



First American Title™

VITICULTURE

R322300104

Yamhill County

Jennifer Nash

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 03/21/2025

OWNERSHIP INFORMATION

Owner: Corins Custom Homes LLC
CoOwner:
Site: 0 Newberg OR 97132
Mail: 10695 NE Renne Rd Newberg OR 97132

Parcel #: 718252
Ref Parcel #: R322300104
TRS: 03S / 02W / 23
County: Yamhill

PROPERTY DESCRIPTION

Map Grid: 714-B7
Census Tract: 030101 Block: 1032
Neighborhood: Rural Newberg
School Dist: 29J Newberg
Impr Type: 0
Subdiv/Plat:
Land Use: 650 - Forest - Exclusive Farm Use (EFU) - Vacant
Std Land Use: 7009 - Timberland, Forest, Trees (Agricultural)
Zoning: AF-20 - Agriculture/Forestry Large Holding
Lat/Lon: 45.300145 / -122.892891
Watershed: Abernethy Creek-Willamette River
Legal: PARCEL 2 P2023-18

ASSESSMENT AND TAXATION

Market Land: \$972,094.00
Market Impr: \$0.00
Market Total: \$972,094.00 (2023)
% Improved: 0.00%
Assessed Total: \$13,496.00 (2023)
Levy Code: 29.2
Tax: \$175.45 (2024)
Millage Rate: 12.9998
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 28.57 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,244,509 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Corins Custom Homes LLC	06/07/2024	2024-05092	\$950,000.00	Deed		Conv/Unk

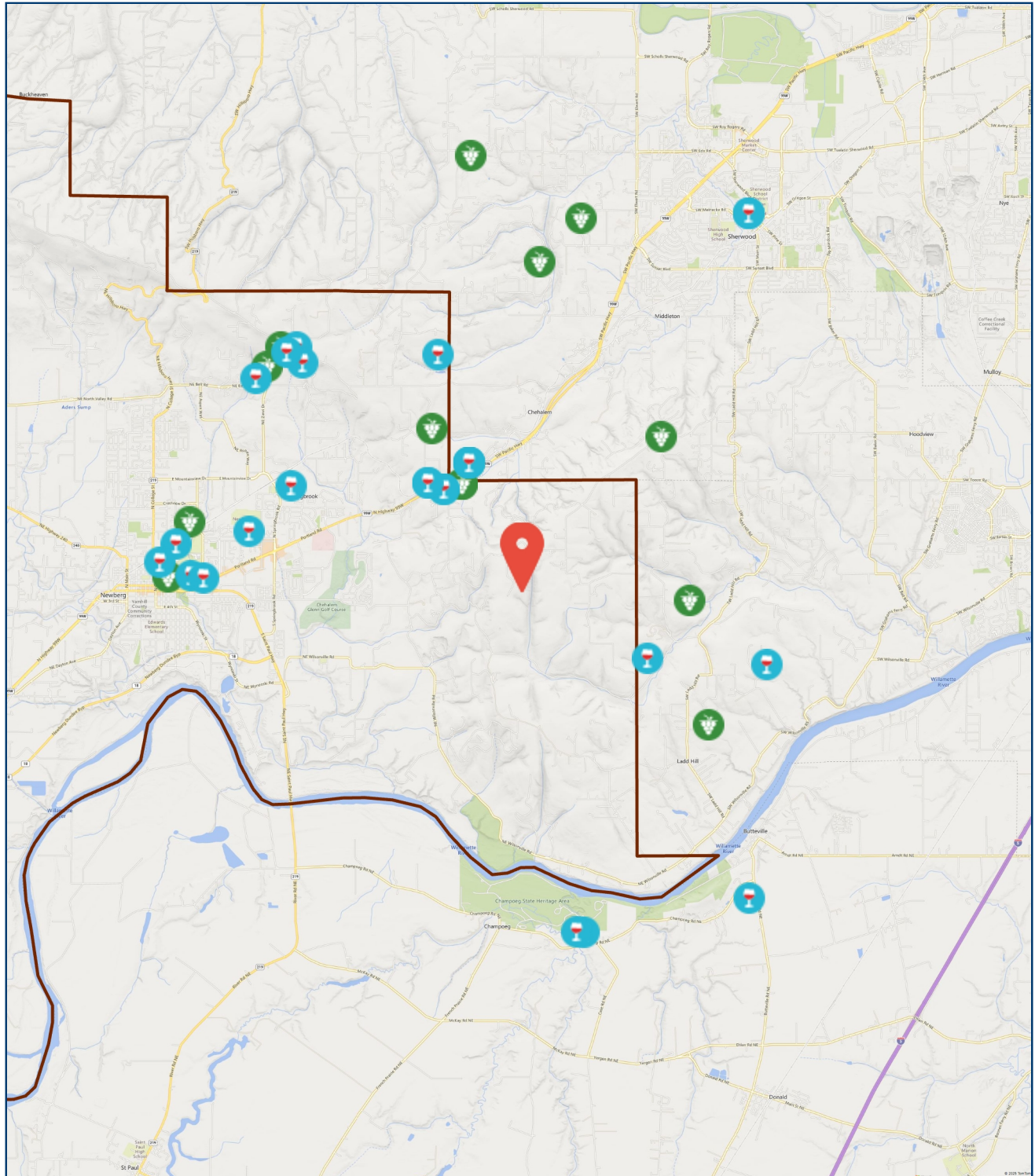
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Viticulture Business Report

