

- - Property Data Selection Menu - -

\*  
 Prop ID : R308519 (Real Estate) Owner: CANDELARIA, DAVID D &  
 Map Tax Lot: 36-05-08-DD-003408-00 (22620) MASON, CATHY S  
 Legal : CEDAR HILLS SUB., LOT 8, ACRES 0.23 933 NE CEDAR LN  
 GRANTS PASS, OR 97526

Situs : 962 NE 11TH ST Year Built : 1979  
 GRANTS PASS, OR 97526 Living Area: 2024

Name(s) :  
 Code Area : 01

Sale Info : 06/01/93 \$124,900

2009 Roll Values

Deed Type :	RMV Land	\$	96,000 (+)
Instrument:	RMV Improvements	\$	148,470 (+)
2009 Tax Status * No Taxes Due *	RMV Total	\$	244,470 (=)
Current Levied Taxes : 2,498.24	Total Exemptions	\$	0
Special Assessments :	M5 Net Value	\$	244,470
2010-11 SB125 Taxes :	M50 Assd Value	\$	173,070

(AD) Alt Disp	(Y) primary	(L)and/Impr	(G)en Appr
(O)wnership	(H)istory	(W) Spec Assmt	(.) More

Enter Option from Above or <RET> to Exit: \_

- - Property Account Summary (R308519) - -  
 Property: R308519 36-05-08-00-003408-00 01 CANDELARIA, DAVID D & (22620)  
 CEDAR HILLS SUB., LOT 8, ACRES 0.23 MASON, CATHY S  
 933 NE CEDAR LN  
 GRANTS PASS, OR 97526

	All	Batch:	Inq -			Eff Date	Paid:	06/09/2010
6.	2001.22321 0	1,912.03	1,912.03	17.00	1,929.03	01/15/02		
7.	2002.22442 0	1,953.25	1,894.65	<58.60>	1,894.65	11/15/02		
8.	2003.22489 0	1,919.52	1,861.93	<57.59>	1,861.93	11/17/03		
9.	2004.22566 0	2,021.35	1,960.71	<60.64>	1,960.71	11/15/04		
10.	2005.22432 0	2,157.38	2,092.66	<64.72>	2,092.66	11/15/05		
11.	2006.12958 0	2,189.64	2,123.95	<65.69>	2,123.95	11/15/06		
12.	2007.13002 0	2,326.56	2,326.56		2,326.56	01/18/08		
13.	2008.13122 0	2,357.17	2,286.45	<70.72>	2,286.45	11/13/08		
14.	2009.13079 0	2,498.24	2,498.24		2,498.24	05/17/10		

\*\*\* No taxes are due on this property \*\*\*  
 \*\*\* End of Display \*\*\*

---

(P)revious | (U#) Up | (T)op | (.) More

---

Enter Option From Above, or <RET> or 'X' to Exit: \_\_

- - Appraisal Land and Improvement Information - -  
 Property ID: R308519 (Real Estate) 36-05-08-DD-003408-00  
 Neighborhood : 0110

- - Land Segments - -

Land #	Description	PROP CLS	Size	RMV Total	Special Use
L1	101 - URBAN RES-RES-	101	0.2300-AC	\$64,300	\$0
L2	OSD - ON SITE DEVELO	101		\$14,500	\$0
L3	YARD - YARD IMPROVEM	101		\$3,000	\$0
Land Totals Lgl AC(0.23)			0.2300-AC	\$81,800	

- - Improvements - -

Imp #	Description	TYPE	BLOG	TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R	141		4	\$160,940
I2	CC DR/WALK/PATIO	I	141		1	\$1,500
I3	GEN PURPOSE SHED	I	141		1	\$1,850
Improvement Totals						\$164,290

Enter 'P' to Print Appraisal Card,  
 'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to Ex  
 t: \_\_\_\_\_

- - Improvement Maintenance - -

Property ID: R308519 36-05-08-00-003408-00 Imp 1 Of 3  
 Owners Name: CANDELARIA, DAVID D & Nbrhd: 0110  
 Living Area/Value : 2,024 / \$138,710

1. Type Imp : R	7. Appr Method :
2. Description : RESIDENTIAL	8. Cost Value : \$160,940
3. Bldg Type : 141 (SFR CLASS 4 SINGLE ST	9. Income Value: \$0
4. Cmplx/Bldg :	10. Trend Adj% : 100.00%
5. M/S Zip Code:	RMV Imprv: \$160,940
6. Comment :	

