOTIFICATION NO. 1475, CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE RECORDER.

EXCEPTING THEREFROM A STRIP OF LAND ON THE EAST SIDE OF TRACT 24, 60 FEET IN WIDTH

CONVEYED TO THE CITY OF NEWBERG FOR STREET PURPOSES BY DEED RECORDED JANUARY 1, 1904 IN BOOK 45, PAGE 245, DEED RECORDS.

PARCEL 6:

TRACT 21 AND THE EAST 50 FEET OF TRACT 20 OF DESKINS SUBDIVISION IN DANIEL D. DESKINS DONATION LAND CLAIM, NOTIFICATION NO. 1475, CLAIM NO. 54 IN TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE RECORDER.

PARCEL 7:

BEGINNING AT A POINT 61 FEET EAST OF THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 18 OF CENTRAL ADDITION TO THE TOWN (NOW CITY) OF NEWBERG IN YAMHILL COUNTY, OREGON; THENCE EAST 50 FEET; THENCE NORTH 108 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 18; THENCE WEST 50 FEET; THENCE SOUTH 108 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF NORTH STREET AND ANY PORTION OF BLAINE STREET, THAT INURES THERETO BY REASON OF VACATION THEREOF; ORDINANCE NO. 1667 OF THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON, RECORDED APRIL 4, 1967 IN FILM [VOLUME 59, PAGE 126](#), DEED AND MORTGAGE RECORDS.

PARCEL 8:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING NORTHWESTERLY OF THE RAILROAD RIGHT OF WAY: LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3, IN CENTRAL ADDITION TO THE TOWN (NOW CITY) OF NEWBERG, YAMHILL COUNTY, OREGON, ACCORDING TO THE PLAT OF SAID CENTRAL ADDITION.

TOGETHER WITH THAT PORTION OF VACATED NORTH STREET INURING THERETO BY REASON OF VACATION ORDINANCE NO. 1667, RECORDED APRIL 4, 1967 IN FILM [VOLUME 59, PAGE 126](#), DEED AND MORTGAGE RECORDS.

PARCEL 9:

LOT 20 OF DESKINS SUBDIVISION IN YAMHILL COUNTY, OREGON.
SAVE AND EXCEPTING THEREFROM THE EAST 50 FEET THEREOF, CONVEYED TO THE ALLEN FRUIT COMPANY, INC BY DEED RECORDED APRIL 16, 1951 IN [BOOK 161, PAGE 193](#), DEED RECORDS.

ALSO SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING ON THE SOUTH LINE OF LOT 19 OF DESKINS SUBDIVISION, 74 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 277.2 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST 100 FEET ALONG THE NORTH LINE OF LOTS 19 AND 20; THENCE SOUTH 277.2 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE WEST TO THE POINT OF BEGINNING.

PARCEL 10:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 18 OF CENTRAL ADDITION TO THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK, 61 FEET TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO EDMOND CURRIER, ET UX, BY DEED RECORDED OCTOBER 29, 1959 IN FILM VOLUME 8, PAGE 135, DEED AND MORTGAGE RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID CURRIER TRACT, 108 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 18; THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 18, 61 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 16, 108 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED NORTH STREET INURING THERETO BY REASON OF VACATION ORDINANCE NO. 1667 RECORDED APRIL 4, 1967 IN FILM [VOLUME 59, PAGE 126](#), DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, OREGON.

PARCEL 11:

BEGINNING AT A POINT 74 FEET EAST AND 52.2 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 19 IN DESKINS SUBDIVISION TO THE TOWN (NOW CITY) OF NEWBERG, YAMHILL COUNTY, OREGON; THENCE NORTH 75 FEET; THENCE EAST 100 FEET; THENCE SOUTH 75 FEET AND THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 12:

LOTS 17 AND 18 IN BLOCK 18 OF CENTRAL ADDITION TO THE TOWN (NOW CITY) OF NEWBERG IN YAMHILL COUNTY, OREGON.

PARCEL 13:

LOT 19 IN BLOCK 18 IN CENTRAL ADDITION TO THE TOWN (NOW CITY) OF NEWBERG YAMHILL COUNTY, OREGON. EXCEPT THE NORTH 8 FEET THEREOF.

PARCEL 14:

BEING A PORTION OF LOTS 19 AND 20 OF DESKINS SUBDIVISION IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON STREET, SAID POINT BEING 74 FEET EAST AND 127.2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 150 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 19; THENCE EAST ALONG THE NORTH LINE OF LOTS 19 AND 20, A DISTANCE OF 100 FEET; THENCE SOUTH 150 FEET, MORE OR LESS, TO A POINT THAT IS 100 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

Map No.: R3218DD 01000

Tax Account No.: 45338

EXHIBIT "B"
(Vesting)

Newberg Industrial Park LLC, an Oregon Limited Liability Company

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the year 2022-2023

Tax Amount	\$	49,563.28
Unpaid Balance:	\$	33,042.18, plus interest and penalties, if any
Code No.:		29.0
Map & Tax Lot No.:		R3218DD 01000
Property ID No.:		45338

2. City liens, if any, of the City of Newberg.

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

4. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 1667, a copy of which was Recorded Film [Volume 59, Page 126](#), Deed and Mortgage Records.

5. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Andre Meyer and Kathleen L Meyer, as tenants by the entirety as to 98% interest, 1% interest to Frank Meyer, and 1% interest	
Grantee/Beneficiary:	Bank of the West	
Trustee:	First American Title Insurance Company	
Amount:	\$1,050,000.00	
Recorded:	November 03, 2014	
Recording Information:	Instrument No. 201413879 , Deed and Mortgage Records	

6. Assignment of leases and/or rents and the terms and conditions thereof:

Assignor:	Andre Meyer and Kathleen L Meyer, as tenants by the entirety as to 98% interest, 1% interest to Frank Meyer, and 1% interest to Julia Meyer	
Assignee:	Bank of the West	
Recorded:	November 03, 2014	
Recording Information:	Instrument No. 201413880 , Deed and Mortgage Records	

7. An unrecorded lease dated April 08, 2016, executed by Meyer and Kathleen L. Meyer, as tenants by the entirety, Frank Meyer, and Julia Meyer as lessor and Verizon Wireless (VAW) LLC, dba Verizon Wireless as lessee, as disclosed by a Memorandum of Land Lease Agreement recorded February 02, 2017 as Instrument No. [201701792](#), Deed and Mortgage Records of Official Records.

Memorandum of Lease Purchase Agreement by and between Andre Meyer and Kathleen L. Meyer a/k/a Kathleen Meyer and Landmark Infrastructure Holding Company LLC recorded June 11, 2019 as Instrument No. [201907424](#).

Assignment of Lease Purchase Agreement and Assignment of Lease Agreement by and between Landmark Infrastructure Holding Company LLC and LD Acquisition Company 17 LLC recorded August 15, 2019 as Instrument No. [201911271](#).

8. Subordination, Consent, Non-Disturbance, and Attornment Agreement, including terms and provisions thereof.

Recorded: February 02, 2017 as Instrument No. [201701793](#), Deed and Mortgage Records

9. City Code Compliance Letter, including terms and provisions thereof.

Recorded: April 26, 2017 as Instrument No. [201706823](#), Deed and Mortgage Records

10. Easement, including terms and provisions contained therein:

Recording Information: November 30, 2017 as Instrument No. [201719079](#)
In Favor of: Portland General Electric Company
For: PGE Utility

11. Unrecorded leases or periodic tenancies, if any.

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$9,452.09
Map No.: P3102
Property ID: 287610
Tax Code No.: 29.0

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$27,914.34
Map No.: R3218DD 01000 A01E1
Property ID: 800291
Tax Code No.: 29.0

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$6,844.16
Map No.: R3218DD 01000 A01
Property ID: 533458
Tax Code No.: 29.0

NOTE: This Public Record Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



First American

First American Title Insurance Company
775 NE Evans Street
McMinnville, OR 97128

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



First American

First American Title Insurance Company
775 NE Evans Street
McMinnville, OR 97128



R3218DD 01000
500 E Illinois St
Newberg, OR 97132



First American Title

Taxlot



Subject



Taxlot

1/10/2023

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January 20, 2023

City of Newberg
Community Development
Attn: Mr. Doug Rux
414 E. First St.
Newberg, OR 97132

VIA FEDEX

RE: Request for Minor Modification to an Existing Wireless Facility - Section 6409/47 CFR § 1.6100 (“6409”)
Address: 500 E. Illinois St.
Map Tax Lot: 3218DD01000
Prior Case No.: 509-PA08-06214
AT&T Project No.: PC81 Newberg Downtown

Dear Mr. Rux:

On behalf of New Cingular Wireless PCS, LLC (“AT&T”) we are pleased to submit this request to collocate at American Tower Corporation’s existing wireless communication site at the location referenced above, as an Eligible Facilities Request for a minor modification under Section 6409 and Federal Communications Commission (“FCC”) rules. A copy of the 6409 rule is enclosed for your information.

Scope of Work

AT&T proposes the following minor modifications to this site. Proposed installation of twelve (12) antennas, eighteen (18) RRH’s, two (2) surge protectors and fiber/dc cables on an existing 95 ft monopole tower to be extended to a new height of 115 ft. The existing fenced compound will be expanded 15 ft to the east. Please note: the project complies with the site’s original conditions of approval.

<u>Component</u>	<u>Federal Section 6409 Limits</u>	<u>AT&T’s Proposed Modification</u>
Increase height of tower	10% or 20 feet as measured from the top of the highest existing antenna to the bottom of the proposed new antenna, whichever is greater	14 feet
Antennas extending horizontally from edge of tower	20 feet or less	Antennas extend less than 20ft feet horizontally from edge of tower
Additional equipment cabinets	4 or fewer (does not include separately mounted radios and other pieces of equipment)	1 additional equipment cabinet
Compound Expansion	Within 30 feet of the existing leased premises in any direction	15 foot expansion to the east

Concealment Elements

The existing wireless facility is a stealth-designed facility, consisting of a faux monofir. The proposed minor modification will continue to effectively stealth the wireless facility by installing faux branches and providing a 5 ft conical top above the tower and therefore will not defeat the existing concealment.

FCC Shot Clock for Section 6409 Minor Modifications

AT&T requests approval of the following applications, as well as any other authorizations necessary, for its proposed minor modification under Section 6409:

- Type I Minor Modification Application
- Type III Conditional Use Permit Application

The FCC requires that all authorizations related to 6409 applications be completed within 60 days after filing.

Based on a filing date of January 25, 2023, the projected shot-clock deadline for a decision is March 27, 2023. Our goal is to work with you to obtain approval of this minor modification earlier than the deadline. We will respond promptly to any requests for information you may have for our application. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will significantly improve wireless telecommunication services in your community without requiring an additional site. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Debbie Griffin

Debbie Griffin
Real Estate Specialist III
Debra.griffin@smartlinkgroup.com
(m) 480-296-1205
Smartlink, an authorized representative of AT&T

Enclosures: FCC Rule for 6409 Applications (47 CFR § 1.6100)
 Type I Minor Modification Application
 Type III Conditional Use Permit Application
 Letter of Authorizations
 Title Report
 Draft Mailer & Notification List
 Draft Sign Posting
 Zoning Drawings

Electronic Code of Federal Regulations

e-CFR data is current as of January 7, 2021

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Title 47: Telecommunication

[PART 1—PRACTICE AND PROCEDURE](#)

[Subpart U—State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities](#)

§1.6100 Wireless Facility Modifications.

(a) [Reserved]

(b) *Definitions.* Terms used in this section have the following meanings.

(1) *Base station.* A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) *Collocation.* The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) *Eligible facilities request.* Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- (i) Collocation of new transmission equipment;
- (ii) Removal of transmission equipment; or
- (iii) Replacement of transmission equipment.

(4) *Eligible support structure.* Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) *Existing.* A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) *Site.* For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by a State or local government, if the approval of the modification occurred prior to the Spectrum Act or otherwise outside of the section 6409(a) process.

(7) *Substantial change.* A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in §1.40001(b)(7)(i) through (iv).

(8) *Transmission equipment.* Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) *Tower.* Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) *Review of applications.* A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) *Documentation requirement for review.* When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an

applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) *Timeframe for review.* Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) *Tolling of the timeframe for review.* The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

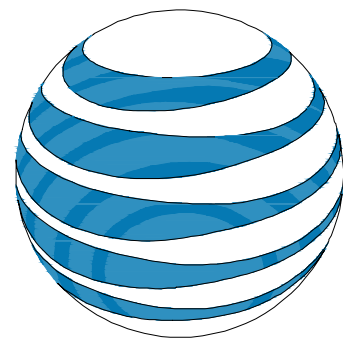
(4) *Failure to act.* In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) *Remedies.* Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

[80 FR 1269, Jan. 8, 2015. Redesignated and amended at 83 FR 51886, Oct. 15, 2018; 85 FR 78018, Dec. 3, 2020]

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF TWELVE (12) ANTENNAS, EIGHTEEN (18) RRHS, TWO (2) SURGE PROTECTORS, AND FIBER/DC CABLES ON AN EXISTING 95.0' MONOFIR TO BE EXTENDED 20.0' TO A NEW HEIGHT OF 115.0'.
3. PROPOSED INSTALLATION OF A 2-BAY WALK-UP-CABINET (WUC) AND 30kW GENERATOR ON A 10'-0" X 15'-0" CONCRETE PAD WITHIN AN EXISTING FENCED COMPOUND TO BE EXPANDED.
4. PROPOSED INSTALLATION OF NEW 200A ELECTRICAL SERVICE, AND FIBER SERVICE.



at&t
mobility corp.

**PC81
NEWBERG DOWNTOWN**

FA #: 15960528 / USID: 324411
500 E ILLINOIS STREET
NEWBERG, OR 97132

FINAL ZONING DRAWINGS

SHEET INDEX

- T1.0 TITLE SHEET
- LS-1 SURVEY
- L1.0 LANDSCAPE PLAN
- A1.0 OVERALL SITE PLAN
- A2.0 ENLARGED SITE PLAN
- A3.0 ELEVATIONS



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	12/13/22	PRELIM LU DRAWINGS
2	12/16/22	CLIENT COMMENT
3	12/16/22	FINAL LU DRAWINGS
4	01/09/23	CLIENT COMMENT

LICENSER	

** THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE OWNER IS STRICTLY PROHIBITED.

GOVERNING CODES

- 2019 OREGON STRUCTURAL SPECIALTY CODE
- 2017 OREGON ELECTRICAL SPECIALTY CODE
- 2019 OREGON ZERO ENERGY READY COMM. CODE
- 2019 OREGON MECHANICAL SPECIALTY CODE
- 2019 OREGON FIRE CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

APPROVALS

FINAL CONSTRUCTION DRAWINGS SIGN-OFF

** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		

PROJECT INFORMATION	
PC81 NEWBERG DOWNTOWN	500 E. ILLINOIS STREET NEWBERG, OR 97132

SHEET TITLE
TITLE SHEET

SHEET NO.
T1.0

PROJECT CONTACTS

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
19801 SW 72ND AVENUE #100
TUALATIN, OR 97062

TOWER OWNER:
KGI WIRELESS
180 WASHINGTON VALLEY ROAD
BEDMINSTER, JN 07921
LAURIE CANNON
PH: 512.334.3238

PROPERTY OWNER:
NEWBERG INDUSTRIAL PARK LLC
23500 SCHOLLS FERRY ROAD
HILLSBORO, OR 97123
ANDRE & KATHLEEN MEYER
512.334.3259

ZONING/PERMITTING AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98033
DEBBIE GRIFFIN
PH: 480.296.1205

SITE ACQUISITION AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98033
PATTY BARTLETT
PH: 425.270.9163

RF ENGINEER:
AT&T MOBILITY

CONSTRUCTION MANAGER:
AT&T MOBILITY
TOM LOGAN
PH: 253.709.0317

ENGINEER OF RECORD:
VECTOR STRUCTURAL ENGINEERS
651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020
WELLS L. HOLMES, SE
PH: 801.990.1775



Know what's below.
Call before you dig.

PROJECT INFORMATION

SITE NAME: PC81 NEWBERG DOWNTOWN
ADDRESS: 500 E. ILLINOIS STREET
NEWBERG, OR 97132

JURISDICTION: CITY OF NEWBERG
ACCOUNT #: 45338
PARCEL #: R3218DD 01000
PARCEL SIZE: 5.59 AC
ZONING: M-2 LIGHT INDUSTRIAL

LATITUDE: 45° 18' 19.19" N (45.305331°)
LONGITUDE: -122° 58' 26.75" W (122.974097°)
GROUND ELEVATION: 194.9 AMSL
SOURCE: 1A CERTIFICATION

(E) STRUCTURE TYPE: MONOFIR
(E) STRUCTURE HEIGHT: 95.0'
(P) STRUCTURE HEIGHT: 115.0'
(P) AT&T GROUND LEASE AREA: 462 SQ FT

OCCUPANCY: U
GROUP: II-B

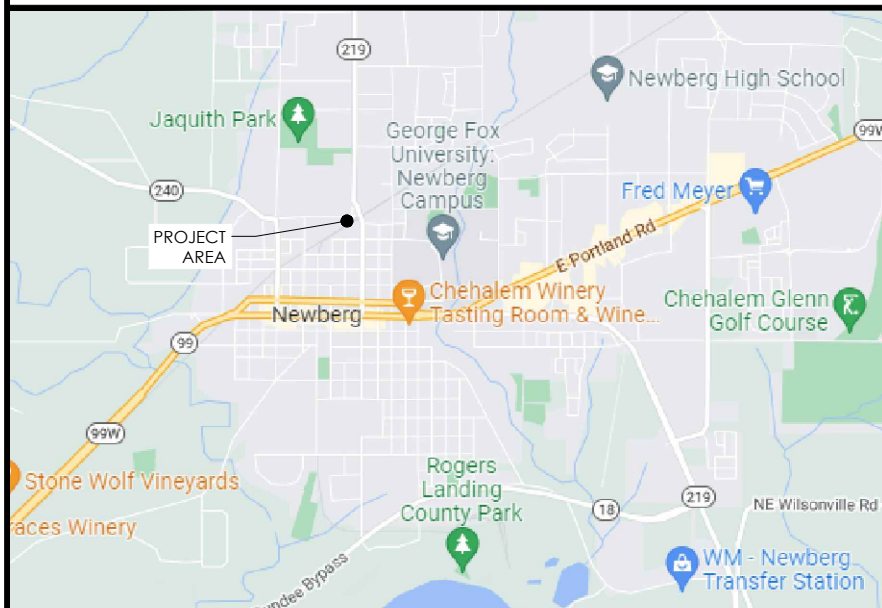
DRIVING DIRECTIONS

FROM AT&T OFFICE IN TUALATIN, OREGON:

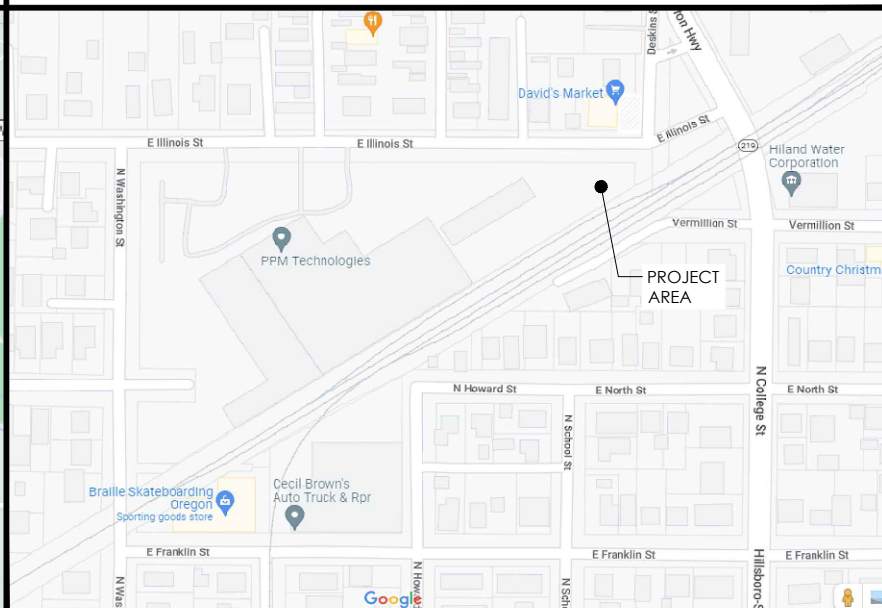
1. TURN RIGHT ONTO SW 72ND AVE (489 FT)
2. TURN RIGHT AT THE 1ST CROSS STREET ONTO SW SAGERT ST (.8 MI)
3. TURN LEFT ONTO SW BOONES FERRY ROAD (.3 MI)
4. TURN RIGHT ONTO SW AVERY ST (1.1 MI)
5. TURN LEFT ONTO SW TUALATIN-SHERWOOD RD (2.6 MI)
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO OR-99W S / PACIFIC HWY W (8.5 MI)
7. TURN RIGHT ONTO N COLLEGE ST (.3 MI)
8. TURN LEFT ONTO E ILLINOIS ST, SITE WILL BE ON THE LEFT (.1 MI)

TOTAL TIME: 31 MINS
TOTAL MILES: 13.8 MILES

VICINITY MAP



LOCALIZED MAP



- ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL.
- ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED FOLLOWING INITIAL WATERING AT INSTALLATION. IF SEVERE DROUGHT OCCURS, CONTRACTOR / OWNER TO RE-SOAK TREE RINGS TO SATURATE AS NEEDED (ONE INCH OF RAINFALL ALLOWS TREE RING TO SEEP WATER FOR A PERIOD OF 30 DAYS PER MANUFACTURER).
- ALL PLANTINGS WILL BE WARRANTED BY LANDSCAPER FOR A PERIOD OF ONE YEAR FROM INSTALLATION.
- ALL DEBRIS AND EXISTING GROUND COVER REMOVAL IS TO BE DONE BY THE CONTRACTOR.
- MULCH (AS A GROUND COVER) MUST BE CONFINED TO AREAS UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS.
- CONTRACTOR TO PROVIDE SUFFICIENT WATERING UPON INITIAL INSTALLATION OF PLANTINGS.
- ALL PLANTINGS SHALL BE FERTILIZED PER SPECIFIC SPECIE REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS THAT MAY AFFECT THE WORK, AND SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING, AT HIS OR HER OWN EXPENSE, ANY DAMAGES FROM HIS OR HER OPERATION.
- CLEAR AND GRUB ALL NEW PLANTING AREAS PRIOR TO THE INSTALLATION OF ANY NEW PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL EXISTING LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT, AND REPLANT WITH SAME SPECIES AS NEEDED.

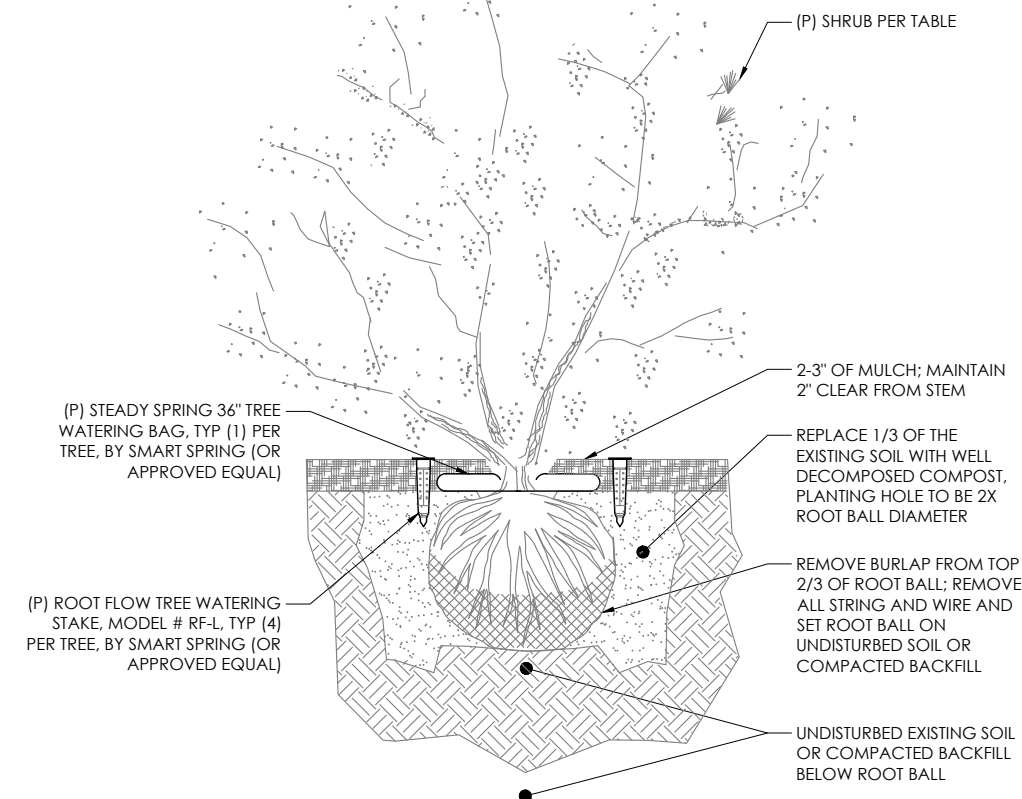
1 NOTES

TREE RING INSTALLATION INSTRUCTIONS:

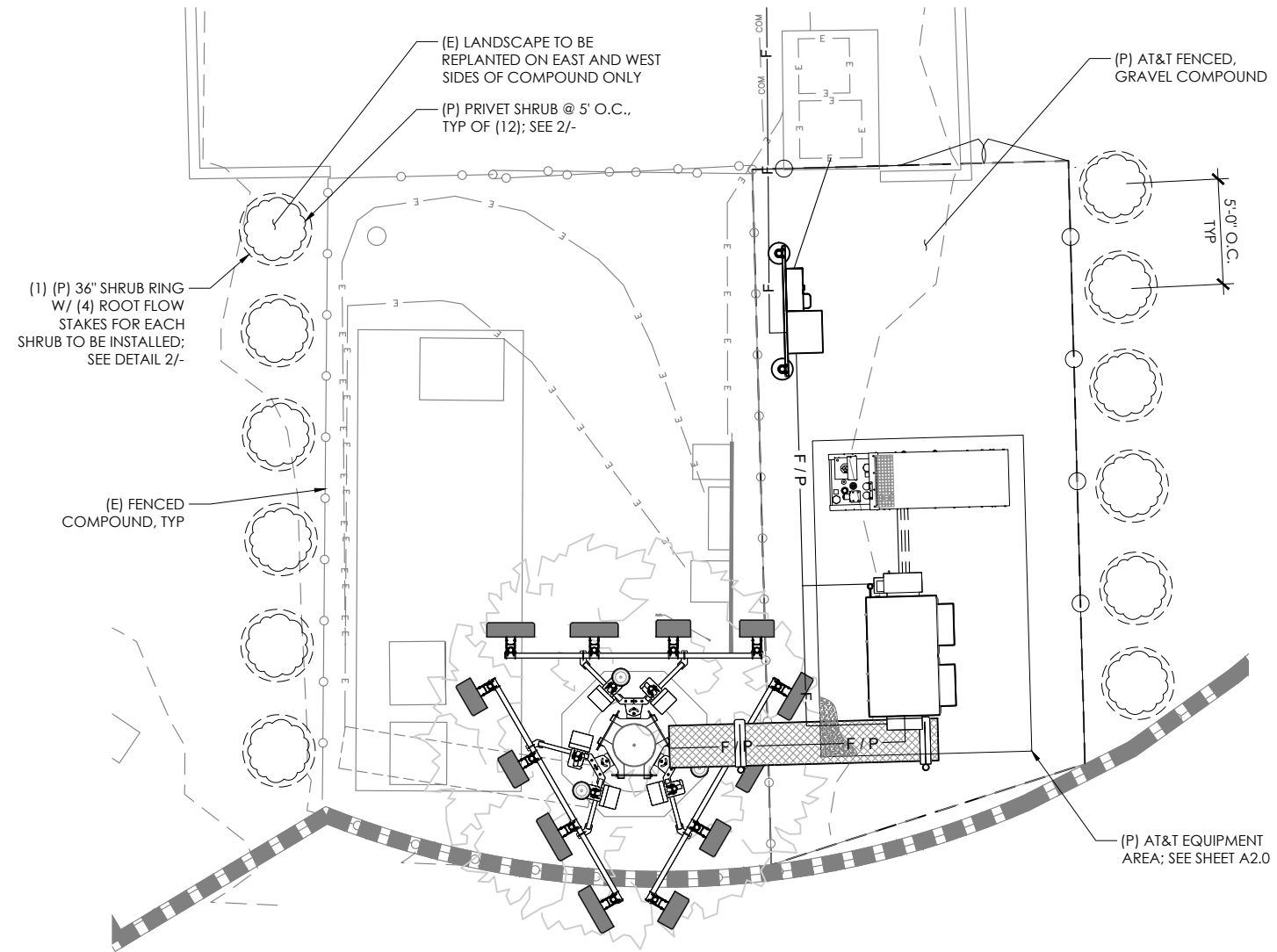
- PLACE THE TREE RING COMPLETELY SUBMERGED IN WATER FOR AT LEAST 5 HOURS OR OVERNIGHT PRIOR TO INSTALLING.
- COVER WITH 2-3" OF MULCH.
- DO NOT PLACE ANY SOIL, DIRT, FINE SAND, COMPOST, OR IRON-BASED STICKS OR TOMATO CAGE ON TOP OF PRODUCT.
- DO NOT ALLOW FERTILIZERS TO COME INTO CONTACT WITH THE PRODUCT.
- DO NOT POKE TREE RING WITH STICK, DAMAGE TO THE SURFACE MAY DECREASE FUNCTIONALITY.
- INSTALL PER MANUFACTURER RECOMMENDATIONS.
- WATER TREES ONCE EVERY 3-4 WEEKS IF LESS THAN 1" OF RAIN FALLS DURING THAT PERIOD.

