



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

8975 SW Beaverton-Hillsdale Hwy
Portland OR 97225-2434

Parcel Number:

R104149

Prepared For:

Annie Sjogren

Date:

12/18/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Washington, OR County Property Profile

8975 SW Beaverton-Hillsdale Hwy
Portland OR 97225-2434



Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

Parcel Id (APN)	R104149
Tax/Account #	1S114AB02901
Address	8975 SW Beaverton-Hillsdale Hwy Portland, OR 97225-2434
Acres	0.54
Lot Sq Feet	23,522

Owner Information

Owner	Chen, Bruce Y Chen, Lisa C
Owner Address	8975 SW Beaverton Hillsdale Hwy Portland, OR 97225-2434

Tax Information (2024)

Levy Code	50.93
Levy Rate	18.6525
Total Tax	\$14,540.38

Assessment Information (2024)

Total Value	\$800,590.00
-------------	--------------

Market Information (2024)

Market Land Value	\$664,030.00
Market Improved Value	\$278,930.00
Market Total Value	\$942,960.00

Land Information

Building Use	Dining
Watershed	1709001004 Rock Creek-Tualatin River
School District	48J Beaverton
Zoning	Washington Co.-OC Office Campus District
Neighborhood	CPO3 Cpo 3 Garden Home-Raleigh Hills

School Attendance

Primary School	Raleigh Park Elementary School
Middle School	Whitford Middle School
High School	Beaverton High School

Improvements

Year Built	1974
Total Square Feet	3,941
Finished Square Feet	3,941
First Floor Square Feet	3,941
Exterior Wall Type	Wood

Map Information

Map Grid	625-F3
Page	
Row	
Column	

Survey Information

Lot	37,38
T R S Q	01S 01W 14 NE

Census Information

Census Tract	030300
Census Block	4014

Legal

ACRES 0.54

Transfer Information

Document Recording Date	5/4/1996
Sale Amount	\$450,000.00

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.

