

RESOLUTION NO. 2026-31

A Resolution authorizing the sale of air easements affecting certain properties between NW 25th Street and Tice Park

RECITALS:

WHEREAS, the City has determined, with Resolution 2026-24 on April 14, 2026, that sale of City-owned air easements between NW 25th Street and Tice Park to their underlying/adjacent property owners for potential development appropriate to applicable zoning is in the public interest; and

WHEREAS, the City considers it necessary or convenient to sell the easements as contractual obligations associated with the acquisition of Tice Park, including restrictions on the use of the property, have been fully satisfied; and

WHEREAS, the nature of the proposed sale and the general terms thereof, including an appraisal, attached hereto as **Exhibit A**, having been fully disclosed by the City Council at a public hearing on May 26, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF McMinnville, Oregon, as follows:

1. Air easements may be released or sold to their underlying property owners at the request of those property owners for 10% of the appraisal value of the air easements. For 5 years from adoption of this Resolution, "appraisal value" shall be for the respective NW 25th Street addresses as reflected in **Exhibit A**:

245	227	209	151	149	131	123	115
\$76,768	\$76,768	\$57,582	\$83,764	\$83,764	\$41,882	\$83,764	\$83,764

2. After 5 years, "appraisal value" shall be determined following securing of a new appraisal by the City, the cost for which appraisal shall be added to the sale price to such requestor. Cost for appraisal may be shared among multiple requestors if possible.
3. Any such subsequent appraisal must appraise all remaining unsold air easements and may be relied on, for purposes of sale under this Resolution, for 5 years from the date of such subsequent appraisal.
4. All proceeds from sales related to these air easements be dedicated to the maintenance and/or park development projects at Tice Park specifically.

5. This resolution shall take effect immediately upon passage and shall continue in full force and effect until modified, revoked, or replaced.

Adopted by the Council of the City of McMinnville at a regular meeting held the 26th day of May, 2026 by the following votes:

Ayes: Benner, Geary, Chenoweth, Peralta

Nays: Tucholsky

Abstain: Cunningham

Approved this 26th day of May 2026.



MAYOR

Approved as to form:



City Attorney

Attest:



City Recorder

EXHIBITS:

- A. Appraisal
- B. ORS 193.070 Proof of publication

APPRAISAL REPORT

Air Easement Determination of Value
115-245 NW 25th Street
McMinnville, Oregon 97128
February 10, 2026

PREPARED FOR

City of McMinnville
Attn: Mr. Adam Garvin, Interim City Manager
231 NE 5th Street
McMinnville, Oregon 97128

PREPARED BY

RSP & Associates LLC
Ryan S. Prusse, MAI
ryan@rspa-pdx.com
PO Box 365
Wilsonville, Oregon 97070
(503) 805-4059

AF#26004

A legal description of the subject properties is included in the body of the attached report. The difference in value is based solely on the hypothetical removal of a long-standing easement limiting rights of use. In this regard, we utilize larger parcel methodology based upon contiguity, unity of use and common ownership.

Reference to the Assumptions and Limiting Conditions section of the attached report is recommended for a complete understanding of the basis on which the value conclusion is predicated. A copy of the clients' (City of McMinnville) engagement letter is included in the Addenda of the attached appraisal report. We have sufficient education and experience in valuing similar properties to satisfy the competency rule of the Uniform Standards. The reported value was not based upon a requested valuation or on specific loan approval.

Extraordinary Assumptions

None.

Hypothetical Conditions

➤ In the preparation of BEFORE AND AFTER appraisals, it is necessary to invoke a hypothetical condition that presumes alteration of BEFORE property ownership/rights as dictated by the easement document(s) reviewed. Specifically, the AFTER valuation involves analysis and quantification of the same land area, increased rights of use, elimination of height restrictions and/or reconsideration of expansion or redevelopment potential.

The above-detailed extraordinary assumptions and hypothetical conditions may have a material impact on the value conclusions.

The basis for these conclusions is explained in detail in the contents of the attached appraisal report.

Sincerely,

RSP & ASSOCIATES LLC



Ryan S. Prusse, MAI

Oregon Appraiser Certification No. C000498

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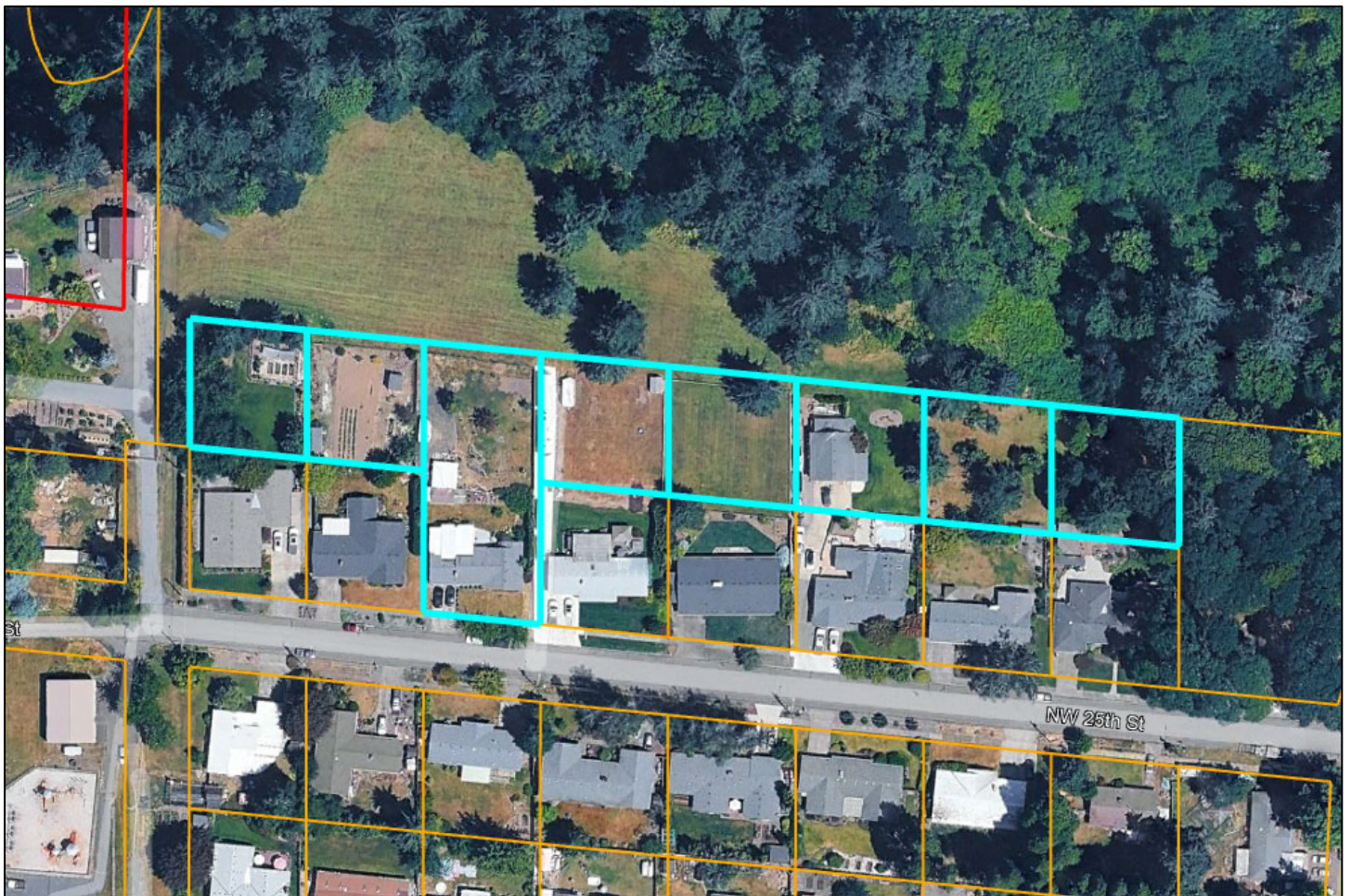
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EXECUTIVE SUMMARY

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Address	245 NW 25th Street	227 NW 25th Street	209 NW 25th Street	151 NW 25th Street	149 NW 25th Street	131 NW 25th Street	123 NW 25th Street	115 NW 25th Street
City, ST	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR
County Assessor Map	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD
Tax Lot	190	290	300	490	590	690	790	890
County Parcel	343998	344069	137854	344167	344210	344443	344498	344568
Land Area (SF)	9,121	9,121	19,194	9,952	9,952	9,952	9,952	9,952
County RMV (land)	\$39,403	\$39,403	\$221,593	\$42,993	\$32,245	\$42,993	\$42,993	\$42,993
County RMV (land/SF)	\$4.32	\$4.32	\$11.54	\$4.32	\$3.24	\$4.32	\$4.32	\$4.32
Paired With (front Tax Lot)	100	200	Not applicable	400	500	600	700	800
County Parcel	137765	137827	Not applicable	137881	137934	137961	137989	138005
Land Area (SF)	10,071	10,071	Not applicable	10,989	10,989	10,989	10,989	10,989
RMV (land)	\$182,223	\$182,223	Not applicable	\$186,189	\$186,143	\$186,184	\$186,189	\$186,189
RMV (land/SF)	\$18.09	\$18.09	Not applicable	\$16.94	\$16.94	\$16.94	\$16.94	\$16.94
RMV (improvement)	\$232,524	\$259,965	\$240,421	\$204,536	\$236,430	\$282,872	\$229,696	\$310,375



EXECUTIVE SUMMARY (Cont.)

<i>Utilities:</i>	All public
<i>Zoning:</i>	R1 (Low-Density Residential) City of McMinnville, Oregon
<i>Flood Zone Designation:</i>	Zone X, areas of minimal flood hazard FIRM #41071C 0402D, 3/2/2010

Land Comments: Appraised property consists of eight (8) residentially zoned lots located backing to Tice Park, north of NW 25th Street. Seven of eight parcels were originally created as “Option Tracts” in connection with the city of McMinnville’s 1978 acquisition of Tice Park, and are generally rectangular in configuration, similar in size, and function as extended yard areas for the adjacent front lots/homes along NW 25th Street. The exception is TL 300, a singular (double) lot. Each lot is encumbered by a recorded “air easement” benefiting the City that prohibits development of structures that exceed 10 feet in height and also prohibits construction of new living space. Just one of the rear lots (TL 690) includes an approximate 1,400 SF shop/garage legally permitted/constructed around 2008. Despite legitimate Permit #569-07B0685, it is our understanding the shop was “inadvertently allowed.”

Larger Parcel Considerations: Seven of the eight subject property lots are paired with adjacent (front) lots that have been held under common ownership. Combined (or singular, in the case of III), the subject properties are improved as mid-grade residential improvements (size, quality, condition). Without the existing air rights easement, and assuming vacant, the combined two-lot pairs possess enhanced highest and best use(s). Therefore, each of the subject properties are analyzed herein on the basis of the larger parcel perspective.

EXECUTIVE SUMMARY (Cont.)

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Larger Parcel Summary								
Total Land Area (SF)	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
Total RMV (land)	\$221,626	\$221,626	\$221,593	\$229,182	\$218,388	\$229,177	\$229,182	\$229,182
Total RMV (land/SF)	\$11.55	\$11.55	\$11.54	\$10.94	\$10.43	\$10.94	\$10.94	\$10.94
Current Use (larger parcel)	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front & RV pad (cov.) at rear	Double lot w/home in front	Double lot w/home in front; pool & shop behind	Double lot w/home in front	Double lot w/home in front
Improvements (rear lot only)			<i>(already combined)</i>					
<i>Utilities</i>	None (irrigation)	None (irrigation)	Full (all)	Partial to RV pad	None	Power/water (irr.)	None	None
<i>Fencing</i>	Partial	Yes	Yes	Partial (sides)	Yes	Partial (sides)	Partial (sides)	Yes (full hog wire)
<i>Landscaping</i>	Lawn/plants/garden	Garden, plants	Front/rear (modest)	Limited (lawn)	Lawn/tree(s)	Lawn/plants/garden	Lawn/tree(s)	Lawn/tree(s)
<i>Road / Driveway</i>	None	None	Front only	Concrete (new)	None	Concrete/gravel	None	None
<i>Structures</i>	Small shed	Small sheds	Home & small shed	Non-permanent	None	Shop w/loft ('06)	None	Small shed(s)
Highest & Best Use (larger parcel)								
"Before" With Air Easement								
<i>SFR & Large Rear Yard</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Divisibility (2nd SFR)</i>	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home
<i>Assemblage w/side lot(s)</i>	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely
<i>Outbuilding (10' tall)</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Outbuilding (> 10')</i>	No	No	No	No	No	Yes (permitted in error)	No	No
<i>Accessory Dwelling</i>	No, not w/o home on same lot	No, not w/o home on same lot	Yes, assuming suitable access & extension of utilities	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot
<i>Cottage Cluster</i>	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety
"After" Without Air Easement								
<i>SFR & Large Rear Yard</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Divisibility (2nd SFR)</i>	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home
<i>Assemblage w/side lot(s)</i>	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely
<i>Outbuilding (10' tall)</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Outbuilding (> 10')</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Accessory Dwelling</i>	No, not w/o home on same lot	No, not w/o home on same lot	Yes, assuming suitable access & extension of utilities	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot
<i>Cottage Cluster or 2, 4-plexes</i>	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo

EXECUTIVE SUMMARY (Cont.)

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
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County Assessor Map	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD
Tax Lot	190	290	300	490	590	690	790	890
County Parcel	343998	344069	137854	344167	344210	344443	344498	344568
Land Valuation (larger parcel)								
<i>"Before" With Air Easement</i>								
<i>Land Area (SF)</i>	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
<i>Valuation Basis</i>	H&B Use(s)	H&B Use(s)	Large lot w/restrictions	H&B Use(s)	H&B Use(s)	H&B Use(s)	H&B Use(s)	H&B Use(s)
<i>Unit Value (/SF)</i>	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$16.00	\$14.00	\$14.00
<i>"Before" Value</i>	\$268,688	\$268,688	\$268,716	\$293,174	\$293,174	\$335,056	\$293,174	\$293,174
<i>"After" Without Air Easement</i>								
<i>Land Area (SF)</i>	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
<i>Valuation Basis</i>	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.
<i>Unit Value (/SF)</i>	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
<i>"After" Value</i>	\$345,456	\$345,456	\$345,492	\$376,938	\$376,938	\$376,938	\$376,938	\$376,938
<i>Change in Value + / (-)</i>	\$76,768	\$76,768	\$76,776	\$83,764	\$83,764	\$41,882	\$83,764	\$83,764
<i>(After - Before Values)</i>								

Effective Date of Value:

February 10, 2026

Date of Inspection:

February 10, 2026

Interest Appraised:

Fee simple (with & without air easement)

Appraiser(s):

Ryan S. Prusse, MAI

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the before and after **market values** of the eight larger parcels, as of the **February 10, 2026**, inspection date. Based upon the hypothetical removal of the existing air rights easement, the difference is effectively wholly attributable to its existence.

FUNCTION OF APPRAISAL

The intended use of the appraisal report is to assist the client, City of McMinnville in evaluating the existing air rights easement(s). The intended users include the client, applicable legal venues and designated assignees.

This report is intended for no other use(s).

APPRAISAL DEFINITIONS

Larger Parcel

Property that has unity of ownership, contiguity, and unity of use; three conditions integral in the consideration of severance damages. Also known as the “parent parcel,” unity of use considers both the highest and best use and current use(s) of the property.

Market Value

This is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. Continual refinement is essential to the growth of the appraisal profession. The applicable definition for this report’s intended use is as follows:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Property Rights Appraised

Leased Fee Estate, is defined in *The Dictionary of Real Estate Appraisal*, Fifth Edition (2010), as:

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others: The rights of lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Fee Simple Estate, is defined in *The Dictionary of Real Estate Appraisal*, Fifth Edition (2010), as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leasehold Interest, is defined in *The Dictionary of Real Estate Appraisal*, Fifth Edition (2010), as:

The tenant’s possessory interest created by a lease.

Sandwich Leasehold Estate, is defined in *The Dictionary of Real Estate Appraisal*, Fifth Edition (2010), as:

The interest held by the original lessee when the property is subleased to another property; a type of leasehold estate.

Exposure Time/Marketing Period

Exposure time is defined within the *USPAP*, Statement 6, as:

The estimated length of the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

APPRAISAL DEFINITIONS (Cont.)

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. As such, a similar time period of six to 12 months is supported for the subject property's marketing period. This conclusion is based upon the assumption that no soil contamination exists and deferred maintenance is cured to the satisfaction of typical investor parameters.

