



# FIRST AMERICAN TITLE

## Property Research Report

### SUBJECT PROPERTY

47266 SW Carpenter Creek Rd  
R442097  
1S4100000300  
Washington

### OWNER

Green, David K

### DATE PREPARED

Date: 10/31/2023

### PREPARED BY

khaight@firstam.com



*First American Title*

Customer Service Department

503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 10/31/2023

### OWNERSHIP INFORMATION

Owner: Green, David K

Parcel #: R442097

CoOwner:

Ref Parcel #: 1S4100000300

Site: 47266 SW Carpenter Creek Rd Forest Grove OR 97116

TRS: 01S / 04W / 10 / NE

Mail: 429 SW Maple St Hillsboro OR 97123

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 591-D7

Census Tract: 033600 Block: 1011

Neighborhood: Cpo 11 Gaston/Cherry Grove/Laurelwood

School Dist: 15 Forest Grove

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 5515 - Specially Assessed - Zoned Farmland -  
Improved

Std Land Use: AFAR - Farms And Crops

Zoning: Washington Co.-EFU - Exclusive Farm Use  
District

Lat/Lon: 45.50339614 / -123.16201885

Watershed: Scoggins Creek-Tualatin River

Legal: ACRES 21.37, POTENTIAL ADD'L TAX  
LIABILITY,TDT LIEN DOCKET

### ASSESSMENT AND TAXATION

Market Land: \$270,000.00

Market Impr: \$917,930.00

Market Total: \$1,442,990.00 (2022)

% Improved: 64.00%

Assessed Total: \$514,300.00 (2022)

Levy Code: 15.03

Tax: \$6,202.97 (2022)

Millage Rate: 12.0610

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 5

Total SqFt: 9,322 SqFt

Year Built: 2008

Baths, Total: 6

First Floor:

Eff Year Built: 1950

Baths, Full:

Second Floor: 9,322 SqFt

Lot Size Ac: 21.37 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 930,877 SqFt

Total Units:

Basement Unfin:

Lot Width:

# Stories:

Basement Total:

Lot Depth:

# Fireplaces:

Attic Fin:

Roof Material:

Cooling:

Attic Unfin: 465 SqFt

Roof Shape:

Heating:

Attic Total: 465 SqFt

Ext Walls:

Building Style: RS0 - Single Family

Garage:

Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
DAVID K GREEN	01/19/2023	2657		Deed		Conv/Unk
GREEN DAVID K & LINDA M L/TR	10/26/2018	73562		Deed		Conv/Unk
GREEN,DAVID	09/26/2018	0000066513		Deed Of Trust	\$100,000.00	Conv/Unk
DAVID GREEN	12/28/2015	105568	\$544,500.00	Deed	\$380,000.00	Conventional

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The map displays a complex land survey with several key features:

- Tracts of Land:** Numerous numbered tracts are shown, including 100 (44.26 AC), 901 (21.11 AC), 200 (3.81 AC), 800 (10.47 AC), 700 (13.68 AC), 1001 (5.00 AC), 1004 (8.13 AC), 1006 (6.73 AC), 401 (2.36 AC), 1600 (21.66 AC), 1800, 1701, 1700 (11.35 AC), 1301 (5.35 AC), 500 (30.46 AC), and 300 (21.37 AC).
- Roads and Drives:** Labeled roads include 'Carpenter Creek', 'Omega Drive', 'Carpenter Drive', 'CR 467', 'CR 556', 'CR 557', 'CR 558', 'CR 559', 'CR 560', 'CR 561', 'CR 562', 'CR 563', 'CR 564', 'CR 565', 'CR 566', 'CR 567', 'CR 568', 'CR 569', 'CR 570', 'CR 571', 'CR 572', 'CR 573', 'CR 574', 'CR 575', 'CR 576', 'CR 577', 'CR 578', 'CR 579', 'CR 580', 'CR 581', 'CR 582', 'CR 583', 'CR 584', 'CR 585', 'CR 586', 'CR 587', 'CR 588', 'CR 589', 'CR 590', 'CR 591', 'CR 592', 'CR 593', 'CR 594', 'CR 595', 'CR 596', 'CR 597', 'CR 598', 'CR 599', 'CR 600', 'CR 601', 'CR 602', 'CR 603', 'CR 604', 'CR 605', 'CR 606', 'CR 607', 'CR 608', 'CR 609', 'CR 610', 'CR 611', 'CR 612', 'CR 613', 'CR 614', 'CR 615', 'CR 616', 'CR 617', 'CR 618', 'CR 619', 'CR 620', 'CR 621', 'CR 622', 'CR 623', 'CR 624', 'CR 625', 'CR 626', 'CR 627', 'CR 628', 'CR 629', 'CR 630', 'CR 631', 'CR 632', 'CR 633', 'CR 634', 'CR 635', 'CR 636', 'CR 637', 'CR 638', 'CR 639', 'CR 640', 'CR 641', 'CR 642', 'CR 643', 'CR 644', 'CR 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Aerial Map



