



Property Profile Report

Client Name:

Today's Date:

11/17/2025

Owner Name:

lb2bot2fa LLC

Property Address:

**812 McClaine St
Silverton OR 97381 1535**

Reference Number:

061W34BD01600

Account Number:

517098

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

For all your customer service needs: **MVCS@TicorTitle.com**

Parcel Information

Parcel #:	517098
Tax Lot:	061W34BD01600
Site Address:	812 McClaine St Silverton OR 97381 - 1535
Owner:	lb2bot2fa LLC
Owner2:	
Owner Address:	PO Box 200 Crabtree OR 97335
Twtn/Range/Section:	06S / 01W / 34 / NW
Parcel Size:	0.99 Acres (43,228 SqFt)
Plat/Subdivision:	
Lot:	
Block:	1
Census Tract/Block:	010503 / 1005
Waterfront:	

Assessment Information

Market Value Land:	\$151,890.00
Market Value Impr:	\$108,930.00
Market Value Total:	\$260,820.00
Assessed Value:	\$94,830.00

**Tax Information**

Levy Code Area:	04500
Levy Rate:	12.6496
Tax Year:	2024
Annual Tax:	\$1,199.56
Exempt Desc:	

Legal

ACRES .99

Land

Zoning: County-IG - Industrial General	Cnty Bldg Use: Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use: 201 - Commercial Improved	Neighborhood:
Std Land Use: 3000 - Commercial Office (General)	Recreation:
School District: 4J - Silver Falls	Primary School: Robert Frost Elementary School
Middle School: Silverton Middle School	High School: Silverton High School

Improvement

Year Built: 1982	Stories: 1	Finished Area: 5,920
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Sale Date: 10/13/2021	Sale Price: \$2,750,000.00	Doc Num: 2021-13079 (45500460)	Doc Type: WD
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	517097
Tax Lot:	061W34BD01700
Site Address:	Silverton OR 97381
Owner:	lb2bot2fa LLC
Owner2:	
Owner Address:	PO Box 169 Aumsville OR 97325
Twtn/Range/Section:	06S / 01W / 34 / NW
Parcel Size:	0.40 Acres (17,424 SqFt)
Plat/Subdivision:	
Lot:	
Block:	1
Census Tract/Block:	010503 / 1005
Waterfront:	

Assessment Information

Market Value Land:	\$58,810.00
Market Value Impr:	\$0.00
Market Value Total:	\$58,810.00
Assessed Value:	\$47,630.00



Tax Information

Levy Code Area:	04500
Levy Rate:	12.6496
Tax Year:	2024
Annual Tax:	\$602.50
Exempt Desc:	

Legal

ACRES .40

Land

Zoning: County-IG - Industrial General	Cnty Bldg Use: Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use: 201 - Commercial Improved	Neighborhood:
Std Land Use: 3000 - Commercial Office (General)	Recreation:
School District: 4J - Silver Falls	Primary School: Robert Frost Elementary School
Middle School: Silverton Middle School	High School: Silverton High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Sale Date: 10/13/2021	Sale Price: \$2,750,000.00	Doc Num: 2021-13079 (45500460)	Doc Type: WD
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Parcel Information

Parcel #:	517096
Tax Lot:	061W34BD01800
Site Address:	
	Silverton OR 97381
Owner:	lb2bot2fa LLC
Owner2:	
Owner Address:	PO Box 169
	Aumsville OR 97325
Twtn/Range/Section:	06S / 01W / 34 / NW
Parcel Size:	0.44 Acres (19,166 SqFt)
Plat/Subdivision:	
Lot:	
Block:	1
Census Tract/Block:	010503 / 1005
Waterfront:	

Assessment Information

Market Value Land:	\$64,680.00
Market Value Impr:	\$0.00
Market Value Total:	\$64,680.00
Assessed Value:	\$19,310.00

Tax Information

Levy Code Area:	04500
Levy Rate:	12.6496
Tax Year:	2024
Annual Tax:	\$244.29
Exempt Desc:	

Legal

ACRES .44

Land

Zoning:	County-IG - Industrial General	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	4J - Silver Falls	Primary School:	Robert Frost Elementary School
Middle School:	Silverton Middle School	High School:	Silverton High School

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Sale Date:	10/13/2021	Sale Price:	\$2,750,000.00	Doc Num:	2021-13079 (45500460)	Doc Type:	WD
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Parcel Information

Parcel #:	517086
Tax Lot:	061W34BD02900
Site Address:	812 McClaine St Silverton OR 97381 - 1535
Owner:	lb2bot2fa LLC
Owner2:	
Owner Address:	PO Box 200 Crabtree OR 97335
Twtn/Range/Section:	06S / 01W / 34 / NW
Parcel Size:	2.82 Acres (122,839 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	010503 / 1005
Waterfront:	

Tax Information

Levy Code Area:	04500
Levy Rate:	12.6496
Tax Year:	2024
Annual Tax:	\$13,025.92
Exempt Desc:	

Legal

ACRES 2.82

Assessment Information

Market Value Land:	\$689,030.00
Market Value Impr:	\$1,023,050.00
Market Value Total:	\$1,712,080.00
Assessed Value:	\$1,029,750.00

Land

Zoning:	County-CG - Commercial General	Cnty Bldg Use:	Market Cmlst Commercial Small Town
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	4J - Silver Falls	Primary School:	Robert Frost Elementary School
Middle School:	Silverton Middle School	High School:	Silverton High School

Improvement

Year Built:	1968	Stories:	1	Finished Area:	18,409
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 10/13/2021	Sale Price: \$2,750,000.00	Doc Num: 2021-13079 (45500460)	Doc Type: Deed
Owner: lb2bot2fa LLC		Grantor: CASCADE EQUITIES LLC	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Identification

Account ID:

517098

Tax Account ID:

517098

Tax Roll Type:

Real Property

Situs Address:

812 MCCLAIN ST SILVERTON OR 97381

Map Tax Lot:

061W34BD01600

Owner:

IB2BOT2FA LLC

PO BOX 200

CRABTREE, OR 97335

Manufactured Home Details:**Other Tax Liability:****Subdivision:****Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
IB2BOT2FA LLC PO BOX 169 AUMSVILLE OR 97325	CASCADE EQUITIES LLC 113 JADE HILLS DR SILVERTON OR 97381	10/13/2021 \$2,750,000.00 45 4	10/13/2021 45500460 WD 517086, 517096, 517097, 517098
CASCADE EQUITIES LLC 4442 PETTIT LN NE SILVERTON OR 97381			7/10/2007 28380286 QC 517086, 517096, 517097, 517098
CASCADE EQUITIES LTD P O BOX 356 SILVERTON OR 97381	SEIFER,ROGER A	1/28/1997 \$0.00 06 4	1/28/1997 13730576 DEED 517086, 517096, 517097, 517098

Property Details

Property Class:

201

RMV Property Class:

201

Zoning:

IG (Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 517098**

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market IND SM Industrial Small < 2.0 acres	0.68	29600	04500

ID	Type	Acres	Sq Ft	Levy Code Area
2	002 Market INDSM Industrial Small < 2.0 acres	0.31	13628	04500

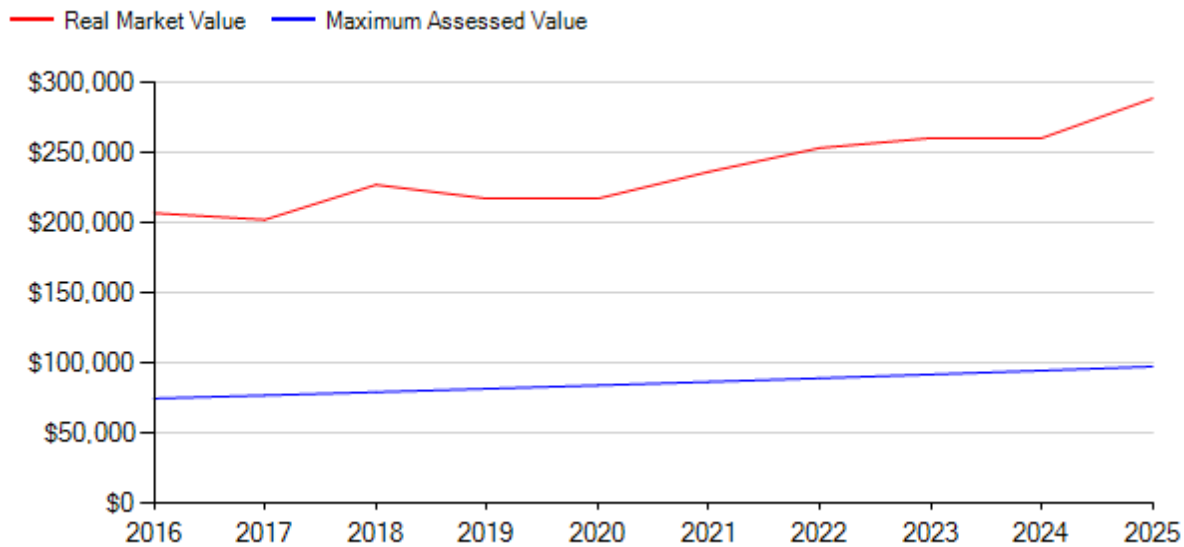
Improvements/Structures for Tax Account ID 517098

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	561 STORAGE WAREHOUSE			5920	1982	04500

Value Information (per most recent certified tax roll)

RMV Land Market:	\$151,890
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$137,250
RMV Total:	\$289,140
AV:	\$97,670
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$289,140
MAV:	\$97,670
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$137,250	\$151,890	\$0/\$0	None	\$97,670
2024	\$108,930	\$151,890	\$0/\$0	None	\$94,830
2023	\$108,930	\$151,890	\$0/\$0	None	\$92,070
2022	\$101,800	\$151,890	\$0/\$0	None	\$89,390
2021	\$84,830	\$151,880	\$0/\$0	None	\$86,790
2020	\$136,630	\$81,000	\$0/\$0	None	\$84,270
2019	\$136,630	\$81,000	\$0/\$0	None	\$81,820
2018	\$146,430	\$81,000	\$0/\$0	None	\$79,440
2017	\$121,500	\$81,000	\$0/\$0	None	\$77,130
2016	\$126,260	\$81,000	\$0/\$0	None	\$74,890
2015	\$107,360	\$81,000	\$0/\$0	None	\$72,710

Taxes: Levy, Owed

Taxes Levied 2025-26: \$1,233.47
Tax Rate: 12.6289
Tax Roll Type: R
Current Tax Payoff Amount: \$1,196.47

Year	Total Tax Levied	Tax Paid
2025	\$1,233.47	\$0.00
2024	\$1,199.56	\$1,199.56
2023	\$1,169.22	\$1,169.22
2022	\$1,142.19	\$1,142.19
2021	\$1,111.17	\$1,111.17
2020	\$1,084.00	\$1,084.00
2019	\$1,050.76	\$1,050.76
2018	\$1,023.12	\$1,023.12

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936543	-\$1,199.56	\$35.99	\$0.00	\$1,163.57	11/18/2024

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3912681	-\$1,169.22	\$35.08	\$0.00	\$1,134.14	11/3/2023
2022	3895485	-\$1,142.19	\$34.27	\$0.00	\$1,107.92	11/7/2022
2021	3878805	-\$1,111.17	\$33.34	\$0.00	\$1,077.83	11/12/2021
2020	3853368	-\$1,084.00	\$32.52	\$0.00	\$1,051.48	10/29/2020
2019	139406	-\$1,050.76	\$31.52	\$0.00	\$1,019.24	10/31/2019
2018	283263	-\$1,023.12	\$30.69	\$0.00	\$992.43	11/6/2018

AFTER RECORDING RETURN TO:

Order No.: 471821108063-TK
Michael Compton
IB2BOT2FA, LLC, an Oregon limited liability company
PO Box 169
Aumsville, OR 97325

SEND TAX STATEMENTS TO:

IB2BOT2FA, LLC, an Oregon limited liability company
PO Box 169
Aumsville, OR 97325

REEL 4550 PAGE 460
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-13-2021 11:49 am.
Control Number 677518 \$ 121.00
Instrument 2021 00060137

APN: 517086
517096
517097
517098
110664
Map: 061W34BD 02900
061W34BD 01800
061W34BD 01700
061W34BD 01600

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cascade Equities, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **IB2BOT2FA, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon and County of Linn, State of Oregon:

PARCEL 1:

Commencing South 89° 30' West, 108 feet from the Southeast corner of the 5-acre tract of land deeded to Anton J. Fosholm and Karen Fosholm, his wife, as shown by a certain Certificate of Title 822, Volume 2, Folium 301, Document Number 2218, registered on May 11, 1921, Records for Marion County, Oregon, said point being the Southwest corner of the Bert Wincinger 1/2-acre tract of land; thence North 14' West along the West boundary of the said Bert Wincinger place, 220 feet; thence South 89° 30' West, 88 feet; thence South 14' East, 220 feet; thence North 89° 30' East, 88 feet to the place of beginning, in Marion County, Oregon. (Informational purposes only - 061W34BD 01800)

Parcel 2:

Commencing at a point North 89° 30' West, 196 feet from the Southeast corner of a 5-acre tract of land deeded to Anton J. Fosholm and Karen Fosholm, his wife, as shown by a Certificate of Title Number 822, Volume 2, Folium 301, Document Number 2218, said Certificate dated May 11, 1921, the same being a Transfer Certificate front Certificate Number 718 first registered June 25, 1909, said point being the Southwest corner of the J.W. Cason tract of land; thence North 14' West, 220.7 feet to the Southern boundary of a 40-foot street; thence North 89° 30' West along the South boundary of said street, 80 feet; thence South 14' East, 220.7 feet to the Southern boundary of the said 5-acre tract of land; thence South 89° 30' East, 80 feet to the place of beginning, in Marion County, Oregon. (Informational purposes only - 061W34BD 01700)

Parcel 3.:

BEGINNING at the point of intersection of the Northwest corner of that certain parcel of land conveyed to A.J. Seifer, et us, in Volume 671, Page 758, Deed Records for Marion County, Oregon, and the Southerly line of a 40.0 foot roadway conveyed to Marion County, in Volume 2; Folium No. 541, Document No. 2943, Record of Torrens, dated October 21, 1925, Marion County, Oregon; thence Westerly along the extended Southerly boundary of said roadway a distance of 196.014 feet, more or less, to a point which is 357.0 feet Easterly from the Westerly boundary of that certain tract of land conveyed to Floyd V. Spaur, et us, in Volume 685, Page 505, Deed Records for Marion County, Oregon; thence Southerly and parallel with the Westerly boundary of said Spaur tract a distance of 220.00 feet to a point on the Southerly boundary of same; thence Easterly along the Southerly boundary of said tract a distance of 197.334 feet to the Southwest corner of the A.J. Seifer property as described in Volume 671, Page 758, Deed Records for Marion County, Oregon; thence Northerly along the Westerly line of the A.J. Seifer property a distance of 220.0 feet to the place of beginning, in Marion County, Oregon. (Informational purposes only - 061W34BD 01600)

TOGETHER WITH a nonexclusive easement of 40 feet in width for ingress and egress over the following described premises:

BEGINNING at the point of intersection of the Northwest corner of that certain parcel of land conveyed to A.J. Seifer, et ux, in Volume 671, Page 758, and the Southerly line of a 40.0 foot roadway conveyed to Marion County in Volume 2, Folium No. 541, Document No. 2943, Record of Torrens, dated October 23, 1925, Marion County, Oregon; thence Westerly and parallel with the extended center line of said roadway to a point which is 357.00 feet Easterly from the Westerly boundary of the Floyd V. Spaur, et ux, tract as

STATUTORY WARRANTY DEED

(continued)

described in Volume 685, Page 505, Deed Records for Marion County, Oregon; thence Northerly and parallel with the Westerly boundary of said tract a distance of 40.0 feet; thence Easterly and parallel with the extended center line of said 40-foot roadway to a point due North from the place of beginning; thence Southerly a distance of 40 feet to the place of beginning, in Marion County, Oregon.

Parcel 4:

Commencing at a point which is North 7.36 chains from the Southwest corner of the tract of land described in the Certificate of Title II of Marion County, Oregon, the said Certificate of Title being first duly registered June 25, 1909, said point being also the Northwest corner of a 2.50-acre tract of land just deeded to H.W. Reavis; thence running North along the East boundary of a 20-acre tract of land formerly owned by Zella Davis 3.95 chains; thence North 89° 30' East, 12.56 chains; thence South 14' East 4 chains to the Southern Pacific Company right of way; thence South 59° 30' West 70 links to the Southeast corner of a 2.25-acre tract of land just deeded to Byron A. Campbell and Lloyd Campbell; thence North along the boundary of said 2.25-acre tract 40 links; thence South 89° 30' West 12 chains to the point of beginning; situated in Marion County, Oregon, all in Section 34, Township 6 South, Range 1 West of the Willamette Meridian. A strip of land across the East end of the above described tract to be left open to the public and used for road purposes only more particularly described as: commencing at the Northeast corner of the above described tract of land: thence South 14' East along the East boundary of said tract 4 chains to the Southern Pacific Company's right of way; thence South 59° 30' West 70 links to the Southeast corner of the 2.25-acre tract of land formerly belonging to Byron A. Campbell and Lloyd Campbell; thence North 40 links; thence North 89° East 30 links; thence North 14' West 4 chains to the North boundary of the above described 5-acre tract of land; thence North 89° 30' East 30 links to the point of beginning, in Marion County, Oregon. (Informational purposes only a portion of 061W 34 BD 02900)

SAVE AND EXCEPT a parcel of land lying in Section 34, Township 6 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, and being a portion of that tract of land described in that certain guardian's deed to Albert O. and Clara Estenson, recorded in Book 378, Page 506, of Marion County Records of Deeds; the said parcel being described as follows: Beginning at the Southwest corner of said property, said corner being North 7.36 chains from the Southwest corner of that tract of land described in Certificate II of the Records for Marion County, Oregon, the said Certificate of Title being first duly registered on June 25, 1909, said point being also the Northwest corner of a 2.50-acre tract of land deeded to H.W. Reavis; thence North along the West line of said Estenson property 260.7 feet to the Northwest corner of said Estenson property; thence North 89° 30' East, along the North line of said Estenson property 500 feet; thence South parallel to the West line of said Estenson property 260.77 feet to the South line of said Estenson property; thence South 89° 30' West, along said South line 500 feet to the place of beginning, in Marion County, Oregon..

