

The background of the entire page is a scenic landscape photograph. It features rolling green hills under a dramatic, cloudy sky at dusk or dawn. In the foreground, a wooden post-and-rail fence runs across the frame. Behind the fence, there are several tall, dark evergreen trees. To the right, a red barn with white trim is visible on a grassy slope. The overall color palette is dominated by greens, blues, and greys, with a white text overlay.

# HAYDEN OUTDOORS<sup>®</sup> REAL ESTATE

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## The Red Ranch

61615 High Valley Rd, Union, OR

**Property Profile**  
Presented By Dan Fox





## Dan Fox

📍 Broker, Licensed in OR  
✉ DFox@HaydenOutdoors.com  
📞 541.480.0763

*Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.*

*Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.*

*Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.*

*Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.*

*Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.*

*Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.*

*Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.*

### **Awards and Recognition:**

*2023-\$10+ Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties.*

*2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties.*

*2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.*

# SUMMARY & DESCRIPTION

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<b>Square Feet</b>	4,311	<b>Built</b>	2018
<b>Beds/Baths</b>	4 Bed/3.5 Bath	<b>Garage</b>	Attached
<b>Acres</b>	103.36	<b>Irrigated Ac's</b>	No
<b>Zoned</b>	EFU	<b>Deferred</b>	Yes
<b>Irrigation</b>	No	<b>Domestic Water</b>	UG Spring/Cistern
<b>Power</b>	OR Trail Coop	<b>Shop</b>	30x60
<b>Fenced</b>	Fenced/X-Fenced	<b>Barn</b>	50x35
<b>Tax Year</b>	2025-2026	<b>Map/TL</b>	04S4000-00-00500
<b>HOA</b>	No	<b>Taxes</b>	\$6,948.43
<b>Game Unit</b>	53-Catherine Creek	<b>CCR's</b>	No
<b>Schools</b>	Union Elem & HS	<b>LOP Tags</b>	Possible
<b>County</b>	Union	<b>Elevation</b>	3,580-4,180

**Offered at \$1,800,000**

**SEE THIS AND OTHER PROPERTIES I HAVE LISTED AT [HAYDENOUTDOORS.COM](https://www.haydenoutdoors.com)**



LIST KIT

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**Union County**  
**2025 Real Property Assessment Report**  
Account 8843

**Map** 04S4000-00-00500  
**Code - Tax ID** 0508 - 8843

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** TY

**Property Class** 551    **MA**    **SA**    **NH**  
**RMV Class** 501    06    00    000

Site	Situs Address	City
	61615 HIGH VALLEY RD	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception    CPR %
0508	Land	144,630		Land	0
	Impr	1,240,120		Impr	0
<b>Code Area Total</b>		1,384,750	593,450	601,340	0
<b>Grand Total</b>		1,384,750	593,450	601,340	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0508	2	<input checked="" type="checkbox"/>		UC-A4	Farm Site	100	1.00 AC	FHS	2,010
	3	<input checked="" type="checkbox"/>		UC-A4	Farm Use Zoned	100	12.00 AC	4HD	23,160
	4	<input checked="" type="checkbox"/>		UC-A4	Farm Use Zoned	100	90.36 AC	7D	105,460
					SP/SH Well & Septic - SA	100			14,000
<b>Code Area Total</b>							103.36 AC		144,630

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0508	1	2017	151	CLASS 5 RESIDENCE	100	4,261			982,910
	2	2017	152	CLASS 5 ATTACHED GARAGE	100	0			132,960
	3	1994	317	GP BUILDING	100	1,800			46,190
	4	2018	110	Residential Other Improvements	100	0			10,040
	5	2018	328	MACHINE SHED	100	256			8,190
	6	2018	317	GP BUILDING	100	1,728			59,830
<b>Code Area Total</b>						8,045			1,240,120

**Union County**  
**2025 Real Property Assessment Report**  
Account 8843

Exemptions / Special Assessments / Notations			
<b>Notations</b>			
■ SPECIALLY ASSESSED ADDED 2001			
SA - SPECIALLY ASSESSED: REF#: 8843, SEQ#: 1, BEG DATE: 19850101 / END DATE: 0			
■ MARKET ADJUSTMENT ADDED 2018			
MA - MARKET ADJUSTMENT: REF#: 8843, SEQ#: 3, BEG DATE: 0 / END DATE: 0			
<b>Code Area</b> 0508			
<b>Fire Patrol</b>	<b>Amount</b>	<b>Acres</b>	<b>Year</b>
■ FP SURCHARGE	58.00		2025
■ FIRE PATROL TIMBER	49.19	19.86	2025
■ FIRE PATROL GRAZING	25.05	83.50	2025

**Comments**      \*EFU FARM USE-POTENTIAL ADD TAX



# UNION COUNTY ASSESSOR'S NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
8843	04S	40	00	0	0	00500	

Effective Date	01-Jan-2022 12:00 AM	Transaction ID	-15010	Entry Date	01-Jan-2022	Recorded Date	01-Jan-2022	Sale Date	01-Jan-2022
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-15010	2022	ASSESSOR'S FILE		2022	-8843	1	CONVERSION		CONVERSION	

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	0506	0.00 Acres				
Size Totals	Code	Acres	Sqft	Alternate Size		
	0506	103.36				

Effective Date	12-Mar-2024 12:00 AM	Transaction ID	498783	Entry Date	15-Mar-2024	Recorded Date	14-Aug-2023	Sale Date	
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	506941	2024	ASSESSOR NOTICE TO TAXING DISTRICTS DOR 31-401-2023 APPROVED 8/14/2023 COUNTY COURT ORDER 2023-27 ANNEXATION TO UNION RURAL FIRE PROTECTION DISTRICT	NTD	2024	165	1	DOR 31-401-2023		CODE CHANGE	

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	0506	-103.36 Acres	0	DELETED		0508
	0508	103.36 Acres	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	0508	103.36				

