



# 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:** Gabriel and Charlotte Louthan  
 ADDRESS: 509 N Grant St CITY: Newberg STATE: OR ZIP: 97132  
 EMAIL ADDRESS: gabriel@louthanconsulting.com PHONE: MOBILE: (208) 582-0060

**OWNER** (if different from above): Gabriel and Charlotte Louthan PHONE: \_\_\_\_\_  
 ADDRESS: 272 Moon Gulch Road CITY: Kellogg STATE: ID ZIP: 83837

**ENGINEER/SURVEYOR:** \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

## GENERAL INFORMATION:

PROJECT LOCATION: 509 N Grant St PROJECT VALUATION: \$ \_\_\_\_\_  
 PROJECT DESCRIPTION/USE: Short Term Vacation Rental  
 MAP/TAX LOT NO. (i.e. 3200AB-400): R3218DC-07501 SITE SIZE: 4501 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: \_\_\_\_\_ CURRENT ZONING: R2  
 CURRENT USE: SFR TOPOGRAPY: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: SFR SOUTH: SFR  
 EAST: SFR WEST: SFR

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

- General Checklist:**  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature  
 2 -Hard copies of full Application Packet  1 -Digital Copy of Full Application Packet

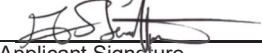
For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation .....	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 18
Conditional Use Permit .....	p. 22
Short Term Rental .....	p. 26
Historic Landmark Modification/Alteration .....	p. 37
Planned Unit Development .....	p. 41


The Application Packet can be submitted to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov) or at 414 E First St., Newberg OR. 97132  
2 physical copies must be mailed or brought into the Community Development Department

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.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

  
 Applicant Signature \_\_\_\_\_  
 8/15/2023  
 Date

Gabriel Louthan  
 Print Name

  
 Owner Signature \_\_\_\_\_  
 8/15/2023  
 Date

Gabriel Louthan  
 Print Name

**CITY OF NEWBERG  
SAMPLE POSTED NOTICE**

**Land Use Notice**

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

**PROPOSAL: USE AS A SHORT TERM**

**VACATION RENTAL**

**FOR FURTHER INFORMATION, CONTACT:**

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

2'

3'

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.

# **CITY OF NEWBERG**

## **AFFIDAVIT OF NOTICING REQUIREMENTS**

---

The affidavit on the following page must be submitted to the Community Development Department **within two (2) days of mailing notice** and **within two (2) days of posting notice**. The consequences of failure to mail and post notice, and to submit the affidavits within the two (2) day deadline are described in Newberg Development Code §15.100.210(J) and §15.100.260(I).

**§15.100.210(J) - Failure to Mail the Notice:**

Failure to mail the notice and affirm that the mailing was completed in conformance with the code shall result in:

- (1) Postponement of a decision until the mailing requirements have been met; or
- (2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
- (3) The entire process being invalidated; or
- (4) Denial of the application.

**§15.100.260(I) - Failure to Post the Notice:**

The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:

- (1) Postponement of a decision until the mailing requirements have been met; or
- (2) Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or
- (3) The entire process being invalidated; or
- (4) Denial of the application.

**PLANNING DIVISION FILE #:** \_\_\_\_\_

**CITY OF NEWBERG  
AFFIDAVIT OF NOTICING**

**REFERENCE ATTACHED LIST(S)/NOTICE(S)**

I, \_\_\_\_\_, do hereby certify that the attached Notice of Land Use Action was:

- a) mailed to the following list of property owners, by United States mail, postage prepaid  
on \_\_\_\_\_;  
(date)
  
- b) posted on the site according to standards established in Newberg Development Code §15.100.260  
on \_\_\_\_\_.  
(date)

I acknowledge that failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledge that failure to mail will result in the automatic postponement of a decision on the application 15.100.210.(D)(2) \_\_\_\_\_.  
(date)

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

\_\_\_\_\_  
Print name

## VACATION RENTALS AND BED AND BREAKFAST 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.

Submit one (1) original 8 ½" x 11" or 11" x 17" reproducible document together with 2 copies of the following information:



**FEES**



**PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'. *(This can be requested from a title company.)*



**CURRENT TITLE REPORT** (within 60 days old)



**WRITTEN CRITERIA RESPONSE** - Address the criteria listed on page 21 and [15.445.330](#) Vacation Rental Home standards or [15.445.010](#) Bed and Breakfast Establishments standards.



**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.



**EXISTING PROPERTY MAP** - Make sure the maps are at least 8 ½ x 11 inches in size and the scale is standard. An aerial picture of the property can be used as the existing property map (such as Google Maps). Where applicable, include the following information in the map(s) (information may be shown on multiple pages):



**Site Features:** Indicate the location and footprint of all on-site buildings and other facilities such as mail delivery, and trash disposal.



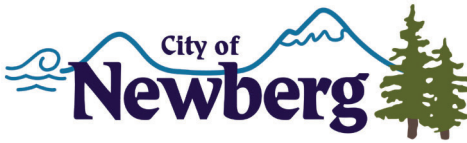
**Off-Street Parking:** Show proposed vehicular parking spaces and how the spaces meet the off-street parking requirements.



**Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features.



**Other:** Show any other site elements which will assist in the evaluation of the site and the project.



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

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

# VACATION RENTALS CRITERIA FORM

**NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.**  
For questions on this form, please contact the Planning Division at 503-537-1240 or email: [planning@newbergoregon.gov](mailto:planning@newbergoregon.gov).

### SITE INFORMATION:

Address: 509 N Grant St. Newberg OR 97132	
Applicant Name: Gabriel and Charlotte Louthan	
Mailing Address: 272 Moon Gulch Rd	State/Zip: ID 83837
Phone: 208-582-0060	Email: <a href="mailto:gabriel@louthanconsulting.com">gabriel@louthanconsulting.com</a>
This is a single-family house: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

### FUTURE REQUIREMENTS:

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

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

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

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

### GENERAL INFORMATION:

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

The house is a single family home with 6 bedrooms, 3.5 baths. It will be rented via Airbnb and/or VRBO as a short term rental, 28 days or less.

**VACATION RENTALS CRITERIA:**

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

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

There is one parking space located in the front driveway and one space in the garage.

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

Garbage, recycling, and yard debris cans are placed on the north side of the home on the curb on Monday for collection.

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

The home has 6 bedrooms with only 6 beds therefore there will be a maximum occupancy of 12 people (2 per bedroom). Any inquiries with more occupants will be denied.

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

It will be listed in our house rules that no recreational vehicles, trailers, tents, or temporary shelters can exist on the property.

**CONDITIONAL USE CRITERIA:**

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

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

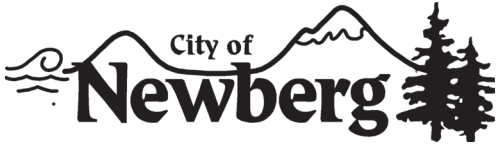
The home has adequate off street parking in order to not disrupt street parking. The home will be advertised as quiet and in a peaceful neighborhood in hopes to not disrupt the the neighboring community. Quiet hours will be listed in the house rules as well.

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

Our desire is to upkeep the home to look attractive and appealing which will add appeal to the surrounding neighborhood. We provide regular maintenance to the home to keep up the appearance. The home is located close to the downtown area which will aid in tourism for the city.

Other/Continued Response Section:





# Community Development Department

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

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

## WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to operate a vacation rental home at **509 N Grant St. Newberg OR 97132**. The Newberg Planning Commission will hold a hearing on **DATE**, at the Newberg Public Safety Building (401 E Third Street, Newberg) to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The property will operate as a vacation rental home, also referred to as a short term rental. Activities and regulations for the vacation rental will include specified quiet hours from 10 PM to 8 AM, maximum occupancy of twelve (12) guests, two (2) employees managing the vacation rental, and weekly refuse collection on Mondays.

APPLICANT: ***Gabriel and Charlotte Louthan***  
TELEPHONE: ***208-582-0060***

PROPERTY OWNER: ***Gabriel and Charlotte Louthan***

LOCATION: ***509 N Grant St. Newberg OR 97132***

TAX LOT NUMBER: ***R3218DC 07501***



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

K:\WP\PLANNING\BOBBIE\Working on\Notice templates working on\DR Sample Notice.doc

We are mailing you information about this project because you own land within 500 feet of the proposed new project. Written comments may be sent by email to [planning@newbergoregon.gov](mailto:planning@newbergoregon.gov) or by mail to the city.

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

Written Comments: **File No.CUP23-0005**  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be turned in by **4:30 p.m. on Monday, July 10, 2023**. 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. Information can also be accessed online at <https://newbergoregon.gov/planning/page/cup2023-0005-vacation-rental-204-w-3rd-street-or>. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by **4:30 p.m. on *June 23, 2023***. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. 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 design review approval are found in Newberg Development Code 15.225.060 and 15.445.330.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: **6/21/2023**



Date of Production: 11/29/2022

## TERMS AND CONDITIONS OF INFORMATION REPORTS

IMPORTANT - READ CAREFULLY: AN INFORMATION 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. THE INFORMATION REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE REQUESTOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THE INFORMATION REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION CONTAINED IN THE INFORMATION REPORT IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION THEREIN 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 AN INFORMATION REPORT, REQUESTOR AGREES THAT FIRST AMERICAN TITLE'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THE INFORMATION REPORT SHALL BE LIMITED TO THE GREATOR OF THE FEE CHARGED FOR THE INFORMATION REPORT OR \$15. REQUESTOR ACCEPTS THE INFORMATION REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE WOULD NOT HAVE ISSUED THE INFORMATION REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF REQUESTOR'S USE OF THE INFORMATION CONTAINED IN THE INFORMATION REPORT.