ASSUMPTIONS & LIMITING CONDITIONS

- The analysis assumes that the Yamhill County Assessor's office legal descriptions accurately represent the subject property. A survey has not been provided to RSP & Associates LLC. If further verification is required, a survey by a qualified surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable.
- All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or land use violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless noted.
- Information presented in this report has been obtained from what are believed to be reliable sources. It is assumed that the information obtained from trusted third party sources is accurate.
- This report shall be used for its intended purpose only. Possession of the report does not include the right of publication.
- RSP & Associates LLC staff will not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.
- The statements of value and all conclusions shall apply as of the dates shown herein. The appraisers have no present or contemplated future interest in the property which is not specifically disclosed in this report.
- Neither all, nor any part, of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent or approval of the authors. This applies particularly to value conclusions and to the identity of RSP & Associates LLC and its employed staff.
- This report must be used in its entirety. Reliance on any portion of the report out of context may lead the reader to erroneous conclusions regarding the property and/or its value(s). No portion of the report is intended to stand alone without approval from RSP & Associates LLC.
- The valuation stated herein assumes professional management and operation of the building(s). Inherent in this assumption is an adequate maintenance and repair program.
- The valuation is based on the projection that the property will maintain stabilized occupancy as defined herein. Specific to this definition is the existence of tenants paying market level rents.
- The liability of RSP & Associates LLC and staff is limited to the client only. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.
- Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. The party for whom the appraisal report was prepared may distribute copies, in its entirety, to such third parties as may be selected.
- The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property. The appraisers assume that there are no hidden or non-apparent conditions of the property, subsoil, or structures which would render it more or less valuable.
- In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements, or cost, regardless of outcome; the client will hold RSP & Associates LLC completely harmless.

ASSUMPTIONS & LIMITING CONDITIONS (Cont.)

- The appraisers are not qualified to detect the non-apparent presence of toxic or hazardous substances or materials that may influence or be associated with the property or any adjacent properties. No investigation or analysis as to the presence of such materials has been made. The duty to note the presence of such materials has been expressly disclaimed. Therefore, irrespective of any degree of fault, RSP & Associates LLC its principals, agents, and employees, shall not be liable for costs, expenses, damages, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids, or gases, waste materials or other irritants, contaminants, or pollutants.
- The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act (ADA)*, which prescribes specific building standards which may be applied based on factors such as building age, historical significance, amenability to improvement, and costs of renovation. RSP & Associates LLC its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties, or diminution in value resulting directly from non-compliance.
- Except as otherwise noted herein, this appraisal assumes that the subject complies with all ADA standards appropriate to the subject improvements; if the subject is not in compliance, the eventual renovation costs and/or penalties may negatively impact the present value of the property. If RSP & Associates LLC were advised of necessary renovation costs, time period needed for renovation, and penalties for non-compliance, appropriate adjustments would be made to the value conclusion(s) reported herein.
- This appraisal assumes the proposed construction (horizontal and vertical improvements) is completed based upon the costs/specifications provided by the owner, and in the timeline provided.

Extraordinary Assumptions

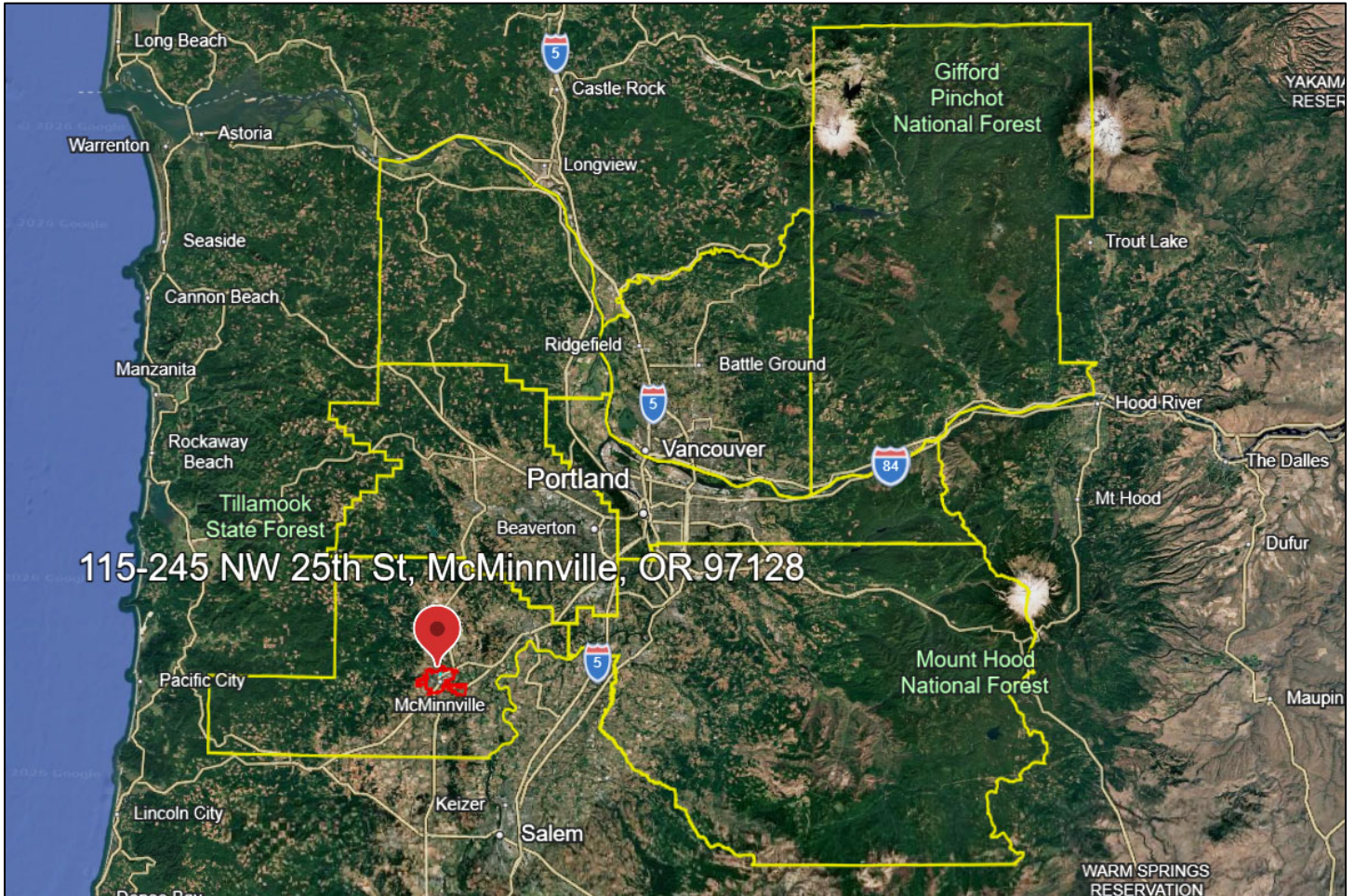
- We assume the eight lots are as described herein, including size/dimension, availability of utilities, buildability and navigable slope.

Hypothetical Conditions

- In the preparation of BEFORE AND AFTER appraisals, it is necessary to invoke a hypothetical condition that presumes alteration of BEFORE property ownership/rights as dictated by the easement document(s) reviewed. Specifically, the AFTER valuation involves analysis and quantification of the same land area, increased rights of use, elimination of height restrictions and/or reconsideration of expansion or redevelopment potential. No hypothetical conditions apply in this appraisal.

The above-detailed extraordinary assumptions and hypothetical conditions may have a material impact on the value conclusions.

MARKET AREA ANALYSIS – Portland MSA



The Portland-Vancouver-Hillsboro MSA is a group of seven contiguous counties surrounding Multnomah County and the Portland, Oregon city limits, which is positioned at the confluence of the Willamette and Columbia Rivers. It is a US top 25 metropolitan market with just a few Fortune 500 businesses headquartered. As of the 2020 census, the region had a population of 2,512,859, an increase of over 12 percent from 2010. Employment is skewed heavily toward technology, apparel design/marketing, manufacturing, transportation, healthcare and government. Historically, quality of life attributes has drawn residents and employers to the region's relative home affordability, recreation opportunities and cultural attractions.

The market area boasts strong demographic characteristics with above average income and educational attainment levels, while also providing a large pool of highly educated professionals and an overall skilled labor force. Corresponding with the region's higher levels of educational attainment, households in the Portland MSA have a cost of living approximately 16 percent higher than the national average. Despite this, the region's high quality of life, competitive wages, and variety of employment opportunities make it an attractive location for potential new residents, particularly in comparison to the West Coast's other major cities.

MARKET AREA ANALYSIS – Portland MSA (Cont.)

Over the past decade, the Portland–Vancouver–Hillsboro MSA has demonstrated moderate but consistent economic growth, supported by a diversified employment base and strong in-migration during much of the pre-COVID-19 pandemic period. From 2015 through early 2020, the region generally experienced expanding employment, rising household incomes, and sustained population growth, driven in part by domestic migration from higher-cost West Coast markets.

Beginning in early 2020, the global COVID-19 pandemic negatively-impacted many industries and led to spiked unemployment in select sectors. However, the region did benefit from some COVID-19-era population trends. Many employees in higher-priced coastal metros like the Bay Area and Puget Sound worked remotely during the pandemic, and those who were no longer required to commute to their jobs in expensive areas began relocating to more affordable options like Portland (and other smaller metros). The influx of well-paid new residents translated into increased retail sales. However, recent trends show that growth has slowed significantly since 2020, particularly in Multnomah County which has experienced a sizable population decline. The region’s overall population is now largely dependent on net in-migration, as natural population change has effectively flattened. Key drivers of these trends include housing affordability challenges, remote work flexibility, and rising local tax burdens.

The regional economy continues to adapt from the impacts of the COVID-19 pandemic and the unique economic crisis that followed, and the Portland MSA has shown mixed performance. According to a 2024 State of the Portland Economy report, comparing the GDP growth rate to peer regions, the Portland MSA economy grew by 14.1 percent from 2017-2022, placing it behind peer cities such as Austin, Texas (+37.2 percent) and Denver, Colorado (+23.5 percent). Despite, its home pricing and cost of living advantages, the Portland metropolitan region is significantly impaired by a combination of both objective and subjective adversities, that include the unhoused population, safety/crime rates, rates of taxation and effectiveness of local government(s). From the perspective of in-demand metropolitan regions, Portland ranks at the bottom among the top 80-plus US markets; two years running.

According to the Oregon Employment Department, total nonfarm payroll employment declined by approximately 9,000 to 12,000 jobs over the most recent 12-month period (roughly late 2024 through late 2025), translating to a contraction of about 0.7 percent to 1.0 percent (depending on the month of measurement). Job losses accelerated during the spring and summer of 2025 and were only partially offset by modest gains late in the year. As a result, employment levels remained below prior-year benchmarks for much of 2025, with downward revisions to prior estimates reinforcing the overall trend of declining employment levels relative to the previous year. Labor market conditions also softened, with the metro area’s unemployment rate increasing from roughly 4.0-4.1 percent in late 2024 to around 4.8-5.0 percent by late 2025. The number of unemployed residents rose by roughly 12,000 to 17,000 year over year, even as the labor force continued to expand modestly, indicating that job growth did not keep pace with labor force growth.

Performance varied sharply by industry during 2025. Manufacturing was the weakest major sector, shedding roughly 4,000–7,000 jobs year over year, with losses concentrated in durable goods and

MARKET AREA ANALYSIS – Portland MSA (Cont.)

semiconductor-related manufacturing. Construction also trended downward, losing approximately 3,000–4,000 jobs, reflecting higher interest rates, reduced residential construction activity, and softer commercial development. Professional and business services also declined, particularly within administrative and employment services.

By contrast, health care and social assistance have served as the primary stabilizing force, adding approximately 5,000–7,000 jobs over the year despite short-term volatility tied to labor disputes earlier in 2025. Transportation and warehousing also posted net gains, reflecting continued regional logistics activity, while leisure and hospitality recorded modest growth overall, though with notable month-to-month variability and weaker performance during parts of the summer. Government employment, particularly local education, contributed incremental gains.

The following table from the Oregon Employment Department’s monthly Labor Market Report summarizes the most recent (December 2025) industry employment levels for the Portland MSA.

Portland-Vancouver-Hillsboro, OR-WA MSA Current Labor Force and Industry Employment					
	December	November	December	--Change From--	
Labor Force Status	2025	2025	2024	November	December
				2025	2024
Civilian labor force	1,390,681	1,404,514	1,381,774	-13,833	8,907
Unemployed	67,939	66,461	56,981	1,478	10,958
Unemployment rate	4.9%	4.7%	4.1%	0.2	0.8
<i>Unemployment rate (seasonally adjusted)</i>	5.0%	5.0%	4.2%	0.0	0.8
Employed	1,322,742	1,338,053	1,324,793	-15,311	-2,051
Nonfarm Payroll Employment					
Total nonfarm employment	1,238,600	1,241,300	1,250,800	-2,700	-12,200
<i>Total nonfarm employment (seasonally adjusted)</i>	1,230,900	1,231,300	1,242,300	-400	-11,400

Overall, recent data indicates that the Portland MSA has experienced slowing economic conditions over the past year, with employment declines across several major sectors and a rising unemployment rate. While growth persisted in health care, logistics, and parts of the public sector, these gains were not sufficient to offset broader employment losses

The region’s housing market continues to reflect a mix of stabilization and ongoing supply constraints. According to the most recent Market Action publications by RMLS (December 2025), average and median sale prices have remained relatively stable over the past year, following the volatility of 2022–2023. During 2025, the median home sale price generally ranged between approximately \$540,000 and \$570,000, with late-summer and early-fall figures near \$545,000 to \$550,000, while average sale price has remained near the low-\$600,000 range. Inventory has modestly improved compared to pandemic-era lows but remains short at less than three months, and total market time has increased to 81 days, indicating a slower but still competitive market environment. Affordability remains a significant concern; despite modest price stabilization, higher interest rates have pushed the RMLS Affordability Index into the high-80s to low-90s, indicating that a household earning the regional

MARKET AREA ANALYSIS – Portland MSA (Cont.)

median income of approximately \$124,100 cannot afford a full mortgage payment on a median-priced home under typical financing assumptions. Longer-term housing production continues to lag estimated regional needs, and this structural undersupply—combined with regulatory constraints and affordability pressures—is expected to continue limiting housing accessibility across much of the Portland MSA region.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2025	December	1,005	1,234	1,633	596,400	535,000	81
	November	1,437	1,628	1,520	599,700	535,000	72
	Year-To-Date	30,316	22,120	22,023	612,100	549,000	65
2024	December	1,068	1,326	1,534	578,300	525,000	74
	Year-To-Date	29,586	21,961	21,715	608,600	543,000	57
Change	December 2024	-5.9%	-6.9%	6.5%	3.1%	1.9%	9.8%
	Prev Mo 2025	-30.1%	-24.2%	7.4%	-0.6%	0.0%	12.5%
	Year-To-Date	2.5%	0.7%	1.4%	0.6%	1.1%	14.3%

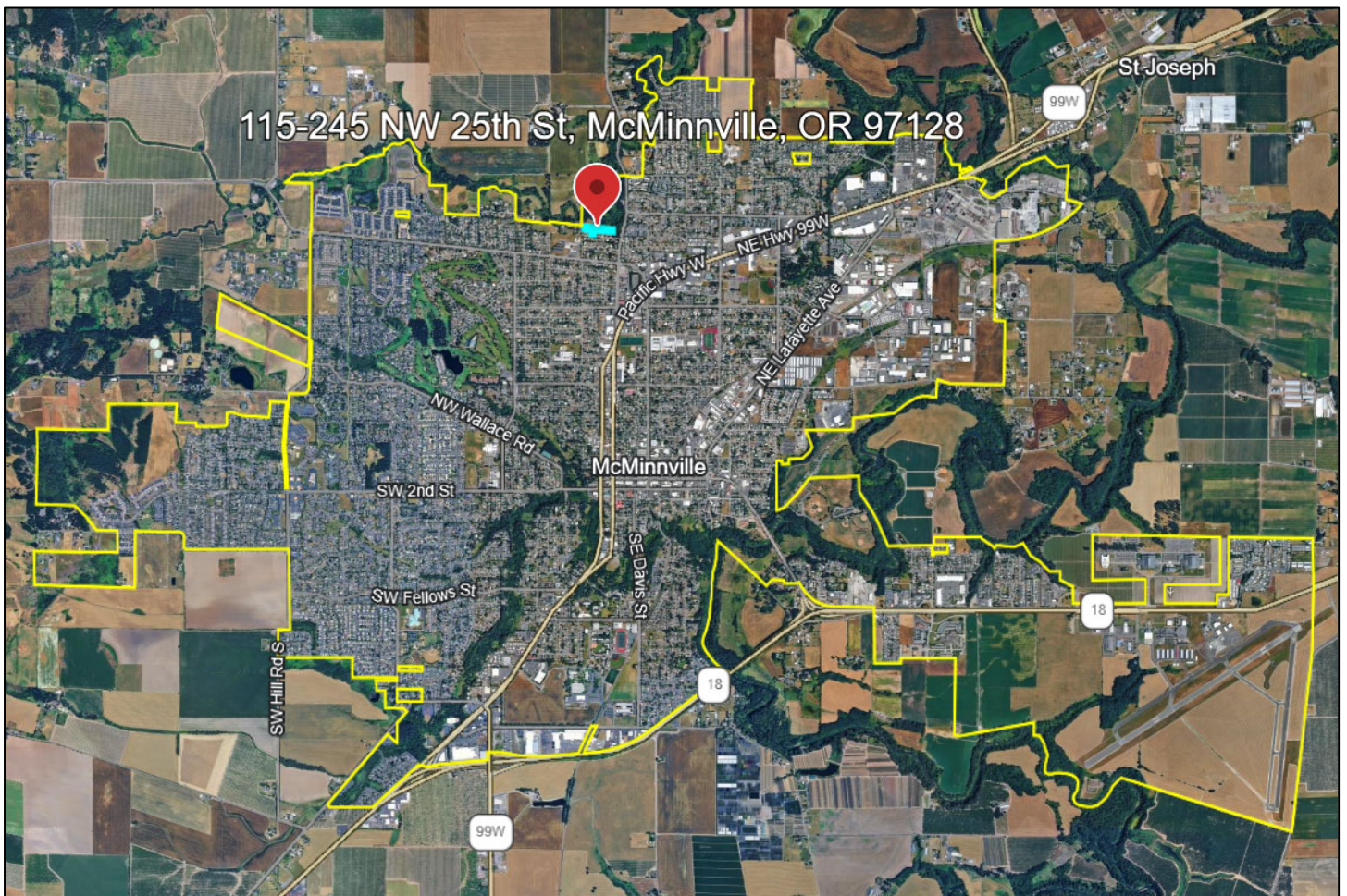
Overall, The Portland MSA is undergoing a period of economic recalibration marked by slowed population growth, uneven job recovery, and persistent housing affordability challenges. While the region’s GDP has rebounded from the pandemic and workforce participation remains high, job growth has lagged the national average in recent years, and key sectors like manufacturing and leisure and hospitality have yet to fully recover. Population declines in Multnomah County and reduced in-migration suggest a shift in the region’s long-standing growth patterns. Housing supply continues to fall short of demand, driving up prices and constraining affordability, while commercial real estate faces high vacancy rates, particularly in Portland’s CBD office/retail buildings. Despite these challenges, the region benefits from a well-educated labor force, a diversified economy, and ongoing public and private sector efforts aimed at promoting inclusive growth, revitalizing business districts, and supporting long-term economic resilience.

