

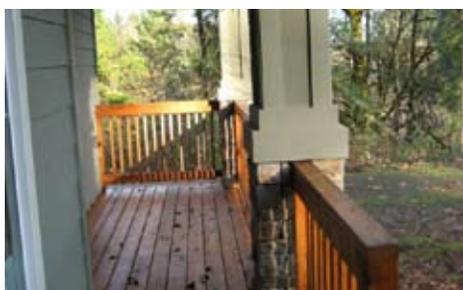
# McMinnville Beauty on 3+ Acres

# \$322,500

See reverse side for purchase details.

3722 NE Spring Meadow Court, McMinnville

## 4 bedroom 2.5 bathroom



### DESCRIPTION

Beautiful home with an open floor plan and generous bonus room off of living room. Very private setting. Acreage is wooded and slopes. Room for lots of adventures and exploring!

### PROPERTY INFORMATION

Square feet	2,472
Year Built	2007
Property Type	Residential
Stories	2
Condition	Good
Roof	Composition
Garage	2 Car Attached
Basement	Crawl Space
Land	14,999 sq.ft., 3.03 Acres

### PROPERTY ATTRIBUTES

Exterior Features	Patio / Deck Porch
Interior Features	Over 3 Acres of land Hardwood Flooring Fireplace New Carpet New Paint
Rooms	Great Room Dining Room Flex Room Upstairs Laundry
Appliances	Gas Magic Chef Range Frigidaire Dishwasher

### TAX INFORMATION

2011-2012 Taxes	\$3,875
Assessed Value	\$233,501
Market Value (Structure)	\$154,443
Market Value (Land)	\$159,535
Year of Assessment	2011-12
Tax Account No.	470715
County	Yamhill

### GENERAL INFORMATION

Electricity	McMinnville Water and Light
Water	McMinnville Water and Light
Sewer	McMinnville Water and Light
Gas	NW Natural
Elementary School	Grandhaven
Middle School	Patton
High School	McMinnville

A PDF of this flyer can be found at  
[www.oregon.gov/ODVA/HOMELOANS/properties.shtml](http://www.oregon.gov/ODVA/HOMELOANS/properties.shtml)

\* This information is deemed reliable, but not guaranteed.

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## Purchase Details

### 3722 NE Spring Meadow Court, McMinnville

#### CASH SALE PROPERTY OFFERED BY OREGON DEPARTMENT OF VETERANS' AFFAIRS

##### Home Loan Department

888-633-6826 ext. 2235 (Toll free in Oregon)

503-373-2235

[www.oregon.gov/odva/properties.shtml](http://www.oregon.gov/odva/properties.shtml)

#### FOR VIEWING AND/OR TO SUBMIT AN OFFER

##### Prudential Northwest Properties

Beth Caster

224 N.E. Baker, McMinnville OR 97128

503-472-8411

971-241-2509 (cell)

[bcaster@prunw.com](mailto:bcaster@prunw.com)

[www.pru-nw.com](http://www.pru-nw.com)

#### PROPERTY ACCOUNT NUMBER

3044161

#### LEGAL DESCRIPTION

Lot 122 Autumn Ridge Subdivision Phase 2

#### DATE LISTED

12/7/11

#### TERMS OF SALE

No Seller financing available.

No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electric, structural, or water systems. ODVA has disclosed all deficiencies which are known. Conveyance by Bargain and Sale Deed only. The property is being offered "as is."

The buyer will be required to sign a Property Acceptance Statement (Form 894-M) at closing. The buyer will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ODVA does not pay Title Insurance.

There are no redemption rights to this property.



Home loans  
exclusively for  
Oregon veterans.

A product of the Oregon Department of Veterans' Affairs

ORVET Home Loans are available to qualifying veterans for properties up to \$417,000. ORVET Home Loans are not available for properties already owned by Oregon Department of Veterans' Affairs. Please call or visit the ODVA Home Loan Department for more information and eligibility details.

503-373-2051 | [www.oregon.gov/odva/homeloans](http://www.oregon.gov/odva/homeloans)