R3218DC 08400  
Llp Properties Llc  
Po Box 1060  
Newberg, OR 97132

R3218DC 08300  
Southern Pacific Transportatio  
535 NE 5th St  
Mcminnville, OR 97128

R3218DC 02900  
Michael & Deloris Leavitt  
603 N Grant St  
Newberg, OR 97132

R3218DC 07600  
Ashley Skoch & James Sullivan  
508 N Grant St  
Newberg, OR 97132

R3218DC 06900  
Mark Reyes  
507 N Lincoln St  
Newberg, OR 97132

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

R3218DC 01900  
Barbara Wilhelm & Robert Harding Sr  
622 N Grant St  
Newberg, OR 97132

R3218DC 06300  
David Terrill  
314 W Sherman St  
Newberg, OR 97132

R3218DC 90000  
Robert & Valerie Maslen  
Po Box 193  
Dundee, OR 97115

R3218DC 05301  
Linda Walker  
501 N Harrison St  
Newberg, OR 97132

R3218DC 08100  
Stephen & Cora Waldroup  
403 N Main St  
Newberg, OR 97132

R3218DC 06501  
William & Barbara Robertson  
415 N Lincoln St  
Newberg, OR 97132

R3218DC 07700  
Linda Newton-Curtis  
504 N Grant St  
Newberg, OR 97132

R3218DC 07100  
Benjamin Massey  
210 W North St  
Newberg, OR 97132

R3218DC 90003  
Robert & Valerie Maslen  
Po Box 193  
Dundee, OR 97115

R3218DC 06700  
Jsh Llc  
23167 NE Sunnycrest Rd  
Newberg, OR 97132

R3218DC 06500  
Dennis & Francene Hixon  
407 N Lincoln St  
Newberg, OR 97132

R3218DC 07400  
William & Karen Warmoth  
501 N Grant St  
Newberg, OR 97132

R3218DC 02200  
John Haefer & Michelle Brady  
608 N Grant St  
Newberg, OR 97132

R3218DC 03100  
Michael & Deloris Leavitt  
603 N Grant 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 05100  
Rene Rangel  
401 N Harrison St  
Newberg, OR 97132

R3218DC 03402  
Howard Francis R & Sally A Tru  
14988 Buggy Whip  
Sisters, OR 97759

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

R3218DC 07000  
Mark Sadoris  
503 N Lincoln St  
Newberg, OR 97132

R3218DC 02500  
Blane & Mary Hansen  
101 W North St  
Newberg, OR 97132

R3218DC 03400  
Mark Wells  
627 N Grant St  
Newberg, OR 97132

R3218DC 03301  
Mark & Melissa Terry  
621 N Grant St  
Newberg, OR 97132

R3218DC 08000  
Stanley Shirts  
505 N Main St  
Newberg, OR 97132

R3218DC 07300  
Jason & Erin Fincher  
211 W Franklin St  
Newberg, OR 97132

R3218DC 03404  
Shauna Peterson  
633 N Grant St APT B  
Newberg, OR 97132

R3218DC 02100  
Terry & Deborah Langridge  
614 N Grant St  
Newberg, OR 97132

R3218DC 02300  
Emily & Ethan Thursam  
606 N Grant St  
Newberg, OR 97132

R3218DC 03403  
Howard Francis R & Sally A Tru  
14988 Buggy Whip  
Sisters, OR 97759

R3218DC 04300  
Chehalem Park & Recreation Dis  
1802 E Haworth Ave  
Newberg, OR 97132

R3218DC 02400  
Fosmark Marlin G Trust & Fosmark  
Po Box 1135  
Newberg, OR 97132

R3218DC 06100  
Joe & Lillian Mckee  
300 W Sherman St  
Newberg, OR 97132

R3218DC 02501  
Franklin & Meyers Holding Comp  
611 N Main St  
Newberg, OR 97132

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

R3218DC 08500  
Christopher & Mindy Giesch  
16730 NE Herd Rd  
Newberg, OR 97132

R3218DC 90001  
Robert & Valerie Maslen  
Po Box 193  
Dundee, OR 97115

R3218DC 06701  
Csb Holdings Llc  
375 SW Viewmont Dr  
Dundee, OR 97115

R3218DC 02600  
Newberg Main Street Llc  
617 N Main St  
Newberg, OR 97132

R3218DC 03000  
Edward Lindley  
515 E 1st St  
Newberg, OR 97132

R3218DC 06801  
Inez Garza  
500 N Harrison St  
Newberg, OR 97132

R3218DC 03200  
Scott & Diane Canfield  
115 E Illinois St  
Newberg, OR 97132

R3218DC 06600  
Francisco & Marina Cervantes  
314 W Franklin St  
Newberg, OR 97132

R3218DC 07200  
Melvin Roland  
208 W North St  
Newberg, OR 97132

R3218DC 03302  
Erin Robinson  
623 N Grant St  
Newberg, OR 97132

R3218DC 02800  
Kenneth & Valerie Moore  
215 W North St  
Newberg, OR 97132

R3218DC 03300  
Nerina Watkins  
625 N Grant St  
Newberg, OR 97132

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

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

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

R3218DC 04400  
John & Deanna Mccarthy  
516 N Morton St  
Newberg, OR 97132

R3218DC 90002  
Robert & Valerie Maslen  
Po Box 193  
Dundee, OR 97115

R3218DC 06200  
Thomas Burnham  
310 W Sherman St  
Newberg, OR 97132

R3218DC 01800  
Debra & Michael Clark  
626 N Grant St  
Newberg, OR 97132

R3218DC 03405  
Phalkunarith Him  
633 N Grant St APT A  
Newberg, OR 97132

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

R3218DC 07900  
Sharon Capri  
501 N Main St  
Newberg, OR 97132

R3218DC 07800  
Nathan & Sabrina Dryden  
500 N Grant St  
Newberg, OR 97132

R3218DC 05200  
Christopher Goldstein  
409 N Harrison St  
Newberg, OR 97132

R3218DC 08200  
Chester & Denise Craig  
1001 E 11th Ct  
Newberg, OR 97132

R3218DC 02000  
Robert & Tina Hubbard  
616 N Grant St  
Newberg, OR 97132

R3218DC 06800  
Huffman Kevin E Living Trust  
314 W North St  
Newberg, OR 97132

R3218DC 06000  
Lawrence & Jennifer Olsen  
301 W Sheridan St  
Newberg, OR 97132

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

R3218DC 06400  
Trevor Granada & Tiffany Brewer  
301 W Sherman St  
Newberg, OR 97132

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

R3218DC 02700  
Karin Carter & Thomas Bates  
625 N Main St  
Newberg, OR 97132

R3218DC RAILS  
Railroad

R3218DC 07500  
Daniel Stout  
505 N Grant St  
Newberg, OR 97132

R3218DC 07501  
Gabriel & Charlotte Louthan  
412 N Division St UNIT 1  
Pinehurst, ID 83850

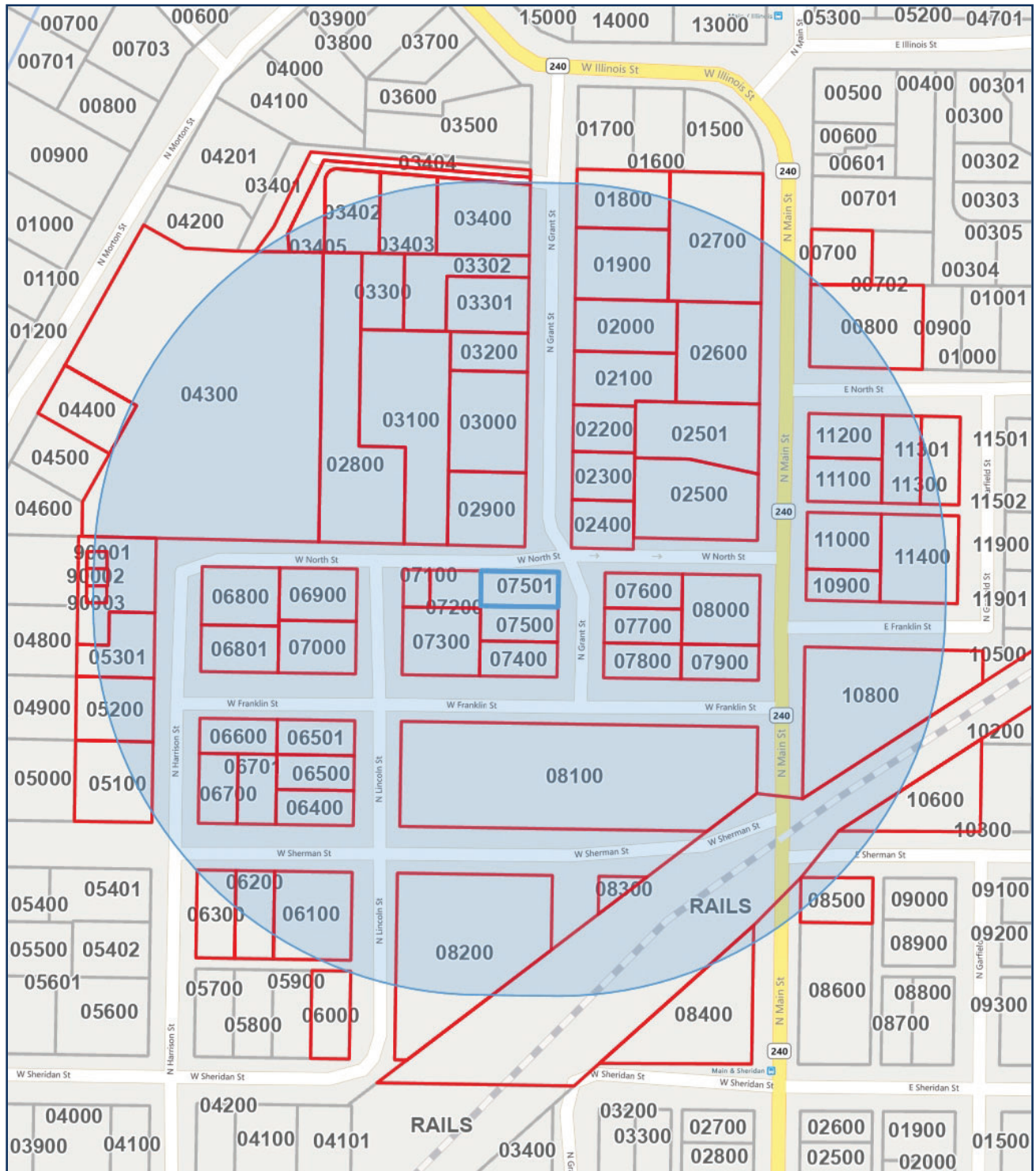


First American Title™

# 500 ft Buffer

509 N Grant St, Newberg, OR 97132

Report Generated: 11/29/2022



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.



