



# Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301

Phone: 503-585-7219 Fax: 503-585-0326

E-mail Customer Service at: customerservicesalem@fnf.com

## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 264880  
 Ref Parcel #: 7329DB 2200  
 Owner: **Brill Investments LLC**  
 CoOwner:  
 Owner Phone:  
 Site: **2625 Salem Dallas Hwy NW  
 Salem OR 97304**  
 Mail: 456 Doaks Ferry Rd NW  
 Salem OR 97304  
 Legal:  
 School Dist: 32J SALEM SCHOOL DISTRICT  
 Census: 3014 005201  
 Zoning: County-CITY (S) Salem  
 Land Use: 201 COMMERCIAL IMPROVED, ZONED COMMERCIAL



### ASSESSMENT & TAX INFORMATION

Market Total: **\$324,900**  
 Market Land: **\$124,240**  
 Market Impr: **\$200,660**  
 Exemption: **\$0**  
 2015 Taxes: **\$4,157.62**  
 Levy Code: 3201  
 Millage Rate: 18.3406  
 Assd Total: \$226,690

### PROPERTY CHARACTERISTICS

Year Built: 1973  
 Eff Yr Built: 0  
 Bedrooms: 0  
 Bathrooms: 0.00  
 Total SF: 5,711  
 Main Floor: 0  
 Second Floor: 0  
 Basement SF: 0  
 Lot Size: 0.2800 acres (12,309 SF)  
 Roof Type:  
 Roof Material:  
 Foundation:  
 Ext. Material:  
 Exterior:  
 Patio: 0  
 Garage:  
 Heat Source:  
 Fireplace #: 0  
 BldgCondition:  
 Neighborhood:  
 Impr Type: Comm - Retail store - commercial

### SALE & LOAN INFORMATION

Sale Date: 12/28/2006  
 Sale Amount: \$0  
 Document #:  
 Deed Type: WD  
 Loan Amount:  
 Lender:  
 Loan Type:  
 Interest Type:  
 Title Co:

# POLK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2016  
**NOT OFFICIAL VALUE**

May 11, 2016 11:48:28 am

Account #	264880	Tax Status	ASSESSABLE
Map #	07329-DB-02200	Acct Status	ACTIVE
Code - Tax #	3201-264880	Subtype	NORMAL

Legal Descr      See Record

Mailing Name      BRILL INVESTMENTS LLC	Deed Reference #    2007-7167
Agent	Sales Date/Price    12-28-2006 / See Record
In Care Of	Appraiser            MOSKAL, JAY

Mailing Address    456 DOAKS FERRY RD NW  
 SALEM, OR 97304

Prop Class	201	MA	SA	NH	Unit
RMV Class	201	02	03	000	14425-1

Situs Address(s)	Situs City
ID# 1 2625 SALEM DALLAS HWY NW	SALEM

Code Area	AV	Value Summary		MAV	RMV Exception	CPR %
		RMV	Land			
3201		124,240	Land		0	
		197,450	Impr.		0	
<b>Code Area Total</b>	233,490	321,690		233,490	0	
<b>Grand Total</b>	233,490	321,690		233,490	0	

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
3201	1	R		IC	Commercial Site	100	S	12,309.00		*	123,240
3201					LANDSCAPE - POOR	100					1,000
<b>Grand Total</b>								12,309.00			124,240

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
					TD%	LS	Size				
3201	1	1973	571	Retail store - commercial	100		5,711			197,450	
<b>Grand Total</b>								5,711			197,450

PP Account(s):    3201-53055  
 Appr Maint:      2016 - OTHER NEW CONSTRUCTION (COMMERCIAL REMODEL)  
 Comments:        No Change for 2016 TI. JM

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

11-May-2016

BRILL INVESTMENTS LLC  
456 DOAKS FERRY RD NW  
SALEM, OR 97304

Tax Account #	264880	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3201
Situs Address	2625 SALEM DALLAS HWY NW SALEM, OR 97304	Interest To	May 15, 2016