Subject: 10695 NE Renne Rd Newberg, OR 97132

Report Generated: 3/21/2025



Subject



26 Wineries



13 Vineyards

Wineries *within 5 miles

Name	Address	Employee #	Distance (mi)
J K Carriere Wines	Ne Parrett Mountain Rd Newberg, Oregon 97132	4	1.14
Chehalem Winery	Ne Veritas Ln Newberg, Oregon 97132	5	1.27
Ribbon Ridge Winery	Ne Veritas Ln Newberg, Oregon 97132	5	1.27
Artisanal Wine Cellars	Ne Quarry Rd Newberg, Oregon 97132	5	1.35
August Cellars	Ne Quarry Rd Newberg, Oregon 97132	5	1.35
Crowley Wines	Ne Quarry Rd Newberg, Oregon 97132	5	1.35
Three Trees Lane	Ne Quarry Rd Newberg, Oregon 97132	5	1.35
A to Z Wine Works	N Highway 99w Newberg, Oregon 97132	73	1.44
Rex Hill Vineyards	N Highway 99w Newberg, Oregon 97132	5	1.44
Carabella Vineyard	Sw Edminston Rd Wilsonville, Oregon 97070	3	2.24
Pamplin Family Winery	Ne Bell Rd Sherwood, Oregon 97140	4	2.53
Zimri Cellars	N Emery Dr Newberg, Oregon 97132	5	2.68
Adelsheim Vineyard Llc	N Sitka Ave Newberg, Oregon 97132	5	2.99
Prive Vineyard	Ne Bell Rd Newberg, Oregon 97132	5	3.28
Chehalem Inc	S Center St Newberg, Oregon 97132	5	3.44
Timothy Malone Wines	Ne Bell Rd Newberg, Oregon 97132	5	3.45
Bells up Winery	Ne Bell Rd Newberg, Oregon 97132	5	3.48
King's North	Ne Bell Rd Newberg, Oregon 97132	2	3.56
Et Fille Wines	E 1st St Newberg, Oregon 97132	5	3.58
Lady Hill Winery	Champoeg Rd Ne St Paul, Oregon 97137	3	3.73
Sineann Winery	Champoeg Rd Ne St Paul, Oregon 97137	3	3.73
Sokol Blosser Winery	E Illinois St Newberg, Oregon 97132	5	3.75
Champoeg Wine Cellars	Champoeg Rd Ne Aurora, Oregon 97002	3	3.85
Anam Cara Cellars	N Main St Newberg, Oregon 97132	5	3.91
J K Carriere Wines	Po Box 662 Sherwood, Oregon 97140	4	4.22
Rival Wines Llc	Po Box 1316 Sherwood, Oregon 97140	4	4.22

Vineyards *within 5 miles

Name	Address	Employee #	Distance (mi)
Archer Vineyard	Ne Old Parrett Mountain Rd Newberg, Oregon 97132	3	1.10

Le Cadeau	Ne Old Parrett Mountain Rd Newberg, Oregon 97132	4	1.10
Beckham Estate Vineyard	Sw Heater Rd Sherwood, Oregon 97140	2	1.41
Potter's Vineyard	Ne Quarry Rd Newberg, Oregon 97132	4	1.77
Et Fille Wines Inc	Sw Parrett Mountain Rd Sherwood, Oregon 97140	2	1.79
Dalla Terra Vineyards Llc	Sw Ladd Hill Rd Wilsonville, Oregon 97070	3	2.21
Blakeslee Vineyard Estate	Sw Chapman Rd Sherwood, Oregon 97140	2	3.27
Oliver Springs Vineyard	Ne Bell Rd Newberg, Oregon 97132	2	3.41
Medici Vineyard	Ne Bell Rd Newberg, Oregon 97132	2	3.45
Oregon Terroir Llc	Po Box 1206 Newberg, Oregon 97132	4	3.47
Fox Farm Vineyards &	E 1st St Newberg, Oregon 97132	4	3.65
Chara Vineyard	Sw Kruger Rd Sherwood, Oregon 97140	2	3.74
Nemarniki Vineyard	Sw Aebischer Rd Sherwood, Oregon 97140	1	4.44