First American Title™

Customer Service Department

Phone: 503.219.8746(TRIO)

Email: cs.oregon@firstam.com

Report Generated: 11/29/2022

## Ownership

Legal Owner(s): Gabriel & Charlotte Louthan

Site Address: 509 N Grant St Newberg, OR 97132

Mailing Address: 412 N Division St UNIT 1 Pinehurst, ID 83850

Parcel #: R3218DC 07501

APN:

County: Yamhill

## Property Characteristics

Bedrooms: 4	Year Built: 1895	Lot SqFt: 4500
Total Bathrooms: 3	Building SqFt: 2724	Lot Acres: 0.10
Full Bathrooms: 2	First Floor SqFt: 1111	Roof Type:
Half Bathrooms: 0	Basement Sqft: 1057	Roof Shape:
Units: 0	Basment Type: Unfinished	Porch Type:
Stories: 1.00		Building Style:
Fire Place: Y		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

## Property Information

Land Use: RESIDENTIAL	Zoning: R-2
Improvement Type: Residential (General) (Single)	School District: Newberg School
Legal Description: LOT 1 BLOCK 32 HURLEY & LARGES ADDITION	Neighborhood:
	Subdivision: Hurley & Large'S Addition

## Assessor & Tax

Market Land: \$183,108	Taxes: \$3,479.13
Market Total: \$309,196	% Improved: 64
Market Structure: \$126,088	Levy Code:
Assessed Total: \$218,301	Millage Rate:

## Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$0
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$0

## Mortgage

1st Mortgage Date:	Doc #:	
1st Mortgage Type:	1st Mortgage Lender:	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: 11/29/2022



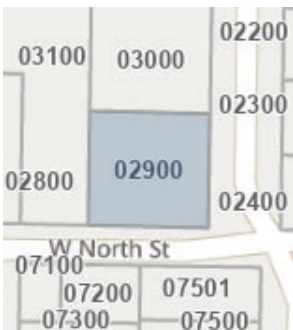
Legal Owner: Llp Properties Llc  
Site Address: 305 N Main St Newberg, OR 97132  
Mailing Address: Po Box 1060 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.40  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PART OF BLOCK 34 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 08400  
Taxes: \$4,212.07  
Market Value: \$358,959  
Assessed Value: \$264,290  
Sales Price: \$750,000  
Transfer Date: 7/31/2009



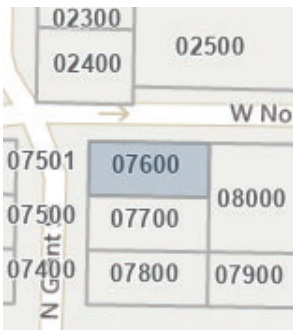
Legal Owner: Southern Pacific Transportatio  
Site Address: No Site Address , OR  
Mailing Address: 535 NE 5th St McMinnville, OR 97128  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.35  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 08300 BLOCK 34

APN:  
Ref Parcel #: R3218DC 08300  
Taxes: \$0.00  
Market Value: \$0  
Assessed Value: \$0  
Sales Price: \$0  
Transfer Date:



Legal Owner: Michael & Deloris Leavitt  
Site Address: 603 N Grant St Newberg, OR 97132  
Mailing Address: 603 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 2,382                      Lot Acres: 0.22  
Year Built: 1911  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 02900  
Taxes: \$3,084.30  
Market Value: \$363,575  
Assessed Value: \$193,527  
Sales Price: \$0  
Transfer Date:



Legal Owner: Ashley Skoch & James Sullivan  
Site Address: 508 N Grant St Newberg, OR 97132  
Mailing Address: 508 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,580                      Lot Acres: 0.10  
Year Built: 1901  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 6 - BLOCK 33 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07600  
Taxes: \$3,102.85  
Market Value: \$413,799  
Assessed Value: \$194,691  
Sales Price: \$425,000  
Transfer Date: 10/26/2020



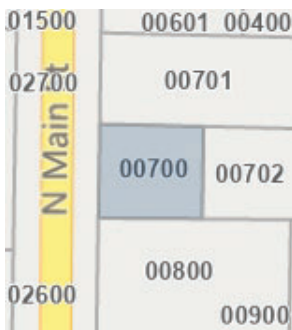
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



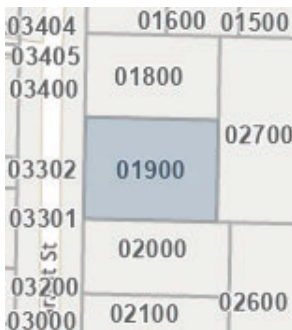
Legal Owner: Mark Reyes  
Site Address: 507 N Lincoln St Newberg, OR 97132  
Mailing Address: 507 N Lincoln St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,372                      Lot Acres: 0.16  
Year Built: 1933  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06900 LOT 1 BLOCK

APN:  
Ref Parcel #: R3218DC 06900  
Taxes: \$2,424.14  
Market Value: \$317,265  
Assessed Value: \$152,105  
Sales Price: \$0  
Transfer Date:



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:  
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: Barbara Wilhelm & Robert Harding Sr  
Site Address: 622 N Grant St Newberg, OR 97132  
Mailing Address: 622 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,548                      Lot Acres: 0.25  
Year Built: 1964  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 01900  
Taxes: \$3,783.26  
Market Value: \$410,561  
Assessed Value: \$237,384  
Sales Price: \$169,900  
Transfer Date: 1/20/2012



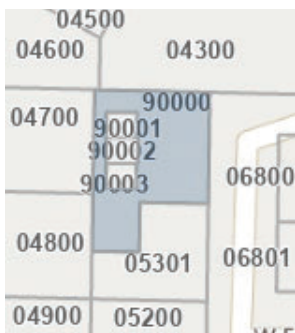
Legal Owner: David Terrill  
Site Address: 314 W Sherman St Newberg, OR 97132  
Mailing Address: 314 W Sherman St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,817                      Lot Acres: 0.13  
Year Built: 1901  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06300 LOT 8 BLOCK 4

APN:  
Ref Parcel #: R3218DC 06300  
Taxes: \$2,109.06  
Market Value: \$280,249  
Assessed Value: \$132,335  
Sales Price: \$0  
Transfer Date: 9/9/2009



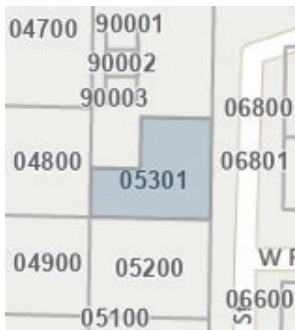
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



Legal Owner: Robert & Valerie Maslen  
Site Address: No Site Address , OR  
Mailing Address: Po Box 193 Dundee, OR 97115  
Bedrooms: 6  
Bathrooms: 3  
Building SqFt: 3,454 Lot Acres: 0.26  
Year Built: 1993  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 90000

APN:  
Ref Parcel #: R3218DC 90000  
Taxes: \$0.00  
Market Value: \$0  
Assessed Value: \$0  
Sales Price: \$0  
Transfer Date:



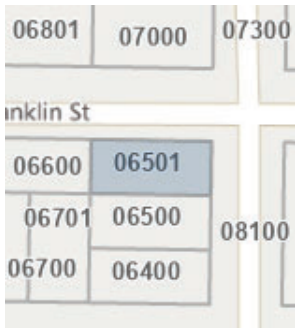
Legal Owner: Linda Walker  
Site Address: 501 N Harrison St Newberg, OR 97132  
Mailing Address: 501 N Harrison St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,094 Lot Acres: 0.15  
Year Built: 1951  
School District: Newberg School District 29j  
Neighborhood:  
Legal: QTR D QQTR C TAXLOT 05301 TOWNSHIP 3S RANGE 2W SECTION 18

APN:  
Ref Parcel #: R3218DC 05301  
Taxes: \$2,637.27  
Market Value: \$313,067  
Assessed Value: \$165,478  
Sales Price: \$163,000  
Transfer Date: 10/12/2007



Legal Owner: Stephen & Cora Waldroup  
Site Address: 403 N Main St Newberg, OR 97132  
Mailing Address: 403 N Main St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 1.40  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 08100

APN:  
Ref Parcel #: R3218DC 08100  
Taxes: \$14,073.54  
Market Value: \$857,337  
Assessed Value: \$883,057  
Sales Price: \$725,000  
Transfer Date: 8/26/2005



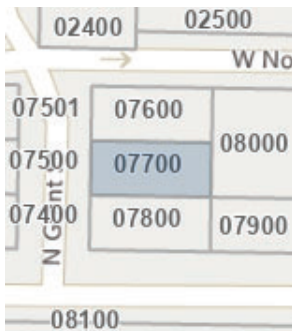
Legal Owner: William & Barbara Robertson  
Site Address: 415 N Lincoln St Newberg, OR 97132  
Mailing Address: 415 N Lincoln St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,103 Lot Acres: 0.10  
Year Built: 1999  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 1 - BLOCK 3 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 06501  
Taxes: \$3,410.89  
Market Value: \$302,163  
Assessed Value: \$214,019  
Sales Price: \$247,500  
Transfer Date: 6/25/2020



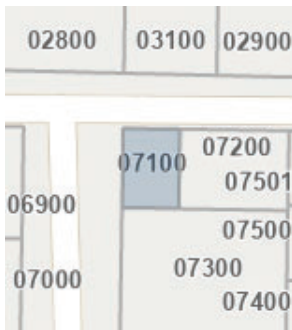
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



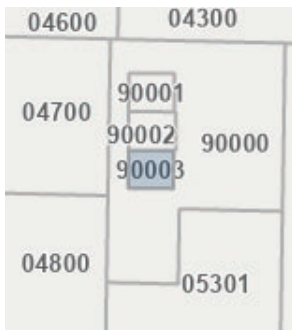
Legal Owner: Linda Newton-Curtis  
Site Address: 504 N Grant St Newberg, OR 97132  
Mailing Address: 504 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 912 Lot Acres: 0.10  
Year Built: 1908  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 07700 LOT 5 BLOCK

APN:  
Ref Parcel #: R3218DC 07700  
Taxes: \$1,317.47  
Market Value: \$222,194  
Assessed Value: \$82,666  
Sales Price: \$0  
Transfer Date:



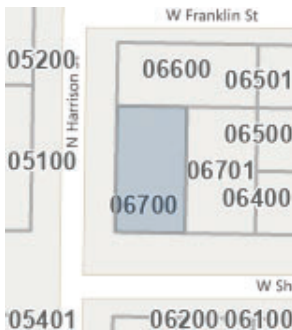
Legal Owner: Benjamin Massey  
Site Address: 210 W North St Newberg, OR 97132  
Mailing Address: 210 W North St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 706 Lot Acres: 0.04  
Year Built: 1939  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PORTION OF LOT 6 - BLOCK 32 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07100  
Taxes: \$1,395.85  
Market Value: \$168,750  
Assessed Value: \$87,584  
Sales Price: \$240,000  
Transfer Date: 12/17/2018



Legal Owner: Robert & Valerie Maslen  
Site Address: 509 N Harrison St Newberg, OR 97132  
Mailing Address: Po Box 193 Dundee, OR 97115  
Bedrooms: 2  
Bathrooms: 1.5  
Building SqFt: 1,144 Lot Acres: 0.01  
Year Built: 1993  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 90003

