



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

962 Crest Dr

Parcel #: 10137294

Map & Taxlot #: 372W03AD03000

County: Jackson

OWNER

McCray, Nicole K

McCray, Ryder

DATE PREPARED

Date: 02/20/2026

PREPARED BY

ngervacio@firstam.com



First American Title

Customer Service Department

541.776.4555

cservice@firstam.com

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First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 02/20/2026

OWNERSHIP INFORMATION

Owner: McCray, Nicole K
CoOwner: McCray, Ryder

Site: 962 Crest Dr Central Point OR 97502
Mail: 962 Crest Dr Central Point OR 97502

Parcel #: 10137294
Ref Parcel #: 372W03AD03000

TRS: 37S / 02W / 03 / NE
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001002 Block: 4018
Neighborhood:
School Dist: 6 Central Point
Impr Type:
Subdiv/Plat: Lone Redwood Grove Subdivision
Land Use: 101 - Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Zoning: Central Point-R-1-6 - Sf Residential- 6,000
Lat/Lon: 42.384176 / -122.91718
Watershed: Bear Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$111,000.00
Market Impr: \$239,100.00
Market Total: \$350,100.00 (2025)
% Improved: 0.00%
Assessed Total: \$212,020.00 (2025)
Levy Code: 0602
Tax: \$3,525.08 (2024)
Millage Rate: 17.1245
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,287 SqFt	Year Built: 2008
Baths, Total: 2	First Floor: 1,287 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.14 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 6,098 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: Attached 419 SqFt	Const Type:

IMPROVEMENT: 126411 - 141 - RESIDENCE

One story

Year Built: 2008
Bedrooms: 3
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 0
Floor Dsc:

Total SqFt: 0
Finished SqFt: 1,287
1st Floor SqFt: 1,287
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

PARCEL ID: 10137294

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
NICOLE K MCCRAY	08/23/2021	36221		Stand Alone Mortgage	\$192,000.00	New Conv
NICOLE K MCCRAY	10/16/2017	35221		Intrafamily Transfer & Dissolution		Conv/Unk
NICOLE M KELLEY	01/21/2016	1755	\$210,000.00	Warranty Deed	\$206,196.00	FHA
RANDALL A HILL	11/19/2015	38509		Warranty Deed		Conv/Unk
RONALD A BREINGAN	08/16/2013	28257	\$162,000.00	Warranty Deed	\$129,600.00	New Conv
BRAD A PARMENTER	03/14/2006	12694	\$240,000.00	Warranty Deed		Conv/Unk
DONNY BIGGS	07/25/2005	44073	\$150,000.00	Warranty Deed	\$151,766.00	Purch \$ Mtg

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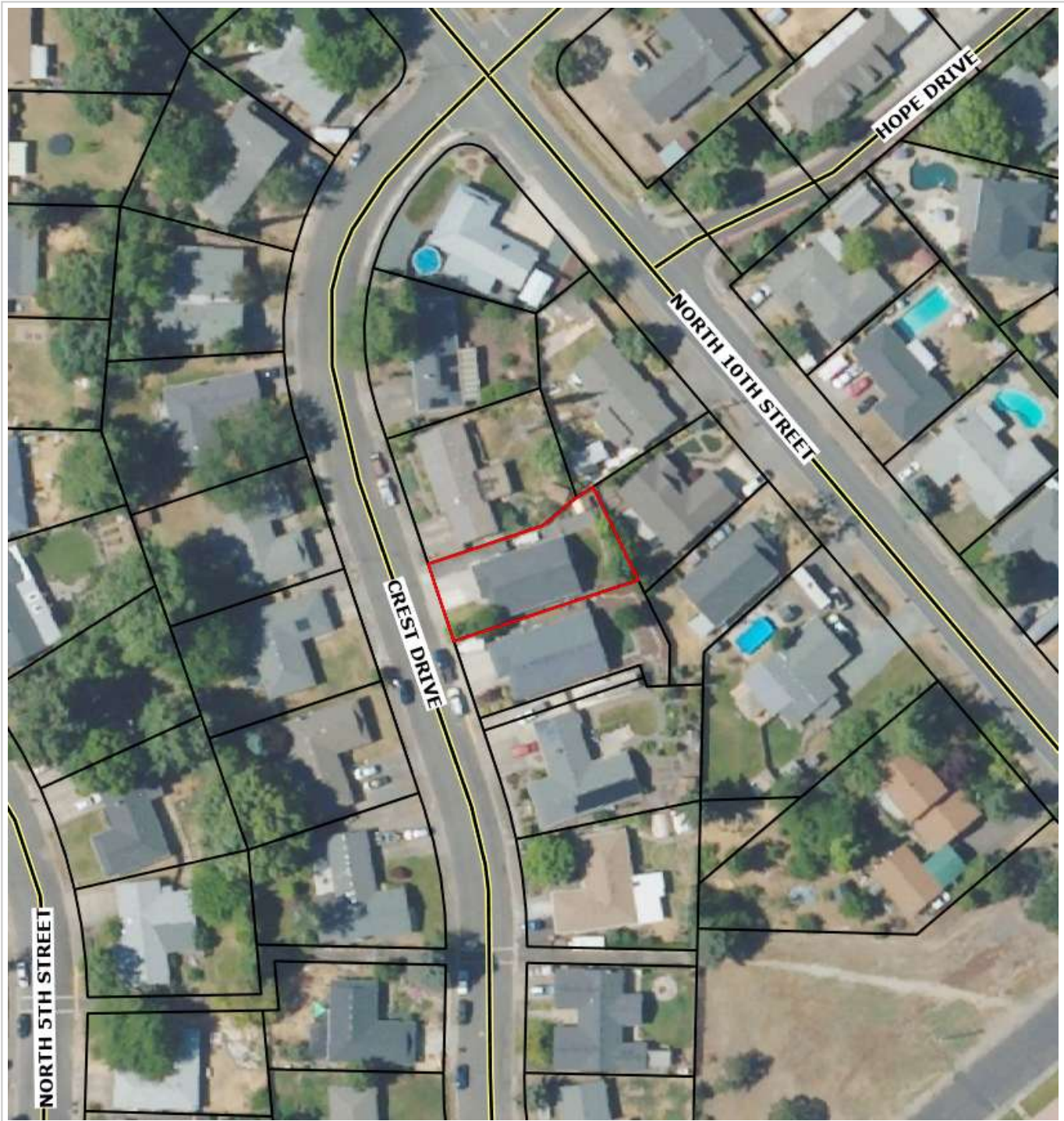
First American Title

