



511 Washington St, Suite 208
 The Dalles, OR 97058
 541-506-2540

Property Account Summary

4/2/2026

Account Number	17844	Property Address	3465 THREE MILE RD , THE DALLES, OR 97058
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General Information

Alternate Property #	01N13 E00 01100 00
Property Description	SECTION 0 TOWNSHIP 1N RANGE 13E QUARTER PRCL 1100MapTax Lot: 01N13 E00 01100 00
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	123
Remarks	

Tax Rate

Description	Rate
Total Rate	11.8655

Property Characteristics

Potential Additional Tax	
Property Class Category	551: EFU IMPR or FARM EFU IMPR
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	17.83
Fire patrol acres	22.69

Related Properties

7392 is TCA SPLIT CODE this property

Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value Regular (AVR)	\$210	\$210	\$200	\$200	\$180



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General Information

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Property Description	SECTION 0 TOWNSHIP 1N RANGE 13E QUARTER PRCL 1100MapTax Lot: 01N13 E00 01100 00
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	125
Remarks	

Tax Rate

Description	Rate
Total Rate	14.1045

Property Characteristics

Potential Additional Tax	
Property Class Category	551: EFU IMPR or FARM EFU IMPR
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	65.97
Year Built	1925

Related Properties

TCA SPLIT CODE 17844

Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value Regular (AVR)	\$304,213	\$297,635	\$289,096	\$280,818	\$271,515
Total Exemption Amount Regular (EAR)					

Taxable Value Regular (TVR)	\$304,213	\$297,635	\$289,096	\$280,818	\$271,515
MKLND + SAMKL (MKLTL)	\$58,250	\$54,880	\$64,110	\$49,160	\$49,550
MKIMP + SAMKI (MKITL)	\$546,320	\$563,980	\$553,530	\$537,850	\$388,860
Real MKT Total (MKTTL)	\$604,570	\$618,860	\$617,640	\$587,010	\$438,410
Market Land (MKLND)					
Display Only (M5SAV)	\$12,370	\$14,750	\$20,780	\$14,210	\$12,470
Market Improvement(MKIMP)	\$546,320	\$563,980	\$553,530	\$537,850	\$388,860
SA Por Only-Exc Val Not Incl (SAVL)	\$10,710	\$12,680	\$12,440	\$12,220	\$10,740
Market Portion BMAV + EAV (MAVMK)	\$293,503	\$284,955	\$276,656	\$268,598	\$260,775
Exception Base Value NEWCN+OEV (EBV)					
Exception Assessed Value (EAV)					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
07/15/2022	08/04/2022 11:11:00	Recording Processed	Property Transfer Filing No.: 11630, WARRANTY DEED, Recording No.: 2022002725 07/15/2022 by Lizp