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2015	ADVALOREM	\$1,385.87	\$1,385.87	\$0.00	\$0.00	\$4,157.62	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,972.61	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,892.56	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,797.03	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,632.69	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,480.28	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,431.98	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,236.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,158.06	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,034.30	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,980.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,003.19	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,859.00	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,787.31	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,706.46	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,635.27	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,610.62	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,421.79	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,380.88	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,402.67	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,440.95	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,974.77	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,968.69	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,251.40	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,381.17	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,758.12	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,672.53	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,628.03	Nov 15, 1988
<b>Total</b>		\$1,385.87	\$1,385.87	\$0.00	\$0.00		

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2007-007167



\$31.00

00178967200700071670020025

05/07/2007 10:13:55 AM

REC-COR Cnt=1 Stn=1 K. WILLIAMS  
\$10.00 \$10.00 \$11.00

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2007-006519



\$31.00

00178271200700065190020029

04/26/2007 10:54:44 AM

REC-WD Cnt=1 Stn=1 K. WILLIAMS  
\$10.00 \$10.00 \$11.00

After Recording Return To:

Jeffrey A. Trautman  
880 Liberty St NE  
Salem, OR 97301

Until a change is requested  
all tax statements shall be sent to:  
No Change

WARRANTY DEED

*Co-Trustees of the Brill Living Trust dated January 16, 1992,*

Cecil L. Brill and Denise M. Brill, as ~~tenants by the entirety~~ Grantor, conveys and warrants to Brill Investments, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

Subject to and excepting: all encumbrances of record.

ORS 93.040 requires that the following statements be included in the body of an instrument transferring or contracting to transfer fee title to real property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352. The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

The true and actual consideration for this conveyance is value other than money.

DATED this 28 day of December, 2006.

*Cecil L. Brill*

Cecil L. Brill, as Co-Trustee of the Brill Living Trust dated January 16, 1992

*Denise Brill*

Denise M. Brill, as Co-Trustee of the Brill Living Trust dated January 16, 1992

STATE OF OREGON, County of Marion ) ss.

The foregoing instrument was acknowledged before me this 28 day of December, 2006, by Cecil L. Brill and Denise M. Brill, as Co-Trustees of the Brill Living Trust dated January 16, 1992.