IMMEDIATE MARKET AREA ANALYSIS

Location

The subject property is located within the city of McMinnville, Oregon, which is situated in the northern Willamette Valley and the outer-Portland Metropolitan region. McMinnville is located in Yamhill County along Highway 99W approximately 30 miles southwest of downtown Portland. The subject property is situated less than one-half mile northwest of Highway 99W and immediately south of Tice Park near McMinnville's northern city limits.

The following map displays the subject property's location in relation to the McMinnville city limits (highlighted in yellow).



McMinnville originally developed as a small farming and trading community, and the arrival of the railroad in the late-19th century spurred further development. McMinnville was incorporated in 1876, and over time the city has expanded into a regional center for agriculture, education, and light industry. McMinnville generally serves as a bedroom community for the outer-Portland metropolitan area, and the city is also widely recognized for its role in Oregon's wine industry, with Yamhill County having the largest area of any Oregon county planted in vineyards which make McMinnville a major destination for wine tourism.

IMMEDIATE MARKET AREA ANALYSIS (Cont.)

Population & Growth

The city of McMinnville is the county seat and largest city in Yamhill County, and according to the US Census Bureau the city encompasses an area of 10.6 square miles and has a current population estimate of 34,319 (2020 census). The following table from the Portland State University (PSU) Population Research Center details the current and historic population growth for Yamhill County and its primary cities and towns.

County and cities	July 1 Population Estimates				April 1 Census Population		
	<u>2024</u>	2023rev	2022rev	2021rev	2020	2010	2000
OREGON	4,267,261	4,254,095	4,236,503	4,221,334	4,237,256	3,831,074	3,421,436
YAMHILL	109,682	108,866	108,009	107,702	107,722	99,193	84,992
Amity	1,835	1,833	1,833	1,832	1,757	1,614	1,478
Carlton	2,414	2,391	2,311	2,267	2,220	2,007	1,514
Dayton	2,665	2,695	2,694	2,689	2,678	2,534	2,119
Dundee	3,249	3,245	3,242	3,241	3,238	3,162	2,598
Gaston (part)*	6	6	6	6	6		
Lafayette	4,563	4,539	4,439	4,435	4,423	3,742	2,586
McMinnville	34,774	34,734	34,099	33,946	34,319	32,187	26,499
Newberg	26,249	25,731	25,514	25,340	25,138	22,068	18,064
Sheridan	6,277	6,018	6,156	6,277	4,639	6,127	5,561
Willamina (part)*	1,322	1,321	1,320	1,319	1,315	1,180	1,128
Yamhill	1,222	1,212	1,212	1,210	1,147	1,024	794
Unincorporated	25,106	25,141	25,183	25,140	25,052	23,548	22,651

According to forecasts from the PSU Population Research Center, Yamhill County’s population is projected to grow to approximately 145,500 by 2070, reflecting a long-term slowdown in growth compared to earlier decades. Short-term growth through the 2030s is expected to be modest, with annual net in-migration of just over 1,100 people helping offset declines from natural change as births decrease and deaths rise in an aging population. McMinnville and Newberg are projected to anchor most of the county’s growth, each surpassing 45,000 residents by 2074, while smaller cities such as Lafayette are expected to grow steadily but remain under 10,000. Overall, population increases will be driven largely by migration rather than natural growth, with the county’s pace of expansion slowing gradually over the 50-year forecast horizon.

Economic Trends

McMinnville benefits from its proximity to the Portland metropolitan core, and the diversified economy of Yamhill County and the broader Portland MSA help McMinnville to maintain a relatively stable economic position. Agriculture dominates economic activities outside McMinnville’s urban area, with an abundance of nurseries, vineyards, and wineries. The city also supports a strong manufacturing base, with firms producing everything from aerospace components to food products,

IMMEDIATE MARKET AREA ANALYSIS (Cont.)

and benefits from the presence of major employers such as Cascade Steel and Meggitt Polymers & Composites. Healthcare, education, and government provide additional stability, anchored by Willamette Valley Medical Center, Linfield University, and county government offices. In recent decades, McMinnville has expanded its role as a visitor destination, with attractions such as the Evergreen Aviation & Space Museum and a revitalized downtown contributing to a thriving hospitality sector.

The following table from the city’s most recent Comprehensive Annual Financial Report displays the largest employers in McMinnville as of 2024, as well as historical employment data from 2015.

City of McMinnville, Oregon							
Principal Employers							
Current Year and Nine Years Ago							
<u>Employer</u>	<u>Fiscal Year Ended June 30, 2024</u>			<u>Fiscal Year Ended June 30, 2015</u>			
	<u>Number of Employees</u>	<u>Percentage</u>	<u>Rank</u>	<u>Number of Employees</u>	<u>Percentage</u>	<u>Rank</u>	
McMinnville School District #40	841	5.51 %	1	712	5.07 %	1	
Yamhill County	690	4.52	2	447	3.18	4	
Linfield University (Previously Linfield College)	553	3.63	3	431	3.07	5	
Willamette Valley Medical Center, LLC	526	3.45	4	489	3.48	2	
Cascade Steel Rolling Mills, Inc.	380	2.49	5	462	3.29	3	
City of McMinnville (b)	284	1.86	6	203	1.44	9	
Express Professionals	278	1.82	7	300	2.13	6	
Parker-Meggitt (Previously Meggitt Polymer)	246	1.61	8	281	2.00	7	
EMPWR Nutrician (a)	218	1.43	9	250	1.78	8	
Wal-Mart Stores, Inc.	188	1.23	10	176	1.25		
Oregon Mutual Insurance Company	147	0.96		190	1.35	10	
Total principal employers	4,351	28.52		3,941	28.05		
All other employers (estimated)	10,903	71.48		10,111	71.95		
Total	15,254	100.00 %		14,052	100.00 %		

The broader region around McMinnville maintains a heavy reliance on agriculture (vineyards, orchards, and nurseries are especially prominent), although it is also heavily influenced by proximity to the Portland metropolitan area, which provides commuting opportunities and a steady flow of visitors that help sustain local businesses and services. A large number of McMinnville residents commute outside the city for work and services. According to the US Census Bureau, approximately 15,928 people are employed within the city limits of McMinnville, and nearly 65 percent of those workers commute into the city from other areas, most notably Salem (4.4 percent), Portland (3.1 percent), and Newberg (2.8 percent). By comparison, approximately 10,037 McMinnville residents commute outside of the city for work, with nearly 22 percent of the city’s labor force commuting to the cities of Portland (6.9 percent), Salem (6.2 percent), Newberg (5.4 percent), and Hillsboro (3.1 percent).

McMinnville is located in the heart of Oregon wine country, with an estimated 250+ wineries located within a 20-mile radius of the city. The strength of the wine industry in McMinnville and the

IMMEDIATE MARKET AREA ANALYSIS (Cont.)

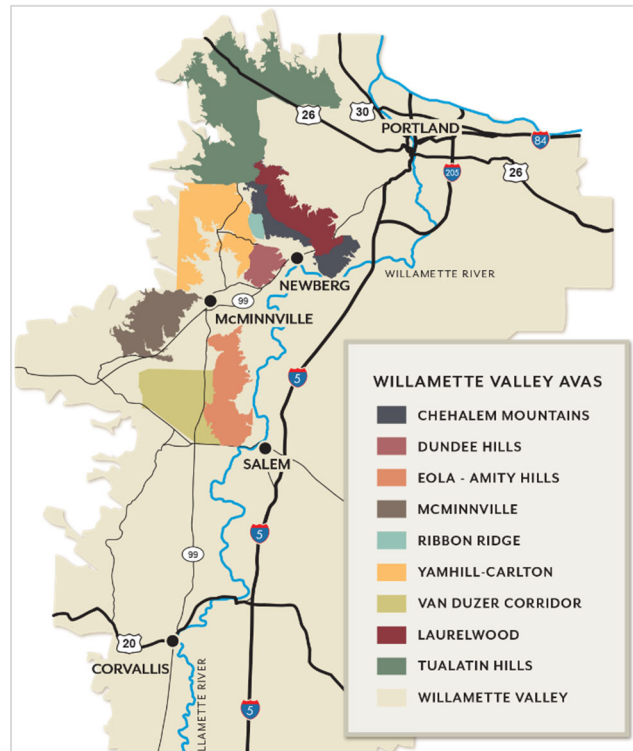
surrounding region has been a significant factor in growth of the local economy. Public wineries and tasting rooms are a natural draw for tourists, with many of the local wineries also hosting festivals, music performances, and picnics during the summer months. Each year in July, Linfield College (located in McMinnville) hosts the International Pinot Noir Celebration, which in the past has attracted participants from as far away as France, New Zealand and Australia. According to the Oregon Wine Board, the Oregon wine industry as a whole had a \$7.2 billion dollar per-year statewide economic impact.

The surrounding region is included as part of the larger Willamette Valley American Viticultural Area (AVA), which includes 11 nested AVAs and approximately 25,450 acres of vineyards. McMinnville is strategically located at the center of several Willamette Valley AVAs and is situated within the McMinnville AVA, which encompasses nearly 40,000 acres including several hundred acres planted in vineyards. A short distance east of McMinnville lies the Dundee Hills AVA, one of Oregon's oldest and most recognized wine regions, where vineyards planted in the late 1960s helped put Oregon Pinot Noir on the international stage. The Dundee Hills AVA covers roughly 12,500 acres, with more than 2,200 acres of planted vineyards and over 50 wineries, making it one of the most popular wine districts near McMinnville.

Beyond the wine industry, Yamhill County's agricultural economy is highly diverse and ranks among the state's leading producers in several other crop and livestock categories. According to the 2022 US Census of Agriculture (most recent available data), field and grass seed crops occupy the largest share of cropland in Yamhill County at more than 42,000 acres, while hazelnut orchards cover nearly 18,000 acres, making the county one of Oregon's top contributors to the state's dominance in nut production. Forage crops such as hay and haylage remain important for supporting the county's cattle inventory, while nursery and greenhouse operations represent another major agricultural sector, generating more than \$150 million in sales.

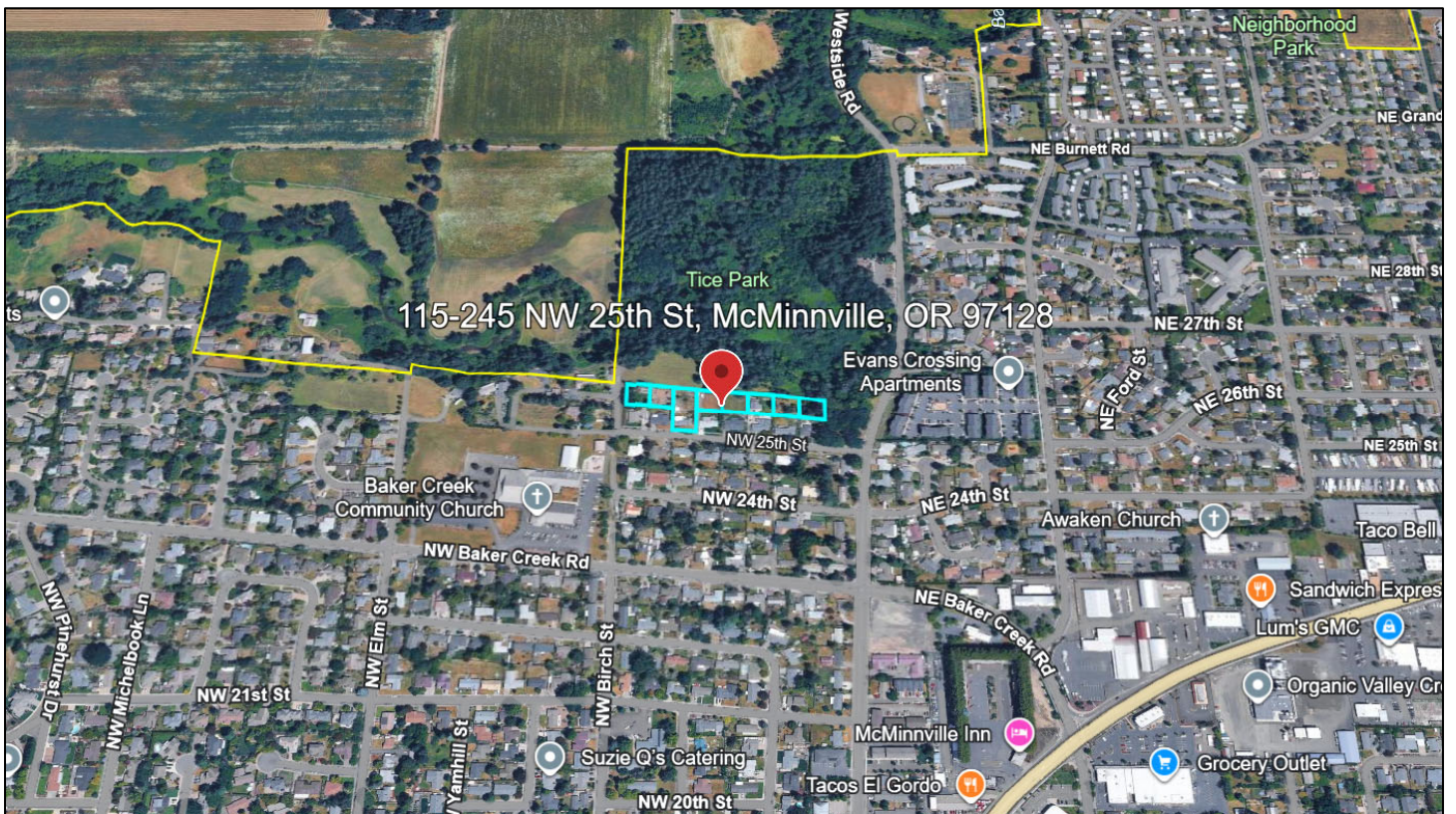
Land Use & Development

Land uses within the city of McMinnville consist of primarily single-family residential neighborhoods, which generally range from older single-family homes in the historic core to newer subdivisions on the city's periphery. Commercial uses are concentrated in and around the historic downtown along Third Street, which functions as the city's primary retail, dining, and cultural district,



IMMEDIATE MARKET AREA ANALYSIS (Cont.)

as well as along Highway 99W, where larger retailers, auto dealerships, and service businesses are located. Industrial land uses are primarily located in the southern and eastern parts of the city, including the McMinnville Industrial District near Highway 18 and the airport, where a mix of manufacturing, warehousing, and distribution facilities support the regional economy. Institutional uses are also significant, most notably Linfield University, McMinnville High School, and Willamette Valley Medical Center. Recent and ongoing development has included residential subdivisions on the city's edges to accommodate population growth, expansions within the industrial district to attract and retain employers, and reinvestment in the downtown core, including mixed-use redevelopment projects. The city has also seen development activity related to the wine and tourism industry, with new hospitality and tasting room projects complementing its established role as a hub for Yamhill County's viticulture.