**UNION COUNTY ASSESSOR  
REAL PROPERTY ACCOUNT NAMES**

**Account #** 8843  
**Map** 04S400000 00500  
**Owner** WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

<b>Name Type</b>	<b>Name</b>	<b>Ownership Type</b>	<b>Own Pct</b>
OWNER	WYATT, TODD & CAROL	OWNER	100.00

## UNION COUNTY, OREGON PROPERTY TAX STATEMENT

1001 FOURTH ST, SUITE A

LA GRANDE, OR 97850

JULY 1, 2025 TO JUNE 30, 2026

ACCOUNT NO:

8843

8843 CLG SSA

## PROPERTY DESCRIPTION

CODE: 0508  
MAP: 04S4000-00-00500  
ACRES: 103.36  
SITUS: 61615 HIGH VALLEY RD COUNTY  
LEGAL:

WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

SCHOOL 5	3,045.19
INTERMTN ESD	370.18
EDUCATION TOTAL:	3,415.37

UNION COUNTY	1,784.06
VEC CTL L/O #6	96.21
4H & EXT	97.36
VECTOR CNTRL	14.37
UNION CEM	237.71
UN CO WD L/O	72.16
UNION RFPD	739.17
GENERAL GOVT TOTAL:	3,041.04

FIRE PATROL	132.24
SCHOOL 5 BD	511.56
BONDS - OTHER TOTAL:	643.80

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	143,790	144,630
STRUCTURES	949,230	1,240,120
TOTAL RMV	1,093,020	1,384,750
TOTAL ASSESSED VALUE	583,960	601,340
NET TAXABLE:	583,960	601,340
TOTAL PROPERTY TAX:	6,948.43	7,100.21

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at 541-963-1002

TAX STATEMENT INFORMATION WAS SENT TO THE FOLLOWING LENDER:

SSA

PLEASE READ INFORMATION ON BACK OF FORM

Tax Questions (541) 963-1002

TOTAL DUE (WITH DISCOUNT) 6,887.20

DISCOUNT IS LOST AFTER DUE DATE. INTEREST APPLIES AFTER DECEMBER 15TH

↑ Tear Here

Tear Here ↑

Please include this coupon with payment. PLEASE NO STAPLES, PAPER CLIPS, OR TAPE!

## UNION COUNTY REAL

Due November 17, 2025

Select payment option

3% Discount <input type="checkbox"/>	6,887.20	Due November 17, 2025
2% Discount <input type="checkbox"/>	4,638.80	Due November 17, 2025
Trimester Option <input type="checkbox"/>	2,366.74	Due November 17, 2025

Next Payment Due: 05/15/26

Next Payment Due: 02/17/26

Next Payment Due: 05/15/26

WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

MAKE PAYMENT TO:  
UNION COUNTY TAX COLLECTOR  
1001 FOURTH ST, SUITE A  
LA GRANDE, OR 97850

☐ Mailing address change on back

632 - 002245 - 688720

31100000088430000236674000046388000006887201

ACCOUNT NO.

8843

AMOUNT ENCLOSED

\$



# STATEMENT OF TAX ACCOUNT

Union County Tax Collector

1001 4th St, Suites A & B

La Grande, OR 97850

(541) 963-1002

4-Dec-2025

WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

Tax Account #	8843	Lender Name	CLG - SSA
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address	61615 HIGH VALLEY RD COUNTY OR	Interest To	Dec 4, 2025

## 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	\$7,100.21	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,948.43	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,019.90	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,898.10	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,739.35	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,562.60	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,911.40	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,055.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$382.85	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$378.62	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.50	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.71	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$932.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.95	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,213.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,127.96	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,108.04	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,092.69	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$983.13	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,088.05	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.93	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,135.59	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,107.37	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,117.07	Nov 15, 2002
2002	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$523.49	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,161.48	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,329.18	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,412.74	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,251.08	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,270.81	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,409.57	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,225.93	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,219.73	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,463.85	Nov 15, 1993
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$71,940.98	

STATEMENT OF TAX ACCOUNT

Union County Tax Collector  
1001 4th St, Suites A & B  
La Grande, OR 97850  
(541) 963-1002

4-Dec-2025

WYATT, TODD & CAROL  
61615 HIGH VALLEY RD  
UNION OR 97883-9117

Tax Account #	8843	Lender Name	CLG - SSA
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address	61615 HIGH VALLEY RD COUNTY OR	Interest To	Dec 4, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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**Tax Account History**  
**UNION COUNTY TAX COLLECTOR**  
**1001 4TH ST, SUITES A & B**  
**LA GRANDE, OR 97850**  
**(541) 963-1002**

4-Dec-2025

Tax Account #	8843	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	0508
Situs Address			

