

**Parcel Information**

Parcel #: **R1417764**  
 Tax Lot: **1S213AD07100**  
 Site Address: 18836 SW Butternut St  
 Beaverton OR 97078 - 2411  
 Owner: Housing Authority Of Washington  
 County  
 Owner2:  
 Owner Address: 161 NW Adams Ave Ste 2000, Ms-  
 63  
 Hillsboro OR 97124  
 Twn/Range/Section: 01S / 02W / 13 / NE  
 Parcel Size: 0.25 Acres (10,890 SqFt)  
 Plat/Subdivision: Kinnaman Estates 02  
 Lot: 59  
 Block:  
 Map Page/Grid: 624-E3  
 Census Tract/Block: 031703 / 2000

**Assessment Information**

Market Value Land: \$232,520.00  
 Market Value Impr: \$216,230.00  
 Market Value Special: \$0.00  
 Market Value Total: \$448,750.00  
 Assessment Year: 2023  
 Assessed Value: \$0.00

**Tax Information**

Levy Code: 51.50  
 Levy Rate: 18.0406  
 Tax Year: 2023  
 Annual Tax: \$56.56  
 Exemption: \$448,750.00

**Legal**

KINNAMAN ESTATES NO.2, LOT 59

**Land**

Cnty Land Use: 9910 - Exempt Port Properties Or Other Municipal  
 Improved  
 Land Use Std: 850 - Port/Harbor  
 Neighborhood: Cpo 6 Cooper Mtn-Aloha N  
 Watershed: Rock Creek-Tualatin River  
 Primary School: Kinnaman Elementary School  
 High School: Aloha High School

Cnty Bldg Use: R1 - Residence Single Family  
 Zoning: Washington Co.-R-5 - Low Density Residential  
 District  
 Recreation:  
 School District: 48J - Beaverton  
 Middle School: Mountain View Middle School

**Improvement**

Year Built: 1986	Bedrooms: 3	Bathrooms: 2
1st Floor: 1,180 SqFt	2nd Floor: 0 SqFt	Building Total: 1,180 SqFt
Garage: Finished Garage - 420 SqFt	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Building Fin: 1,180 SqFt
A/C:	Basement Fin. SqFt: 0 SqFt	Basement Unfin:
Heat: Forced Air	Exterior Walls: Wood Sheathing	Roof Covering: Composition Shingle

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

2025 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	KINNAMAN ESTATES NO.2, LOT 59
Alternate Account Number	-
Neighborhood	SWA1 SOUTHWEST ALOHA CORE
Map Number	1S213AD07100
Property Use	9910: EXEMPT PORT OR OTHER MUNICIPAL PROPERTIES IMPROVED
Levy Code Area	<a href="#">051.50</a>
2024 Certified Tax Rate	18.6525

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2025 OWNER INFORMATION

Owner Name	HOUSING AUTHORITY OF WASHINGTON COUNTY
Mailing Address	161 NW ADAMS AVE STE 2000, MS-63 HILLSBORO, OR 97124

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HAX	HAX: Owned by Housing Authority (ORS 456.225)	-

2024 IMPROVEMENTS

⌵ Expand/Collapse All

⊞ Improvement #1	Improvement Type	Beds / Baths	 Sketch
-	Single-Family Residence	3 / 2	

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	01: SGL FAM IMP HS	0.25 acres
TOTALS		0.25 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$204,550	\$259,690	\$464,240	\$0	\$0
2023	\$216,230	\$232,520	\$448,750	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
		HOUSING AUTHORITY OF	PLAT6119	-	UNK