ROOT FLOW INSTALLATION INSTRUCTIONS:

- USING A SCREWDRIVER, CREATE A PILOT HOLE, AND MOVE SCREWDRIVER IN CIRCLES TO WIDEN THE HOLE.
- USE A MALLET TO INSTALL THE STAKE INTO THE GROUND NEAR THE ROOT BALL, ENSURING NOT TO PUNCTURE TREE RING.
- ENSURE ROOT FLOW IS FLUSH MOUNT TO THE GROUND, AND CLEAR OF ANY NEW MULCH COVER.

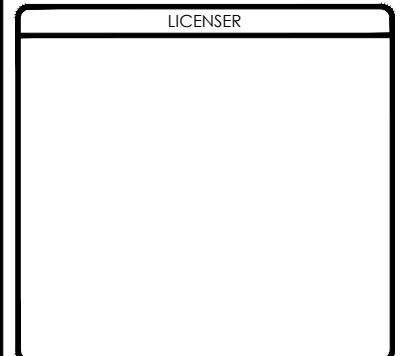


PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CLASS.
	LIGUSTRUM	PRIVET	(12)	7 GAL. @ 5'-0" O.C.	HIGH SCREEN SHRUB



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CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	12/13/22	PRELIM LU DRAWINGS
2	12/16/22	CLIENT COMMENT
3	12/16/22	FINAL LU DRAWINGS
4	01/09/23	CLIENT COMMENT



PROJECT INFORMATION

**PC81
NEWBERG
DOWNTOWN**

500 E. ILLINOIS STREET
NEWBERG, OR 97132

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

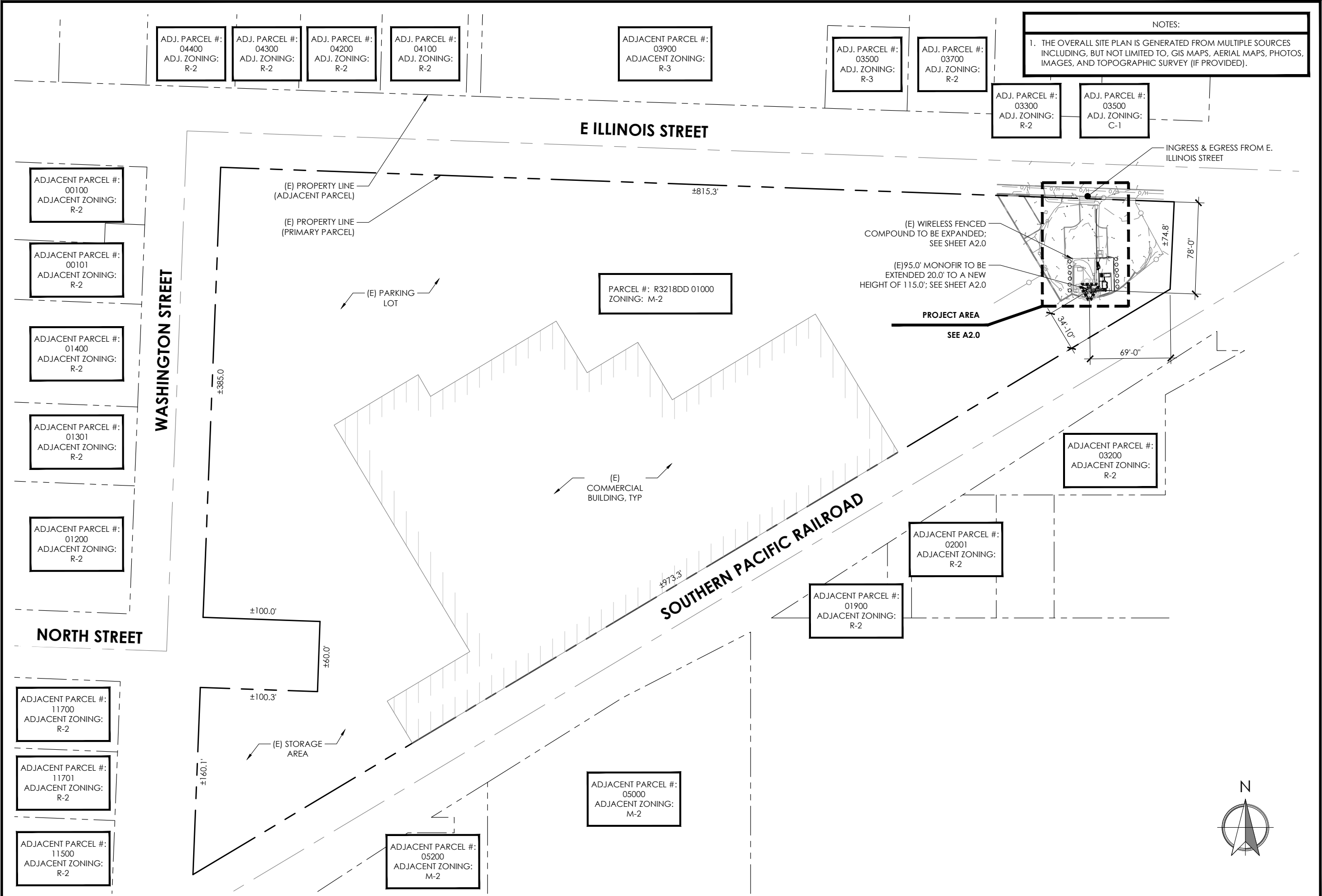
L1.0

2 SHRUB PLANTING

11X17 SCALE: NTS
22 X 34 SCALE: NTS

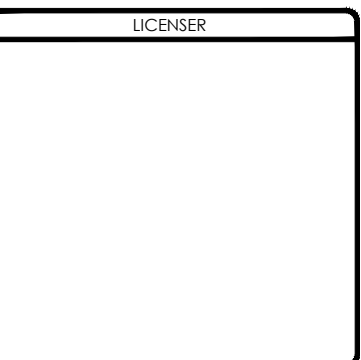
3 LANDSCAPE PLAN

11X17 SCALE: NTS
22 X 34 SCALE: NTS



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CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	12/13/22	PRELIM LU DRAWINGS
2	12/16/22	CLIENT COMMENT
3	12/16/22	FINAL LU DRAWINGS
4	01/09/23	CLIENT COMMENT



PROJECT INFORMATION

**PC81
NEWBERG
DOWNTOWN**

500 E. ILLINOIS STREET
NEWBERG, OR 97132

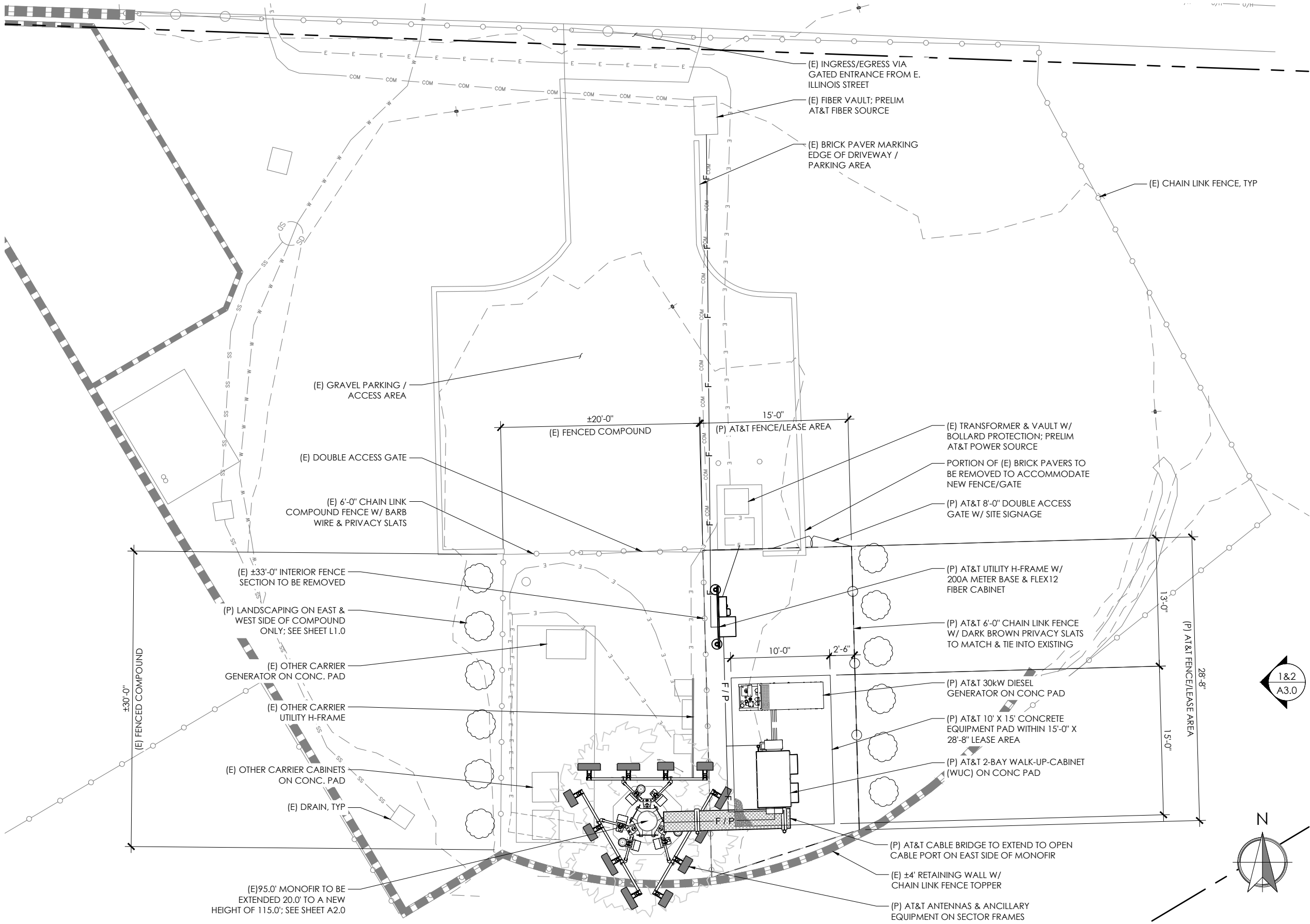
SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

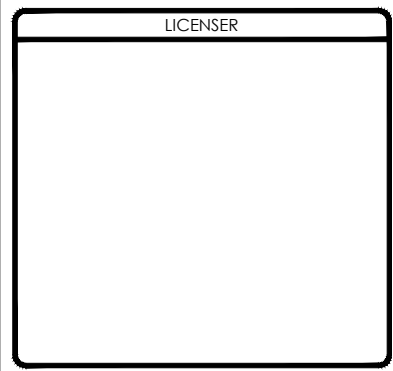
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PROJECT INFORMATION
**PC81
 NEWBERG
 DOWNTOWN**
 500 E. ILLINOIS STREET
 NEWBERG, OR 97132

SHEET TITLE
ENLARGED SITE PLAN

SHEET NO.
A2.0





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DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	12/13/22	PRELIM LU DRAWINGS
2	12/16/22	CLIENT COMMENT
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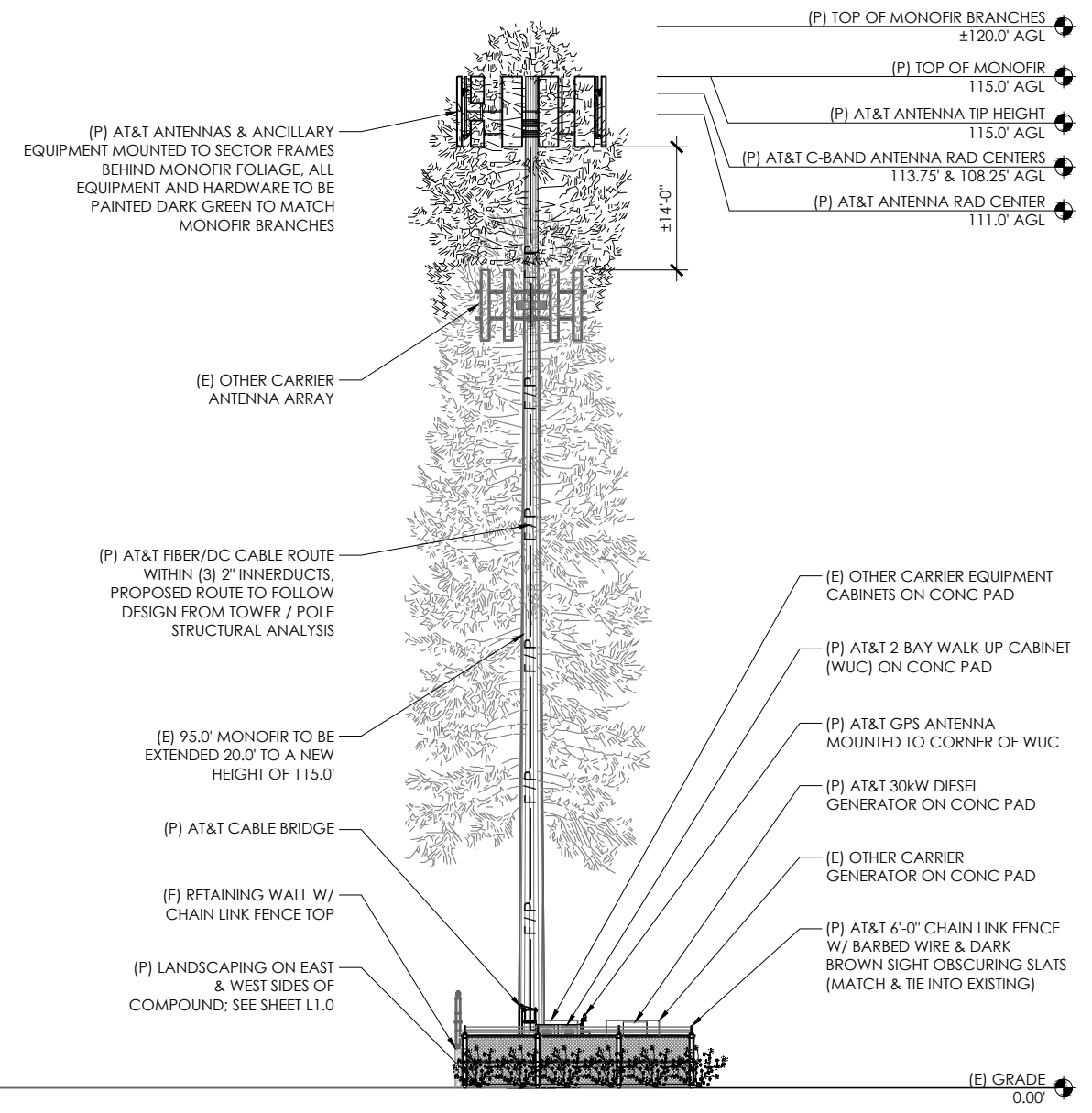
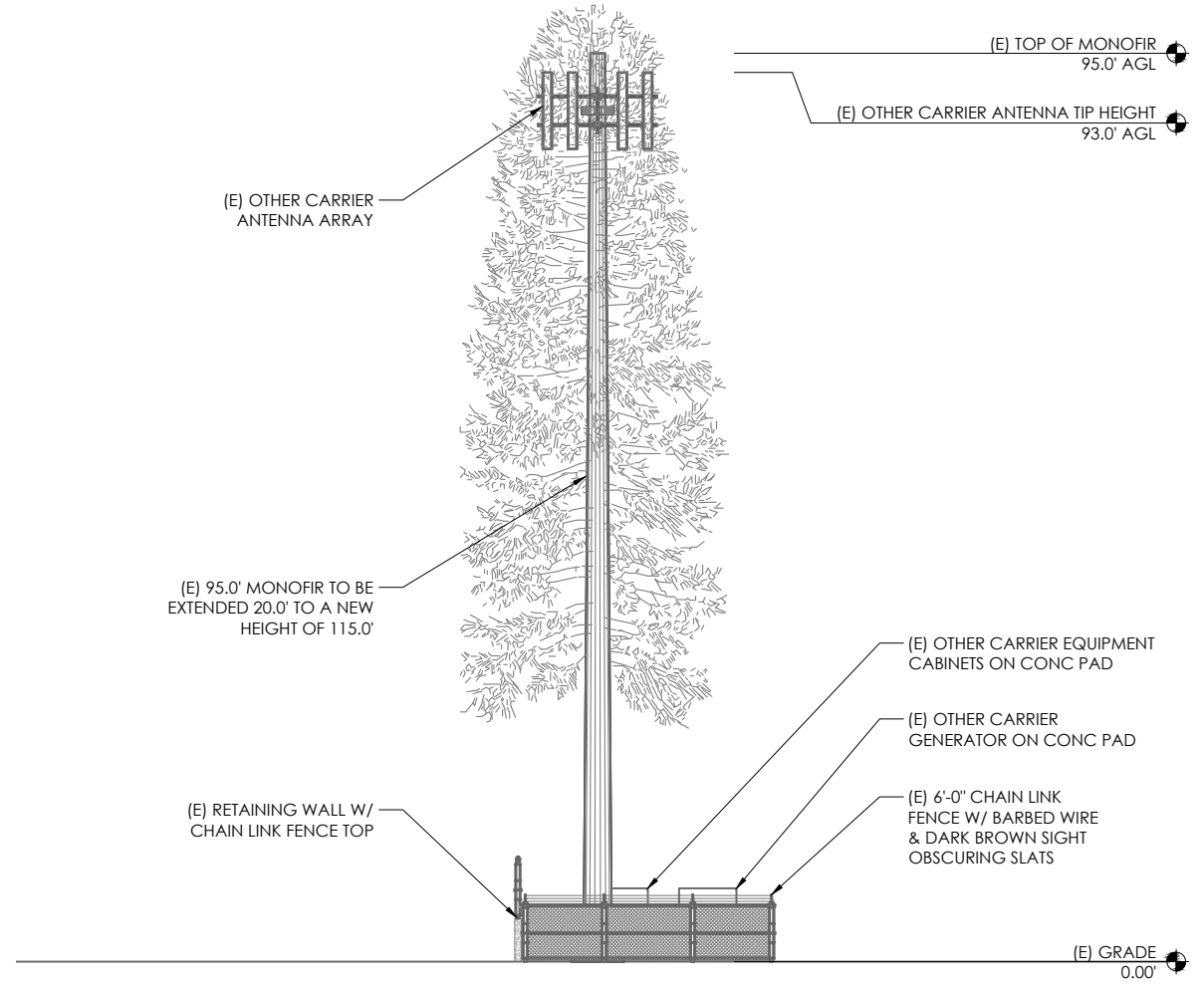
LICENSER	

PROJECT INFORMATION
**PC81
NEWBERG
DOWNTOWN**
500 E. ILLINOIS STREET
NEWBERG, OR 97132

SHEET TITLE
ELEVATIONS

SHEET NO.
A3.0

NOTES:
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1

(E) EAST ELEVATION

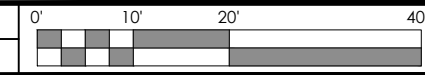
11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"



2

(P) EAST ELEVATION

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"



**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: (Proposed cell tower extension and collocation of AT&T
antennas)

FOR FURTHER INFORMATION, CONTACT:

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

3'

2'

Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a "sans-serif" font, such as Arial.



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 PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to allow an *extension of an existing telecommunications facility and collocation of new antennas*. The Newberg Planning Commission will hold a hearing on _____ at 7 p.m. 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 by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

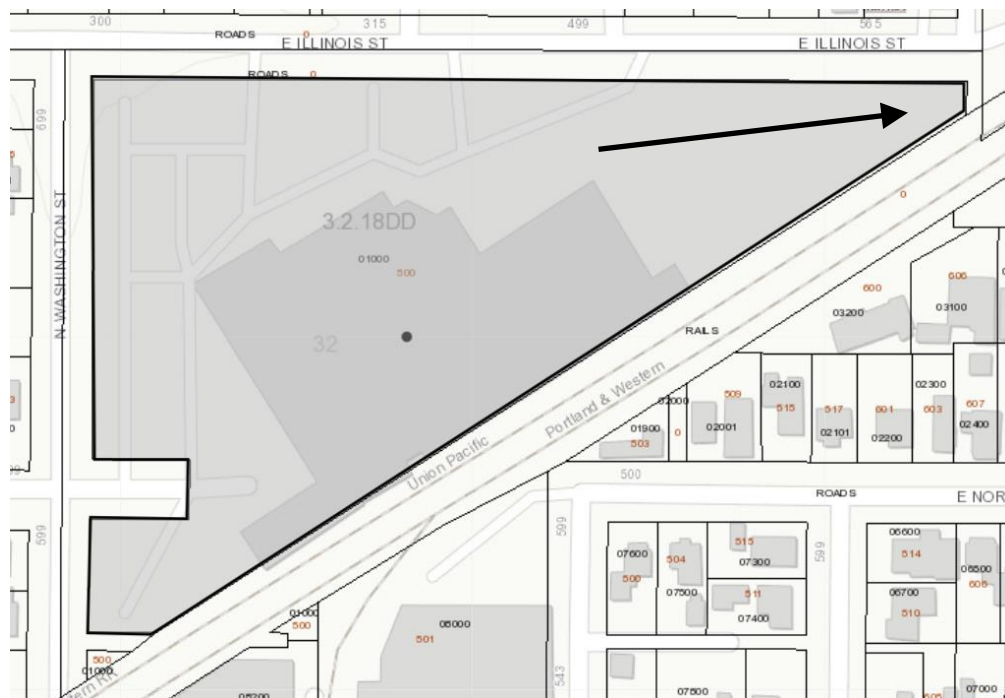
The development would include the installation of six (6) panel antennas, and associated equipment, within a fiberglass reinforced “faux steeple” on the roof of the building. Four (4) equipment cabinets and a generator will be located at grade, within a fenced and landscaped area.

APPLICANT: *Debbie Griffin, Smartlink, for New Cingular Wireless (AT&T)*
TELEPHONE: *480-296-1205*

PROPERTY OWNER: *Newberg Industrial Park LLC*

LOCATION: *500 E. Illinois St., Newberg, Oregon*

TAX LOT NUMBER: *Yamhill County Tax Map and Lot Number R3218DD-01000*



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 conditional use. We invite you to send any written comments for or against the proposal within 20 days from the date this notice is mailed. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you or a representative may do so by video conference. Oral testimony typically is 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 No. _____
City of Newberg
Planning & Building Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on **20 days after date mailed**. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

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. Application material can also be accessed at _____. 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 design review, conditional use, and a telecommunications facility approval are found in Newberg Development Code Sections 15.220.050, 15.225.060, and 15.445.190.

