

**Parcel Information**

Parcel #: 48460
Account: R3219AA04000
Related:
Site Address: 503 E 1st St
Newberg OR 97132 - 2909
Owner: Equity Trust Company Custodian Fbo
Owner2: Hansen, Blane
Owner Address: 611 N Main St
Newberg OR 97132 - 2312
Twn/Range/Section: 03S / 02W / 19 / NE
Parcel Size: 0.05 Acres (2,265 SqFt)
Plat/Subdivision: Central Add
Lot:
Block: 15
Map Page/Grid: 713-C7
Census Tract/Block: 030201 / 4076
Waterfront:

Assessment Information

Market Value Land:	\$127,827.00
Market Value Impr:	\$428,265.00
Market Value Total:	\$556,092.00
Assessed Value:	\$153,782.00

Tax Information

Levy Code Area: 29.52
Levy Rate: 16.1366
Tax Year: 2025
Annual Tax: \$2,481.52
Exemption Description:

Legal

E 22' Lot 5 - Block 15 in CENTRAL ADDITION

Land

Cnty Land Use: 201 - Commercial - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: 2043 - Commercial Building	Zoning: C-3 - Central Business District
Neighborhood: Newberg Downtown	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg
Primary School: Antonia Crater Elementary School	Middle School: Chehalem Valley Middle School
High School: Newberg Senior High School	

Improvement

Year Built:	Attic Fin/Unfin:	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Rec. Date: 07/19/2024	Sale Price: \$250,000.00	Doc Num: 2024-06650	Doc Type: Warranty Deed
Owner: Equity Trust		Grantor: RIPPLE SCOTT	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type:	Lender:	

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Transfer Record(s) Found For: 48460
503 E 1st St, Newberg OR 97132

Recording Date	07/19/2024	Sale Amount	\$250,000.00	Mtg 1 Amount	
Grantee Name	EQUITY TRUST	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	RIPPLE SCOTT	Doc #	2024-06650	Doc Type	71 / Warranty Deed
Lender					

Recording Date	02/28/2014	Sale Amount	\$135,000.00	Mtg 1 Amount	\$130,000.00
Grantee Name	SCOTT RIPPLE	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	25 / Seller Carry
Grantor Name	NISLY LLOYD W	Doc #	2014-02201	Doc Type	71 / Warranty Deed
Lender	LLOYD W NISLY REVOCABLE LIVING TRUST				

Recording Date	01/03/2006	Sale Amount		Mtg 1 Amount	\$700,000.00
Grantee Name	EAGLE NEWSPAPERS INC	Title Co	NORTHWEST TITLE COMPANY	Mtg 1 Loan Type	11 / Credit Line/HELOC
Grantor Name		Doc #	2006-00072	Doc Type	93 / Stand Alone Mortgage
Lender	STERLING SAVINGS BANK				



Yamhill County, Oregon

'In the heart of the Willamette Valley'

535 NE 5th
Street
McMinnville,
OR 97128
503-434-
7521

Property Account Summary

8/11/2026



Click image above for more information

Account Number	48460	Property Address	503 E 1ST ST , NEWBERG, OR 97132
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General Information

Alternate Property #	R3219AA 04000
Property Description	E 22' Lot 5 - Block 15 in CENTRAL ADDITION
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	29.52
Remarks	

Tax Rate

Description	Rate
Total Rate	16.1366

Property Characteristics

Neighborhood	Newberg Downtown
Land Class Category	201 Commercial Improved
Account Acres	0.0520
Square Feet	2266.0000
Change Property Ratio	Commercial

Parties

Role	Name
Owner	EQUITY TRUST COMPANY CUSTODIAN FBO
Owner	HANSEN MARY
Owner	HANSEN BLANE
Owner	MUIR YVONNE G IRA

Related Properties

Split Code 701533 starting 01/01/1957 until 02/28/2014

Split Code 701536 starting 01/01/1957 until 02/28/2014

Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value AVR	\$153,782	\$149,303	\$144,954	\$140,732	\$136,633
Exempt Value EAR					
Taxable Value TVR	\$153,782	\$149,303	\$144,954	\$140,732	\$136,633
Real Market Land MKLTL	\$127,827	\$100,884	\$105,223	\$108,480	\$69,313
Real Market Buildings MKITL	\$428,265	\$243,259	\$359,792	\$273,320	\$185,962
Real Market Total MKTTL	\$556,092	\$344,143	\$465,015	\$381,800	\$255,275
M5 Market Land MKLND	\$127,827	\$100,884	\$105,223	\$108,480	\$69,313
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$428,265	\$243,259	\$359,792	\$273,320	\$185,962
M50 MAV MAVMK	\$153,782	\$149,303	\$144,954	\$140,732	\$136,633
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUSe Portion) SAVL					