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
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: 11/26/2024 [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
<a href="#">2024</a>	\$0.00	<a href="#">\$59.65</a>	\$59.65	\$0.00	\$0.00	11-8-2024	\$0.00
<a href="#">2023</a>	\$0.00	<a href="#">\$56.56</a>	\$56.56	\$0.00	\$0.00	11-14-2023	\$0.00
<a href="#">2022</a>	\$0.00	<a href="#">\$35.72</a>	\$35.72	\$0.00	\$0.00	11-16-2022	\$0.00
<a href="#">2021</a>	\$0.00	<a href="#">\$34.07</a>	\$34.07	\$0.00	\$0.00	11-10-2021	\$0.00
<a href="#">2020</a>	\$0.00	<a href="#">\$31.70</a>	\$31.70	\$0.00	\$0.00	11-6-2020	\$0.00
<a href="#">2019</a>	\$0.00	<a href="#">\$2.00</a>	\$2.00	\$0.00	\$0.00	11-18-2019	\$0.00
<a href="#">2018</a>	\$0.00	<a href="#">\$2.00</a>	\$2.00	\$0.00	\$0.00	11-19-2018	\$0.00
<a href="#">2017</a>	\$0.00	<a href="#">\$2.00</a>	\$2.00	\$0.00	\$0.00	11-16-2017	\$0.00
<a href="#">2016</a>	\$0.00	<a href="#">\$2.00</a>	\$2.00	\$0.00	\$0.00	11-9-2016	\$0.00
<a href="#">2015</a>	\$0.00	<a href="#">\$2.00</a>	\$2.00	\$0.00	\$0.00	11-3-2015	\$0.00
<a href="#">2014</a>	\$0.00	<a href="#">\$43.81</a>	\$43.81	\$0.00	\$0.00	11-10-2014	\$0.00
<a href="#">2013</a>	\$0.00	<a href="#">\$45.86</a>	\$45.86	\$0.00	\$0.00	11-4-2013	\$0.00
<a href="#">2012</a>	\$0.00	\$0	\$48.20	\$0.00	\$0.00	11-9-2012	\$0.00
2011	\$0.00	\$0	\$51.43	\$0.00	\$0.00	10-27-2011	\$0.00
2010	\$0.00	\$0	\$46.74	\$0.00	\$0.00	11-5-2010	\$0.00
2009	\$0.00	\$0	\$46.03	\$0.00	\$0.00	11-6-2009	\$0.00
2008	\$0.00	\$0	\$45.88	\$0.00	\$0.00	11-13-2008	\$0.00
2007	\$0.00	\$0	\$45.31	\$0.00	\$0.00	11-9-2007	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2024	<a href="#">WASH- 2024-71359</a>	11-8-2024	No	\$57.86
2023	<a href="#">WASH- 2023- 177815</a>	11-14-2023	No	\$54.87
2022	<a href="#">WASH- 2022- 194607</a>	11-16-2022	No	\$34.64
2021	<a href="#">WASH- 2021- 172941</a>	11-10-2021	No	\$33.05
2020	<a href="#">WASH- 2020-52010</a>	11-6-2020	No	\$30.75
2019	<a href="#">6123201</a>	11-18-2019	No	\$1.94
2018	<a href="#">5918448</a>	11-19-2018	No	\$1.94
2017	<a href="#">5705030</a>	11-16-2017	No	\$1.94
2016	<a href="#">5383383</a>	11-9-2016	No	\$1.94
2015	<a href="#">5160267</a>	11-3-2015	No	\$1.94
2014	<a href="#">4966964</a>	11-10-2014	No	\$42.50
2013	<a href="#">4710712</a>	11-4-2013	No	\$44.48
2012	<a href="#">4555496</a>	11-9-2012	No	\$46.75
2011	<a href="#">4264114</a>	10-27-2011	No	\$49.89
2010	<a href="#">4067699</a>	11-5-2010	No	\$45.34
2009	<a href="#">3849147</a>	11-6-2009	No	\$44.65
2008	<a href="#">3687279</a>	11-13-2008	No	\$44.50
2007	<a href="#">3423033</a>	11-9-2007	No	\$43.95

**OREGON TITLE**  
**Insurance Company**

**STATUTORY WARRANTY DEED**  
**(Individual or Corporation)**

**KENNETH A. COE**

\_\_\_\_\_, Grantor,  
conveys and warrants to HOUSING AUTHORITY OF WASHINGTON COUNTY, a Quasi Municipal Corporation  
\_\_\_\_\_, Grantee,  
the following described real property in the County of Washington and State of Oregon  
free of liens and encumbrances, except as specifically set forth herein:

Lot 59, according to the duly filed plat of KINNAMAN ESTATES NO. 2, filed June 8, 1986 in Plat Book 61, Page 19, Records of the County of Washington and State of Oregon.

This property is free of liens and encumbrances, EXCEPT: 1) Statutory powers and assessments of the Unified Sewerage Agency. 2) Regulations of Wolf Creek Highway Water District. 3) Restrictive covenant to waive remonstrance recorded September 29, 1977. 4) Conditions, restrictions, reservations and easements as disclosed by the plat of KINNAMAN ESTATES filed 10/27/77 in Plat Book 1204, page 385. 5) An easement created by instrument recorded 11/15/77 for sewer easement. 6) An easement recorded 8/3/78 in favor of General Telephone Company of the Northwest, Inc. 7) Easement for five foot non-vehicular access. 8) Conditions, restrictions, reservations and easements as disclosed by the plat of KINNAMAN ESTATES NO. 2. 9) Restrictive covenant to waive remonstrance recorded June 12, 1986.