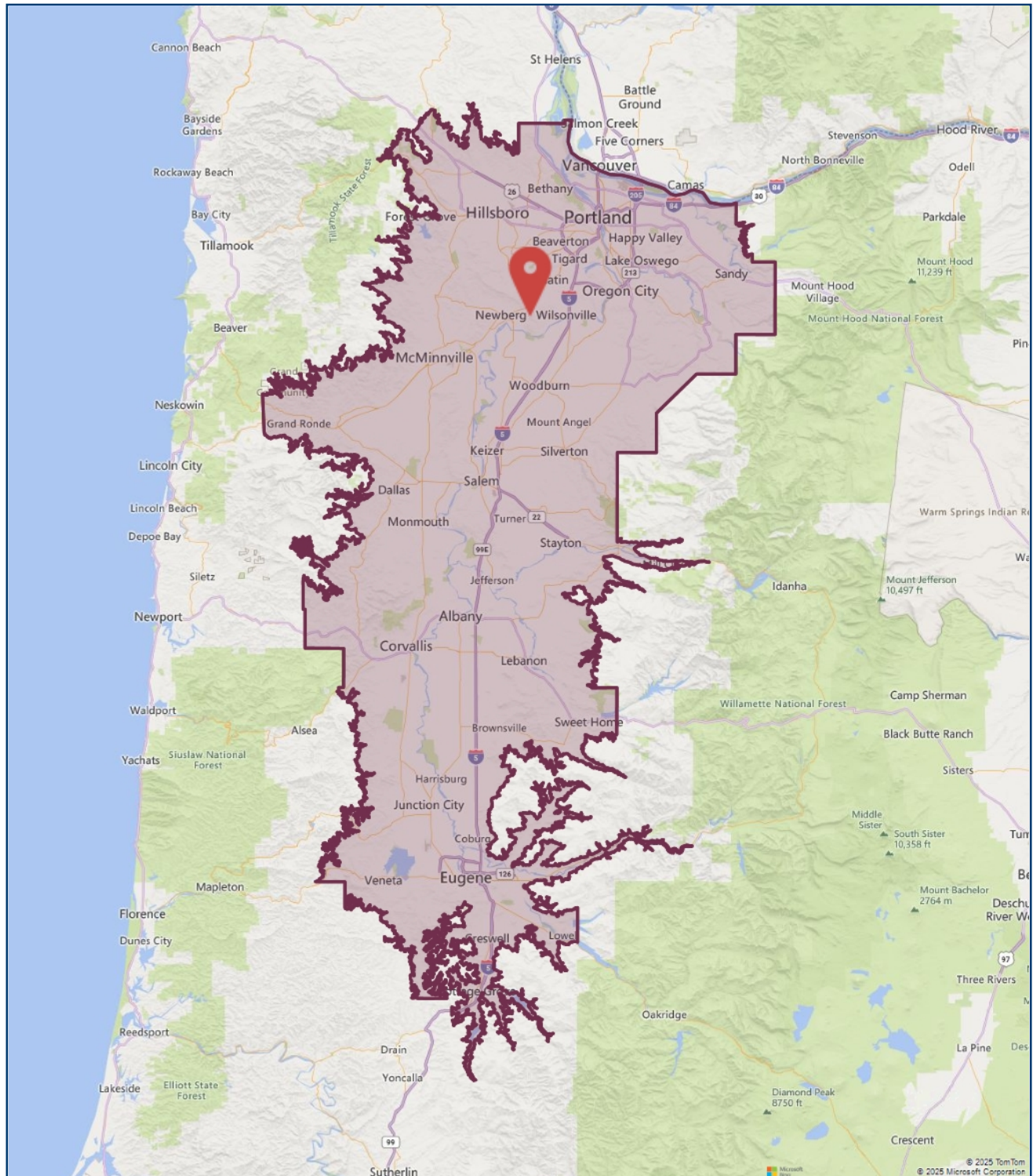


Willamette Valley AVA

Established: 1/21/1983

Total Area: 10,729 SqMi

Report Generated: 3/21/2025



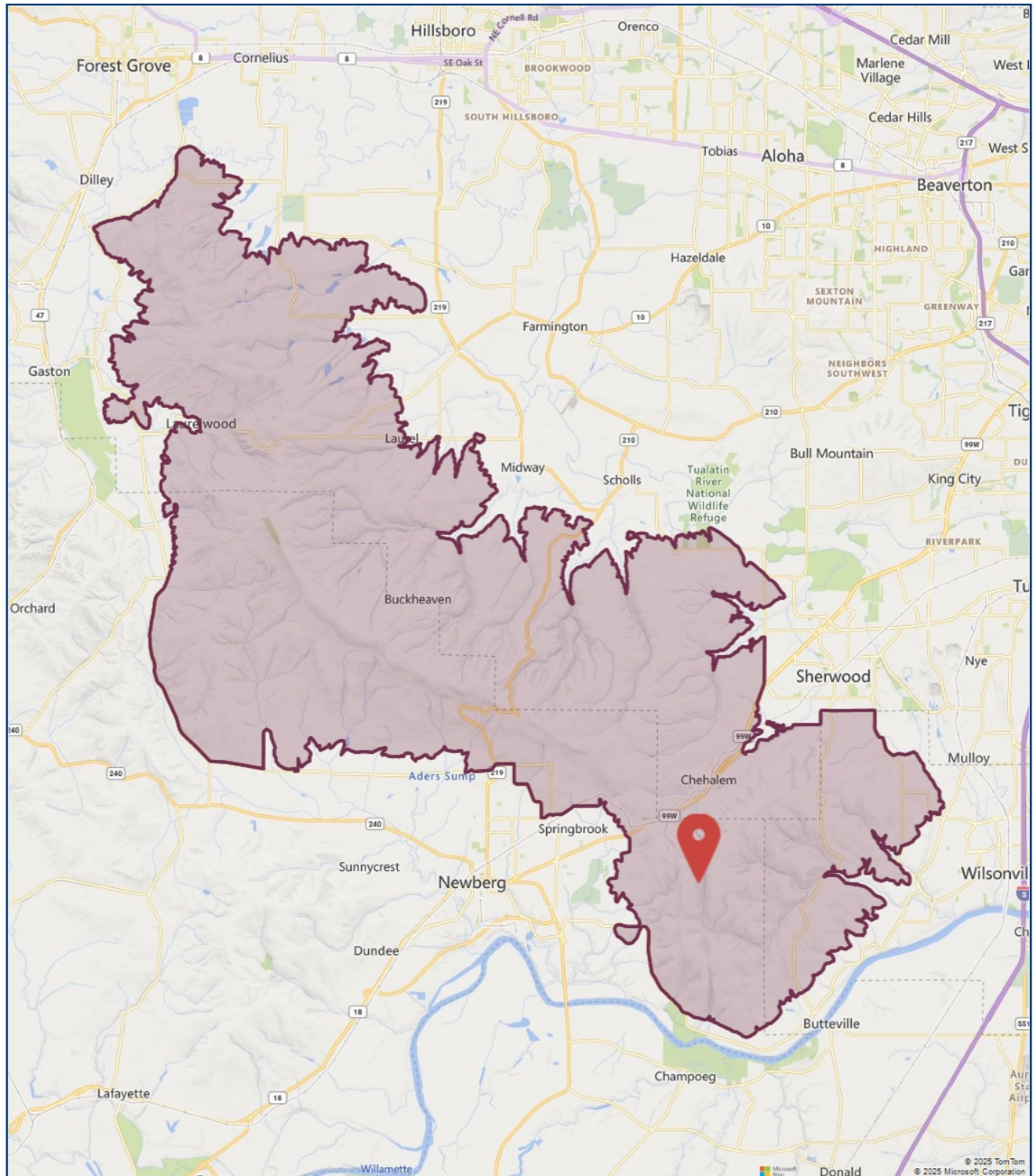
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Chehalem Mountains AVA