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2025	ADVA	11-15-2025	IMPOSED	TAXROLL	11-15-2025	\$0.00	\$7,100.21	\$0.00	\$0.00	\$0.00
2025	ADVA	11-15-2025	PAYMENT	RECEIPT	11-13-2025	\$6,887.20	(\$7,100.21)	\$213.01	\$0.00	\$0.00
							\$0.00			
2024	ADVA	11-15-2024	PAYMENT	RECEIPT	11-15-2024	\$6,739.98	(\$6,948.43)	\$208.45	\$0.00	\$0.00
2024	ADVA	11-15-2024	IMPOSED	TAXROLL	11-15-2024	\$0.00	\$6,948.43	\$0.00	\$0.00	\$0.00
							\$0.00			
2023	ADVA	11-15-2023	IMPOSED	TAXROLL	11-15-2023	\$0.00	\$6,019.90	\$0.00	\$0.00	\$0.00
2023	ADVA	11-15-2023	PAYMENT	RECEIPT	11-09-2023	\$5,839.30	(\$6,019.90)	\$180.60	\$0.00	\$0.00
							\$0.00			
2022	ADVA	11-15-2022	PAYMENT	RECEIPT	11-15-2022	\$5,721.16	(\$5,898.10)	\$176.94	\$0.00	\$0.00
2022	ADVA	11-15-2022	IMPOSED	TAXROLL	11-15-2022	\$0.00	\$5,898.10	\$0.00	\$0.00	\$0.00
							\$0.00			
2021	ADVA	11-15-2021	IMPOSED	TAXROLL	11-15-2021	\$0.00	\$5,739.35	\$0.00	\$0.00	\$0.00
2021	ADVA	11-15-2021	PAYMENT	RECEIPT	11-09-2021	\$5,567.17	(\$5,739.35)	\$172.18	\$0.00	\$0.00
							\$0.00			
2020	ADVA	11-15-2020	IMPOSED	TAXROLL	11-15-2020	\$0.00	\$5,562.60	\$0.00	\$0.00	\$0.00
2020	ADVA	11-15-2020	PAYMENT	RECEIPT	11-15-2020	\$5,395.72	(\$5,562.60)	\$166.88	\$0.00	\$0.00
							\$0.00			
2019	ADVA	11-15-2019	IMPOSED	TAXROLL	11-15-2019	\$0.00	\$4,911.40	\$0.00	\$0.00	\$0.00
2019	ADVA	11-15-2019	PAYMENT	RECEIPT	11-05-2019	\$4,764.06	(\$4,911.40)	\$147.34	\$0.00	\$0.00
							\$0.00			
2018	ADVA	11-15-2018	IMPOSED	TAXROLL	11-15-2018	\$0.00	\$3,055.38	\$0.00	\$0.00	\$0.00
2018	ADVA	11-15-2018	PAYMENT	RECEIPT	11-01-2018	\$2,963.72	(\$3,055.38)	\$91.66	\$0.00	\$0.00
							\$0.00			
2017	ADVA	11-15-2017	IMPOSED	TAXROLL	11-15-2017	\$0.00	\$382.85	\$0.00	\$0.00	\$0.00
2017	ADVA	11-15-2017	PAYMENT	RECEIPT	11-01-2017	\$371.36	(\$382.85)	\$11.49	\$0.00	\$0.00
							\$0.00			
2016	ADVA	11-15-2016	IMPOSED	TAXROLL	11-15-2016	\$0.00	\$378.62	\$0.00	\$0.00	\$0.00
2016	ADVA	11-15-2016	PAYMENT	RECEIPT	11-04-2016	\$367.26	(\$378.62)	\$11.36	\$0.00	\$0.00
							\$0.00			
2015	ADVA	11-15-2015	IMPOSED	TAXROLL	11-15-2015	\$0.00	\$366.50	\$0.00	\$0.00	\$0.00
2015	ADVA	11-15-2015	PAYMENT	RECEIPT	10-23-2015	\$355.50	(\$366.50)	\$11.00	\$0.00	\$0.00
							\$0.00			



Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2014	ADVA	11-15-2014	IMPOSED	TAXROLL	11-15-2014	\$0.00	\$353.71	\$0.00	\$0.00	\$0.00
2014	ADVA	11-15-2014	PAYMENT	RECEIPT	10-24-2014	\$343.10	(\$353.71)	\$10.61	\$0.00	\$0.00
							\$0.00			
2013	ADVA	11-15-2013	PAYMENT	RECEIPT	07-02-2014	(\$113.00)	\$113.00	\$0.00	\$0.00	\$0.00
2013	ADVA	11-15-2013	IMPOSED	TAXROLL	11-15-2013	\$0.00	\$932.29	\$0.00	\$0.00	\$0.00
2013	ADVA	11-15-2013	PAYMENT	RECEIPT	11-01-2013	\$1,013.93	(\$1,045.29)	\$31.36	\$0.00	\$0.00
							\$0.00			
2012	ADVA	11-15-2012	IMPOSED	TAXROLL	11-15-2012	\$0.00	\$1,093.95	\$0.00	\$0.00	\$0.00
2012	ADVA	11-15-2012	PAYMENT	RECEIPT	11-05-2012	\$1,061.13	(\$1,093.95)	\$32.82	\$0.00	\$0.00
							\$0.00			
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	08-01-2012	\$420.51	(\$404.34)	\$0.00	\$16.17	\$0.00
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	02-13-2012	\$404.33	(\$404.33)	\$0.00	\$0.00	\$0.00
2011	ADVA	11-15-2011	IMPOSED	TAXROLL	11-15-2011	\$0.00	\$1,213.00	\$0.00	\$0.00	\$0.00
2011	ADVA	11-15-2011	PAYMENT	RECEIPT	11-15-2011	\$404.33	(\$404.33)	\$0.00	\$0.00	\$0.00
							\$0.00			
2010	ADVA	11-15-2010	IMPOSED	TAXROLL	11-15-2010	\$0.00	\$1,127.96	\$0.00	\$0.00	\$0.00
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	11-15-2010	\$100.00	(\$100.00)	\$0.00	\$0.00	\$0.00
2010	ADVA	11-15-2010	PAYMENT	RECEIPT	11-15-2010	\$994.12	(\$1,027.96)	\$33.84	\$0.00	\$0.00
							\$0.00			
2009	ADVA	11-15-2009	IMPOSED	TAXROLL	11-15-2009	\$0.00	\$1,108.04	\$0.00	\$0.00	\$0.00
2009	ADVA	11-15-2009	PAYMENT	RECEIPT	11-10-2009	\$1,074.80	(\$1,108.04)	\$33.24	\$0.00	\$0.00
							\$0.00			
2008	ADVA	11-15-2008	IMPOSED	TAXROLL	11-15-2008	\$0.00	\$1,092.69	\$0.00	\$0.00	\$0.00
2008	ADVA	11-15-2008	PAYMENT	RECEIPT	11-14-2008	\$1,059.91	(\$1,092.69)	\$32.78	\$0.00	\$0.00
							\$0.00			
2007	ADVA	11-15-2007	IMPOSED	TAXROLL	11-15-2007	\$0.00	\$983.13	\$0.00	\$0.00	\$0.00
2007	ADVA	11-15-2007	PAYMENT	RECEIPT	11-14-2007	\$953.64	(\$983.13)	\$29.49	\$0.00	\$0.00
							\$0.00			
2006	ADVA	11-15-2006	IMPOSED	TAXROLL	11-15-2006	\$0.00	\$1,088.05	\$0.00	\$0.00	\$0.00
2006	ADVA	11-15-2006	PAYMENT	RECEIPT	11-13-2006	\$1,055.41	(\$1,088.05)	\$32.64	\$0.00	\$0.00
							\$0.00			
2005	ADVA	11-15-2005	IMPOSED	TAXROLL	11-15-2005	\$0.00	\$956.93	\$0.00	\$0.00	\$0.00
2005	ADVA	11-15-2005	PAYMENT	RECEIPT	11-03-2005	\$928.22	(\$956.93)	\$28.71	\$0.00	\$0.00
							\$0.00			
2004	ADVA	11-15-2004	PAYMENT	RECEIPT	05-12-2005	\$378.53	(\$378.53)	\$0.00	\$0.00	\$0.00
2004	ADVA	11-15-2004	PAYMENT	RECEIPT	02-15-2005	\$378.53	(\$378.53)	\$0.00	\$0.00	\$0.00
2004	ADVA	11-15-2004	IMPOSED	TAXROLL	11-15-2004	\$0.00	\$1,135.59	\$0.00	\$0.00	\$0.00
2004	ADVA	11-15-2004	PAYMENT	RECEIPT	11-15-2004	\$378.53	(\$378.53)	\$0.00	\$0.00	\$0.00
							\$0.00			
2003	ADVA	11-15-2003	PAYMENT	RECEIPT	03-23-2004	\$1,141.85	(\$1,107.37)	\$0.00	\$34.48	\$0.00
2003	ADVA	11-15-2003	IMPOSED	TAXROLL	11-15-2003	\$0.00	\$1,107.37	\$0.00	\$0.00	\$0.00
							\$0.00			
2002	ADVA	11-15-2002	PAYMENT	RECEIPT	03-23-2004	\$1,325.62	(\$1,117.07)	\$0.00	\$208.55	\$0.00
2002	ADVA	11-15-2002	IMPOSED	TAXROLL	11-15-2002	\$0.00	\$1,117.07	\$0.00	\$0.00	\$0.00
2002	FEE	11-15-2002	PAYMENT	RECEIPT	03-23-2004	\$523.49	(\$523.49)	\$0.00	\$0.00	\$0.00

