

Parcel Information

Parcel #:	0200747
Tax Lot:	12S02W14DC00400
Site Address:	2255 Fuller Ln Lebanon OR 97355 - 3819
Owner:	Ritschard, Micah E 3941 N Grace Dr Newberg OR 97132
Twn/Range/Section:	12S / 02W / 14 / SE
Parcel Size:	0.25 Acres (10,890 SqFt)
Lot:	
Census Tract/Block:	030904 / 2041
Levy Code Area:	00902
Levy Rate:	14.7199
Market Value Land:	\$120,500.00
Market Value Impr:	\$220,940.00
Market Value Total:	\$341,440.00
Assessed Value:	\$151,250.00

**Tax Information**

Tax Year	Annual Tax
2025	\$2,219.06
2024	\$2,161.60
2023	\$2,098.17

Legal

PARTITION PLAT #1994-82

Land

Land Use:	109 - RESIDENTIAL WITH MFG STRUCTURE	Zoning:	County-UGA-UGM-10 - Urban Growth Area-Urban Growth Mgmt 10 Acre Min.
Watershed:	Hamilton Creek-South Santiam River	Std Land Use:	2052 - Commercial Condominium (not offices)
Recreation:		School District:	9 - Lebanon
Primary School:	Riverview School	Middle School:	Seven Oak Middle School
High School:	Lebanon High School		

Improvement

Year Built:	1999	Stories:		Finished Area:	1,503 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	130 - Res Other Improvement Cls 3				

Transfer Information

Rec. Date:	03/20/2023	Sale Price:	\$350,000.00	Doc Num:	2812	Doc Type:	Personal Representatives Deed
Owner:	Kevin B McGrory			Grantor:	MCGRORY PATRICK ARTHUR		
Orig. Loan Amt:	\$332,500.00			Title Co:	TICOR TITLE		
Finance Type:		Loan Type:	New Conv	Lender:	NEWREZ LLC		

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.

Subject Property

2255 Fuller Ln, Lebanon OR 97355

APN: 0200747

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
03/20/2023	Personal Representatives	\$350,000	2812	Micah Ritschard	McGrory Patrick Arthur
12/12/2019	Stand Alone Mortgage	\$25,001	22005	McGrory, Patrick A	
08/30/2016	Special Warranty Deed	\$136,500	14821	McGrory, Patrick	Federal Home Loan Mortgage
07/07/2015	Stand Alone Mortgage	\$130,000	10555	McGrory, Patrick A	
04/02/2010	Warranty Deed		5644	McGrory, Anthony B	Bergby James H
03/31/2010	Warranty Deed	\$125,000	5452	McGrory, Patrick A	McGrory Anthony B

Last Vesting

Recording Date:	03/20/2023	Doc Number:	2812	Doc Type:	Personal Representatives Deed
Sale Price:	\$350,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	Ticor Title
Buyer:	Micah Ritschard				
Seller:	McGrory Patrick Arthur				

Mortgage

Recording Date:	12/12/2019	Doc Number:	22005	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$25,001	Loan Type:	Credit Line/HELOC	Financing Type:	VAR
Lender Name:	Umpqua Bank	Interest Rate:	3.75	Maturity Date:	11/22/2049
Borrower:	McGrory, Patrick A			Title Company:	

Prior Transfer

Recording Date:	08/30/2016	Doc Number:	14821	Doc Type:	Special Warranty Deed
Sale Price:	\$136,500	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Amerititle
Buyer:	McGrory, Patrick				
Seller:	Federal Home Loan Mortgage Corporation				

Mortgage

Recording Date:	07/07/2015	Doc Number:	10555	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$130,000	Loan Type:	VA	Financing Type:	
Lender Name:	Umpqua Bank	Interest Rate:	3.83	Maturity Date:	07/01/2045
Borrower:	McGrory, Patrick A			Title Company:	Ticor Title

Transfer

Recording Date:	04/02/2010	Doc Number:	5644	Doc Type:	Warranty Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:	Individual(s)	Title Company:	Amerititle
Buyer:	McGrory, Anthony B				
Seller:	Bergby James H				

Transfer

Recording Date: 03/31/2010 Doc Number: 5452 Doc Type: Warranty Deed
Sale Price: \$125,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Amerititle

Buyer: McGrory, Patrick A
Seller: McGrory Anthony B

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2010.5453	\$96,250	New Conv	Osu Fcu

