



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

2060 NE Fairview Ave

Parcel #: R347782

Map & Taxlot #: 36-05-16-CA-001002-00

County: Josephine

OWNER

Davis, Janet M

DATE PREPARED

Date: 09/15/2025

PREPARED BY

rrizo@firstam.com



First American Title

Customer Service Department

541.476.6884

dkkelley@firstam.com

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First American Title

Customer Service Department
541.476.6884
dkkelley@firstam.com
Date: 09/15/2025

OWNERSHIP INFORMATION

Owner: Davis, Janet M
CoOwner:

Parcel #: R347782
Ref Parcel #: 36-05-16-CA-
001002-00

Site: 2060 NE Fairview Ave Grants Pass OR 97526
Mail: 2008 SE Portola Dr Grants Pass OR 97526

TRS: 36S / 05W / 16 / SW
County: Josephine

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 360500 Block: 4005
Neighborhood: 0110
School Dist: 7 Grants Pass
Impr Type:
Subdiv/Plat:
Land Use: 100 - Residential - Vacant
Std Land Use: 8001 - Residential-Vacant Land
Zoning: COUNTY-R-3 - High Density Residential
Lat/Lon: 42.438612 / -123.300226
Watershed: Grants Pass-Rogue River
Legal: P.P. 2021-27, PARCEL 2, ACRES 0.35

ASSESSMENT AND TAXATION

Market Land: \$108,630.00
Market Impr: \$0.00
Market Total: \$108,630.00 (2025)
% Improved: 0.00%
Assessed Total: \$61,200.00 (2025)
Levy Code: 01
Tax: \$794.77 (2024)
Millage Rate: 13.3757
Exemption: \$0.00
Exemption Type:

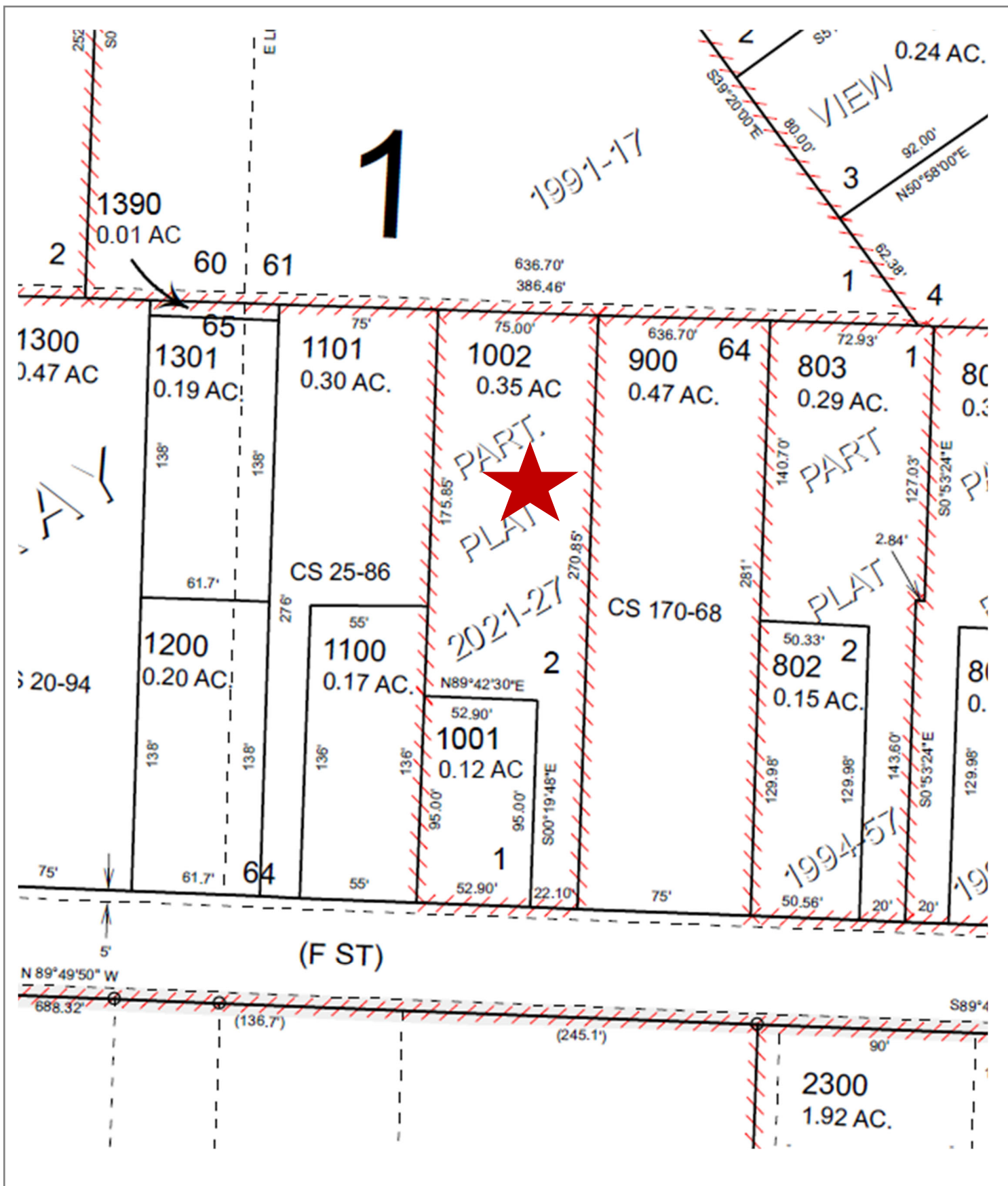
MAIN PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.35 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 15,246 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Janet Davis	03/23/2022	22-004179	\$150,000.00	Deed		Conv/Unk
GARY WALLACE	12/17/2021	5	\$122,000.00	Warranty Deed		Conv/Unk