The true consideration for this conveyance is \$ \$58,500.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL 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 APPROVED USES.

DATED this 29th day of April, 1987. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

(KENNETH A. COE)

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Washington )ss.

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this 29th day of April 19 87 by Kenneth A. Coe

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ by \_\_\_\_\_ of \_\_\_\_\_, a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires: 1/6/91

Notary Public for Oregon  
My commission expires:

If the consideration consists of or includes other property or value, add the following: "The other property or value given or promised which is the whole part of the consideration (indicate which part of the consideration is the property or value given or promised which is the whole part of the consideration)"

STATE OF OREGON }  
County of Washington } SS

**THIS SPACE RESE**

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of  
Assessment and Taxation, Ex-  
Officio County Clerk

HOUSING AUTHORITY OF WASHINGTON COUNTY  
560 S.E. Third  
Hillsboro, Or 97123

NAME, ADDRESS, ZIP

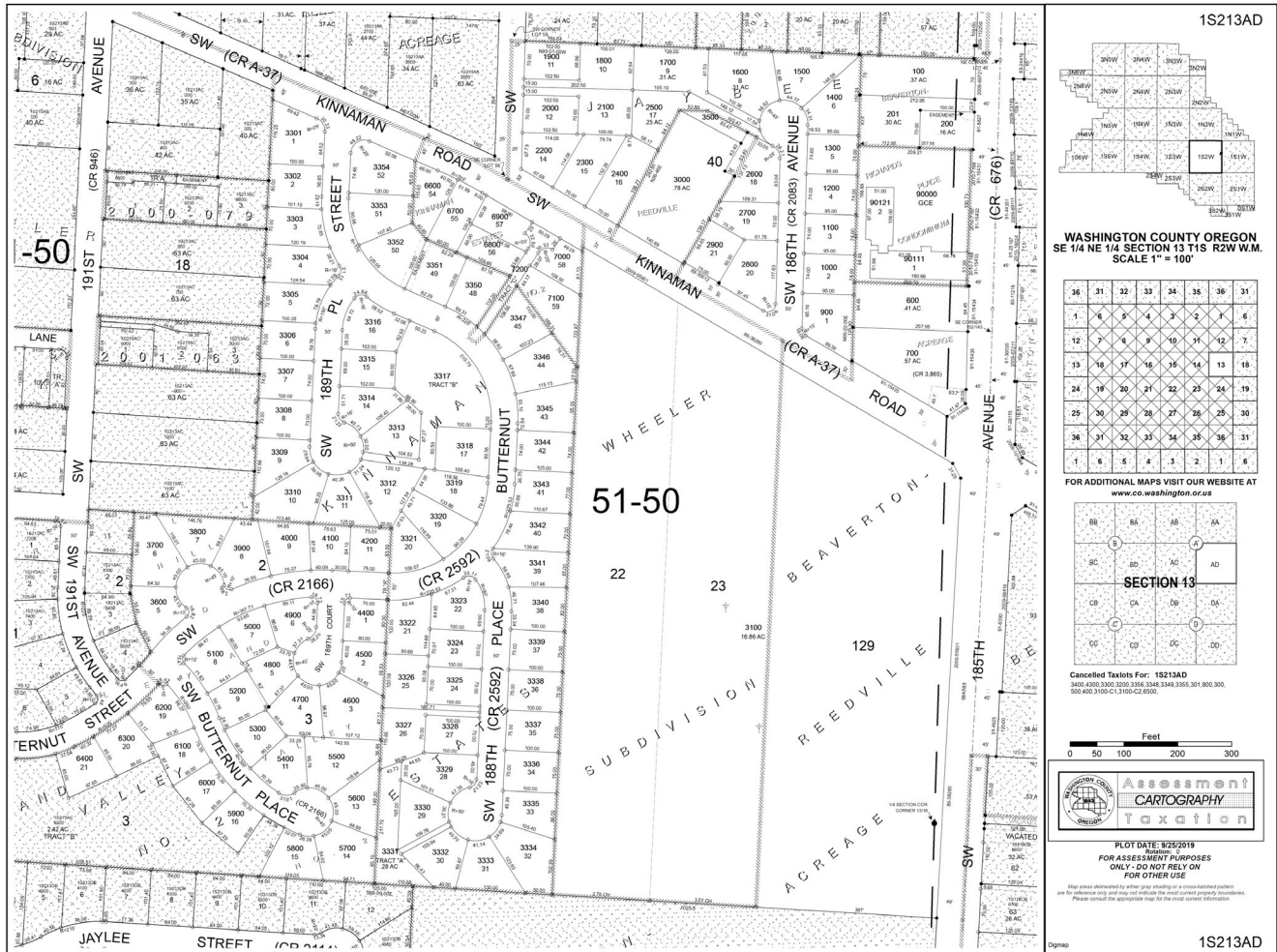
Until a change is requested all tax statements shall be sent to the following address:

**SAME AS ABOVE**

OTIC 300

NAME, ADDRESS, ZIP

1987 APR 29 PM 3:53

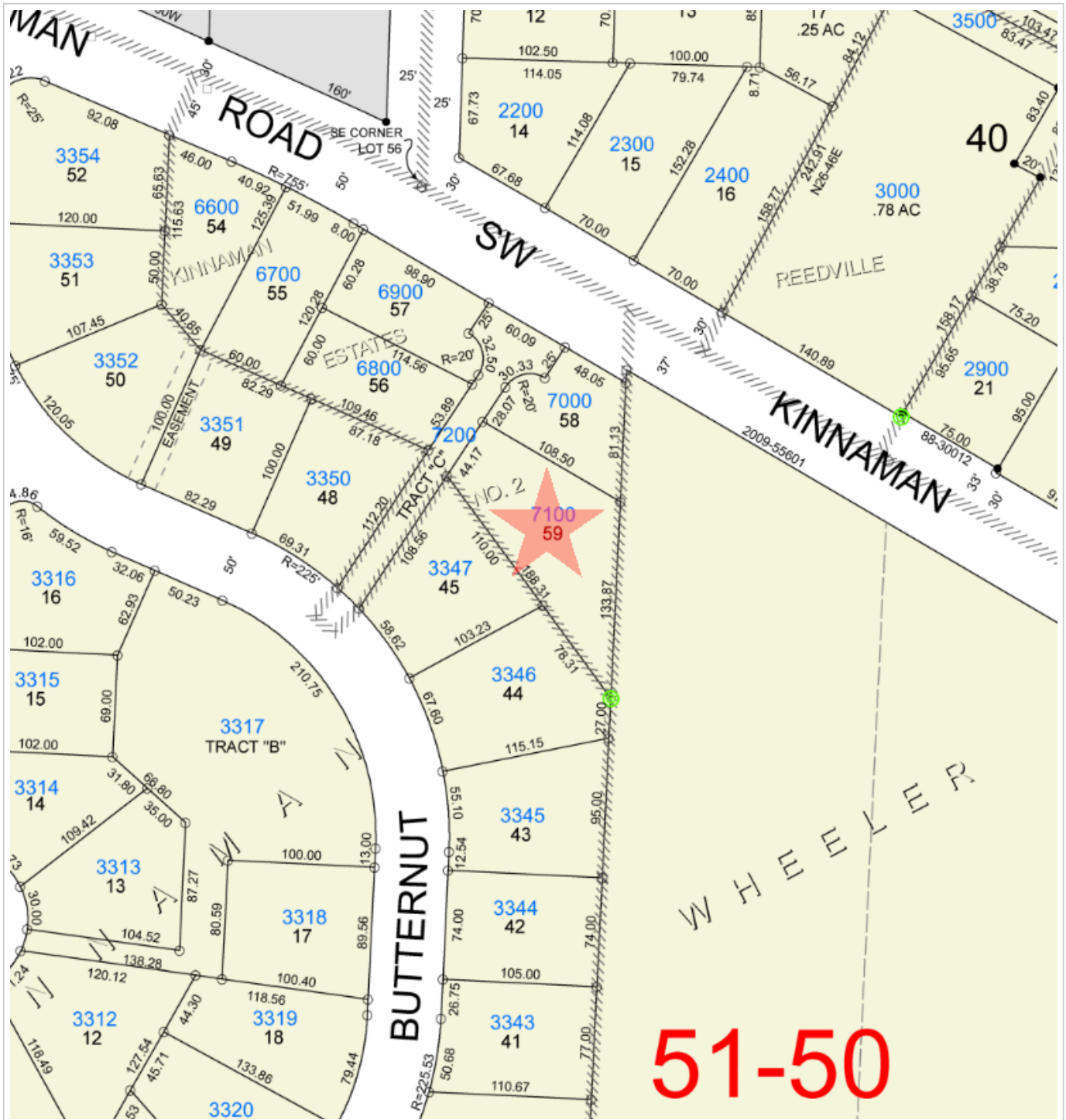


Parcel ID: R1417764

Site Address: 18836 SW Butternut St



This map/plat is being furnished as an aid in locating the herein described Land in relation to 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.