APN:  
Ref Parcel #: R3218DC 90003  
Taxes: \$1,934.84  
Market Value: \$170,844  
Assessed Value: \$121,403  
Sales Price: \$0  
Transfer Date:



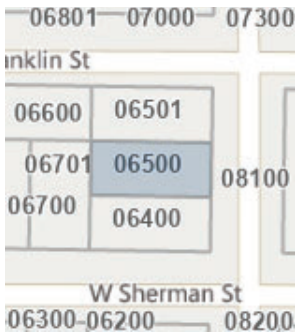
Legal Owner: Jsh Lic  
Site Address: 315 W Sherman St Newberg, OR 97132  
Mailing Address: 23167 NE Sunnycrest Rd Newberg, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 888 Lot Acres: 0.10  
Year Built: 1912  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06700 BLOCK 3

APN:  
Ref Parcel #: R3218DC 06700  
Taxes: \$2,077.06  
Market Value: \$301,422  
Assessed Value: \$130,327  
Sales Price: \$67,000  
Transfer Date: 10/21/2010



**First American Title™**

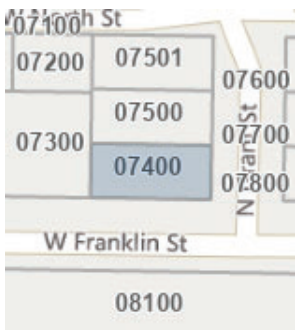
Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



Legal Owner: Dennis & Francene Hixon  
Site Address: 407 N Lincoln St Newberg, OR 97132  
Mailing Address: 407 N Lincoln St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,648                      Lot Acres: 0.10  
Year Built: 1895  
School District: Newberg School District 29j  
Neighborhood:

APN:  
Ref Parcel #: R3218DC 06500  
Taxes: \$2,590.10  
Market Value: \$256,870  
Assessed Value: \$162,518  
Sales Price: \$535,000  
Transfer Date: 9/4/2020

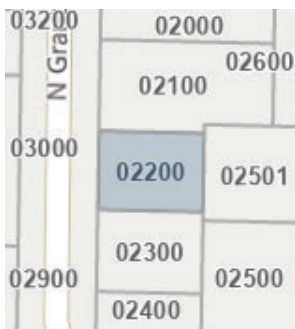
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06500 LOT 2 BLOCK 3



Legal Owner: William & Karen Warmoth  
Site Address: 501 N Grant St Newberg, OR 97132  
Mailing Address: 501 N Grant St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 934                      Lot Acres: 0.10  
Year Built: 1924  
School District: Newberg School District 29j  
Neighborhood:

APN:  
Ref Parcel #: R3218DC 07400  
Taxes: \$1,751.43  
Market Value: \$217,683  
Assessed Value: \$109,895  
Sales Price: \$0  
Transfer Date:

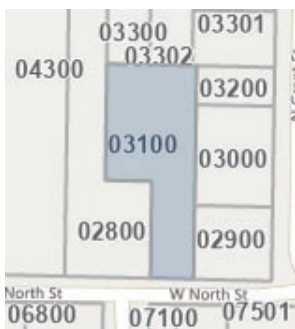
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 07400 LOT 3 BLOCK



Legal Owner: John Haefer & Michelle Brady  
Site Address: 608 N Grant St Newberg, OR 97132  
Mailing Address: 608 N Grant St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 800                      Lot Acres: 0.11  
Year Built: 1922  
School District: Newberg School District 29j  
Neighborhood:

APN:  
Ref Parcel #: R3218DC 02200  
Taxes: \$1,816.80  
Market Value: \$242,790  
Assessed Value: \$113,997  
Sales Price: \$335,000  
Transfer Date: 11/16/2021

Legal: PT LOT 1 & VAC - BLOCK 6 IN WOOD-RUDDICK ADDITION



Legal Owner: Michael & Deloris Leavitt  
Site Address: 0 W North St Newberg, OR  
Mailing Address: 603 N Grant St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.56  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:

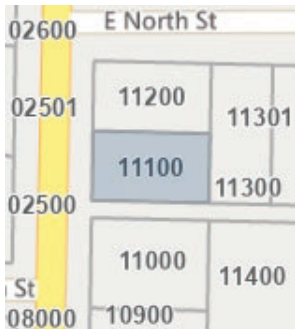
APN:  
Ref Parcel #: R3218DC 03100  
Taxes: \$782.47  
Market Value: \$305,136  
Assessed Value: \$49,097  
Sales Price: \$0  
Transfer Date:

Legal: SEE METES & BOUNDS



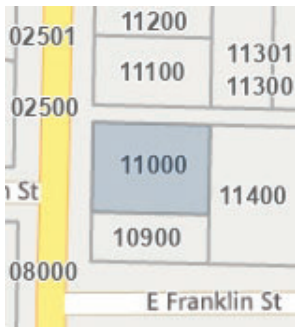
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



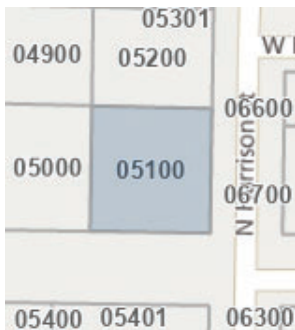
Legal Owner: Robert Eberhard  
Site Address: No Site Address , OR  
Mailing Address: 1604 N College St Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 0.12  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION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

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



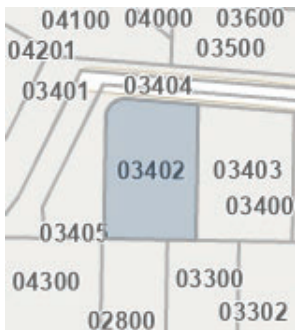
Legal Owner: Adam & Ruben Perez  
Site Address: 504 N Main St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 2,356 Lot Acres: 0.16  
Year Built: 1925  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP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

APN:  
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: Rene Rangel  
Site Address: 401 N Harrison St Newberg, OR 97132  
Mailing Address: 401 N Harrison St Newberg, OR 97132  
Bedrooms: 6  
Bathrooms: 3  
Building SqFt: 3,351 Lot Acres: 0.23  
Year Built: 1904  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 05100

APN:  
Ref Parcel #: R3218DC 05100  
Taxes: \$5,843.08  
Market Value: \$709,845  
Assessed Value: \$366,629  
Sales Price: \$305,000  
Transfer Date: 5/5/2010



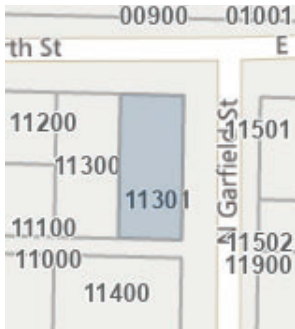
Legal Owner: Howard Francis R & Sally A Tru  
Site Address: 631 N Grant St Newberg, OR 97132  
Mailing Address: 14988 Buggy Whip Sisters, OR 97759  
Bedrooms: 6  
Bathrooms: 3  
Building SqFt: 2,879 Lot Acres: 0.17  
Year Built: 1996  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03402

APN:  
Ref Parcel #: R3218DC 03402  
Taxes: \$4,855.25  
Market Value: \$547,687  
Assessed Value: \$304,647  
Sales Price: \$0  
Transfer Date:



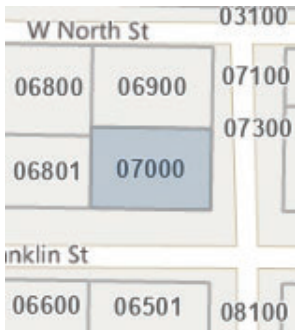
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



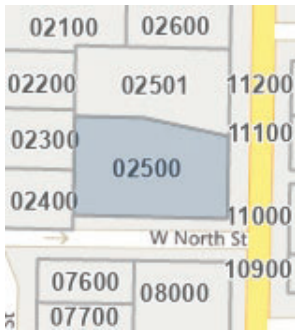
Legal Owner: Jeanne Wagner  
Site Address: 112 E North St Newberg, OR 97132  
Mailing Address: 214 E 2nd St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 1  
Building SqFt: 1,428                      Lot Acres: 0.13  
Year Built: 1910  
School District: Newberg School District 29j  
Neighborhood:  
Legal: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

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



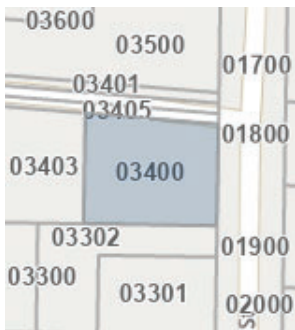
Legal Owner: Mark Sadoris  
Site Address: 503 N Lincoln St Newberg, OR 97132  
Mailing Address: 503 N Lincoln St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 904                      Lot Acres: 0.16  
Year Built: 1933  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 3 - BLOCK 31 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07000  
Taxes: \$1,812.76  
Market Value: \$227,487  
Assessed Value: \$113,743  
Sales Price: \$90,000  
Transfer Date: 7/13/2009



Legal Owner: Blane & Mary Hansen  
Site Address: 101 W North St Newberg, OR 97132  
Mailing Address: 101 W North St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,484                      Lot Acres: 0.36  
Year Built: 1950  
School District: Newberg School District 29j  
Neighborhood:  
Legal: BLOCK 1 IN WOOD-RUDDICK ADDITION

APN:  
Ref Parcel #: R3218DC 02500  
Taxes: \$2,989.26  
Market Value: \$353,337  
Assessed Value: \$187,564  
Sales Price: \$198,000  
Transfer Date: 6/24/2016



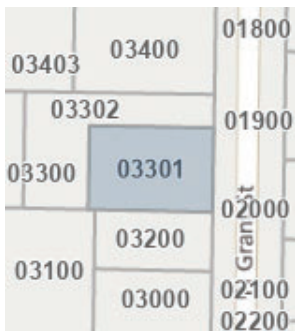
Legal Owner: Mark Wells  
Site Address: 627 N Grant St Newberg, OR 97132  
Mailing Address: 627 N Grant St Newberg, OR 97132  
Bedrooms: 5  
Bathrooms: 2  
Building SqFt: 2,743                      Lot Acres: 0.26  
Year Built: 1896  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03400

APN:  
Ref Parcel #: R3218DC 03400  
Taxes: \$4,103.28  
Market Value: \$458,236  
Assessed Value: \$257,464  
Sales Price: \$260,000  
Transfer Date: 4/7/2005



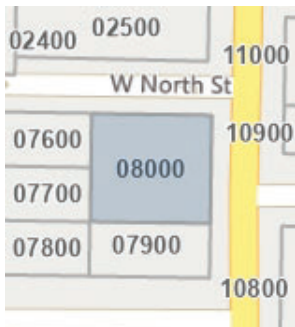
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