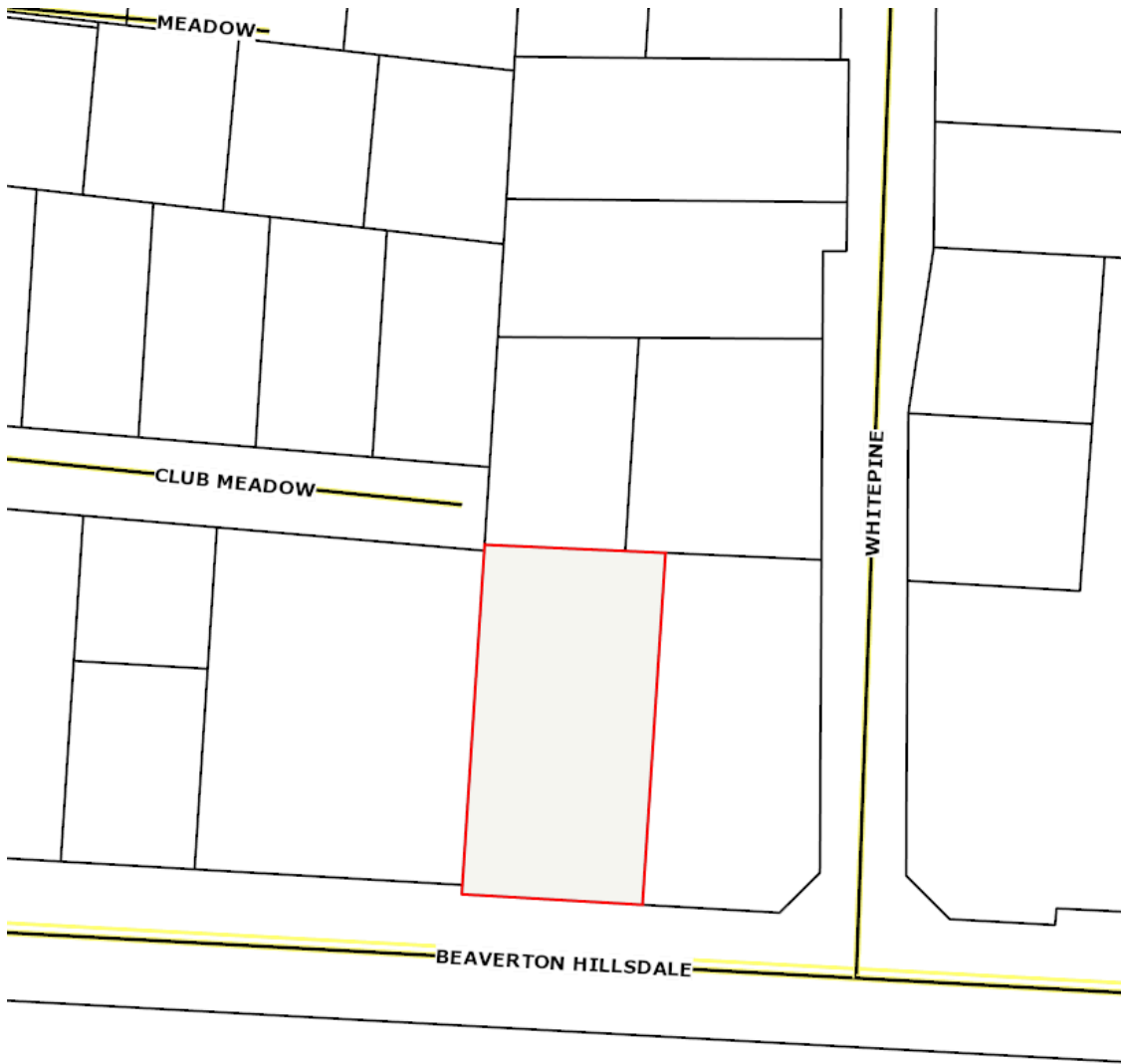
Washington, OR County Property Profile

