



ORCHARD

ADDRESS: 106 & 112 VERNON LN **SALE PRICE:** \$1,207,500.00
GRANTOR: TOUCHET VALLEY FARMS INC **GRANTEE:** EMPEY HOLDINGS LLC
PARCEL #: 2-009-39-010-1280; 2-009-39-003-2300; 2-009-39-003-3217

BRIEF LEGAL: N 1/2 NW 1/4 NE 1/4 SEC 10; TAX 13 SEC 33 & SW 1/4 NW 1/4, E 1/2 SW 1/4, SW 1/4
TAX 2, 13, 8, 9

LOT SIZE: 195.55 TOTAL ACRES; 95.85 PASTURE; 1.5 SITE & 98.20 ORCHARD

SALES INFO:	
REAL ESTATE EXCISE	27212
SALE DATE	7/14/2017
RECORDING NUMBER	41739
DEED TYPE	CONTRACT

LAND CODE:	NUMBER OF ACRES:
AHOME	1.5
CORCHIRZ25	98.2
CAGUN	95.85

HOUSE INFO:	
# OF STORIES	1
YEAR BUILT	1968
MANUFACTURED HOME	NO
SIZE & MODEL	
# OF BEDROOMS	3
# OF BATHS	2
TYPE OF HEAT	BASEBOARD
BUILT-INS	FIREPLACE; HOOD & FAN
REC ROOM	
MAIN FLOOR	1,410 SQ. FT.
UPSTAIRS SQ. FT.	
BASEMENT	YES
PARTIAL OR FULL	PARTIAL
# SQ FT	1,260 SQ. FT.
# SQ FT FINISHED	

TOTAL ACRES:	195.55
HOUSE CLASS	FAIR/AVG
HOUSE CONDITION	FAIR
CARPORT	YES
CARPORT SIZE	270 SQ. FT.
GARAGE	NO
GARAGE SIZE	ATTACHED

LAND IS IN OPEN SPACE	
LAND ASSESSED	\$427,300.00
BLDG ASSESSED	\$138,660.00
TOTAL ASSESSED VALUE	\$565,960.00

ADDITIONAL INFO: 216 SQ FT DECK; 92 SQ FT C-PORCH;
HOUSE VALUED AT \$69,500 + \$20,000 SITE.; 5460 SF CONCRETE SLAB;
8505 SQ FT COLD STORAGE WAREHOUSE; 6954 SQ FT OLD PACKING WAREHOUSE; 1625 SQ FT MACHINE
SHED; 320 SQ FT STORAGE BLDG; 800 SQ FT OLD HOME;