



First American Title™

VITICULTURE

**17071 NE Holly Hill Rd
Hillsboro, OR 97123**

Jennifer Nash

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Customer Service Department
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Email: cs.oregon@firstam.com
Report Generated: 9/21/2026

Ownership

Legal Owner(s): Matthew & Amanda Davidow

Site Address: 17071 NE Holly Hill Rd Hillsboro, OR 97123

Mailing Address: 17071 NE Holly Hill Rd Hillsboro, OR 97123

Parcel #: R2315 00400

APN: 82

County: Yamhill

Property Characteristics

Bedrooms: 5	Year Built: 2021	Lot SqFt: 1742400
Total Bathrooms: 4.5	Building SqFt: 6332	Lot Acres: 37.20
Full Bathrooms: 4	First Floor SqFt: 2404	Roof Type:
Half Bathrooms: 0	Basement Sqft: 1536	Roof Shape:
Units: 0	Basment Type:	Porch Type:
Stories: 2.00		Building Style:
Fire Place: Y		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
Electric Type:		Pool:

Property Information

Land Use: AGRICULTURAL	Zoning: AF-40
Improvement Type: Timberland-Forest-Trees (Agricultural)	School District: Newberg School
Legal Description: SEE METES & BOUNDS	Neighborhood:
	Subdivision:

Assessor & Tax

2025 Market Land: \$1,271,727	2025 Taxes: \$16,981.82
2025 Market Total: \$2,965,257	% Improved: 58
2025 Market Structure: \$1,693,530	Levy Code:
2025 Assessed Total: \$1,300,113	Millage Rate:

Sale History

Last Sale Date: 2/28/2022	Doc #: 3180	Last Sale Price: \$0
Prior Sale Date: 3/19/2021	Prior Doc #: 202105596	Prior Sale Price: \$850,000

Mortgage

1st Mortgage Date: 2/28/2022	Doc #: 3182	
1st Mortgage Type:	1st Mortgage Lender: Persevere Lending Inc	1st Mortgage: \$1,237,500
2nd Mortgage Type:		2nd Mortgage: \$639,500

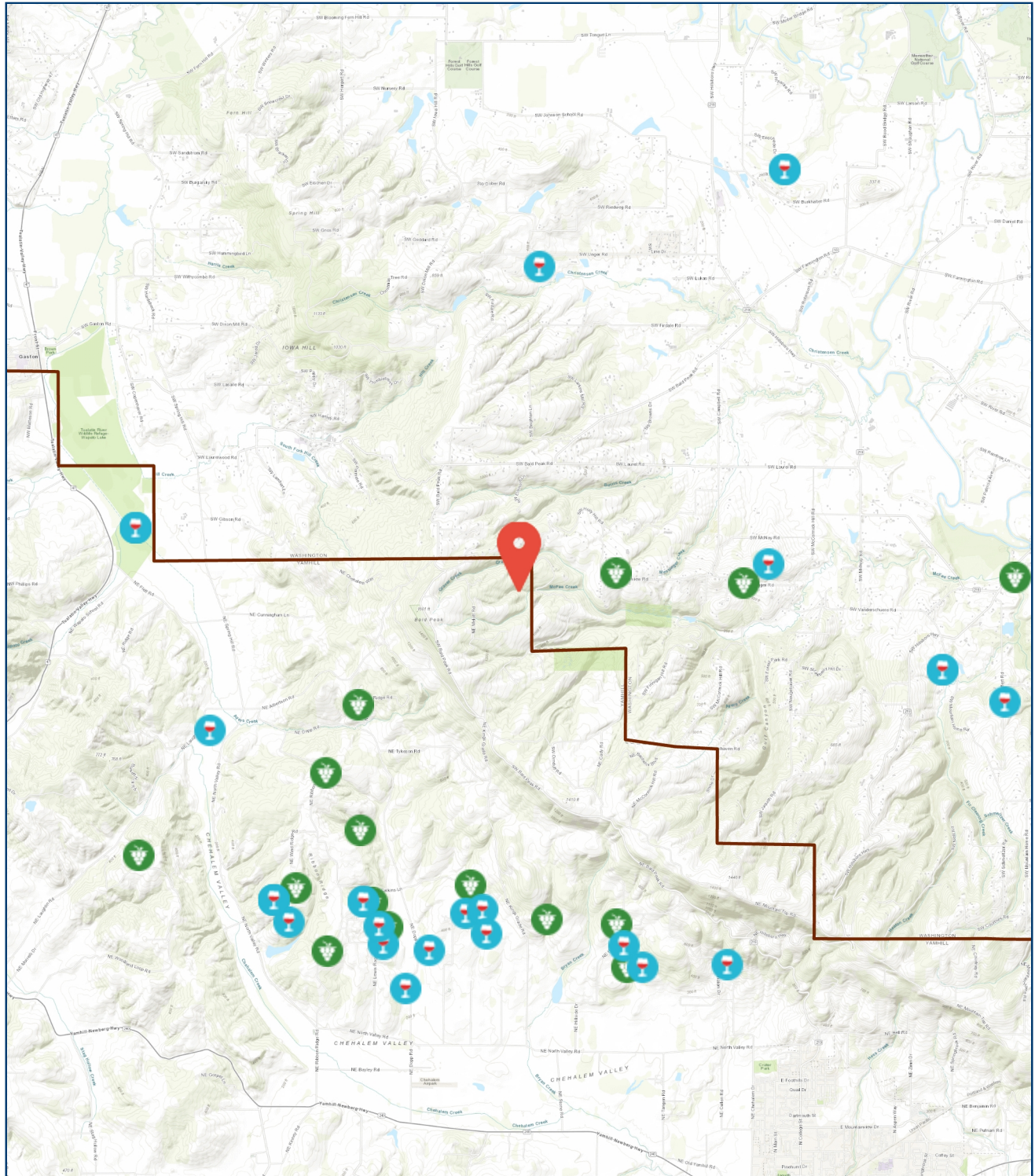
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Viticulture Business Report