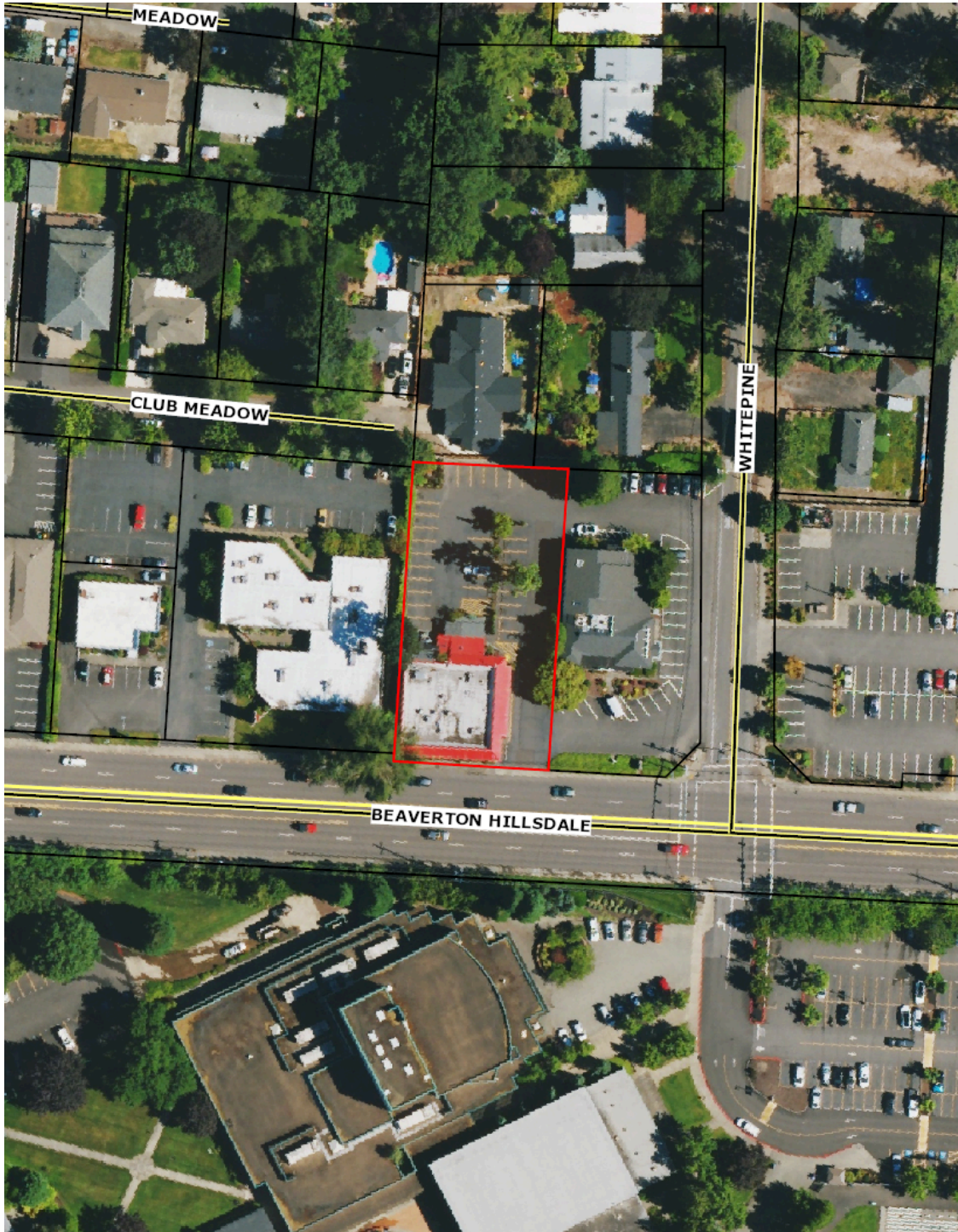
8975 SW Beaverton-Hillsdale Hwy
Portland OR 97225-2434