Tax Year	Tax Type	Due Date	Trans Type	Sub Type	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2002	FEE	11-15-2002	IMPOSED	FORECLOSUR E PENALTY - ORS 312.110	03-22-2004	\$0.00	\$523.49	\$0.00	\$0.00	\$0.00
							\$0.00			
2001	ADVA	11-15-2001	PAYMENT	RECEIPT	03-23-2004	\$1,452.86	(\$1,161.48)	\$0.00	\$291.38	\$0.00
2001	ADVA	11-15-2001	IMPOSED	TAXROLL	11-15-2001	\$0.00	\$1,161.48	\$0.00	\$0.00	\$0.00
							\$0.00			
2000	ADVA	11-15-2000	PAYMENT	RECEIPT	03-23-2004	\$1,902.96	(\$1,329.18)	\$0.00	\$573.78	\$0.00
2000	ADVA	11-15-2000	IMPOSED	TAXROLL	11-15-2000	\$0.00	\$1,329.18	\$0.00	\$0.00	\$0.00
							\$0.00			
1999	ADVA	11-15-1999	PAYMENT	RECEIPT	03-23-2004	\$2,278.08	(\$1,412.74)	\$0.00	\$865.34	\$0.00
1999	ADVA	11-15-1999	IMPOSED	TAXROLL	11-15-1999	\$0.00	\$1,412.74	\$0.00	\$0.00	\$0.00
							\$0.00			
1998	ADVA	11-15-1998	PAYMENT	RECEIPT	03-23-2004	\$2,243.65	(\$1,251.08)	\$0.00	\$992.57	\$0.00
1998	ADVA	11-15-1998	IMPOSED	TAXROLL	11-15-1998	\$0.00	\$1,251.08	\$0.00	\$0.00	\$0.00
							\$0.00			
1997	ADVA	11-15-1997	PAYMENT	RECEIPT	07-20-1998	\$1,372.47	(\$1,270.81)	\$0.00	\$101.66	\$0.00
1997	ADVA	11-15-1997	IMPOSED	TAXROLL	11-15-1997	\$0.00	\$1,270.81	\$0.00	\$0.00	\$0.00
							\$0.00			
1996	ADVA	11-15-1996	PAYMENT	RECEIPT	09-02-1997	\$1,497.67	(\$1,409.57)	\$0.00	\$88.10	\$0.00
1996	ADVA	11-15-1996	IMPOSED	TAXROLL	11-15-1996	\$0.00	\$1,409.57	\$0.00	\$0.00	\$0.00
							\$0.00			
1995	ADVA	11-15-1995	PAYMENT	RECEIPT	09-02-1997	\$1,433.98	(\$1,225.93)	\$0.00	\$208.05	\$0.00
1995	ADVA	11-15-1995	IMPOSED	TAXROLL	11-15-1995	\$0.00	\$1,225.93	\$0.00	\$0.00	\$0.00
							\$0.00			
1994	ADVA	11-15-1994	PAYMENT	RECEIPT	09-05-1995	\$1,305.11	(\$1,219.73)	\$0.00	\$85.38	\$0.00
1994	ADVA	11-15-1994	IMPOSED	TAXROLL	11-15-1994	\$0.00	\$1,219.73	\$0.00	\$0.00	\$0.00
							\$0.00			
1993	ADVA	11-15-1993	PAYMENT	RECEIPT	11-29-1993	\$1,419.93	(\$1,463.85)	\$43.92	\$0.00	\$0.00
1993	ADVA	11-15-1993	IMPOSED	TAXROLL	11-15-1993	\$0.00	\$1,463.85	\$0.00	\$0.00	\$0.00
							\$0.00			