Subject: 17071 NE Holly Hill Rd Hillsboro, OR 97123

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Subject



27 Wineries



15 Vineyards

Wineries *within 5 miles

Name	Address	Employee #	Distance (mi)
Ruby Vineyard	Sw Egger Rd Hillsboro, Oregon 97123	7	2.19
Ardiri Wines	Sw Unger Rd Cornelius, Oregon 97113	5	3.15
Bergstrom Wines	Ne Calkins Ln Newberg, Oregon 97132	5	3.46
Lachini Vineyards	Ne Calkins Ln Newberg, Oregon 97132	5	3.54
Arborbrook Vineyards Llc	Ne Calkins Ln Newberg, Oregon 97132	3	3.71
Harper Voit Wines	Ne Ridge Rd Gaston, Oregon 97119	4	3.81
Frey Family Winery Llc	Ne Ribbon Ridge Rd Newberg, Oregon 97132	5	3.81
Trisaetum Winery	Ne Ribbon Ridge Rd Newberg, Oregon 97132	10	3.81
K K Wine Co	Ne Hillside Dr Newberg, Oregon 97132	1	3.86
Aramenta Cellars	Ne Lewis Rogers Ln Newberg, Oregon 97132	5	3.97
Claygate Vineyard Llc	Ne Dopp Rd Newberg, Oregon 97132	5	4.02
J Christopher Wines	Ne Hillside Dr Newberg, Oregon 97132	7	4.12
Ayres Vineyard & Winery	Ne Lewis Rogers Ln Newberg, Oregon 97132	4	4.13
Raptor Ridge Winery	Sw Hillsboro Hwy Newberg, Oregon 97132	5	4.14
Rocky Point Cellars	Sw Hillsboro Hwy Newberg, Oregon 97132	1	4.14
Adea Wine Co	Highway 47 Gaston, Oregon 97119	3	4.30
Bells up Winery	Highway 47 Gaston, Oregon 97119	4	4.30
Cancilla Cellars	Highway 47 Gaston, Oregon 97119	4	4.30
Beaux Freres	Ne North Valley Rd Newberg, Oregon 97132	8	4.35
Coattails	Ne North Valley Rd Newberg, Oregon 97132	5	4.35
Sequitur	Ne North Valley Rd Newberg, Oregon 97132	5	4.35
Natalie's Estate Winery	Ne Chehalem Dr Newberg, Oregon 97132	5	4.37
Patricia Green Cellars	Ne North Valley Rd Newberg, Oregon 97132	10	4.43
Domaine Divio	Ne Lewis Rogers Ln Newberg, Oregon 97132	3	4.48
Kopri Inc	Sw Burkhalter Rd Hillsboro, Oregon 97123	4	4.80
Oak Knoll Winery	Sw Burkhalter Rd Hillsboro, Oregon 97123	11	4.80
Ponzi Vineyards	Sw Mountain Home Rd Sherwood, Oregon 97140	4	4.86

Vineyards *within 5 miles

Name	Address	Employee #	Distance (mi)
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Freja Vineyards	Sw Mcfee Pl Hillsboro, Oregon 97123	2	0.74
Benza Vineyards	Sw Pinot Pl Hillsboro, Oregon 97123	1	2.10
Colene Clemens Vineyards	Ne Dopp Rd Newberg, Oregon 97132	4	2.15
Winemakers Investment	Ne Ribbon Ridge Rd Newberg, Oregon 97132	4	2.87
Styring Vineyards	Ne Ribbon Ridge Rd Newberg, Oregon 97132	4	3.10
De Lancellotti Family	Ne Calkins Ln Newberg, Oregon 97132	1	3.20
Tresori	Ne Kings Grade Newberg, Oregon 97132	4	3.52
Vidon Vineyard Llc	Ne Hillside Dr Newberg, Oregon 97132	4	3.65
Brick House Vineyards	Ne Lewis Rogers Ln Newberg, Oregon 97132	3	3.70
Saikkonen Vineyard	Ne Lewis Rogers Ln Newberg, Oregon 97132	1	3.87
Whistling Ridge Vineyard	Ne North Valley Rd Newberg, Oregon 97132	2	3.99
Lia's Vineyard/longplay	Ne Hillside Dr Newberg, Oregon 97132	4	4.12
Utopia Vineyard	Ne Ribbon Ridge Rd Newberg, Oregon 97132	4	4.38
Roots Vineyards Llc	Ne Woodland Loop Rd Yamhill, Oregon 97148	4	4.97
Provincial Vineyards	Sw Scholls Ferry Rd Hillsboro, Oregon 97123	3	4.98