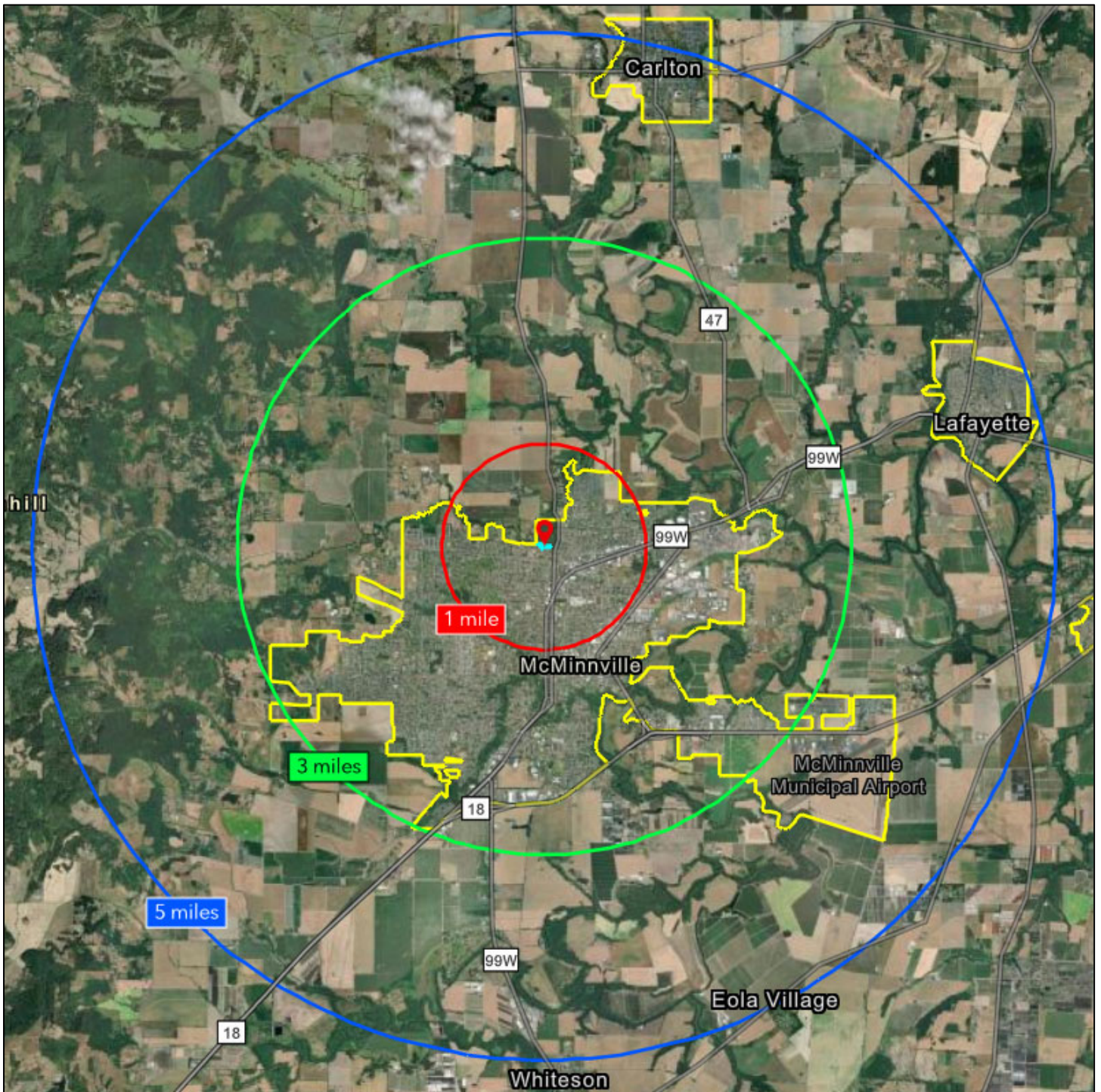


The subject property is immediately south of Tice Park, which encompasses approximately 33.4 acres just inside McMinnville's northern city limits. The property was acquired by the City in 1978 and developed as a nature-oriented park. Baker Creek meanders through the site and the park generally consists of wooded meadows, marshy areas, and steeply sloping topography near the park's southern boundary. The park also includes a modest walking trail and interpretive areas, although a majority of the park is undeveloped.

IMMEDIATE MARKET AREA ANALYSIS (Cont.)


Demographics

The following map identifies the one, three and five-mile radii from the subject property. Following the map is a tabulation of primary demographic characteristics of the concentric rings, including historic, current and projected figures.



IMMEDIATE MARKET AREA ANALYSIS (Cont.)

The submarket displays relative uniformity across the concentric demographic rings. In general, the one-mile ring encompasses a mixed residential and commercial core of northern-McMinnville, and also includes several agricultural properties just outside the northern city limits. The three-mile ring extends to include effectively the entire city limits of McMinnville, as well as numerous rural residential/agricultural properties just outside the city's urban growth boundaries. The five-mile ring encompasses many additional agricultural properties of Yamhill County, as well as the entire city of Lafayette to the east and a majority of the Carlton city limits to the north.

 esri THE SCIENCE OF WHERE™		Demographic and Income Comparison Profile		
		115-245 NW 25th St, McMinnville, Oregon, 97218 151 NW 25th St, McMinnville, Oregon, 97128 Rings: 1, 3, 5 mile radii		Prepared by Esri Latitude: 45.22710 Longitude: -123.19939
	1 mile	3 miles	5 miles	
Census 2020 Summary				
Population	10,065	35,473	43,986	
Households	3,881	12,864	15,837	
Average Household Size	2.53	2.62	2.66	
2025 Summary				
Population	9,985	36,215	45,269	
Households	3,931	13,505	16,741	
Families	2,511	8,904	11,349	
Average Household Size	2.47	2.55	2.59	
Owner Occupied Housing Units	2,311	8,495	11,167	
Renter Occupied Housing Units	1,620	5,010	5,574	
Median Age	41.7	40.1	39.8	
Median Household Income	\$75,939	\$78,499	\$81,924	
Average Household Income	\$101,507	\$97,678	\$100,633	
2030 Summary				
Population	10,289	36,811	46,208	
Households	4,114	13,945	17,346	
Families	2,612	9,135	11,693	
Average Household Size	2.44	2.51	2.56	
Owner Occupied Housing Units	2,465	8,971	11,811	
Renter Occupied Housing Units	1,649	4,975	5,535	
Median Age	42.7	40.9	40.7	
Median Household Income	\$88,298	\$89,907	\$93,732	
Average Household Income	\$114,899	\$109,786	\$113,086	
Trends: 2025-2030 Annual Rate				
Population	0.60%	0.33%	0.41%	
Households	0.91%	0.64%	0.71%	
Families	0.79%	0.51%	0.60%	
Owner Households	1.30%	1.10%	1.13%	
Median Household Income	3.06%	2.75%	2.73%	

Population within the one-mile ring exceeds 9,985 and 3,931 households for an average household size of 2.47 people. The one-mile ring is the most heavily populated in terms of density of the three concentric rings (3,178 people per square mile). Growth projections predict 0.60 percent annual population increases in the one-mile demographic ring through 2030. The broader three- and five-mile rings predict a slightly weaker growth rate between 0.33-0.41 percent, respectively. There is a

IMMEDIATE MARKET AREA ANALYSIS (Cont.)

predominance of both traditional single- and multi-family residential uses throughout the immediate area, with a majority of owner-occupied housing in the one-, three-, and five-mile demographic rings. Median household incomes increase slightly in the three- and five-mile rings; however, incomes are expected to grow at the highest rate within the one-mile demographic area.

Summary

McMinnville is well situated as an economic hub in eastern Yamhill County and the broader Portland MSA region. The city's economy benefits from its proximity to the Portland metropolitan area while maintaining its own employment base in manufacturing, healthcare, education, and local government. Surrounded by fertile farmland and situated in the heart of Oregon's wine country, the city attracts steady in-migration and a growing tourism market that supports its role as both a residential and economic hub for the region.

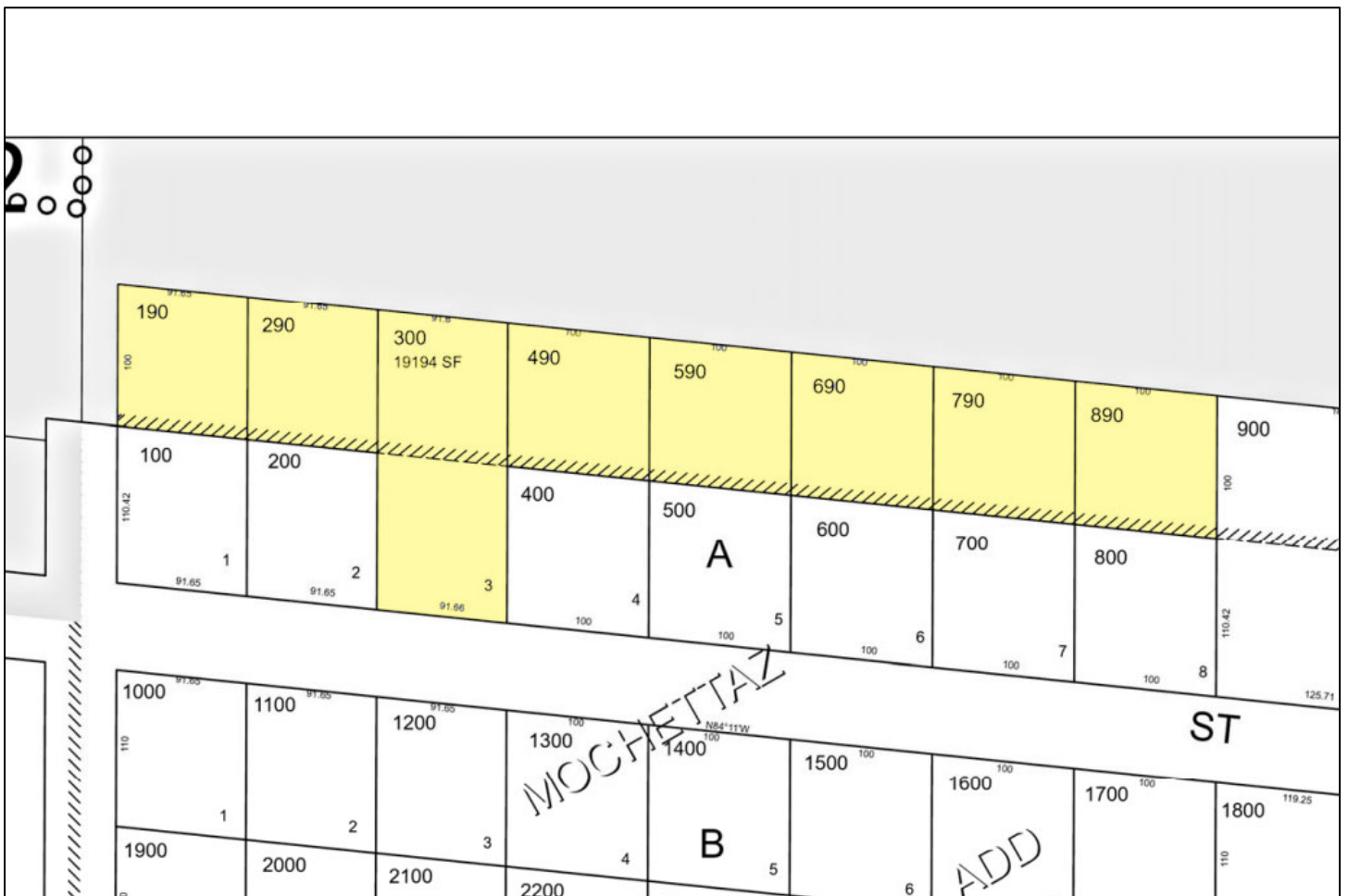
McMinnville is expected to experience gradual appreciation of property values in most segments, while demand will be dictated by specific supply/demand factors on a regional basis. Commercial property values are anticipated to be stable to increasing in the near-term in accordance with general trends for investment properties region-wide. The immediate submarket is well-positioned for future growth and development as a desirable location with excellent proximity to major interstate transportation routes.

As of the date of this appraisal, the area does not appear to suffer any significant adverse influences that would negatively impact property values in the long term. The future demand and economic viability of the immediate area appear positive. With steady population increase, demand for housing and retail/commercial services in the area is expected to be strong. The overall outlook for the area is considered positive, with typical suburban characteristics, few externalities and low- to medium-density land uses.

LOCATION & LEGAL REFERENCE

The subject property includes the eight parcels located immediately south of Tice Park and north of the adjacent residential lots/properties addressed as 115-245 NW 25th Street, McMinnville, Oregon 97128. The subject parcels were originally created as “Option Tracts” in connection with the city of McMinnville’s 1978 acquisition/establishment of Tice Park, and are generally rectangular in configuration, similar in size, and function as extended yard areas for the adjacent homes along NW 25th Street. The exception is TL 300, which has already been combined with the fronting lot; accessible from NW 25th Street.

The map below illustrates the subject property’s shape and boundaries in greater detail. A brief legal description of the site is included in the Addenda of this report.



PROPERTY HISTORY

The historic use of the subject properties has been single-family residential. The following table displays the subject properties' recent ownership histories in greater detail.

<i>Tax Lot</i>	<i>Account</i>	<i>Owner</i>	<i>Sale Date</i>	<i>Sale Price</i>
190	343998	Steven A Rex & Judith G Rex	No Sales History	
290	344069	Willis Survivors Trust; Wayne H Willis, Trustee	1/25/2013	\$0
490	344167	Rena Langlitz; Jason Atkinson	10/1/2021	\$465,000
590	344210	Speece Family Trust; Celia M Speece; Andrea L Murray	12/2/2010	\$0
690	344443	Wayne M Dykes; Virginia M Dykes	5/18/2006	\$310,000
790	344498	Norman L Van Fleet; Janice B Van Fleet	No Sales History	
890	344568	John Lynch ; Kathryn Lynch	No Sales History	
300	137854	Heather Franks; Daniel J Franks	11/12/2024	\$0

The city of McMinnville acquired the land for the adjacent Tice Park property in 1978 and created a series of buffer lots commonly referred to as the "option tracts" (subject properties) along the south edge. Each tract adjoined the lots/homes fronting NW 25th Street. According to city documents, owners of the properties fronting NW 25th Street at that time were concerned about the Tice property becoming a public park "in their backyard," so they requested that the option tracts be made available as a buffer.

At the same time, the city recorded an "air easement" over the subject lots, which was a stipulation of the Tice family as part of the park's origin. The easement limits usage of airspace above 10 feet and above ground level over each of the designated option tracts, and was established with the intent of preventing "any development which would be detrimental to the future park." The restriction remains in effect so long as the park tract (Tice Park) continues to be held and used for park purposes.

The following graphic displays an example of the recorded air easement for TL 790, which is said to be same/similar to the other seven parcels.

SUBJECT TO THE CONDITION that the City of McMinnville retains an air easement for all of the air space ten (10) feet and above the level of ground on each respective tract as established by the City of McMinnville aerial contour maps dated February 11, 1968, as compiled by David C. Smith, program-
tist, Portland, Oregon, and on file in the office of the City Engineer. In the event that the "Park Tract" ceases to be held or used for park purposes, then this air easement shall automatically terminate.

The true and actual consideration for this transfer is One Thousand Eight

PROPERTY HISTORY (Cont.)

In recent years, property owners along NW 25th Street have raised questions about the continued applicability of the 1978 air easement affecting the option tracts behind homes. The issue was brought to the City's attention in 2021 by the owners of 151 NW 25th Street, prompting City planning staff, the Parks and Recreation Director, and legal counsel to research the original purchase documents and easement language. That review confirmed that the 10-foot air easement had been enacted by City Council action at the time of the Tice Park acquisition and that, because it was established as a policy action, any removal would likewise require formal action by the Council.

Following that research and continued inquiries from affected property owners, the City Council adopted Resolution No. 2026-04 in early-2026, which authorizes the Interim City Manager to begin taking steps necessary to release the City's air easements affecting the subject properties.

The information presented above is all the information available regarding the recent sale history of the subject property.

TAX & ASSESSMENT DATA

The subject property is liable for annual real estate taxes levied by the Yamhill County Assessor's Office. The following table summarizes the applicable tax account(s), the real market assessed value, the maximum assessed tax value, and 2025-26 tax liability.

<i>Tax Lot</i>	<i>Account</i>	<u>Real Market Value (RMV)</u>			<i>Maximum Assessed Value</i>	<i>2025-26 Taxes</i>
		<i>Land</i>	<i>Improvement</i>	<i>Total RMV</i>		
190	343998	\$39,403	\$0	\$39,403	\$4,330	\$77.10
290	344069	\$39,403	\$0	\$39,403	\$4,330	\$77.10
490	344167	\$42,993	\$0	\$42,993	\$5,149	\$91.69
590	344210	\$32,245	\$0	\$32,245	\$5,149	\$91.69
690	344443	\$42,993	\$30,192	\$73,185	\$27,531	\$490.24
790	344498	\$42,993	\$0	\$42,993	\$5,149	\$91.69
890	344568	\$42,993	\$0	\$42,993	\$5,149	\$91.69
300	137854	\$221,593	\$240,421	\$462,014	\$270,483	\$4,816.41
Subject Total		\$504,616	\$270,613	\$775,229	\$327,270	\$5,827.61

The 2025-26 total millage rate is about \$17.8067 per \$1,000 of assessed value for the real property components (land and improvements).

SUBJECT PHOTOGRAPHS



Photo #1
NW Birch St & Tice Park entrance from NW 25th St, facing north



Photo #2
NW Birch St & Tice Park entrance from NW 25th St, facing south



Photo #3
Tice Park and northern subject property boundary facing east



Photo #4
TL 190 facing south



Photo #5
NW corner TL 290, facing southwest



Photo #6
Northern property boundary (TL 290) facing east

SUBJECT PHOTOGRAPHS (Cont.)