*First American Title*

**Parcel ID: R442097**

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2024 GENERAL INFORMATION

Property Status	A Active
Property Type	Rural
Legal Description	ACRES 21.37, POTENTIAL ADD'L TAX LIABILITY,TDT LIEN DOCKET
Alternate Account Number	-
Neighborhood	1S46 RURAL SW COUNTY
Map Number	1S4100000300
Property Use	5515: SPECIALLY ASSESSED - ZONED FARMLAND - IMPROVED
Levy Code Area	015.03
2023 Certified Tax Rate	13.5683

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2024 OWNER INFORMATION

Owner Name	GREEN, DAVID K & LINDA MARIE GREEN LIV TRUST & GREEN, DAVID K
Mailing Address	429 SW MAPLE ST HILLSBORO, OR 97123

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
ZFPA	ZONED FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY

2024 IMPROVEMENTS

Expand/Collapse All

Improvement #1	Improvement Type	Beds / Baths	Sketch
-	Single-Family Residence	5 / 6	
ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	2008	4,898
2	(2) - Attached Garage	2017	1,170
Improvement #2	Improvement Type	Beds / Baths	Sketch
-	Single-Family Residence	0 / 2	
ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	-	4,424
Improvement #3	Improvement Type		Sketch
-	Other Improvements		
ID	SECTION TYPE	YEAR BUILT	AREA
1	(476) - Farm Implement Building		702

1	(470) - Farm Implement Building	-	192
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[-] Improvement #4

Improvement Type

-

Other Improvements

Sketch

ID	SECTION TYPE	YEAR BUILT	AREA
1	(102) - Barn, General Purpose	-	2,112

[-] Improvement #5

Improvement Type

-

Other Improvements

Sketch

ID	SECTION TYPE	YEAR BUILT	AREA
1	(561) - Feeder Barn	2018	4,320

[-] Improvement #6

Improvement Type

-

Other Improvements

Sketch

ID	SECTION TYPE	YEAR BUILT	AREA
1	(565) - Farm Utility Shelter	2018	864

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	52.B: CLASS II: IRRIGATED/BOTTOM	7.45 acres
L2	52.K: CLASS II: BOTTOM	7.73 acres
L3	55: CLASS V FARM	3.35 acres
L4	57: CLASS VII FARM	1.84 acres
L5	14: RURAL HS	1.00 acres
TOTALS		21.37 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024 (In Process)	\$997,630	\$530,060	\$1,527,690	\$19,500	\$545,030
2023	\$1,005,780	\$530,060	\$1,535,840	\$19,500	\$529,730

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	GREEN, DAVID K & LINDA MARIE GREEN LIV TRUST	GREEN, DAVID K & LINDA MARIE GREEN LIV TRUST & GREEN, DAVID K	2023002657	-	DBS
	GREEN, DAVID	GREEN, DAVID K & LINDA MARIE GREEN LIV TRUST	2018073562	-	DBS
12/23/2015	NORTHWEST FARM CREDIT SERVICES FLCA	GREEN, DAVID	2015105568	\$544,500	DW
8/22/2007	WAHL, HELEN TRUST	LICHTNER, JOSHUA & ANNIS, ELIZABETH	2007093261	\$412,000	DW
	LICHTNER, JOSHUA & ANNIS, ELIZABETH	NORTHWEST FARM CREDIT SERVICES FLCA	2015004618	-	DTR