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## Aerial Map

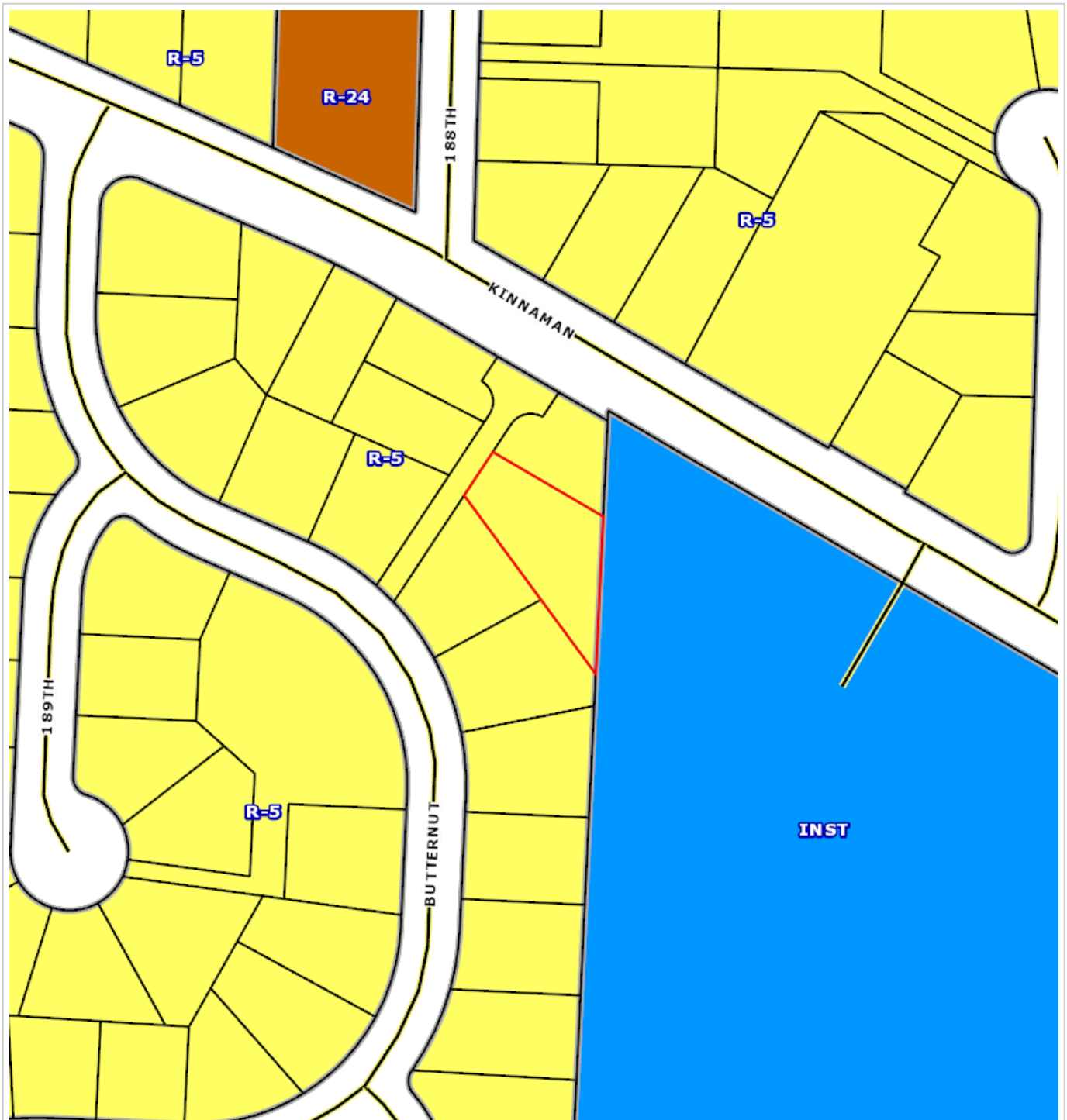


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**CHICAGO TITLE**

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