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

27-May-2026

RITSCHARD MICAH E
3941 N GRACE DR
NEWBERG OR 97132

Tax Account #	200747	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	2255 FULLER LN LEBANON OR 97355	Interest To	Jun 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,219.06	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,161.60	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,098.17	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,054.43	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,966.64	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,926.68	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,877.44	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,830.04	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,762.16	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,663.12	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,527.04	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,311.58	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,251.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,221.50	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,603.56	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,527.53	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$716.63	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$695.28	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$681.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$636.34	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.48	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$580.70	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$549.33	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.82	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$482.61	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$523.99	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$376.10	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.28	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$547.37	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$535.97	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$499.00	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$554.12	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$570.03	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$577.49	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.28	Nov 15, 1991

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

27-May-2026

RITSCHARD MICAH E
3941 N GRACE DR
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Tax Account #	200747	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	2255 FULLER LN LEBANON OR 97355	Interest To	Jun 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$38,336.96	

Linn County
2025 Real Property Assessment Report
 Account 200747

Map 12S02W14-DC-00400
Code - Tax ID 00902 - 200747

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing RITSCHARD MICAH E
 3941 N GRACE DR
 NEWBERG OR 97132

Deed Reference # 2023-2812
Sales Date/Price 03-16-2023 / \$350,000
Appraiser VANDERWOOD, LISA

Property Class 109 **MA** **SA** **NH**
RMV Class 109 03 02 006

Site	Situs Address	City
1	2255 FULLER LN	LEBANON
1	2255 FULLER LN	LEBANON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00902	Land	120,500			Land	0
	Impr	220,940			Impr	0
Code Area Total		341,440	151,250	151,250		0
Grand Total		341,440	151,250	151,250		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00902					CITY OSD - AVERAGE	100			18,500
					LANDSCAPE - FAIR	100			3,000
	1	<input checked="" type="checkbox"/>			Market	100	0.25 AC		99,000
Code Area Total							0.25 AC		120,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00902	101	0	130	Res Other Improvement Cls 3	112	0			49,670
	102	1999	452	MS Double wide	112	1,503		E-857654	171,270
Code Area Total						1,503			220,940

Linn County
2025 Real Property Assessment Report
Account 200747

Comments

***** CAP NOTE - Type R *****
98MX: BP FOR 24 X 36 GP BLDG W/CONCRETE SLAB. 12/9/97 JDR
10MX: MH 857654 GONE TO RP. 7/10 MP
98MX: OLD RES & ACCESSORY STRUCTURES TORN DOWN AND NEW MH HERE NOW. NO FGP YET.
SEE CYCLE OR MX99 FOR THAT. OWNER REPORTS COLIFORM BACTERIA (NOT FECAL)
IN WELL. SPOKE W/NANCY IN ENVIRONMENTAL HEALTH - SHE SAID COULD BE FROM
RECENT PLUMBING FROM INSTALLING MH & THAT WELLS SHOULD ALWAYS BE
CHLORINATED AFTER ANY PLUMBING WORK AND THAT CHLORINATING A WELL A FEW
TIMES USUALLY WILL CURE THIS PROBLEM. IMPS: -\$40,830. 1/13/98 JLS.
99MX: NO START ON FGP. 11/23/98 JLS.
2000MX: STILL NO START ON FGP. 10/22/99 JLS
2001MX: NO FGP & MH NOW GONE FROM PROPERTY. 1/4/01 JLS.
Permit for replacement mobile 1999 Palm Harbor 27x56 and 24x24 carport
Plans for carport
2002MX: ADDED CARPORT. MH ON ACCT 857654. 11/7/01 JLS.
2023: CYCLE RE-APPRAISAL. 5/23 LV

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Micah E. Ritschard
2255 Fuller Lane
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Micah E. Ritschard
2255 Fuller Lane
Lebanon, OR 97355

200747 and 12S02W14DC00400
2255 Fuller Lane, Lebanon, OR 97355

LINN COUNTY, OREGON **2023-02812**
D-PRD
Stn=10122 S. WILSON **03/20/2023 10:35:00 AM**
\$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Kevin B. McGrory, the duly appointed, qualified and acting personal representative of the estate of Patrick Arthur McGrory, deceased, pursuant to proceedings filed in Circuit Court for Linn County, Oregon, Case No. **22PB10293**, Grantor, conveys to **Micah E. Ritschard**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Beginning at a 1/2 inch iron pipe which is South 89°42' West 19.89 chains and South 22° 48' East (South 22°15' East in former records) 5.828 chains from the Northeast corner of the South half of the Russell T. Hill Donation Land Claim No. 77 in Township 12 South, Range 2 West of the Willamette Meridian in Linn County, Oregon; and running thence North 22°48' West 90.75 feet to a 1/2 inch iron pipe; thence North 89°42' East 130.0 feet to a 1/2 inch pipe; thence South 22°48' East 90.75 feet to a 1/2 inch iron pipe; thence South 89°42' West 130.0 feet to the place of beginning, all lying and situated in Linn County, Oregon.

