

February 19, 2013
Dave Vanasche
36130 N.W Wren Rd
Cornelius, Oregon 97113

Re: HB 2746

Dear Chairman & Committee Persons


Thank you for allowing me to testify today. My name is Dave Vanasche and I reside at 36130 NW Wren Rd Cornelius, Oregon 97113. I'm here today to voice support for HB 2746.

My family farms 2345 acres in Washington and Yamhill counties consisting of clover seed, wheat, grass seed, and hazelnuts. We are a Century Farm (Est 1896) ; We own 760 acres and lease the balance of 1585 acres.

In 1996 we purchased 87 acres of farmland at 4985 NW Leisy Rd Hillsboro, Oregon 97124 which we had leased for 18 years prior. The farm had a huge run-down farm house constructed in 1874, which had been a rental and a full set of 100+ year old barns, sheds etc. The house had been leased to a tenant. Not wanting to be slum lords but having paid \$30,000 (appraised value) for the building site, we applied for and received a replacement dwelling permit, which was good for two years. We had no reason to construct a new dwelling, but only wanted to protect our right for some future need. I began working with Oregon Farm Bureau and 1000 Friends of Oregon to draft and pass into law in 2007 - SB 861 (Deferred Replacement Dwelling). This bill allowed a property owner to request a deferred replacement dwelling permit be put into the property deed; to be used at some future date. After 12 years our farm house did not qualify as a replacement dwelling, because it no longer had sound walls, roof and plumbing. Vandals and thieves had taken their toll on this house.

Seventeen years after we purchased this farm, the house is still standing and is an attractive nuisance and a liability. HB 2746 would allow us to be eligible for a deferred replacement permit, which would go into our deed and we would immediately remove the old dwelling.

Oregon Farm Bureau and 1000 Friends of Oregon both support this bill. Thank you for listening to my story and others and I ask that you support HB 2746.

Sincerely,

Dave Vanasche, Manager
Vanasche Farm LLC.

Dave & Ellen Vanasche Farm House (1996)
Built 1874 Photo



4985 NW Leisy Rd Hillsboro, Oregon 97124

Dave & Ellen Vanosche Farm House
Built 1874



4985 NW Leisy Rd Hillsboro, Oregon 97124





Washington County
 Department of Land Use and
 Transportation
 Land Development Services
 155 N First Ave, Suite 350-13
 Hillsboro, OR 97124
 503-648-8761 fax 503-681-2908

**NOTICE OF DECISION
 & STAFF REPORT**

CASEFILE: 96- 331-REP

APPLICANT:
David and Ellen Vanasche
36130 NW Wren Road
Cornellus, Oregon 97113

APPLICANT'S REPRESENTATIVE:
None

PROCEDURE TYPE: I

CPO: 8 COMMUNITY PLAN: Rural/Natural
Resource

CONTACT PERSON: David Vanasche

PROPERTY DESCRIPTION:
 ASSESSOR MAP NO.: 1N3 23
 TAX LOT NO: 400
 ADDRESS: 4985 NW Leisy Road
Hillsboro, Oregon 97124

OWNER:
David and Ellen Vanasche
36130 NW Wren Road
Cornellus, Oregon 97113

SITE SIZE: 87 acres

PROPERTY LOCATION:
North side of NW Bagle Road, west of
NW Leisy Road.

LAND USE DISTRICT(S): EFU
Exclusive Farm Use

PROPOSED DEVELOPMENT ACTION: REPLACEMENT OF A LAWFULLY ESTABLISHED DWELLING IN THE EXCLUSIVE FARM (EFU) DISTRICT.

DECISION:

Approval Approval with Conditions Denial
 Signature Joe Grillo Date 6/20/96
 Joe Grillo, Land Development Manager

Attachments: A. Conditions of Approval
 B. Staff Report

Appeal Information: Approval or denial of this request or any conditions may be appealed if a written appeal is filed with the Washington County Department of Land Use and Transportation within 14 days of the date this notice is mailed. For information on appeals, contact the Appeals Secretary in the Land Development Division at the above address.

APPEAL PERIOD: Date mailed: 6-20-96 to 5:00 pm on 7-4-96 (Appeal Due Date).

7/1/05 TO 6/30/06 REAL PROPERTY TAX STATEMENT

WASHINGTON COUNTY OREGON • 155 N FIRST AVE., RM 130 • HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: IN323-00400

ACCOUNT NO: R738394

SITUS: 4985 NW LEISY RD,

CODE AREA: 007.22

ACRES 87.69, ZONED FARMLAND- POTENTIAL ADDITIONAL

2005-2006 CURRENT TAX BY DISTRICT:

TAX LIABILITY

COMMUNITY COLLEGE-PORTLAND	23.95
ESD-NW REGIONAL	13.03
SCHOOL-HILLSBORO	421.32
EDUCATION TAXES:	\$458.30

VANASCHE, DAVID A & ELLEN L
36130 NW WREN RD
CORNELIUS, OR 97113

COUNTY-WASHINGTON	190.42
COUNTY-WASHINGTON	31.61
PORT-PORTLAND	5.94
FIRE-WASH CO RFPD #2	95.01
GENERAL GOVERNMENT TAXES:	\$322.98