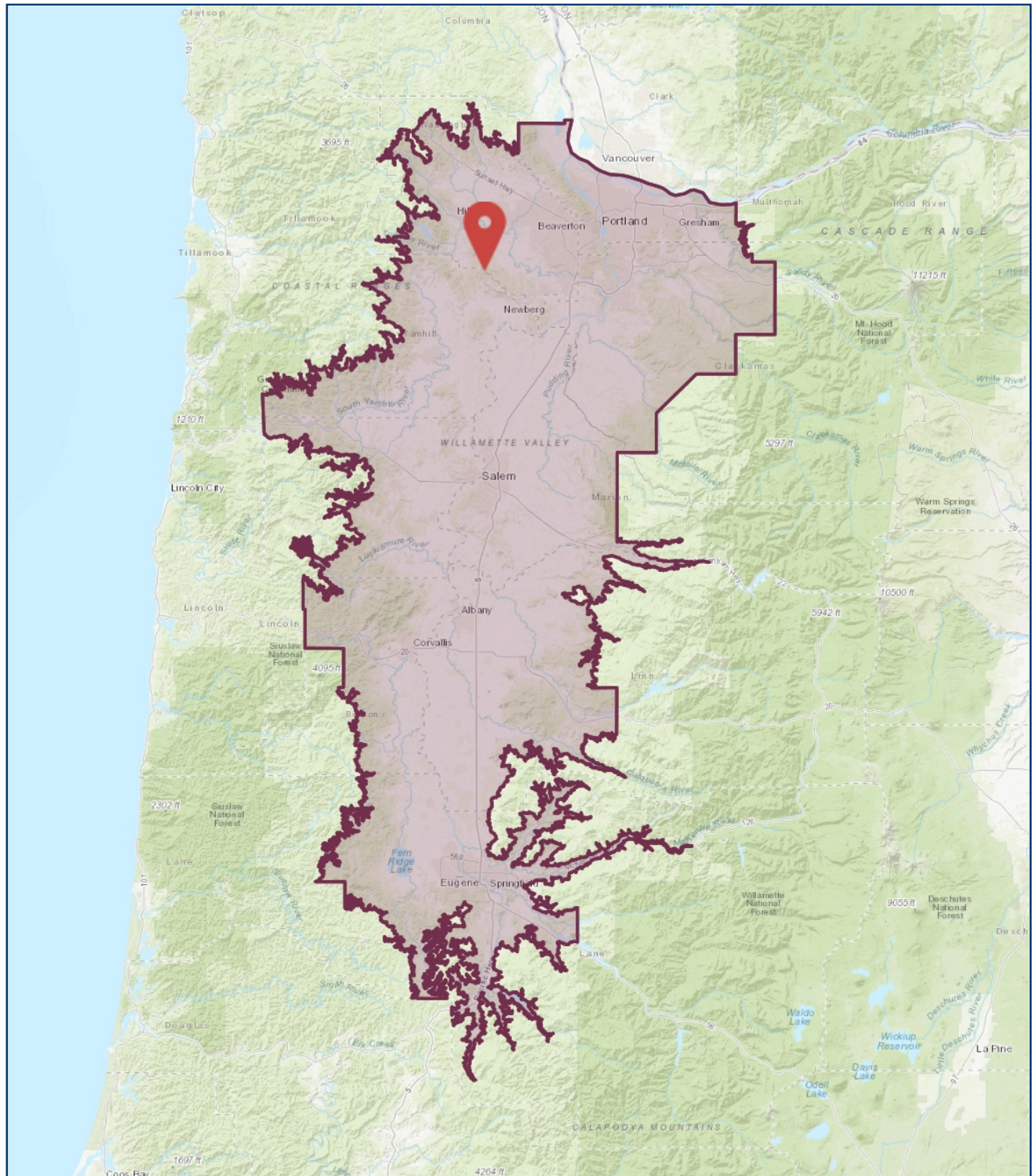


Willamette Valley AVA

Established: 1/21/1983

Total Area: 10,729 SqMi

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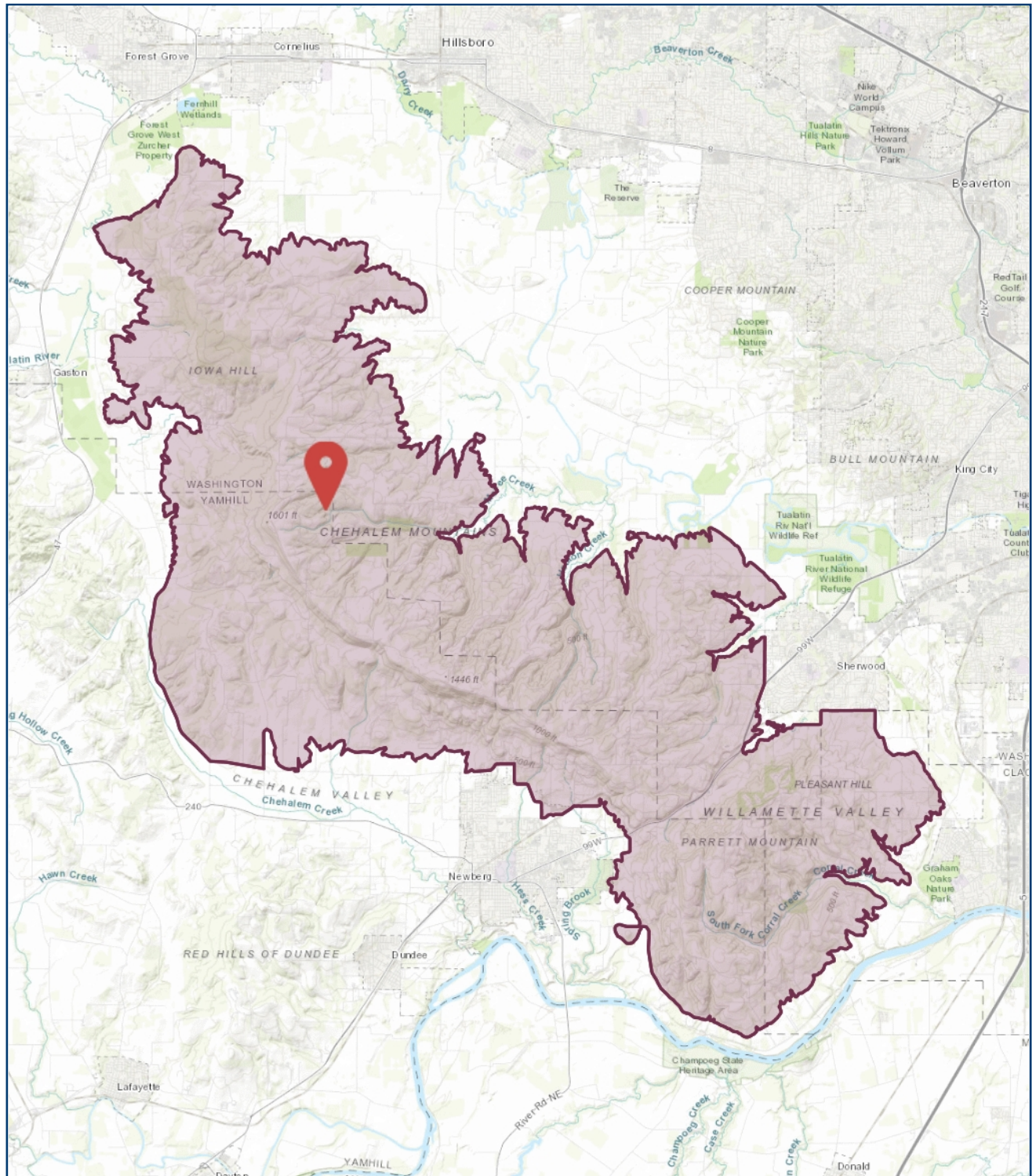
Subject