Parcel 5:

BEGINNING at a point which is North 59° 10' East, 4.53 chains from the Southwest corner of that certain tract of land described in Certificate of Title No. 11 of Marion County, Oregon, first registered on June 25, 1909, said corner being also the Southeast corner of a 20.00 acre tract of land formerly owned by Zella Davis in Township 6 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; thence North 5.12 chain; thence North 89° 30' East 8.08 chains; thence South 0.40 chains; thence South 59° 30' West 9.40 chains to the place of beginning, in Marion County, Oregon. (Informational purposes only a portion of 061W 34 BD 02900)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,750,000.00). (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as McClaine Street, Fossholm Street and Industry Way.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Silverton, a municipal corporation
Purpose:	Sewer Easement
Recording Date:	January 30, 2007
Recording No:	Reel 2766, Page 368

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

All Parcels

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Oct 12, 2021

Cascade Equities, LLC

BY: Melissa S. Briggs
Melissa S. Briggs
Co-Manager

BY: Karen D. Seifer
Karen D. Seifer
Co-Manager

State of OR
County of Marion

This instrument was acknowledged before me on 10-12-21 by Melissa S. Briggs as Co-Manager of Cascade Equities, LLC, an Oregon limited liability company.

Teresa Lea Kunders
Notary Public - State of Oregon

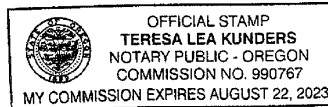
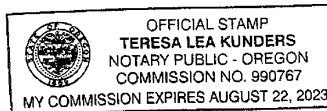
My Commission Expires: 8-22-23

State of OR
County of Marion

This instrument was acknowledged before me on 10-12-21 by Karen D. Seifer as Co-Manager of Cascade Equities, LLC, an Oregon limited liability company.

Teresa Lea Kunders
Notary Public - State of Oregon

My Commission Expires: 8-22-23



REEL: 4550

PAGE: 460

October 13, 2021, 11:49 am.

CONTROL #: 677518

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 121.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Property Identification

Account ID:

517097

Tax Account ID:

517097

Tax Roll Type:

Real Property

Situs Address:**Map Tax Lot:**

061W34BD01700

Owner:

IB2BOT2FA LLC

PO BOX 169

AUMSVILLE, OR 97325

Manufactured Home Details:**Other Tax Liability:****Subdivision:****Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
IB2BOT2FA LLC PO BOX 169 AUMSVILLE OR 97325	CASCADE EQUITIES LLC 113 JADE HILLS DR SILVERTON OR 97381	10/13/2021 \$2,750,000.00 45 4	10/13/2021 45500460 WD 517086, 517096, 517097, 517098
CASCADE EQUITIES LLC 4442 PETTIT LN NE SILVERTON OR 97381			7/10/2007 28380286 QC 517086, 517096, 517097, 517098
CASCADE EQUITIES LTD P O BOX 356 SILVERTON OR 97381	SEIFER, ROGER A	1/28/1997 \$0.00 06 4	1/28/1997 13730576 DEED 517086, 517096, 517097, 517098

Property Details

Property Class:

201

RMV Property Class:

201

Zoning:

IG (Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 517097**

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market INDSM Industrial Small < 2.0 acres	0.4	17424	04500

Improvements/Structures for Tax Account ID 517097

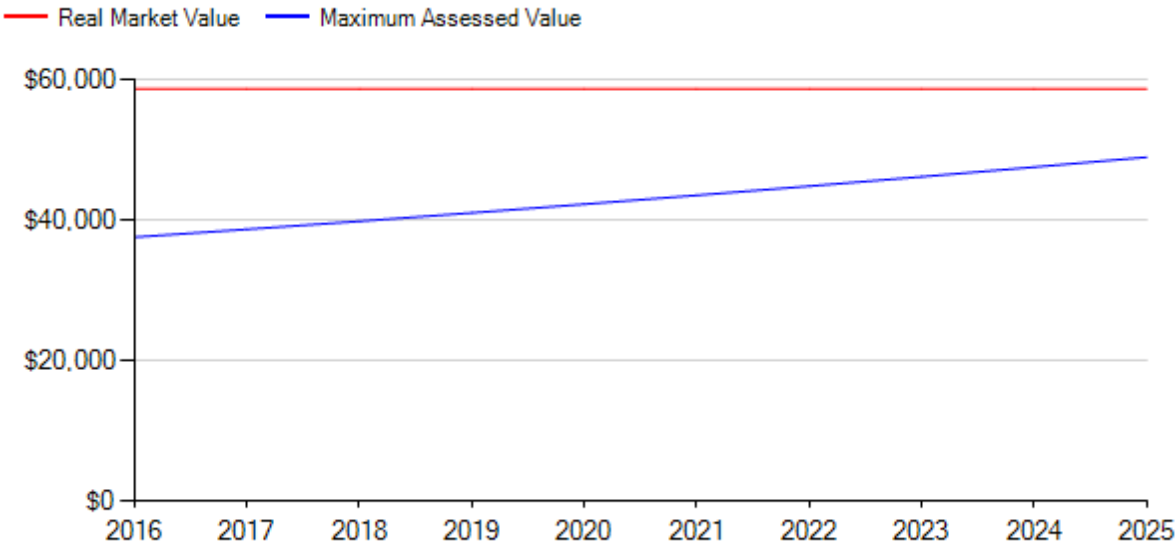
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$58,810
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$0
RMV Total:	\$58,810
AV:	\$49,050
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$58,810
MAV:	\$49,050
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$0	\$58,810	\$0/\$0	None	\$49,050
2024	\$0	\$58,810	\$0/\$0	None	\$47,630
2023	\$0	\$58,810	\$0/\$0	None	\$46,250
2022	\$0	\$58,810	\$0/\$0	None	\$44,910

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$0	\$58,810	\$0/\$0	None	\$43,610
2020	\$0	\$58,810	\$0/\$0	None	\$42,340
2019	\$0	\$58,810	\$0/\$0	None	\$41,110
2018	\$0	\$58,810	\$0/\$0	None	\$39,920
2017	\$0	\$58,810	\$0/\$0	None	\$38,760
2016	\$0	\$58,810	\$0/\$0	None	\$37,640
2015	\$0	\$58,810	\$0/\$0	None	\$36,550