MAPS

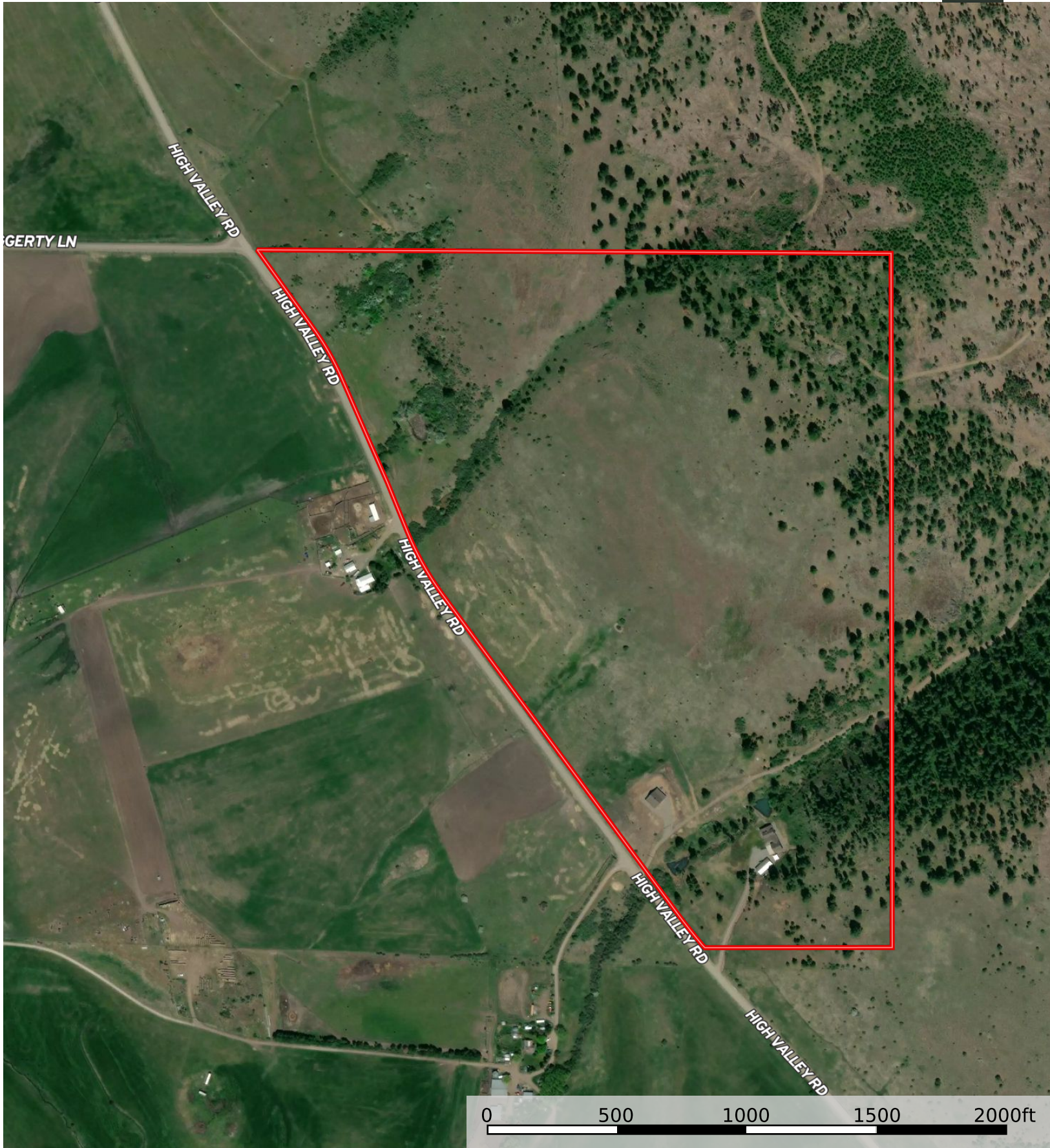
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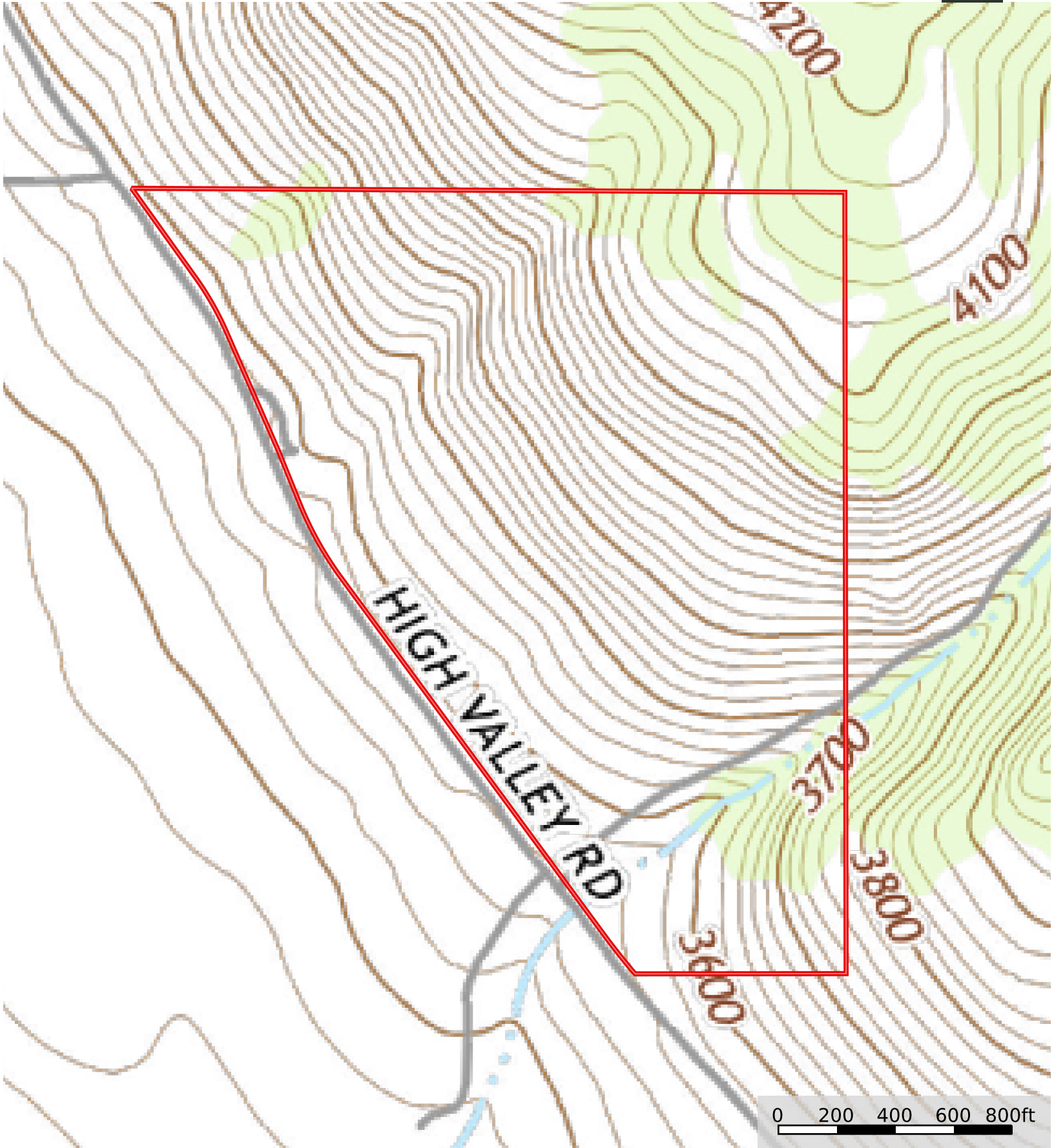
Boundary