Parcel ID: 10137294

Site Address: 962 Crest Dr

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Aerial Map



First American Title

Parcel ID: 10137294

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TSOACC2017-67
RECORDING REQUESTED BY:

Ticor Title Company of Oregon
3539 Heathrow Way Suite 100
Medford, OR 97504

GRANTOR:
Nicole M. Kelley an estate in fee simple
962 Crest Drive
Central Point, OR 97502

GRANTEE:
Nicole K. McCray and Ryder McCray as tenants
by the entirety
962 Crest Drive
Central Point, OR 97502

SEND TAX STATEMENTS TO:
Nicole K. McCray and Ryder McCray
962 Crest Drive
Central Point, OR 97502

AFTER RECORDING RETURN TO:
Nicole K. McCray and Ryder McCray
962 Crest Drive
Central Point, OR 97502

Escrow No: 470315044173-TTJA02

372W03AD 3000 / 10137294

962 Crest Drive
Central Point, OR 97502

Jackson County Official Records	2017-035221
R-BSD	
Stn=0 SHINGLJS	10/16/2017 02:54:12 PM
\$10.00 \$10.00 \$8.00 \$11.00 \$20.00	\$59.00
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Christine Walker - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Nicole K. McCray, formerly known as Nicole M. Kelley an estate in fee simple, Grantor, conveys to

Nicole K. McCray and Ryder McCray as tenants by the entirety, Grantee, the following described real property, situated in the County of Jackson, State of Oregon,

Lot 1, of LONE REDWOOD GROVE SUBDIVISION in the City of Central Point, Jackson County, Oregon, according to the official plat thereof recorded in Volume 32 Page 51 Plat Records

The true consideration for this conveyance is \$210,000.00. (See ORS 93.030).
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: October 16, 2017

470315044173-TTJA02
Deed (Bargain and Sale – Statutory Form)

Nicole K. McCray
Nicole K. McCray

State of OREGON

COUNTY of Jackson

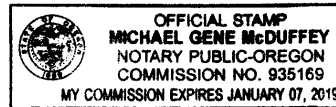
This instrument was acknowledged before me on October 16, 2017

by Nicole K. McCray

[Signature]

Michael Gene McDuffey, Notary Public - State of Oregon

My commission expires: January 7, 2019



STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

20-Feb-2026

MCCRAY NICOLE K/Ryder
962 CREST DR
CENTRAL POINT OR 97502-2106

Tax Account #	10137294	Lender Name	CLG - US BANCORP SERVICE PROVIDERS
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0602
Situs Address	962 CREST DR CENTRAL POINT OR 97502	Interest To	Mar 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,613.78	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,525.08	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,411.63	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,332.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,236.81	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,142.49	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,065.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,971.64	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,893.59	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,812.47	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,694.60	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,626.16	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,376.06	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,337.71	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,485.80	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,421.58	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,227.63	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$848.30	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$832.72	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$854.94	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,831.42	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,794.08	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,769.39	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,682.84	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.36	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,138.84	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.74	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$934.32	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$907.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$909.10	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$809.19	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$822.61	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$819.24	Nov 15, 1993
Total		\$0.00	\$0.00	\$0.00	\$0.00		

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JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
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