Chehalem Mountains AVA

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

Report Generated: 9/21/2026



Subject

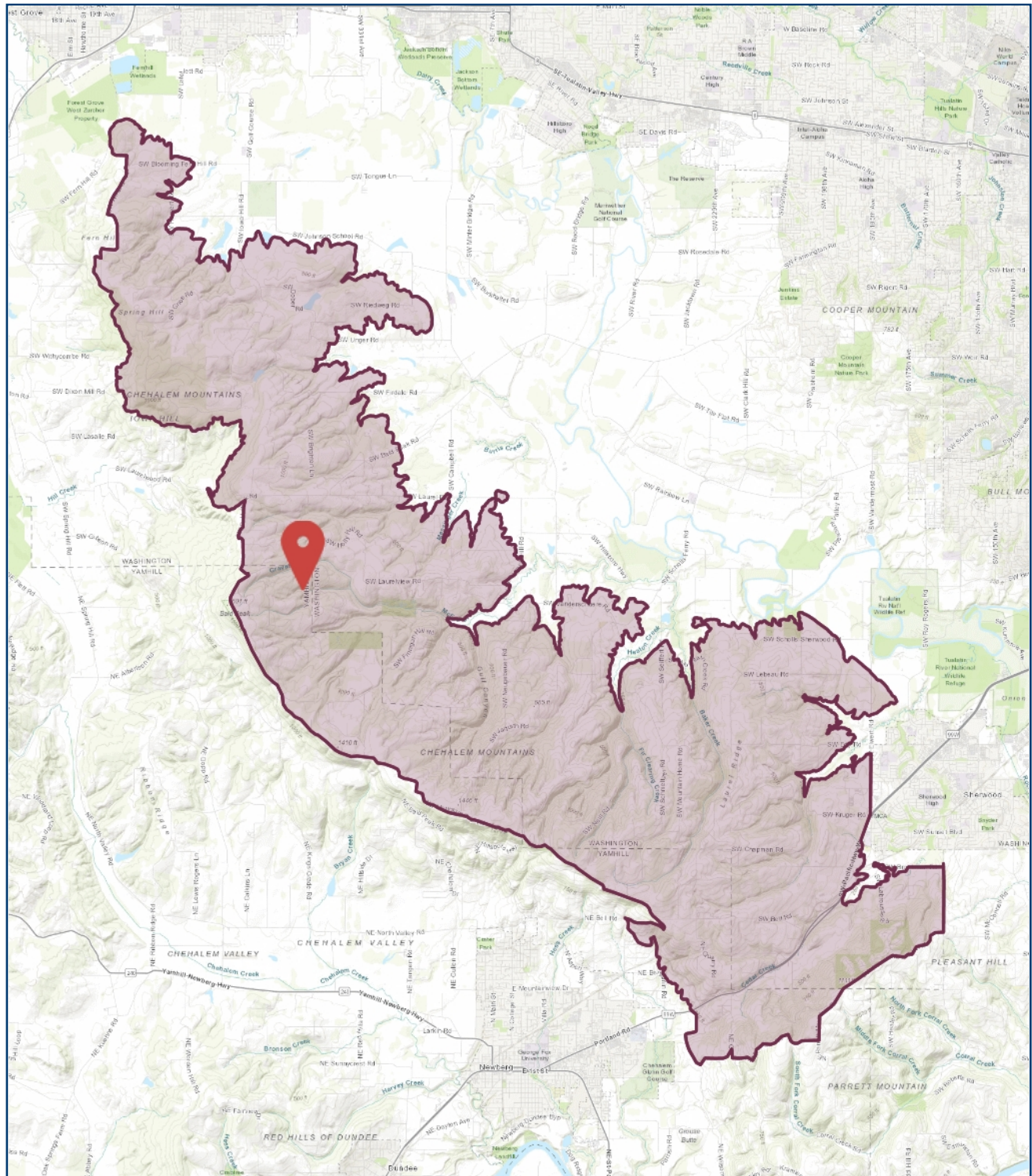


Laurelwood District AVA

Established: 6/3/2020

Total Area: 200 SqMi