The true consideration for this conveyance is Three Hundred Fifty Thousand And No/100 Dollars **(\$350,000.00)**.

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.

AFTER RECORDING RETURN TO
TICOR TITLE: 47100210310

PERSONAL REPRESENTATIVE'S DEED

(continued)

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

Estate of Patrick Arthur McGrory

By: KB PR
Kevin B. McGrory, Personal Representative

03/16/2023
Date

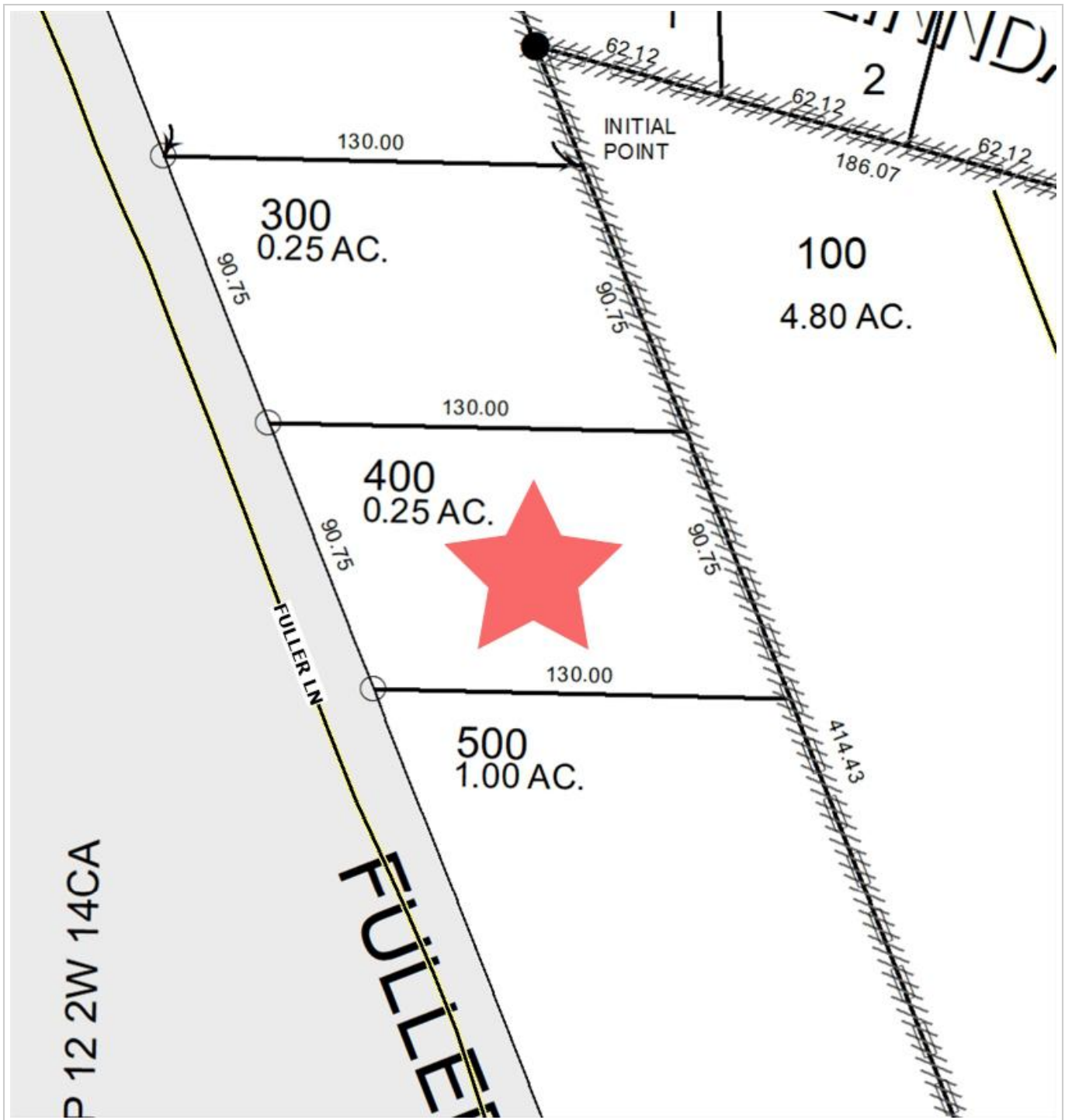
State of Oregon
County of Linn

This instrument was acknowledged before me on 3/16/2023 by Kevin B. McGrory, Personal Representative for the Estate of Patrick Arthur McGrory.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/6/25





Parcel ID: 0200747

Site Address: 2255 Fuller Ln

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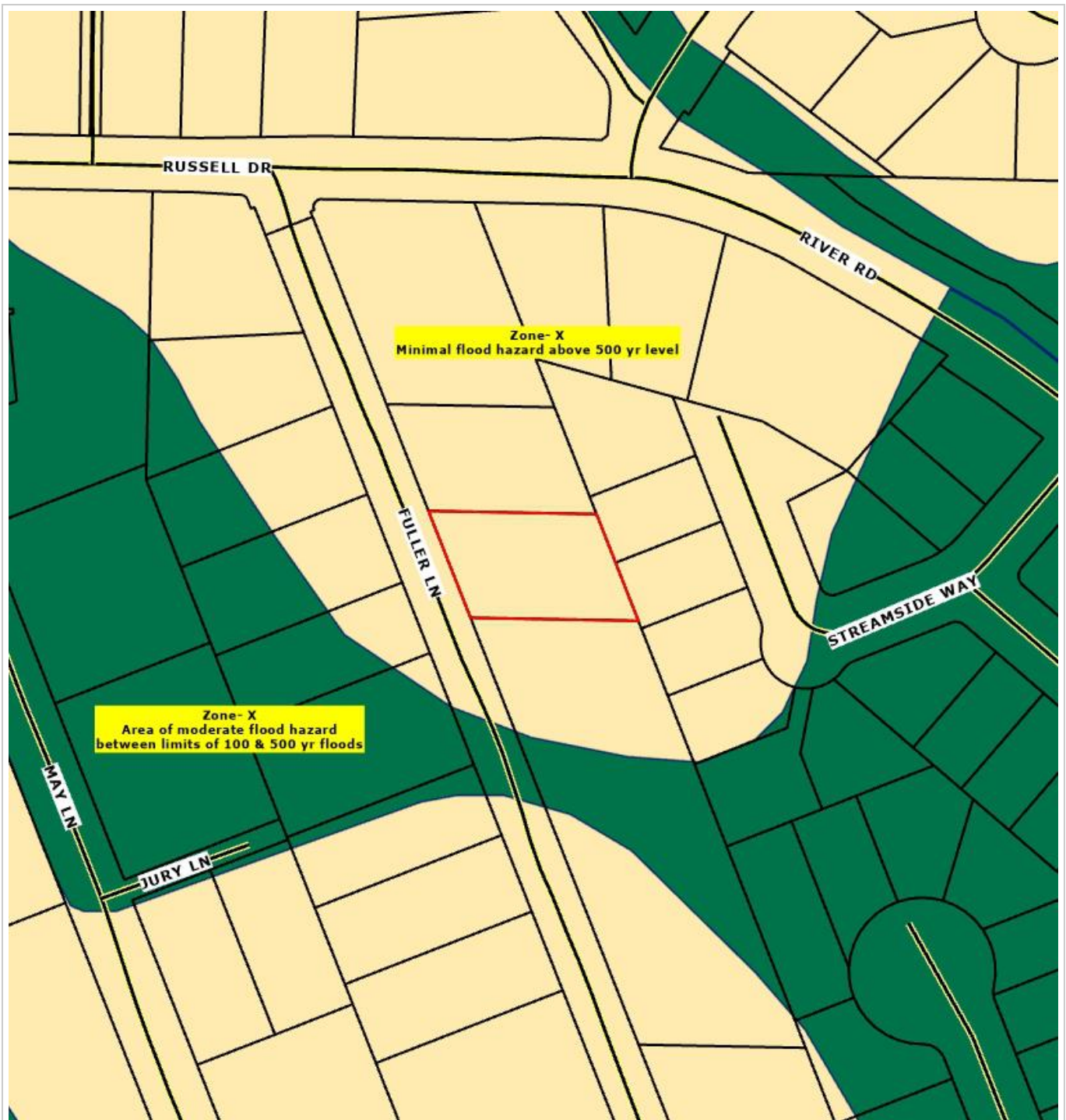
Aerial Map