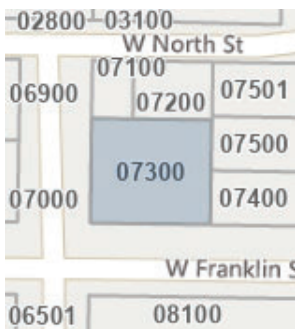
Legal Owner: Mark & Melissa Terry  
Site Address: 621 N Grant St Newberg, OR 97132  
Mailing Address: 621 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,734 Lot Acres: 0.18  
Year Built: 1892  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03301

APN:  
Ref Parcel #: R3218DC 03301  
Taxes: \$3,814.61  
Market Value: \$381,175  
Assessed Value: \$239,351  
Sales Price: \$0  
Transfer Date:



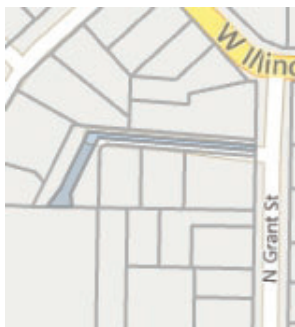
Legal Owner: Stanley Shirts  
Site Address: 505 N Main St Newberg, OR 97132  
Mailing Address: 505 N Main St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,446 Lot Acres: 0.21  
Year Built: 1895  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOTS 1 & 2 - BLOCK 33 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 08000  
Taxes: \$1,244.37  
Market Value: \$245,438  
Assessed Value: \$78,079  
Sales Price: \$0  
Transfer Date: 1/5/2009



Legal Owner: Jason & Erin Fincher  
Site Address: 211 W Franklin St Newberg, OR 97132  
Mailing Address: 211 W Franklin St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,064 Lot Acres: 0.20  
Year Built: 1937  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 07300

APN:  
Ref Parcel #: R3218DC 07300  
Taxes: \$1,300.09  
Market Value: \$266,485  
Assessed Value: \$81,575  
Sales Price: \$0  
Transfer Date:



Legal Owner: Shauna Peterson  
Site Address: 633 N Grant St APT B Newberg, OR 97132  
Mailing Address: 633 N Grant St APT B Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,498 Lot Acres: 0.13  
Year Built: 1997  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03404

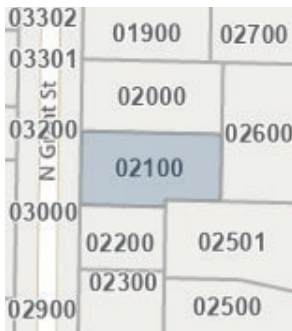
APN:  
Ref Parcel #: R3218DC 03404  
Taxes: \$3,499.35  
Market Value: \$357,863  
Assessed Value: \$219,570  
Sales Price: \$202,000  
Transfer Date: 10/16/2015





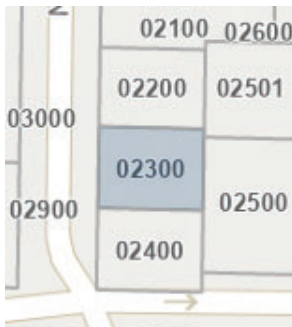
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



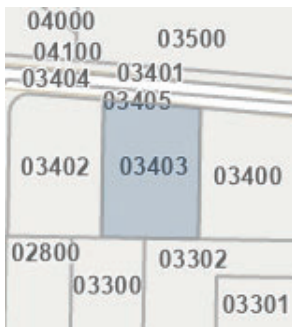
Legal Owner: Terry & Deborah Langridge  
Site Address: 614 N Grant St Newberg, OR 97132  
Mailing Address: 614 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,364 Lot Acres: 0.20  
Year Built: 1956  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 02100

APN:  
Ref Parcel #: R3218DC 02100  
Taxes: \$4,213.39  
Market Value: \$400,619  
Assessed Value: \$264,373  
Sales Price: \$0  
Transfer Date:



Legal Owner: Emily & Ethan Thursam  
Site Address: 606 N Grant St Newberg, OR 97132  
Mailing Address: 606 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 1,050 Lot Acres: 0.11  
Year Built: 1972  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 02300  
Taxes: \$2,600.66  
Market Value: \$299,053  
Assessed Value: \$163,181  
Sales Price: \$293,000  
Transfer Date: 2/26/2021



Legal Owner: Howard Francis R & Sally A Tru  
Site Address: 629 N Grant St Newberg, OR 97132  
Mailing Address: 14988 Buggy Whip Sisters, OR 97759  
Bedrooms: 6  
Bathrooms: 3  
Building SqFt: 2,459 Lot Acres: 0.17  
Year Built: 1996  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03403

APN:  
Ref Parcel #: R3218DC 03403  
Taxes: \$5,288.31  
Market Value: \$525,852  
Assessed Value: \$331,820  
Sales Price: \$0  
Transfer Date:



Legal Owner: Chehalem Park & Recreation Dis  
Site Address: 620 N Morton St Newberg, OR 97132  
Mailing Address: 1802 E Haworth Ave Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0 Lot Acres: 2.39  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 04300  
Taxes: \$0.00  
Market Value: \$0  
Assessed Value: \$0  
Sales Price: \$0  
Transfer Date:



First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



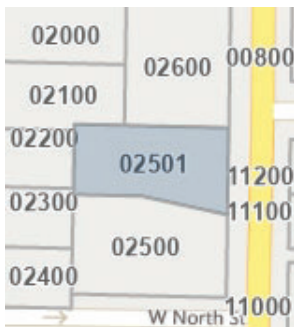
Legal Owner: Fosmark Marlin G Trust & Fosmark Gemma C  
Site Address: Trustee  
Mailing Address: Po Box 1135 Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 826 Lot Acres: 0.11  
Year Built: 1907  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 02400  
Taxes: \$1,202.63  
Market Value: \$254,790  
Assessed Value: \$100,253  
Sales Price: \$134,500  
Transfer Date: 1/20/2006



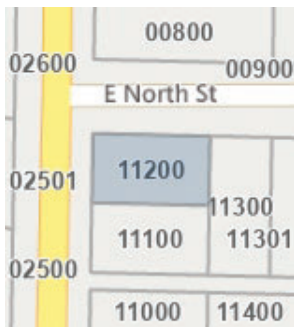
Legal Owner: Joe & Lillian Mckee  
Site Address: 300 W Sherman St Newberg, OR 97132  
Mailing Address: 300 W Sherman St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 0 Lot Acres: 0.26  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06100 BLOCK 4

APN:  
Ref Parcel #: R3218DC 06100  
Taxes: \$1,416.27  
Market Value: \$261,198  
Assessed Value: \$88,865  
Sales Price: \$0  
Transfer Date:



Legal Owner: Franklin & Meyers Holding Comp  
Site Address: 611 N Main St Newberg, OR 97132  
Mailing Address: 611 N Main St Newberg, OR 97132  
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 C TAXLOT 02501 BLOCK 1

APN:  
Ref Parcel #: R3218DC 02501  
Taxes: \$4,467.30  
Market Value: \$450,821  
Assessed Value: \$280,305  
Sales Price: \$195,000  
Transfer Date: 6/30/2010



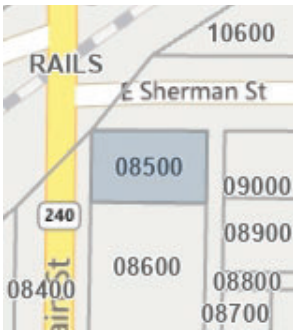
Legal Owner: 5Th Street Abode Llc  
Site Address: 514 N Main St Newberg, OR 97132  
Mailing Address: 32300 NE Old Parrett Mountain Rd  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,212 Lot Acres: 0.12  
Year Built: 1912  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP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

APN:  
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



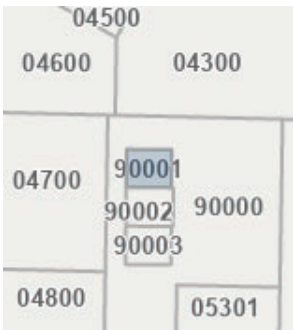
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



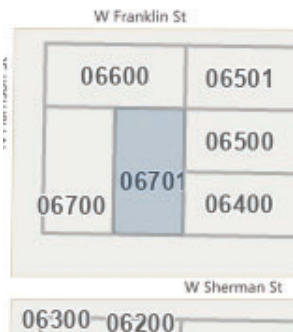
Legal Owner: Christopher & Mindy Giesch  
Site Address: 314 N Main St Newberg, OR 97132  
Mailing Address: 16730 NE Herd Rd Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 1,676 Lot Acres: 0.12  
Year Built: 1880  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 08500 LOT 4 BLOCK 3

APN:  
Ref Parcel #: R3218DC 08500  
Taxes: \$1,986.30  
Market Value: \$269,038  
Assessed Value: \$124,632  
Sales Price: \$0  
Transfer Date:



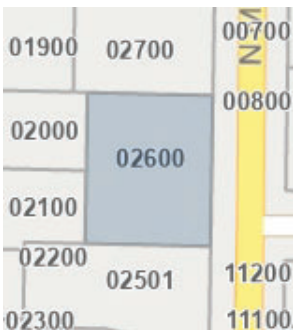
Legal Owner: Robert & Valerie Maslen  
Site Address: 505 N Harrison St Newberg, OR 97132  
Mailing Address: Po Box 193 Dundee, OR 97115  
Bedrooms: 2  
Bathrooms: 1.5  
Building SqFt: 1,144 Lot Acres: 0.01  
Year Built: 1993  
School District: Newberg School District 29j  
Neighborhood:  
Legal: UNIT 509 IN HARRISON STREET CONDOMINIUM

APN:  
Ref Parcel #: R3218DC 90001  
Taxes: \$1,934.84  
Market Value: \$170,844  
Assessed Value: \$121,403  
Sales Price: \$0  
Transfer Date:



Legal Owner: Csb Holdings Llc  
Site Address: 309 W Sherman St Newberg, OR 97132  
Mailing Address: 375 SW Viewmont Dr Dundee, OR 97115  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 1,376 Lot Acres: 0.10  
Year Built: 2001  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06701 LOT 4 BLOCK 3

APN:  
Ref Parcel #: R3218DC 06701  
Taxes: \$3,494.97  
Market Value: \$342,596  
Assessed Value: \$219,295  
Sales Price: \$425,000  
Transfer Date: 9/27/2022