Active Exemptions

No Exemptions Found

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
10/24/2025 00:00:00	1339569	\$2,481.52	\$2,481.52	\$2,407.07	\$0.00
10/29/2024 00:00:00	1295116	\$2,386.61	\$2,386.61	\$2,315.01	\$0.00
07/24/2024 09:48:00	1290096	\$8,305.16	\$14,158.89	\$14,158.89	\$0.00
04/15/2024 00:00:00	1287377	\$2,960.61	\$10,917.07	\$2,960.61	\$0.00
05/11/2023 11:47:00	1239378	\$2,946.54	\$2,946.54	\$2,946.54	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
07/19/2024	07/30/2024	2024-06650	\$250,000.00	279643		S	No
02/28/2014	02/28/2014	2014-02201	\$135,000.00	161453		S	No
03/26/1998	03/26/1998	1998-05362	\$0.00	91313		S	No
03/26/1998	03/26/1998	1998-05361	\$0.00	91312		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

FIRST AMERICAN TITLE 4145470



After recording return to:
Yvonne Muir and Mary Hansen and
Blane Hansen
611 N Main St
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
Yvonne Muir and Mary Hansen and
Blane Hansen
611 N Main St
Newberg, OR 97132

File No.: 1032-4145470 (kd)
Date: March 11, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records	202406650
DMR-DDMR	
Stn=1036 DAVISM	07/19/2024 10:11:03 AM
2Pgs \$10.00 \$11.00 \$5.00 \$60.00	\$86.00
I, Keri Hinton, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Keri Hinton - County Clerk	

STATUTORY WARRANTY DEED

Scott Ripple, Grantor, conveys and warrants to **Equity Trust Company Custodian FBO Yvonne G Muir IRA as to 50% undivided interest and Mary Hansen and Blane Hansen as to 50% Undivided Interest, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

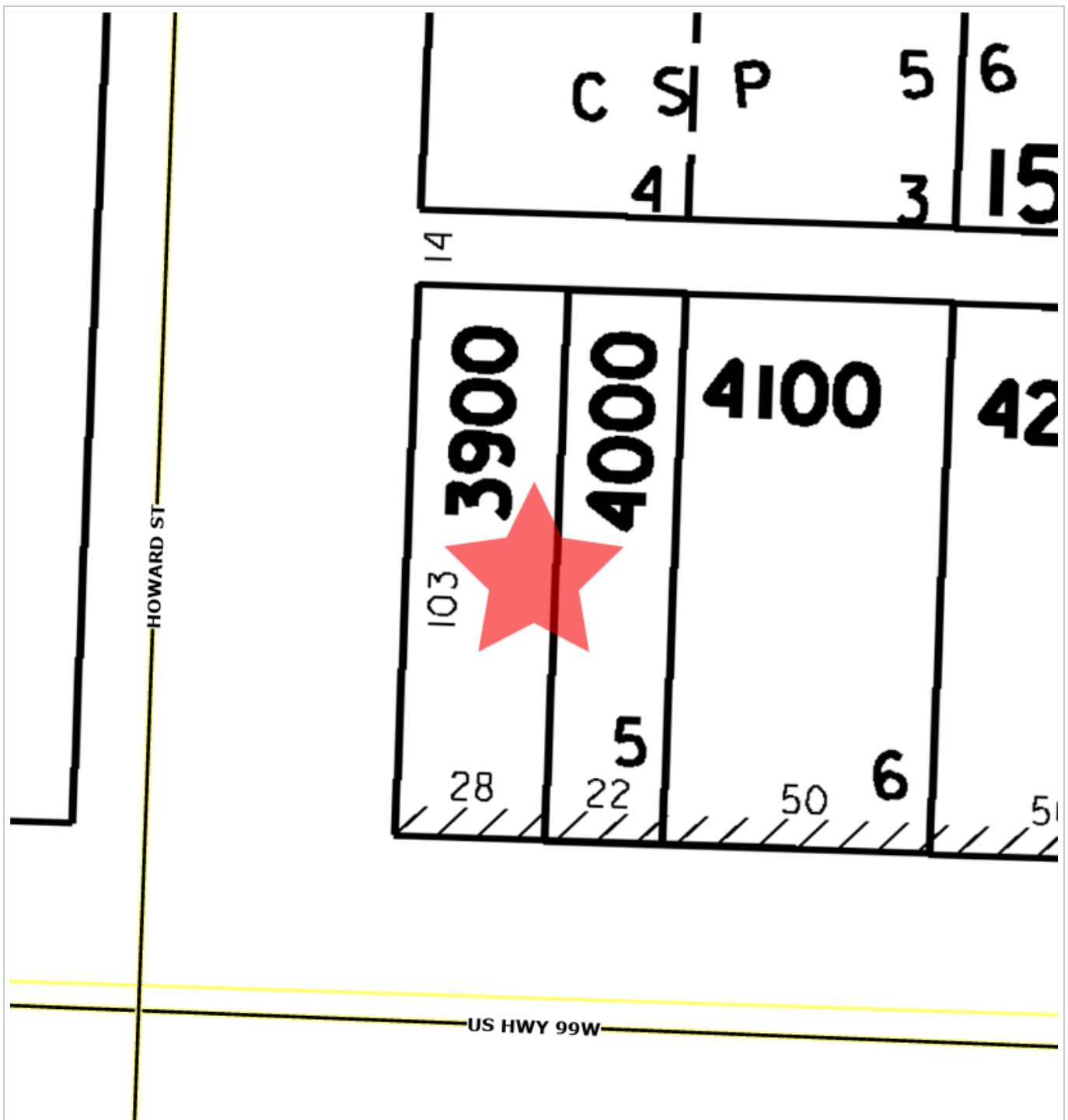
LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