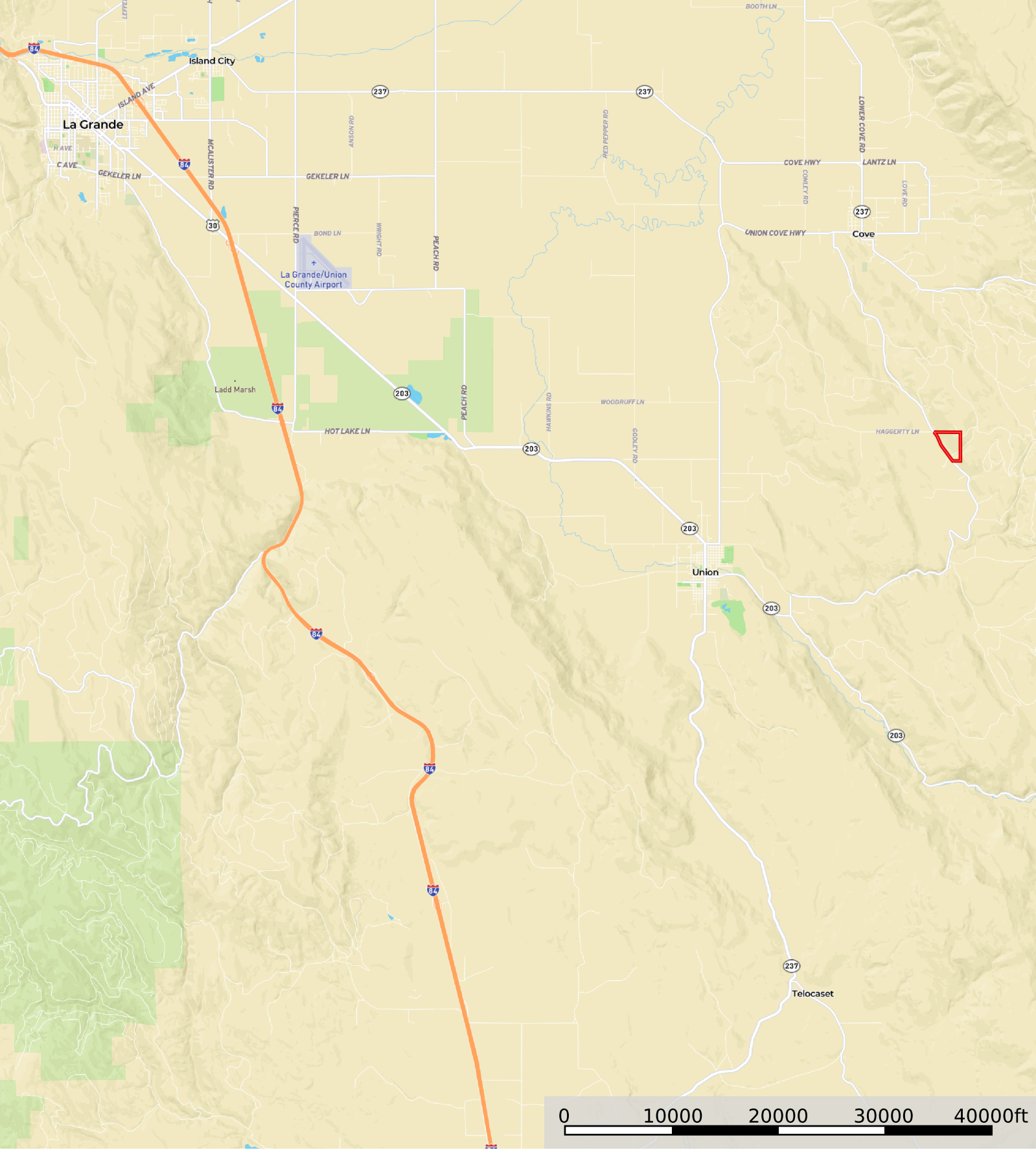



 Boundary





Boundary



 Boundary

## PERMITS

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# Inspection Summary Report

Residential Structural

Permit #: 489-BLD2017-00016

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1110 Footing

**Inspection Date:** 07/26/2017

**Inspector:** Gary Hedden

**Inspection Result:** Approved

**Comments:** No corrections noted

Approved to pour

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1120 Foundation

**Inspection Date:** 06/14/2017

**Inspector:** Joseph Fisher Jr.

**Inspection Result:** Approved

**Comments:** "NO CORRECTIONS NOTED SSTB 16 AB's were not on location check at framing Approved to pour"

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1120 Foundation

**Inspection Date:** 06/08/2017

**Inspector:** Joseph Fisher Jr.

**Inspection Result:** Approved

**Comments:** "No corrections noted Ufer tag installed Footing for garage and first floor Approved to pour"

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1120 Foundation

**Inspection Date:** 05/16/2017

**Inspector:** Joseph Fisher Jr.

**Inspection Result:** Approved

**Comments:** "Basement wall inspection No corrections noted Approved to pour"

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1120 Foundation

**Inspection Date:** 05/05/2017

**Inspector:** Joseph Fisher Jr.

**Inspection Result:** Approved

**Comments:** "No corrections noted Basement section only Approved to pour"

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1190 Retaining Wall

**Inspection Date:** 07/28/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 7/28/2017

Approved to pour.

# Inspection Summary Report (continued)

Residential Structural

Permit #: 489-BLD2017-00016

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1220 Underfloor framing

**Inspection Date:** 06/27/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 06/27/2017 15:00:14

bearing under floor joists need to meet mfg specs. approved to cover.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1260 Framing

**Inspection Date:** 10/19/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved with Conditions

**Comments:** Date: 10/19/2017

Top plates from mud between mud room and kitchen, laundry and bathroom and at top of stairs on upper floor.

Top plates need to be lapped 24" min or need to be strapped.

R602.3.2; 48 in. OSSC 2308.5.3.2

Double top plate end joints required to offset at least 24 in.

Will check on insulation inspection. Approved to insulate.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1460 Insulation

**Inspection Date:** 10/25/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 10/25/2017

Approved to cover.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1530 Exterior Shearwall

**Inspection Date:** 08/29/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 8/29/2017

Corrections made. Exterior shearwall approved to cover.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1530 Exterior Shearwall

**Inspection Date:** 08/24/2017

**Inspector:** Brian Don



# Inspection Summary Report (continued)

Residential Structural

Permit #: 489-BLD2017-00016

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

## Inspection Result: Denied

Comments: Date: 8/24/2017

1. Hold down in shear wall line 6 is not installed correctly per Simpson installation instructions. Hold down needs to attach to full height double stud that has sheathing nailed at 6" O/C into double studs. Also this is called out on plans sheet 2 shear walls info.