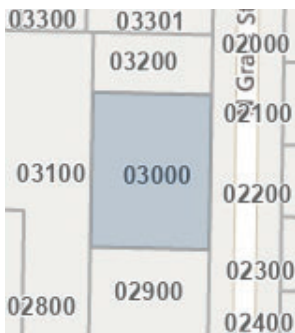
Legal Owner: Newberg Main Street Llc  
Site Address: 617 N Main St Newberg, OR 97132  
Mailing Address: 617 N Main St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,346 Lot Acres: 0.32  
Year Built: 1965  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 02600  
Taxes: \$6,071.86  
Market Value: \$567,318  
Assessed Value: \$380,984  
Sales Price: \$575,000  
Transfer Date: 2/17/2022



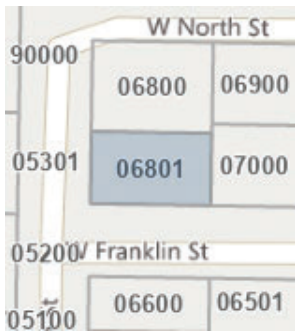
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



Legal Owner: Edward Lindley  
Site Address: 605 N Grant St Newberg, OR 97132  
Mailing Address: 515 E 1st St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 2  
Building SqFt: 1,575 Lot Acres: 0.30  
Year Built: 1969  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 03000  
Taxes: \$4,008.44  
Market Value: \$479,886  
Assessed Value: \$251,513  
Sales Price: \$489,900  
Transfer Date: 9/4/2020



Legal Owner: Inez Garza  
Site Address: 500 N Harrison St Newberg, OR 97132  
Mailing Address: 500 N Harrison St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,365 Lot Acres: 0.14  
Year Built: 1972  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 4 & S 15 LOT 5 - BLOCK 31 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 06801  
Taxes: \$3,281.52  
Market Value: \$335,945  
Assessed Value: \$205,902  
Sales Price: \$0  
Transfer Date:



Legal Owner: Scott & Diane Canfield  
Site Address: 617 N Grant St Newberg, OR 97132  
Mailing Address: 115 E Illinois St Newberg, OR 97132  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 874 Lot Acres: 0.12  
Year Built: 1900  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 03200  
Taxes: \$1,624.17  
Market Value: \$227,303  
Assessed Value: \$101,910  
Sales Price: \$0  
Transfer Date:



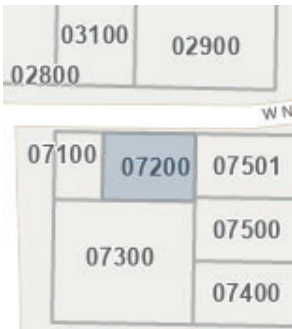
Legal Owner: Francisco & Marina Cervantes  
Site Address: 314 W Franklin St Newberg, OR 97132  
Mailing Address: 314 W Franklin St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,000 Lot Acres: 0.10  
Year Built: 1994  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06600 LOT 6 BLOCK 3

APN:  
Ref Parcel #: R3218DC 06600  
Taxes: \$2,681.53  
Market Value: \$304,100  
Assessed Value: \$168,255  
Sales Price: \$0  
Transfer Date:



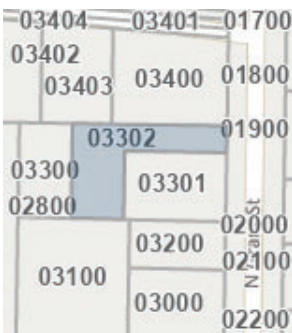
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



Legal Owner: Melvin Roland  
Site Address: 208 W North St Newberg, OR 97132  
Mailing Address: 208 W North St Newberg, OR 97132  
Bedrooms: 1  
Bathrooms: 1  
Building SqFt: 586                      Lot Acres: 0.07  
Year Built: 1937  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 07200 BLOCK 32

APN:  
Ref Parcel #: R3218DC 07200  
Taxes: \$1,307.85  
Market Value: \$172,122  
Assessed Value: \$82,062  
Sales Price: \$0  
Transfer Date:



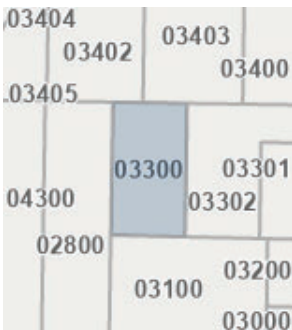
Legal Owner: Erin Robinson  
Site Address: 623 N Grant St Newberg, OR 97132  
Mailing Address: 623 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,456                      Lot Acres: 0.19  
Year Built: 1998  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03302

APN:  
Ref Parcel #: R3218DC 03302  
Taxes: \$3,924.45  
Market Value: \$374,992  
Assessed Value: \$246,243  
Sales Price: \$253,000  
Transfer Date: 4/26/2007



Legal Owner: Kenneth & Valerie Moore  
Site Address: 215 W North St Newberg, OR 97132  
Mailing Address: 215 W North St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1.5  
Building SqFt: 2,271                      Lot Acres: 0.60  
Year Built: 1900  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 02800

APN:  
Ref Parcel #: R3218DC 02800  
Taxes: \$3,173.39  
Market Value: \$452,443  
Assessed Value: \$199,117  
Sales Price: \$0  
Transfer Date:



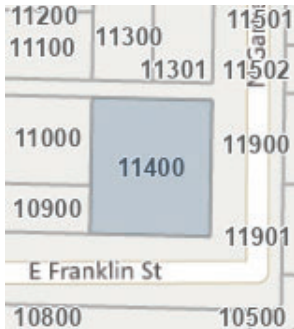
Legal Owner: Nerina Watkins  
Site Address: 625 N Grant St Newberg, OR 97132  
Mailing Address: 625 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,620                      Lot Acres: 0.12  
Year Built: 1998  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PARCEL 1 OF PARTITION P1997-12

APN:  
Ref Parcel #: R3218DC 03300  
Taxes: \$2,505.25  
Market Value: \$278,149  
Assessed Value: \$157,194  
Sales Price: \$325,000  
Transfer Date: 9/30/2021



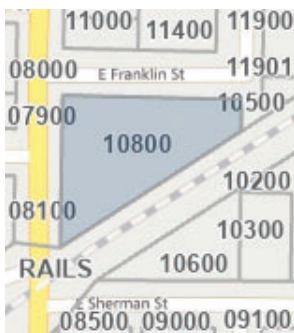
**First American Title™**

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



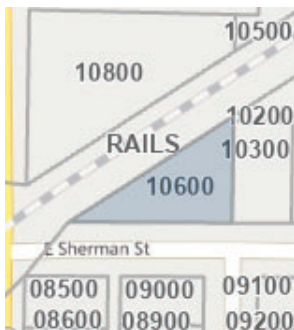
Legal Owner: Adam & Susan Perez  
Site Address: 111 E Franklin St Newberg, OR 97132  
Mailing Address: 4205 NE Riverside Loop McMinnville, OR  
Bedrooms: 2  
Bathrooms: 1  
Building SqFt: 1,148                      Lot Acres: 0.26  
Year Built: 1952  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 11400 BLOCK 5

APN:  
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



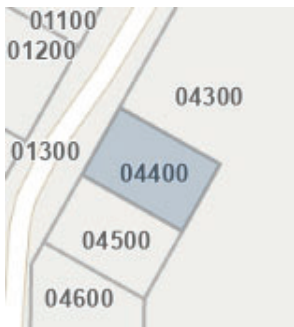
Legal Owner: Jeff & George Llc  
Site Address: 406 N Main St Newberg, OR 97132  
Mailing Address: Po Box 3215 Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                              Lot Acres: 0.62  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 10800 BLOCK 6

APN:  
Ref Parcel #: R3218DC 10800  
Taxes: \$5,867.48  
Market Value: \$753,583  
Assessed Value: \$368,160  
Sales Price: \$0  
Transfer Date:



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:  
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



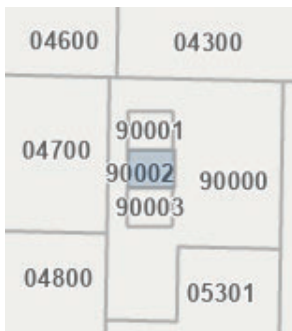
Legal Owner: John & Deanna Mccarthy  
Site Address: 516 N Morton St Newberg, OR 97132  
Mailing Address: 516 N Morton St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 1,745                      Lot Acres: 0.17  
Year Built: 1962  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 04400

APN:  
Ref Parcel #: R3218DC 04400  
Taxes: \$3,674.60  
Market Value: \$374,867  
Assessed Value: \$230,566  
Sales Price: \$288,000  
Transfer Date: 11/18/2016



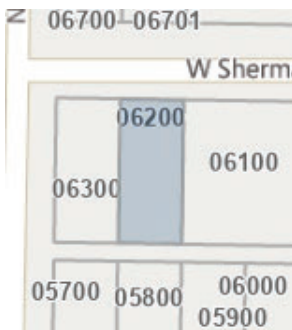
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



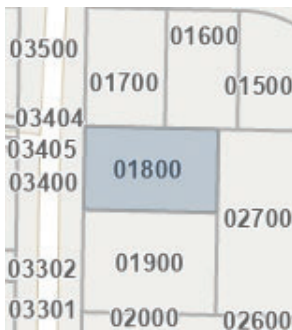
Legal Owner: Robert & Valerie Maslen  
Site Address: 507 N Harrison St Newberg, OR 97132  
Mailing Address: Po Box 193 Dundee, OR 97115  
Bedrooms: 2  
Bathrooms: 1.5  
Building SqFt: 1,144                      Lot Acres: 0.01  
Year Built: 1993  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 90002

APN:  
Ref Parcel #: R3218DC 90002  
Taxes: \$1,934.84  
Market Value: \$170,826  
Assessed Value: \$121,403  
Sales Price: \$0  
Transfer Date:



Legal Owner: Thomas Burnham  
Site Address: 310 W Sherman St Newberg, OR 97132  
Mailing Address: 310 W Sherman St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,010                      Lot Acres: 0.13  
Year Built: 1930  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 7 - BLOCK 4 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 06200  
Taxes: \$1,771.59  
Market Value: \$236,242  
Assessed Value: \$111,160  
Sales Price: \$0  
Transfer Date:



Legal Owner: Debra & Michael Clark  
Site Address: 626 N Grant St Newberg, OR 97132  
Mailing Address: 626 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 3  
Building SqFt: 1,857                      Lot Acres: 0.21  
Year Built: 1956  
School District: Newberg School District 29j  
Neighborhood:  
Legal: PT LT 4 BL 3 & PT LT 3 BL 4 & VAC ST IN WOOD-RUDDICK ADDITION

APN:  
Ref Parcel #: R3218DC 01800  
Taxes: \$3,428.34  
Market Value: \$404,758  
Assessed Value: \$215,114  
Sales Price: \$314,800  
Transfer Date: 5/5/2017