Parcel ID: 0200747

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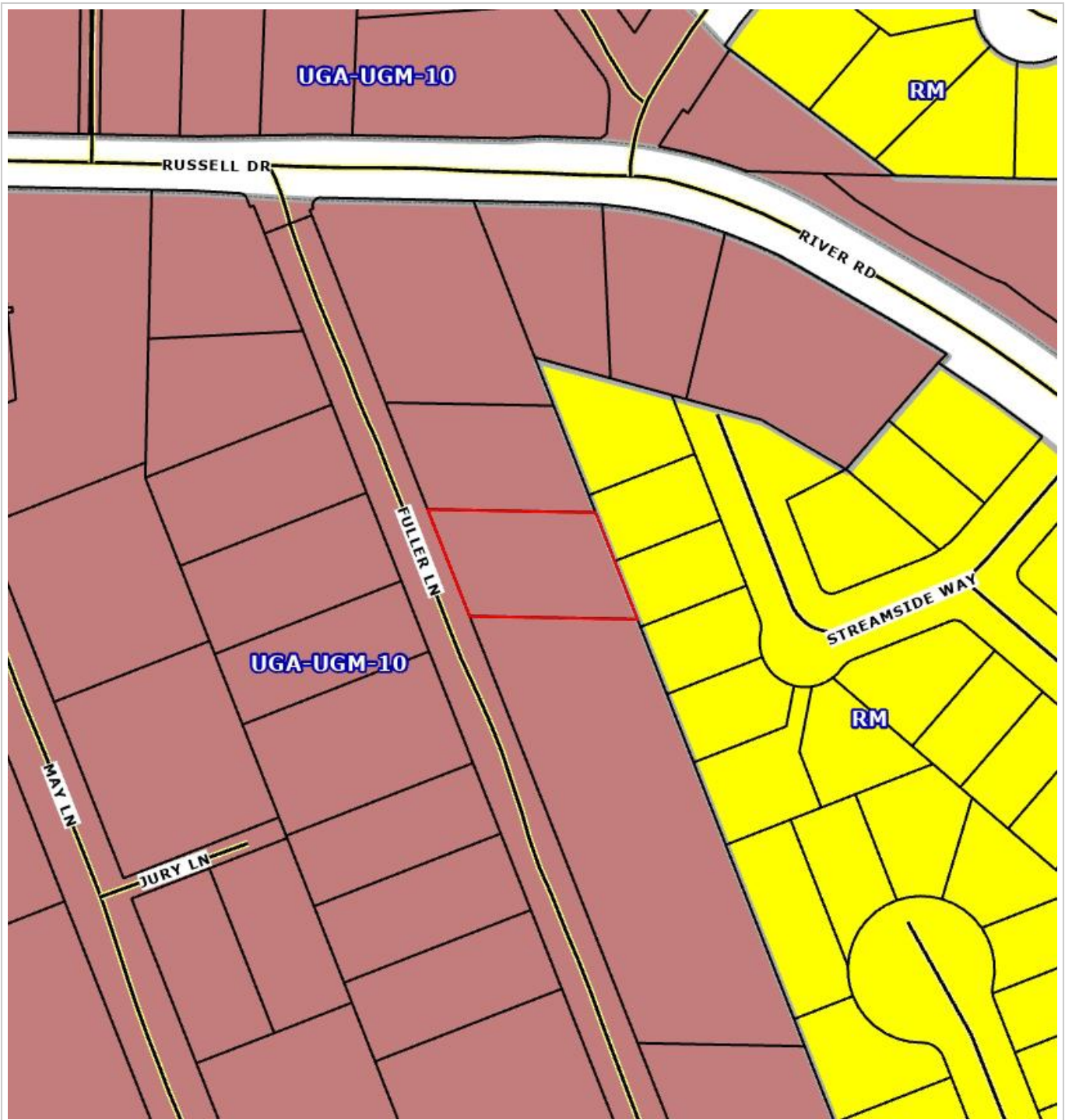
Flood Map



Parcel ID: 0200747

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Zoning Map



Parcel ID: 0200747

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