



TICOR TITLE

Property Profile Report

Today's Date:

03/02/2026

Owner Name:

Player, John

C/O Oregon Pacific Bank, Conservator

Property Address:

**140 Draper Valley Rd
Selma OR 97538 9401**

Reference Number:

38-08-02-D0-000206-00

Account Number:

R327703

Four Southern Oregon locations to serve you:

1501 E McAndrews Rd, Ste 100 Medford, OR 97504 541-779-2811	3103 Signature Court, Ste 103 Medford, OR 97504 541-245-6730	147 First Street, Ste 102 Ashland, OR 97520 541-488-2240	744 NE 7th St Grants Pass, OR 97526 541-476-1171
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.ticortitleoregon.com

For all your customer service needs: TicorSOCS@ticortitle.com

Subject Property

140 Draper Valley Rd, Selma OR 97538

APN: R327703

County Name: Josephine
 APN / Parcel Number: R327703
 Current Ownership: John Player

Site Address: 140 Draper Valley Rd, Selma OR 97538
 Mail Address: PO Box 1784, Medford OR 97501
 *Absentee Owner

Tract / Subdivision:
 Census Tract / Block: 361500 / 2041
 Lot / Block:
 Twn / Rng / Sec / Qtr: 38S / 08W / 02 / SE
 Brief Legal Description: ACRES 4.88, POTENTIAL ADD'L TAX LIAB


Sale Information

Sale Recording Date: Title Company:
 Sale Price: Document #:
 Cost/SqFt: Vesting:
 Purchase Loan: Buyer Name(s):

Property Characteristics

Property Type: Timberland, Forest, Trees (Agricultural)
 Land Use: Forest - Unzoned farm land - Improved (typical of class)
 Building Type: Sfr Class 2 Single Story Zoning: COUNTY-RR5 - Rural Residential 5 Acre
 Total SqFt: 816 Lot Size: 212,573 SqFt / 4.88 AC Year Built: 1978
 Beds: 2 Basement: Units:
 Baths: 1 Pool: Y Buildings: 1
 Rooms: Ext / Roof: / Composition Shingle Heat/AC:
 Stories: 1 Condition: Average Fireplace: Y
 Garage: Foundation: View:
 School District: Three Rivers
 Watershed: Deer Creek

Assessment & Tax Info

Total Assessed Value: \$102,780	Market Value: \$239,140	Tax Year: 2025
Land Value:	Market Land Value: \$146,710	Tax Exemption:
Improvement Value:	Market Improvement: \$92,430	Tax Rate Area: 04
Improvement %: 39	Tax Amount: \$1,038.93	

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R327703	PLAYER, JOHN	140 DRAPER VALLEY RD, SELMA, OR 97538	\$239,140

Property Page: Property Details 

2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 4.88, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	1800 Selma
Map Number	38-08-02-D0-000206-00
Property Use	641-Forestland By Application; Improved
Levy Code Area	04
Zoning	RR5

RELATED PROPERTIES

Linked Properties -

2026 OWNER INFORMATION

Owner Name	PLAYER, JOHN
Mailing Address	C/O OREGON PACIFIC BANK, CONSERVATOR PO BOX 1784 MEDFORD, OR 97501

2026 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1		Improvement Type			Beds	
☒ -		Residential			2	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 2	1978	816	⌵ Details	
	Eff Yr Built	1978	Adjustment %	-	Roof Styles	CSMED
	Baths	1BA	Heat/AC	WA.BB	Fireplaces	WD.GS
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	T111		

Improvement #2		Improvement Type			Beds	
☒ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	ROOF COVER PREFAB ALUM.	-	1988	270	⌵ Details	
	Eff Yr Built	1988	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
☒ -		Misc Imp			0	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	DECK PLYWOOD	-	1988	140	⌵ Details	
	Eff Yr Built	1988	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	WOOD	Foundation	M.PIER	Int Finish	-
			Ext Finish	-		
2	ROOF COVER COMP SHINGLE	-	1988	140	⌵ Details	
	Eff Yr Built	1988	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	641 Forest-Designated by Appl-Improved	3.88 Acres
L3	OSD On-Site Development	-
TOTALS		212572.80 Sq. ft / 4.88 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$92,430	\$146,710	\$239,140	\$370	\$102,780
2025	\$87,920	\$146,710	\$234,630	\$370	\$99,800