THE EAST 22 FEET OF LOT 5, BLOCK 15, CENTRAL ADDITION TO THE CITY OF NEWBERG, IN YAMHILL COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)



TICOR TITLE™

Parcel ID: 48460

Site Address: 503 E 1st St

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Full Assessor Map



3 2 19AA



ASSESSMENT & TAX
CARTOGRAPHY

N.E. 1/4 N.E. 1/4 SEC. 19 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

CANCELLED TAXLOTS:
14700
13502
11200
7800
5300
4600
900
400
300
500
501

DATE PRINTED: 12/13/2018

This product is for assessment and taxation (AST) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

3 2 19AA



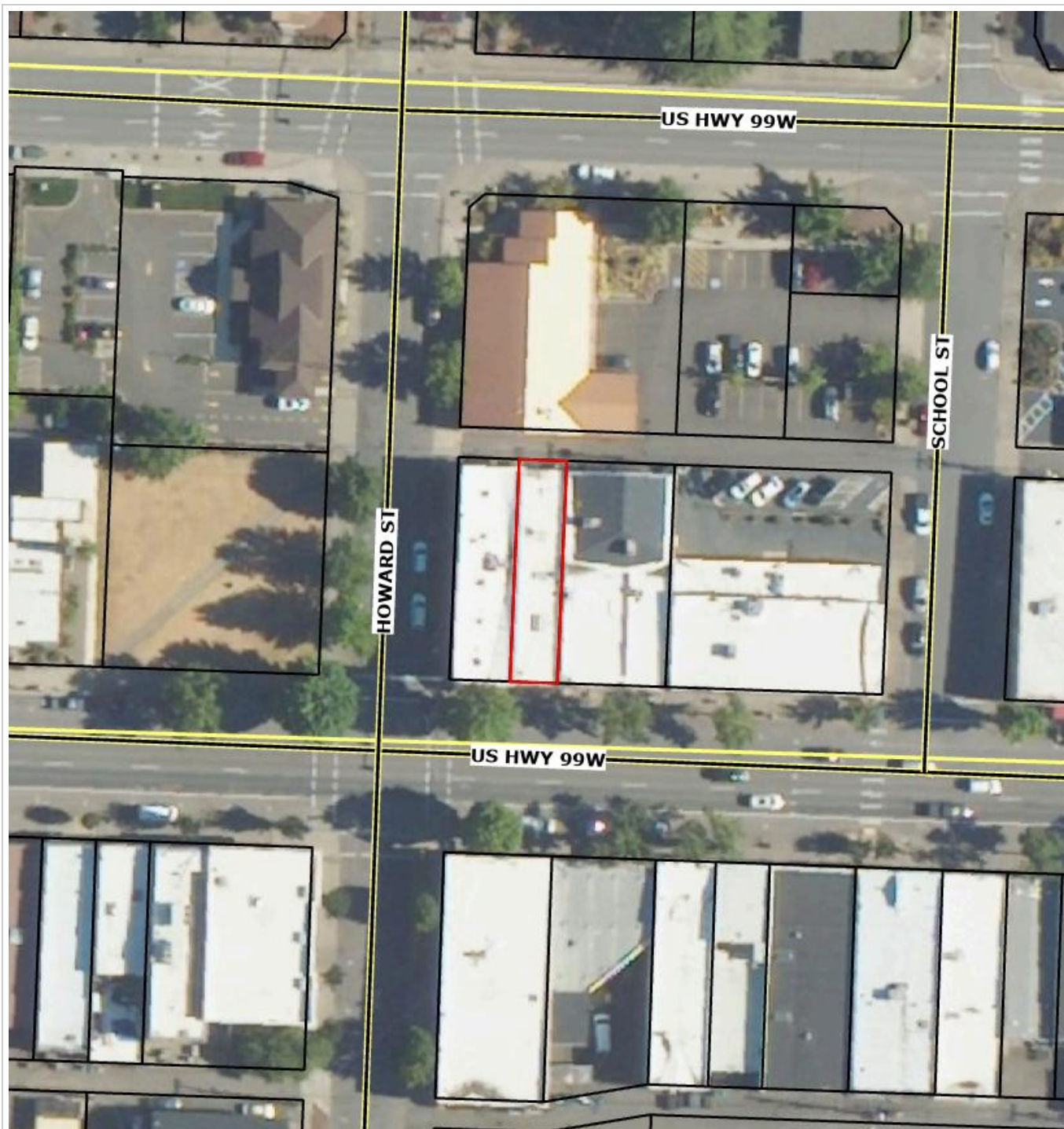
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Aerial Map