	WAHL, HELEN & WAHL, JOHN & STRYKER, BONNIE, CO-TRUSTEES	WAHL, HELEN TRUST	2007043590	-	DC
5/26/1995	WAHL, HELEN E	WAHL, HELEN & WAHL, JOHN & STRYKER, BONNIE, CO-TRUSTEES	1995037117	-	D
4/4/1995	WAHL, HOWARD T AND HELEN E	WAHL, HELEN E	1995037118	-	DC

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

### TAX SUMMARY

Effective Date: 10/31/2023 [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2023	\$7,187.52	\$0	\$7,187.52	\$7,187.52	\$0.00	-	\$6,971.90
2022	\$6,202.97	\$0	\$6,202.97	\$0.00	\$0.00	11-10-2022	\$0.00
2021	\$6,160.95	\$0	\$6,160.95	\$0.00	\$0.00	11-8-2021	\$0.00
2020	\$6,202.08	\$0	\$6,202.08	\$0.00	\$0.00	11-13-2020	\$0.00
2019	\$6,045.60	\$0	\$6,045.60	\$0.00	\$0.00	11-14-2019	\$0.00
2018	\$5,573.37	\$0	\$5,573.37	\$0.00	\$0.00	11-8-2018	\$0.00
2017	\$3,841.85	\$0	\$3,841.85	\$0.00	\$0.00	11-9-2017	\$0.00
2016	\$3,738.39	\$0	\$3,738.39	\$0.00	\$0.00	11-15-2016	\$0.00
2015	\$3,489.25	\$0	\$3,489.25	\$0.00	\$0.00	10-29-2015	\$0.00
2014	\$3,476.07	\$0	\$3,476.07	\$0.00	\$0.00	2-4-2015	\$0.00
2013	\$3,483.61	\$0	\$3,483.61	\$0.00	\$0.00	2-4-2015	\$0.00
2012	\$0.00	\$0	\$3,422.34	\$0.00	\$0.00	2-4-2015	\$0.00
2011	\$0.00	\$0	\$3,303.60	\$0.00	\$0.00	2-4-2015	\$0.00
2010	\$0.00	\$0	\$3,298.05	\$0.00	\$0.00	7-11-2014	\$0.00
2009	\$0.00	\$0	\$1,905.89	\$0.00	\$0.00	9-23-2010	\$0.00
2008	\$0.00	\$0	\$1,023.12	\$0.00	\$0.00	12-7-2009	\$0.00
2007	\$0.00	\$0	\$990.76	\$0.00	\$0.00	8-11-2008	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2022	<a href="#">WASH-2022-150573</a>	11-10-2022	No	\$6,016.88
2021	<a href="#">WASH-2021-146404</a>	11-8-2021	No	\$5,976.12
2020	<a href="#">WASH-2020-145440</a>	11-13-2020	No	\$6,016.02
2019	<a href="#">6095419</a>	11-14-2019	No	\$5,864.23
2018	<a href="#">5860488</a>	11-8-2018	No	\$5,406.17
2017	<a href="#">5657893</a>	11-9-2017	No	\$3,726.59

### TOTAL TAXES DUE

Current Year Due \$6,971.90

Past Years Due \$0.00

Total Due \$6,971.90

2016	<a href="#">5473205</a>	11-15-2016	No	\$3,626.24
2015	<a href="#">5150519</a>	10-29-2015	No	\$3,384.57
2014	<a href="#">5086017</a>	2-4-2015	No	\$16,970.22
2010	<a href="#">4897977</a>	7-11-2014	No	\$5,100.97
2009	<a href="#">4034747</a>	9-23-2010	No	\$1,379.22
2009	<a href="#">3984623</a>	12-7-2009	No	\$1,804.65
2007	<a href="#">3592739</a>	8-11-2008	No	\$1,070.02