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 Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying during 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: _____

R3218DC 00500
Jennifer Swafford & Derek Gerber
102 E Illinois St
Newberg, OR 97132

R3218DD 09200
Gwen Marvin
412 N Blaine St
Newberg, OR 97132

R3218DC 09700
Newberg Property Holdings LLC
2177 SW Main St
Portland, OR 97205

R3218DD 16100
John & Kathryn Kelso
300 E Sherman St
Newberg, OR 97132

R3218DC 00101
Calvin Beralas & Dorothy Schmitz-Beralas
625 N Washington St
Newberg, OR 97132

R3218DC 00700
Kesa Nomiyama
608 N Main St
Newberg, OR 97132

R3218DC 10000
Zachary Olson
215 E Sherman St
Newberg, OR 97132

R3218DD 01900
Holly Wilson
503 E North St
Newberg, OR 97132

R3218DD 06800
Nobor & Maria Pereda
615 N Meridian St
Newberg, OR 97132

R3218DD 07800
Cindy Corum
505 E Franklin St
Newberg, OR 97132

R3218DD 10500
Bruce & Teresa Arnold
415 N School St
Newberg, OR 97132

R3218DC 00100
Jordan & Tara Beanblossom
208 E Illinois St
Newberg, OR 97132

R3218DC 10100
Marianela Brewer
209 E Sherman St
Newberg, OR 97132

R3218DC 01200
Kimberly Bowden & Laurie Churchill
213 E North St
Newberg, OR 97132

R3218DC 00601
Cesar & Fatuma Opelele
PO Box 118
Newberg, OR 97132

R3218DC 00600
Salvador Baca & Raquel Vazquez
PO Box 118
Newberg, OR 97132

R3218DD 00600
Janelle Baugh
1008 N Villa Rd
Newberg, OR 97132

R3218DD 02700
Lauren Otto
513 N Morton St
Newberg, OR 97132

R3218DD 08000
Slate Properties LLC
Po Box 532
Newberg, OR 97132

R3218DD 08400
Simon & Rian Brown
410 N Washington St
Newberg, OR 97132

R3218DC 09600
Keri & Scott Davis
1405 Country Cmns
Lake Oswego, OR 97034

R3218DC 09900
Richard & Roberta Engnell
Po Box 1015
Newberg, OR 97132

R3218DD 09900
Charles & Mary Dittman
410 N Howard St
Newberg, OR 97132

R3218DA 02501
Heather & Jeremy Jarrell
706 E Ella Ct
Newberg, OR 97132

R3218DC 01400
James & Tresa Gunn
613 N Washington St
Newberg, OR 97132

R3218DC 00302
Seth & Abigail Olson
126 E Illinois St
Newberg, OR 97132

R3218DC 11900
Stuart Byron
15650 SW 133rd Ave
Portland, OR 97224

R3218DC 11800
Kimberly Rinkes
503 N Washington St
Newberg, OR 97132

R3218DC 10200
Joanne & Jeffery Petersen
2103 Linda Ln
La Grande, OR 97850

R3218DC 00702
Bryanna & Samuel Oliver-Palmquist
109 E North St
Newberg, OR 97132

R3218DD 08700
Kevin Garlough
311 E Sherman St
Newberg, OR 97132

R3218DD 07500
Nicole Dauray
504 E North St
Newberg, OR 97132

R3218DD 06300
Ryan & Emily Forbes
511 N College St
Newberg, OR 97132

R3218DC 00300
Francis Regan & Anne Walsleben
130 E Illinois St
Newberg, OR 97132

R3218DD 02400
Craig Reichelt
607 E North St
Newberg, OR 97132

R3218DD 02800
Elaine Shevlin
611 N College St
Newberg, OR 97132

R3218DD 04001
Dennis & Lori Fitzgerald
607 N Edwards St
Newberg, OR 97132

R3218DD 06700
William & Ana Effingham
510 N School St
Newberg, OR 97132

R3218DC 01100
Lance Thompson
207 E North St
Newberg, OR 97132

R3218DB 04000
Rebecca Wicks
315 E Illinois St
Newberg, OR 97132

R3218DB 02403
James & Sandra Mason
724 N Main St
Newberg, OR 97132

R3218DB 03800
Newberg Mobile Park LLC
9355 NE Glen Hollow Dr
Newberg, OR 97132

R3218DB 05100
Kari & Joshua Payne
716 N Main St
Newberg, OR 97132

R3218DB 04200
Quinby Construction LLC
1002A E North St # 259
Newberg, OR 97132

R3218DC 00400
Teresa Pinzon & Gabriel Williams
4140 Fairway Blvd
View Park, CA 90043

R3218DB 02801
Rentfro Way LLC
21420 NE Bald Peak Rd
Hillsboro, OR 97123

R3218DD 02300
Richard Pierce li & Marisa Mach
603 E North St
Newberg, OR 97132

R3218DD 09000
Donna Mourer
Po Box 4
Woodburn, OR 97071

R3218DD 05700
Steven & Patricia Vanmarter
704 E North St
Newberg, OR 97132

R3218DC 11100
Robert Eberhard
1604 N College St
Newberg, OR 97132

R3218DC 11000
Adam & Ruben Perez
4205 NE Riverside Loop
Mcminnville, OR 97128

R3218DC 00701
David & Lorijene Keightley
612 N Main St
Newberg, OR 97132

R3218DC 00303
Gwen & Andrew Mestre
124 E Illinois St
Newberg, OR 97132

R3218DC 00305
Kathryn Egli
122 E Illinois St
Newberg, OR 97132

R3218DD 10400
Christian Petersen
1818 N Page Ct
Newberg, OR 97132

R3218DC 00201
Shannon & Nicholas Knight
206 E Illinois St
Newberg, OR 97132

R3218DD 02000
Holly Wilson
503 E North St
Newberg, OR 97132

R3218DD 08300
Kermit Wilkerson
14915 SW Hawk Ridge Rd
Portland, OR 97224

R3218DC 11301
Jeanne Wagner
214 E 2nd St
Newberg, OR 97132

R3218DD 09400
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3218DC 10500
Jeff & George LLC
Po Box 3215
Newberg, OR 97132

R3218DD 10000
Francis Enterprises Inc
2950 N Crater Ln
Newberg, OR 97132

R3218DD 16000
Ckc Deux LLC
303 E Sheridan St
Newberg, OR 97132

R3218DD 09500
Llp Properties LLC
Po Box 1060
Newberg, OR 97132

R3218DD 07900
Richard Dupont
4860 Dona Ln
Minneapolis, MN 55422

R3218DD 09201
Nellie Wise
400 E Franklin St
Newberg, OR 97132

R3218DD 09100
Joseph & Heather Mcdaniel
415 N Blaine St
Newberg, OR 97132

R3218DD 03000
Samantha & Ian Eilert
612 E Vermillion St
Newberg, OR 97132

R3218DD RAILS
Railroad
No Mailing Address Available

R3218DC 00200
Sean & Paul Coats
204 E Illinois St
Newberg, OR 97132

R3218DD 03400
Russell & Stephanie St Cyr
610 N College St
Newberg, OR 97132

R3218DD 09700
Andrea Wilson
Po Box 470 # ST
Salem, OR 97308

R3218DC 01301
Brian & Sharon Rousseau
609 N Washington St
Newberg, OR 97132

R3218DB 03700
Isabel Allen
6124 SW Riverpoint Ln
Portland, OR 97239

R3218DB 04600
Kenneth Seidel
205 E Illinois St
Newberg, OR 97132

R3218DB 04500
Michael Schuetz
209 E Illinois St
Newberg, OR 97132

R3218DB 04300
James Depaolo
300 E Mountainview Ct
Newberg, OR 97132

R3218DB 02800
Luke & Michelle Rowland
420 E Rentfro Way
Newberg, OR 97132

R3218DB 05300
Richard Bishop
103 E Illinois St
Newberg, OR 97132

R3218DD 03700
Betty Morisson
717 E Sheridan St
Newberg, OR 97132

R3218DD 03900
Silas & Catherine Olson
715 E North St
Newberg, OR 97132

R3218DC 11901
Samuel & Carrie Brown
500 N Garfield St
Newberg, OR 97132

R3218DD 09600
Christopher Laarman
413 N Howard St
Newberg, OR 97132

R3218DA 02502
Richard & Barbara Lipinski
Po Box 221
Dundee, OR 97115

R3218DC 09800
John Lawson
415 N Washington St
Newberg, OR 97132

R3218DD 08600
Coni Wright
307 E Sherman St
Newberg, OR 97132

R3218DD 15800
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3218DD 09800
Patricia Macintyre
502 E Franklin St
Newberg, OR 97132

R3218DD 07700
Holly Hoover
501 E Franklin St
Newberg, OR 97132

R3218DD 06600
James Family Investments LLC
20280 SW Seely Ln
Sherwood, OR 97140

R3218DD 06500
J Nabor J & Maria Pereda
615 N Meridian St
Newberg, OR 97132

R3218DD 07300
Tiffany Putman
515 N School St
Newberg, OR 97132

R3218DB 04900
David Barton
722 N Main St
Newberg, OR 97132

R3218DB 05201
Blaine Jemmett
714 N Main St
Newberg, OR 97132

R3218DB 03300
Peggy Crete
513 E Illinois St
Newberg, OR 97132

R3218DB 03201
Deskins Apartments LLC
1603 A St
Forest Grove, OR 97116

R3218DB 03600
Robin Halverson
517 E Illinois St
Newberg, OR 97132

R3218DB 02700
Michael & Amy Jaczko
330 E Rentfro Way
Newberg, OR 97132

R3218DB 02702
Andrew & Lucinda Watson
1473 Greentree Cir
Lake Oswego, OR 97034

R3218DD 01000
Newberg Industrial Park LLC
23500 SW Scholls Ferry Rd
Hillsboro, OR 97123

R3218DD 00700
Robert & Kathy Dexter
801 E Vermillion St
Newberg, OR 97132

R3218DC 11200
5Th Street Abode LLC
32300 NE Old Parrett Mountain Rd
Newberg, OR 97132

R3218DD 07600
Sari & Fred Davey
415 N Howard St
Newberg, OR 97132

R3218DC 00900
Robert & Dana Mendoza
115 E North St
Newberg, OR 97132

R3218DD 08500
Randy Smith
270 E Madison Ave
Crescent City, CA 95531

R3218DD 10100
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3218DD 07000
Janet Land
607 E Franklin St
Newberg, OR 97132

R3218DD 03100
Cliff Rice
606 E Vermillion St
Newberg, OR 97132

R3218DC 00301
Kaleb & Christa Jackson
134 E Illinois St
Newberg, OR 97132

R3218DD 02500
Elizabeth Breen
609 E North St
Newberg, OR 97132

R3218DD 02600
Lisa Carlson
601 N College St
Newberg, OR 97132

R3218DC 11701
Daniel & Amy Teater
507 N Washington St
Newberg, OR 97132

R3218DD 07400
Nancy Navejas
511 N School St
Newberg, OR 97132

R3218DB 05200
Fred & Virginia Brons
111 E Illinois St
Newberg, OR 97132

R3218DB 02402
Michael & Lynette Pearson
726 N Main St
Newberg, OR 97132

R3218DB 04800
Scott & Diane Canfield
115 E Illinois St
Newberg, OR 97132

R3218DB 04700
Eric Backstrom
203 E Illinois St
Newberg, OR 97132

R3218DB 02802
Andrea Culligan
502 E Rentfro Way
Newberg, OR 97132

R3218DD 02101
Jeffrey & Margart Hunkins
420 203rd Ave NE
Sammamish, WA 98074

R3218DD 03500
Peter & Pedro Perez
4205 NE Riverside Loop
Mcminnville, OR 97128

R3218DD 03600
Thomas & Leah Payne
705 E North St
Newberg, OR 97132

R3218DD 05800
Stacie Athon & Cody Willis
23605 SW Brittany Ln
Sherwood, OR 97140

R3218DC 09100
Brady & Anna Mordhorst
314 N Garfield St
Newberg, OR 97132

R3218DD 04100
Tammy Wright
1390 Peterson Ln
Santa Rosa, CA 95403

R3218DC 11400
Adam & Susan Perez
4205 NE Riverside Loop
Mcminnville, OR 97128

R3218DC 10800
Jeff & George LLC
Po Box 3215
Newberg, OR 97132

R3218DD 03300
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3218DC 10600
George Rice & Jeffrey Hunkins
Po Box 3215
Newberg, OR 97132

R3218DC 01000
Rex Heaton & Jennifer Lacornu-Heaton
119 E North St
Newberg, OR 97132

R3218DD 15900
Jennifer Hernandez
310 E Sherman St
Newberg, OR 97132

R3218DD 06900
Gary & Shane Harker
429 S Lincoln St
Newberg, OR 97132

R3218DD 15700
Chehalem Park & Recreation Dis
535 NE 5th St
Mcminnville, OR 97128

R3218DD 06400
Nabor & Maria Pereda
615 N Meridian St
Newberg, OR 97132

R3218DD 03200
Beverly Payton
16380 NE Chehalem Dr
Newberg, OR 97132

R3218DD 02001
Troy Rose
509 E North St
Newberg, OR 97132

R3218DB 04100
Potter Holdings LLC
Po Box 566
Newberg, OR 97132

R3218DB 04701
Jill Jacobson & Richard Smith
201 E Illinois St
Newberg, OR 97132

R3218DB 02902
Bethany & Robert Leslie
729 N College St
Newberg, OR 97132

R3218DB 02316
Alfred & Sandra Lewis
210 E Rentfro Way
Newberg, OR 97132

R3218DC 10300
Joanne & Jeffrey Petersen
2103 Linda Ln
La Grande, OR 97850

R3218DB 04400
Michael Schuetz
209 E Illinois St
Newberg, OR 97132

R3218DB 02701
Andrew & Lucinda Watson
1473 Greentree Cir
Lake Oswego, OR 97034

R3218DB 02321
Jose & Josefina Guzman
510 E Rentfro Way
Newberg, OR 97132

R3218DC 00304
Holly & Timothy Vice
120 E Illinois St
Newberg, OR 97132

R3218DD 03800
Timothy & Laura Feighery
711 E North St
Newberg, OR 97132

R3218DD 02200
Timothy Forbes
601 E North St
Newberg, OR 97132

R3218DD 04000
Daniel Stevens
615 N Edwards St
Newberg, OR 97132

R3218DC 11300
Maria Radilla
110 E North St
Newberg, OR 97132

R3218DC 11700
Drew Houck & Jacqueline Foss
212 E North St
Newberg, OR 97132

R3218DD 08200
Makerspace Properties LLC
19325 NE Williamson Rd
Newberg, OR 97132

R3218DD 07200
Thomas & Christine Irwin
507 N College St
Newberg, OR 97132

R3218DD 08800
Elizabeth & Ryan Hannaford
315 E Sherman St
Newberg, OR 97132

R3218DC 01001
Haroldo Merida
201 E North St
Newberg, OR 97132

R3218DD 02900
Yamhill Community Action Partn
PO Box 621
Mcminnville, OR 97128

R3218DD 02100
Ariana & Mitchell Ware
515 E North St
Newberg, OR 97132

R3218DC 10900
Jessica & Carlos Pena
500 N Main St
Newberg, OR 97132

R3218DD 10300
Roger Genrtry
515 E Sherman St
Newberg, OR 97132

R3218DD 10200
Marcia Artajo
Po Box 3236
Newberg, OR 97132

R3218DC 01300
Brehlie & Harley Todd
605 N Washington St
Newberg, OR 97132

R3218DB 03500
Seado & Hyang Rim
5246 N Wedgewood Loop
Newberg, OR 97132

R3218DB 03400
Erich Baisch
707 N Deskins St
Newberg, OR 97132

R3218DC 01101
Angela Abell-Crain & Karen Crain
209 E North St
Newberg, OR 97132

R3218DD 08900
Jacquelin Mourer
Po Box 4
Woodburn, OR 97071

R3218DC 00800
5Th Street Rental LLC
32300 NE Old Parrett Mountain Rd
Newberg, OR 97132

R3218DD 09300
Megan Markel
406 N Blaine St
Newberg, OR 97132

R3218DB 03900
Newberg Mobile Park LLC
311 N Meridian St
Newberg, OR 97132

R3218DC RAILS
Railroad
No Mailing Address Available

R3218DB 03200
Isabela Allen
6124 River Point
Portland, OR 97239

R3218DB 02900
Christopher Whyte & Charlotte Morrow
735 N College St
Newberg, OR 97132

R3218DB 02901
Newberg Area Habitat For Human
Po Box 118
Newberg, OR 97132

R3218DB 03100
Robert & Karla Holveck
Po Box 285
Newberg, OR 97132

R3218DA RAILS
Railroad
No Mailing Address Available

R3218DC 11502
Pdx Innovations LLC DbA Axiom
41370 SW Langer Farms Parkway Ste # &
Sherwood, OR 97140

R3218DC 11600
Ryan & Breanna Serrano
206 E North St
Newberg, OR 97132

R3218DC 11501
Zachary & Lauren Thompson
202 E North St
Newberg, OR 97132

R3218DA 02600
State of Oregon
535 NE 5th St
Mcminnville, OR 97128

R3218DB 02319
Robert & Marisa Young
320 E Rentfro Way
Newberg, OR 97132

R3218DB 02318
Morgan Ficek & Lucretia Ponder
310 E Rentfro Way
Newberg, OR 97132

R3218DB 02320
Robert & Rebecca Luben
500 E Rentfro Way
Newberg, OR 97132

R3218DB 02313
Chrystarose & Jace Jones
13051 SW 154th Ave
Portland, OR 97223

R3218DB 02314
Jonathon & Megan Gehring
190 E Rentfro Way
Newberg, OR 97132

R3218DB 02315
Ronald & Diane Anderson
200 E Rentfro Way
Newberg, OR 97132

R3218DB 02317
Tiffany & Lori Looney
300 E Rentfro Way
Newberg, OR 97132

R3218DB 02300
City of Newberg
Po Box 970
Newberg, OR 97132

R3218DD 00500
Micah & Christine Olson
Po Box 907
Newberg, OR 97132

R3218DA 02500
Deborah & Alan Smith
732 N College St
Newberg, OR 97132

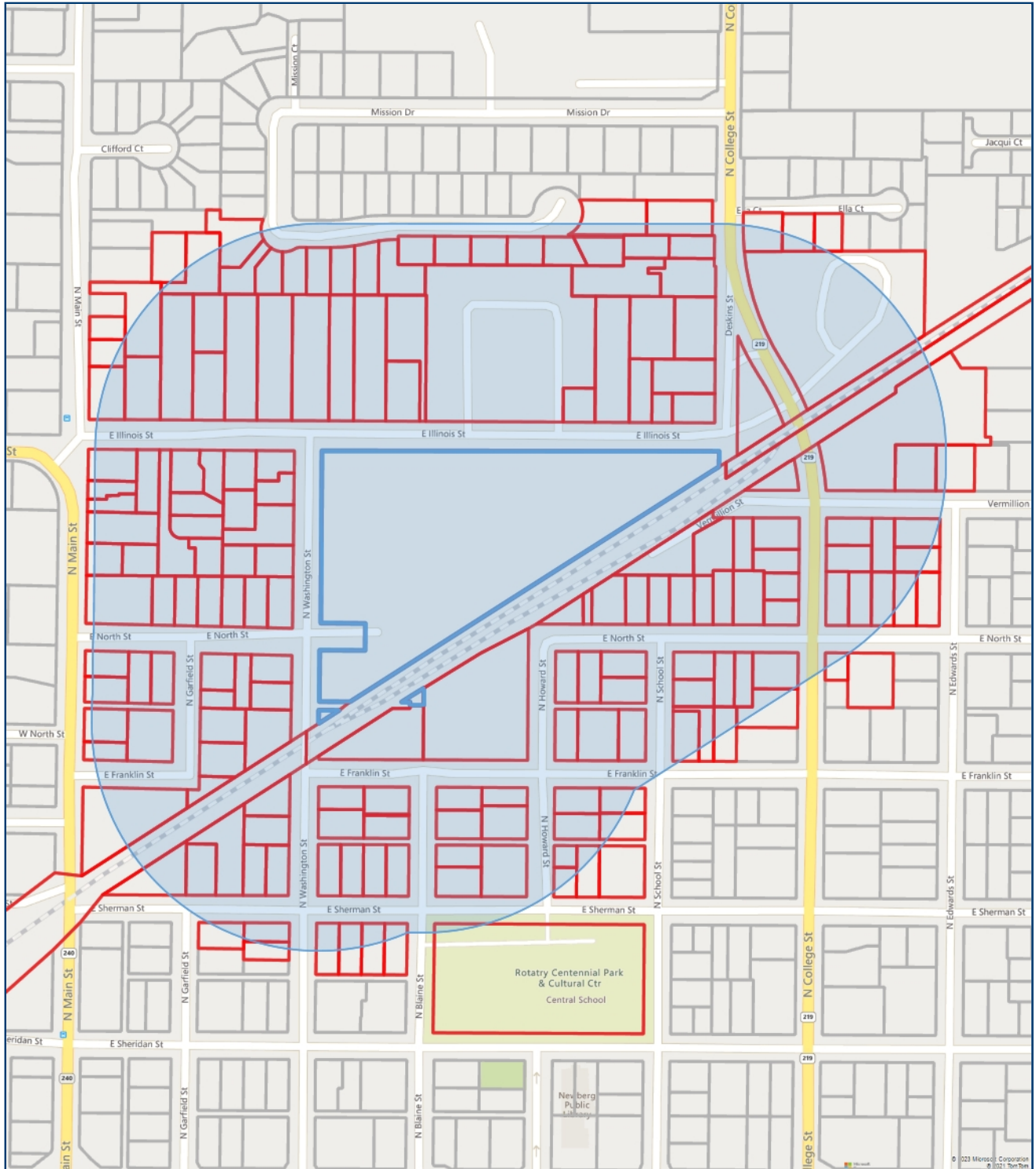
R3218DD 00900
State of Oregon
535 NE 5th St
Mcminnville, OR 97128



500 ft Buffer

500 E Illinois St, Newberg, OR 97132

Report Generated: 1/11/2023



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Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 1/11/2023

Ownership

Legal Owner(s): Newberg Industrial Park Llc	Parcel #: R3218DD 01000
Site Address: 500 E Illinois St Newberg, OR 97132	APN: 45338
Mailing Address: 23500 SW Scholls Ferry Rd Hillsboro, OR 97123	County: Yamhill

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 243500
Total Bathrooms: 0	Building SqFt: 0	Lot Acres: 5.59
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms: 0	Basement Sqft: 0	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

Property Information

Land Use: INDUSTRIAL	Zoning: M-2
Improvement Type: Industrial (General)	School District: Newberg School
Legal Description: SEE METES & BOUNDS	Neighborhood:
	Subdivision: Deskins Subdivision

Assessor & Tax

2022 Market Land: \$1,216,283	2022 Taxes \$49,563.28
2022 Market Total: \$2,692,263	% Improved: 53
2022 Market Structure: \$1,475,980	Levy Code:
2022 Assessed Total: \$3,118,510	Millage Rate:

Sale History

Last Sale Date: 11/3/2014	Doc #: 201413878	Last Sale Price: \$0
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

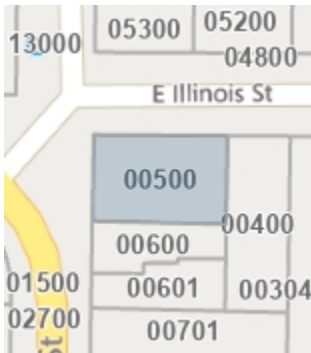
Mortgage

1st Mortgage Date: 11/3/2014	Doc #: 201413879	
1st Mortgage Type:	1st Mortgage Lender: Bank Of The West	1st Mortgage: \$0
2nd Mortgage Type:		2nd Mortgage: \$0



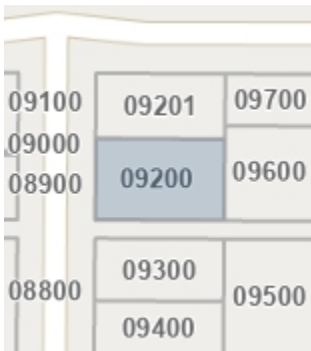
First American Title™

Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 1/11/2023



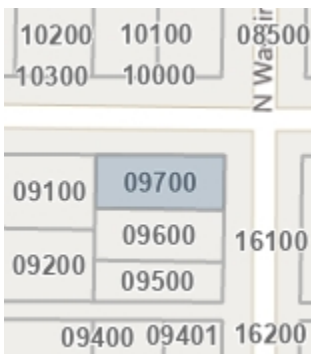
Legal Owner: Jennifer Swafford & Derek Gerber
Site Address: 102 E Illinois St Newberg, OR 97132
Mailing Address: 102 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,578 Lot Acres: 0.17
Year Built: 1958
School District: Newberg School District 29j
Neighborhood:
Legal: PORTION OF LOT 5 IN DESKINS SUBDIVISION

APN: 43027
Ref Parcel #: R3218DC 00500
Taxes: \$3,656.56
Market Value: \$390,391
Assessed Value: \$229,434
Sales Price: \$210,000
Transfer Date: 10/8/2015



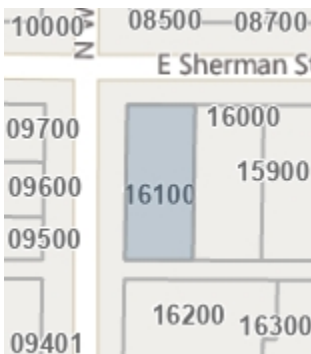
Legal Owner: Gwen Marvin
Site Address: 412 N Blaine St Newberg, OR 97132
Mailing Address: 412 N Blaine St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,700 Lot Acres: 0.15
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 3 & 4 - BLOCK 9 IN CENTRAL ADDITION

APN: 45472
Ref Parcel #: R3218DD 09200
Taxes: \$3,569.40
Market Value: \$300,702
Assessed Value: \$223,965
Sales Price: \$440,000
Transfer Date: 6/17/2021



Legal Owner: Newberg Property Holdings Llc
Site Address: 315 N Washington St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,299 Lot Acres: 0.10
Year Built: 1924
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 09700 BLOCK 4

APN: 44669
Ref Parcel #: R3218DC 09700
Taxes: \$1,801.68
Market Value: \$236,349
Assessed Value: \$113,048
Sales Price: \$140,000
Transfer Date: 12/8/2015



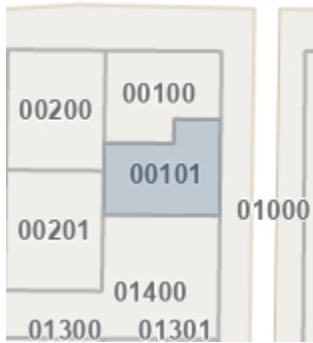
Legal Owner: John & Kathryn Kelso
Site Address: 300 E Sherman St Newberg, OR 97132
Mailing Address: 300 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,039 Lot Acres: 0.13
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 16100 LOT 4 BLOCK

APN: 46836
Ref Parcel #: R3218DD 16100
Taxes: \$3,600.68
Market Value: \$364,384
Assessed Value: \$225,928
Sales Price: \$0
Transfer Date:



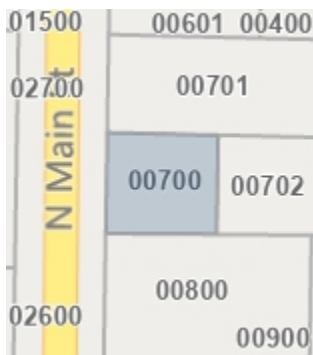
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Customer Service Department
Phone: 503.219.8746(TRIO)
Email: cs.oregon@firstam.com
Report Generated: 1/11/2023



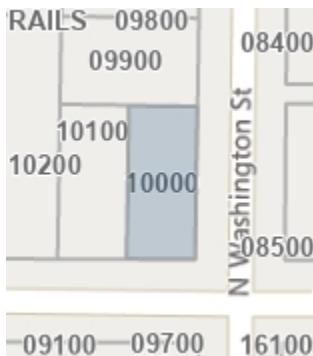
Legal Owner: Calvin Beralas & Dorothy Schmitz-Beralas
Site Address: 625 N Washington St Newberg, OR 97132
Mailing Address: 625 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,388 Lot Acres: 0.12
Year Built: 1998
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 OF P1998-32

APN: 511438
Ref Parcel #: R3218DC 00101
Taxes: \$3,462.16
Market Value: \$323,230
Assessed Value: \$217,236
Sales Price: \$421,000
Transfer Date: 5/2/2022



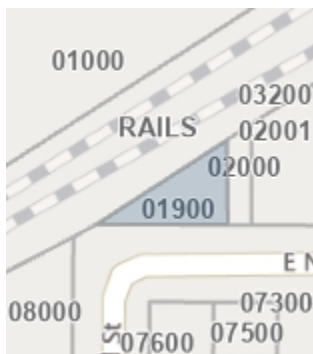
Legal Owner: Kesa Nomiya
Site Address: 608 N Main St Newberg, OR 97132
Mailing Address: 608 N Main St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,685 Lot Acres: 0.13
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 OF PARTITION P1999-34

APN: 43054
Ref Parcel #: R3218DC 00700
Taxes: \$3,241.20
Market Value: \$352,773
Assessed Value: \$203,372
Sales Price: \$339,900
Transfer Date: 4/20/2018



Legal Owner: Zachary Olson
Site Address: 215 E Sherman St Newberg, OR 97132
Mailing Address: 215 E Sherman St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 3,664 Lot Acres: 0.13
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 9 - BLOCK 7 IN CENTRAL ADDITION

APN: 44721
Ref Parcel #: R3218DC 10000
Taxes: \$4,073.41
Market Value: \$417,949
Assessed Value: \$255,590
Sales Price: \$220,000
Transfer Date: 4/28/2017



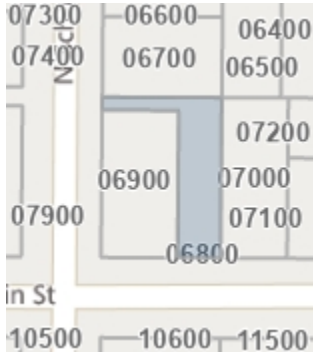
Legal Owner: Holly Wilson
Site Address: 503 E North St Newberg, OR 97132
Mailing Address: 503 E North St Newberg, OR 97132
Bedrooms: 1
Bathrooms: 1
Building SqFt: 528 Lot Acres: 0.08
Year Built: 1922
School District: Newberg School District 29j
Neighborhood:
Legal: PT LT 6 7 & 10 - BLOCK 18 IN CENTRAL ADDITION

APN: 45490
Ref Parcel #: R3218DD 01900
Taxes: \$1,515.10
Market Value: \$210,158
Assessed Value: \$95,066
Sales Price: \$229,000
Transfer Date: 7/14/2020



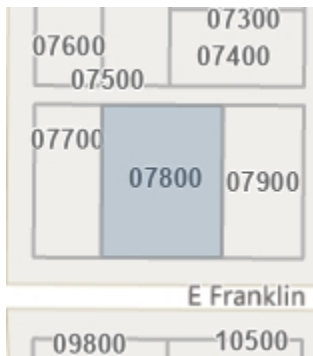
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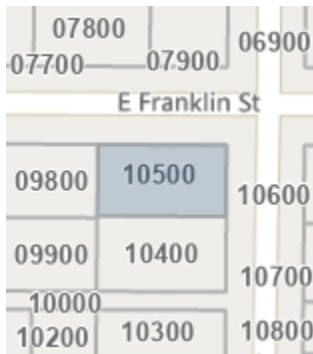
Legal Owner: Nobor & Maria Pereda
Site Address: 605 E Franklin St Newberg, OR 97132
Mailing Address: 615 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 808 Lot Acres: 0.10
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06800 BLOCK 17