Photo #7
TL 290 facing south



Photo #8
TL 300 facing southeast



Photo #9
Northern property boundary (TL 300) facing west



Photo #10
NW corner TL 490, facing southeast



Photo #11
TL 490 facing south



Photo #12
NW corner TL 590, facing southeast

SUBJECT PHOTOGRAPHS (Cont.)



Photo #13
Northern property boundary (TL 590) facing west



Photo #14
NW corner TL 690, facing southeast



Photo #15
TL 690 facing south



Photo #16
Permitted Shop/ADU on TL 690, facing northwest



Photo #17
TL 790 facing southeast



Photo #18
Boundary between TL 790 & 890 facing southeast

SUBJECT PHOTOGRAPHS (Cont.)



Photo #19
NW corner TL 890, facing southeast



Photo #20
NE corner TL 890, facing south



Photo #21
View between 115-123 NW 25th St, facing north



Photo #22
View between 123-131 NW 25th St, facing north



Photo #23
View between 131-149 NW 25th St, facing north



Photo #24
View between 149-151 NW 25th St, facing north

SUBJECT PHOTOGRAPHS (Cont.)



Photo #25
View between 151-209 NW 25th St, facing north



Photo #26
View between 209-227 NW 25th St, facing north



Photo #27
View between 227-245 NW 25th St, facing north



Photo #28
View along NW 25th St facing west

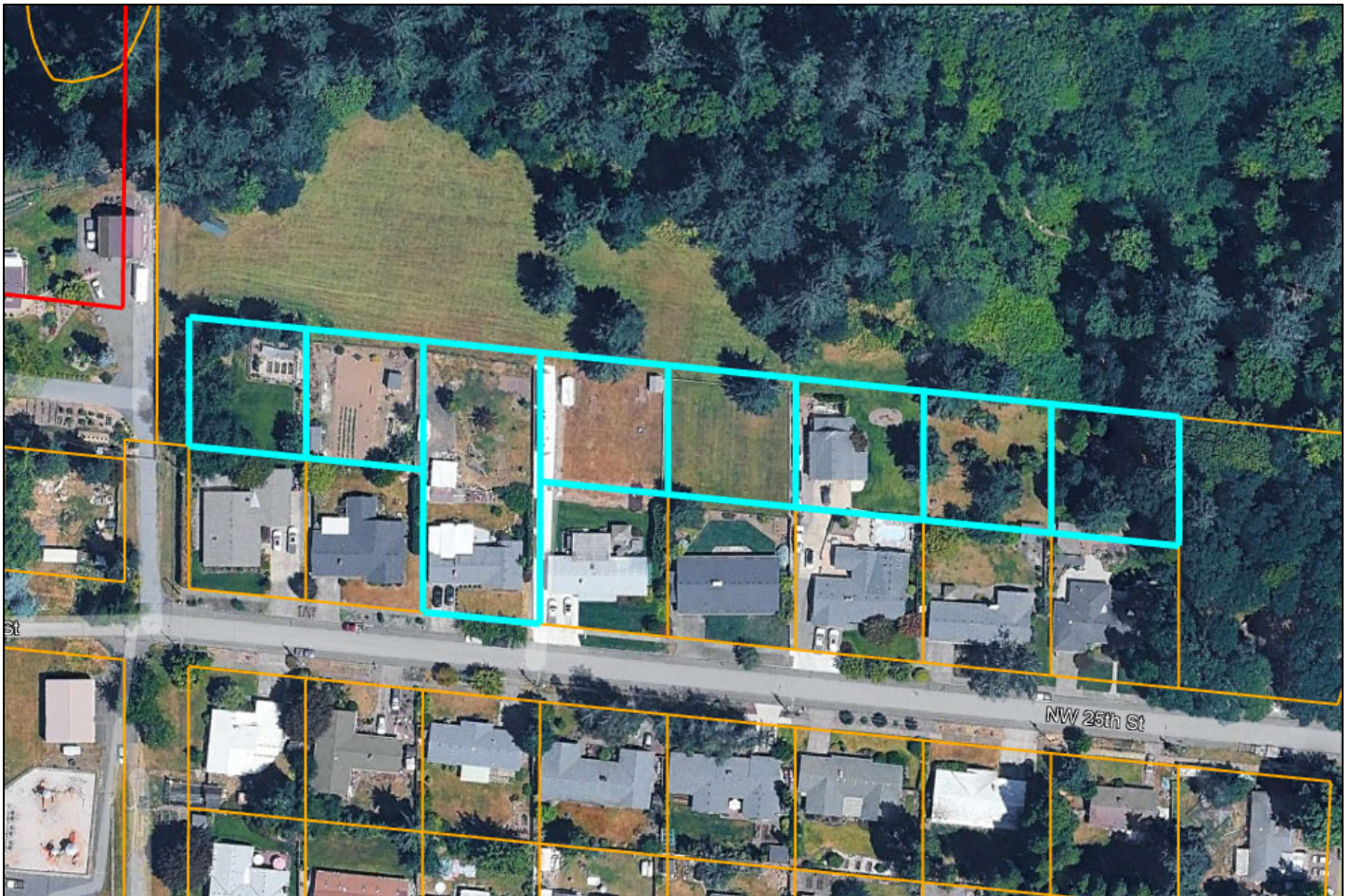
PROPERTY DESCRIPTION – Site

Location

The subject property is comprised of the eight parcels located immediately south of Tice Park and north of the adjacent residential properties addressed as 115-245 NW 25th Street, McMinnville, Oregon 97128. A legal description of the site is included in the Addenda of this report.

Size/Shape

According to the Yamhill County Plat Map (see prior page), the subject property consists of eight legal parcels totaling **87,196 SF**. Each lot ranges from 9,121 to 9,952 SF, except for TL 300 – the combined double lot shown below. For the purposes of this report the area outlined on the County Assessor’s Tax Plat Map is assumed to be correct. For a more detailed depiction of the site, a copy of the Plat Map is included on a prior page of this report.



Larger Parcel

The following table describes the eight larger parcels applicable to the valuation of the subject properties. Larger parcel theory prevails based upon unity of title, unity of use and contiguity.

PROPERTY DESCRIPTION - Site (Cont.)

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Address	245 NW 25th Street	227 NW 25th Street	209 NW 25th Street	151 NW 25th Street	149 NW 25th Street	131 NW 25th Street	123 NW 25th Street	115 NW 25th Street
City, ST	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR
County Assessor Map	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD
Tax Lot	190	290	300	490	590	690	790	890
County Parcel	343998	344069	137854	344167	344210	344443	344498	344568
Land Area (SF)	9,121	9,121	19,194	9,952	9,952	9,952	9,952	9,952
County RMV (land)	\$39,403	\$39,403	\$221,593	\$42,993	\$32,245	\$42,993	\$42,993	\$42,993
County RMV (land/SF)	\$4.32	\$4.32	\$11.54	\$4.32	\$3.24	\$4.32	\$4.32	\$4.32
Paired With (front Tax Lot)	100	200	Not applicable	400	500	600	700	800
County Parcel	137765	137827	Not applicable	137881	137934	137961	137989	138005
Land Area (SF)	10,071	10,071	Not applicable	10,989	10,989	10,989	10,989	10,989
RMV (land)	\$182,223	\$182,223	Not applicable	\$186,189	\$186,143	\$186,184	\$186,189	\$186,189
RMV (land/SF)	\$18.09	\$18.09	Not applicable	\$16.94	\$16.94	\$16.94	\$16.94	\$16.94
RMV (improvement)	\$232,524	\$259,965	\$240,421	\$204,536	\$236,430	\$282,872	\$229,696	\$310,375
Larger Parcel Summary								
Total Land Area (SF)	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
Total RMV (land)	\$221,626	\$221,626	\$221,593	\$229,182	\$218,388	\$229,177	\$229,182	\$229,182
Total RMV (land/SF)	\$11.55	\$11.55	\$11.54	\$10.94	\$10.43	\$10.94	\$10.94	\$10.94

Access

General access to the subject property and the city of McMinnville is gained via Highway 99W, which serves as the primary north/south arterial through eastern Yamhill County. The subject property is located approximately one half-mile northwest of Highway 99W near the northern McMinnville city limits, and is indirectly accessible via NE Baker Street, which extends north from Highway 99W a short distance to the south. NW 25th Street extends west from NE Baker Street, and the subject lots are situated immediately south of Tice Park and behind (north of) the residential properties addressed as 115-245 NW 25th Street. Average daily traffic totals approximately 7,500 vehicles per day along NE Baker Street, although exposure to the subject lots is relatively low due to their current accessibility.

Direct access to the subject lots is currently gained via the adjacent residential properties along NW 25th Street. The lots are also accessible via Tice Park from the north, which is itself accessible via an approximately 25-foot wide grass strip along the western boundary of the subject site and TL 190. None of these access strips are suitable for vehicles or satisfy city development requirements.

Overall, access to the site is good within the city of McMinnville and the greater Portland metropolitan region.

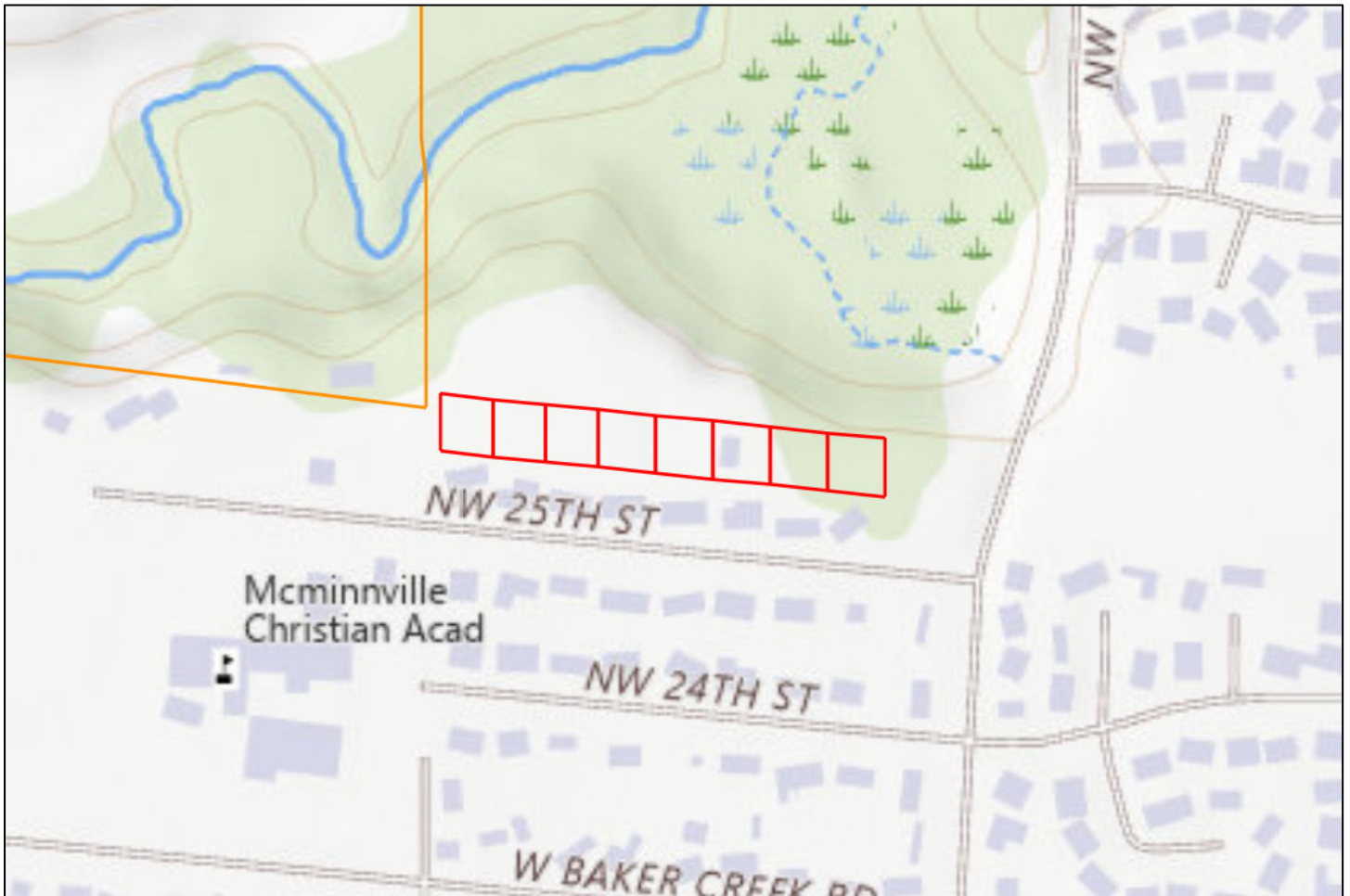
Soil & Subsoil Conditions

No apparent drainage problems exist on the site. Soil and subsoil conditions appear stable and suitable for development compatible with other properties in the area. **This appraisal assumes that the site is free of contamination.**

PROPERTY DESCRIPTION - Site (Cont.)

Topography

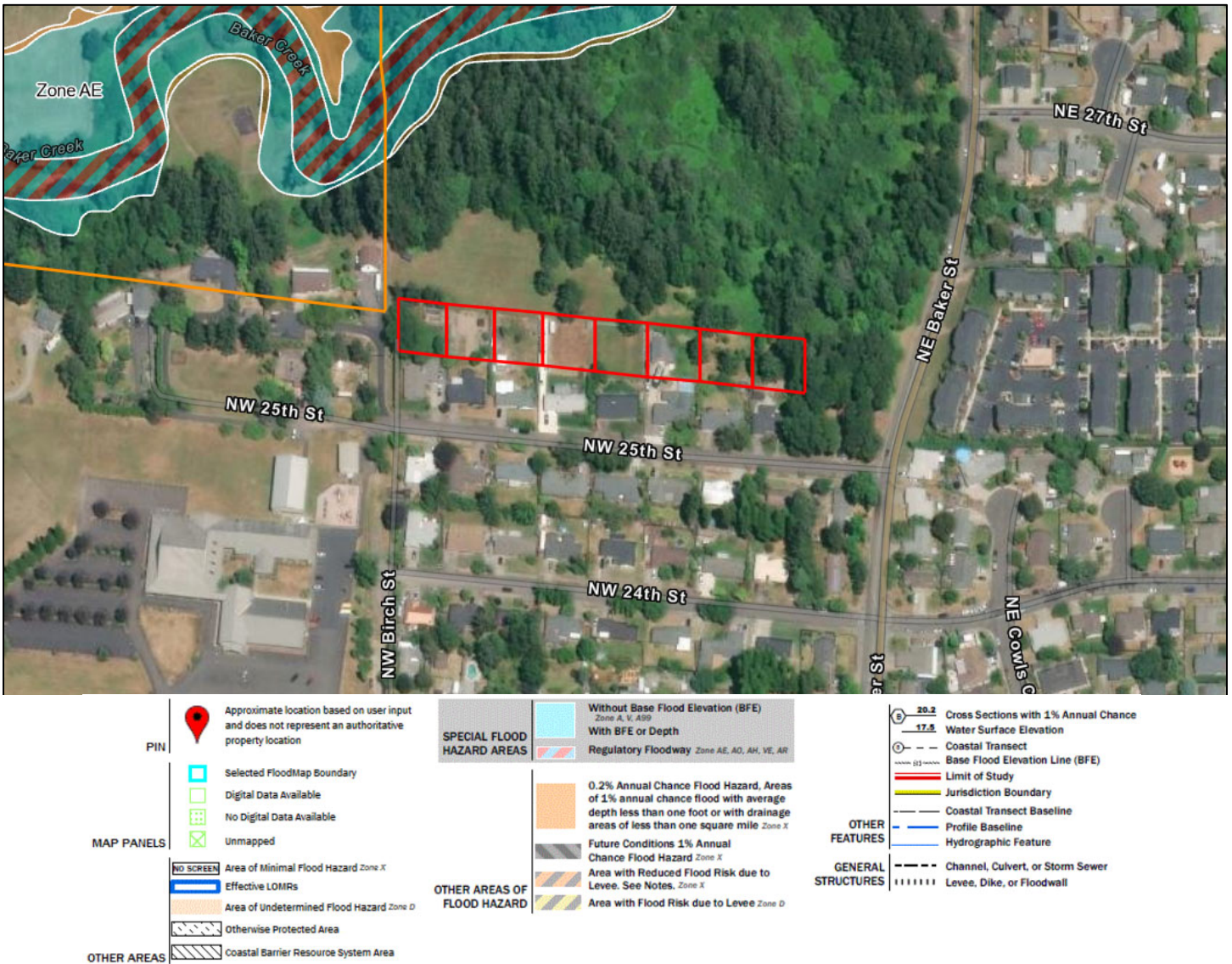
The subject property exhibits generally level topography, with an overall downward slope to the northeast of the subject lots towards Tice Park. No apparent topographic problems are noted which would hinder development of the subject lots. The following map displays the surrounding area's topography in greater detail, with contour lines measured at 10-foot increments.



Flood & Other Hazards

According to Flood Insurance Rate Map 41071C 0402D, effective March 2, 2010, the site is located entirely in Zone X, which corresponds to areas of minimal flood hazard. Due to the proximity of Baker Creek, a flood zone boundary (Zone AE) lies immediately northwest of the subject property. The following Flood Map image identifies the surrounding area's flood plain status in greater detail.