VALUES: LAST YEAR THIS YEAR

MARKET & SPECIAL USE VALUES:			
LAND-RMV PORTION	5,000	5,000	
SPEC USE PORTION	57,510	59,130	
<u>STRUCTURE</u>	30,740	<u>32,740</u>	
TOTAL VALUE	93,250	96,870	

BOND-WASHINGTON COUNTY	18.45
BOND-PCC	17.97
BOND-HILLSBORO ELEM	6.72
BOND-SD #1J-HILLSBORO	136.23
BOND TAX:	\$179.37
2005-06 TAX (Before Discount)	\$960.65

TAXABLE VALUES:
ASSESSED VALUE 82,330 84,690

PROPERTY TAXES: \$952.06 \$960.65

APPEAL DEADLINE January 3rd, 2006
Value Questions Call 503-846-8826
Tax Questions Call 503-846-8801
Other Questions Call 503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
Pay Due	Discount	Net Amount Due	
In Full 11/15/05	28.82	\$931.83	
2/3 11/15/05	12.81	\$627.63	
1/3 11/15/05	NONE	\$320.22	

PLEASE MAKE PAYMENT TO: Washington County Tax

Make Online Payments at:
<https://ecomm.co.washington.or.us/propertytax>
 Pay by Phone at: (888) 510-9274

DELINQUENT TAXES: NO DELINQUENT TAXES DUE
 (See back for explanation of taxes marked with an asterisk (*).
 Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$931.83

7/1/12 TO 6/30/13 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: 1N323-00400

ACCOUNT NO: R738394

SITUS: 4985 NW LEISY RD,

VANASCHE, DAVID A & ELLEN L
 36130 NW WREN RD
 CORNELIUS, OR 97113

2012-2013 CURRENT TAX BY DISTRICT:

COLL-PORTLAND	25.56
BSD-NW REGIONAL	13.90
SCH-HILLSBORO	449.58
EDUCATION TAXES:	\$489.04
WASHINGTON COUNTY	203.19
PORT-PORTLAND	6.33
FIRE-WASH CO RFPD #2	101.39
WASHINGTON COUNTY LOL AFTER	53.32
FIRE-WASH CO RFPD #2-AFTER	51.51
GENERAL GOVERNMENT TAXES:	\$415.74
BOND-WASHINGTON COUNTY	11.90
BOND-PCC	18.30
BOND-SD #1J-HILLSBORO	120.06
BOND-HILLSBORO SCHOOL AFTER	107.93
BOND-PCC-AFTER	16.25
BOND AND MISC TAX:	\$274.44
2012-13 TAX (Before Discount)	\$1,179.22

LEGAL DESCRIPTION

CODE AREA: 007.22

ACRES 87.69, ZONED FARMLAND- POTENTIAL ADDITIONAL TAX LIABILITY

VALUES:	LAST YEAR	THIS YEAR
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MARKET & SPECIAL USE VALUES:		
LAND-RMV PORTION	0	0
SPEC USE PORTION	72,010	74,040
STRUCTURE:	17,380	16,330
TOTAL VALUE	89,390	90,370
TAXABLE VALUES:		
ASSESSED VALUE	89,390	90,370

PROPERTY TAXES: \$1,158.02 \$1,179.22

APPEAL DEADLINE	December 31, 2012
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay			
In Full	11/15/12	35.38	\$1,143.84
2/3	11/15/12	15.72	\$770.43
1/3	11/15/12	NONE	\$393.08
MAKE PAYABLE TO: Washington County			
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

DELINQUENT TAXES: NO DELINQUENT TAXES DUE

(See back for explanation of taxes marked with an asterisk (*).
 Delinquent Tax Total is included in payment options to the left.)

TOTAL (After Discount): **\$1,143.84**

MY MARKET VALUE WENT DOWN, BUT MY TAXES WENT UP?

Your property taxes are based on your **ASSESSED** value not your **MARKET** value. A decline in the *market value* does not automatically reduce your property taxes.

For more information, review the enclosed Washington County Property Tax Statement Guide or visit our website:
<http://www.co.washington.or.us/AssessmentTaxation>

All Payments Processed Upon Receipt

∨ Tear Here

∨ Tear Here

VANASCHE FARM LLC

(an Oregon limited liability company)

36130 NW WREN ROAD
CORNELIUS, OREGON 97113
Phone: (503) 969-5977 • Fax: (503) 648-1589
vanaschefarmllc@gmail.com

OWNER/GENERAL MANAGER: Dave Vanasche

OWNER'S FAMILY: Wife, Ellen Vanasche
Daughter, Kari Vanasche
Son, Mark Vanasche

LLC FORMED: January 1, 2013

FAMILY FARMING OPERATION
ESTABLISHED: 1896

LOCATION: 3 miles north of Cornelius, Oregon

PRINCIPAL CROPS: Crimson clover seed
Red clover seed
Wheat
Hazelnuts 2012 – 2013
Grass seed –
Proprietary turf type varieties
Certified Perennial Rye Grass
Certified Tall Fescue

2 waterfowl lakes

TOTAL ACRES FARMED: 2345 acres
712 acres is family owned outside LLC,
and the balance is leased from 25
farmland owners