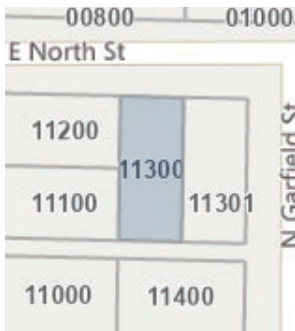
Legal Owner: Phalkunarith Him  
Site Address: 633 N Grant St APT A Newberg, OR 97132  
Mailing Address: 633 N Grant St APT A Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,498                      Lot Acres: 0.14  
Year Built: 1997  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 03405

APN:  
Ref Parcel #: R3218DC 03405  
Taxes: \$3,499.35  
Market Value: \$362,379  
Assessed Value: \$219,570  
Sales Price: \$170,000  
Transfer Date: 7/18/2014



**First American Title™**

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



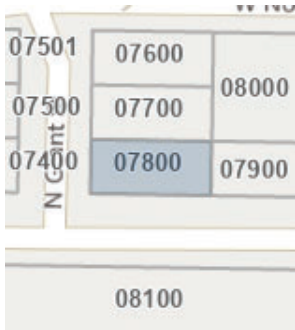
Legal Owner: Maria Radilla  
Site Address: 110 E North St Newberg, OR 97132  
Mailing Address: 110 E North St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2.5  
Building SqFt: 1,217                      Lot Acres: 0.13  
Year Built: 1997  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 2 - BLOCK 5 IN CENTRAL ADDITION

APN:  
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



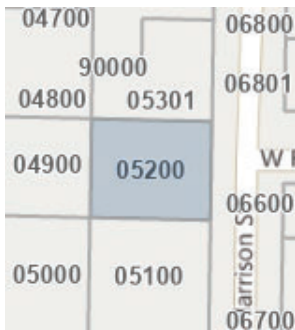
Legal Owner: Sharon Capri  
Site Address: 501 N Main St Newberg, OR 97132  
Mailing Address: 501 N Main St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,093                      Lot Acres: 0.10  
Year Built: 1900  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 3 - BLOCK 33 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07900  
Taxes: \$2,450.01  
Market Value: \$319,379  
Assessed Value: \$153,728  
Sales Price: \$139,000  
Transfer Date: 4/26/2018



Legal Owner: Nathan & Sabrina Dryden  
Site Address: 500 N Grant St Newberg, OR 97132  
Mailing Address: 500 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,523                      Lot Acres: 0.10  
Year Built: 1917  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 07800 LOT 4 BLOCK

APN:  
Ref Parcel #: R3218DC 07800  
Taxes: \$2,364.16  
Market Value: \$239,601  
Assessed Value: \$148,341  
Sales Price: \$145,000  
Transfer Date: 10/22/2004



Legal Owner: Christopher Goldstein  
Site Address: 409 N Harrison St Newberg, OR 97132  
Mailing Address: 409 N Harrison St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 3  
Building SqFt: 2,344                      Lot Acres: 0.19  
Year Built: 1968  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

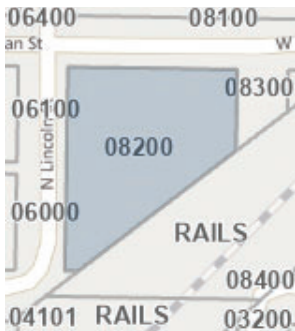
APN:  
Ref Parcel #: R3218DC 05200  
Taxes: \$3,938.60  
Market Value: \$417,030  
Assessed Value: \$247,131  
Sales Price: \$270,120  
Transfer Date: 10/27/2016





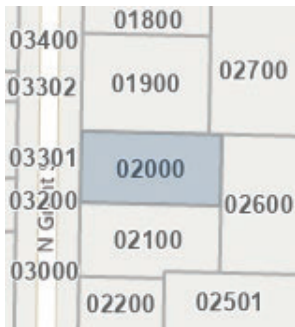
**First American Title™**

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



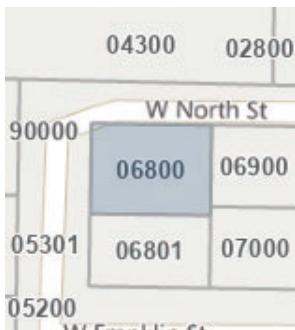
Legal Owner: Chester & Denise Craig  
Site Address: 300 N Lincoln St Newberg, OR 97132  
Mailing Address: 1001 E 11th Ct Newberg, OR 97132  
Bedrooms: 0  
Bathrooms: 0  
Building SqFt: 0                      Lot Acres: 0.77  
Year Built: 0  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 08200 BLOCK 5

APN:  
Ref Parcel #: R3218DC 08200  
Taxes: \$8,812.56  
Market Value: \$584,612  
Assessed Value: \$552,952  
Sales Price: \$0  
Transfer Date:



Legal Owner: Robert & Tina Hubbard  
Site Address: 616 N Grant St Newberg, OR 97132  
Mailing Address: 616 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 1,605                      Lot Acres: 0.20  
Year Built: 1956  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 02000

APN:  
Ref Parcel #: R3218DC 02000  
Taxes: \$3,130.37  
Market Value: \$394,545  
Assessed Value: \$196,418  
Sales Price: \$0  
Transfer Date:



Legal Owner: Huffman Kevin E Living Trust  
Site Address: 314 W North St Newberg, OR 97132  
Mailing Address: 314 W North St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,180                      Lot Acres: 0.17  
Year Built: 1968  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06800 BLOCK 31

APN:  
Ref Parcel #: R3218DC 06800  
Taxes: \$2,990.22  
Market Value: \$337,844  
Assessed Value: \$187,624  
Sales Price: \$71,036  
Transfer Date: 2/13/2004



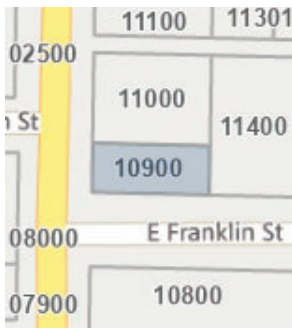
Legal Owner: Lawrence & Jennifer Olsen  
Site Address: 301 W Sheridan St Newberg, OR 97132  
Mailing Address: 301 W Sheridan St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 2,160                      Lot Acres: 0.13  
Year Built: 1902  
School District: Newberg School District 29j  
Neighborhood:  
Legal: TOWNSHIP 3S RANGE 2W SECTION 18 QTR D QQTR C TAXLOT 06000 LOT 4 BLOCK 4

APN:  
Ref Parcel #: R3218DC 06000  
Taxes: \$2,168.54  
Market Value: \$315,724  
Assessed Value: \$136,067  
Sales Price: \$192,000  
Transfer Date: 7/28/2005



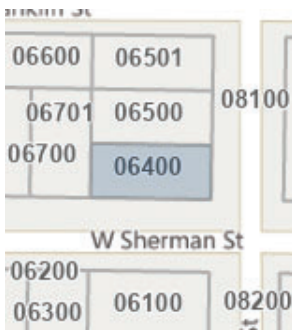
First American Title™

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



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:  
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



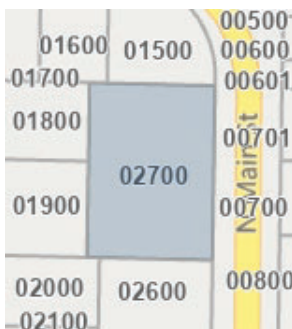
Legal Owner: Trevor Granada & Tiffany Brewer  
Site Address: 301 W Sherman St Newberg, OR 97132  
Mailing Address: 301 W Sherman St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 1  
Building SqFt: 1,014 Lot Acres: 0.10  
Year Built: 1978  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 3 - BLOCK 3 IN HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 06400  
Taxes: \$2,515.64  
Market Value: \$247,947  
Assessed Value: \$157,846  
Sales Price: \$360,000  
Transfer Date: 11/9/2021



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:  
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



Legal Owner: Karin Carter & Thomas Bates  
Site Address: 625 N Main St Newberg, OR 97132  
Mailing Address: 625 N Main St Newberg, OR 97132  
Bedrooms: 4  
Bathrooms: 2  
Building SqFt: 3,225 Lot Acres: 0.46  
Year Built: 1902  
School District: Newberg School District 29j  
Neighborhood:  
Legal: SEE METES & BOUNDS

APN:  
Ref Parcel #: R3218DC 02700  
Taxes: \$4,187.38  
Market Value: \$564,226  
Assessed Value: \$262,741  
Sales Price: \$632,000  
Transfer Date: 1/19/2022



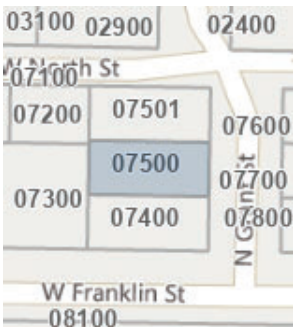
**First American Title™**

Customer Service Department  
Phone: 503.219.8746(TRIO)  
Email: cs.oregon@firstam.com  
Report Generated: 11/29/2022



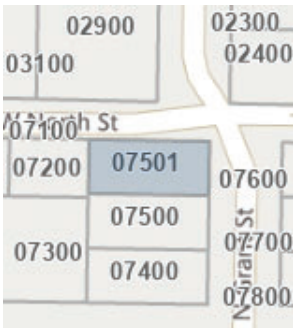
Legal Owner: Railroad  
Site Address: No Site Address Newberg, OR  
Mailing Address: ,  
Bedrooms:  
Bathrooms:  
Building SqFt: Lot Acres:  
Year Built:  
School District: Newberg School District 29j  
Neighborhood:  
Legal:

APN:  
Ref Parcel #: R3218DC RAILS  
Taxes:  
Market Value:  
Assessed Value:  
Sales Price:  
Transfer Date:



Legal Owner: Daniel Stout  
Site Address: 505 N Grant St Newberg, OR 97132  
Mailing Address: 505 N Grant St Newberg, OR 97132  
Bedrooms: 3  
Bathrooms: 2  
Building SqFt: 2,427 Lot Acres: 0.10  
Year Built: 2020  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 2 BLOCK 32 HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07500  
Taxes: \$3,450.28  
Market Value: \$145,763  
Assessed Value: \$216,491  
Sales Price: \$445,000  
Transfer Date: 2/11/2021



Legal Owner: Gabriel & Charlotte Louthan  
Site Address: 509 N Grant St Newberg, OR 97132  
Mailing Address: 412 N Division St UNIT 1 Pinehurst, ID  
Bedrooms: 4  
Bathrooms: 3  
Building SqFt: 2,724 Lot Acres: 0.10  
Year Built: 1895  
School District: Newberg School District 29j  
Neighborhood:  
Legal: LOT 1 BLOCK 32 HURLEY & LARGES ADDITION

APN:  
Ref Parcel #: R3218DC 07501  
Taxes: \$3,479.13  
Market Value: \$309,196  
Assessed Value: \$218,301  
Sales Price: \$0  
Transfer Date:



**First American**

**First American Title Insurance Company**

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

## LIMITED LOT BOOK REPORT

Gabriel Louthan  
412 N Division St  
Pinehurst, ID 83850

December 02, 2022  
File Number: 1039-4019259

Attn:

Re: 509 N Grant, Newberg, OR 97128

Fee \$85.00

According to a search of our tract indices for the following described property, First American Title Insurance Company (hereinafter referred to as "The Company" certifies as follows):

Legal Description of the property:

Lot 1, Block 32, of HURLEY & LARGE'S ADDITION TO NEWBERG, Yamhill County, State of Oregon.

and as of November 30, 2022 at 8:00 a.m.