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

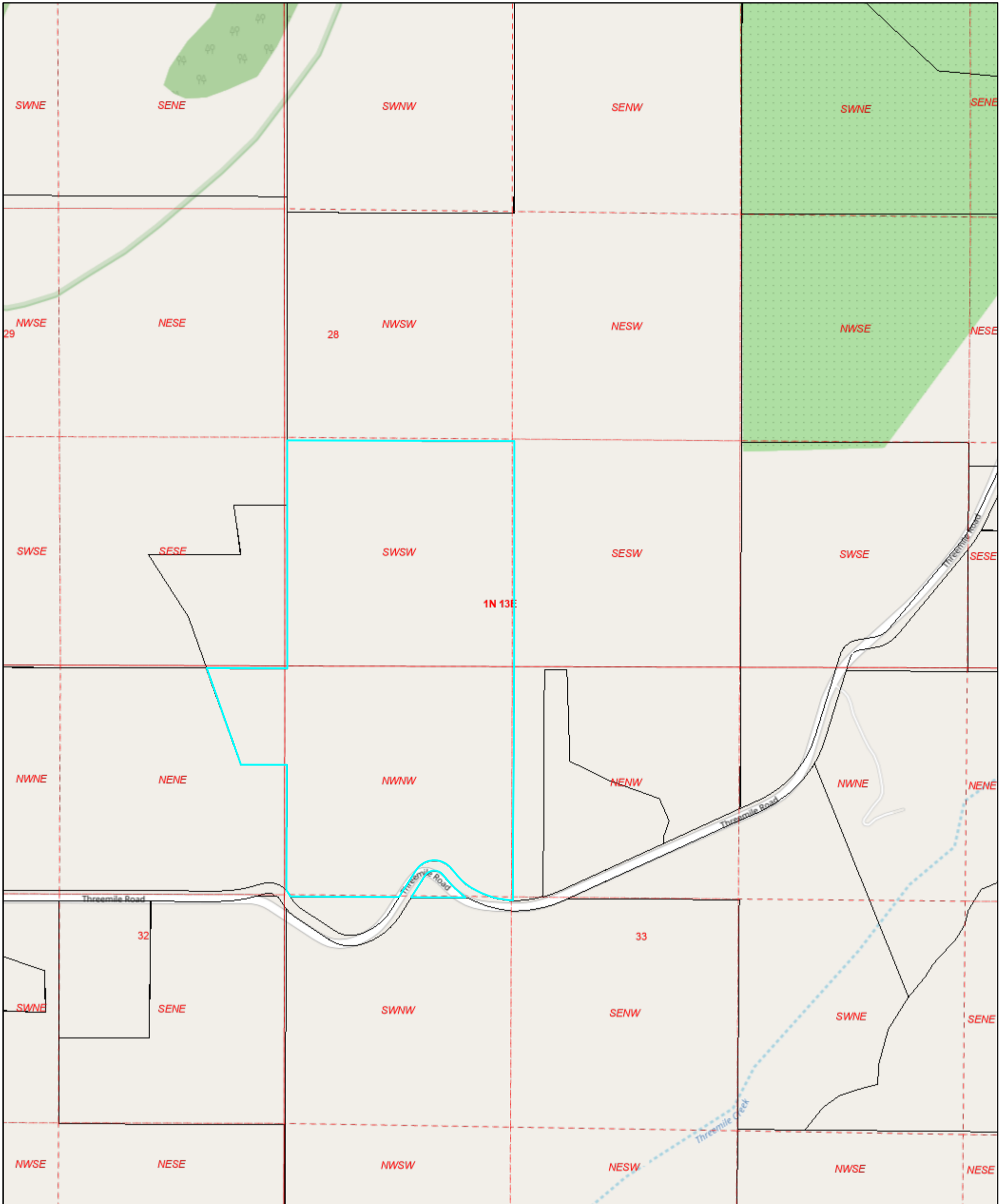
Date	Receipt No.	Charged	Amount Due	Tendered	Change
11/13/2025 00:00:00	572057	\$4,348.77	\$4,348.77	\$4,218.31	\$0.00
11/20/2024 00:00:00	559071	\$4,247.96	\$4,247.96	\$4,120.52	\$0.00
11/15/2023 00:00:00	541173	\$4,130.08	\$4,130.08	\$4,006.17	\$0.00
11/15/2022 00:00:00	522978	\$4,041.46	\$4,041.46	\$3,920.21	\$0.00
11/17/2021 00:00:00	508656	\$3,877.25	\$3,877.25	\$3,760.93	\$0.00

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
07/15/2022	08/04/2022	2022002725	\$995,000.00	11630	WD	M	No
12/27/1996		000012354	\$165,500.00	0000000000	WD	M	No
01/16/1996		000010255	\$10.00	0000000000	QC	M	No
07/12/1995		000009364	\$10.00	0000000000	QC	M	No
01/31/1995		000008534	\$0.00	0000000000	WD	M	No
02/01/1994		000007913	\$150,000.00	0000000000	WD	M	No