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Aerial



Subject



Taxlot

9/21/2026

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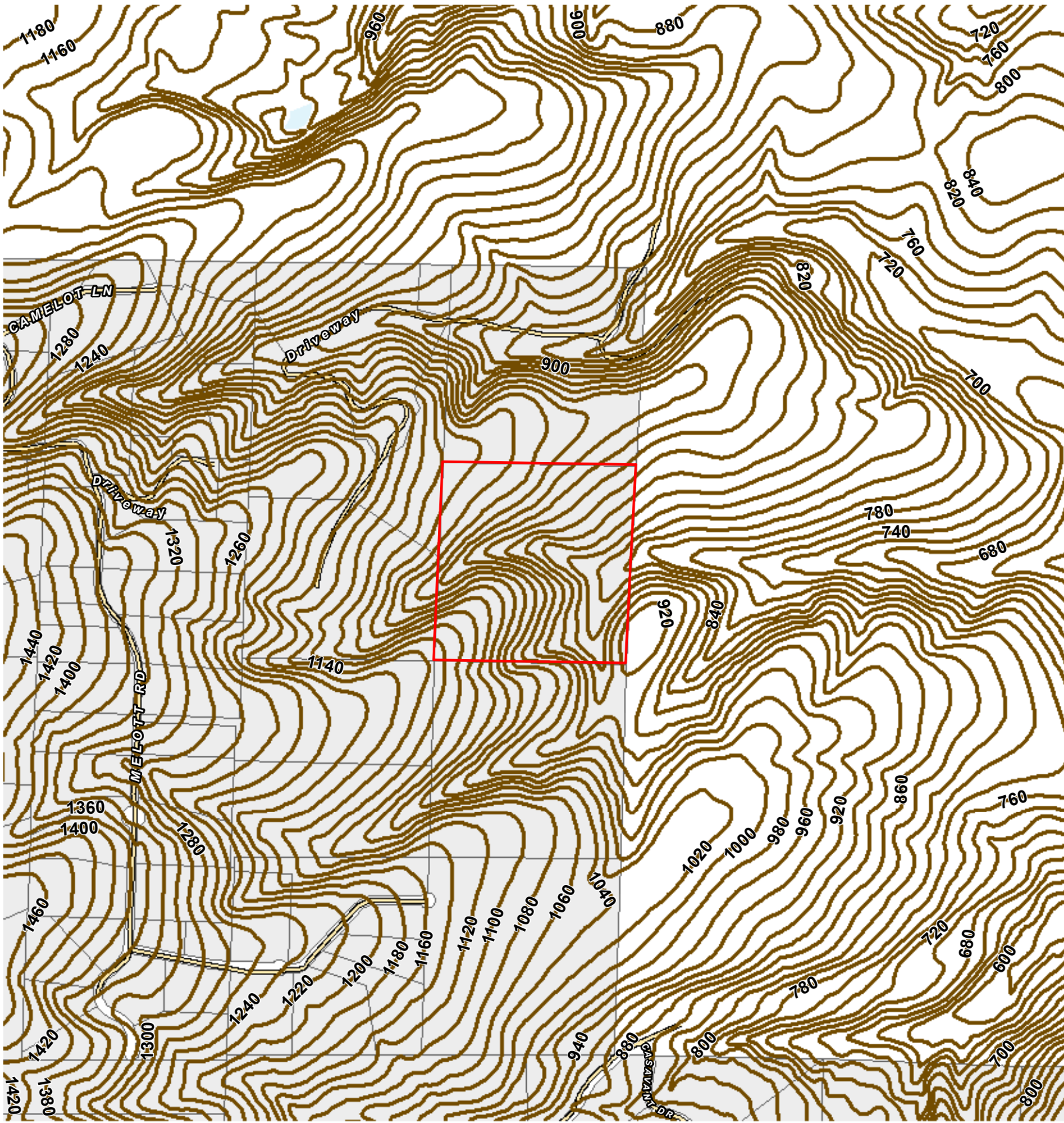
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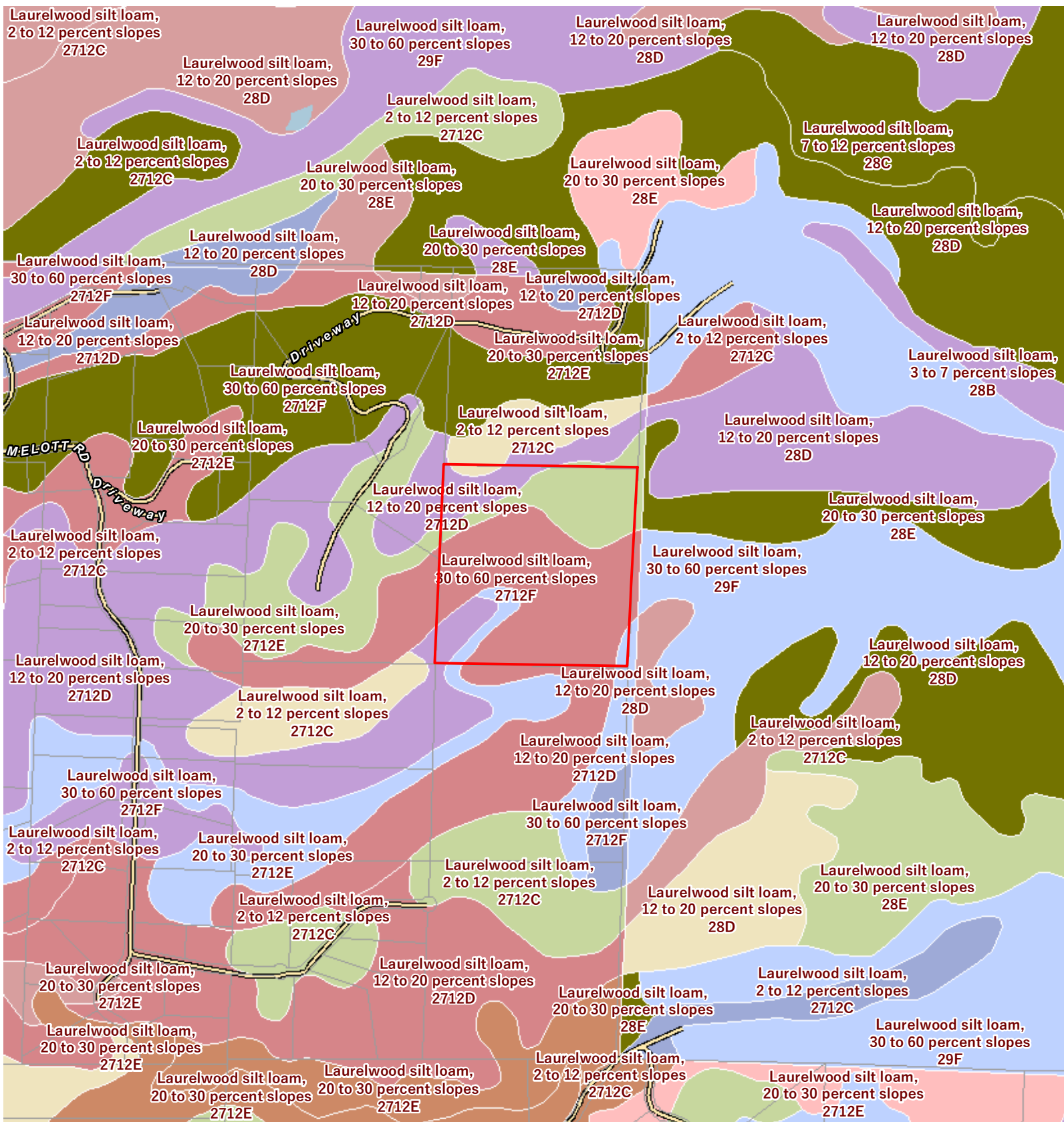