Established: 11/27/2006 Total Area: 200 SqMi

Report Generated: 3/21/2025



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Aerial



Subject



Taxlot

3/21/2025

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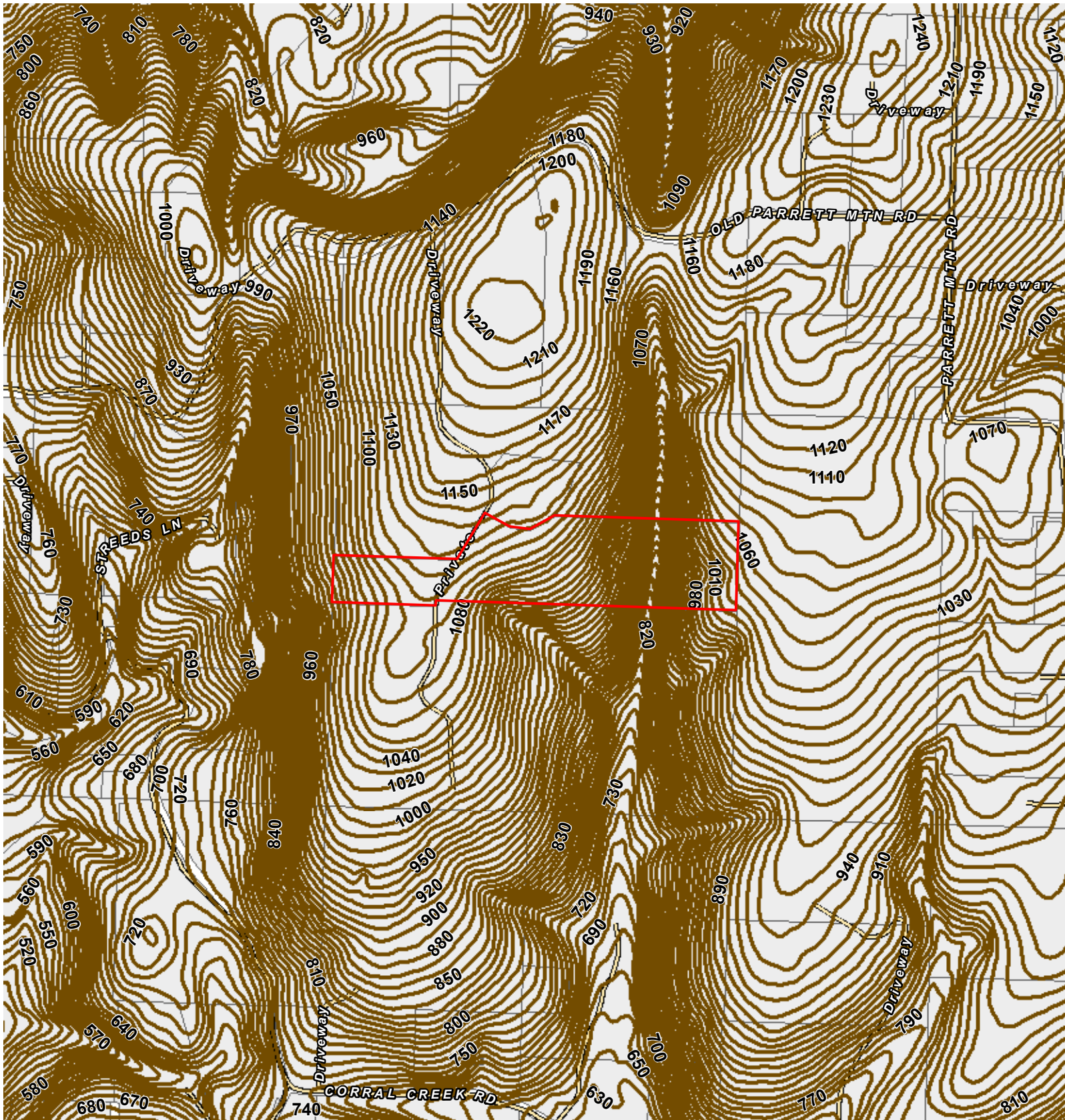
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Taxlot

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Natural Features

- | | | | |
|---|---|--|--|
|  Contour |  1% Annual Chance Flood |  0.2% Annual Chance Flood |  Special Floodway |
|  Wetlands |  Area of Undetermined Flood |  Regulatory Floodway | |
|  Area with Reduced Risk Due to Levee |  Future Conditions 1% Annual Chance Flood Hazard | | |