Taxes: Levy, Owed

Taxes Levied 2025-26: \$619.44
Tax Rate: 12.6289
Tax Roll Type: R
Current Tax Payoff Amount: \$600.86

Year	Total Tax Levied	Tax Paid
2025	\$619.44	\$0.00
2024	\$602.50	\$602.50
2023	\$587.32	\$587.32
2022	\$573.84	\$573.84
2021	\$558.34	\$558.34
2020	\$544.66	\$544.66
2019	\$527.96	\$527.96
2018	\$514.16	\$514.16

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936543	-\$602.50	\$18.08	\$0.00	\$584.42	11/18/2024
2023	3912681	-\$587.32	\$17.62	\$0.00	\$569.70	11/3/2023
2022	3895485	-\$573.84	\$17.22	\$0.00	\$556.62	11/7/2022
2021	3878805	-\$558.34	\$16.75	\$0.00	\$541.59	11/12/2021
2020	3853368	-\$544.66	\$16.34	\$0.00	\$528.32	10/29/2020

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	139413	-\$527.96	\$15.84	\$0.00	\$512.12	10/31/2019
2018	283264	-\$514.16	\$15.42	\$0.00	\$498.74	11/6/2018

Property Identification

Account ID:

517096

Tax Account ID:

517096

Tax Roll Type:

Real Property

Situs Address:**Map Tax Lot:**

061W34BD01800

Owner:

IB2BOT2FA LLC

PO BOX 169

AUMSVILLE, OR 97325

Manufactured Home Details:**Other Tax Liability:****Subdivision:****Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
IB2BOT2FA LLC PO BOX 169 AUMSVILLE OR 97325	CASCADE EQUITIES LLC 113 JADE HILLS DR SILVERTON OR 97381	10/13/2021 \$2,750,000.00 45 4	10/13/2021 45500460 WD 517086, 517096, 517097, 517098
CASCADE EQUITIES LLC 4442 PETTIT LN NE SILVERTON OR 97381			7/10/2007 28380286 QC 517086, 517096, 517097, 517098
CASCADE EQUITIES LTD P O BOX 356 SILVERTON OR 97381	SEIFER, ROGER A	1/28/1997 \$0.00 06 4	1/28/1997 13730576 DEED 517086, 517096, 517097, 517098

Property Details

Property Class:

201

RMV Property Class:

201

Zoning:

IG (Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 517096**

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market IND SM Industrial Small < 2.0 acres	0.44	19166	04500

Improvements/Structures for Tax Account ID 517096

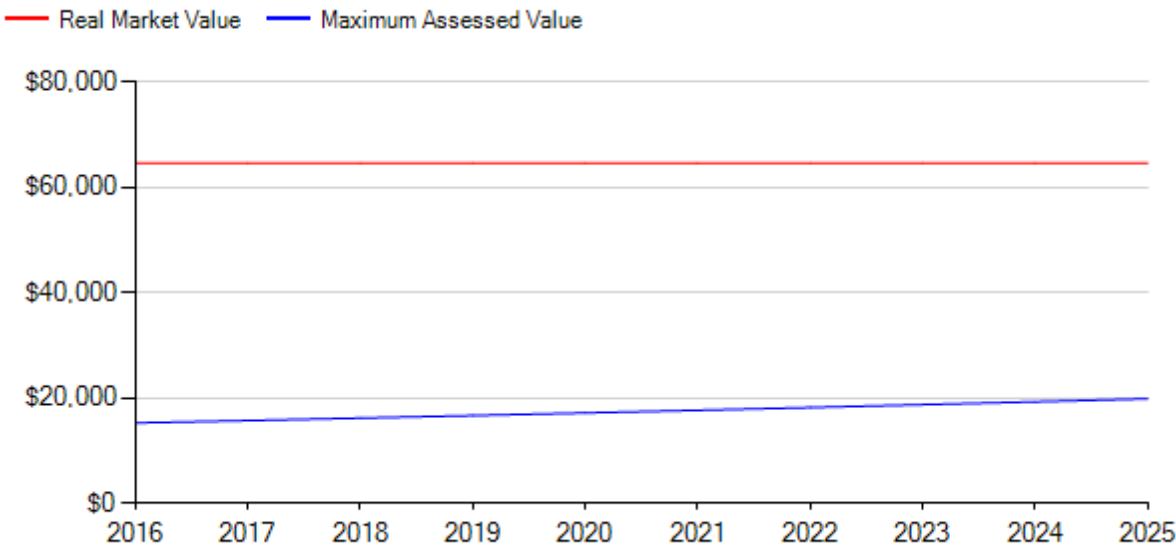
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$64,680
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$0
RMV Total:	\$64,680
AV:	\$19,880
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$64,680
MAV:	\$19,880
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$0	\$64,680	\$0/\$0	None	\$19,880
2024	\$0	\$64,680	\$0/\$0	None	\$19,310
2023	\$0	\$64,680	\$0/\$0	None	\$18,750
2022	\$0	\$64,680	\$0/\$0	None	\$18,210

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2021	\$0	\$64,690	\$0/\$0	None	\$17,680
2020	\$0	\$64,690	\$0/\$0	None	\$17,170
2019	\$0	\$64,690	\$0/\$0	None	\$16,670
2018	\$0	\$64,690	\$0/\$0	None	\$16,190
2017	\$0	\$64,690	\$0/\$0	None	\$15,720
2016	\$0	\$64,690	\$0/\$0	None	\$15,270
2015	\$0	\$64,690	\$0/\$0	None	\$14,830

Taxes: Levy, Owed

Taxes Levied 2025-26: \$251.06
Tax Rate: 12.6289
Tax Roll Type: R
Current Tax Payoff Amount: \$243.53

Year	Total Tax Levied	Tax Paid
2025	\$251.06	\$0.00
2024	\$244.29	\$244.29
2023	\$238.10	\$238.10
2022	\$232.69	\$232.69
2021	\$226.36	\$226.36
2020	\$220.87	\$220.87
2019	\$214.07	\$214.07
2018	\$208.51	\$208.51