Taxlot



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



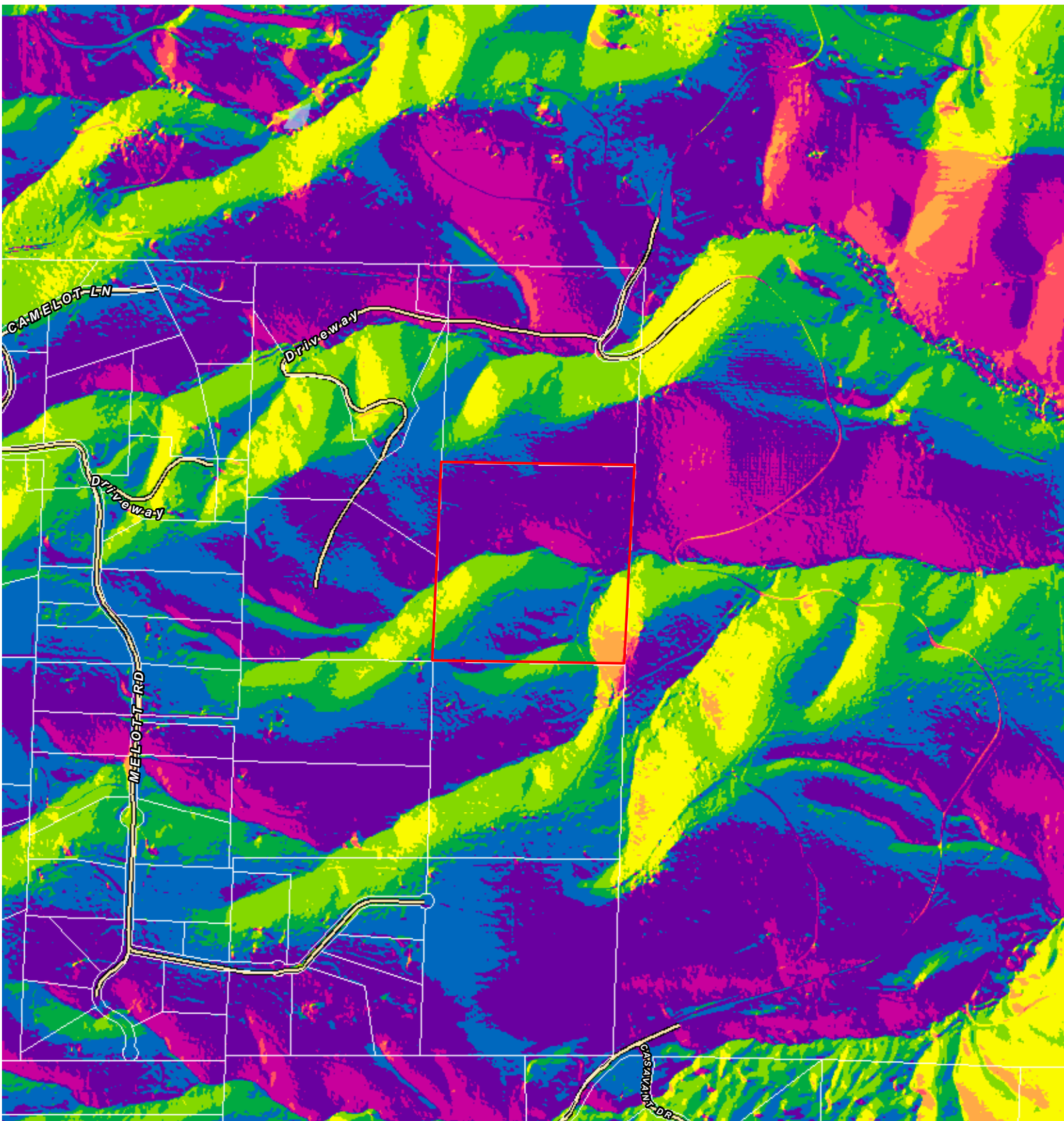
Soil



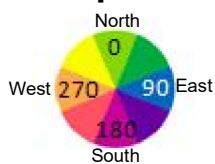
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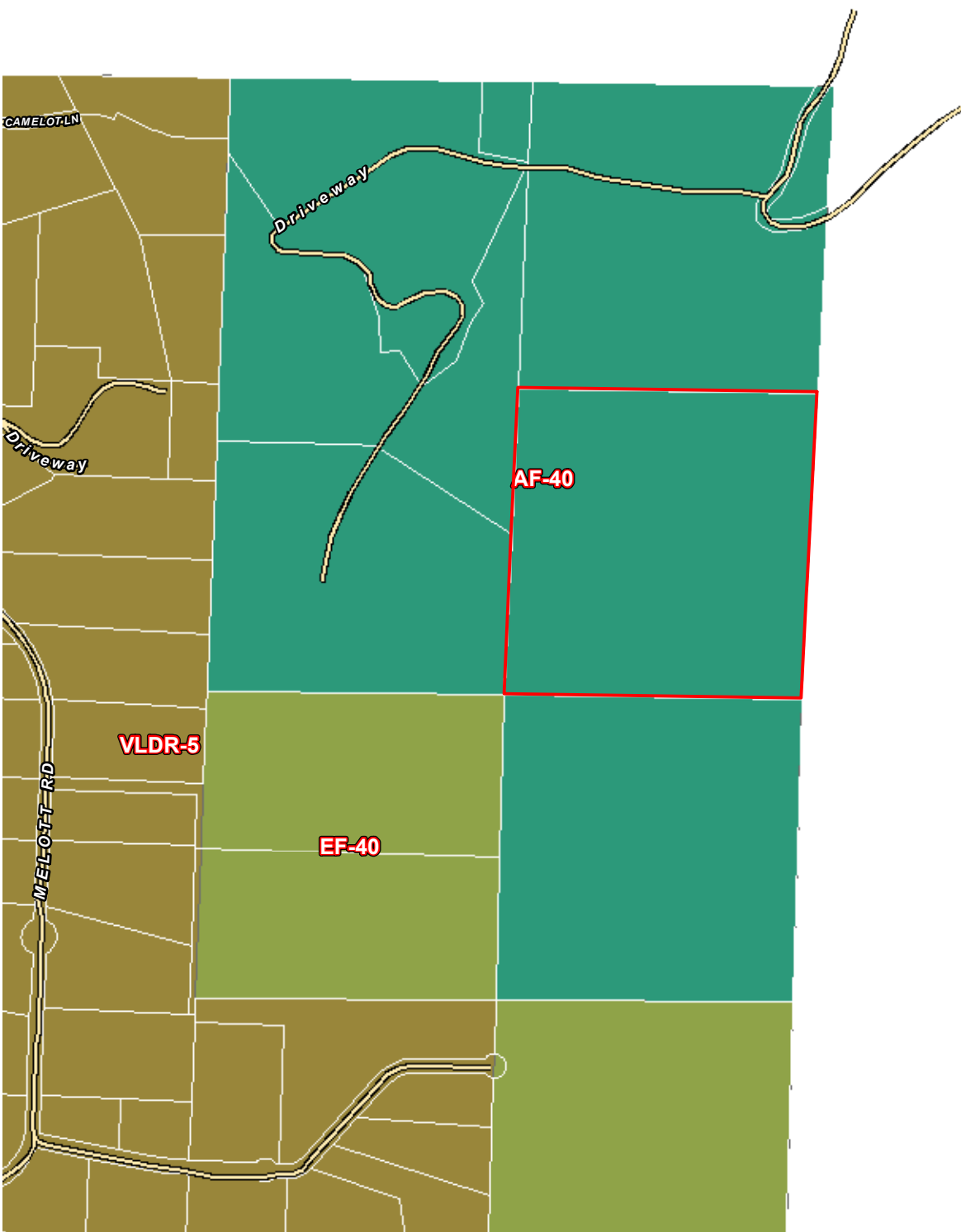