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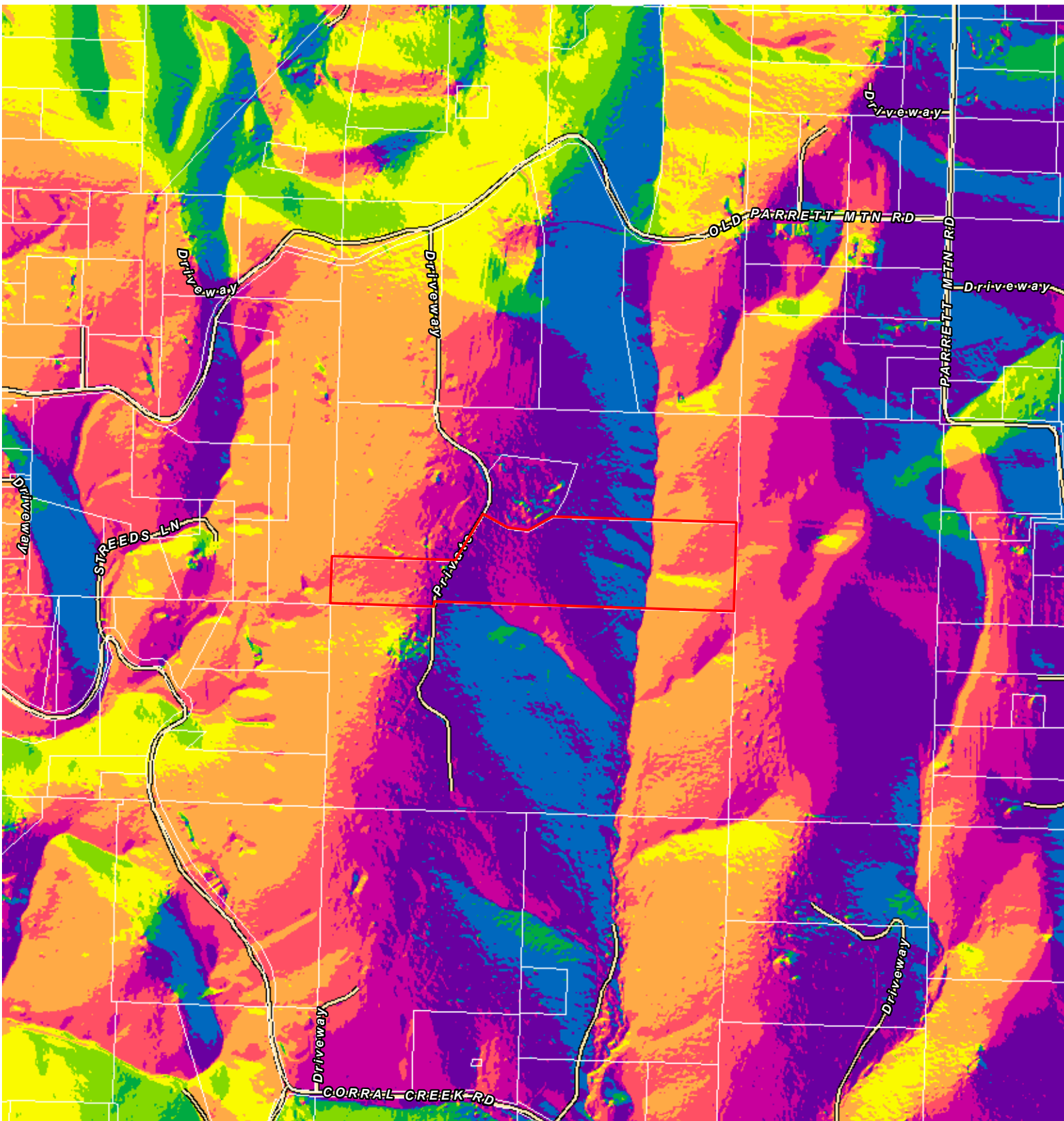
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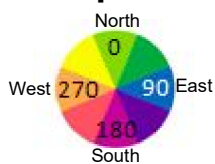
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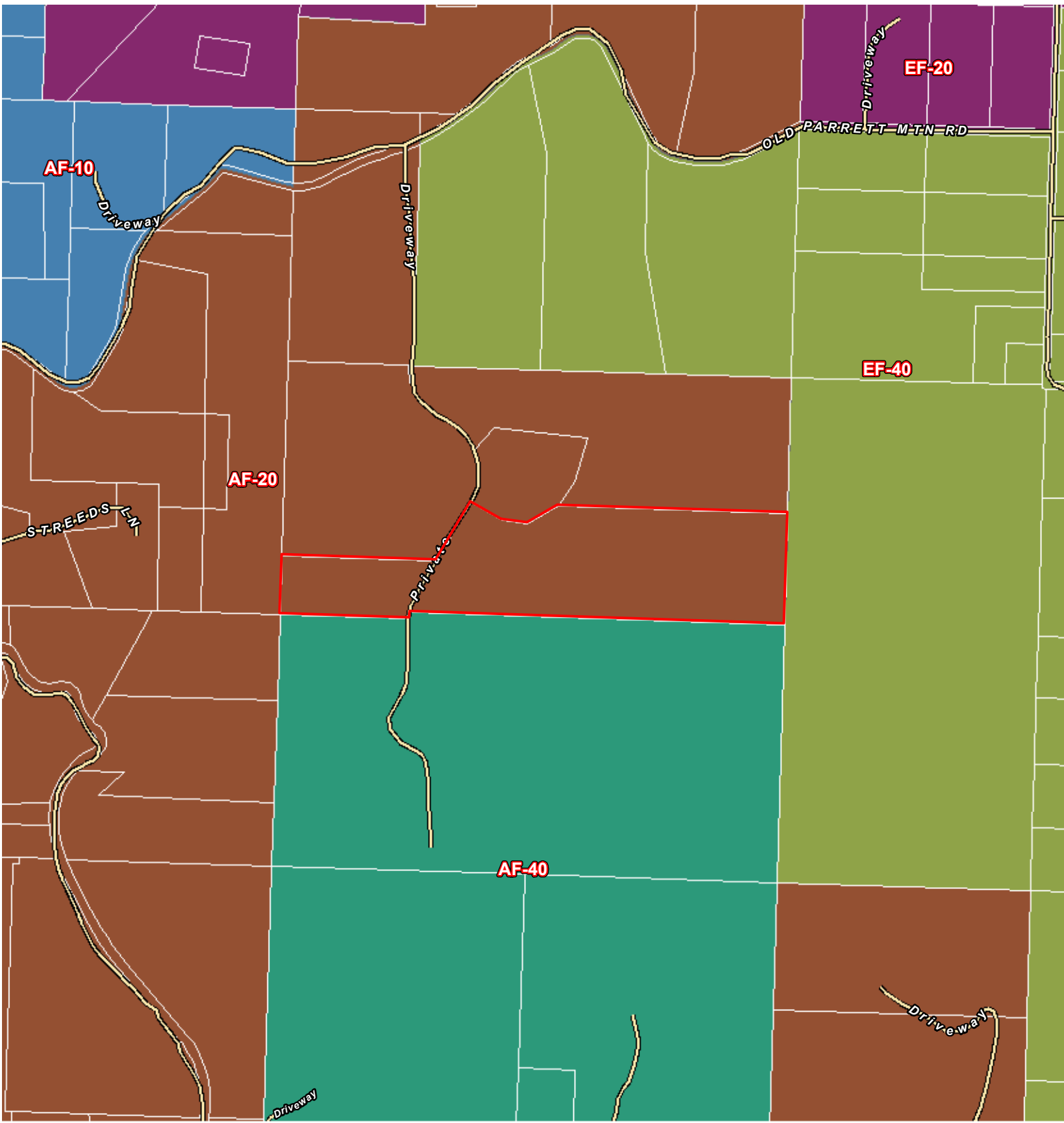
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Aspect