2. Shear wall lines 1,4,5,3,6, and 2 are all attached with staples at 8" O/C and some areas only 12" O/C .Plan calls out 8d nails. Check with engineer staples have less strength and O/C spacing is doubled.
3. Hot dipped galvanized 8d nails are required in copper treated sill plates due to prevent nails from corrosion.
4. Shear wall line 2 not sheathed with OSB.
5. Call for interior shear wall inspection when ready. Note: home has interior GWB shear wall line also.

Note: noticed storm drains need to be schedule 40 abs or PVC per plumbing code.

R602.3(1), R602.3(3), R602.10.2; OSSC 1604.2, 2308.1.1, 2304.9

Sheathing fasteners overdriven. Nail sizes or pattern not per prescriptive or engineering details.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1999 Final Building

**Inspection Date:** 06/26/2018

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 6/26/2018

Final building approved. Approved for occupancy.

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

### Easy Scheduling Website

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# Inspection Summary Report

Residential Plumbing

Permit #: 489-PLM2017-00065

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Owner: Wyatt Todd & Carol, Unknown

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

---

**Inspection in a Floodplain:** No

**Inspection Type:** 3150 Underslab Plumbing

**Inspection Date:** 06/05/2017

**Inspector:** Brian E Don

**Inspection Result:** Approved

**Comments:** "No corrections noted Approved to cover"

---

**Inspection in a Floodplain:** No

**Inspection Type:** 3500 Rough Plumbing

**Inspection Date:** 10/04/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 10/4/2017

Rough plumbing approved.

---

**Inspection in a Floodplain:** No

**Inspection Type:** 3999 Final Plumbing

**Inspection Date:** 06/25/2018

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 6/25/2018

Final plumbing approved.

---

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



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### Easy Scheduling Website

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www.cityoflagrande.org

# Inspection Summary Report

Residential Structural

Permit #: 489-17-000391-STR

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: KAUFFMAN BROS CONTRACTING LLC

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

**Inspection in a Floodplain:** No

**Inspection Type:** 1999 Final Building

**Inspection Date:** 06/26/2018

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 6/26/2018

Retaining wall approved.

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

### Easy Scheduling Website

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www.cityoflagrande.org

# Inspection Summary Report

Residential Electrical  
Permit #: 489-17-000558-ELEC

CITY OF LA GRANDE  
1000 Adams Avenue  
P.O. Box 670  
La Grande, OR 97850  
Phone: 541-963-1224  
Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: Chris Lowry  
Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221  
Address: 61615 HIGH VALLEY RD  
UNION OR 97883  
Parcel: 04S40E00500

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 4130 Ditch  
**Inspection Date:** 10/12/2017  
**Inspector:** Don Cochran  
**Inspection Result:** Approved  
**Comments:** Date: 10/12/2017  
2 inch underground PVC conduit from garage to shop building a proof for cover

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 4530 Wall Cover  
**Inspection Date:** 10/17/2017  
**Inspector:** Joe Fisher  
**Inspection Result:** Approved with Conditions  
**Comments:** Date: 10/17/2017  
A smoke and carbon monoxide detector required within 15' outside of master bedroom.