We find that the last deed of record runs to:

Gabriel Louthan and Charlotte Louthan, as tenants by the entirety

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

-NONE-

Recorded voluntary liens and tax information:

1. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Gabriel Louthan and Charlotte Louthan, as tenants by the entirety  
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Academy Mortgage Corporation, its successors and assigns  
Trustee: Fidelity National Title  
Amount: \$482,800.00  
Recorded: July 28, 2021  
Recording Information: Instrument No. 202115630

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

Tax Amount: \$3,479.13  
Map No.: R3218DC 07501  
Property ID: 712588

Tax Code No.: 29.0

NOTE: The address of the property described herein is:

509 N Grant , Newberg, OR 97128

NOTE: The 2022-2023 tax assessed value for the herein described property is as follows:

Land:	\$	227,421.00
Improvements:	\$	410,080.00
Parcel No.:		712588

THIS IS NOT a title report since no examination has been made of the title to the above described property. This report does not purport to show all encumbrances and no representation is made as to the sufficiency of the title of the above parties. Liability of the Company for this lien search is limited to the charge made thereof.



**First American Title™**

**First American Title Insurance Company**

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

## **Supplemental LIMITED LOT BOOK REPORT**

Gabriel Louthan  
412 N Division St  
Pinehurst, ID 83850

July 14, 2023  
File Number: 1039-4019259

Attn:

Re: 509 N Grant, Newberg, OR 97128

Fee \$85.00

According to a search of our tract indices for the following described property, First American Title Insurance Company (hereinafter referred to as "The Company" certifies as follows):

Legal Description of the property:

Lot 1, Block 32, of HURLEY & LARGE'S ADDITION TO NEWBERG, Yamhill County, State of Oregon.

and as of July 12, 2023 at 8:00 a.m.

We find that the last deed of record runs to:

Gabriel Louthan and Charlotte Louthan, as tenants by the entirety

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

-NONE-

Recorded voluntary liens and tax information:

1. Taxes for the fiscal year 2023-2024 a lien due, but not yet payable.
2. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Gabriel Louthan and Charlotte Louthan, as tenants by the entirety  
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for Academy Mortgage Corporation, its successors and assigns  
Trustee: Fidelity National Title  
Amount: \$482,800.00  
Recorded: July 28, 2021  
Recording Information: Instrument No. 202115630

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

Tax Amount:	\$3,479.13
Map No.:	R3218DC 07501
Property ID:	712588
Tax Code No.:	29.0

NOTE: The address of the property described herein is:

509 N Grant , Newberg, OR 97128

NOTE: The 2022-2023 tax assessed value for the herein described property is as follows:

Land:	\$ 227,421.00
Improvements:	\$ 410,080.00
Parcel No.:	712588

THIS IS NOT a title report since no examination has been made of the title to the above described property. This report does not purport to show all encumbrances and no representation is made as to the sufficiency of the title of the above parties. Liability of the Company for this lien search is limited to the charge made thereof.

## City of Newberg Conditional Use Permit

### Written Criteria Response

- A. The proposed use will be a short term vacation rental.
  - The proposed STR is a SFR that was built in 1895, located at 509 N Grant St.
  - The house is a 3 story, 6 bedroom SFR on a 4,501 sq ft lot.
  - The home will be used as an STR full time and will be managed by a qualified short-term property management group that provides a professional screening process and 24-hour assistance while the STR is occupied. There will be no loud noises from 10pm - 8am in respect for the neighborhood.
  - The property has a 1 car driveway as well as off street parking on the north side for guests to park.
- B. The location, design, and site of this proposed STR will provide functional accommodations to families and travelers that want to experience what Newberg and the Willamette Valley have to offer.
- C. The proposed STR will be consistent with Ord. 2451, 12-2-96. Code 20001 151.210

City of Newberg Municipal code 15.445.300 - 15.445.350

15.445.300 - Application and purpose

509 North Grant St is a single family home that will be available and advertised for use, rent for occupancy for periods of less than 30 days.

15.445.310 - Where allowed.

This home is zoned R-2 for use as a Vacation Rental with a conditional permit.

15.445.320 - Standards.

- A. Provide a minimum of 2 parking spaces - There is one parking space in the driveway and one space in the garage.
- B. Provide regular refuse pick up - There is service currently set up with Waste Management for trash, recycle, and yard debris to be collected on Mondays.
- C. Occupancy - the SFR has 6 bedrooms so the occupancy limit is expected to be set at 12 people.
- D. Premises - This STR will not allow the use of occupied recreational vehicle, trailer, tent, or temporary shelter during the rental occupancy.

15.445.340 - Registration Postings.

This STR will have a vacation rental home registration adjacent to the front door with the following information-



- A. The name and operator and a telephone number where the operator may be reach
- B. The telephone number for the police department.
- C. The maximum number of occupants permitted to stay in the dwelling (12)
- D. The standards for the rental occupancy.
- E. The solid waste collection day.

15.445.350 - Complaints and Revocation of Registration.

Owner is fully aware and understands the above code and will make every effort to follow up with all complaints.



509 N Grant St.  
Newberg, OR 97132

#### Existing Site Narrative

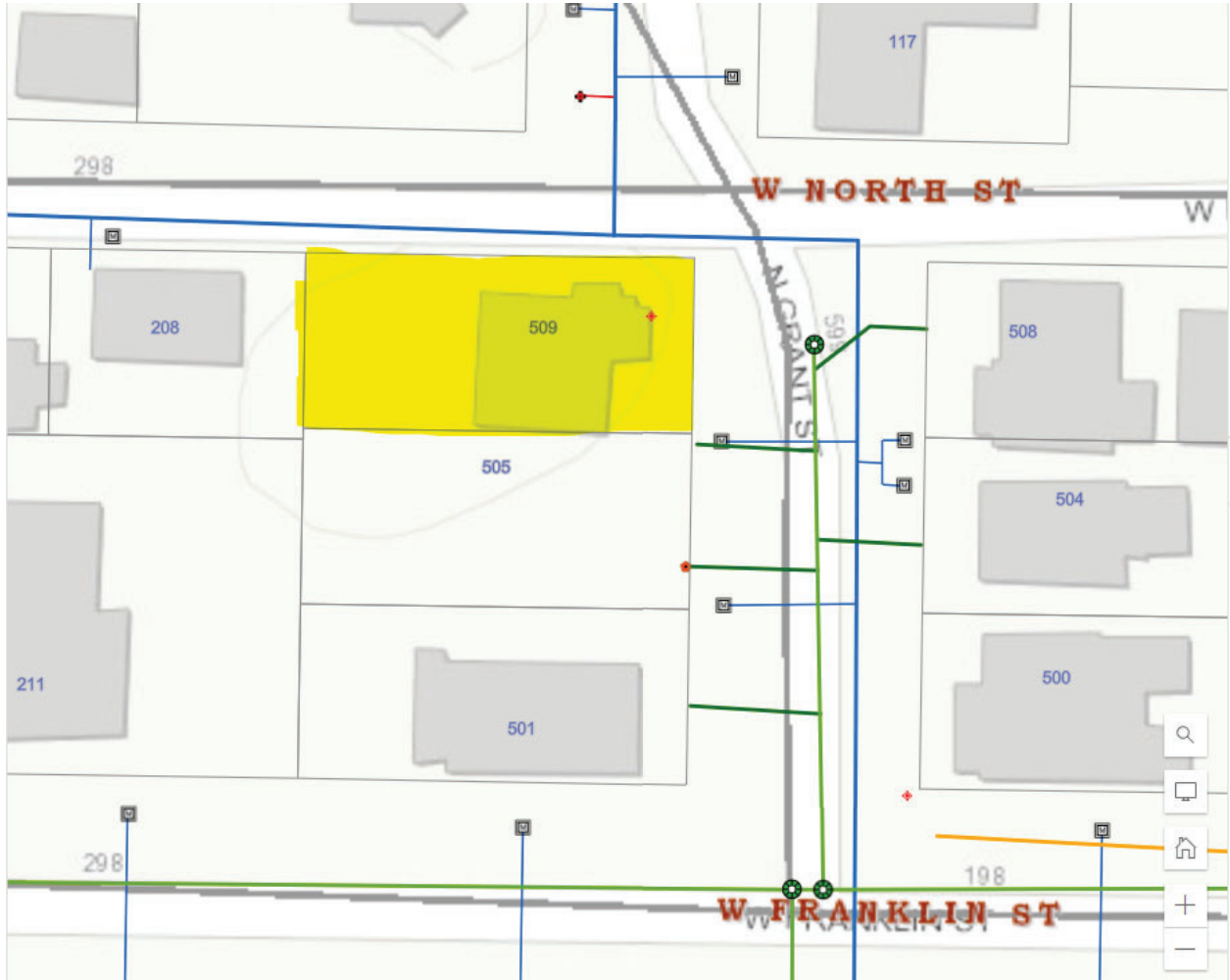
- This home was built in 1895 however has recently been updated. No changes need to be made to the existing structure.
- Yard has a small lawn in the front and a bare backyard - everything is professionally manicured.
- Backyard is fenced

#### Drainage and Grading

- The house has good drainage. There is a slight slope away from the house and the driveway also slopes away from the house.

Utilities

- City of Newberg Public utilities map is attached



## Project Statement

509 N Grant St will operate as a vacation / short term rental. The hours of operation will be from 8am-10pm Monday through Sunday. There are a total of 2 employees who help manage and run the short term rental. We have regular refuse collection to help with odor management. Collection day is on Monday. We ask guests to be mindful of their noise as well as have quiet hours posted from 10pm to 8am.