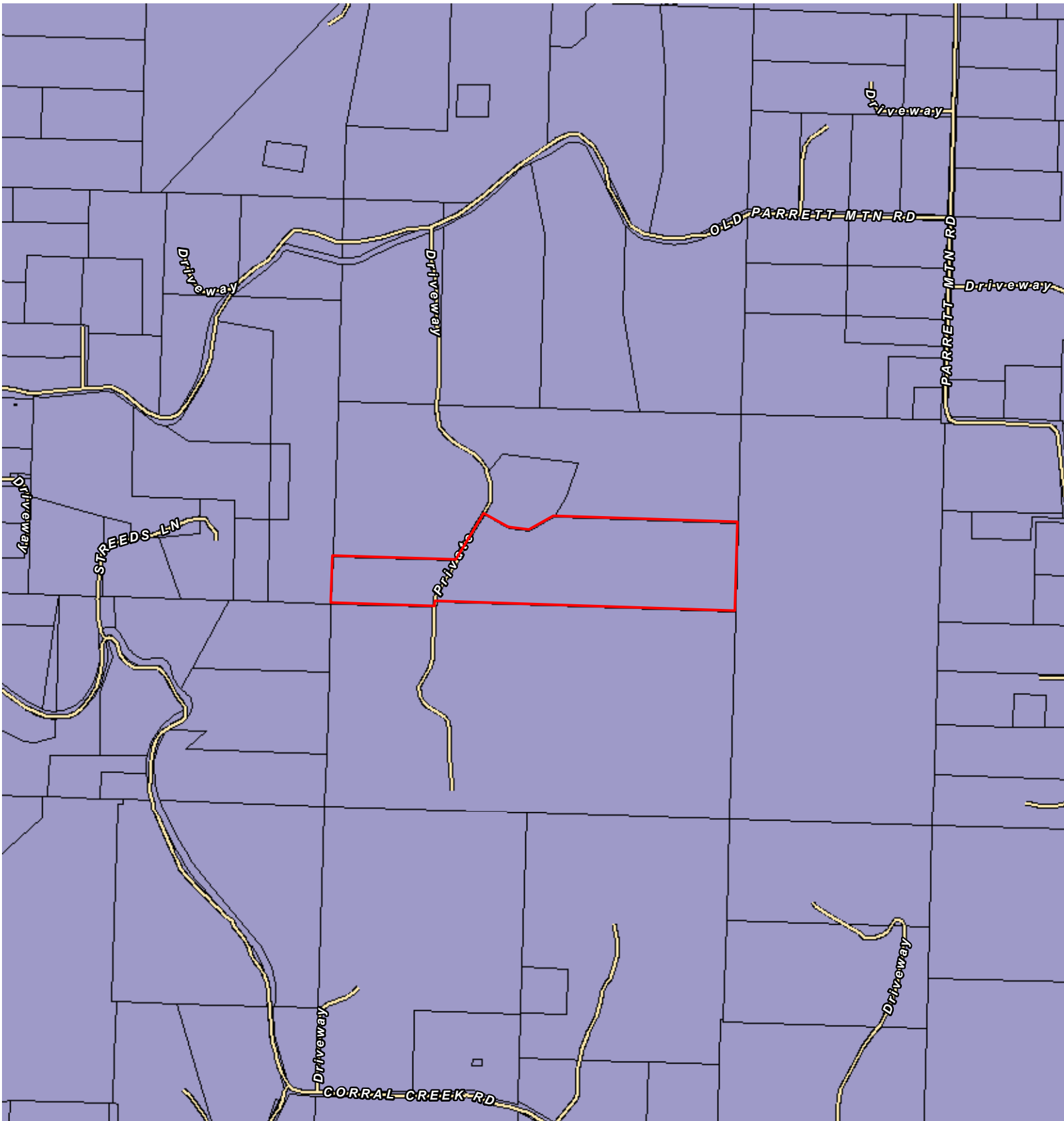
Zoning



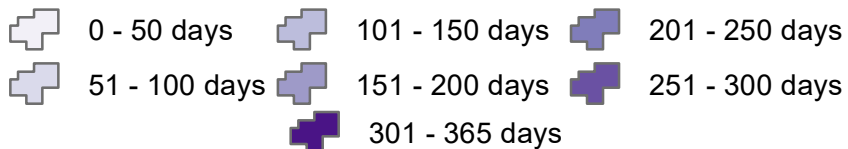
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