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936543	-\$244.29	\$7.33	\$0.00	\$236.96	11/18/2024
2023	3912681	-\$238.10	\$7.14	\$0.00	\$230.96	11/3/2023
2022	3895485	-\$232.69	\$6.98	\$0.00	\$225.71	11/7/2022
2021	3878805	-\$226.36	\$6.79	\$0.00	\$219.57	11/12/2021
2020	3853368	-\$220.87	\$6.63	\$0.00	\$214.24	10/29/2020

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	139409	-\$214.07	\$6.42	\$0.00	\$207.65	10/31/2019
2018	283265	-\$208.51	\$6.26	\$0.00	\$202.25	11/6/2018

Property Identification

Account ID:

517086

Tax Account ID:

517086

Tax Roll Type:

Real Property

Situs Address:

812 MCCLAIN ST SILVERTON OR 97381

Map Tax Lot:

061W34BD02900

Owner:

IB2BOT2FA LLC

PO BOX 200

CRABTREE, OR 97335

Manufactured Home Details:**Other Tax Liability:****Subdivision:****Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
IB2BOT2FA LLC PO BOX 169 AUMSVILLE OR 97325	CASCADE EQUITIES LLC 113 JADE HILLS DR SILVERTON OR 97381	10/13/2021 \$2,750,000.00 45 4	10/13/2021 45500460 WD 517086, 517096, 517097, 517098
CASCADE EQUITIES LLC 4442 PETTIT LN NE SILVERTON OR 97381			7/10/2007 28380286 QC 517086, 517096, 517097, 517098
CASCADE EQUITIES LTD P O BOX 356 SILVERTON OR 97381	SEIFER,ROGER A	1/28/1997 \$0.00 06 4	1/28/1997 13730576 DEED 517086, 517096, 517097, 517098
SEIFER,ROGER A P O BOX 356 SILVERTON OR 97381	SEIFER,A J 50% & SEIFER,HILDA M 50%	7/11/1989 \$180,000.00 12 1	7/11/1989 07040333 WD 517086

Property Details

Property Class:

201

RMV Property Class:

201

Zoning:

CG (Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:**

Land/On-Site Developments for Tax Account ID 517086

ID	Type	Acres	Sq Ft	Levy Code Area
1	002 Market CMLST Commercial Small Town	1.9	82840	04500
2	002 Market CMLST Commercial Small Town	0.92	39999	04500

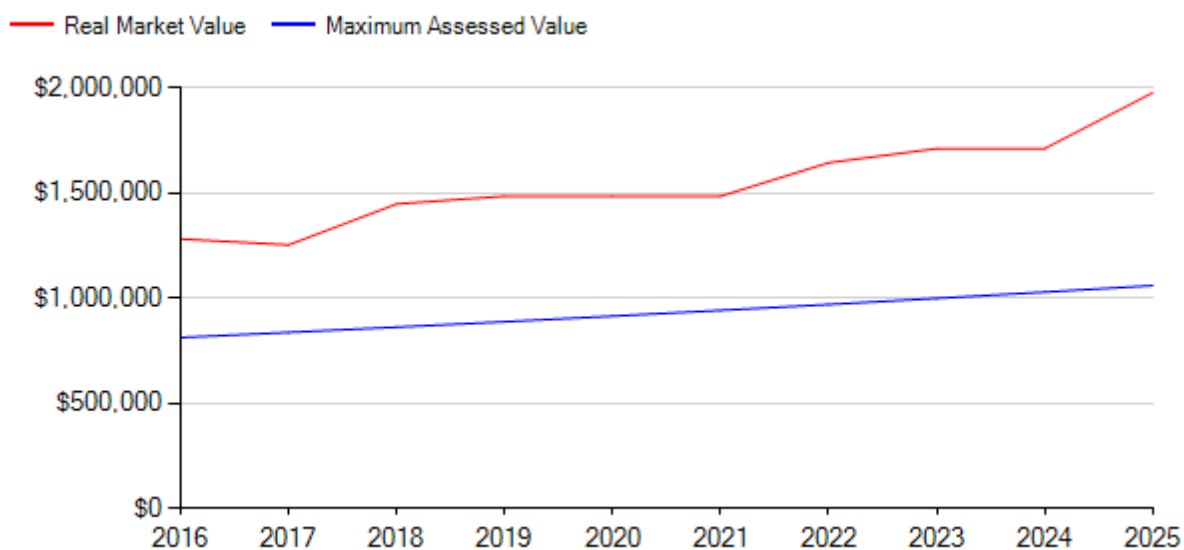
Improvements/Structures for Tax Account ID 517086

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	565 SHOWROOM WAREHOUSE			18409	1968	04500

Value Information (per most recent certified tax roll)

RMV Land Market:	\$689,030
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$1,289,040
RMV Total:	\$1,978,070
AV:	\$1,060,640
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$1,978,070
MAV:	\$1,060,640
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$1,289,040	\$689,030	\$0/\$0	None	\$1,060,640
2024	\$1,023,050	\$689,030	\$0/\$0	None	\$1,029,750
2023	\$1,023,050	\$689,030	\$0/\$0	None	\$999,760
2022	\$956,120	\$689,030	\$0/\$0	None	\$970,650
2021	\$796,770	\$689,040	\$0/\$0	None	\$942,380
2020	\$796,770	\$689,040	\$0/\$0	None	\$914,940
2019	\$796,770	\$689,040	\$0/\$0	None	\$888,300
2018	\$759,800	\$689,040	\$0/\$0	None	\$862,430
2017	\$565,220	\$689,040	\$0/\$0	None	\$837,320
2016	\$593,160	\$689,040	\$0/\$0	None	\$812,940
2015	\$1,138,760	\$552,780	\$0/\$0	None	\$789,270

Taxes: Levy, Owed

Taxes Levied 2025-26: \$13,394.71
Tax Rate: 12.6289
Tax Roll Type: R
Current Tax Payoff Amount: \$12,992.87

Year	Total Tax Levied	Tax Paid
2025	\$13,394.71	\$0.00
2024	\$13,025.92	\$13,025.92
2023	\$12,696.15	\$12,696.15
2022	\$12,402.66	\$12,402.66
2021	\$12,065.20	\$12,065.20
2020	\$11,769.42	\$11,769.42
2019	\$11,407.92	\$11,407.92
2018	\$11,107.56	\$11,107.56