Washington County, Oregon

01/19/2023 02:04:21 PM

D-DBS

Cnt=1 Stn=31 RECORDS1

\$15.00 \$5.00 \$11.00 \$60.00 - Total = \$91.00

**2023-002657**



02923460202300026570030036

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation,  
Ex-Officio County Clerk



AFTER RECORDING RETURN TO:

David K. Green  
429 SW Maple Street  
Hillsboro, Oregon 97123

UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:

David K. Green and Linda Marie Green  
Trustees  
429 SW Maple Street  
Hillsboro, Oregon 97123

*This space is reserved for recorder's use.*

### **BARGAIN AND SALE DEED**

David K. Green, Trustee under the David K. Green and Linda Marie Green, Living Trust dated October 17, 2018 conveys to David K. Green, Grantee, all of his interest in the following described real property also known as 47266 SW Carpenter Creek Road, Forest Grove, Oregon:

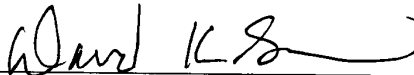
See Attached Exhibit A

The true consideration for this conveyance is \$0.00. Transfer of an undivided on half interest from trustee of trust to settlor of trust.

**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**

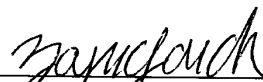
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010

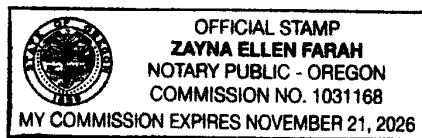
DATED 1-11, 2023

  
David K. Green, Grantor

STATE OF OREGON            )  
  ) ss  
County of Washington    )

This instrument was acknowledged before me on this 11 day of  
January, 2023 by David K. Green.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/21/26



**EXHIBIT "A"**

All that portion of the following described tract which lies East of the County Road; being a portion of the Donation Land Claim of Wm. R. Carpenter, No. 39 in Section 10, Township 1 South, Range 4 West, Willamette Meridian in the County of Washington and State of Oregon, particularly bounded and described as follows:

Beginning on the West line of said Donation Land Claim South 1°33' East 8.20 chains from the one-quarter section corner on the South line of Section 3 in said township and range; thence along a ditch North 84°55' East 9.08 chains; thence North 72°43' East 21.12 chains along said ditch to where it enters Carpenter Creek and to the center of said creek; thence up said creek in the center thereof South 9°11' West 7.36 chains to the corner of the F. M. Porter tract of land now owned by W. C. Freeman; thence in a Southwesterly direction up said creek in the centerline thereof following all its meanderings to the NE corner of a tract of land conveyed to W. C. Freeman by Warranty Deed dated 11-23-12, executed by said Frank D. Sawyer and wife, Loule Mae Sawyer, which is recorded in Book 97, page 127 Washington County Deed Records; thence North 35° 31' West 2.20 chains to the center of County Road No. 467, said point being the Northwest corner of said W. C. Freeman tract last above mentioned; thence in a Northwesterly direction in the center of said road no. 467 to the Northeast corner of a tract conveyed by A. B. Snider and wife to Alva B. Craft and Homer C. Atwell by deed recorded in Book 92, Page 301 Washington County Deed Records; thence South 84°55' West 10 chains, more or less, to the West line of said Carpenter Donation Land Claim; thence North 1°33' West on the West line of said claim 3.80 chains, more or less, to the point of beginning.

And beginning at a point 10 links North of the Southwest corner of the William R. Carpenter Donation Land Claim No. 39 in Township 1 South, Range 4 West of the Willamette Meridian; thence following the meanderings of Carpenter Creek on the following courses and distances: North 4°05' East 1.05 chains; thence North 20°30' East, 2.62 chains; thence North 41°55' East 8.28 chains; thence North 44°20' East 2.55 chains; thence North 35°30' West 2.20 chains to the center of County Road No. 467; thence following the center of said road on the following courses and distances: South 21°43' West 0.80 chains; thence South 36°26' West, 4.12 chains; thence South 30°06' West 3.15 chains; thence South 41°51' West 2.05 chains; thence South 18°40' West 3.33 chains; thence South 1°35' East 1.95 chains to the point of beginning.