Taxlot



Aspect





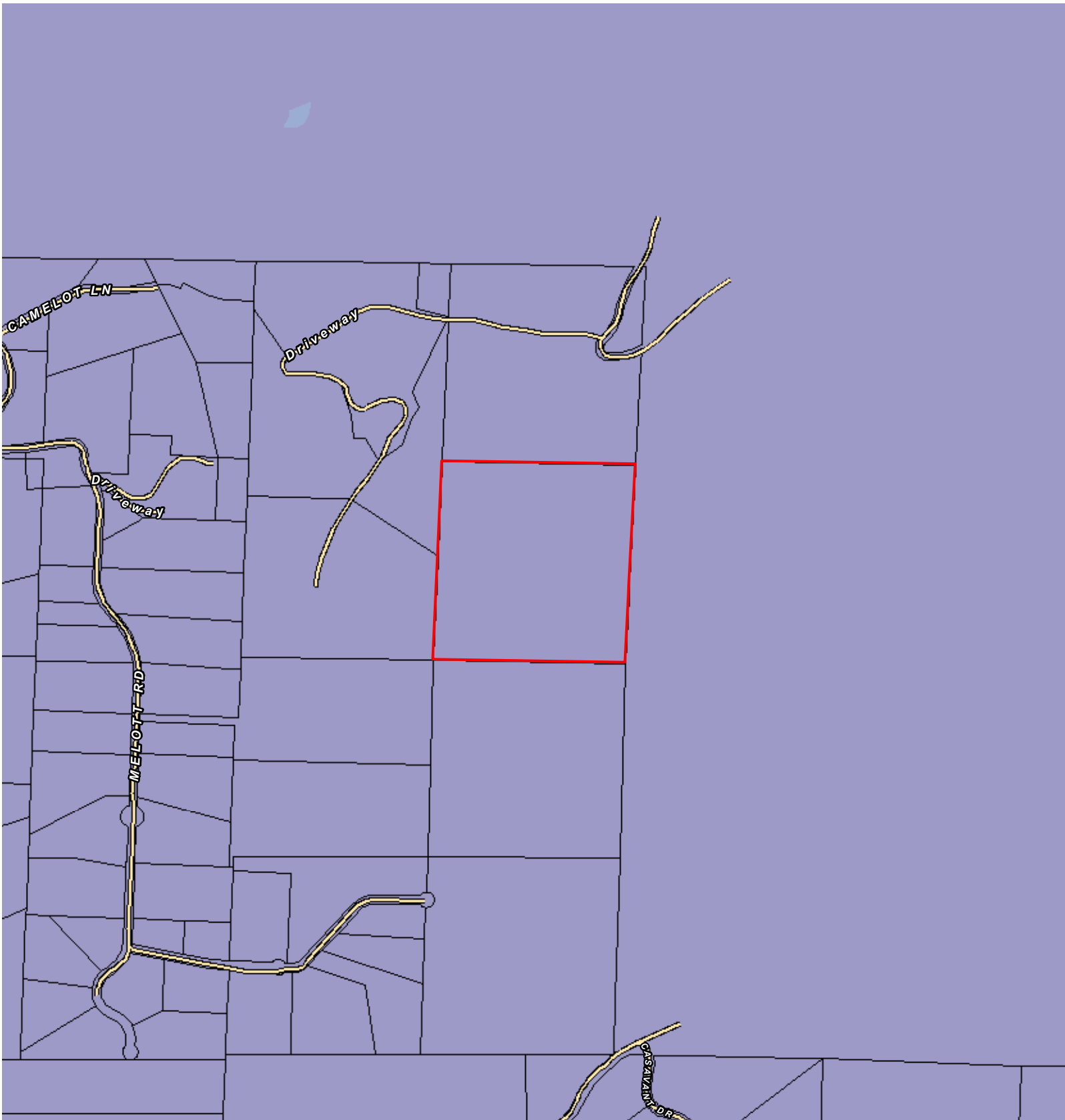
Zoning



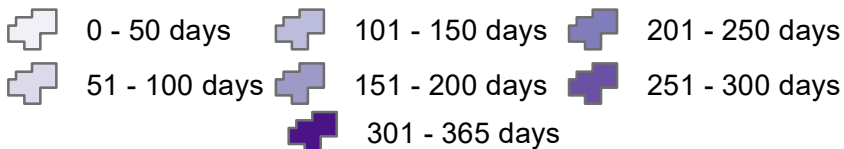
Subject



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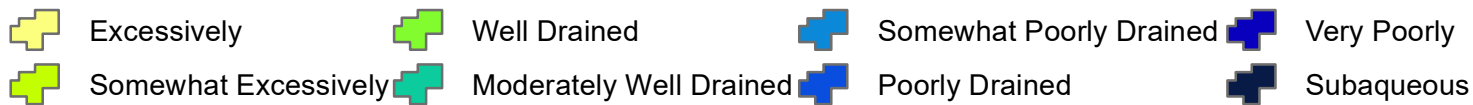