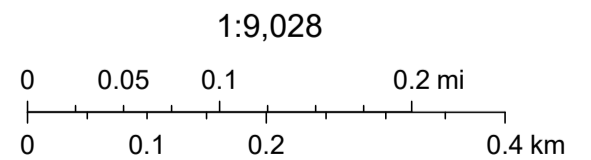
Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2984	0 X 0	1925	48	1.0	3	2	0

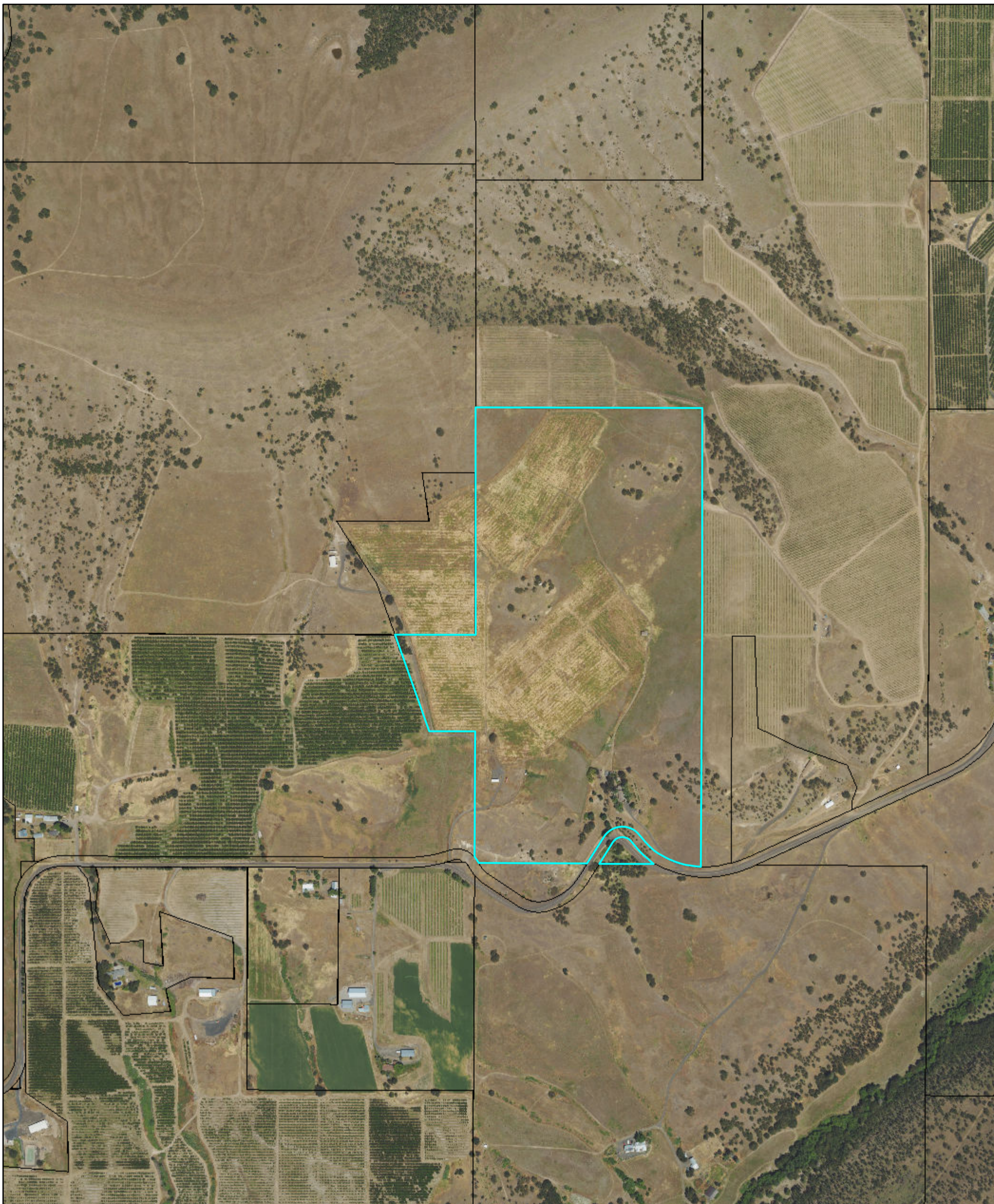


12/4/2025, 11:03:41 AM

- Quarter Sections
- Sections
- Townships
- Taxlots




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12/4/2025, 11:07:16 AM

 Taxlots

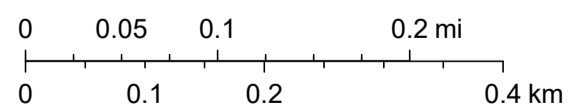
2022 Aerials OSIP

 Red: Band_1

 Green: Band_2

 Blue: Band_3

1:9,028



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Columbia Gorge Title W22 - 00644

After recording return to Grantee and until
A change is requested all tax statements shall be
Sent to the Grantee at the following address:

Mitchell Ag Investments, LLC
C/O Mitchell Lewis Staver CO
9935 SW Commerce Circle
Wilsonville OR 97070

Wasco County Official Records **2022-002725**
DEED-D
Stn=34 BETTY **07/15/2022 03:41:01 PM**
\$15.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$115.00**

I, Lisa Gambee, County Clerk for Wasco County,
Oregon, certify that the instrument identified herein
was recorded in the Clerk records.

GRANTOR:
Gary R. Copper
Anne E. Copper
PO Box 2332
The Dalles OR 97058

Warranty Deed

Parcel Map and Tax No: 1N13E00 01100 – 7392, 1N12E00 01100 – 17844, 1N13E29 00200 – 7350

The true consideration for this conveyance is **\$995,000.00** (Here comply with requirements of ORS 93.030)


Gary R. Copper and Anne E. Copper, as tenants by the entirety, Grantor hereby grant, bargain, sell, warranty and conveys to Mitchell Ag Investments, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit A

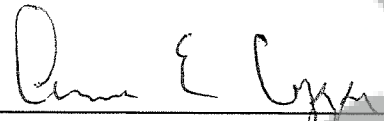