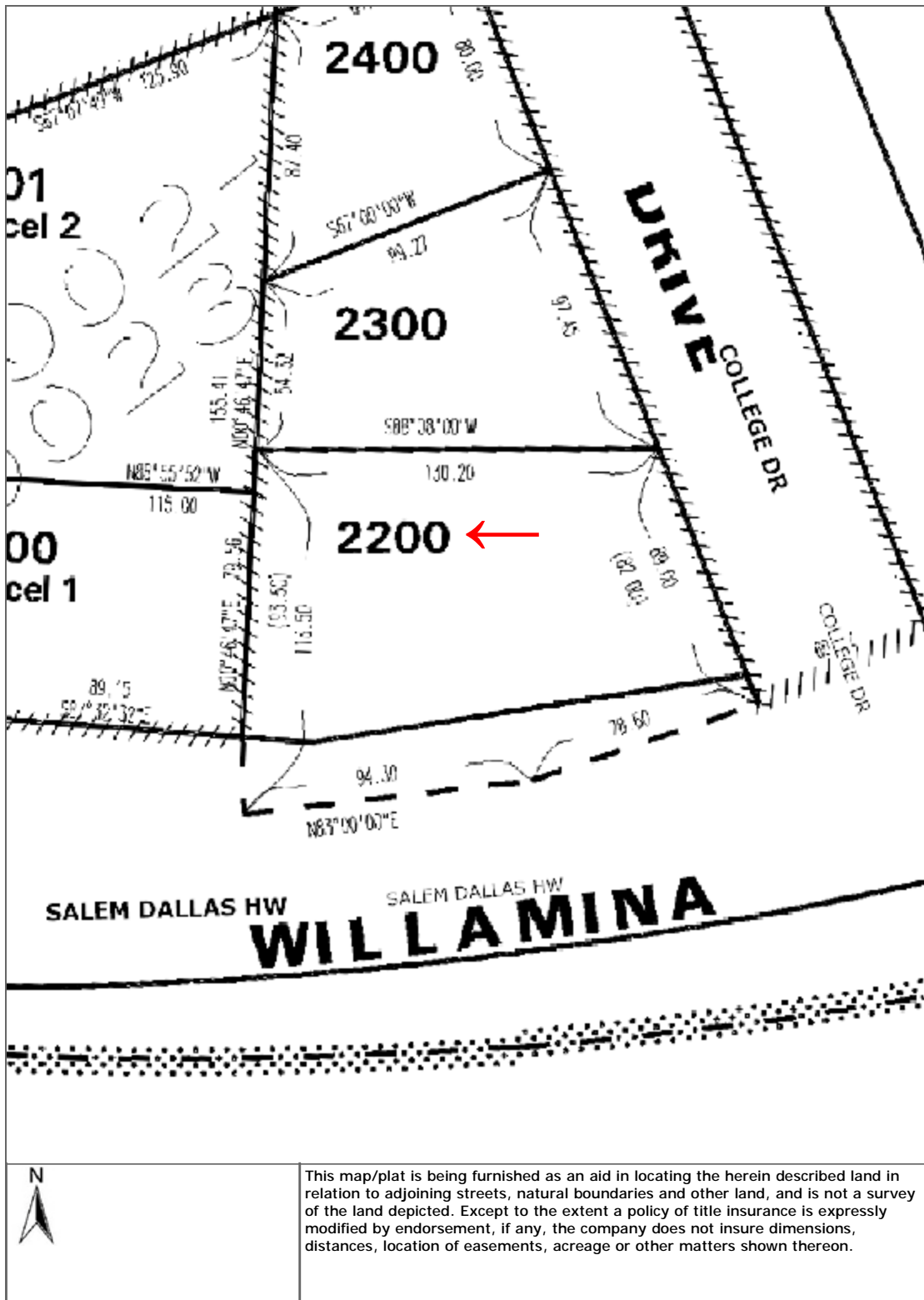
*Carol B. Flory*  
Notary Public for Oregon  
My commission expires: 10-15-07

*This document is being re-recorded to correct the vesting.*

**EXHIBIT "A"**  
**Legal Description**

Beginning at an iron pipe on the North line of the Salem-Dallas Highway at a point 508.46 feet South 23°00' East from the Southeast corner of Block 10, College Subdivision No. 2, in Section 29, Township 7 South, Range 3 West of the Willamette Meridian, in Polk County, Oregon; and running thence North 23°00' West 89 feet to an iron pipe; thence South 88°08' West 130.2 feet to an iron pipe; thence South 0°45' West 118.5 feet to an iron pipe on the North line of said Highway; thence North 83°00' East 94.3 feet to a 1 1/4 inch iron bar; thence North 68°18-1/2' East 78.6 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract of land conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded November 1, 1961, in Volume 179, Page 172, Deed Records for Polk County, Oregon.