APN: 46603
Ref Parcel #: R3218DD 06800
Taxes: \$1,832.09
Market Value: \$180,418
Assessed Value: \$114,956
Sales Price: \$0
Transfer Date:



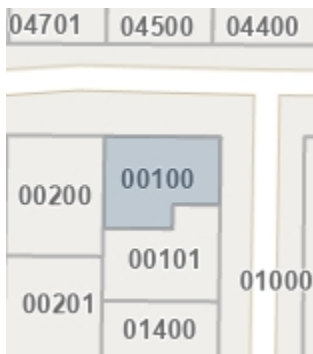
Legal Owner: Corum Cindy Living Trust & Corum Cindy D Trustee
Site Address: 505 E Franklin St Newberg, OR 97132
Mailing Address: 505 E Franklin St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,285 Lot Acres: 0.23
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 AND PORTION OF LOT 7 - BLOCK 1 IN CENTRAL ADDITION

APN: 46694
Ref Parcel #: R3218DD 07800
Taxes: \$2,596.98
Market Value: \$336,493
Assessed Value: \$162,950
Sales Price: \$37,500
Transfer Date: 8/4/2004



Legal Owner: Bruce & Teresa Arnold
Site Address: 415 N School St Newberg, OR 97132
Mailing Address: 415 N School St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,393 Lot Acres: 0.13
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 10500 BLOCK 10

APN: 45757
Ref Parcel #: R3218DD 10500
Taxes: \$2,967.46
Market Value: \$329,846
Assessed Value: \$186,196
Sales Price: \$0
Transfer Date:



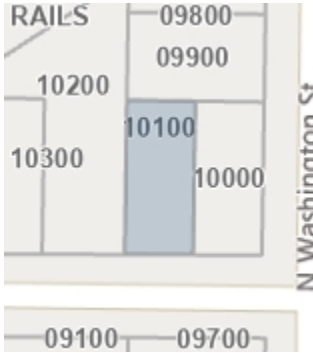
Legal Owner: Jordan & Tara Beanblossom
Site Address: 208 E Illinois St Newberg, OR 97132
Mailing Address: 208 E Illinois St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 1
Building SqFt: 1,568 Lot Acres: 0.12
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 OF P1998-32

APN: 42983
Ref Parcel #: R3218DC 00100
Taxes: \$2,682.44
Market Value: \$258,494
Assessed Value: \$168,312
Sales Price: \$429,000
Transfer Date: 10/5/2021



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Legal Owner: Mariana Brewer
Site Address: 209 E Sherman St Newberg, OR 97132
Mailing Address: 209 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,048 Lot Acres: 0.13
Year Built: 1975
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 10100 LOT 8 BLOCK 7

APN: 44758
Ref Parcel #: R3218DC 10100
Taxes: \$2,881.11
Market Value: \$290,677
Assessed Value: \$180,778
Sales Price: \$0
Transfer Date:



Legal Owner: Kimberly Bowden & Laurie Churchill
Site Address: 213 E North St Newberg, OR 97132
Mailing Address: 213 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,220 Lot Acres: 0.14
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 21 & E 4.86 LOT 22 - BLOCK 18 IN CENTRAL ADDITION

APN: 43125
Ref Parcel #: R3218DC 01200
Taxes: \$2,928.29
Market Value: \$319,489
Assessed Value: \$183,738
Sales Price: \$266,800
Transfer Date: 9/8/2016



Legal Owner: Cesar & Fatuma Opelele
Site Address: 614 N Main St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 2
Bathrooms: 2
Building SqFt: 1,391 Lot Acres: 0.09
Year Built: 2009
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 00601

APN: 544309
Ref Parcel #: R3218DC 00601
Taxes: \$3,295.58
Market Value: \$285,613
Assessed Value: \$206,784
Sales Price: \$34,931
Transfer Date: 7/12/2016



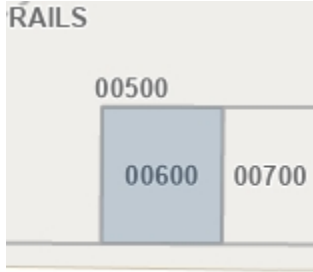
Legal Owner: Salvador Baca & Raquel Vazquez
Site Address: 616 N Main St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,391 Lot Acres: 0.09
Year Built: 2009
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 00600

APN: 43045
Ref Parcel #: R3218DC 00600
Taxes: \$3,317.01
Market Value: \$286,836
Assessed Value: \$208,129
Sales Price: \$130,000
Transfer Date: 11/23/2010



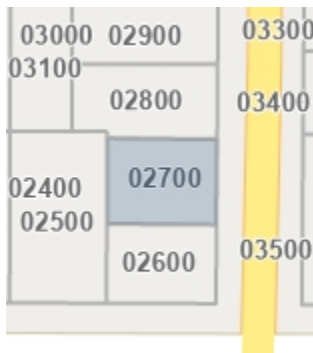
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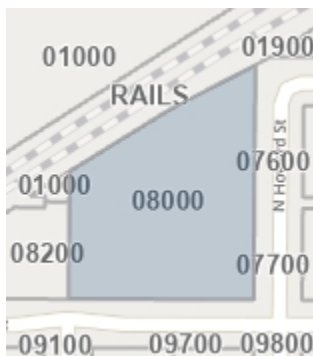
Legal Owner: Janelle Baugh
Site Address: 1008 N Villa Rd Newberg, OR 97132
Mailing Address: 1008 N Villa Rd Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 996 Lot Acres: 0.21
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: PART OF LOTS 3 & 4 - BLOCK 3 IN DESKINS THIRD ADDITION

APN: 45258
Ref Parcel #: R3218DD 00600
Taxes: \$2,699.79
Market Value: \$300,830
Assessed Value: \$169,401
Sales Price: \$0
Transfer Date:



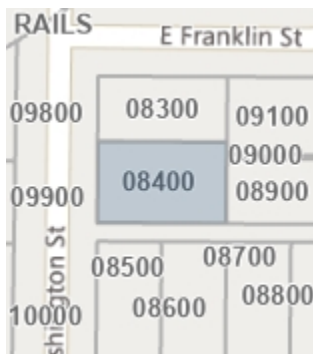
Legal Owner: Lauren Otto
Site Address: 607 N College St Newberg, OR 97132
Mailing Address: 513 N Morton St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 2,026 Lot Acres: 0.11
Year Built: 1938
School District: Newberg School District 29j
Neighborhood:
Legal: 60 X 75 IN LOTS 7 & 8 - BLOCK 5 IN DESKINS THIRD ADDITION

APN: 45640
Ref Parcel #: R3218DD 02700
Taxes: \$2,645.81
Market Value: \$274,202
Assessed Value: \$166,014
Sales Price: \$365,000
Transfer Date: 10/8/2020



Legal Owner: Slate Properties Llc
Site Address: 501 N Howard St STE B Newberg, OR 97132
Mailing Address: Po Box 532 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.12
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 08000 BLOCK 2

APN: 45230
Ref Parcel #: R3218DD 08000
Taxes: \$9,852.36
Market Value: \$1,349,288
Assessed Value: \$618,195
Sales Price: \$1,380,000
Transfer Date: 3/31/2017



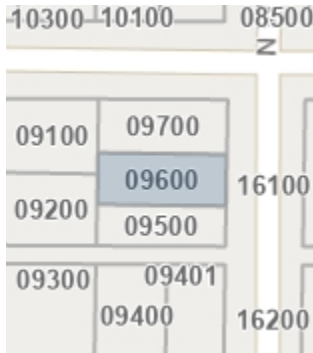
Legal Owner: Simon & Rian Brown
Site Address: 410 N Washington St Newberg, OR 97132
Mailing Address: 410 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,190 Lot Acres: 0.15
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 08400 BLOCK 8

APN: 45301
Ref Parcel #: R3218DD 08400
Taxes: \$2,392.22
Market Value: \$260,210
Assessed Value: \$150,102
Sales Price: \$196,500
Transfer Date: 9/23/2009



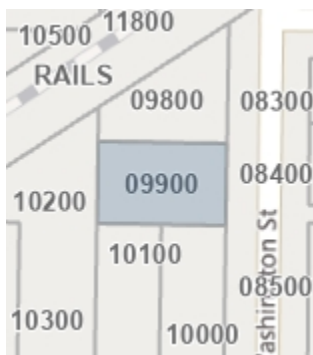
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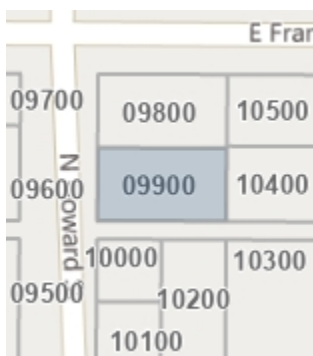
Legal Owner: Keri & Scott Davis
Site Address: 313 N Washington St Newberg, OR 97132
Mailing Address: 1405 Country Cmns Lake Oswego, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 780 Lot Acres: 0.09
Year Built: 1925
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 5&6 - BLOCK 6 IN DESKINS ADDITION

APN: 44650
Ref Parcel #: R3218DC 09600
Taxes: \$1,755.41
Market Value: \$226,079
Assessed Value: \$110,145
Sales Price: \$450,000
Transfer Date: 4/20/2022



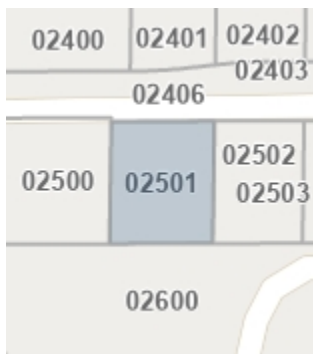
Legal Owner: Engnell Richard A Co Trustee & Engnell Roberta R Co Trustee
Site Address: 1007 N Washington St Newberg, OR 97132
Mailing Address: Po Box 1015 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.15
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 09900 BLOCK 7

APN: 44696
Ref Parcel #: R3218DC 09900
Taxes: \$1,723.32
Market Value: \$152,932
Assessed Value: \$108,131
Sales Price: \$185,000
Transfer Date: 9/30/2016



Legal Owner: Charles & Mary Dittman
Site Address: 410 N Howard St Newberg, OR 97132
Mailing Address: 410 N Howard St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,670 Lot Acres: 0.13
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 09900 BLOCK 10

APN: 45659
Ref Parcel #: R3218DD 09900
Taxes: \$3,531.85
Market Value: \$351,325
Assessed Value: \$221,609
Sales Price: \$0
Transfer Date:



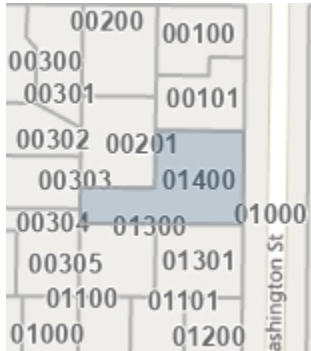
Legal Owner: Heather & Jeremy Jarrell
Site Address: 706 E Ella Ct Newberg, OR 97132
Mailing Address: 706 E Ella Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,742 Lot Acres: 0.13
Year Built: 2003
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 11 IN ELLA COURT

APN: 509035
Ref Parcel #: R3218DA 02501
Taxes: \$3,631.07
Market Value: \$375,384
Assessed Value: \$227,835
Sales Price: \$375,100
Transfer Date: 8/20/2019



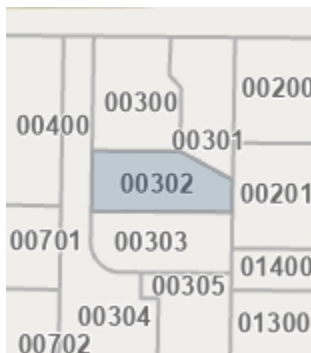
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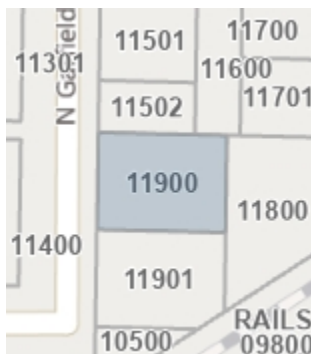
Legal Owner: James & Tresa Gunn
Site Address: 613 N Washington St Newberg, OR 97132
Mailing Address: 613 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,620 Lot Acres: 0.23
Year Built: 1938
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 01400

APN: 43161
Ref Parcel #: R3218DC 01400
Taxes: \$3,023.21
Market Value: \$378,225
Assessed Value: \$189,694
Sales Price: \$0
Transfer Date:



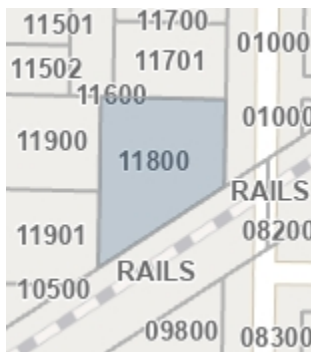
Legal Owner: Seth & Abigail Olson
Site Address: 126 E Illinois St Newberg, OR 97132
Mailing Address: 126 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,614 Lot Acres: 0.12
Year Built: 2006
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 00302 LOT 3

APN: 534043
Ref Parcel #: R3218DC 00302
Taxes: \$4,051.90
Market Value: \$379,487
Assessed Value: \$254,240
Sales Price: \$305,000
Transfer Date: 3/27/2017



Legal Owner: Stuart Byron
Site Address: 506 N Garfield St Newberg, OR 97132
Mailing Address: 15650 SW 133rd Ave Portland, OR 97224
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,225 Lot Acres: 0.17
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11900

APN: 45114
Ref Parcel #: R3218DC 11900
Taxes: \$2,470.71
Market Value: \$278,730
Assessed Value: \$155,027
Sales Price: \$85,630
Transfer Date: 5/26/2015



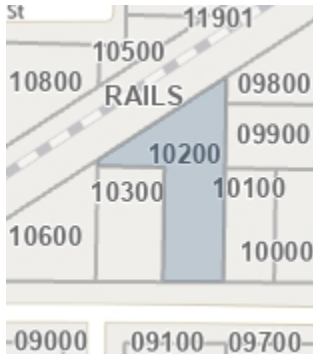
Legal Owner: Kimberly Rinkes
Site Address: 503 N Washington St Newberg, OR 97132
Mailing Address: 503 N Washington St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 972 Lot Acres: 0.24
Year Built: 1953
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11800 BLOCK 4

APN: 45070
Ref Parcel #: R3218DC 11800
Taxes: \$2,220.88
Market Value: \$252,392
Assessed Value: \$139,351
Sales Price: \$0
Transfer Date:



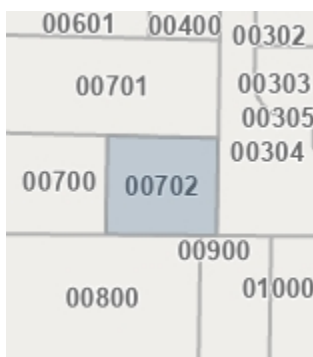
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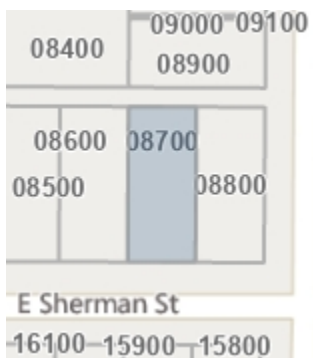
Legal Owner: Joanne & Jeffery Petersen
Site Address: 207 E Sherman St Newberg, OR 97132
Mailing Address: 2103 Linda Ln La Grande, OR 97850
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,104 Lot Acres: 0.29
Year Built: 1932
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 10200 BLOCK 7

APN: 44776
Ref Parcel #: R3218DC 10200
Taxes: \$2,513.04
Market Value: \$344,969
Assessed Value: \$157,683
Sales Price: \$208,200
Transfer Date: 6/1/2007



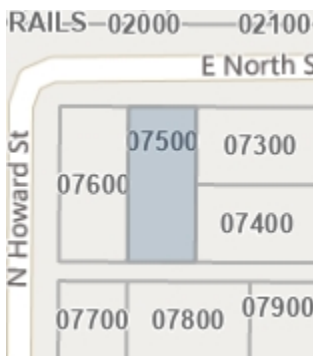
Legal Owner: Bryanna & Samuel Oliver-Palmquist
Site Address: 109 E North St Newberg, OR 97132
Mailing Address: 109 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,256 Lot Acres: 0.13
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 OF PARTITION P1999-34

APN: 514474
Ref Parcel #: R3218DC 00702
Taxes: \$3,607.98
Market Value: \$347,516
Assessed Value: \$226,386
Sales Price: \$290,000
Transfer Date: 2/16/2018



Legal Owner: Kevin Garlough
Site Address: 311 E Sherman St Newberg, OR 97132
Mailing Address: 311 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,355 Lot Acres: 0.13
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 08700 LOT 7 BLOCK 8

APN: 45374
Ref Parcel #: R3218DD 08700
Taxes: \$2,830.97
Market Value: \$277,173
Assessed Value: \$177,632
Sales Price: \$0
Transfer Date: 4/26/2017



Legal Owner: Nicole Dauray
Site Address: 504 E North St Newberg, OR 97132
Mailing Address: 504 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 936 Lot Acres: 0.13
Year Built: 1913
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07500 LOT 3 BLOCK 1

APN: 46667
Ref Parcel #: R3218DD 07500
Taxes: \$1,867.53
Market Value: \$248,173
Assessed Value: \$117,180
Sales Price: \$130,000
Transfer Date: 2/23/2012



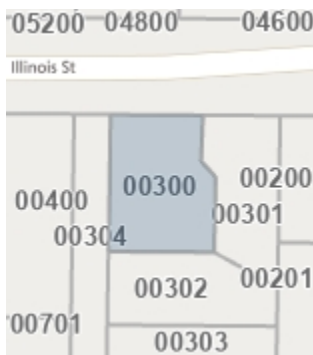
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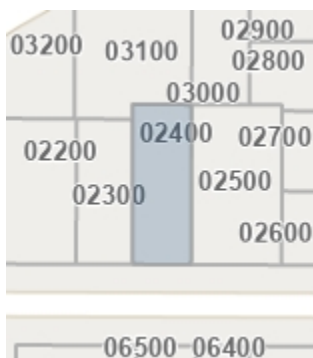
Legal Owner: Ryan & Emily Forbes
Site Address: 511 N College St Newberg, OR 97132
Mailing Address: 511 N College St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 2,656 Lot Acres: 0.18
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06300 BLOCK 1

APN: 46550
Ref Parcel #: R3218DD 06300
Taxes: \$3,036.57
Market Value: \$358,316
Assessed Value: \$190,532
Sales Price: \$240,000
Transfer Date: 9/28/2017



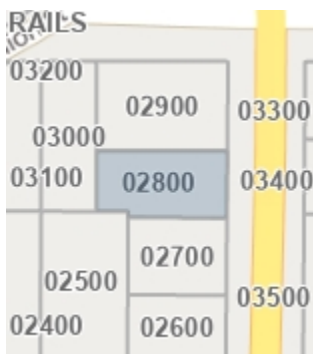
Legal Owner: Francis Regan & Anne Walsleben
Site Address: 130 E Illinois St Newberg, OR 97132
Mailing Address: 130 E Illinois St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,525 Lot Acres: 0.15
Year Built: 1903
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 IN TWIN CEDARS

APN: 43009
Ref Parcel #: R3218DC 00300
Taxes: \$2,857.54
Market Value: \$405,209
Assessed Value: \$179,299
Sales Price: \$417,000
Transfer Date: 7/27/2018



Legal Owner: Craig Reichelt
Site Address: 607 E North St Newberg, OR 97132
Mailing Address: 607 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 912 Lot Acres: 0.12
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 - BLOCK 5 IN DESKINS THIRD ADDITION

APN: 45604
Ref Parcel #: R3218DD 02400
Taxes: \$1,986.31
Market Value: \$237,315
Assessed Value: \$124,633
Sales Price: \$300,000
Transfer Date: 11/12/2020



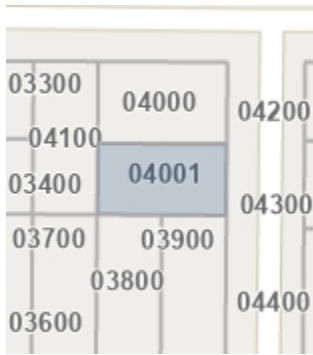
Legal Owner: Elaine Shevlin
Site Address: 611 N College St Newberg, OR 97132
Mailing Address: 611 N College St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,666 Lot Acres: 0.12
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 02800 BLOCK 5

APN: 45668
Ref Parcel #: R3218DD 02800
Taxes: \$2,042.94
Market Value: \$286,045
Assessed Value: \$128,186
Sales Price: \$225,100
Transfer Date: 5/31/2016



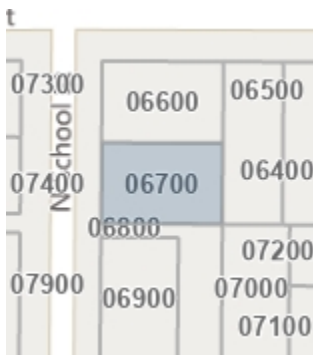
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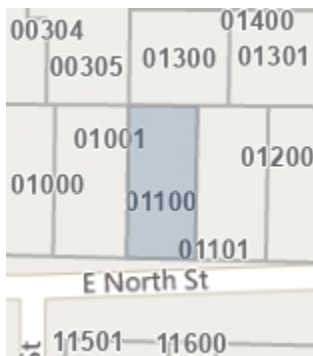
Legal Owner: Dennis & Lori Fitzgerald
Site Address: 607 N Edwards St Newberg, OR 97132
Mailing Address: 607 N Edwards St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,104 Lot Acres: 0.13
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04001

APN: 484282
Ref Parcel #: R3218DD 04001
Taxes: \$3,475.80
Market Value: \$324,252
Assessed Value: \$218,092
Sales Price: \$0
Transfer Date:



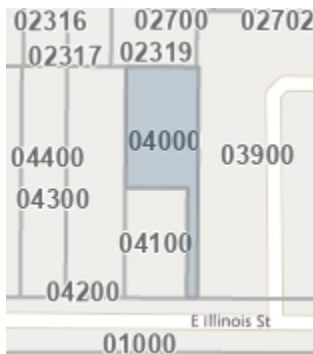
Legal Owner: William & Ana Effingham
Site Address: 510 N School St Newberg, OR 97132
Mailing Address: 510 N School St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 1,743 Lot Acres: 0.12
Year Built: 2018
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 24 - BLOCK 17 IN CENTRAL ADDITION

APN: 46596
Ref Parcel #: R3218DD 06700
Taxes: \$3,172.49
Market Value: \$437,560
Assessed Value: \$199,061
Sales Price: \$389,900
Transfer Date: 8/9/2018



Legal Owner: Thompson Lance A Trust & Thompson Lance A Trustee
Site Address: 207 E North St Newberg, OR 97132
Mailing Address: 207 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,040 Lot Acres: 0.12
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: PT LTS 23 & 24 - BLOCK 18 IN CENTRAL ADDITION

APN: 43116
Ref Parcel #: R3218DC 01100
Taxes: \$2,909.86
Market Value: \$272,144
Assessed Value: \$182,582
Sales Price: \$0
Transfer Date:



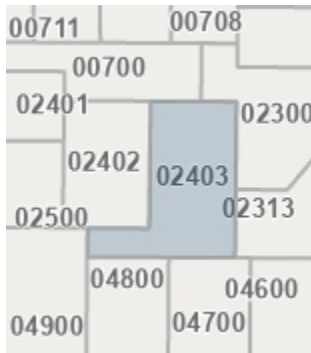
Legal Owner: Rebecca Wicks
Site Address: 315 E Illinois St Newberg, OR 97132
Mailing Address: 315 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,110 Lot Acres: 0.33
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04000

APN: 42803
Ref Parcel #: R3218DB 04000
Taxes: \$3,338.47
Market Value: \$323,133
Assessed Value: \$209,475
Sales Price: \$0
Transfer Date:



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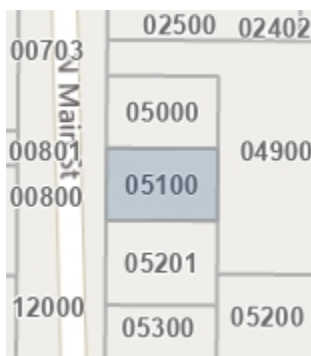
Legal Owner: James & Sandra Mason
Site Address: 724 N Main St Newberg, OR 97132
Mailing Address: 724 N Main St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,584 Lot Acres: 0.26
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02403

APN: 502885
Ref Parcel #: R3218DB 02403
Taxes: \$3,888.45
Market Value: \$410,508
Assessed Value: \$243,984
Sales Price: \$199,400
Transfer Date: 3/9/2004



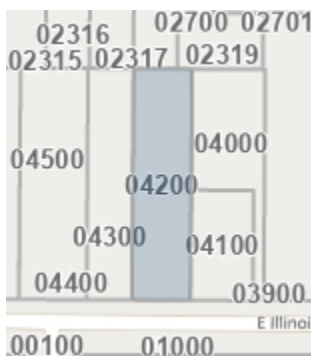
Legal Owner: Newberg Mobile Park Llc
Site Address: 507 E Illinois St Newberg, OR 97132
Mailing Address: 9355 NE Glen Hollow Dr Newberg, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 760 Lot Acres: 0.12
Year Built: 1926
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 42787
Ref Parcel #: R3218DB 03800
Taxes: \$1,914.74
Market Value: \$203,382
Assessed Value: \$120,142
Sales Price: \$120,000
Transfer Date: 1/26/2005



Legal Owner: Kari & Joshua Payne
Site Address: 716 N Main St Newberg, OR 97132
Mailing Address: 716 N Main St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,433 Lot Acres: 0.09
Year Built: 1918
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 1 & 2 IN DESKINS SUBDIVISION

APN: 42910
Ref Parcel #: R3218DB 05100
Taxes: \$2,391.66
Market Value: \$255,929
Assessed Value: \$150,067
Sales Price: \$350,000
Transfer Date: 3/26/2021



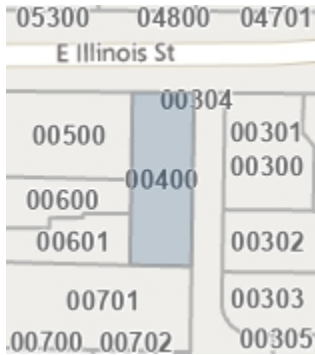
Legal Owner: Quinby Construction Llc
Site Address: 309 E Illinois St Newberg, OR 97132
Mailing Address: 1002A E North St # 259 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 0
Building SqFt: 1,695 Lot Acres: 0.45
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: W 1/2 LOT 12 IN DESKINS SUBDIVISION

APN: 42821
Ref Parcel #: R3218DB 04200
Taxes: \$2,207.62
Market Value: \$321,866
Assessed Value: \$138,519
Sales Price: \$320,000
Transfer Date: 6/10/2022



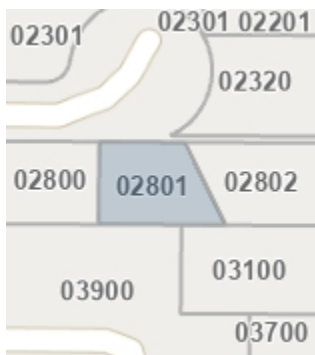
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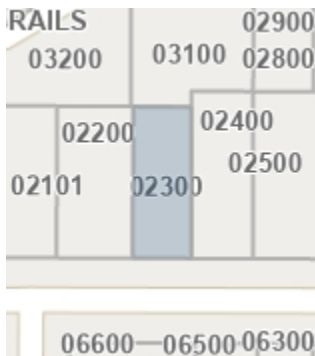
Legal Owner: Teresa Pinzon & Gabriel Williams
Site Address: 108 E Illinois St Newberg, OR 97132
Mailing Address: 4140 Fairway Blvd View Park, CA 90043
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,896 Lot Acres: 0.16
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: E 50 LOTS 5 & 6 IN DESKINS SUBDIVISION