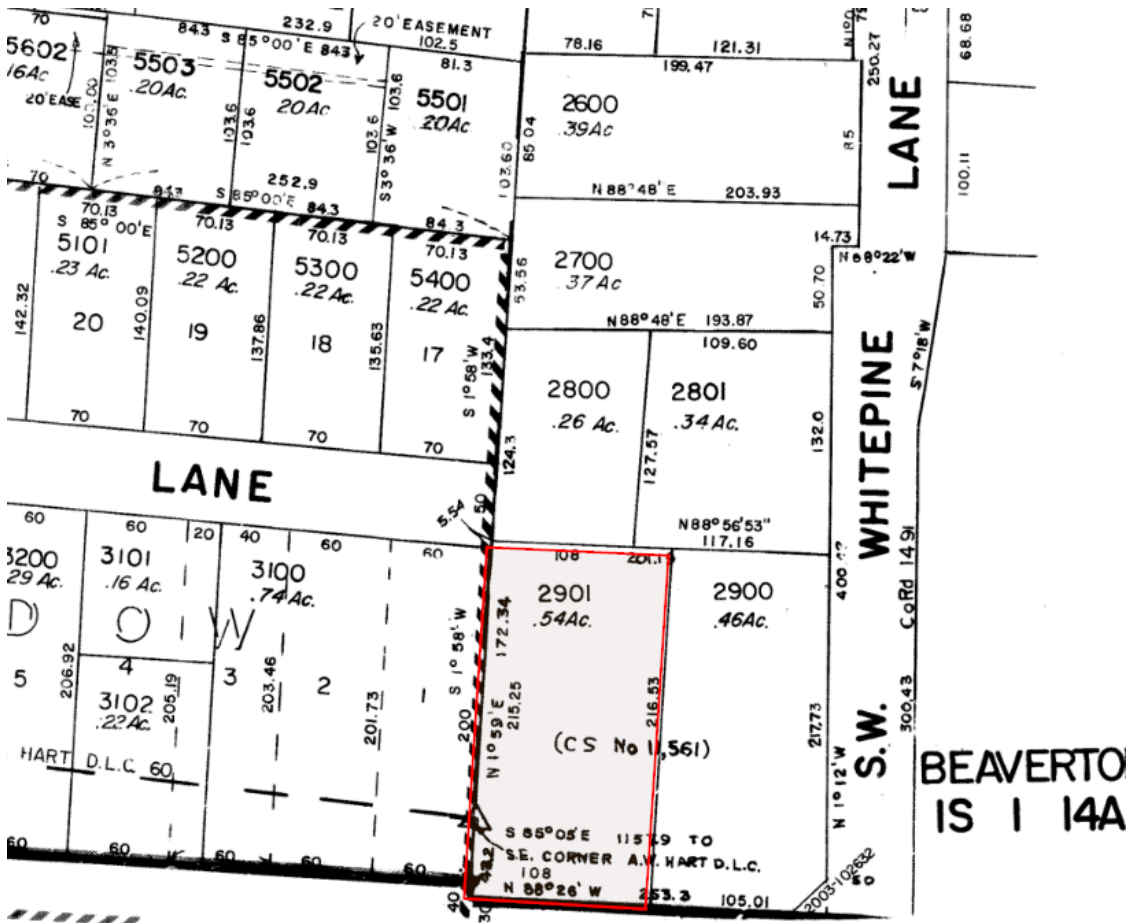


Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND







R104149 CHEN, BRUCE Y & CHEN, LISA C 8975 SW BEAVERTON-HILLSDALE HWY, UNINCORPORATED, OR 97229

\$942,960

2025 GENERAL INFORMATION

Property Status A Active
 Property Type Commercial
 Legal Description ACRES 0.54
 Alternate Account Number -
 Neighborhood ZBVT BEAVERTON MARKET AREA
 Map Number 1S114AB02901
 Property Use 2210: COMMERCIAL IMPROVED
 Levy Code Area 050.93
 2024 Certified Tax Rate 18.6525

RELATED PROPERTIES

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

2025 OWNER INFORMATION

Owner Name CHEN, BRUCE Y & CHEN, LISA C
 Mailing Address 8975 SW BEAVERTON HILLSDALE HWY PORTLAND, OR 97225

2024 IMPROVEMENTS

Improvement #1 Improvement Type
 - C: Commercial

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	25: GEN COMM	0.54 acres
TOTALS		0.54 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$278,930	\$664,030	\$942,960	\$0	\$800,590
2023	\$227,570	\$664,030	\$891,600	\$0	\$777,280

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	OSTENSON, GARY L ET AL	CHEN, BRUCE Y & CHEN, LISA C	2001048530	-	DW
	OSTENSON, GARY L ET AL	OSTENSON, GARY L ET AL	2001043280	-	DW
	OSTENSON, GARY L ET AL	OSTENSON, GARY L ET AL	2001043279	-	DBS
5/4/1996	OSTENSON, GARY L ET AL	OSTENSON, GARY L ET AL	1996031592	\$450,000	CMA
7/1/1994	OSTENSON, GARY L	OSTENSON, GARY L ET AL	1994065093	\$400,000	CMA
8/1/1982		OSTENSON, GARY L	1982024360	\$285,000	UNK