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	4	1702+	R	\$113,110
S2	VCB - VENEER, COMMON BRIC	4	40	R	\$430
S3	BUF - BASEMENT, UNFINISHE	4	506	R	\$21,800
S4	BPC - BASEMENT, PER CLASS	4	322+	R	\$25,600

Enter 'C' To Display Improvement Segment Totals

T-Trend	CM-Comment	SK-Sketch	N-NextPg	(.) More
---------	------------	-----------	----------	----------

Enter Seg ID or <RET> to Exit: \_\_

- - Improvement Detail Maintenance - -

Property ID : R308519 36-05-08-DD-003Imp II Segment 1 OF 4  
Type Improvement: R (RESIDENTIAL) Nbhd: Primary:0110

- 1. Type Segment: MA (MAIN AREA)
- 2. Appr Method : R Unit Pr=55.83
- 3. Class : 4
- 4. Area : 1702 Eff: 1702  
Dimensions :
- 5. Const Style :
- 6. Foundation : CCB
- 7. Exter Wall : BEV
- 8. Inter Finish:
- 9. Roof Cover : SHKMED
- 10. Roof Style :
- 11. Flooring : DBL
- 12. Plumbing : 2.5BA
- 13. Heat/AC : HP02024
- 14. Fireplace : SNGL, 1STBR, LR.CR
- 15. Ceiling :
- 16. Inter Comp : DIR, HF, DW, GD
- 17. Exter Comp :
- 18. Electric :
- 19. Bedrooms : 4
- 20. Year Built : 1979 Eff: 1979
- 21. Condition: RA Depre: 83
- 22. % Adjust : Nbhd%:  
\$0BD  
\$0FD
- 23. Rep. Cost: 136,283 ( 83.00)
- 24. RMV Total: 113,110

Enter 'N' for Next page, <RET> or 'X'-Exit: \_\_

- - Improvement Detail Maintenance - -

Property ID ; R308519 36-05-08-DD-003Imp II Segment 3 OF 4  
Type Improvement: R (RESIDENTIAL) Nbhd: Primary:0110

- |                                       |                       |           |
|---------------------------------------|-----------------------|-----------|
| 1. Type Segment: BUF (BASEMENT, UNFIN |                       |           |
| 2. Appr Method ; R Unit Pr=30.75      | 13. Heat/AC ;         |           |
| 3. Class ; 4                          | 14. Fireplace ;       |           |
| 4. Area ; 506 Eff: 506                | 15. Ceiling ;         |           |
| Dimensions ;                          | 16. Inter Comp ;      |           |
|                                       | 17. Exter Comp ;      |           |
| 5. Const Style ;                      | 18. Electric ;        |           |
|                                       | 19. Bedrooms ;        |           |
| 6. Foundation ;                       | 20. Year Built ; 1979 | Eff: 1979 |
| 7. Exter Wall ;                       | 21. Condition: AA     | Depre: 83 |
| 8. Inter Finish;                      | 22. % Adjust ;        | Nbh%:     |
| 9. Roof Cover ;                       | \$0BD                 |           |
| 10. Roof Style ;                      | \$0FD                 |           |
| 11. Flooring ;                        | 23. Rep. Cost: 26,260 | ( 83.00)  |
| 12. Plumbing ;                        | 24. RMV Total: 21,800 |           |

Enter 'N' for Next page, <RET> or 'X'-Exit: \_\_

- - Improvement Detail Maintenance - -

Property ID : R308519 36-05-08-DD-003Imp II Segment 4 OF 4  
Type Improvement: R (RESIDENTIAL) Nbhd: Primary:0110

- 1. Type Segment: BPC (BASEMENT, PER C
- 2. Appr Method : R Unit Pr=58.22
- 3. Class : 4
- 4. Area : 322 Eff: 322  
Dimensions :
- 5. Const Style :
- 6. Foundation :
- 7. Exter Wall :
- 8. Inter Finish:
- 9. Roof Cover :
- 10. Roof Style :
- 11. Flooring :
- 12. Plumbing :
- 13. Heat/AC : HPE2024
- 14. Fireplace :
- 15. Ceiling :
- 16. Inter Comp :
- 17. Exter Comp :
- 18. Electric :
- 19. Bedrooms :
- 20. Year Built : 1979 Eff: 1979
- 21. Condition: AA Depre: 83
- 22. % Adjust : Nbhd%,  
\$0BD  
\$0FD
- 23. Rep. Cost: 30,847 ( 83.00)
- 24. RMV Total: 25,600