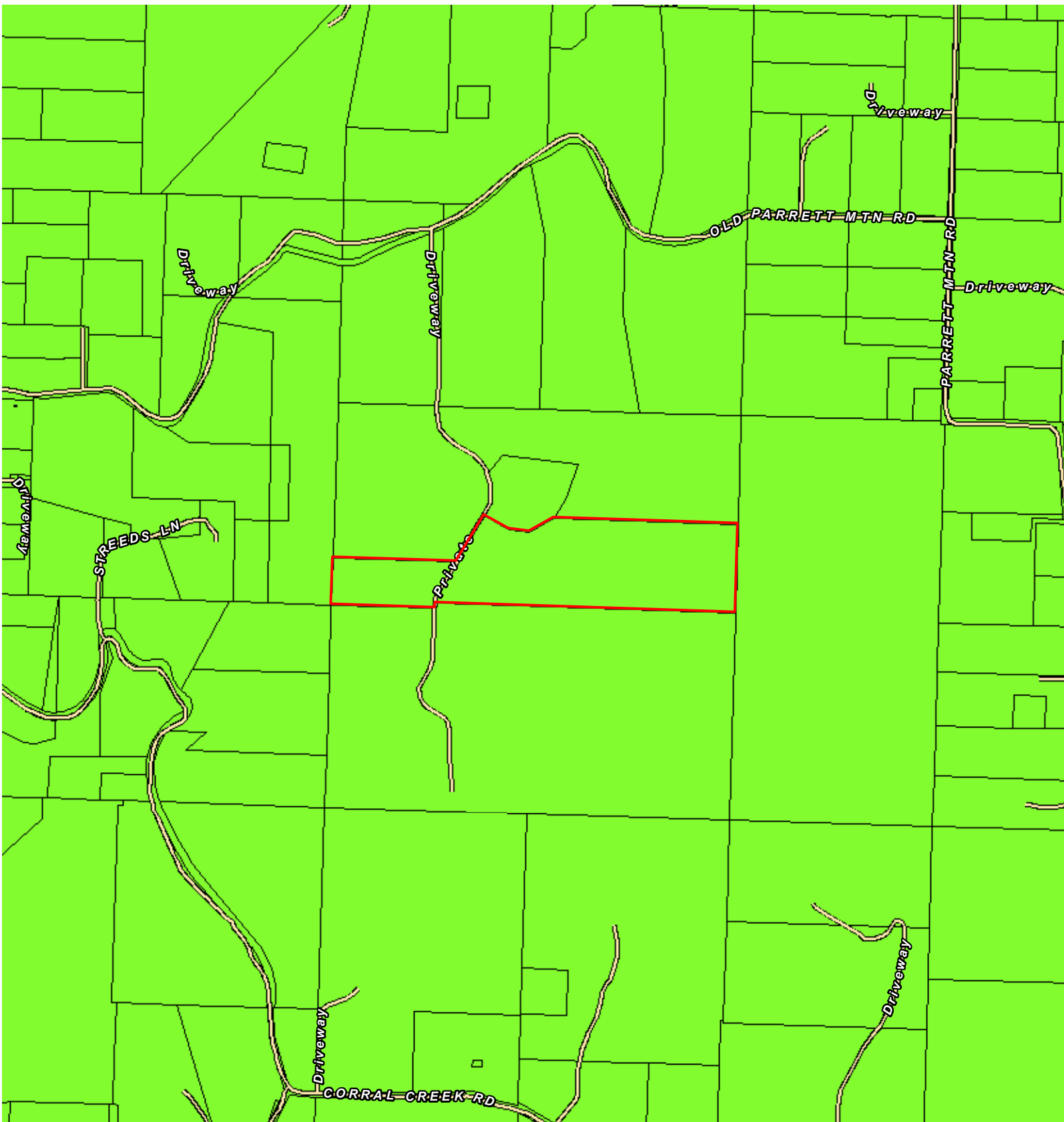


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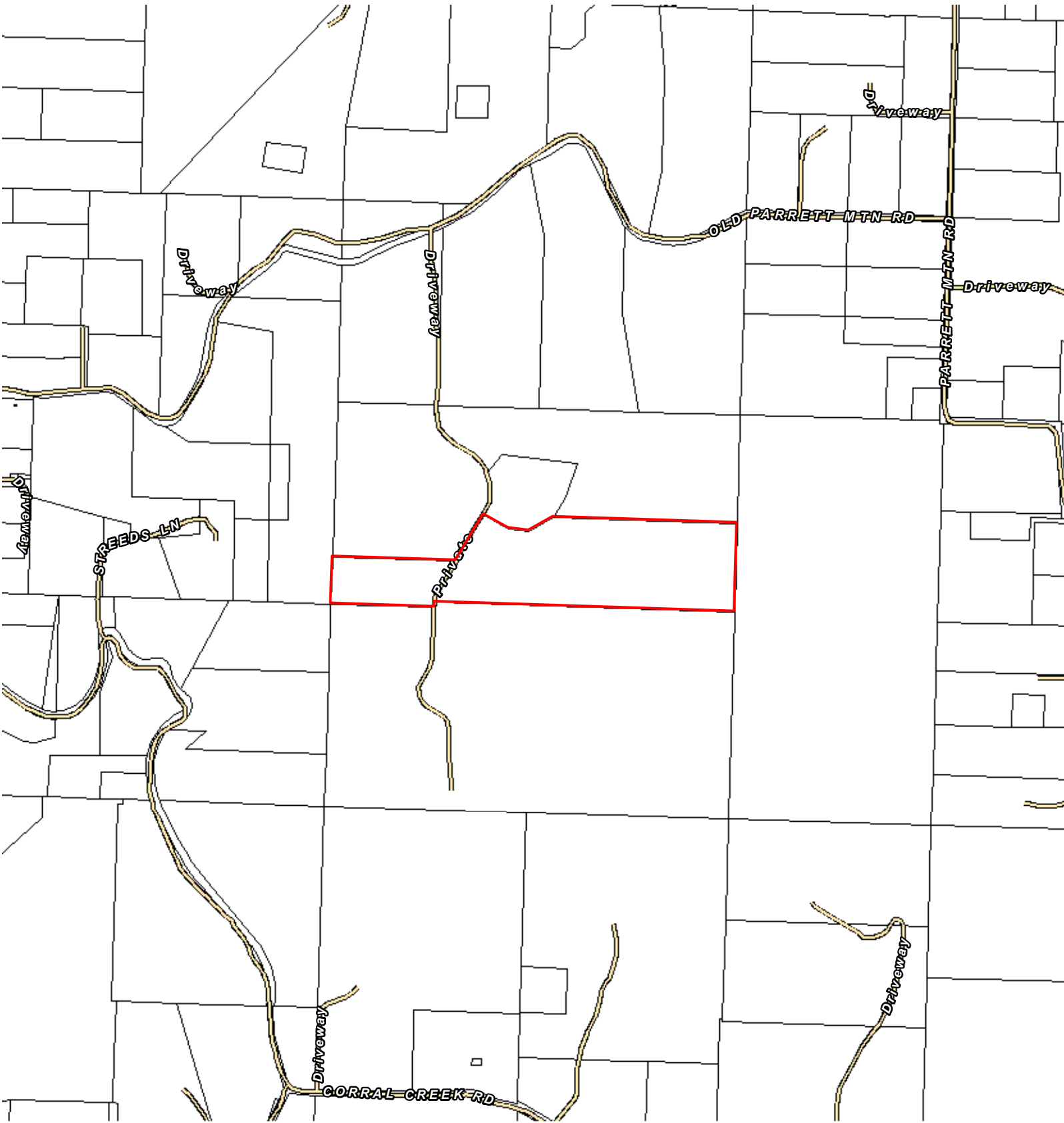
USA Soils Frost Free Period