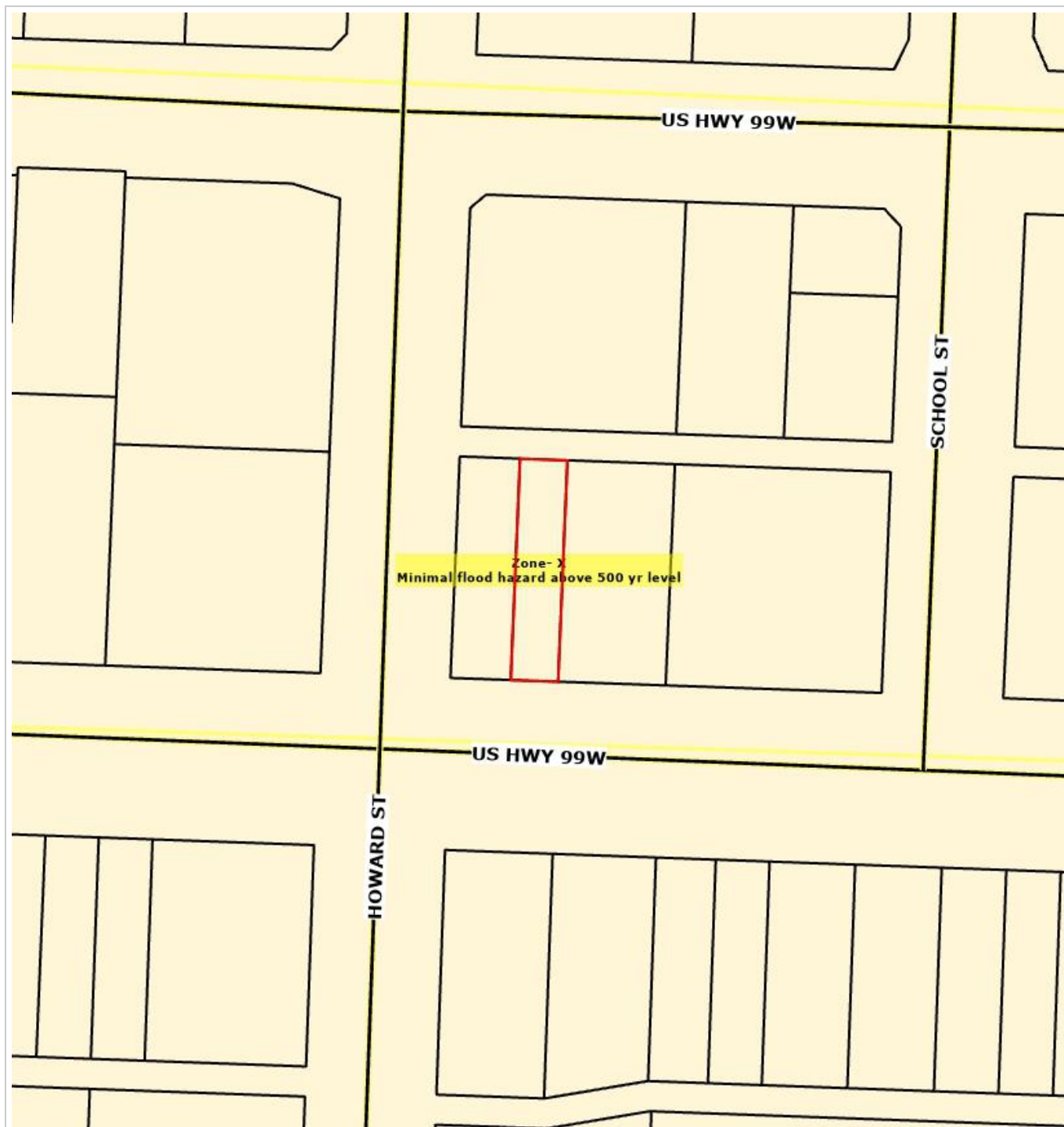


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Flood Map

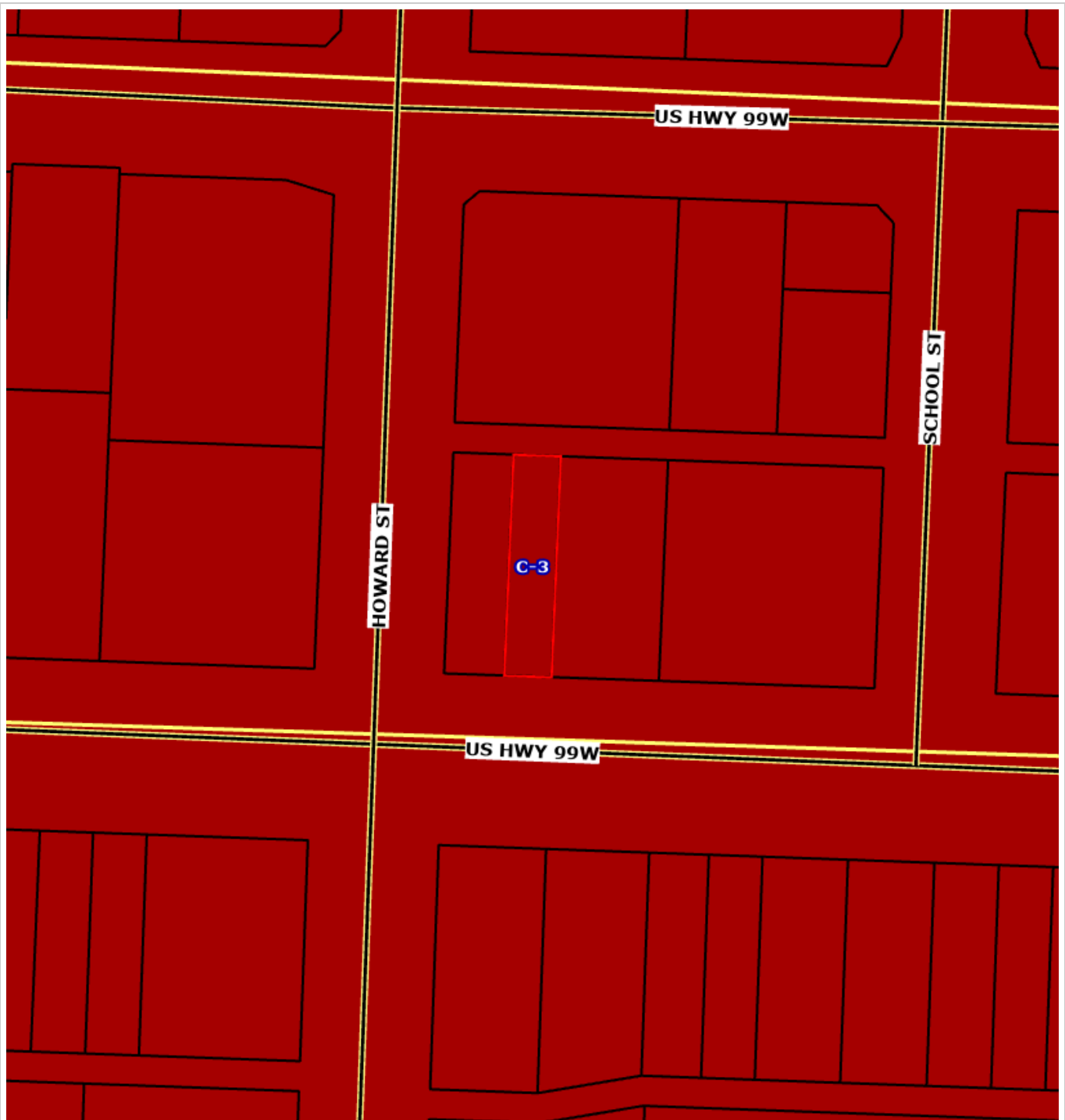


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Zoning Map



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