PROPERTY DESCRIPTION - Site (Cont.)



Zoning

The subject site is zoned R1 (Low-Density Residential) by the City of McMinnville. The R1 zone permits single-detached dwellings, Class A manufactured homes, and a range of middle housing types including duplexes, triplexes, quadplexes, townhouses, cottage clusters, and accessory dwelling units, along with certain residential care, child care, and home occupation uses. The zone requires a minimum lot size of 9,000 SF with minimum yard setbacks of 20 feet in the front and rear, 10 feet on interior side yards, and 20 feet on exterior side yards for corner lots. Buildings in the R1 zone are restricted to a maximum height of 35 feet, and the maximum allowable density is four dwelling units per 9,000 SF.

A copy of the applicable city of McMinnville zoning ordinance is included in the Addenda of this report. The following map displays the subject property's layout within the R1 zone.

PROPERTY DESCRIPTION - Site (Cont.)

widely in the existence of improvements, historic usage and accessibility. The subject properties' location, access and physical characteristics make them well-suited for a wide variety of residential uses, though the existence of residential improvements is a limiting factor for divisibility and/or redevelopment options. Public utility services are currently available to the front of each larger parcel.

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Larger Parcel Summary								
Total Land Area (SF)	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
Total RMV (land)	\$221,626	\$221,626	\$221,593	\$229,182	\$218,388	\$229,177	\$229,182	\$229,182
Total RMV (land/SF)	\$11.55	\$11.55	\$11.54	\$10.94	\$10.43	\$10.94	\$10.94	\$10.94
Current Use (larger parcel)	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front & RV pad (cov.) at rear	Double lot w/home in front	Double lot w/home in front; pool & shop behind	Double lot w/home in front	Double lot w/home in front
Improvements (rear lot only)								
			<i>(already combined)</i>					
<i>Utilities</i>	None (irrigation)	None (irrigation)	Full (all)	Partial to RV pad	None	Power/water (irr.)	None	None
<i>Fencing</i>	Partial	Yes	Yes	Partial (sides)	Yes	Partial (sides)	Partial (sides)	Yes (full hog wire)
<i>Landscaping</i>	Lawn/plants/garden	Garden, plants	Front/rear (modest)	Limited (lawn)	Lawn/tree(s)	Lawn/plants/garden	Lawn/tree(s)	Lawn/tree(s)
<i>Road / Driveway</i>	None	None	Front only	Concrete (new)	None	Concrete/gravel	None	None
<i>Structures</i>	Small shed	Small sheds	Home & small shed	Non-permanent	None	Shop w/loft ('06)	None	Small shed(s)

HIGHEST & BEST USE ANALYSIS

Introduction

Highest and best use is a market-driven concept that identifies the most profitable and competitive use to which a property can be put. It is further defined as follows:

The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity¹

The concept of highest and best use is fundamental to real property value. In one application of the concept, a site is valued as though vacant and available for development to its highest and best use. In another application, the highest and best use of the property as improved is estimated. A site may have one highest and best use as though vacant, while the improved site may have another optimal use.²

Highest and best use is essentially a market driven concept that identifies the ideal use(s) of a property which follows logical market criteria. It attempts to mirror the thinking of a buyer in the marketplace. Analysis pertaining to the legal, physical, financial and most productive uses of the site, both as though vacant and as improved narrows, development options to those best fitting the demand for the property. Once highest and best use is established, the appraisal process focuses on the identified sub-market, selecting parameters for meaningful analyses.

The highest and best use of the subject land and improvements has been tested separately against the four criteria in the following analysis.

Before/After – Larger Parcels

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.³

Legally Permissible

The subject sites are zoned R1 (Low-Density Residential), which allows a range of medium density residential development, including a complementary ADU for single family residences. As such, the typical historical subdivision density of three to six units to the acre is doubled per state-wide mandates. The minimum lot size for R1 is 9,000 SF. Based on the range of larger parcel sizes from 19,192 to 20,941 SF, there is the potential for two lots of record, combining as a single lot or plex/cottage development under new Middle Housing standards. A copy of the City of McMinnville zoning code (R1) is included in the Addenda of this report.

¹ The Dictionary of Real Estate Appraisal, Fifth Edition. Chicago: Appraisal Institute, 2010. Page 93.

² The Appraisal of Real Estate, 14th Edition. Chicago: Appraisal Institute, 2013. Page 337.

³ The Dictionary of Real Estate Appraisal, Fifth Edition. Chicago: Appraisal Institute, 2010. Page 93.

HIGHEST & BEST USE ANALYSIS (Cont.)

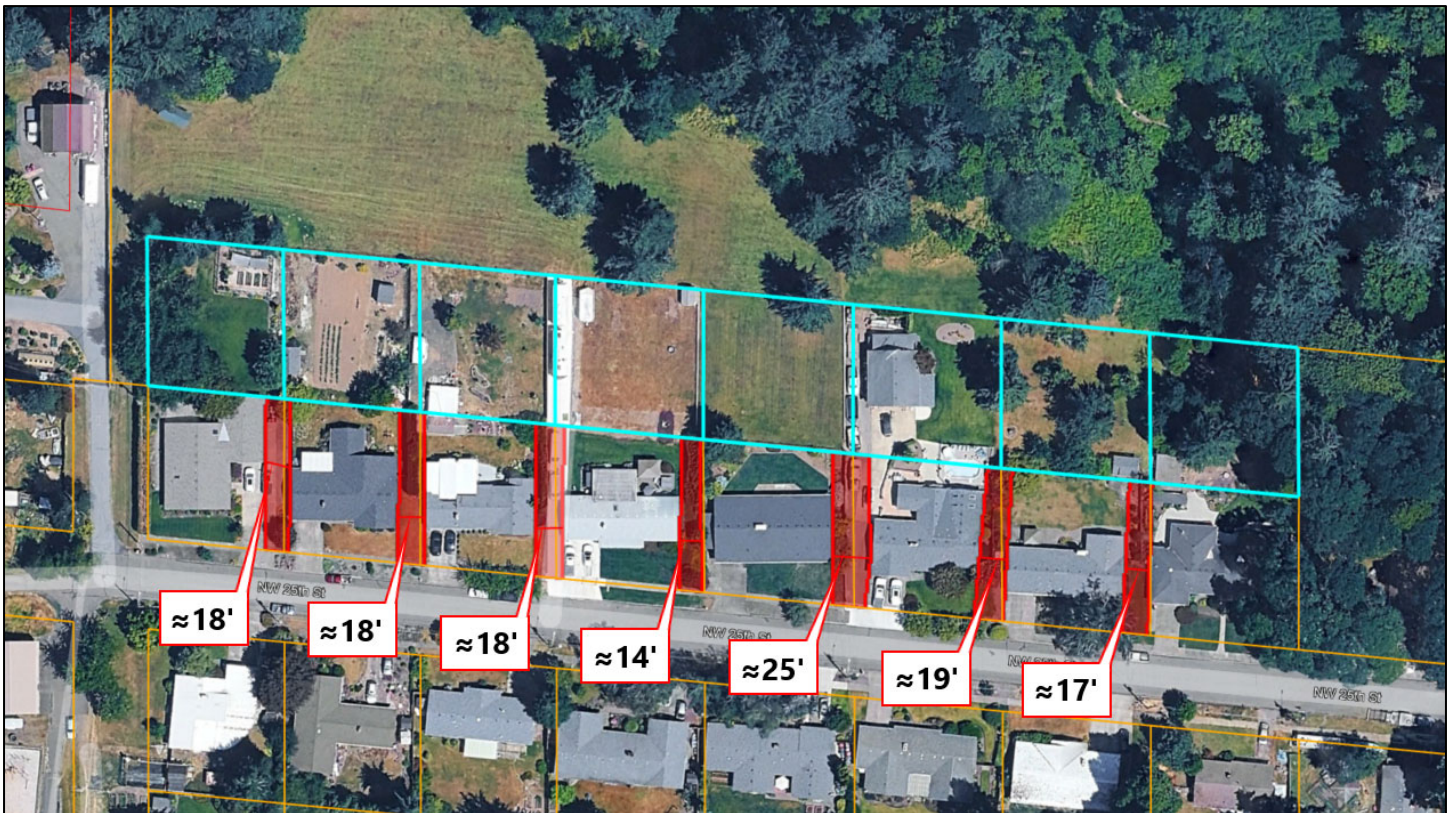
On a before basis, only the front portions of the larger parcels can be developed as structures of significance. The rear sections of the larger parcels would be restricted excess yard area, small sheds/shelters and/or storage.

Physically Possible

Topography is mostly level and the lot dimensions are generally near 100 feet wide by 200 feet deep for the larger parcels described herein. Soil conditions do not offer any impediments to development. The sites have sufficient size, frontage and topography to allow a variety of residential development possibilities.

The potential to develop each of the applicable lot pairs as single family homes is reduced/eliminated with the presence of the front homes. Creating new access strips from NW 25th Street to the rear lots is unlikely due to the narrow space between the existing homes combined with setback requirements imposed by R1 zoning (10 feet minimum interior side yards). To preserve the 10-foot required side lot setbacks and establish a 12 to 14-foot minimum width driveway, the distance between homes would need to be at least 32 feet, and likely more.

The following graphic displays the approximate distances between the existing homes on the larger parcels accessed via NW 25th Street.



Specifically, none of the measurements is near the 32-foot threshold described.

HIGHEST & BEST USE ANALYSIS (Cont.)

Financially Feasible

The Yamhill County area experienced significant activity in all areas of residential development from the market expansion that occurred during the economic downturn in the mid-2000s. Specifically, the collapse of some mortgage sources that led to the Great Recession hindered home buyer demand in the midst of significant supply build-up (lots and homes). Interest rates and mortgage availability/affordability improved to the point of record-high affordability (about three percent) during and through the COVID-19 pandemic. Home prices began an unprecedented spike in direct response to lock-downs and work-from-home changes. In response to Federal Reserve monetary tightening during Spring 2022, mortgage interest rates began rising to a current level above six percent. As a result, home affordability has declined market-wide and home prices have stabilized during 2025-26. To date, year-over-year home prices show only modest appreciation, likely at or below the pace of inflation. Rental rates have also stabilized where supply additions were significant; however, the foreseeable new supply is only modest.

The market has continued to adjust to higher interest rates and affordability constraints while maintaining modest price growth. Within the city of McMinnville, year-to-date closed sales declined across most subareas in 2025 relative to 2024, and both prices and market times varied minimally by submarket. Yamhill County's multifamily (rental) residential markets remain highly active, with scattered new construction activity. Per Costar, vacancy rates have fallen to all-time lows and rents continue to rise. Strong employment has allowed tenants to afford increased rents, and the costs of new development have pushed up threshold rents for Class A units.

New construction rents are at levels nearing the threshold point for commitment of development capital to acquire multifamily land, pursue entitlements and commence construction of market units. Some of the recent years' scattered new construction has been aided by public subsidy in the form of tax credits, revenue bonds, grants and other public leverage.

On a vacant lot basis, the most financially-feasible endeavor is to develop maximum residential occupancy in the near term. This conclusion applies to only the "after" condition; after removal of the air rights easement.

In both the before and after condition, on an improved basis, the larger parcels are restricted from full-scale redevelopment. Razing the existing homes would result in considerable lost value (waste); likely eclipsing any land value gain from the prospects of two-lot split, cluster project or plex option.

Maximally Productive

Developers attempt to maximize the unit density to improve the site's utility and take advantage of the lowering incremental unit construction costs. Density tends to increase until the cost to build an additional unit exceeds the proportionate value created. It appears that increases in household incomes have not kept pace with increases in land and development costs. The steadily rising costs of labor, materials and site development have constrained development incentives.

HIGHEST & BEST USE ANALYSIS (Cont.)

Homes or evolving multifamily rental units allow mixed density and productivity to the land. Current zoning for the site allows development of two to four units per lot of record (without air easement). On an encumbered basis (before), and in light of improvements, the maximal uses for the larger parcels is little more than the current observed use(s).

It is notable that TLs 600 and 690 possess enhanced rights based upon the existing shop structure (permitted in error). It is also noted that TL 300 is a combined double lot with the potential for a rear ADU based on the presence of a qualifying single family residence on the same lot.

Conclusion

The following table describes the highest and best use(s) applicable to the larger parcels.

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Larger Parcel Summary								
Total Land Area (SF)	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
Total RMV (land)	\$221,626	\$221,626	\$221,593	\$229,182	\$218,388	\$229,177	\$229,182	\$229,182
Total RMV (land/SF)	\$11.55	\$11.55	\$11.54	\$10.94	\$10.43	\$10.94	\$10.94	\$10.94
Current Use (larger parcel)	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front	Double lot w/home in front & RV pad (cov.) at rear	Double lot w/home in front	Double lot w/home in front; pool & shop behind	Double lot w/home in front	Double lot w/home in front
Improvements (rear lot only)			<i>(already combined)</i>					
<i>Utilities</i>	None (irrigation)	None (irrigation)	Full (all)	Partial to RV pad	None	Power/water (irr.)	None	None
<i>Fencing</i>	Partial	Yes	Yes	Partial (sides)	Yes	Partial (sides)	Partial (sides)	Yes (full hog wire)
<i>Landscaping</i>	Lawn/plants/garden	Garden, plants	Front/rear (modest)	Limited (lawn)	Lawn/tree(s)	Lawn/plants/garden	Lawn/tree(s)	Lawn/tree(s)
<i>Road / Driveway</i>	None	None	Front only	Concrete (new)	None	Concrete/gravel	None	None
<i>Structures</i>	Small shed	Small sheds	Home & small shed	Non-permanent	None	Shop w/loft ('06)	None	Small shed(s)
Highest & Best Use (larger parcel)								
"Before" With Air Easement								
<i>SFR & Large Rear Yard</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Divisibility (2nd SFR)</i>	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home
<i>Assemblage w/side lot(s)</i>	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely	Not likely
<i>Outbuilding (10' tall)</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Outbuilding (> 10')</i>	No	No	No	No	No	Yes (permitted in error)	No	No
<i>Accessory Dwelling</i>	No, not w/o home on same lot	No, not w/o home on same lot	Yes, assuming suitable access & extension of utilities	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot
<i>Cottage Cluster</i>	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety	Not on the entirety
"After" Without Air Easement								
<i>SFR & Large Rear Yard</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Divisibility (2nd SFR)</i>	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home	No rear access w/existing front home
<i>Assemblage w/side lot(s)</i>	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely	Slightly more likely
<i>Outbuilding (10' tall)</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Outbuilding (> 10')</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<i>Accessory Dwelling</i>	No, not w/o home on same lot	No, not w/o home on same lot	Yes, assuming suitable access & extension of utilities	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot	No, not w/o home on same lot
<i>Cottage Cluster or 2, 4-plexes</i>	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo	Yes w/front SFR demo

APPRAISAL METHODOLOGY

There are three basic approaches that may be used to estimate market value.

The **Cost Approach** involves deducting accrued depreciation from the cost new of the improvements. Cost new is estimated on the basis of current prices for the components of the improvements. Depreciation is computed after analyzing the disadvantages or deficiencies of the improvements. Land value and entrepreneurial profit are added to the cost new of the improvements. Land value is developed using sales of similar sites. Entrepreneurial profit is the difference between the market value of the subject and the cost to develop (cost of the improvements plus land value).

The **Income Capitalization Approach** is predicated on the assumption that there is a definite relationship between the income a property will earn and its value. Net income is the income generated before payment of any debt service. The process of converting net income into value is called capitalization. Net income is divided by a capitalization rate. Factors such as risk, time, interest on the capital investment, and recapture of the depreciating asset are considered in the rate. Applying a capitalization rate based on indications from comparable sales reflects expectations of buyers and sellers in the market.

The **Sales Comparison Approach** analyzes sales of comparable properties with regard to the nature and condition of each sale. Logical adjustments and/or comparisons are made for varying physical characteristics. For land value, a common denominator is a price per SF or price per acre; for improved properties, it may be the price per SF, price per unit, or a gross income multiplier. This approach develops a good indication of value when sales of similar properties have occurred.

Reconciliation is the process by which the individual approach indications are weighed based on validity and applicability to the subject market. The indications often result in different values. After factors influencing each approach are carefully considered (i.e. quality and quantity of data, sophistication of the market, etc.), a final estimate of value is concluded.

All three approaches to value have been considered in determining the market value of the subject project. Due to the project's new/proposed age, a conventional Cost Approach was fully developed. Further, the Income Capitalization and Sales Comparison Approaches are developed herein as the primary valuation techniques.

SCOPE OF APPRAISAL - Extent of Data Collection/Verification

During the course of this appraisal assignment, a number of steps were taken to arrive at the final value conclusions.

Inspections of the property were performed by Ryan S. Prusse, MAI, on and after February 10, 2026. The inspection included location of the boundaries and photographs of the subject property and surrounding area.

A thorough search of all available resources including area real estate brokers, appraisers, office files, county records, and other property owners/managers was made to determine market trends, data, and other significant factors affecting the subject property.

Market data including lot and home sales were verified, photographed and inspected.