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon laws 2009, and Sections 2 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

This property is free from liens and encumbrances, EXCEPT: Those of record, if any.

Dated this 11 day of July, 2022.



Gary R. Copper

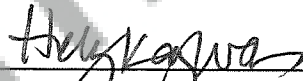


Anne E. Copper

State of Oregon }
County of Wasco } SS:

I certify that I know or have satisfactory evidence that Gary R. Copper and Anne E. Copper are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 2022



Notary public in and for the State of OREGON
Commission Expires: June 28, 2026



EXHIBIT "A"

Parcel 1:
(Portion of Tax Lot 1100)

The Southwest quarter of the Southwest quarter of Section 28 and all of the Northwest quarter of the Northwest quarter of Section 33, all in Township 1 North, Range 13 East of the Willamette Meridian, Wasco County, State of Oregon.

Parcel 2:
(Tax Lot 200 and Portion of Tax Lot 1100)

A tract of land in the Southeast quarter of the Southeast quarter of Section 29, and in the Northeast quarter of the Northeast quarter of Section 32, in Township 1 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, described as follows:

Beginning at the Southeast corner of said Section 29; thence North along the East line of said Section 938.5 feet; thence West 310.22 feet; thence South $8^{\circ} 31'$ East 285.94 feet; thence South $89^{\circ} 58'$ West 537.5 feet; thence South $32^{\circ} 50'$ East 429.86 feet; thence South $19^{\circ} 48'$ East 904.34 feet; thence North $89^{\circ} 59'$ East 265.95 feet to the East line of Section 32; thence North on said East line 566.60 feet to the point of beginning.