TAX SUMMARY

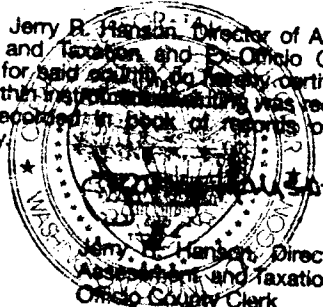
TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2024	\$14,540.38	\$0	\$14,540.38	\$0.00	\$0.00	11-20-2024	\$0.00
2023	\$13,521.87	\$0	\$13,521.87	\$0.00	\$0.00	11-22-2023	\$0.00
2022	\$12,932.82	\$0	\$12,932.82	\$0.00	\$0.00	11-18-2022	\$0.00
2021	\$12,068.48	\$0	\$12,068.48	\$0.00	\$0.00	11-19-2021	\$0.00
2020	\$12,054.91	\$0	\$12,054.91	\$0.00	\$0.00	11-10-2020	\$0.00
2019	\$11,956.71	\$0	\$11,956.71	\$0.00	\$0.00	11-21-2019	\$0.00
2018	\$11,668.55	\$0	\$11,668.55	\$0.00	\$0.00	11-21-2018	\$0.00
2017	\$11,349.91	\$0	\$11,349.91	\$0.00	\$0.00	11-20-2017	\$0.00
2016	\$10,935.65	\$0	\$10,935.65	\$0.00	\$0.00	11-18-2016	\$0.00
2015	\$10,513.20	\$0	\$10,513.20	\$0.00	\$0.00	11-20-2015	\$0.00

2014	\$10,217.49	\$0	\$10,217.49	\$0.00	\$0.00	11-18-2014	\$0.00
2013	\$10,324.78	\$0	\$10,324.78	\$0.00	\$0.00	11-20-2013	\$0.00
2012	\$0.00	\$0	\$9,567.04	\$0.00	\$0.00	11-19-2012	\$0.00
2011	\$0.00	\$0	\$9,309.21	\$0.00	\$0.00	11-18-2011	\$0.00
2010	\$0.00	\$0	\$9,074.30	\$0.00	\$0.00	11-18-2010	\$0.00
2009	\$0.00	\$0	\$8,887.19	\$0.00	\$0.00	11-16-2009	\$0.00
2008	\$0.00	\$0	\$8,198.17	\$0.00	\$0.00	11-19-2008	\$0.00
2007	\$0.00	\$0	\$7,996.00	\$0.00	\$0.00	11-14-2007	\$0.00

STATE OF OREGON
County of Washington

} SS

I, Jerry B. Hanson, Director of Assessment and Taxation, and Ex-Ohio County Clerk for said county, do hereby certify that the within information was received and recorded in book of reports of said county.



Jerry B. Hanson, Director of Assessment and Taxation, Ex-Ohio County Clerk

Doc : 2001048530
Rect: 279429 32.00
05/23/2001 03:31:44pm

Fidelity National Title Company of Oregon

STATUTORY WARRANTY DEED (Individual or Corporate)

GARY L. OSTENSON, DAVID KAFOURY AND J. MICHAEL GRAY, as tenants in common

LI FEN HUANG AND LOK SHING SO grantor, conveys and warrants to

grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of WASHINGTON State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, WHICH BY THIS REFERENCE BECOMES AN INTEGRAL PART HEREOF

Subject to and excepting: any liens or encumbrances suffered by grantees named herein subsequent to the construct dated July 1, 1994, recorded July 7, 1994 in document #94065093 This deed is given in fulfillment of the contract referred to above.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 400,000.00

(See ORS 93.030)

Recorded By TIC OR TIT F

J. MICHAEL GRAY (with signature)

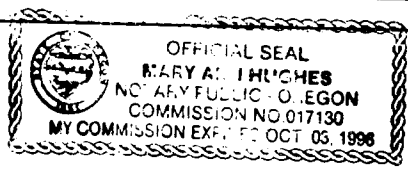
Dated this 15th day of July, 1994

GARY L. OSTENSON (with signature) ATTY. IN FACT DAVID KAFOURY

STATE OF OREGON, County of WASHINGTON) §

This instrument was acknowledged before me on JULY 15, 1994 by DAVID KAFOURY & J. MICHAEL GRAY individually and as attorney in fact for GARY L. OSTENSON

This instrument was acknowledged before me on _____, 199__ by _____ as _____ of _____



(with signature) Notary Public in and for Oregon My commission expires:

GRANTOR'S NAME

GRANTEE'S NAME

Until further notice send future tax statements to:

GRANTEE 8975 SW Beaverton Hillsdale Hwy Portland, Oregon 97229

AFTER RECORDING RETURN TO:

GRANTEE 8975 SW Beaverton Hillsdale Hwy. Portland, Oregon 97229

Space reserved for recorder's use 2

W759066

EXHIBIT "A"

PARCEL 1: A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

COMMENCING at the intersection of the Northerly right of way line of S.W. Beaverton/Hillsdale State Highway and the Westerly right of way line of S.W. White Pine Lane; thence North 88° 26' 00" West along the said Northerly right of way line of said S.W. Beaverton/Hillsdale Highway 105.01 feet to the true point of beginning; thence continuing North 88° 26' 00" West along said Northerly right of way 108.00 feet; thence North 01° 46' 00" East, 215.25 feet along the East line of Club Meadow and extensions thereof; thence South 89° 06' 38" East 108.00 feet; thence South 01° 46' 00" West 216.53 feet to the true point of beginning.

PARCEL 2: A NON-EXCLUSIVE EASEMENT, for parking situated in the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

COMMENCING at the intersection of the Northerly right of way line of S.W. Beaverton/Hillsdale State Highway and the Westerly right of way line of S.W. White Pine Lane, thence North 01° 24' 30" West along said Westerly right of way line of S.W. White Pine Lane 195.92 feet to the true point of beginning; thence North 89° 07' 17" West leaving said Westerly right of way 94.17 feet; thence North 01° 46' 00" East, 22.00 feet; thence South 89° 06' 38" East 92.95 feet to a point on the said Westerly right of way line of said S.W. White Pine Lane; thence South 01° 24' 30" East along said Westerly right of way line 22.00 feet to the true point of beginning.

PARCEL 3: A NON-EXCLUSIVE EASEMENT for ingress and egress situated in the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

COMMENCING at the intersection of the Northerly right of way line of S.W. Beaverton/Hillsdale Highway and the Westerly right of way line of S.W. White Pine lane; thence North 01° 24' 30" West along said Westerly right of way of said S.W. White Pine Lane 169.92 feet to the true point of beginning; thence North 89° 07' 54" West leaving said Westerly right of way 95.61 feet; thence North 01° 46' 00" East 26.00 feet; thence South 89° 07' 17" East 94.17 feet to a point on the said Westerly right of way line of said S.W. White Pine Lane; thence South 01° 24' 30" East along said Westerly right of way line 26.00 feet to the true point of beginning.

PARCEL 4: A NON-EXCLUSIVE EASEMENT for parking, situated in the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

COMMENCING at the intersection of the Northerly right of way line of S.W. Beaverton/Hillsdale State Highway and the Westerly line of S.W. White Pine Lane; thence North 01° 24' 30" West along the said Westerly right of way line 32.00 feet; thence North 86° 11' 25" West leaving said Westerly right of way line 9.30 feet to the true point of beginning; thence continuing North 86° 11' 25" West, 94.00 feet; thence North 01° 46' 00" East; 20.00 feet; thence South 86° 11' 25" East, 94.00 feet; thence South 01° 46' 00" West, 20.00 feet to the true point of beginning.

PARCEL 5: A NON-EXCLUSIVE EASEMENT for ingress and egress situated in the Northwest one-quarter of the Northeast one-quarter of Section 14, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

BEGINNING at the intersection of the Northerly right of way line of S.W. Beaverton/Hillsdale State Highway and the Westerly right of way line of S.W. White Pine Lane; thence North 88° 26' 00" West along said Northerly right of way line of said S.W. Beaverton/Hillsdale State Highway 105.01 feet; thence North 01° 46' 00" East leaving said Northerly right of way line 36.00 feet; thence South 86° 11' 25" East, 103.30 feet to a point on the said Westerly right of way line of said S.W. White Pine Lane; thence South 01° 24' 30" East along said Westerly right of way 32.00 feet to the point of beginning.