R314; OSSC 907.2  
Interconnected smoke detectors in rooms and in ceiling near stairway required.

Approved to cover.

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 4999 Final Electrical  
**Inspection Date:** 06/26/2018  
**Inspector:** Joe Fisher  
**Inspection Result:** Approved  
**Comments:** Date: 6/26/2018  
Final electrical approved.

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



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### Easy Scheduling Website

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www.cityoflagrande.org

# Inspection Summary Report

Residential Mechanical

Permit #: 489-17-000561-MECH

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: T & T HEATING & AIR CONDITIONING INC

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

**Inspection in a Floodplain:** No

**Inspection Type:** 2250 Gas Piping

**Inspection Date:** 12/18/2017

**Inspector:** Brian Don

**Inspection Result:** Denied

**Comments:** Date: 12/18/2017

1. CSST is not supported per manufacturer installation instructions.
2. Gas test tag placed we will check correction #1 at final inspection.

**Inspection in a Floodplain:** No

**Inspection Type:** 2300 Rough Mechanical

**Inspection Date:** 10/19/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 10/19/2017

Approved to cover. No kitchen range vent installed yet.

**Inspection in a Floodplain:** No

**Inspection Type:** 2999 Final Mechanical

**Inspection Date:** 06/26/2018

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 6/26/2018

Final mechanical approved.

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



### Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.



www.cityoflagrande.org

# Inspection Summary Report

Residential Mechanical

Permit #: 489-17-000843-MECH

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: ED STAUB & SONS PETROLEUM INC

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

**Inspection in a Floodplain:** No

**Inspection Type:** 2255 Gas Pressure Test

**Inspection Date:** 12/04/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 12/4/2017

Gas piping approved. Gas tag installed.

**Inspection in a Floodplain:** No

**Inspection Type:** 2255 Gas Pressure Test

**Inspection Date:** 12/01/2017

**Inspector:** Joe Fisher

**Inspection Result:** Denied

**Comments:** Date: 12/1/2017

Pressure was at 30 when I arrived on site. The contractors pressured it up to 60 psi. Line was not holding pressure. Pressure went from 60 psi to 55 psi in ten minutes.

**Inspection in a Floodplain:** No

**Inspection Type:** 2999 Final Mechanical

**Inspection Date:**

**Inspector:** Joe Fisher

**Inspection Result:** Cancelled

**Comments:**

**Inspection in a Floodplain:** No

**Inspection Type:** 2999 Final Mechanical

**Inspection Date:** 12/04/2017

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 12/4/2017

Approved

## Ways to Schedule Inspections

### Oregon ePermitting App

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### Oregon ePermitting Website

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### Easy Scheduling Website

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www.cityoflagrande.org

# Inspection Summary Report

Residential Electrical

Permit #: 489-18-000605-ELEC

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: Chris Lowry

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

**Inspection in a Floodplain:** No

**Inspection Type:** 4220 Electrical - Service

**Inspection Date:** 06/04/2018

**Inspector:** Joe Fisher

**Inspection Result:** Approved

**Comments:** Date: 6/4/2018

New 200 amp underground service to barn approved and tagged.

**Inspection in a Floodplain:** No

**Inspection Type:** 4530 Wall Cover

**Inspection Date:** 07/24/2018

**Inspector:** Leonard Jenner

**Inspection Result:** Approved with Conditions

**Comments:** Date: 7/24/2018

1-Electrical cover approved electrical system as installed new barn.

Note: The electrical contractor is responsible for the following:

1-Agricultural new barn building is not wired per NEC 547.5 (excessive dust and dust with water, corrosive atmospheres)

2-No equipotential grid installed in areas of animal confinement NEC 547.10

**Inspection in a Floodplain:** No

**Inspection Type:** 4999 Final Electrical

**Inspection Date:** 10/16/2018

**Inspector:** Leonard Jenner

**Inspection Result:** Approved with Conditions

**Comments:** Date: 10/16/2018

1-Electrical final approved new barn as wired, with notes from inspection dated 7/24/2018.

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



### Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.





www.cityoflagrande.org

# Inspection Summary Report

Commercial Agricultural Equine

Permit #: 489-18-000452-AGE

CITY OF LA GRANDE

1000 Adams Avenue

P.O. Box 670

La Grande, OR 97850

Phone: 541-963-1224

Fax: 541-962-5028

lgbuilding@cityoflagrande.org

Applicant: WYATT, TODD & CAROL

Owner: WYATT, TODD & CAROL, 6453 SW LOOP DR, PORTLAND, OR, 97221

Address: 61615 HIGH VALLEY RD  
UNION OR 97883

Parcel: 04S40E00500

**Inspection in a Floodplain:** No

**Inspection Type:**

**Inspection Date:**

**Inspector:**

**Inspection Result:**

**Comments:**

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at **BuildingPermits.Oregon.gov**.



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### Easy Scheduling Website

Start by visiting **BuildingPermits.Oregon.gov** > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



# SELLER'S PROPERTY DISCLOSURE

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OREGON REAL ESTATE AGENCY  
INITIAL DISCLOSURE  
PAMPHLET

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**OREF**  
OREGON REAL ESTATE FORMS



## OREGON REAL ESTATE AGENCY INITIAL AGENCY DISCLOSURE PAMPHLET OAR 863-015-215 (4)

*This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.*

### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

### Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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**LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE**

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A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### **Duties and Responsibilities of Buyer's Agent**

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### **Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

***You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.***