APN: 43018
Ref Parcel #: R3218DC 00400
Taxes: \$2,057.65
Market Value: \$287,127
Assessed Value: \$129,109
Sales Price: \$405,000
Transfer Date: 1/31/2022



Legal Owner: Rentfro Way Llc
Site Address: 430 E Rentfro Way Newberg, OR 97132
Mailing Address: 21420 NE Bald Peak Rd Hillsboro, OR
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 P2017-04

APN: 709014
Ref Parcel #: R3218DB 02801
Taxes: \$4,244.26
Market Value: \$401,927
Assessed Value: \$266,310
Sales Price: \$410,000
Transfer Date: 3/27/2020



Legal Owner: Richard Pierce li & Marisa Mach
Site Address: 603 E North St Newberg, OR 97132
Mailing Address: 603 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 912 Lot Acres: 0.10
Year Built: 1895
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 - BLOCK 18 IN CENTRAL ADDITION

APN: 45597
Ref Parcel #: R3218DD 02300
Taxes: \$1,762.41
Market Value: \$228,618
Assessed Value: \$110,584
Sales Price: \$255,000
Transfer Date: 11/9/2018



Legal Owner: Donna Mourer
Site Address: 0 0 N Blaine St Newberg, OR
Mailing Address: Po Box 4 Woodburn, OR 97071
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.01
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 09000 BLOCK 8

APN: 45436
Ref Parcel #: R3218DD 09000
Taxes: \$1.45
Market Value: \$654
Assessed Value: \$91
Sales Price: \$0
Transfer Date:



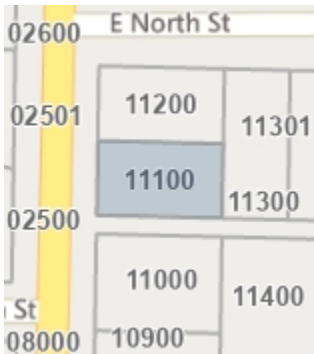
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Legal Owner: Steven & Patricia Vanmarter
Site Address: 704 E North St Newberg, OR 97132
Mailing Address: 704 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,542 Lot Acres: 0.28
Year Built: 1890
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 05700 BLOCK 2

APN: 46499
Ref Parcel #: R3218DD 05700
Taxes: \$3,309.87
Market Value: \$337,032
Assessed Value: \$207,681
Sales Price: \$0
Transfer Date:



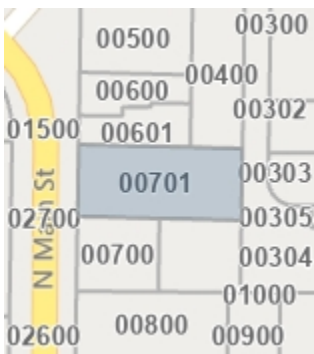
Legal Owner: Robert Eberhard
Site Address: No Site Address , OR
Mailing Address: 1604 N College St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.12
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11100 BLOCK 5

APN: 44892
Ref Parcel #: R3218DC 11100
Taxes: \$760.66
Market Value: \$131,580
Assessed Value: \$47,728
Sales Price: \$0
Transfer Date: 7/2/2010



Legal Owner: Adam & Ruben Perez
Site Address: 504 N Main St Newberg, OR 97132
Mailing Address: 4205 NE Riverside Loop McMinnville, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 2,356 Lot Acres: 0.16
Year Built: 1925
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11000 BLOCK 5

APN: 44874
Ref Parcel #: R3218DC 11000
Taxes: \$1,845.65
Market Value: \$278,590
Assessed Value: \$115,807
Sales Price: \$0
Transfer Date: 1/29/2004



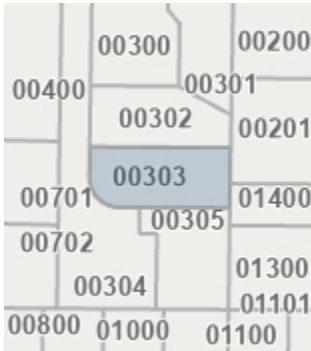
Legal Owner: David & Lorijene Keightley
Site Address: 612 N Main St Newberg, OR 97132
Mailing Address: 612 N Main St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,708 Lot Acres: 0.25
Year Built: 1880
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 7 IN DESKINS SUBDIVISION

APN: 399223
Ref Parcel #: R3218DC 00701
Taxes: \$2,195.89
Market Value: \$315,839
Assessed Value: \$137,783
Sales Price: \$97,200
Transfer Date: 8/27/2009



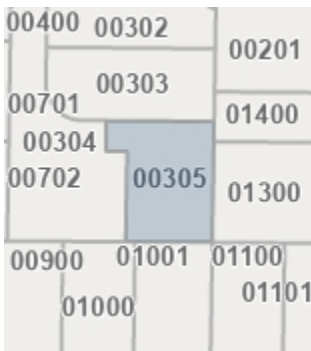
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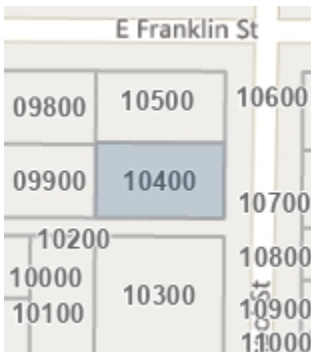
Legal Owner: Gwen & Andrew Mestre
Site Address: 124 E Illinois St Newberg, OR 97132
Mailing Address: 124 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,633 Lot Acres: 0.13
Year Built: 2006
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 4 IN TWIN CEDARS

APN: 534046
Ref Parcel #: R3218DC 00303
Taxes: \$4,060.87
Market Value: \$388,736
Assessed Value: \$254,803
Sales Price: \$417,000
Transfer Date: 9/30/2020



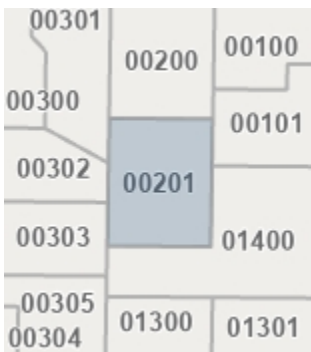
Legal Owner: Kathryn Egli
Site Address: 122 E Illinois St Newberg, OR 97132
Mailing Address: 122 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,652 Lot Acres: 0.12
Year Built: 2006
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 00305 LOT 6

APN: 534052
Ref Parcel #: R3218DC 00305
Taxes: \$4,057.14
Market Value: \$383,256
Assessed Value: \$254,569
Sales Price: \$230,000
Transfer Date: 2/22/2013



Legal Owner: Christian Petersen
Site Address: 411 N School St Newberg, OR 97132
Mailing Address: 1818 N Page Ct Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 820 Lot Acres: 0.13
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: S 58 LT 1 & 2 - BLOCK 10 SUBDIVISIONNAME CENTRAL ADDITION

APN: 45748
Ref Parcel #: R3218DD 10400
Taxes: \$2,112.03
Market Value: \$257,912
Assessed Value: \$132,521
Sales Price: \$205,000
Transfer Date: 4/19/2017



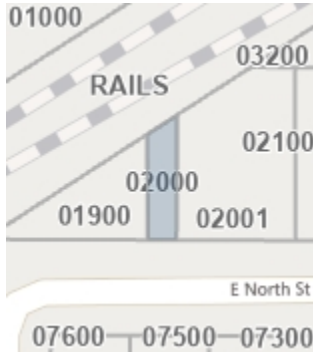
Legal Owner: Shannon & Nicholas Knight
Site Address: 206 E Illinois St Newberg, OR 97132
Mailing Address: 206 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,684 Lot Acres: 0.14
Year Built: 2000
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 OF PARTITION P2000-3

APN: 516148
Ref Parcel #: R3218DC 00201
Taxes: \$3,976.66
Market Value: \$389,172
Assessed Value: \$249,519
Sales Price: \$273,500
Transfer Date: 12/23/2016



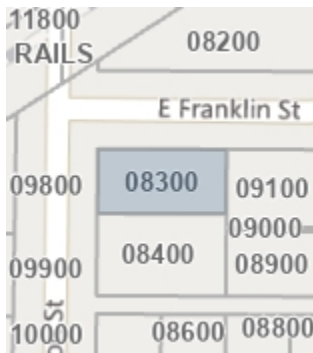
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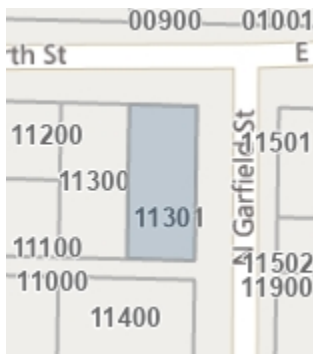
Legal Owner: Holly Wilson
Site Address: No Site Address , OR
Mailing Address: 503 E North St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.08
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 - BLOCK 18 IN CENTRAL ADDITION

APN: 45515
Ref Parcel #: R3218DD 02000
Taxes: \$43.45
Market Value: \$7,630
Assessed Value: \$2,726
Sales Price: \$210,000
Transfer Date: 9/15/2017



Legal Owner: Kermit Wilkerson
Site Address: 414 N Washington St Newberg, OR 97132
Mailing Address: 14915 SW Hawk Ridge Rd Portland, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 931 Lot Acres: 0.12
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 08300 BLOCK 8

APN: 45285
Ref Parcel #: R3218DD 08300
Taxes: \$2,262.49
Market Value: \$248,234
Assessed Value: \$141,962
Sales Price: \$85,000
Transfer Date: 11/2/2015



Legal Owner: Jeanne Wagner
Site Address: 112 E North St Newberg, OR 97132
Mailing Address: 214 E 2nd St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1
Building SqFt: 1,428 Lot Acres: 0.13
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11301 LOT 1 BLOCK 5

APN: 504478
Ref Parcel #: R3218DC 11301
Taxes: \$1,880.67
Market Value: \$257,801
Assessed Value: \$147,757
Sales Price: \$0
Transfer Date:



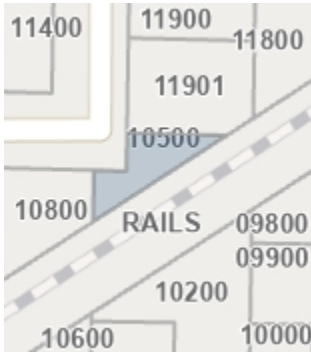
Legal Owner: Bellingar Enterprises Llc
Site Address: 400 N Blaine St Newberg, OR 97132
Mailing Address: 24055 NE North Valley Rd Newberg, OR
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,791 Lot Acres: 0.15
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: SOUTH 65 OF LOTS 5 & 6 - BLOCK 9 IN CENTRAL ADDITION

APN: 45533
Ref Parcel #: R3218DD 09400
Taxes: \$3,679.94
Market Value: \$422,461
Assessed Value: \$230,901
Sales Price: \$286,000
Transfer Date: 8/29/2013



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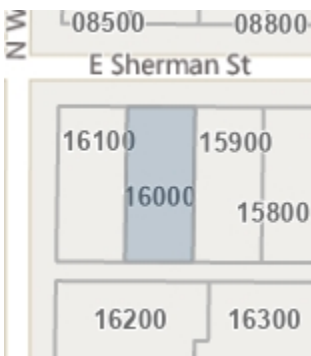
Legal Owner: Jeff & George Llc
Site Address: 0 0 E Sherman St Newberg, OR
Mailing Address: Po Box 3215 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.07
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 10500 BLOCK 7

APN: 44794
Ref Parcel #: R3218DC 10500
Taxes: \$79.53
Market Value: \$15,388
Assessed Value: \$4,990
Sales Price: \$520,000
Transfer Date: 7/10/2006



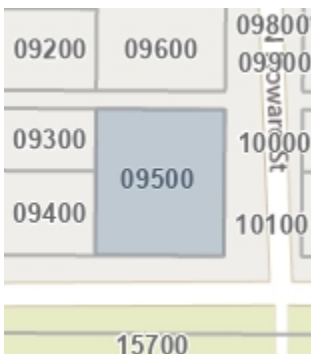
Legal Owner: Francis Enterprises Inc
Site Address: 406 N Howard St Newberg, OR 97132
Mailing Address: 2950 N Crater Ln Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,452 Lot Acres: 0.06
Year Built: 1928
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 10000 LOT 5 BLOCK

APN: 45695
Ref Parcel #: R3218DD 10000
Taxes: \$1,949.16
Market Value: \$209,085
Assessed Value: \$122,302
Sales Price: \$0
Transfer Date:



Legal Owner: Ckc Deux Llc
Site Address: 306 E Sherman St Newberg, OR 97132
Mailing Address: 303 E Sheridan St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,932 Lot Acres: 0.13
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 - BLOCK 11 IN CENTRAL ADDITION

APN: 46827
Ref Parcel #: R3218DD 16000
Taxes: \$3,673.69
Market Value: \$470,603
Assessed Value: \$230,509
Sales Price: \$265,000
Transfer Date: 8/1/2018



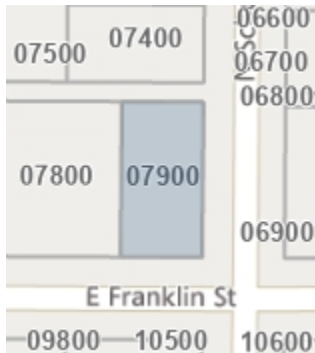
Legal Owner: Llp Properties Llc
Site Address: 401 N Howard St Newberg, OR 97132
Mailing Address: Po Box 1060 Newberg, OR 97132
Bedrooms: 5
Bathrooms: 6
Building SqFt: 4,970 Lot Acres: 0.26
Year Built: 1911
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 09500 BLOCK 9

APN: 45551
Ref Parcel #: R3218DD 09500
Taxes: \$7,158.16
Market Value: \$768,183
Assessed Value: \$449,145
Sales Price: \$475,000
Transfer Date: 3/7/2006



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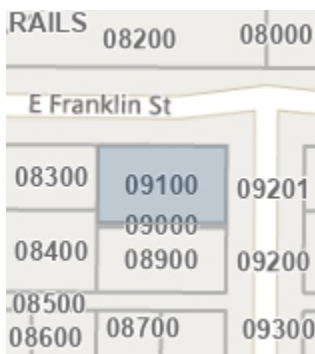
Legal Owner: Richard Dupont
Site Address: 515 E Franklin St Newberg, OR 97132
Mailing Address: 4860 Dona Ln Minneapolis, MN 55422
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 2,439 Lot Acres: 0.16
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07900

APN: 46701
Ref Parcel #: R3218DD 07900
Taxes: \$2,985.73
Market Value: \$298,326
Assessed Value: \$187,342
Sales Price: \$0
Transfer Date:



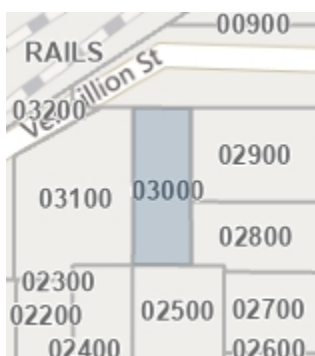
Legal Owner: Nellie Wise
Site Address: 400 E Franklin St Newberg, OR 97132
Mailing Address: 400 E Franklin St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,014 Lot Acres: 0.12
Year Built: 1979
School District: Newberg School District 29j
Neighborhood:
Legal: N 50 LOTS 3 & 4 - BLOCK 9 IN CENTRAL ADDITION

APN: 276953
Ref Parcel #: R3218DD 09201
Taxes: \$2,061.87
Market Value: \$253,834
Assessed Value: \$154,167
Sales Price: \$0
Transfer Date:



Legal Owner: Joseph & Heather Mcdaniel
Site Address: 415 N Blaine St Newberg, OR 97132
Mailing Address: 415 N Blaine St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,462 Lot Acres: 0.14
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 09100 BLOCK 8

APN: 45454
Ref Parcel #: R3218DD 09100
Taxes: \$2,529.30
Market Value: \$300,745
Assessed Value: \$158,703
Sales Price: \$0
Transfer Date:



Legal Owner: Samantha & Ian Eilert
Site Address: 612 E Vermillion St Newberg, OR 97132
Mailing Address: 612 E Vermillion St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,056 Lot Acres: 0.12
Year Built: 1944
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 3 - BLOCK 5 IN DESKINS THIRD ADDITION

APN: 45686
Ref Parcel #: R3218DD 03000
Taxes: \$2,217.32
Market Value: \$264,740
Assessed Value: \$139,128
Sales Price: \$320,000
Transfer Date: 7/31/2020



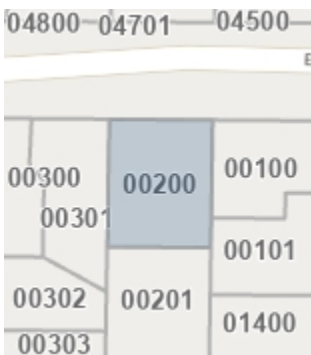
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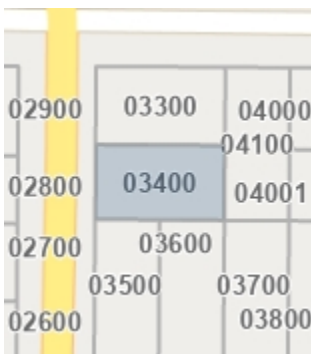
Legal Owner: Railroad
Site Address: No Site Address Newberg, OR
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: Lot Acres:
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

APN:
Ref Parcel #: R3218DD RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:



Legal Owner: Sean & Paul Coats
Site Address: 204 E Illinois St Newberg, OR 97132
Mailing Address: 204 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,095 Lot Acres: 0.14
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 OF PARTITION P2000-3

APN: 42992
Ref Parcel #: R3218DC 00200
Taxes: \$2,089.27
Market Value: \$264,289
Assessed Value: \$131,093
Sales Price: \$370,000
Transfer Date: 4/20/2021



Legal Owner: St Cyr Russell D & St Cyr Stephanie J
Site Address: 610 N College St Newberg, OR 97132
Mailing Address: 610 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,258 Lot Acres: 0.13
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03400 BLOCK 6

APN: 45917
Ref Parcel #: R3218DD 03400
Taxes: \$2,451.41
Market Value: \$284,236
Assessed Value: \$153,816
Sales Price: \$185,000
Transfer Date: 5/11/2010



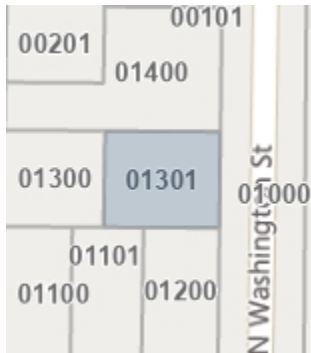
Legal Owner: Andrea Wilson
Site Address: 415 N Howard St Newberg, OR 97132
Mailing Address: Po Box 470 # ST Salem, OR 97308
Bedrooms: 2
Bathrooms: 1
Building SqFt: 864 Lot Acres: 0.09
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: N 40 LOTS 1 & 2 - BLOCK 9 IN CENTRAL ADDITION

APN: 45588
Ref Parcel #: R3218DD 09700
Taxes: \$1,971.06
Market Value: \$211,317
Assessed Value: \$123,676
Sales Price: \$300,000
Transfer Date: 12/30/2021



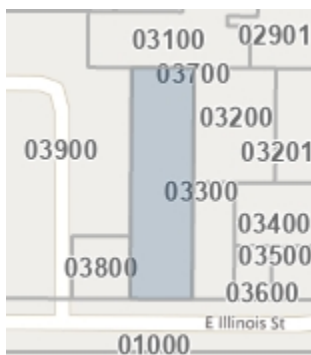
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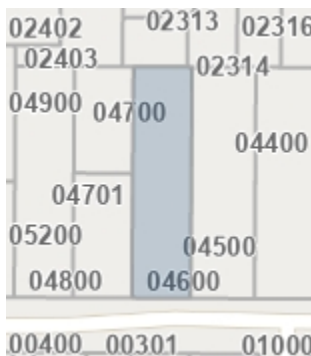
Legal Owner: Brian & Sharon Rousseau
Site Address: 609 N Washington St Newberg, OR 97132
Mailing Address: 609 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,452 Lot Acres: 0.13
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 01301

APN: 501826
Ref Parcel #: R3218DC 01301
Taxes: \$2,403.30
Market Value: \$303,318
Assessed Value: \$150,797
Sales Price: \$0
Transfer Date:



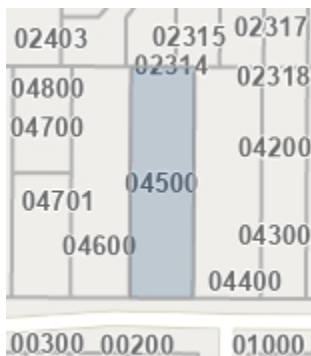
Legal Owner: Isabel Allen
Site Address: 511 E Illinois St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.48
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03700

APN: 42778
Ref Parcel #: R3218DB 03700
Taxes: \$8,274.77
Market Value: \$815,615
Assessed Value: \$519,208
Sales Price: \$0
Transfer Date:



Legal Owner: Kenneth Seidel
Site Address: 205 E Illinois St Newberg, OR 97132
Mailing Address: 205 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,846 Lot Acres: 0.45
Year Built: 1903
School District: Newberg School District 29j
Neighborhood:
Legal: IN DESKINS SUBDIVISION

APN: 42867
Ref Parcel #: R3218DB 04600
Taxes: \$2,589.60
Market Value: \$330,907
Assessed Value: \$162,487
Sales Price: \$0
Transfer Date:



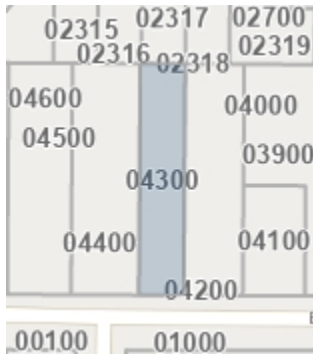
Legal Owner: Michael Schuetz
Site Address: 209 E Illinois St Newberg, OR 97132
Mailing Address: 209 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 989 Lot Acres: 0.49
Year Built: 1933
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04500

APN: 42858
Ref Parcel #: R3218DB 04500
Taxes: \$3,075.69
Market Value: \$451,387
Assessed Value: \$192,987
Sales Price: \$0
Transfer Date:



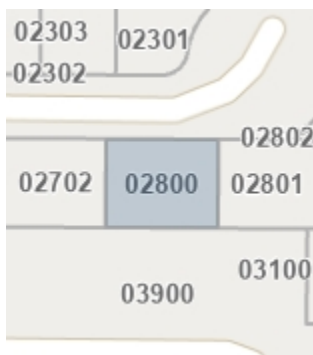
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Legal Owner: James Depaolo
Site Address: 303 E Illinois St Newberg, OR 97132
Mailing Address: 300 E Mountainview Ct Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,416 Lot Acres: 0.35
Year Built: 1930
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04300

APN: 42830
Ref Parcel #: R3218DB 04300
Taxes: \$2,636.56
Market Value: \$298,239
Assessed Value: \$165,433
Sales Price: \$0
Transfer Date:



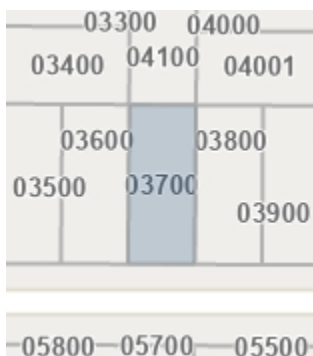
Legal Owner: Luke & Michelle Rowland
Site Address: 420 E Rentfro Way Newberg, OR 97132
Mailing Address: 420 E Rentfro Way Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,728 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 P2017-04

APN: 42705
Ref Parcel #: R3218DB 02800
Taxes: \$5,113.58
Market Value: \$414,225
Assessed Value: \$320,856
Sales Price: \$355,000
Transfer Date: 3/2/2018



Legal Owner: Richard Bishop
Site Address: 103 E Illinois St Newberg, OR 97132
Mailing Address: 103 E Illinois St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,612 Lot Acres: 0.21
Year Built: 1902
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 05300

APN: 42956
Ref Parcel #: R3218DB 05300
Taxes: \$3,037.36
Market Value: \$363,524
Assessed Value: \$190,582
Sales Price: \$0
Transfer Date:



Legal Owner: Betty Morisson
Site Address: 707 E North St Newberg, OR 97132
Mailing Address: 717 E Sheridan St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 1.5
Building SqFt: 1,918 Lot Acres: 0.14
Year Built: 1914
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03700 LOT 8 BLOCK 6

APN: 46088
Ref Parcel #: R3218DD 03700
Taxes: \$2,307.58
Market Value: \$296,053
Assessed Value: \$144,791
Sales Price: \$0
Transfer Date:



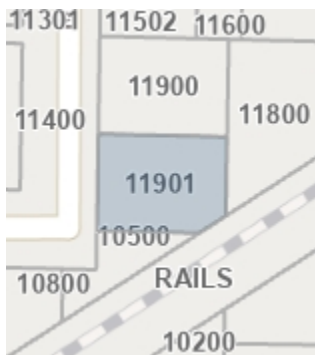
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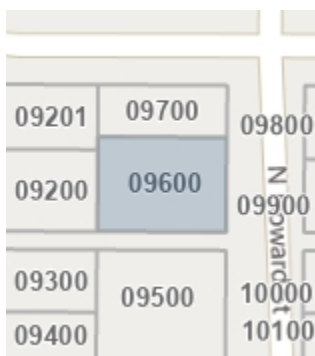
Legal Owner: Silas & Catherine Olson
Site Address: 715 E North St Newberg, OR 97132
Mailing Address: 715 E North St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 3
Building SqFt: 2,040 Lot Acres: 0.14
Year Built: 1909
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03900 LOT 10 BLOCK

APN: 46168
Ref Parcel #: R3218DD 03900
Taxes: \$3,908.03
Market Value: \$482,488
Assessed Value: \$245,213
Sales Price: \$329,900
Transfer Date: 10/15/2014



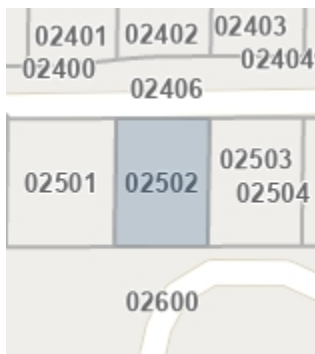
Legal Owner: Samuel & Carrie Brown
Site Address: 500 N Garfield St Newberg, OR 97132
Mailing Address: 500 N Garfield St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 1,734 Lot Acres: 0.17
Year Built: 1998
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 OF PARTITION P1997-75

APN: 510049
Ref Parcel #: R3218DC 11901
Taxes: \$3,850.61
Market Value: \$393,104
Assessed Value: \$241,610
Sales Price: \$565,000
Transfer Date: 11/23/2022



Legal Owner: Christopher Laarman
Site Address: 413 N Howard St Newberg, OR 97132
Mailing Address: 413 N Howard St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 564 Lot Acres: 0.17
Year Built: 1945
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 09600 BLOCK 9

APN: 45560
Ref Parcel #: R3218DD 09600
Taxes: \$2,093.40
Market Value: \$253,944
Assessed Value: \$131,352
Sales Price: \$135,000
Transfer Date: 6/2/2011



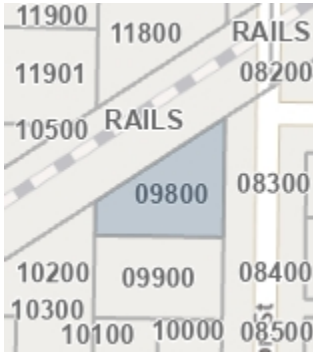
Legal Owner: Lipinski Richard & Barbara Tru
Site Address: No Site Address , OR
Mailing Address: Po Box 221 Dundee, OR 97115
Bedrooms: 4
Bathrooms: 3
Building SqFt: 1,564 Lot Acres: 0.12
Year Built: 2000
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR A TAXLOT 02502 LOT 10

APN: 509038
Ref Parcel #: R3218DA 02502
Taxes: \$3,744.12
Market Value: \$347,040
Assessed Value: \$234,928
Sales Price: \$0
Transfer Date:



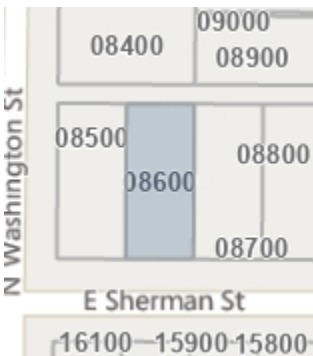
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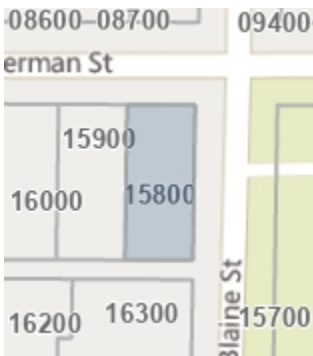
Legal Owner: John Lawson
Site Address: 415 N Washington St Newberg, OR 97132
Mailing Address: 415 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 2,368 Lot Acres: 0.14
Year Built: 2020
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LOTS 1 & 2 - BLOCK 7 IN CENTRAL ADDITION

APN: 44678
Ref Parcel #: R3218DC 09800
Taxes: \$4,454.33
Market Value: \$283,042
Assessed Value: \$279,491
Sales Price: \$629,900
Transfer Date: 5/3/2022



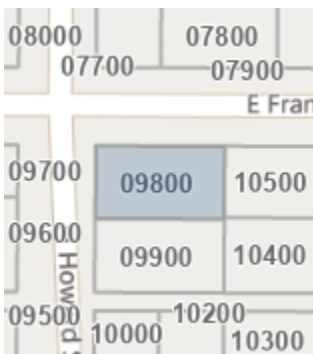
Legal Owner: Coni Wright
Site Address: 307 E Sherman St Newberg, OR 97132
Mailing Address: 307 E Sherman St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 928 Lot Acres: 0.13
Year Built: 1915
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 - BLOCK 8 IN CENTRAL ADDITION

APN: 45356
Ref Parcel #: R3218DD 08600
Taxes: \$2,717.13
Market Value: \$309,158
Assessed Value: \$170,489
Sales Price: \$0
Transfer Date:



Legal Owner: Bellingar Enterprises Llc
Site Address: 314 E Sherman St Newberg, OR 97132
Mailing Address: 24055 NE North Valley Rd Newberg, OR
Bedrooms: 3
Bathrooms: 1
Building SqFt: 984 Lot Acres: 0.13
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 1 - BLOCK 11 IN CENTRAL ADDITION

APN: 46809
Ref Parcel #: R3218DD 15800
Taxes: \$2,671.63
Market Value: \$326,838
Assessed Value: \$167,634
Sales Price: \$195,000
Transfer Date: 9/30/2014



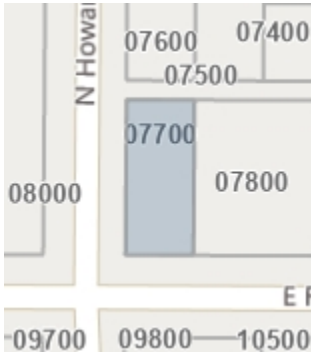
Legal Owner: Patricia Macintyre
Site Address: 502 E Franklin St Newberg, OR 97132
Mailing Address: 502 E Franklin St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 816 Lot Acres: 0.13
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LOTS 3 & 4 - BLOCK 10 IN CENTRAL ADDITION

APN: 45613
Ref Parcel #: R3218DD 09800
Taxes: \$2,145.56
Market Value: \$258,702
Assessed Value: \$134,625
Sales Price: \$272,400
Transfer Date: 8/24/2018



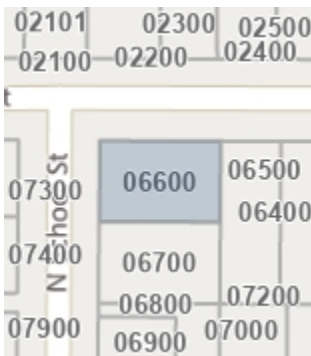
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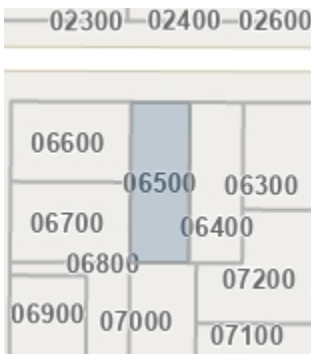
Legal Owner: Holly Hoover
Site Address: 501 E Franklin St Newberg, OR 97132
Mailing Address: 501 E Franklin St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,454 Lot Acres: 0.13
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07700 LOT 5 BLOCK 1

APN: 46685
Ref Parcel #: R3218DD 07700
Taxes: \$2,255.11
Market Value: \$281,655
Assessed Value: \$141,499
Sales Price: \$0
Transfer Date:



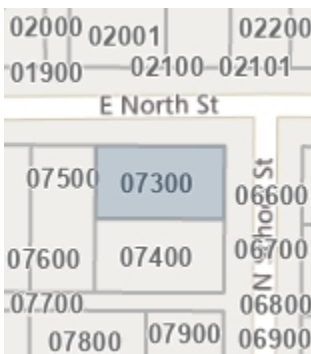
Legal Owner: James Family Investments Llc
Site Address: 514 N School St Newberg, OR 97132
Mailing Address: 20280 SW Seely Ln Sherwood, OR 97140
Bedrooms: 6
Bathrooms: 2
Building SqFt: 1,209 Lot Acres: 0.12
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06600 LOT 25 BLOCK

APN: 46587
Ref Parcel #: R3218DD 06600
Taxes: \$4,182.01
Market Value: \$381,983
Assessed Value: \$262,404
Sales Price: \$187,500
Transfer Date: 6/30/2011



Legal Owner: J Nabor J & Maria Pereda
Site Address: 606 E North St Newberg, OR 97132
Mailing Address: 615 N Meridian St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 789 Lot Acres: 0.12
Year Built: 1923
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06500 BLOCK 1

APN: 46578
Ref Parcel #: R3218DD 06500
Taxes: \$1,406.48
Market Value: \$205,621
Assessed Value: \$88,251
Sales Price: \$0
Transfer Date:



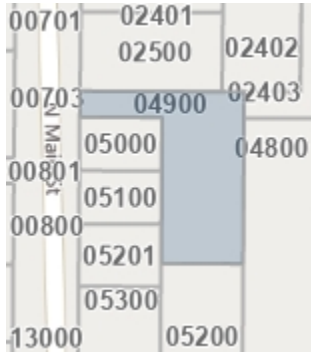
Legal Owner: Tiffany Putman
Site Address: 515 N School St Newberg, OR 97132
Mailing Address: 515 N School St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 900 Lot Acres: 0.13
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07300 BLOCK 1

APN: 46649
Ref Parcel #: R3218DD 07300
Taxes: \$2,137.64
Market Value: \$270,589
Assessed Value: \$134,128
Sales Price: \$159,900
Transfer Date: 4/16/2010



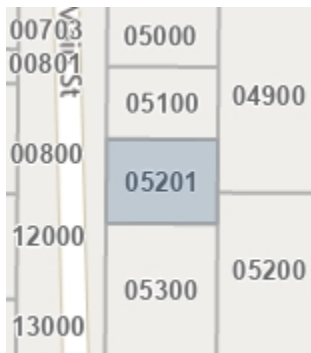
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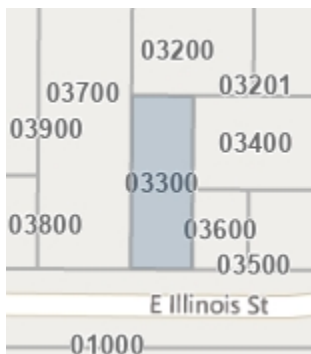
Legal Owner: David Barton
Site Address: 722 N Main St Newberg, OR 97132
Mailing Address: 722 N Main St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,069 Lot Acres: 0.34
Year Built: 1993
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04900 LOT 1

APN: 42894
Ref Parcel #: R3218DB 04900
Taxes: \$3,629.39
Market Value: \$415,514
Assessed Value: \$227,729
Sales Price: \$0
Transfer Date:



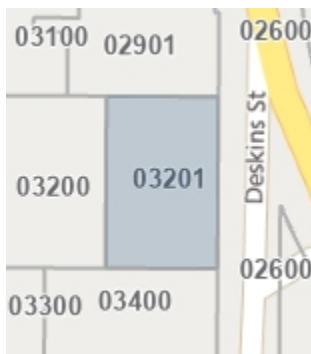
Legal Owner: Jemmett Living Trust & Jemmett Blaine R Trustee
Site Address: 714 N Main St Newberg, OR 97132
Mailing Address: 714 N Main St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 3
Building SqFt: 1,784 Lot Acres: 0.11
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 2 & 3 IN DESKINS SUBDIVISION

APN: 42938
Ref Parcel #: R3218DB 05201
Taxes: \$3,232.02
Market Value: \$292,346
Assessed Value: \$202,796
Sales Price: \$0
Transfer Date:



Legal Owner: Peggy Crete
Site Address: 513 E Illinois St Newberg, OR 97132
Mailing Address: 513 E Illinois St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 0 Lot Acres: 0.16
Year Built: 1943
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 42732
Ref Parcel #: R3218DB 03300
Taxes: \$1,213.66
Market Value: \$181,611
Assessed Value: \$76,152
Sales Price: \$0
Transfer Date:



Legal Owner: Deskins Apartments Llc
Site Address: 711 N Deskins St Newberg, OR 97132
Mailing Address: 1603 A St Forest Grove, OR 97116
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.28
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03201

APN: 392159
Ref Parcel #: R3218DB 03201
Taxes: \$5,668.74
Market Value: \$746,492
Assessed Value: \$355,690
Sales Price: \$40,100
Transfer Date: 3/19/2014



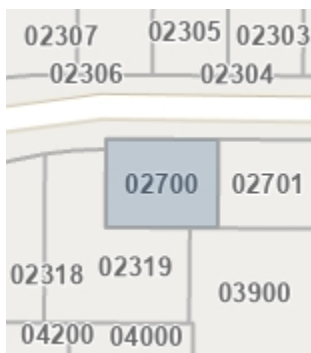
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Legal Owner: Robin Halverson
Site Address: 517 E Illinois St Newberg, OR 97132
Mailing Address: 517 E Illinois St Newberg, OR 97132
Bedrooms: 1
Bathrooms: 1
Building SqFt: 572 Lot Acres: 0.07
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03600

APN: 42769
Ref Parcel #: R3218DB 03600
Taxes: \$1,468.57
Market Value: \$160,497
Assessed Value: \$92,147
Sales Price: \$165,000
Transfer Date: 10/13/2017



Legal Owner: Michael & Amy Jaczko
Site Address: 330 E Rentfro Way Newberg, OR 97132
Mailing Address: 330 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 P2017-03

APN: 42698
Ref Parcel #: R3218DB 02700
Taxes: \$4,289.57
Market Value: \$416,118
Assessed Value: \$269,153
Sales Price: \$460,000
Transfer Date: 3/3/2021



Legal Owner: Andrew & Lucinda Watson
Site Address: 410 E Rentfro Way Newberg, OR 97132
Mailing Address: 1473 Greentree Cir Lake Oswego, OR
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 3 P2017-03

APN: 709012
Ref Parcel #: R3218DB 02702
Taxes: \$4,241.14
Market Value: \$400,169
Assessed Value: \$266,114
Sales Price: \$410,000
Transfer Date: 5/31/2019



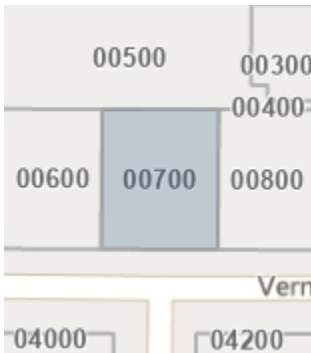
Legal Owner: Newberg Industrial Park Llc
Site Address: 500 E Illinois St Newberg, OR 97132
Mailing Address: 23500 SW Scholls Ferry Rd Hillsboro, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 5.59
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45338
Ref Parcel #: R3218DD 01000
Taxes: \$49,563.28
Market Value: \$2,692,263
Assessed Value: \$3,118,510
Sales Price: \$0
Transfer Date: 11/3/2014



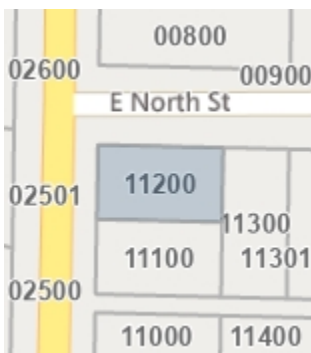
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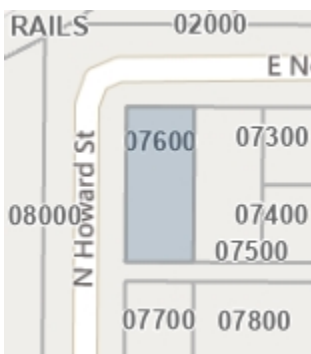
Legal Owner: Robert & Kathy Dexter
Site Address: 801 E Vermillion St Newberg, OR 97132
Mailing Address: 801 E Vermillion St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,066 Lot Acres: 0.20
Year Built: 1955
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 00700

APN: 45524
Ref Parcel #: R3218DD 00700
Taxes: \$2,799.05
Market Value: \$296,323
Assessed Value: \$175,629
Sales Price: \$214,950
Transfer Date: 9/19/2006



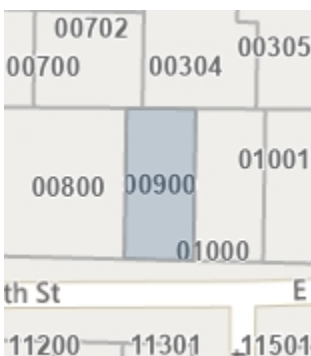
Legal Owner: 5Th Street Abode Llc
Site Address: 514 N Main St Newberg, OR 97132
Mailing Address: 32300 NE Old Parrett Mountain Rd
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,212 Lot Acres: 0.12
Year Built: 1912
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11200 BLOCK 5

APN: 44909
Ref Parcel #: R3218DC 11200
Taxes: \$2,232.64
Market Value: \$256,641
Assessed Value: \$140,089
Sales Price: \$100,000
Transfer Date: 2/21/2013



Legal Owner: Sari & Fred Davey
Site Address: 500 E North St Newberg, OR 97132
Mailing Address: 415 N Howard St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 871 Lot Acres: 0.13
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07600 LOT 4 BLOCK 1

APN: 46676
Ref Parcel #: R3218DD 07600
Taxes: \$1,723.71
Market Value: \$229,098
Assessed Value: \$108,156
Sales Price: \$127,000
Transfer Date: 11/25/2009



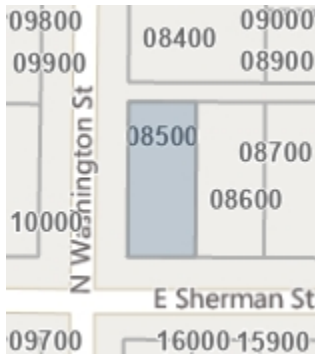
Legal Owner: Robert & Dana Mendoza
Site Address: 115 E North St Newberg, OR 97132
Mailing Address: 115 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,100 Lot Acres: 0.13
Year Built: 1980
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 26 - BLOCK 18 IN CENTRAL ADDITION

APN: 43090
Ref Parcel #: R3218DC 00900
Taxes: \$3,072.85
Market Value: \$317,166
Assessed Value: \$192,809
Sales Price: \$430,000
Transfer Date: 1/7/2022



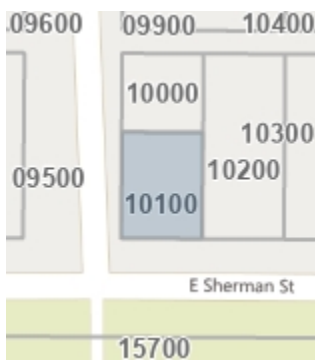
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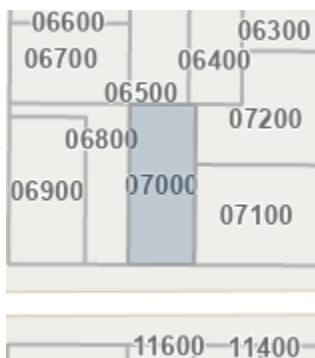
Legal Owner: Randy Smith
Site Address: 301 E Sherman St Newberg, OR 97132
Mailing Address: 270 E Madison Ave Crescent City, CA 95531
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,594 Lot Acres: 0.13
Year Built: 1923
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 - BLOCK 8 IN CENTRAL ADDITION

APN: 45329
Ref Parcel #: R3218DD 08500
Taxes: \$2,749.01
Market Value: \$319,173
Assessed Value: \$172,489
Sales Price: \$549,900
Transfer Date: 9/7/2022



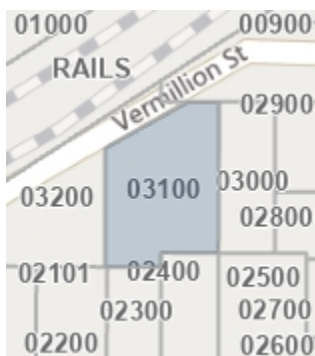
Legal Owner: Francis Enterprises Inc
Site Address: 503 E Sherman St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,835 Lot Acres: 0.08
Year Built: 1928
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 10100 LOT 5 BLOCK

APN: 45711
Ref Parcel #: R3218DD 10100
Taxes: \$2,125.13
Market Value: \$263,606
Assessed Value: \$133,343
Sales Price: \$0
Transfer Date:



Legal Owner: Janet Land
Site Address: 607 E Franklin St Newberg, OR 97132
Mailing Address: 607 E Franklin St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 828 Lot Acres: 0.14
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07000 BLOCK 1

APN: 45276
Ref Parcel #: R3218DD 07000
Taxes: \$2,101.05
Market Value: \$265,173
Assessed Value: \$131,832
Sales Price: \$0
Transfer Date:



Legal Owner: Cliff Rice
Site Address: 606 E Vermillion St Newberg, OR 97132
Mailing Address: 606 E Vermillion St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,264 Lot Acres: 0.22
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03100 LOT 4 BLOCK 5

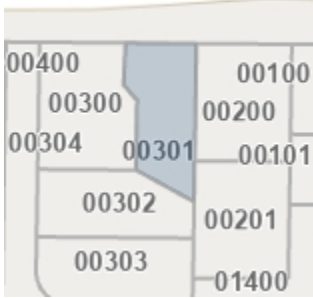
APN: 45702
Ref Parcel #: R3218DD 03100
Taxes: \$2,681.80
Market Value: \$294,648
Assessed Value: \$168,272
Sales Price: \$0
Transfer Date:



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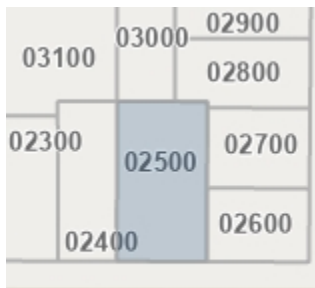
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05200 04800 04500



Legal Owner: Kaleb & Christa Jackson
Site Address: 134 E Illinois St Newberg, OR 97132
Mailing Address: 134 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,989 Lot Acres: 0.12
Year Built: 2015
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 2 IN TWIN CEDARS

APN: 534040
Ref Parcel #: R3218DC 00301
Taxes: \$4,383.70
Market Value: \$425,351
Assessed Value: \$275,059
Sales Price: \$405,000
Transfer Date: 3/11/2019



Legal Owner: Elizabeth Breen
Site Address: 609 E North St Newberg, OR 97132
Mailing Address: 609 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,085 Lot Acres: 0.19
Year Built: 1939
School District: Newberg School District 29j
Neighborhood:

APN: 45622
Ref Parcel #: R3218DD 02500
Taxes: \$2,241.39
Market Value: \$308,977
Assessed Value: \$140,638
Sales Price: \$0
Transfer Date:

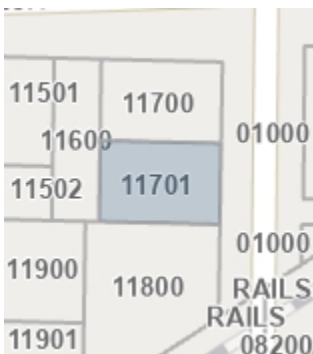
06600 06400 06300



Legal Owner: Lisa Carlson
Site Address: 601 N College St Newberg, OR 97132
Mailing Address: 601 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,396 Lot Acres: 0.10
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:

APN: 45631
Ref Parcel #: R3218DD 02600
Taxes: \$2,427.17
Market Value: \$289,270
Assessed Value: \$152,295
Sales Price: \$180,000
Transfer Date: 9/20/2013

06400 06300 05800



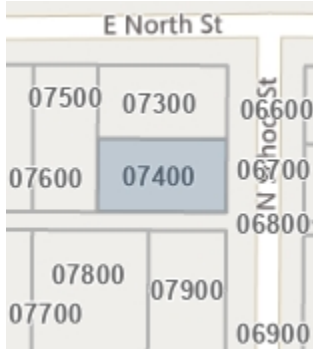
Legal Owner: Daniel & Amy Teater
Site Address: 507 N Washington St Newberg, OR 97132
Mailing Address: 507 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,102 Lot Acres: 0.12
Year Built: 2002
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11701

APN: 520840
Ref Parcel #: R3218DC 11701
Taxes: \$3,401.56
Market Value: \$330,021
Assessed Value: \$213,434
Sales Price: \$266,500
Transfer Date: 9/6/2017



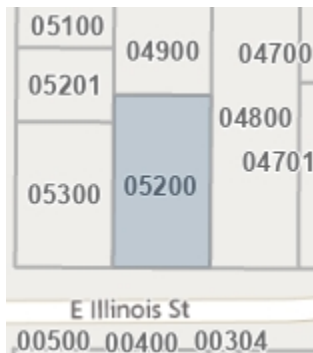
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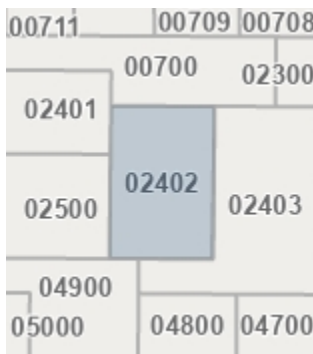
Legal Owner: Nancy Navejas
Site Address: 511 N School St Newberg, OR 97132
Mailing Address: 511 N School St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,048 Lot Acres: 0.13
Year Built: 1964
School District: Newberg School District 29j
Neighborhood:
Legal: S 1/2 LOTS 1&2 - BLOCK 1 IN CENTRAL ADDITION

APN: 46658
Ref Parcel #: R3218DD 07400
Taxes: \$2,562.64
Market Value: \$285,831
Assessed Value: \$160,795
Sales Price: \$305,000
Transfer Date: 4/21/2020



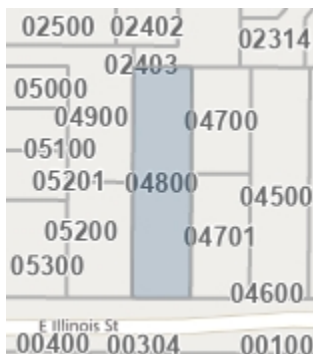
Legal Owner: Fred & Virginia Brons
Site Address: 111 E Illinois St Newberg, OR 97132
Mailing Address: 111 E Illinois St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1.5
Building SqFt: 1,248 Lot Acres: 0.25
Year Built: 1915
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 05200

APN: 42929
Ref Parcel #: R3218DB 05200
Taxes: \$2,173.26
Market Value: \$352,974
Assessed Value: \$166,116
Sales Price: \$0
Transfer Date:



Legal Owner: Michael & Lynette Pearson
Site Address: 726 N Main St Newberg, OR 97132
Mailing Address: 726 N Main St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,551 Lot Acres: 0.19
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02402

APN: 502882
Ref Parcel #: R3218DB 02402
Taxes: \$3,768.63
Market Value: \$370,319
Assessed Value: \$236,466
Sales Price: \$235,000
Transfer Date: 8/25/2005



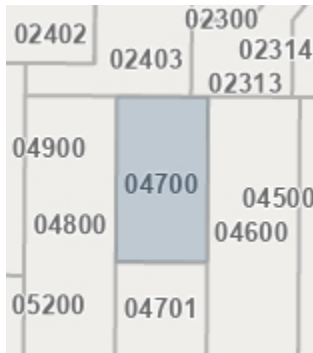
Legal Owner: Scott & Diane Canfield
Site Address: 115 E Illinois St Newberg, OR 97132
Mailing Address: 115 E Illinois St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,168 Lot Acres: 0.45
Year Built: 1906
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 42885
Ref Parcel #: R3218DB 04800
Taxes: \$3,503.53
Market Value: \$433,434
Assessed Value: \$219,832
Sales Price: \$0
Transfer Date:



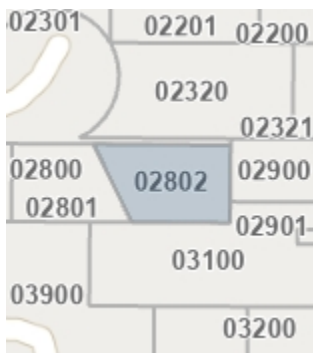
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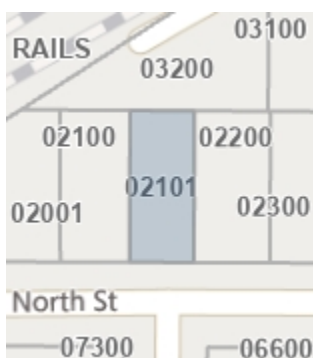
Legal Owner: Eric Backstrom
Site Address: 203 E Illinois St Newberg, OR 97132
Mailing Address: 203 E Illinois St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,674 Lot Acres: 0.21
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04700

APN: 42876
Ref Parcel #: R3218DB 04700
Taxes: \$4,636.73
Market Value: \$386,921
Assessed Value: \$290,936
Sales Price: \$0
Transfer Date:



Legal Owner: Andrea Culligan
Site Address: 502 E Rentfro Way Newberg, OR 97132
Mailing Address: 502 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,728 Lot Acres: 0.14
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 3 P2017-04

APN: 709916
Ref Parcel #: R3218DB 02802
Taxes: \$4,304.01
Market Value: \$410,753
Assessed Value: \$270,059
Sales Price: \$354,900
Transfer Date: 1/12/2018



Legal Owner: Jeffrey & Margart Hunkins
Site Address: 517 E North St Newberg, OR 97132
Mailing Address: 420 203rd Ave NE Sammamish, WA 98074
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,120 Lot Acres: 0.12
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 02101

APN: 504196
Ref Parcel #: R3218DD 02101
Taxes: \$3,069.94
Market Value: \$333,560
Assessed Value: \$192,626
Sales Price: \$138,000
Transfer Date: 2/3/2004



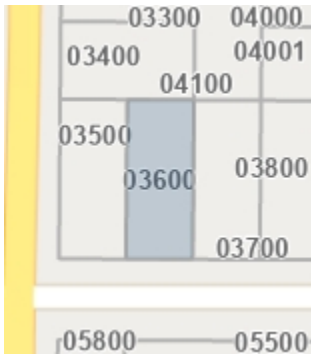
Legal Owner: Peter & Pedro Perez
Site Address: 600 N College St Newberg, OR 97132
Mailing Address: 4205 NE Riverside Loop McMinnville, OR
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,281 Lot Acres: 0.14
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 6 - BLOCK 6 IN DESKINS THIRD ADDITION

APN: 46051
Ref Parcel #: R3218DD 03500
Taxes: \$1,710.18
Market Value: \$234,428
Assessed Value: \$107,307
Sales Price: \$0
Transfer Date:



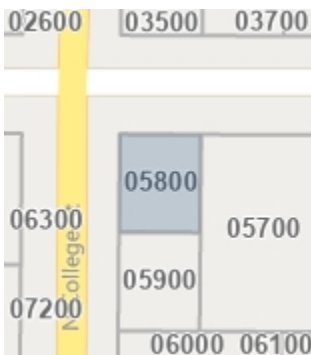
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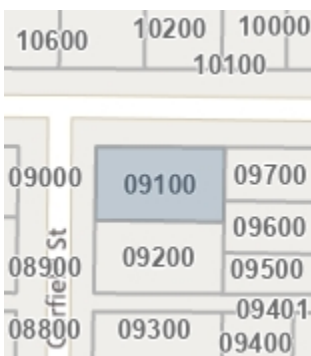
Legal Owner: Thomas & Leah Payne
Site Address: 705 E North St Newberg, OR 97132
Mailing Address: 705 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 886 Lot Acres: 0.14
Year Built: 1954
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03600 LOT 7 BLOCK 6

APN: 46079
Ref Parcel #: R3218DD 03600
Taxes: \$2,675.79
Market Value: \$283,371
Assessed Value: \$167,895
Sales Price: \$260,000
Transfer Date: 5/12/2017



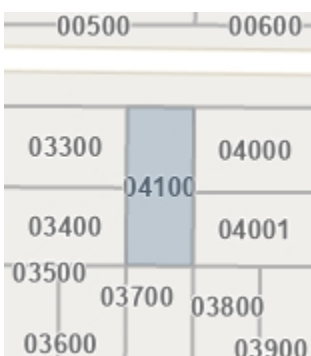
Legal Owner: Stacie Athon & Cody Willis
Site Address: 514 N College St Newberg, OR 97132
Mailing Address: 23605 SW Brittany Ln Sherwood, OR 97140
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,732 Lot Acres: 0.07
Year Built: 1927
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LOT 5 - BLOCK 2 IN DESKINS SECOND ADDITION

APN: 46505
Ref Parcel #: R3218DD 05800
Taxes: \$2,634.80
Market Value: \$302,013
Assessed Value: \$165,323
Sales Price: \$414,000
Transfer Date: 1/14/2022



Legal Owner: Brady & Anna Mordhorst
Site Address: 314 N Garfield St Newberg, OR 97132
Mailing Address: 314 N Garfield St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 994 Lot Acres: 0.13
Year Built: 1947
School District: Newberg School District 29j
Neighborhood:
Legal: N 1/2 LOTS 7 & 8 - BLOCK 4 IN DESKINS ADDITION

APN: 44605
Ref Parcel #: R3218DC 09100
Taxes: \$2,580.95
Market Value: \$264,027
Assessed Value: \$161,944
Sales Price: \$355,000
Transfer Date: 6/30/2021



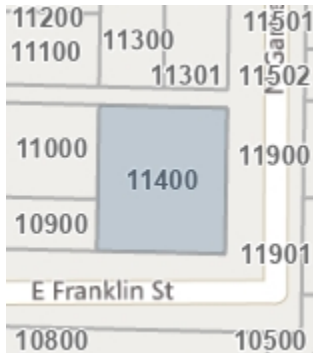
Legal Owner: Tammy Wright
Site Address: No Site Address , OR
Mailing Address: 1390 Peterson Ln Santa Rosa, CA 95403
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,376 Lot Acres: 0.14
Year Built: 1964
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 04100 LOT 3 BLOCK 6

APN: 46220
Ref Parcel #: R3218DD 04100
Taxes: \$3,292.55
Market Value: \$342,911
Assessed Value: \$206,594
Sales Price: \$296,000
Transfer Date: 2/21/2018



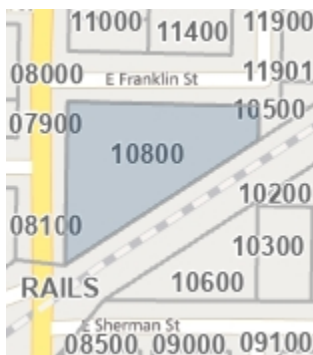
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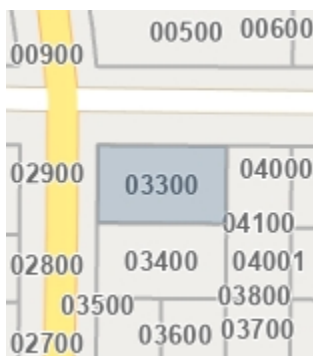
Legal Owner: Adam & Susan Perez
Site Address: 111 E Franklin St Newberg, OR 97132
Mailing Address: 4205 NE Riverside Loop McMinnville, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,148 Lot Acres: 0.26
Year Built: 1952
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11400 BLOCK 5

APN: 44981
Ref Parcel #: R3218DC 11400
Taxes: \$3,297.19
Market Value: \$537,495
Assessed Value: \$206,885
Sales Price: \$275,000
Transfer Date: 6/15/2007



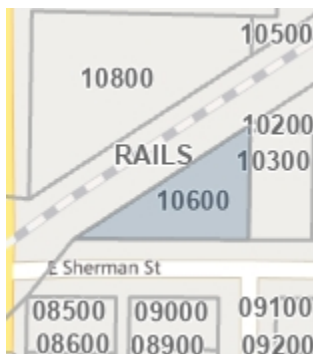
Legal Owner: Jeff & George Llc
Site Address: 406 N Main St Newberg, OR 97132
Mailing Address: Po Box 3215 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.62
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 10800 BLOCK 6

APN: 44838
Ref Parcel #: R3218DC 10800
Taxes: \$5,867.48
Market Value: \$753,583
Assessed Value: \$368,160
Sales Price: \$0
Transfer Date:



Legal Owner: Bellingar Enterprises Llc
Site Address: 614 N College St Newberg, OR 97132
Mailing Address: 24055 NE North Valley Rd Newberg, OR
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,010 Lot Acres: 0.14
Year Built: 1920
School District: Newberg School District 29j
Neighborhood:
Legal: N 60 LOTS 4 & 5 - BLOCK 6 IN DESKINS THIRD ADDITION

APN: 45908
Ref Parcel #: R3218DD 03300
Taxes: \$2,273.68
Market Value: \$253,475
Assessed Value: \$142,664
Sales Price: \$0
Transfer Date: 3/17/2016



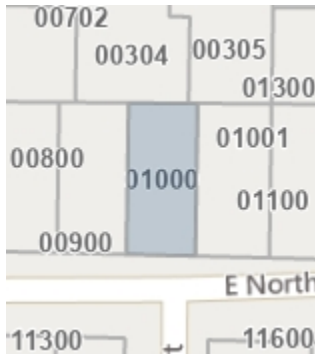
Legal Owner: George Rice & Jeffrey Hunkins
Site Address: 115 E Sherman St Newberg, OR 97132
Mailing Address: Po Box 3215 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.25
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 7-8 PT LOT 6 & VAC ST- BLOCK 6 IN CENTRAL ADDITION

APN: 44810
Ref Parcel #: R3218DC 10600
Taxes: \$3,607.26
Market Value: \$463,556
Assessed Value: \$226,341
Sales Price: \$550,000
Transfer Date: 12/30/2021



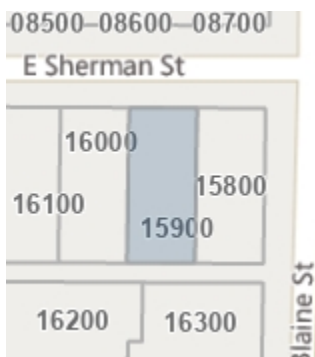
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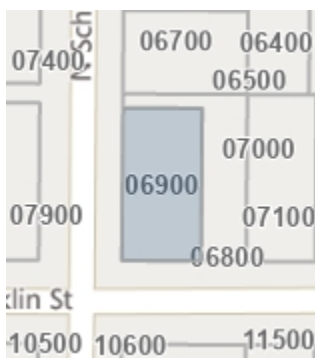
Legal Owner: Rex Heaton & Jennifer Lacornu-Heaton
Site Address: 119 E North St Newberg, OR 97132
Mailing Address: 119 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 3
Building SqFt: 1,248 Lot Acres: 0.12
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 01000

APN: 43107
Ref Parcel #: R3218DC 01000
Taxes: \$3,533.87
Market Value: \$342,742
Assessed Value: \$221,736
Sales Price: \$223,900
Transfer Date: 7/25/2013



Legal Owner: Jennifer Hernandez
Site Address: 310 E Sherman St Newberg, OR 97132
Mailing Address: 310 E Sherman St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,076 Lot Acres: 0.13
Year Built: 1950
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 2 - BLOCK 11 IN CENTRAL ADDITION

APN: 46818
Ref Parcel #: R3218DD 15900
Taxes: \$2,651.31
Market Value: \$249,259
Assessed Value: \$166,359
Sales Price: \$260,500
Transfer Date: 6/13/2017



Legal Owner: Gary & Shane Harker
Site Address: 603 E Franklin St Newberg, OR 97132
Mailing Address: 429 S Lincoln St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 710 Lot Acres: 0.15
Year Built: 1900
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06900 BLOCK 17

APN: 46612
Ref Parcel #: R3218DD 06900
Taxes: \$1,786.03
Market Value: \$239,610
Assessed Value: \$112,066
Sales Price: \$0
Transfer Date:



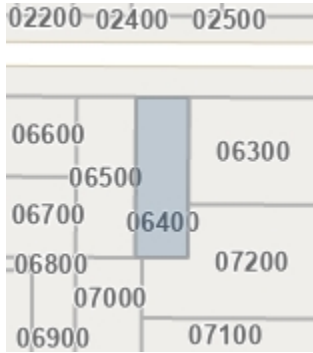
Legal Owner: Chehalem Park & Recreation Dis
Site Address: 415 E Sheridan St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 2.55
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 46792
Ref Parcel #: R3218DD 15700
Taxes: \$0.00
Market Value: \$1,852,793
Assessed Value: \$1,972,757
Sales Price: \$0
Transfer Date:



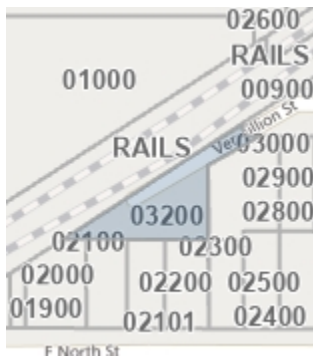
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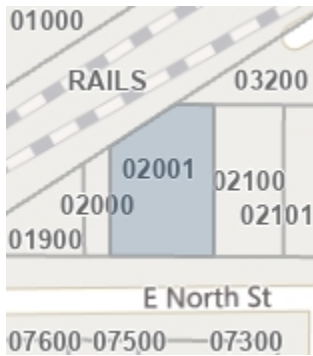
Legal Owner: Nabor & Maria Pereda
Site Address: 610 E North St Newberg, OR 97132
Mailing Address: 615 N Meridian St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,036 Lot Acres: 0.11
Year Built: 1923
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 06400 LOT 3 BLOCK 1

APN: 46569
Ref Parcel #: R3218DD 06400
Taxes: \$1,504.26
Market Value: \$212,246
Assessed Value: \$94,386
Sales Price: \$0
Transfer Date:



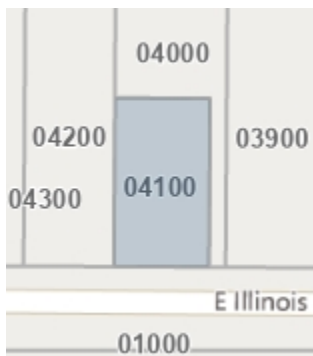
Legal Owner: Payton Beverly K Trustee Of & Payton Beverly Trust
Site Address: 16380 NE Chehalem Dr Newberg, OR 97132
Mailing Address: 16380 NE Chehalem Dr Newberg, OR 97132
Bedrooms: 4
Bathrooms: 4.5
Building SqFt: 3,174 Lot Acres: 0.26
Year Built: 1999
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 03200 LOT 24

APN: 45891
Ref Parcel #: R3218DD 03200
Taxes: \$6,337.08
Market Value: \$656,761
Assessed Value: \$397,626
Sales Price: \$0
Transfer Date:



Legal Owner: Troy Rose
Site Address: 509 E North St Newberg, OR 97132
Mailing Address: 509 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 858 Lot Acres: 0.17
Year Built: 1929
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 02001 BLOCK 18

APN: 501241
Ref Parcel #: R3218DD 02001
Taxes: \$1,991.13
Market Value: \$264,875
Assessed Value: \$124,935
Sales Price: \$0
Transfer Date:



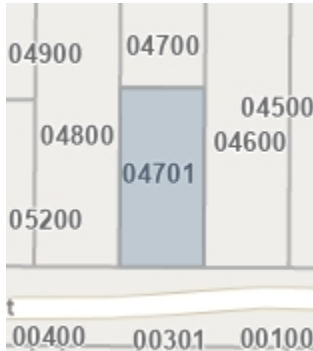
Legal Owner: Potter Holdings Llc
Site Address: 313 E Illinois St Newberg, OR 97132
Mailing Address: Po Box 566 Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,830 Lot Acres: 0.23
Year Built: 1940
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04100

APN: 42812
Ref Parcel #: R3218DB 04100
Taxes: \$2,959.17
Market Value: \$359,157
Assessed Value: \$185,676
Sales Price: \$140,000
Transfer Date: 5/12/2009



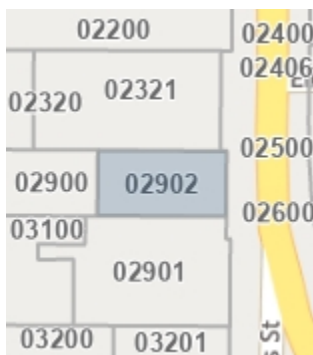
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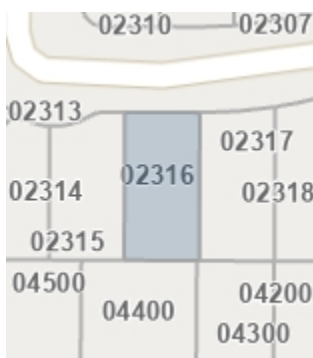
Legal Owner: Jill Jacobson & Richard Smith
Site Address: 201 E Illinois St Newberg, OR 97132
Mailing Address: 201 E Illinois St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 2
Building SqFt: 2,234 Lot Acres: 0.24
Year Built: 1939
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 PARTITION P1996-03

APN: 503602
Ref Parcel #: R3218DB 04701
Taxes: \$4,261.14
Market Value: \$509,961
Assessed Value: \$267,369
Sales Price: \$455,500
Transfer Date: 6/22/2018



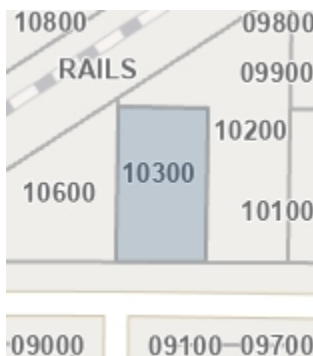
Legal Owner: Bethany & Robert Leslie
Site Address: 729 N College St Newberg, OR 97132
Mailing Address: 729 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,233 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 P2018-01

APN: 710596
Ref Parcel #: R3218DB 02902
Taxes: \$3,910.71
Market Value: \$358,689
Assessed Value: \$245,381
Sales Price: \$476,000
Transfer Date: 7/1/2022



Legal Owner: Lewis Alfred E & Sandra J Livi
Site Address: 210 E Rentfro Way Newberg, OR 97132
Mailing Address: 210 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,565 Lot Acres: 0.13
Year Built: 2016
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 16 IN SHELLIE PARK

APN: 561961
Ref Parcel #: R3218DB 02316
Taxes: \$4,168.13
Market Value: \$400,423
Assessed Value: \$261,533
Sales Price: \$41,500
Transfer Date: 7/13/2018



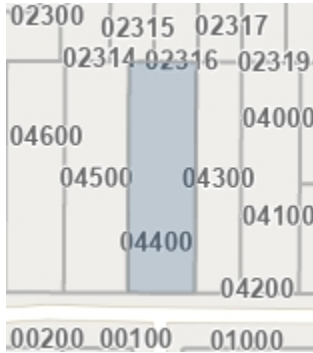
Legal Owner: Joanne & Jeffrey Petersen
Site Address: 201 E Sherman St Newberg, OR 97132
Mailing Address: 2103 Linda Ln La Grande, OR 97850
Bedrooms: 1
Bathrooms: 1
Building SqFt: 600 Lot Acres: 0.17
Year Built: 1949
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOT 6 - BLOCK 7 IN CENTRAL ADDITION

APN: 44785
Ref Parcel #: R3218DC 10300
Taxes: \$1,806.75
Market Value: \$279,689
Assessed Value: \$113,366
Sales Price: \$230,000
Transfer Date: 1/17/2020



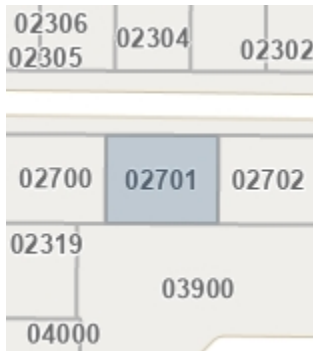
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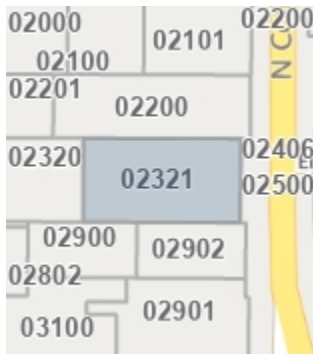
Legal Owner: Michael Schuetz
Site Address: 301 E Illinois St Newberg, OR 97132
Mailing Address: 209 E Illinois St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,144 Lot Acres: 0.50
Year Built: 1916
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 04400

APN: 42849
Ref Parcel #: R3218DB 04400
Taxes: \$2,495.22
Market Value: \$322,814
Assessed Value: \$156,565
Sales Price: \$0
Transfer Date:



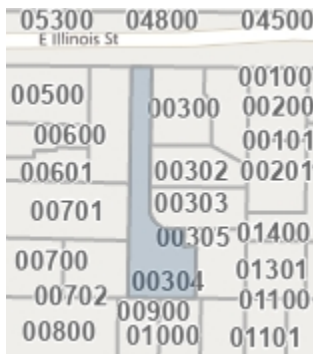
Legal Owner: Andrew & Lucinda Watson
Site Address: 340 E Rentfro Way Newberg, OR 97132
Mailing Address: 1473 Greentree Cir Lake Oswego, OR
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,728 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 P2017-03

APN: 709010
Ref Parcel #: R3218DB 02701
Taxes: \$4,270.51
Market Value: \$403,210
Assessed Value: \$267,957
Sales Price: \$370,000
Transfer Date: 10/24/2018



Legal Owner: Jose & Josefina Guzman
Site Address: 510 E Rentfro Way Newberg, OR 97132
Mailing Address: 510 E Rentfro Way Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,613 Lot Acres: 0.26
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02321 LOT 21

APN: 561976
Ref Parcel #: R3218DB 02321
Taxes: \$4,348.40
Market Value: \$465,684
Assessed Value: \$272,844
Sales Price: \$359,900
Transfer Date: 10/17/2017



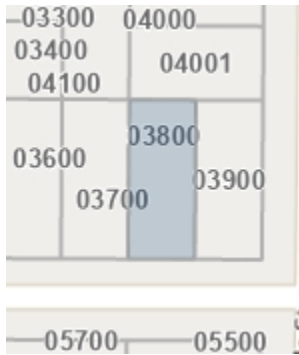
Legal Owner: Holly & Timothy Vice
Site Address: 120 E Illinois St Newberg, OR 97132
Mailing Address: 120 E Illinois St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2.5
Building SqFt: 1,614 Lot Acres: 0.26
Year Built: 2006
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 5 IN TWIN CEDARS

APN: 534049
Ref Parcel #: R3218DC 00304
Taxes: \$3,997.39
Market Value: \$437,313
Assessed Value: \$250,820
Sales Price: \$384,000
Transfer Date: 8/28/2019



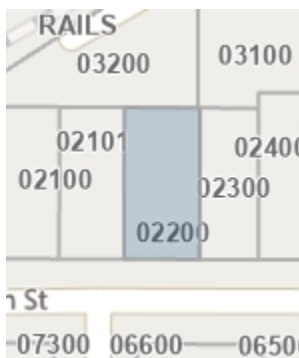
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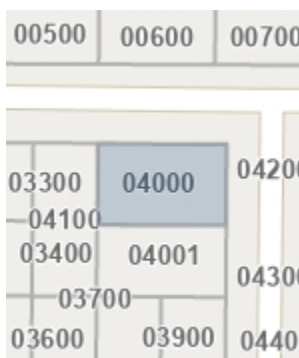
Legal Owner: Timothy & Laura Feighery
Site Address: 711 E North St Newberg, OR 97132
Mailing Address: 711 E North St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 918 Lot Acres: 0.14
Year Built: 1956
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 9 - BLOCK 6 IN DESKINS THIRD ADDITION

APN: 46122
Ref Parcel #: R3218DD 03800
Taxes: \$2,259.27
Market Value: \$268,505
Assessed Value: \$141,760
Sales Price: \$183,875
Transfer Date: 7/19/2019



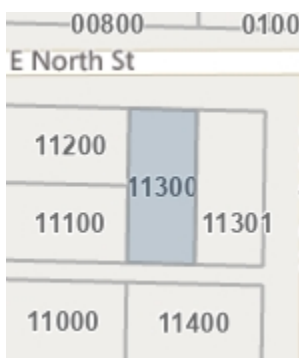
Legal Owner: Timothy Forbes
Site Address: 601 E North St Newberg, OR 97132
Mailing Address: 601 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1.5
Building SqFt: 1,120 Lot Acres: 0.14
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 02200 LOT 2 BLOCK

APN: 45579
Ref Parcel #: R3218DD 02200
Taxes: \$2,361.37
Market Value: \$340,439
Assessed Value: \$148,166
Sales Price: \$0
Transfer Date:



Legal Owner: Daniel Stevens
Site Address: 615 N Edwards St Newberg, OR 97132
Mailing Address: 615 N Edwards St Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 2,236 Lot Acres: 0.15
Year Built: 1944
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 PARTITION P1991-45

APN: 46195
Ref Parcel #: R3218DD 04000
Taxes: \$3,426.55
Market Value: \$390,005
Assessed Value: \$215,002
Sales Price: \$0
Transfer Date:



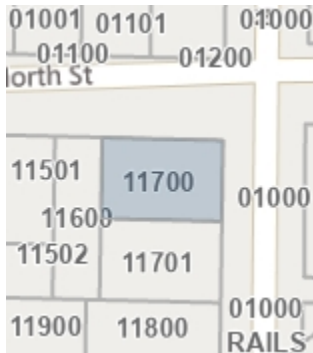
Legal Owner: Maria Radilla
Site Address: 110 E North St Newberg, OR 97132
Mailing Address: 110 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,217 Lot Acres: 0.13
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 2 - BLOCK 5 IN CENTRAL ADDITION

APN: 44963
Ref Parcel #: R3218DC 11300
Taxes: \$3,758.68
Market Value: \$346,883
Assessed Value: \$235,842
Sales Price: \$500,000
Transfer Date: 5/5/2022



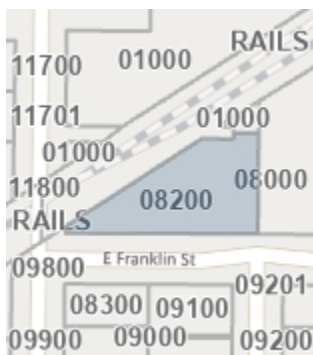
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Legal Owner: Drew Houck & Jacqueline Foss
Site Address: 212 E North St Newberg, OR 97132
Mailing Address: 212 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,242 Lot Acres: 0.12
Year Built: 1943
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 PARTITION P2001-45

APN: 45043
Ref Parcel #: R3218DC 11700
Taxes: \$2,322.73
Market Value: \$247,187
Assessed Value: \$145,742
Sales Price: \$295,000
Transfer Date: 4/12/2019



Legal Owner: Makerspace Properties Llc
Site Address: 315 E Franklin St Newberg, OR 97132
Mailing Address: 19325 NE Williamson Rd Newberg, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.41
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 6 7 & 8 - BLOCK 3 IN CENTRAL ADDITION

APN: 45267
Ref Parcel #: R3218DD 08200
Taxes: \$4,039.34
Market Value: \$489,159
Assessed Value: \$253,452
Sales Price: \$685,000
Transfer Date: 11/20/2018



Legal Owner: Irwin R Thomas & Christine S T
Site Address: 507 N College St Newberg, OR 97132
Mailing Address: 507 N College St Newberg, OR 97132
Bedrooms: 5
Bathrooms: 3
Building SqFt: 3,878 Lot Acres: 0.23
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 07200 BLOCK 1

APN: 46630
Ref Parcel #: R3218DD 07200
Taxes: \$5,375.06
Market Value: \$502,707
Assessed Value: \$337,263
Sales Price: \$0
Transfer Date:



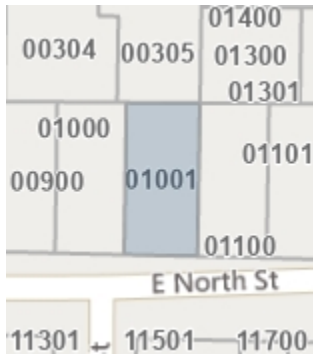
Legal Owner: Elizabeth & Ryan Hannaford
Site Address: 315 E Sherman St Newberg, OR 97132
Mailing Address: 315 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,802 Lot Acres: 0.13
Year Built: 1910
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 8 - BLOCK 8 IN CENTRAL ADDITION

APN: 45392
Ref Parcel #: R3218DD 08800
Taxes: \$3,912.53
Market Value: \$448,794
Assessed Value: \$245,495
Sales Price: \$410,000
Transfer Date: 10/6/2017



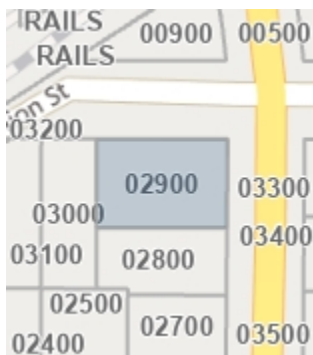
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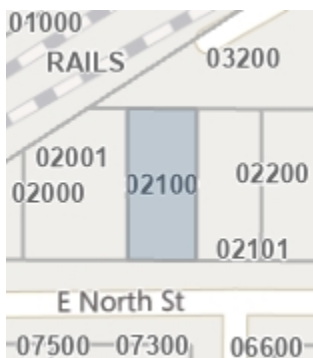
Legal Owner: Haroldo Merida
Site Address: 201 E North St Newberg, OR 97132
Mailing Address: 201 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,236 Lot Acres: 0.12
Year Built: 1997
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 OF P1996-61

APN: 507475
Ref Parcel #: R3218DC 01001
Taxes: \$3,705.79
Market Value: \$349,340
Assessed Value: \$232,523
Sales Price: \$301,500
Transfer Date: 8/25/2017



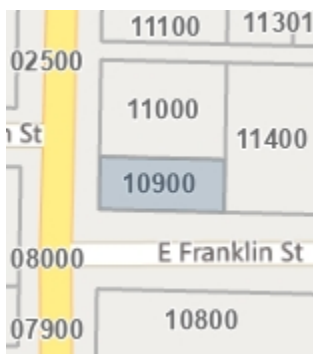
Legal Owner: Yamhill Community Action Partn
Site Address: 615 N College St Newberg, OR 97132
Mailing Address: ,
Bedrooms: 5
Bathrooms: 2
Building SqFt: 3,224 Lot Acres: 0.16
Year Built: 1937
School District: Newberg School District 29j
Neighborhood:
Legal: PORTIONS OF LOTS 1 & 2 - BLOCK 5 IN DESKINS THIRD ADDITION

APN: 45677
Ref Parcel #: R3218DD 02900
Taxes: \$0.00
Market Value: \$372,190
Assessed Value: \$252,288
Sales Price: \$0
Transfer Date:



Legal Owner: Ariana & Mitchell Ware
Site Address: 515 E North St Newberg, OR 97132
Mailing Address: 515 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 902 Lot Acres: 0.12
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 OF P1995-66