IMPORTANT  
This Map for Assessment  
and Taxation Purposes

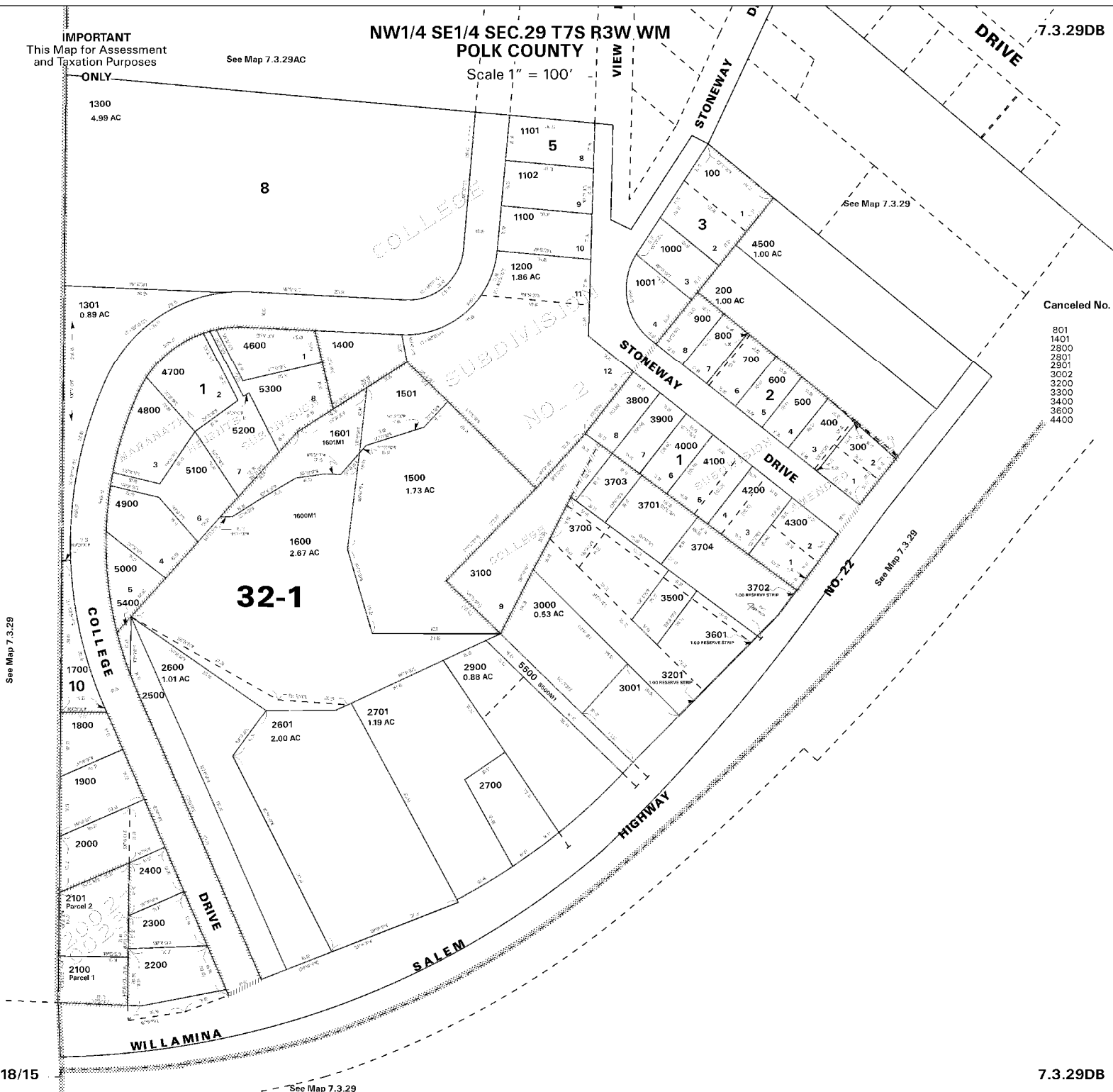
ONLY

See Map 7.3.29AC

NW1/4 SE1/4 SEC.29 T7S R3W WM  
POLK COUNTY

Scale 1" = 100'

7.3.29DB



See Map 7.3.29

See Map 7.3.29

See Map 7.3.29

Canceled No.

- 801
- 1401
- 2800
- 2801
- 2901
- 3002
- 3200
- 3300
- 3400
- 3600
- 4400

02/18/15

See Map 7.3.29

7.3.29DB