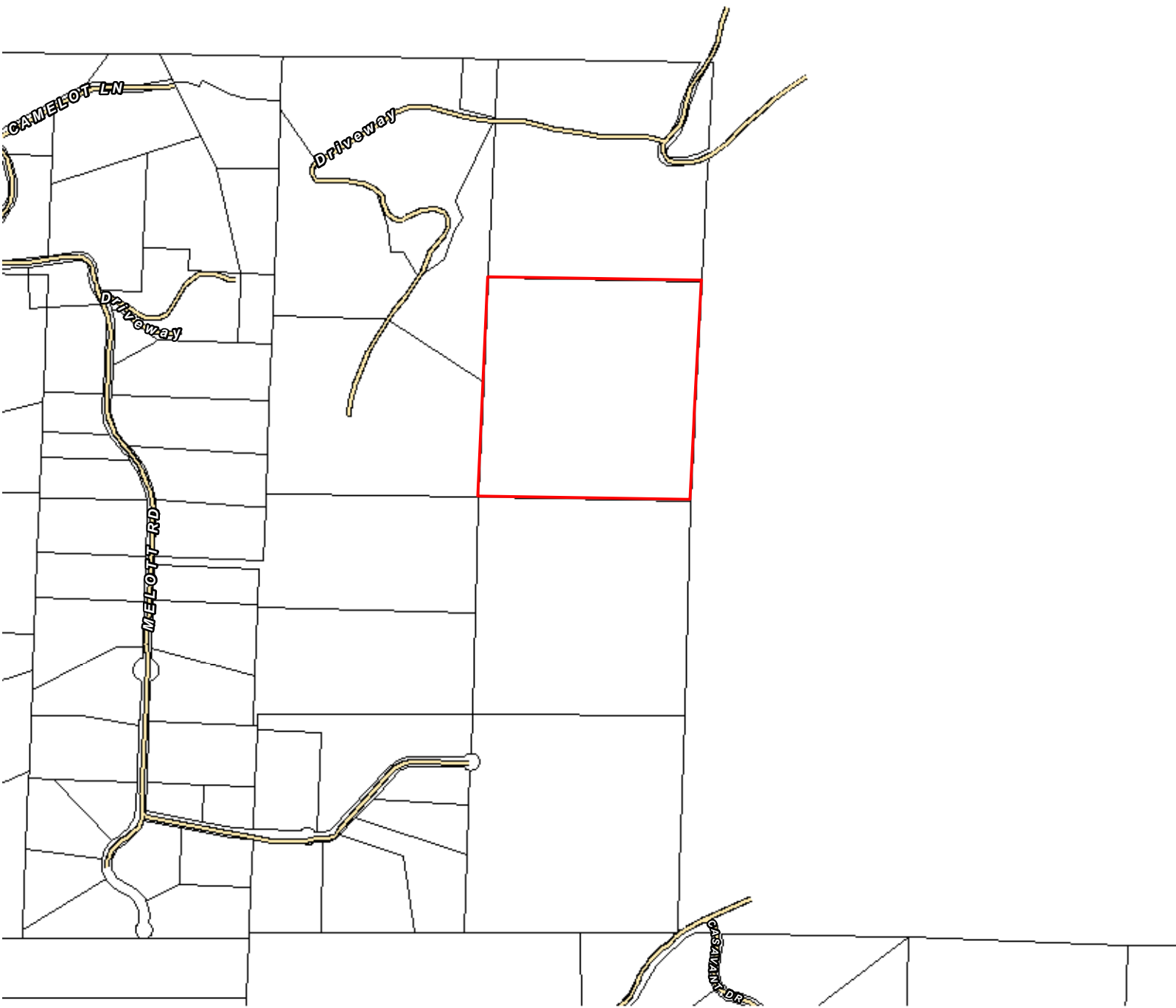
USA Soils Frost Free Period





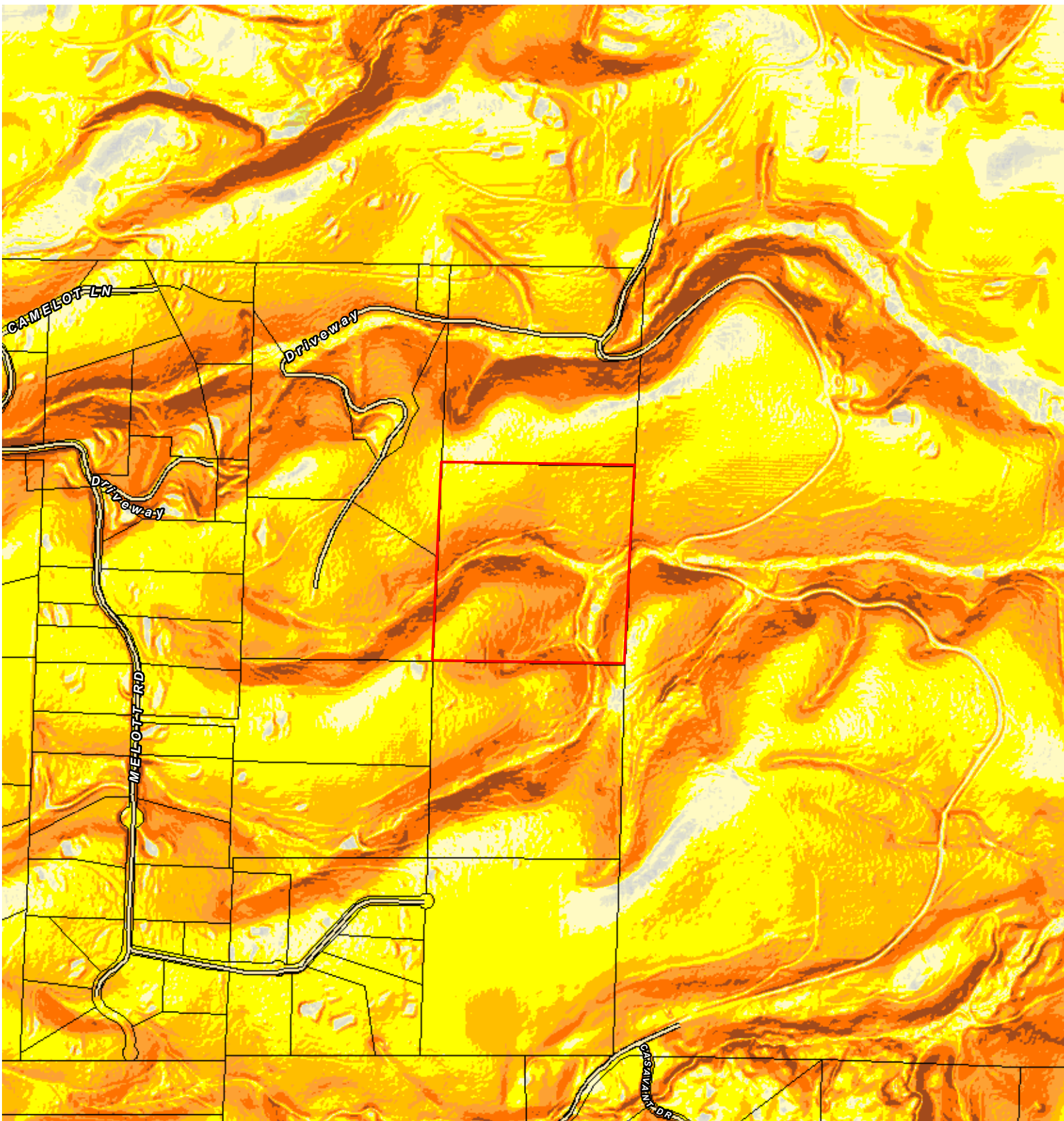
USA Soils Drainage Class





USA Soils Flooding Frequency





Slope