Prior Appraisal Activity

Neither Ryan S. Prusse, MAI, nor RSP & Associates LLC, have provided appraisal of consulting services involving the subject property in recent years.

LOT ANALYSIS & VALUATION – Larger Parcels

General

The Sales Comparison Approach is most useful when a number of comparable properties have recently been sold or are currently for sale in the subject property’s market. Using this approach, a value indication is produced by comparing the subject property with similar properties. Included on the following table is information on wide-ranging lot sales city-wide.

Lot Sale Data

We searched for sales of residential lots in Yamhill County, which represents the entirety of McMinnville. A finite number of relevant sales comparable to the subject property in location were identified. The table below identifies each of the comparable lot sales and the comparison features applicable to the analysis/valuation of the eight larger parcels.

<i>Comp.</i>	<i>Address / Lot / Parcel</i>	<i>Location</i>	<i>Sale Date</i>	<i>Lot Area (SF)</i>	<i>Sale Price</i>	<i>Price / SF</i>	<i>Comments - Slope / View</i>
1	SE Naomi Way (167116)	McMinnville, OR	2/9/2024	7,405	\$200,000	\$27.01	Duplex or 4-plex potential, 124 days on market
2	702 NW Morning View Court	McMinnville, OR	10/9/2024	10,454	\$245,000	\$23.44	Interior lot on looped cul de sac - 6 day close
3	789 NW Allen Court	McMinnville, OR	11/18/2024	10,446	\$210,000	\$20.10	Horizon Heights, nearly level, sold w/only 10 days exposure & 2-week close
4	Koch Street (129827)	McMinnville, OR	1/22/2025	12,641	\$250,000	\$19.78	Last lot in Koch's Addition, fully-buildable
5	SE Naomi Way (167116)	McMinnville, OR	2/19/2025	7,405	\$215,000	\$29.03	Duplex or 4-plex potential, 19 days on market @ \$225k
6	1495 NW Cato Court	McMinnville, OR	3/12/2025	9,912	\$249,900	\$25.21	Oak Ridge Meadows (new), cul de sac
7	525 NW Mt. Bachelor Street	McMinnville, OR	5/15/2025	11,326	\$265,000	\$23.40	Mt Hood & Coast Range views
8	2242 NW Victoria Drive	McMinnville, OR	8/29/2025	9,148	\$337,500	\$36.89	Golf course fronting lot (Michelbrook), level, interior
9	2233 NW Mahala Way	McMinnville, OR	9/25/2025	19,166	\$330,000	\$17.22	Last cul de sac lot in upscale neighborhood
10	1420 NW Cato Court	McMinnville, OR	1/5/2026	8,580	\$249,900	\$29.13	Oak Ridge Meadows (new), cul de sac
11	2166 NW Homer Ross Loop	McMinnville, OR	8/27/2024	30,056	\$293,000	\$9.75	West Wind Country Estates (mixed-use zoned), no public sewer (septic required) & interior fire sprinklers. Builder is Metro Homes for each
12	2156 NW Homer Ross Loop	McMinnville, OR	4/4/2025	29,621	\$295,000	\$9.96	
13	2166 NW Homer Ross Loop	McMinnville, OR	9/26/2025	30,056	\$305,000	\$10.15	
14	2150 NW Homer Ross Loop	McMinnville, OR	1/2/2025	21,780	\$296,000	\$13.59	
15	724 SW Edmunston Street	McMinnville, OR	Pending (1/2026)	9,583	\$225,000	\$23.48	Buyer to pay costs of approved division
16	Between 1506 & 1512 3rd Street (543838)	Newberg, OR	Current listing	17,424	\$189,000	\$10.85	Flag lot sloping down to creek
17	Between 1506 & 1512 3rd Street (543841)	Newberg, OR	Current listing	16,553	\$189,900	\$11.47	Flag lot sloping down to creek
18	NE 27th Street NE (481204)	McMinnville, OR	Current listing	22,216	\$395,000	\$17.78	Cleared w/easement access
			<i>Averages of Data Array</i>	<i>15,765</i>	<i>\$263,344</i>	<i>\$19.90</i>	
Subject - 8 larger parcels		McMinnville, OR	As of 2/10/2026	20,941 - high			
	115-245 NW 25th Street (odds)			20,285 - average			
				19,192 - low			

LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)



Comp #1
SE Naomi Way (167116)
McMinnville, OR



Comp #2
702 NW Morning View Court
McMinnville, OR



Comp #3
789 NW Allen Court
McMinnville, OR



Comp #4
Koch Street (129827)
McMinnville, OR



Comp #5
SE Naomi Way (167116)
McMinnville, OR



Comp #6
1495 NW Cato Court
McMinnville, OR

LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)



Comp #7
525 NW Mt. Bachelor Street
McMinnville, OR



Comp #8
2242 NW Victoria Drive
McMinnville, OR



Comp #9
2233 NW Mahala Way
McMinnville, OR



Comp #10
1420 NW Cato Court
McMinnville, OR



Comp #11
2166 NW Homer Ross Loop
McMinnville, OR

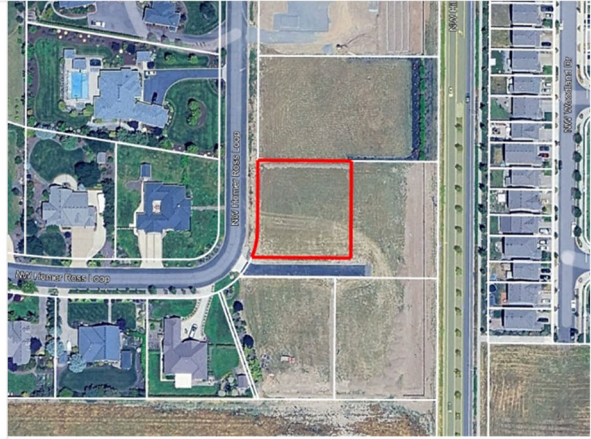


Comp #12
2156 NW Homer Ross Loop
McMinnville, OR

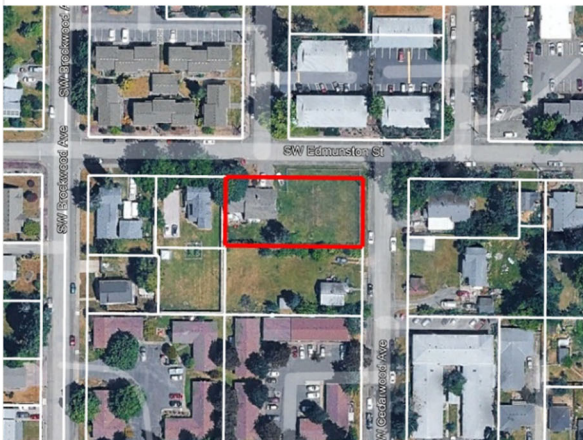
LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)



Comp #13
2166 NW Homer Ross Loop
McMinnville, OR



Comp #14
2150 NW Homer Ross Loop
McMinnville, OR



Comp #15
724 SW Edmunston Street
McMinnville, OR



Comp #16
Between 1506 & 1512 3rd Street (543838)
Newberg, OR

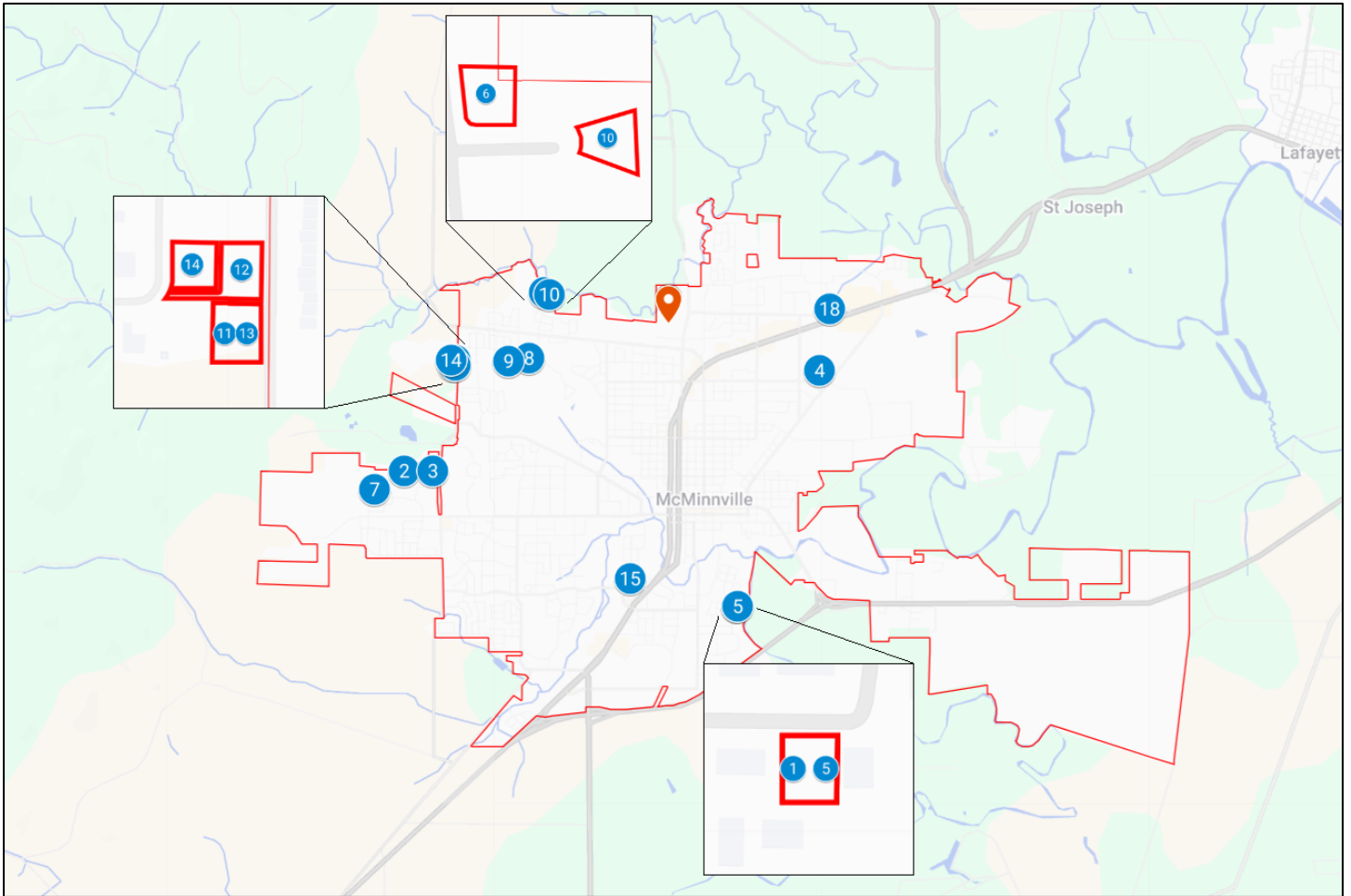


Comp #17
Between 1506 & 1512 3rd Street (543841)
Newberg, OR

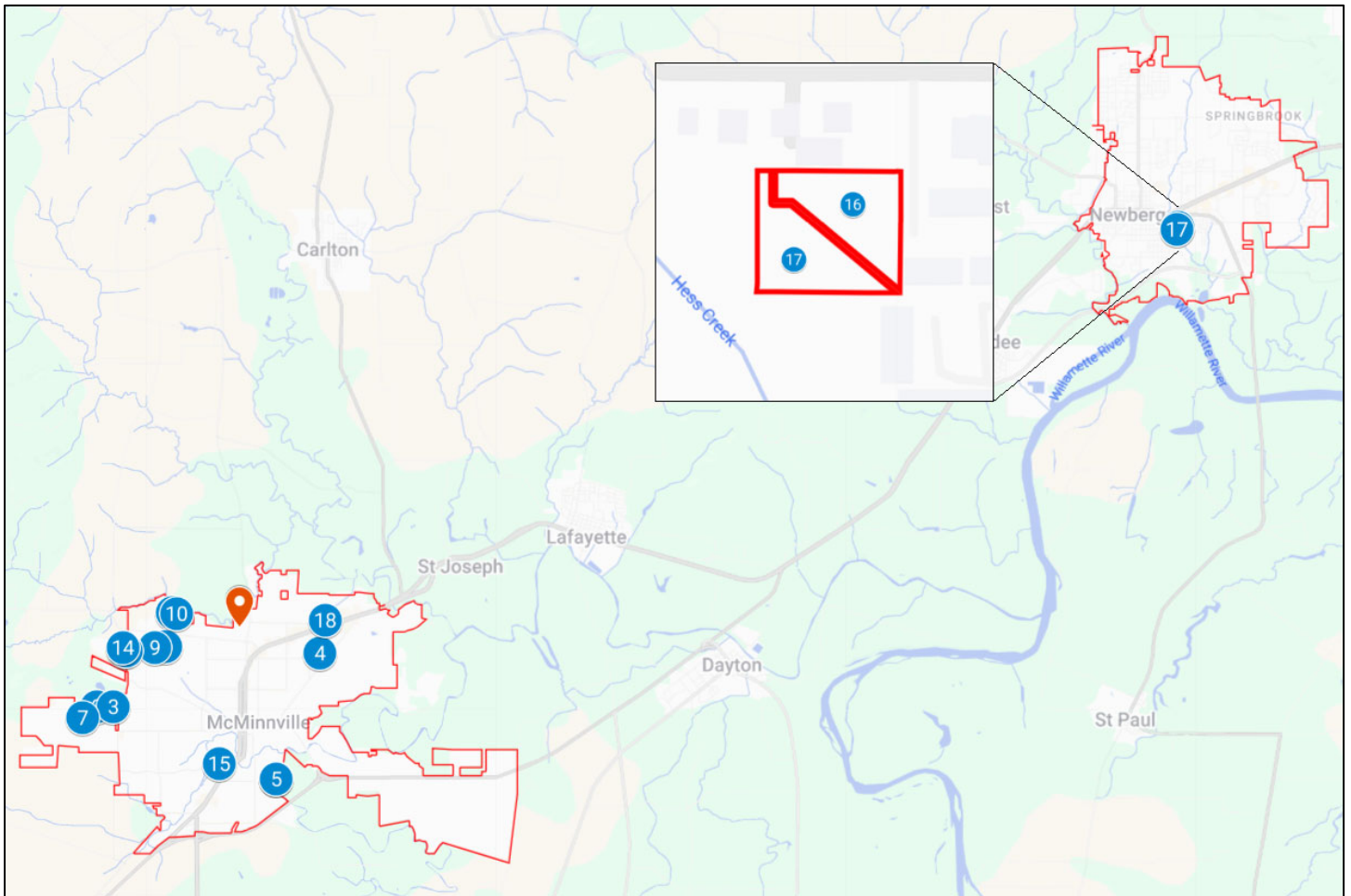


Comp #18
NE 27th Street NE (481204)
McMinnville, OR

LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)



LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)



Before Value – Encumbered by Air Rights Easement

A significant number of local/regional lot sales are presented above. Based on the eight subject properties (larger parcels), with combined lot areas from 19,192 to 20,941 SF (20,285 SF – average), the most relevant lot sales are the largest and those with reduced effective/buildable land area. The latter characteristic is intended to partially mirror the existence of the air rights easement at the rear halves of the eight appraised parcels.

Pricing since early 2024 suggests \$189,000 to over \$300,000 for 7,405 to 30,056 SF lots. The averages for the 18-point array are 15,763 SF and \$263,344 (\$19.90 per SF). On a “before” basis, the eight larger parcels suggest below average valuations due to the larger land areas and restrictive air rights easement. The appraised parcels range from restricted (III, VI) to very restricted (I, II, IV, V, VII, VIII).

One measure of lot/parcel value is derived from the Yamhill County Assessor, which shows current RMV land assessments from \$10.43 to \$11.55 per SF. The bulk of the land assessment (RMV) is on the front lots; developed as single family residences (\$16.94 to \$18.09 per SF). The marginal land assessments based on only the rear lots show much lower figures - \$3.24 to \$4.32 per SF.

LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)

For the “before” analysis, we apply a sliding-scale of \$14.00 per SF for the most restricted larger parcels, up to \$15.00/\$16.00 per SF for the lots rated slightly superior on the basis of property rights. Specifically, Property III is rated slightly superior based upon the combined/singular lot configuration. As a single lot, it is possible to add an accessory dwelling unit (ADU) to the rear excess yard area; assuming a height below the 10-foot threshold. Therefore, a marginally-higher larger parcel value of \$15.00 per SF is concluded. Property VI is also rated slightly superior based upon the existence of a 1,400 SF shop structure that was permitted in error, despite the air rights easement restriction. The grandfathered shop “right” is rated slightly superior to the ADU potential. Therefore, a marginally-higher larger parcel value of \$16.00 per SF is concluded.

After Value – Unencumbered

Based on the same 18-point data set, and assuming removal of the air rights easement, the array of eight larger parcels warrants enhanced valuations within the established market range. The eight subject properties (larger parcels), with combined lot areas from 19,192 to 20,941 SF (20,285 SF – average), are near the top of the lot sales and about 5,000 SF greater than the mean. Pricing since early 2024 suggests \$189,000 to over \$300,000 for 7,405 to 30,056 SF lots. The averages for the 18-point array are 15,763 SF and \$263,344 (\$19.90 per SF). Therefore, a value basis below the \$19.90 per SF average is suggested.