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This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Aerial Map



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Parcel ID: R347782

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BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



GARY WALLACE
629 RAQUELLE LANE
GRANTS PASS, OREGON
Grantor's Name and Address

JANET M. DAVIS
2008 PORTOLA DRIVE
GRANTS PASS, OREGON
Grantee's Name and Address

After recording, return to (Name and Address):
JANET M. DAVIS
2008 PORTOLA DRIVE
GRANTS PASS, OREGON

Until requested otherwise, send all tax statements to (Name and Address):
JANET M. DAVIS
2008 PORTOLA DRIVE
GRANTS PASS, OREGON

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK
2022-004179
DED-BSD 03/23/2022 10:23 AM
Cnt=1 Pgs=1 Stn=5 SSCHREIBER
\$5.00 \$11.00 \$60.00 \$10.00 \$5.00 Total: \$91.00



00505255202200041790010012

I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GARY WALLACE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JANET M. DAVIS

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in JOSEPHINE County, State of Oregon, described as follows (legal description of property):

PARCEL 2 of PARTITION PLAT No. 2021-27, PLAT RECORDS
of JOSEPHINE County, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 150,000.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 23, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Gary Wallace
/ / /

STATE OF OREGON, County of JOSEPHINE ss.

This instrument was acknowledged before me on March 23, 2022 by Gary Wallace

This instrument was acknowledged before me on

by
as
of

Notary Public for Oregon

My commission expires May 3, 2025

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2025 In Process Real Market Value
R347782	DAVIS, JANET M	2060 NE FAIRVIEW AVE, GRANTS PASS, OR 97526	\$108,630

Property Page:	Property Details	▼
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2025 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active	Linked Properties	-
Property Type	Residential		
Legal Description	P.P. 2021-27, PARCEL 2, ACRES 0.35		
Alternate Account Number	-		
Neighborhood	0110 NE Grants Pass		
Map Number	36-05-16-CA-001002-00		
Property Use	100-HBU Res; Zone Res; Vacant		
Levy Code Area	01		
Zoning	R-3		

2025 OWNER INFORMATION

Owner Name	DAVIS, JANET M
Mailing Address	2008 SE PORTOLA DR GRANTS PASS, OR 97526

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	100 Urban Res-Res-Vacant	0.35 Acres
TOTALS		15246.00 Sq. ft / 0.35 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025 (In Process)	\$0	\$108,630	\$108,630	\$0	\$61,200
2024	\$0	\$119,760	\$119,760	\$0	\$59,420

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
3/23/2022	WALLACE, GARY	DAVIS, JANET M	22-004179	\$150,000	Bargain & Sale
12/17/2021	LYON FAMILY TRUST	WALLACE, GARY	21-021025	\$122,000	Warranty Deed
	LYON FAMILY TRUST	LYON FAMILY TRUST	21-006855	-	Partition Plat

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- 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: 9/15/2025 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2024	\$794.77	\$794.77	\$0	\$794.77	\$0.00	-	\$0.00
2023	\$771.73	\$771.73	\$0	\$771.73	\$0.00	-	\$0.00
2022	\$752.11	\$752.11	\$0	\$752.11	\$0.00	-	\$0.00
2021	\$439.12	\$439.12	\$0	\$439.12	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	JOCO-191428	11-21-2024	\$770.92
2023	JOCO-106698	10-19-2023	\$748.58
2022	JOCO-92092	11-21-2022	\$729.54
2021	JOCO-29345	11-5-2021	\$425.94