Enter 'N' for Next page, <RET> or 'X'-Exit: \_\_



- - Property Primary Information - -

Property ID : R308519 (Real Estate) Last Changed: 07/06/09

1. Legal Description: CEDAR HILLS SUB., LOT 8, ACRES 0.23

2. Owner ID: 22620 (\*\*\*-\*\*\*\*)  
 CANDELARIA, DAVID D &  
 MASON, CATHYE S  
 933 NE CEDAR LN  
 GRANTS PASS, OR 97526

8. Names :

9. Situs : 962 NE 11TH ST  
 GRANTS PASS, OR 97526

3. Code Area : 01

4. Exemptions:

5. Map TaxLot: 36-05-08-DD-003408-00

6. Map ID :

7. Comment :

10. Alt Acct Num :

11. Property Class: 101

12. Neighborhood : 0110

13. Franchise Code:

14. Process Status:

15. Account Status: A (Active)

Enter 'L' for Legal Screen, 'STAT' for Status Code,  
 'SA' for Situs Address, or <RET> to Exit: \_\_\_\_

- - Prior Year Roll and Supplemental Information - -

Property: R308519      Nbhd: 0110      Map Tax Lot: 36-05-08-DD-003408-00  
 Owner Name: CANDELARIA, DAVID D &  
 Legal: CEDAR HILLS SUB., LOT 8, ACRES 0.23

	2010 Property	2009 History	2008 History	2007 History
Supp Code/#:				
Code Area:	01	01	01	01
Prop Class:	101	101	101	101
RMV L-NLSU:	81,000	96,000	104,600	119,980
RMV L-LSU:	0	0	0	0
RMV Imprv:	164,290	148,470	185,810	198,390
RMV Total:	246,090	244,470	290,410	318,370
LSU Value:	0	0	0	0
MS Net Val:	246,090	244,470	290,410	318,370
M50 Ased:	178,260	173,070	168,030	163,140
Spcl Assmt:	0.00	0.00	0.00	0.00
Exemptions:				
Exceptions:				

Enter 'N' for Next Page, Roll Year "##", or <RET> or 'X' to Exit: \_\_

93 JUN 18 AM 10:48

V158 P2766

JCTC ORDER NO.: 97497K (RJ)

Josephine County Title Co.

36-S-000 3408

93-11508

H294

WARRANTY DEED

THOMAS E. FIEN and JAVERNE E. FIEN, Grantor, conveys and warrants to DAVID D. CANDELARIA and CATHYE S. MASON, Husband and Wife, as tenants by the entirety; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in JOSEPHINE County, OR:

Lot 8, CEDAR HILLS SUBDIVISION, in the City of Grants Pass, Josephine County, Oregon.

SUBJECT TO: Easements of record, Rights of way of record, Levies, assessments, water and irrigation rights, easements and regulations of Grants Pass Irrigation District,

The true consideration paid for this conveyance is ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$124,900.00). ( ) However, the whole consideration includes other value given or promised (check if other consideration statement applies). This instrument will 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 approved uses.

Dated this 15th day of June, 1993.

Thomas E. Fien
THOMAS E. FIEN
STATE OF OREGON

Javerne E. Fien by Thomas E. Fien
JAVERNE E. FIEN

)
) ss.
County of Josephine )

This instrument was acknowledged before me on the 15th day of June 1993 by THOMAS E. FIEN ~~XXXXXXXXXXXX~~ INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAVERNE E. FIEN

(Notary Seal)
KAREN A. JOHNSON
NOTARY PUBLIC - OREGON
My Commission Expires May 1, 1994

[Signature]
Notary Public for Oregon
My commission expires, \_\_\_\_\_

Until a change is requested, send all tax statements to: WESTERN BANK P. O. BOX 1720 COOS BAY, OR 97420 Return document to: GRANTEE 962 NE 11th St. Grants Pass, OR 97526

93-11508
116 NO.
of Grants Pass, Oregon
COUNTY CLERK
3766 of Vol 158
Josephine County, Oregon
Deputy
Checked [ ] Held [ ]