On an “after” basis, the eight larger parcels suggest slightly below average valuations based on large land areas and general market scarcity. As noted, current RMV land assessments from \$16.94 to \$18.09 per SF are applied by the County for the front halves (unrestricted). For the “after” analysis, we apply a uniform \$18.00 per SF to all eight larger parcels.

Value Differences (“After” minus “Before”)

The following summary table describes the two valuation scenarios for the applicable larger parcels. The bottom line figures (in bold and underlined) reflect the mathematical difference between the two scenarios.

LOT ANALYSIS & VALUATION – Larger Parcels (Cont.)

<i>Subject Properties</i>	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>	<i>VIII</i>
Address	245 NW 25th Street	227 NW 25th Street	209 NW 25th Street	151 NW 25th Street	149 NW 25th Street	131 NW 25th Street	123 NW 25th Street	115 NW 25th Street
City, ST	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR	McMinnville, OR
County Assessor Map	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD	4S-4W-17AD
Tax Lot	190	290	300	490	590	690	790	890
County Parcel	343998	344069	137854	344167	344210	344443	344498	344568
Land Valuation (larger parcel)								
"Before" With Air Easement								
<i>Land Area (SF)</i>	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
<i>Valuation Basis</i>	H&B Use(s)	H&B Use(s)	Large lot w/restrictions	H&B Use(s)	H&B Use(s)	H&B Use(s)	H&B Use(s)	H&B Use(s)
<i>Unit Value (/SF)</i>	\$14.00	\$14.00	\$15.00	\$14.00	\$14.00	\$16.00	\$14.00	\$14.00
"Before" Value	\$268,688	\$268,688	\$287,910	\$293,174	\$293,174	\$335,056	\$293,174	\$293,174
"After" Without Air Easement								
<i>Land Area (SF)</i>	19,192	19,192	19,194	20,941	20,941	20,941	20,941	20,941
<i>Valuation Basis</i>	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.	Large lot w/home, plus shop, ADU, etc.
<i>Unit Value (/SF)</i>	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
"After" Value	\$345,456	\$345,456	\$345,492	\$376,938	\$376,938	\$376,938	\$376,938	\$376,938
Change in Value + / (-)	<u>\$76,768</u>	<u>\$76,768</u>	<u>\$57,582</u>	<u>\$83,764</u>	<u>\$83,764</u>	<u>\$41,882</u>	<u>\$83,764</u>	<u>\$83,764</u>
<i>(After - Before Values)</i>								

As shown, value enhancement is evident for all eight larger parcels after the hypothetical extinguishment of the air rights easement. The spread is least for those that possess restricted improvements (shop) or already combined as a singular lot of record (ADU potential).

APPRAISER CERTIFICATION - Ryan S. Prusse, MAI

The undersigned does hereby certify that, except as otherwise noted in this report:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject property of this report, and I have no personal interest or bias with respect to the parties involved.
- 4) I have performed no prior services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- 6) My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- 7) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, I, Ryan S. Prusse, have completed the requirements under the continuing education program of the Appraisal Institute.
- 9) I have personally inspected the subject property. I have not inspected all comparable properties identified in this report.
- 10) No one provided significant professional assistance beyond the signatories of this report.
- 11) I do not authorize the out-of-context quoting from or partial reprinting of this report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without my prior written consent.
- 12) This report is prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
- 13) My employment was not conditioned upon the consultation producing a specific price or a price within a given range. Future employment is not dependent upon reporting a specified price. Neither employment nor compensation is dependent upon the approval of a loan application.
- 14) I have acquired through study and practice the necessary knowledge and experience to complete this assignment competently.



Ryan S. Prusse, MAI

Oregon Appraiser Certification #C000498

FIRM QUALIFICATIONS

RSP & Associates LLC has been serving the Pacific Northwest since formation in 1998. Our firm concentrates on complex commercial, industrial and multi-family valuation assignments for mortgage lenders, government agencies and municipalities, corporations and individuals. Work has been performed on a national scale. A sample of clients served by Mr. Prusse while a principal of RSP & Associates LLC and prior employment is included below.

Financial:

Advanced Mortgage Resources
Albina Community Bank
American Pacific Bank
Apartment Lending Corporation
AT&T Capital Credit
Baker Mortgage, Inc.
Bank of America
Union Bank of California
Bank of the Cascades
Bank of Clark County
Bank of Portland
Bank of Salem
Bank of the West
Bank of Vancouver
Centennial Bank
Centennial Mortgage
Citizens Bank
Clackamas County Bank
Columbia River Bank
Commercial Mortgage Corporation
Continental Savings Bank
Countrywide Home Loans
Eagle Home Mortgage

Eykis Financial Services
First Mutual Bank
First Tennessee Bank
First Security Bank
First Security Leasing Company
First Union Small Business Lending
GE Capital Access
GMAC Commercial Mortgage
Hood River Bank
Imperial Capital
Interwest Mortgage & Investment
Interwest Mortgage
Juniper Banking Company
Key Bank of Oregon
LaSalle Bank (ABN AMRO)
Lexington Funding
LibertyBank
Linn-Benton Bank
The Money Store
M&T Bank
National Mortgage Company
Norris, Beggs & Simpson
Northern Bank of Commerce

Northwest Mortgage Group
Pacific Continental Bank
Pacific Crest Bank
Pacific Mortgage & Investment Co.
Pacific One Bank
Pioneer Trust Bank, N.A.
Prudential Mortgage Capital Company
Rainier Bank
Riverview Community Bank
Seafirst Real Estate Advisory
Southern Pacific Bank
Sterling Savings Bank
Umpqua Bank
U.S. National Bank of Oregon
Valley of the Rogue Bank
Van Wijnen Canada
Ward Cook Inc.
Washington Federal Savings
Washington Mutual Bank
Wells Fargo Bank
West Coast Bank
Willamette Valley Bank
Yakima Valley Bank

Governmental:

Albany School District
Benton County
Bonneville Power Administration
City of Albany
City of Astoria
City of Hillsboro
City of Salem
City of Silverton
City of Woodburn
Clatsop County
Dallas School District

FDIC
Housing Authority of Portland
Marion County
METRO Open Spaces Division
Oregon Dept. of Transportation
Oregon Division of State Lands
Oregon Dept. of General Services
Network Oregon Affordable Housing
Port of Astoria
Port of Portland
Resolution Trust Corporation

Salem/Keizer School District
Tualatin Hills Parks & Recreation District
U.S. Army Corps of Engineers
U.S. Bureau of Land Management
U.S. Forest Service
Washington Dept. of Fish & Wildlife
Yamhill County Housing Authority

Insurance/Medical:

Mutual of Enumclaw
Mid-Valley Healthcare
Harvard Medical Northwest Life Assurance
GAB Robins North America, Inc.

Nationwide Insurance
Safeco Insurance
Salem Hospital
Corvallis Clinic
Good Samaritan Hospital (Corvallis)

MetLife Capital Insurance Company
Equitable of Iowa
Viking Insurance Company

General:

Agripac, Inc.
Aldrich Kilbride & Tatone
Archdiocese of Oregon
Atlantic Richfield Corporation
Boys & Girls Club of Albany
Boys & Girls Club of Salem
Brand "S" Corporation
Brown & Shay Partners
Bullivant Houser Bailey
Chevron, USA
Chrysler Realty
Colson & Colson Construction
Cushman & Wakefield
DAVII Investments
George Suniga Enterprises
First American Title

First Princeton Corporation
First Virtual Properties LLC
Hanna Kerns & Strader
International Business Machines
McDonalds Corporation
Mennonite Mutual Aid Association
Morrow Crane Inc.
Mountain West Development
Neilsen Manufacturing
Nonpareil, Inc.
Oregon Glass Company
Pacific Conference Center
Portland General Electric
Portland Investments
Rite Aid Corporation
River Network

Saafeld, Griggs & Gorsuch
Sycan Development
Texaco Lubricants
3-H Construction

QUALIFICATIONS – Ryan S. Prusse, MAI

Ryan S. Prusse, MAI is the director of RSP & Associates, LLC. He has been engaged in complex valuation assignments since 1991. Appraisal assignments include a broad range of property types: multi-family, industrial, office, wetlands, wildlife habitat, agricultural, church, food processing, box retail, subsidized housing, aqua-culture and contaminated properties.

Professional Affiliations

State of Oregon Certified General Appraiser (#C000498)
State of Washington Certified General Appraiser (#1100869)
Member of the Appraisal Institute (#10667)
Appraisal Institute Young Advisory Council, 1994-1996
Environmental Assessment Association - Certified Environmental Specialist (CES)
Appraisal Journal Review Committee (Appraisal Institute) – 1996 - 1999
Director (AI - Greater Oregon Chapter) – 2004-2012
Chapter President (AI - Greater Oregon Chapter) – 2013

Community

Young Executive Board, Salem Boys & Girls Club
Finance Committee, Salem Boys & Girls Club
Assistant Varsity football coach, Regis High School
Youth Sports Coach, Salem Boys & Girls Club
Youth Sports Coach, Clackamas Little League
Youth Sports Coach, Wilsonville Parks & Recreation

Education

Willamette University, Salem, Oregon:
Bachelor of Science, Major Economics, Minor Mathematics
Appraisal Institute, Chicago, Illinois:
Course SPPA, Standards of Professional Practice, Part A
Course SPPB, Standards of Professional Practice, Part B
Course 1A1, Real Estate Appraisal Principles (challenged)
Course 1A2, Basic Valuation Procedures (challenged)
Course 1BA, Capitalization Theory and Techniques, Part A
Course 1BB, Capitalization Theory and Techniques, Part B (challenged)
Course II540, Report Writing and Valuation Analysis
Course II550, Advanced Applications
American Society of Farm Managers & Rural Appraisers, Denver, Colorado:
A-30, Advanced Rural Appraisal
Rural Residential Appraisal
Chemeketa Community College, Salem, Oregon:
Applied Residential Appraisal
Appraisal I

Experience

Various positions from intern to owner at C. Spencer Powell & Associates (1990 – 1998)
Founder/Director – RSP & Associates, LLC (1998 – present).

The seal of the State of Oregon is centered in the background. It features an eagle with wings spread, perched on a shield. The shield contains a plow, a sheaf of wheat, and a ship. The words "STATE OF OREGON" are written in a circular border around the eagle, and the year "1859" is at the bottom. The seal is rendered in a light gray color.

Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

**RYAN S PRUSSE
RSP & ASSOCIATES LLC
PO BOX 365
WILSONVILLE, OR 97070**

License No.: C000498
Issue Date: July 01, 2024
Expiration Date: June 30, 2026



Chad Koch, Administrator



COMMUNITY DEVELOPMENT DEPT.
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

February 5, 2026

Ryan S Prusse MAI
RSP & Associates LLC
PO Box 365
Wilsonville, OR 97070

RE: Engagement Letter – Air Easement Determination of Value

Dear Ryan,

The City of McMinnville (“City”) is pleased to engage RSP & Associates LLC (“Appraiser”) to prepare an independent appraisal related to an existing air easement affecting certain properties within the City, subject to the terms outlined below.

1. Scope of Engagement

The Appraiser shall prepare an independent appraisal to determine the market value of an air easement interest affecting eight (8) residentially zoned parcels within the City of McMinnville. The appraisals shall analyze the difference, if any, between the market value of each parcel as encumbered by the air easement and the market value of each parcel as if unencumbered by the air easement, under stated assumptions and conditions.

The parcels subject to this engagement are identified as:

- R4417AD 00190
- R4417AD 00290
- R4417AD 00490
- R4417AD 00590
- R4417AD 00690
- R4417AD 00790
- R4417AD 00890
- R4417AD 00300

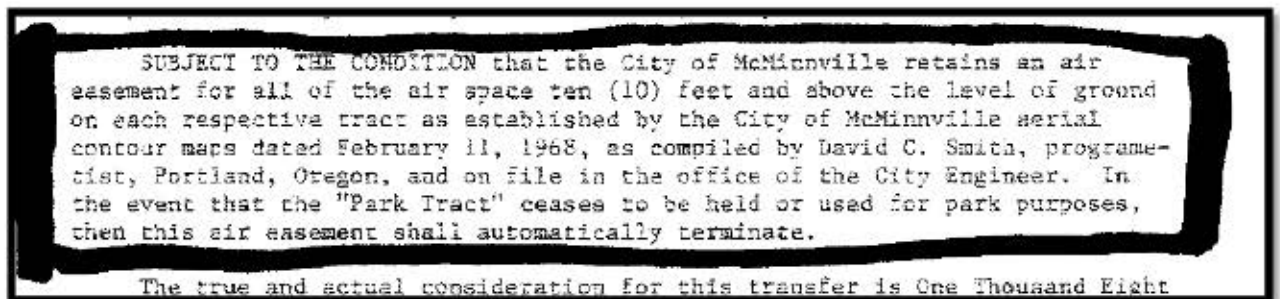
All parcels are similar in size, zoned R-1, and do not have street frontage.

2. Air Easement Background

The air easement was created in 1978–1979 and recorded as part of the warranty deeds for the affected parcels in connection with the City's acquisition of Tice Park. The easement requires the City to retain an air easement for all airspace ten (10) feet and above ground level, as established by City of McMinnville aerial contour maps dated February 11, 1968, on file with the City Engineer. The easement terminates automatically if the park tract ceases to be held or used for park purposes.

The appraisals shall rely on the recorded easement language and publicly available information. The Appraiser is not expected to provide legal interpretation of the easement.

Please see snapshot of the easement language below.



SUBJECT TO THE CONDITON that the City of McMinnville retains an air easement for all of the air space ten (10) feet and above the level of ground on each respective tract as established by the City of McMinnville aerial contour maps dated February 11, 1968, as compiled by David C. Smith, programmetist, Portland, Oregon, and on file in the office of the City Engineer. In the event that the "Park Tract" ceases to be held or used for park purposes, then this air easement shall automatically terminate. (Adopted December 8, 1978).

3. Appraisal Standards and Requirements

The appraisals shall be prepared in full compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and shall clearly identify, at a minimum:

- Intended use of the appraisal
- Intended user(s) (the City of McMinnville)
- Effective date of value
- Property rights appraised
- Scope of work
- Any extraordinary assumptions or hypothetical conditions

The Appraiser may apply appropriate valuation approaches and comparable market data relevant to residential lots in the McMinnville R-1 zone.

4. Intended Use and Reliance

The intended use of the appraisals is to assist the City in evaluating the value implications of the existing air easement. The appraisal is intended solely for use by the City of McMinnville. No other party may rely on the appraisal without the prior written consent of the Appraiser and the City.

5. Independence

The Appraiser shall perform the assignment as an independent appraiser, without bias or advocacy, and shall have no present or prospective interest in the subject properties.

6. Compensation

The City shall compensate RSP & Associates LLC a not-to-exceed amount of \$4,900, inclusive of all costs and expenses. Payment shall be made upon delivery and acceptance of the final appraisal report.

7. Deliverables and Schedule

A signed final appraisal report for each property shall be delivered to the City in PDF format no later than March 6, 2026, unless otherwise agreed to in writing.


8. Public Records

The Appraiser acknowledges that the City is subject to Oregon public records laws and that the appraisal and related materials may be subject to public disclosure.


9. Acceptance

This letter constitutes the full agreement between the City and the Appraiser regarding this engagement. Any modification must be made in writing and signed by both parties.

If these terms are acceptable, please sign below.



Adam Garvin, Interim City Manager
City of McMinnville



Ryan S Prusse
RSP & Associated LLC

Date: 02.06.2026

Date: 2-6-2026

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00 "EXHIBIT A"

AFFIDAVIT OF PUBLICATION

STATE OF OREGON } ss.
County of Yamhill

Public Notice

PURSUANT TO ORS 221.725 Notice is hereby given of the proposed sale of eight air easements between NW 25th St. and Tice Park to their respective underlying property owners as well as the requisite public hearing concerning the sale. Public hearing will be held at the Regular McMinnville City Council Meeting at 7 p.m. on May 26, 2026, at Kent Taylor Civic Hall, 200 NE Second St., McMinnville, OR 97128. The air easements proposed to be sold comprise lots of 100-foot width south of Tice Park and north of 245, 227, 209, 151, 149, 131, 123, and

115 NW 25th St., respectively, and prevent any structures in that space which exceed 10 feet in height. The easements are proposed to be sold to their underlying property owners, thereby allowing development otherwise permitted by zoning. The City Council considers it necessary or convenient to sell the easements as contractual obligations associated with the acquisition of Tice Park, including restrictions on the use of the property, have been fully satisfied and potential development within the underlying lots is in the public interest. Any resident of the city is welcome to present written or oral testimony at the

hearing.
NR Published May 20, 2026

I, Terri Hart
being first duly sworn, depose and say that I am the Legal Clerk, of the NEWS-REGISTER, a newspaper of general circulation as defined by O.R.S. 193.010 and O.R.S. 193.020 published three times each week at McMinnville, County of Yamhill, State of Oregon, and that **City of McMinnville - Public Notice Sale of 8 Air Easements- - May 20, 2026**
Subscribed and sworn before me this 5/21/2026 .

Notary Public for Oregon
My Commission Expires 08/06/2027