APN: 45542
Ref Parcel #: R3218DD 02100
Taxes: \$2,445.96
Market Value: \$251,889
Assessed Value: \$153,474
Sales Price: \$225,000
Transfer Date: 10/19/2016



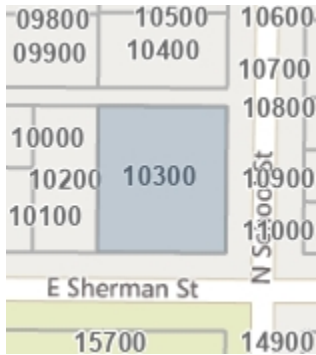
Legal Owner: Jessica & Carlos Pena
Site Address: 500 N Main St Newberg, OR 97132
Mailing Address: 500 N Main St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 816 Lot Acres: 0.09
Year Built: 1906
School District: Newberg School District 29j
Neighborhood:
Legal: S 43.5 LT 5 & 6 - BLOCK 5 IN CENTRAL ADDITION

APN: 44856
Ref Parcel #: R3218DC 10900
Taxes: \$1,299.13
Market Value: \$198,358
Assessed Value: \$81,515
Sales Price: \$225,000
Transfer Date: 6/15/2018



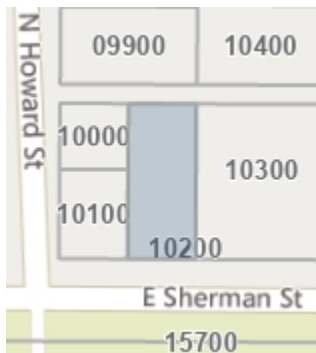
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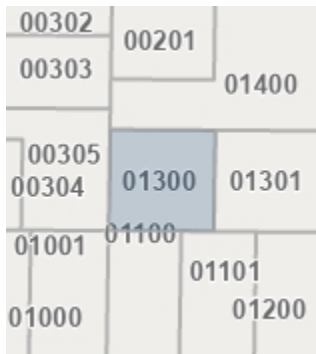
Legal Owner: Roger Gentry
Site Address: 515 E Sherman St Newberg, OR 97132
Mailing Address: 515 E Sherman St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 2,249 Lot Acres: 0.26
Year Built: 1908
School District: Newberg School District 29j
Neighborhood:
Legal: LOTS 7 & 8 - BLOCK 10 IN CENTRAL ADDITION

APN: 45739
Ref Parcel #: R3218DD 10300
Taxes: \$3,530.92
Market Value: \$473,679
Assessed Value: \$221,551
Sales Price: \$845,000
Transfer Date: 9/8/2022



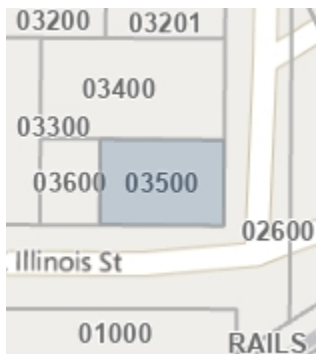
Legal Owner: Marcia Artajo
Site Address: 505 E Sherman St Newberg, OR 97132
Mailing Address: Po Box 3236 Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,838 Lot Acres: 0.13
Year Built: 1928
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR D TAXLOT 10200 LOT 6 BLOCK

APN: 45720
Ref Parcel #: R3218DD 10200
Taxes: \$2,369.37
Market Value: \$290,885
Assessed Value: \$148,668
Sales Price: \$0
Transfer Date:



Legal Owner: Brehlie & Harley Todd
Site Address: 605 N Washington St Newberg, OR 97132
Mailing Address: 605 N Washington St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,160 Lot Acres: 0.12
Year Built: 1996
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 PARTITION P1995-82

APN: 43143
Ref Parcel #: R3218DC 01300
Taxes: \$3,497.95
Market Value: \$305,280
Assessed Value: \$219,482
Sales Price: \$342,750
Transfer Date: 4/28/2020



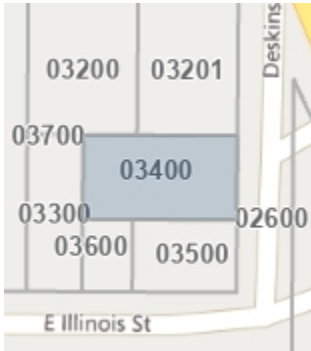
Legal Owner: Rim Seado & Hyang S Revoc Livi
Site Address: 703 N Deskins St Newberg, OR 97132
Mailing Address: 5246 N Wedgewood Loop Newberg, OR
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.15
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 42750
Ref Parcel #: R3218DB 03500
Taxes: \$2,711.97
Market Value: \$375,428
Assessed Value: \$170,165
Sales Price: \$0
Transfer Date:



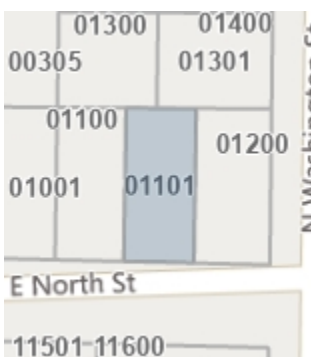
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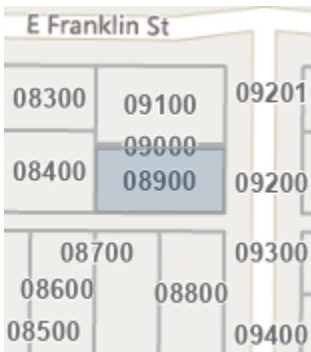
Legal Owner: Erich Baisch
Site Address: 707 N Deskins St Newberg, OR 97132
Mailing Address: 707 N Deskins St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,329 Lot Acres: 0.26
Year Built: 2018
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03400

APN: 42741
Ref Parcel #: R3218DB 03400
Taxes: \$2,812.52
Market Value: \$243,484
Assessed Value: \$176,474
Sales Price: \$0
Transfer Date:



Legal Owner: Angela Abell-Crain & Karen Crain
Site Address: 209 E North St Newberg, OR 97132
Mailing Address: 209 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,248 Lot Acres: 0.14
Year Built: 1991
School District: Newberg School District 29j
Neighborhood:
Legal: PT LOTS 22 & 23 - BLOCK 18 IN CENTRAL ADDITION

APN: 484360
Ref Parcel #: R3218DC 01101
Taxes: \$3,603.36
Market Value: \$358,051
Assessed Value: \$226,096
Sales Price: \$350,000
Transfer Date: 7/7/2020



Legal Owner: Jacquelin Mourer
Site Address: 411 N Blaine St Newberg, OR 97132
Mailing Address: Po Box 4 Woodburn, OR 97071
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,400 Lot Acres: 0.12
Year Built: 1905
School District: Newberg School District 29j
Neighborhood:
Legal: BLOCK 8 IN CENTRAL ADDITION

APN: 45409
Ref Parcel #: R3218DD 08900
Taxes: \$1,949.15
Market Value: \$249,594
Assessed Value: \$122,301
Sales Price: \$0
Transfer Date:



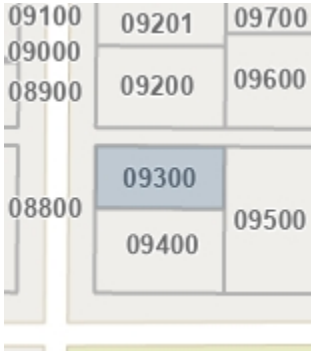
Legal Owner: 5Th Street Rental Llc
Site Address: 602 N Main St Newberg, OR 97132
Mailing Address: 32300 NE Old Parrett Mountain Rd
Bedrooms: 4
Bathrooms: 4
Building SqFt: 3,757 Lot Acres: 0.36
Year Built: 1907
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 00800 BLOCK 18

APN: 43072
Ref Parcel #: R3218DC 00800
Taxes: \$5,417.65
Market Value: \$545,979
Assessed Value: \$339,935
Sales Price: \$285,000
Transfer Date: 1/6/2015



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Legal Owner: Megan Markel
Site Address: 406 N Blaine St Newberg, OR 97132
Mailing Address: 406 N Blaine St Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,089 Lot Acres: 0.11
Year Built: 1949
School District: Newberg School District 29j
Neighborhood:
Legal: N 48 LOTS 5 & 6 - BLOCK 9 IN CENTRAL ADDITION

APN: 45506
Ref Parcel #: R3218DD 09300
Taxes: \$2,295.29
Market Value: \$272,519
Assessed Value: \$144,020
Sales Price: \$293,000
Transfer Date: 9/27/2019



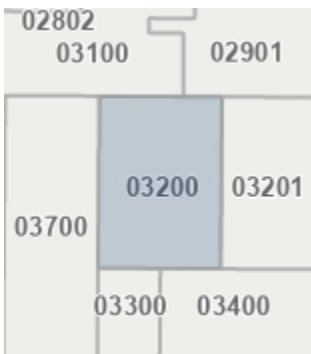
Legal Owner: Newberg Mobile Park Llc
Site Address: 501 E Illinois St Newberg, OR 97132
Mailing Address: 311 N Meridian St Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 2.72
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03900

APN: 42796
Ref Parcel #: R3218DB 03900
Taxes: \$4,185.69
Market Value: \$898,426
Assessed Value: \$266,669
Sales Price: \$815,000
Transfer Date: 1/26/2005



Legal Owner: Railroad
Site Address: No Site Address Newberg, OR
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: Lot Acres:
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

APN:
Ref Parcel #: R3218DC RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:



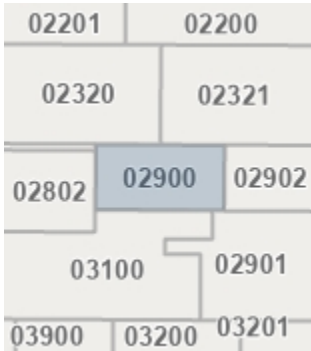
Legal Owner: Isabela Allen
Site Address: 0 0 N College St Newberg, OR
Mailing Address: ,
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.34
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 03200

APN: 42723
Ref Parcel #: R3218DB 03200
Taxes: \$1,375.47
Market Value: \$187,412
Assessed Value: \$86,305
Sales Price: \$0
Transfer Date:



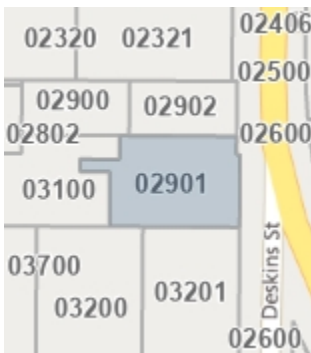
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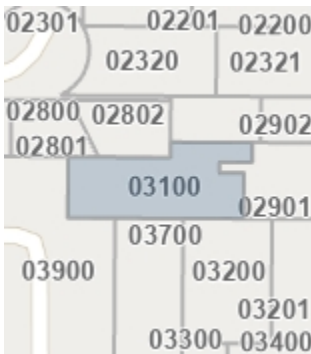
Legal Owner: Christopher Whyte & Charlotte Morrow
Site Address: 735 N College St Newberg, OR 97132
Mailing Address: 735 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,233 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 P2018-01

APN: 42689
Ref Parcel #: R3218DB 02900
Taxes: \$3,910.90
Market Value: \$368,035
Assessed Value: \$245,393
Sales Price: \$334,900
Transfer Date: 2/28/2018



Legal Owner: Newberg Area Habitat For Human
Site Address: 0 0 N College St Newberg, OR
Mailing Address: Po Box 118 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.24
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 415946
Ref Parcel #: R3218DB 02901
Taxes: \$0.00
Market Value: \$202,599
Assessed Value: \$59,516
Sales Price: \$0
Transfer Date:



Legal Owner: Robert & Karla Holveck
Site Address: 717 N College St Newberg, OR 97132
Mailing Address: Po Box 285 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.33
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 42714
Ref Parcel #: R3218DB 03100
Taxes: \$2,250.12
Market Value: \$400,343
Assessed Value: \$141,186
Sales Price: \$0
Transfer Date:



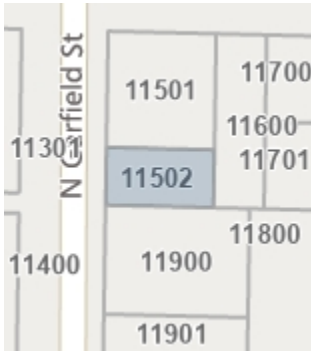
Legal Owner: Railroad
Site Address: No Site Address Newberg, OR
Mailing Address: ,
Bedrooms:
Bathrooms:
Building SqFt: Lot Acres:
Year Built:
School District: Newberg School District 29j
Neighborhood:
Legal:

APN:
Ref Parcel #: R3218DA RAILS
Taxes:
Market Value:
Assessed Value:
Sales Price:
Transfer Date:



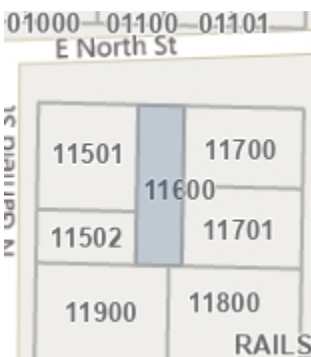
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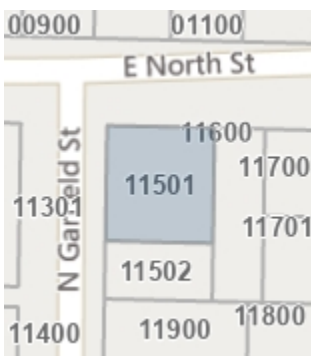
Legal Owner: Pdx Innovations Llc DbA Axiom
Site Address: 202 E North St Newberg, OR 97132
Mailing Address: 41370 SW Langer Farms Parkway Ste # &
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.07
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 2 P2021-23

APN: 714788
Ref Parcel #: R3218DC 11502
Taxes: \$1,105.91
Market Value: \$140,467
Assessed Value: \$69,391
Sales Price: \$0
Transfer Date:



Legal Owner: Ryan & Breanna Serrano
Site Address: 206 E North St Newberg, OR 97132
Mailing Address: 206 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,720 Lot Acres: 0.10
Year Built: 1941
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11600 BLOCK 4

APN: 45025
Ref Parcel #: R3218DC 11600
Taxes: \$2,737.01
Market Value: \$306,499
Assessed Value: \$171,736
Sales Price: \$303,750
Transfer Date: 8/4/2017



Legal Owner: Zachary & Lauren Thompson
Site Address: 202 E North St Newberg, OR 97132
Mailing Address: 202 E North St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 1
Building SqFt: 1,118 Lot Acres: 0.14
Year Built: 1913
School District: Newberg School District 29j
Neighborhood:
Legal: PARCEL 1 P2021-23

APN: 714786
Ref Parcel #: R3218DC 11501
Taxes: \$2,229.29
Market Value: \$281,432
Assessed Value: \$139,879
Sales Price: \$385,000
Transfer Date: 5/26/2022



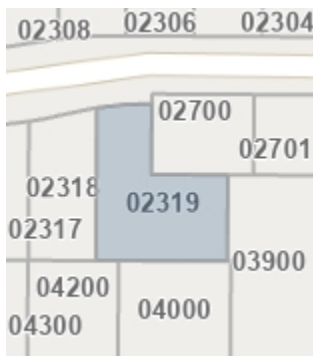
Legal Owner: Oregon State Of
Site Address: 730 N College St Newberg, OR 97132
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 3.20
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR A TAXLOT 02600

APN: 45132
Ref Parcel #: R3218DA 02600
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:



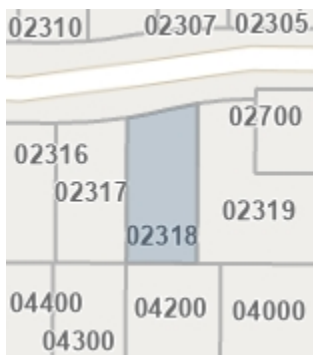
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Legal Owner: Robert & Marisa Young
Site Address: 320 E Rentfro Way Newberg, OR 97132
Mailing Address: 320 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.21
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 19 IN SHELLIE PARK

APN: 561970
Ref Parcel #: R3218DB 02319
Taxes: \$4,397.16
Market Value: \$464,143
Assessed Value: \$275,904
Sales Price: \$600,000
Transfer Date: 4/22/2022



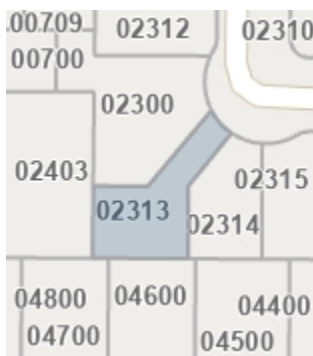
Legal Owner: Morgan Ficek & Lucretia Ponder
Site Address: 310 E Rentfro Way Newberg, OR 97132
Mailing Address: 310 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,565 Lot Acres: 0.14
Year Built: 2016
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02318 LOT 18

APN: 561967
Ref Parcel #: R3218DB 02318
Taxes: \$4,170.92
Market Value: \$407,092
Assessed Value: \$261,708
Sales Price: \$339,900
Transfer Date: 8/4/2017



Legal Owner: Robert & Rebecca Luben
Site Address: 500 E Rentfro Way Newberg, OR 97132
Mailing Address: 500 E Rentfro Way Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,613 Lot Acres: 0.26
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02320 LOT 20

APN: 561973
Ref Parcel #: R3218DB 02320
Taxes: \$4,340.62
Market Value: \$464,997
Assessed Value: \$272,356
Sales Price: \$359,900
Transfer Date: 9/29/2017



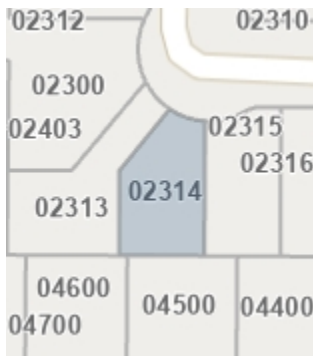
Legal Owner: Chrystarose & Jace Jones
Site Address: 180 E Rentfro Way Newberg, OR 97132
Mailing Address: 13051 SW 154th Ave Portland, OR 97223
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.14
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 13 IN SHELLIE PARK

APN: 561952
Ref Parcel #: R3218DB 02313
Taxes: \$4,273.54
Market Value: \$432,062
Assessed Value: \$268,147
Sales Price: \$500,000
Transfer Date: 10/22/2021



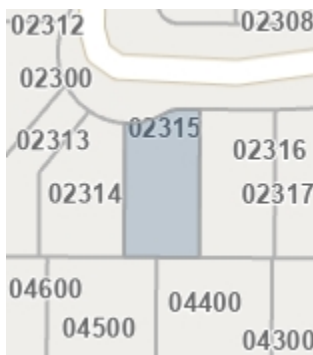
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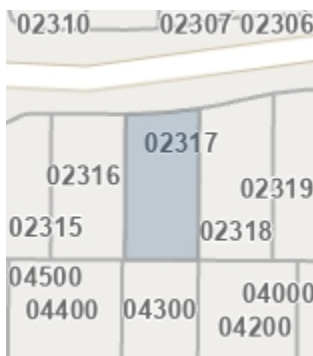
Legal Owner: Jonathon & Megan Gehring
Site Address: 190 E Rentfro Way Newberg, OR 97132
Mailing Address: 190 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2.5
Building SqFt: 1,704 Lot Acres: 0.12
Year Built: 2017
School District: Newberg School District 29j
Neighborhood:
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR B TAXLOT 02314 LOT 14

APN: 561955
Ref Parcel #: R3218DB 02314
Taxes: \$4,098.69
Market Value: \$409,523
Assessed Value: \$257,176
Sales Price: \$355,900
Transfer Date: 11/22/2017



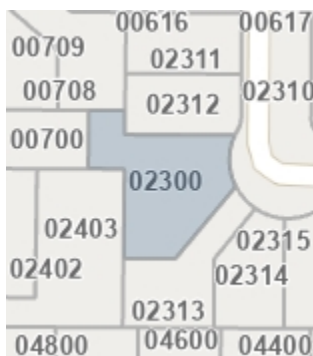
Legal Owner: Ronald & Diane Anderson
Site Address: 200 E Rentfro Way Newberg, OR 97132
Mailing Address: 200 E Rentfro Way Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,566 Lot Acres: 0.12
Year Built: 2016
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 15 IN SHELLIE PARK

APN: 561958
Ref Parcel #: R3218DB 02315
Taxes: \$4,191.49
Market Value: \$400,083
Assessed Value: \$262,999
Sales Price: \$383,500
Transfer Date: 2/26/2019



Legal Owner: Tiffany & Lori Looney
Site Address: 300 E Rentfro Way Newberg, OR 97132
Mailing Address: 300 E Rentfro Way Newberg, OR 97132
Bedrooms: 4
Bathrooms: 2
Building SqFt: 1,595 Lot Acres: 0.13
Year Built: 2016
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 17 IN SHELLIE PARK

APN: 561964
Ref Parcel #: R3218DB 02317
Taxes: \$4,194.54
Market Value: \$404,397
Assessed Value: \$263,190
Sales Price: \$356,400
Transfer Date: 8/3/2017



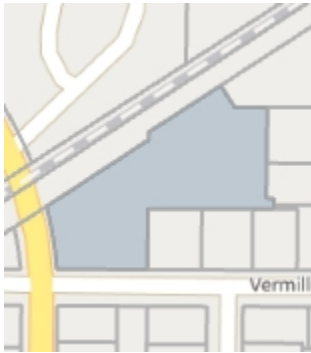
Legal Owner: Newberg City Of
Site Address: No Site Address , OR
Mailing Address: Po Box 970 Newberg, OR 97132
Bedrooms: 2
Bathrooms: 1
Building SqFt: 1,106 Lot Acres: 3.02
Year Built: 1946
School District: Newberg School District 29j
Neighborhood:
Legal: LOT A IN SHELLIE PARK

APN: 42554
Ref Parcel #: R3218DB 02300
Taxes: \$0.00
Market Value: \$358,705
Assessed Value: \$0
Sales Price: \$338,400
Transfer Date: 3/20/2017



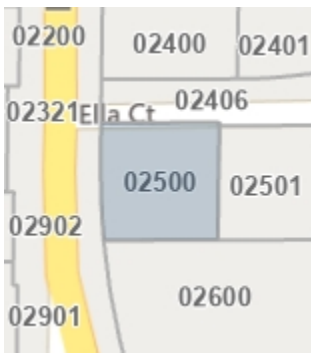
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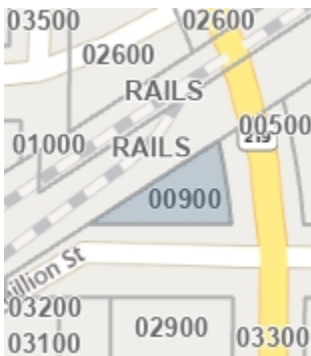
Legal Owner: Micah & Christine Olson
Site Address: 700 N College St Newberg, OR 97132
Mailing Address: Po Box 907 Newberg, OR 97132
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 1.34
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45212
Ref Parcel #: R3218DD 00500
Taxes: \$6,228.03
Market Value: \$733,657
Assessed Value: \$390,783
Sales Price: \$420,000
Transfer Date: 10/31/2014



Legal Owner: Deborah & Alan Smith
Site Address: 732 N College St Newberg, OR 97132
Mailing Address: 732 N College St Newberg, OR 97132
Bedrooms: 3
Bathrooms: 2
Building SqFt: 1,182 Lot Acres: 0.18
Year Built: 1948
School District: Newberg School District 29j
Neighborhood:
Legal: LOT 12 IN ELLA COURT

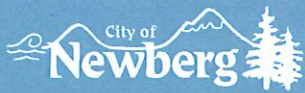
APN: 45123
Ref Parcel #: R3218DA 02500
Taxes: \$3,278.21
Market Value: \$333,543
Assessed Value: \$205,694
Sales Price: \$420,000
Transfer Date: 12/9/2022



Legal Owner: Oregon State Of
Site Address: No Site Address , OR
Mailing Address: 535 NE 5th St McMinnville, OR 97128
Bedrooms: 0
Bathrooms: 0
Building SqFt: 0 Lot Acres: 0.85
Year Built: 0
School District: Newberg School District 29j
Neighborhood:
Legal: SEE METES & BOUNDS

APN: 45310
Ref Parcel #: R3218DD 00900
Taxes: \$0.00
Market Value: \$0
Assessed Value: \$0
Sales Price: \$0
Transfer Date:

Attachment 2: Agency Comments



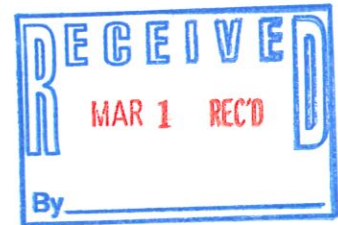
COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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: March 3, 2023
Please refer questions and comments to: Clay Downing

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

APPLICANT: New Cingular Wiereless PCS, LLC
REQUEST: Extend existing tower & collocation of AT&T antenna/Expand facility compound
SITE ADDRESS: 500 E Illinois St
LOCATION: N/A
TAX LOT: R3218DD - 01000
FILE NO: CUP23-0002/ MIMD123-0001
ZONE: M-2 (Light Industrial District Zoning)
HEARING DATE: 3/9/2023



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)

Brooks Bateman

Reviewed By:

3-1-2023

Date:

BAIDING

Organization:



COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

Doug Rux

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Doug Rux
Reviewed By:

2/17/23
Date:

City of Newberg
Organization:



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Digitally signed by Will Worthey, DN: cn=US, ou=Worthey, o=City of Newberg, cn=Will, e=will.worthey@newbergoregon.gov
Reason: I am the author of this document
Location:
Date: 2023.02.16 15:00:23-08'00'
Foxit PDF Editor Version: 12.0.0

2/16/23

Reviewed By:
Will Worthey CM

Date:

Organization:

Fe Bates

From: Barbara Davis
Sent: Friday, February 17, 2023 8:19 AM
To: Fe Bates
Cc: Clay Downing; Will Worthey; Kady Strode
Subject: RE: City of Newberg Referral Review Request: CUP23-0002/MIMD123-0001

Fe,

There are no city liens associated with this property.

Will, franchise fees may be in question for them to remit.

Thanks
Barbara

From: Fe Bates <Fe.Bates@newbergoregon.gov>
Sent: Thursday, February 16, 2023 2:18 PM
Cc: Fe Bates <Fe.Bates@newbergoregon.gov>; Clay Downing <Clay.Downing@newbergoregon.gov>
Subject: City of Newberg Referral Review Request: CUP23-0002/MIMD123-0001

Good Day,

Below is a Link to a Referral for your review.

[Referral - CUP23-0002&MIMD123-0001.pdf](#)

Referral [CUP23-0002/MIMd123-0001](#) for a exiting tower extension & expansion, information is within the linked Referral file.

Please fill out the Referral Sign Off sheet and email it back no later than **March 3, 2023** to Planning@newbergoregon.gov

Please reach out if you have any questions.

Thank you,

Fé Bates
Office Assistant II
City of Newberg
City Hall: 503-537-1240
Direct: 503-554-7788





COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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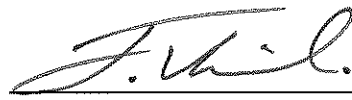
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Reviewed By:

2/24/2023
Date:

Newberg-Dundee Police Dept.
Organization:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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Date:

Organization:



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Reviewed By:
Maintenance Superintendent

Organization:

2/23/23

Date:



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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: 2023.02.17 08:26:47 -0800
Foxit PDF Editor Version: 12.0.0

2/17/23

Reviewed By:
City of Newberg

Date:

Organization:



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RECEIVED

2/22/2023

batesf

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Daniel L Wilson

2/21/23

Reviewed By:

City of Newberg Operations

Date:

Organization:



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Bret Musick

Reviewed By:

CON - Engineering

Organization:

2/27/23

Date:



COMMUNITY DEVELOPMENT LAND USE APPLICATION REFERRAL

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2/17/23

Reviewed By:
Scott Albert - Ziplly Fiber Network Engineer

Date:

Organization: 503-526-3544 scott.albert@ziply.com

Attachment 3: Public Comments

No public comments received.