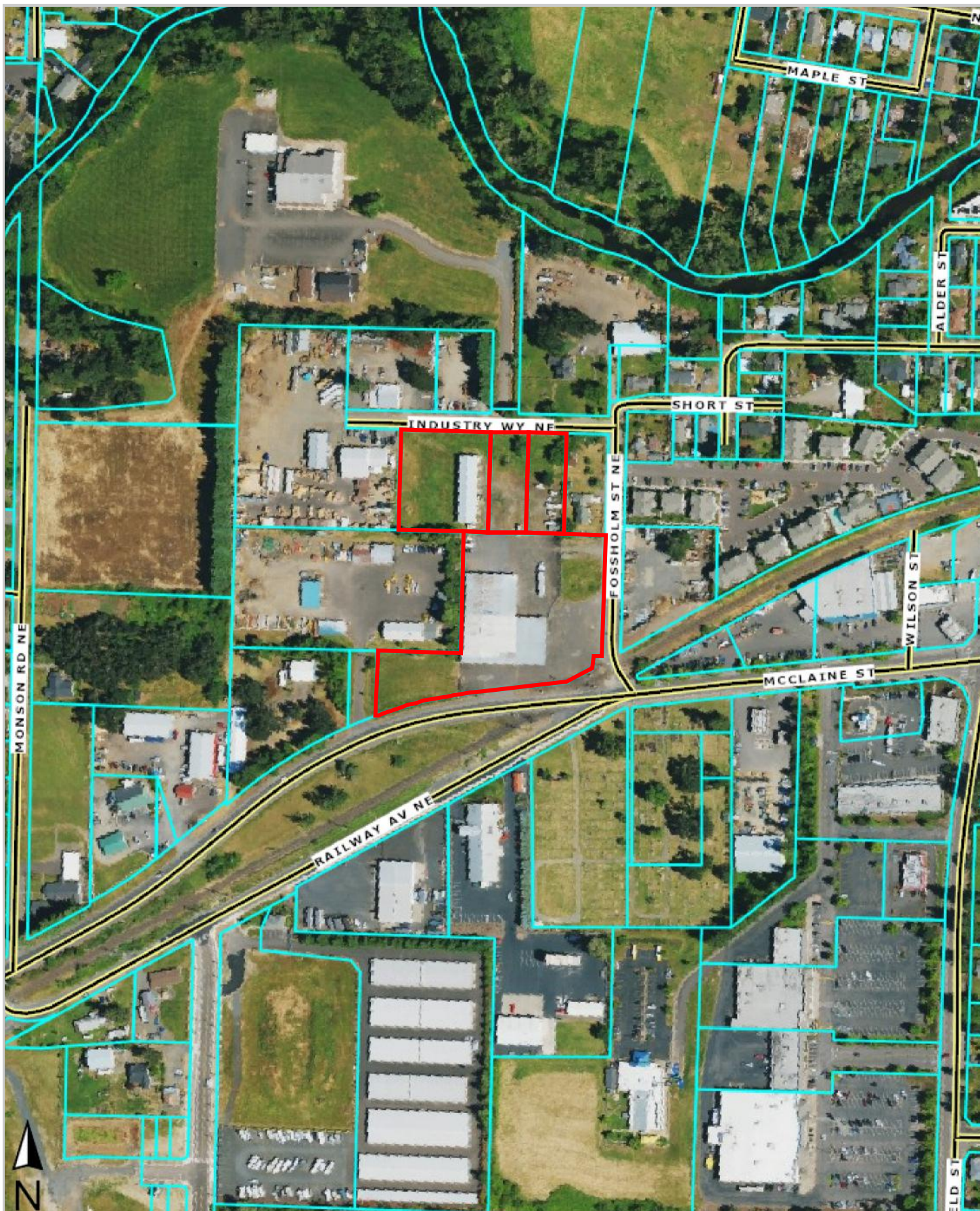
Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936543	-\$13,025.92	\$390.78	\$0.00	\$12,635.14	11/18/2024

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3912681	-\$12,696.15	\$380.88	\$0.00	\$12,315.27	11/3/2023
2022	3895485	-\$12,402.66	\$372.08	\$0.00	\$12,030.58	11/7/2022
2021	3878805	-\$12,065.20	\$361.96	\$0.00	\$11,703.24	11/12/2021
2020	3853368	-\$11,769.42	\$353.08	\$0.00	\$11,416.34	10/29/2020
2019	139408	-\$11,407.92	\$342.24	\$0.00	\$11,065.68	10/31/2019
2018	283266	-\$11,107.56	\$333.23	\$0.00	\$10,774.33	11/6/2018