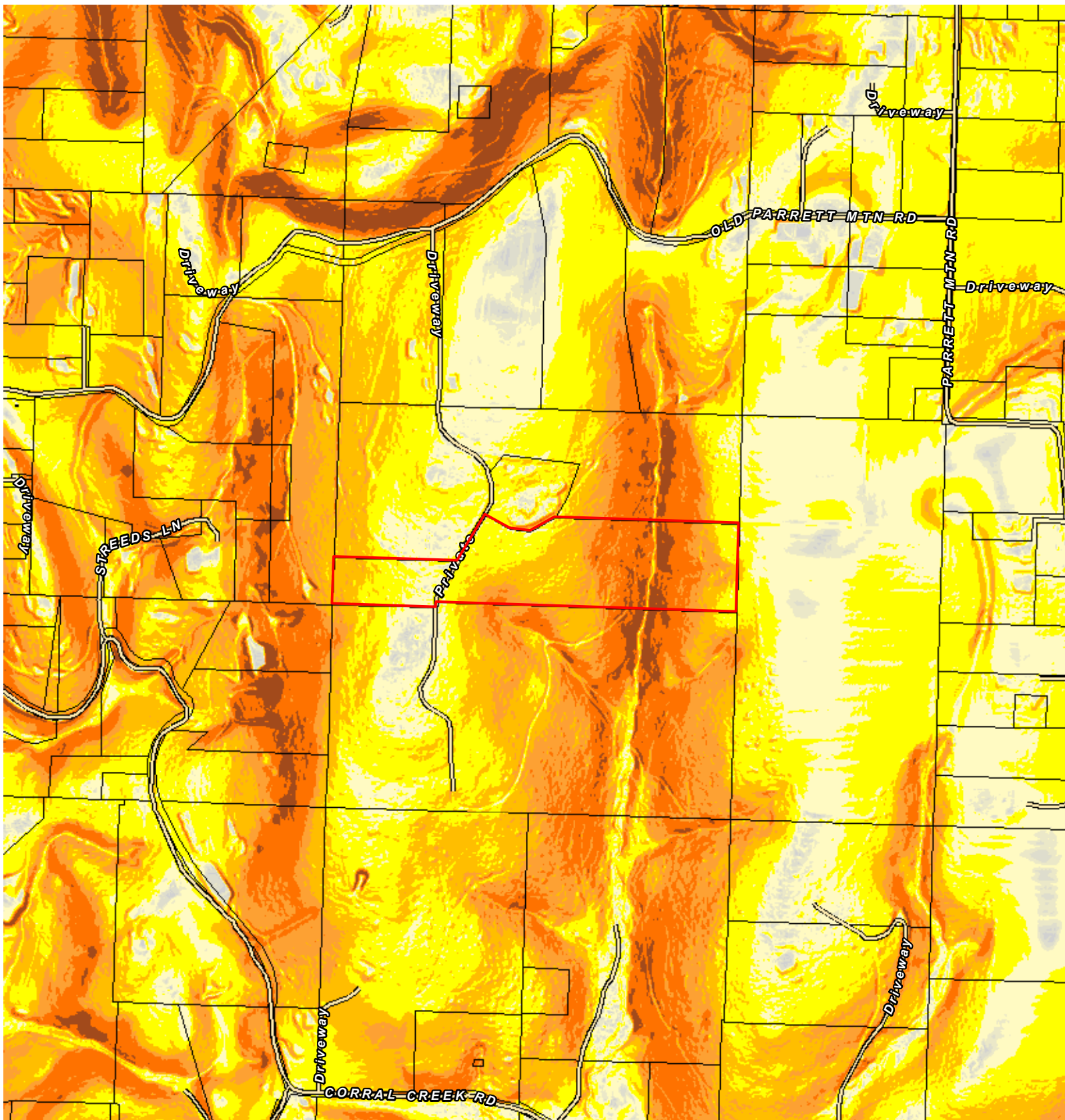
USA Soils Drainage Class

	Excessively		Well Drained		Somewhat Poorly Drained		Very Poorly
	Somewhat Excessively		Moderately Well Drained		Poorly Drained		Subaqueous



USA Soils Flooding Frequency





Slope