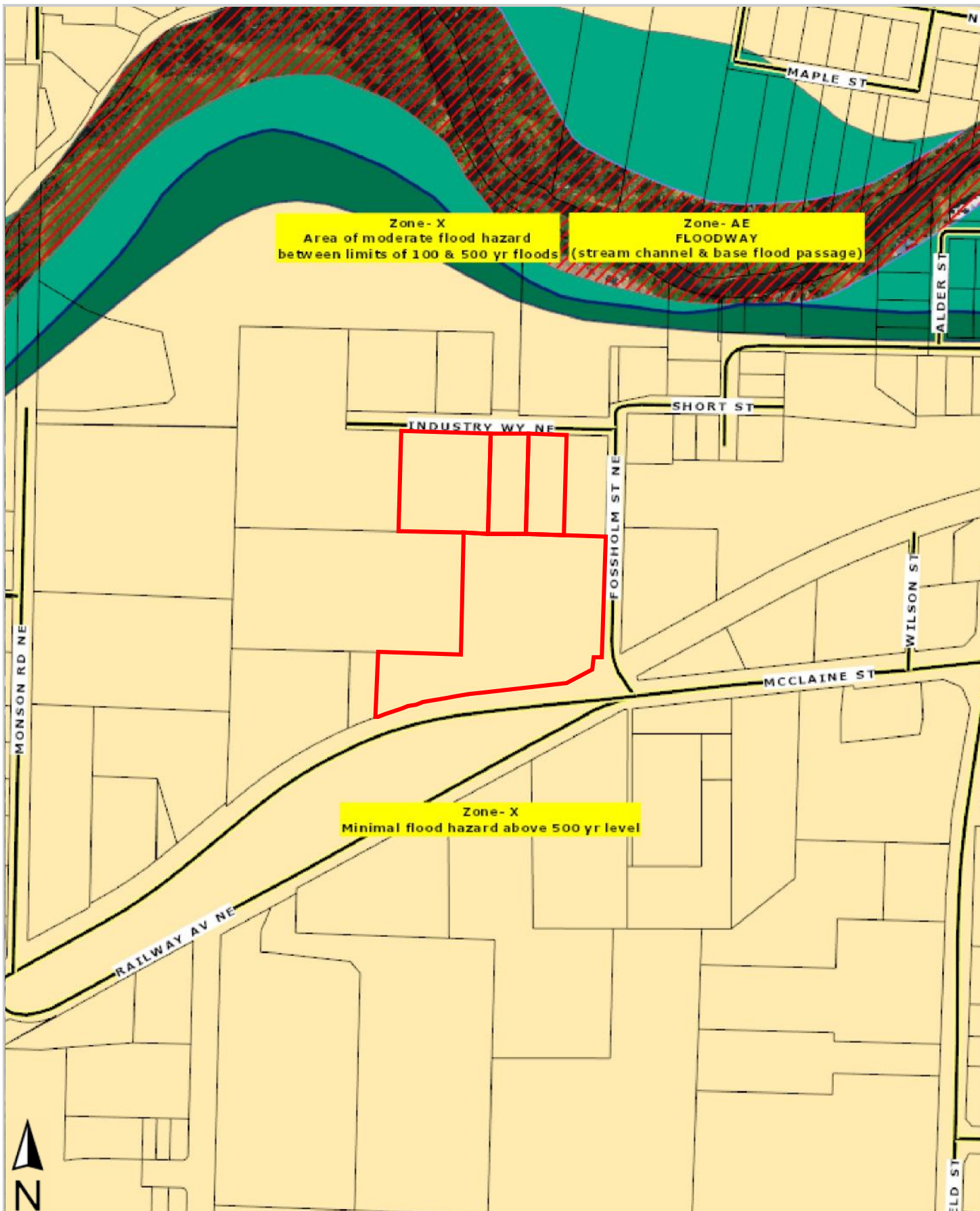


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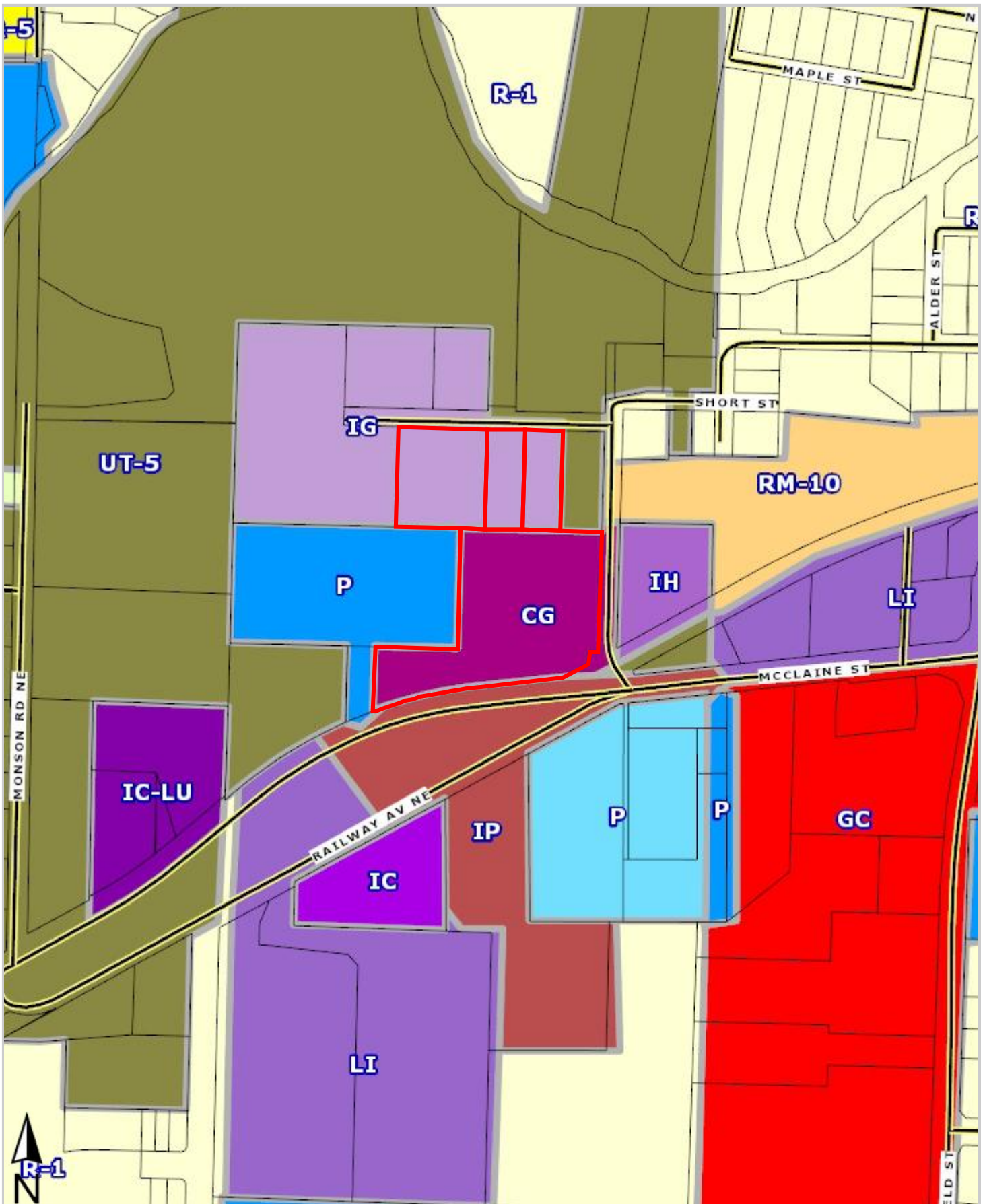
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