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY Effective Date: 1/27/2026 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$1,038.93	\$960.27	\$78.66	\$1,038.93	\$0.00	-	\$0.00
2024	\$998.79	\$932.54	\$66.25	\$998.79	\$0.00	-	\$0.00
2023	\$879.00	\$812.37	\$66.63	\$879.00	\$0.00	-	\$0.00
2022	\$879.66	\$813.41	\$66.25	\$879.66	\$0.00	-	\$0.00
2021	\$850.45	\$784.20	\$66.25	\$850.45	\$0.00	-	\$0.00
2020	\$869.44	\$803.19	\$66.25	\$869.44	\$0.00	-	\$0.00
2019	\$845.93	\$779.68	\$66.25	\$845.93	\$0.00	-	\$0.00
2018	\$829.83	\$763.58	\$66.25	\$829.83	\$0.00	-	\$0.00
2017	\$818.94	\$752.69	\$66.25	\$818.94	\$0.00	-	\$0.00
2016	\$713.09	\$646.84	\$66.25	\$713.09	\$0.00	-	\$0.00
2015	\$695.03	\$628.78	\$66.25	\$695.03	\$0.00	-	\$0.00
2014	\$682.60	\$616.35	\$66.25	\$682.60	\$0.00	-	\$0.00
2013	\$653.95	\$0.00	\$0	\$653.95	\$0.00	-	\$0.00
2012	\$635.99	\$0.00	\$0	\$635.99	\$0.00	-	\$0.00
2011	\$599.68	\$0.00	\$0	\$599.68	\$0.00	-	\$0.00
2010	\$590.88	\$0.00	\$0	\$590.88	\$0.00	-	\$0.00
2009	\$576.14	\$0.00	\$0	\$576.14	\$0.00	-	\$0.00
2008	\$590.49	\$0.00	\$0	\$590.49	\$0.00	-	\$0.00
2007	\$544.57	\$0.00	\$0	\$544.57	\$0.00	-	\$0.00
2006	\$534.82	\$0.00	\$0	\$534.82	\$0.00	-	\$0.00
2005	\$524.95	\$0.00	\$0	\$524.95	\$0.00	-	\$0.00
2004	\$517.72	\$0.00	\$0	\$517.72	\$0.00	-	\$0.00
2003	\$509.05	\$0.00	\$0	\$509.05	\$0.00	-	\$0.00
2002	\$467.93	\$0.00	\$0	\$467.93	\$0.00	-	\$0.00
2001	\$457.92	\$0.00	\$0	\$457.92	\$0.00	-	\$0.00
2000	\$396.91	\$0.00	\$0	\$396.91	\$0.00	-	\$0.00
1999	\$407.80	\$0.00	\$0	\$407.80	\$0.00	-	\$0.00
1998	\$375.90	\$0.00	\$0	\$375.90	\$0.00	-	\$0.00
1997	\$366.90	\$0.00	\$0	\$366.90	\$0.00	-	\$0.00
1996	\$417.80	\$0.00	\$0	\$417.80	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	JOCO-208850	10-29-2025	\$1,007.76
2024	JOCO-161748	10-31-2024	\$968.82
2023	JOCO-112564	10-30-2023	\$852.63
2022	JOCO-61438	11-2-2022	\$853.27
2021	JOCO-5715	11-3-2021	\$824.94
2020	1208704	10-22-2020	\$843.36
2019	1159668	10-22-2019	\$820.55
2018	1113108	10-24-2018	\$804.94
2017	1064590	11-2-2017	\$794.37
2016	1015486	10-25-2016	\$691.70
2015	966121	10-14-2015	\$674.18
2014	920332	10-21-2014	\$662.12
2013	869060	10-16-2013	\$634.33
2012	824667	10-23-2012	\$616.91
2011	769197	10-25-2011	\$581.69
2010	714879	10-25-2010	\$573.15
2009	664378	10-27-2009	\$558.86
2008	617407	11-5-2008	\$572.78
2007	558490	10-23-2007	\$528.23
2006	517336	11-7-2006	\$518.78
2005	461675	11-1-2005	\$509.20
2004	426707	11-15-2004	\$502.19
2003	358080	10-28-2003	\$493.78
2002	306032	10-22-2002	\$453.89
2001	259091	11-7-2001	\$444.18
2000	204925	11-1-2000	\$385.00
1999	149749	10-29-1999	\$395.57
1998	100556	10-27-1998	\$365.62
1997	52389	12-2-1997	\$355.89
1996	2524	1-1-1938	\$417.80

57874-H
38-8-2D 206

KNOW ALL MEN BY THESE PRESENTS, That WAYNE N. COLSIA

VOL 43 PAGE 1927

JOHN PLAYER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN PLAYER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Josephine and State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of the Southeast Quarter of Section 2, Township 38 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence East 990 feet, more or less, to the Northwest corner of the East Half of the East Half of the Northwest Quarter of the Southeast Quarter of said Section 2; thence South 1,000 feet along the West line of the East Half of the East Half of the Northwest Quarter of the Southeast Quarter of said Section 2; thence West parallel with the North line of the Southeast Quarter of said Section 2, a distance of 212.5 feet to the true point of beginning; thence North, parallel with the East line of the East Half of the East Half of the Northwest Quarter of the Southeast Quarter of said Section 2, a distance of 1,000 feet to the North line of the Southeast Quarter of said Section 2; thence West along said North line 212.5 feet; thence South and parallel with the said East line 1,000 feet; thence East 212.5 feet to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A GRANTEE SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except liens, covenants, encumbrances and easements of record or apparent on the ground. Trust Deed to Karen A. Dahners dated Oct. 25, 1983, Rec. Oct. 25, 1983, Doc. No. 83-12909, Official Records of Josephine County, OR which Grantee assumes and agrees to pay and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 22nd day of Nov, 19 83.

Wayne N. Colsia
Wayne N. Colsia

STATE OF OREGON, County of Josephine) ss. Nov. 22, 1983

Personally appeared the above named Wayne N. Colsia

and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL
KAREN A. JOHNSON
NOTARY PUBLIC-OREGON
My Commission Expires May 1, 1986

Before me: Karen A. Johnson
Notary Public for Oregon
My commission expires

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
John Player
P. O. BOX 701
Grants Pass, OR 97526
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
GRANTEE ABOVE
NAME, ADDRESS, ZIP

STATE OF OREGON,
83-14137
County of Josephine, ss. rec.
I, County Clerk and ex-officio Recorder of Conveyances in and for said County, do hereby certify that the within instrument was received for record at
NOV 22 PM 2:23 1983
COUNTY CLERK
JOSEPHINE COUNTY OREGON
and Recorded At Page 1927 of Vol. 43
By [Signature] Deputy
Fee \$ 6.00
Hand Returned Mailed Hold

600



ParcelID: R327703
Tax Account #: 38-08-02-D0-000206-00
140 Draper Valley Rd, Selma OR 97538

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map

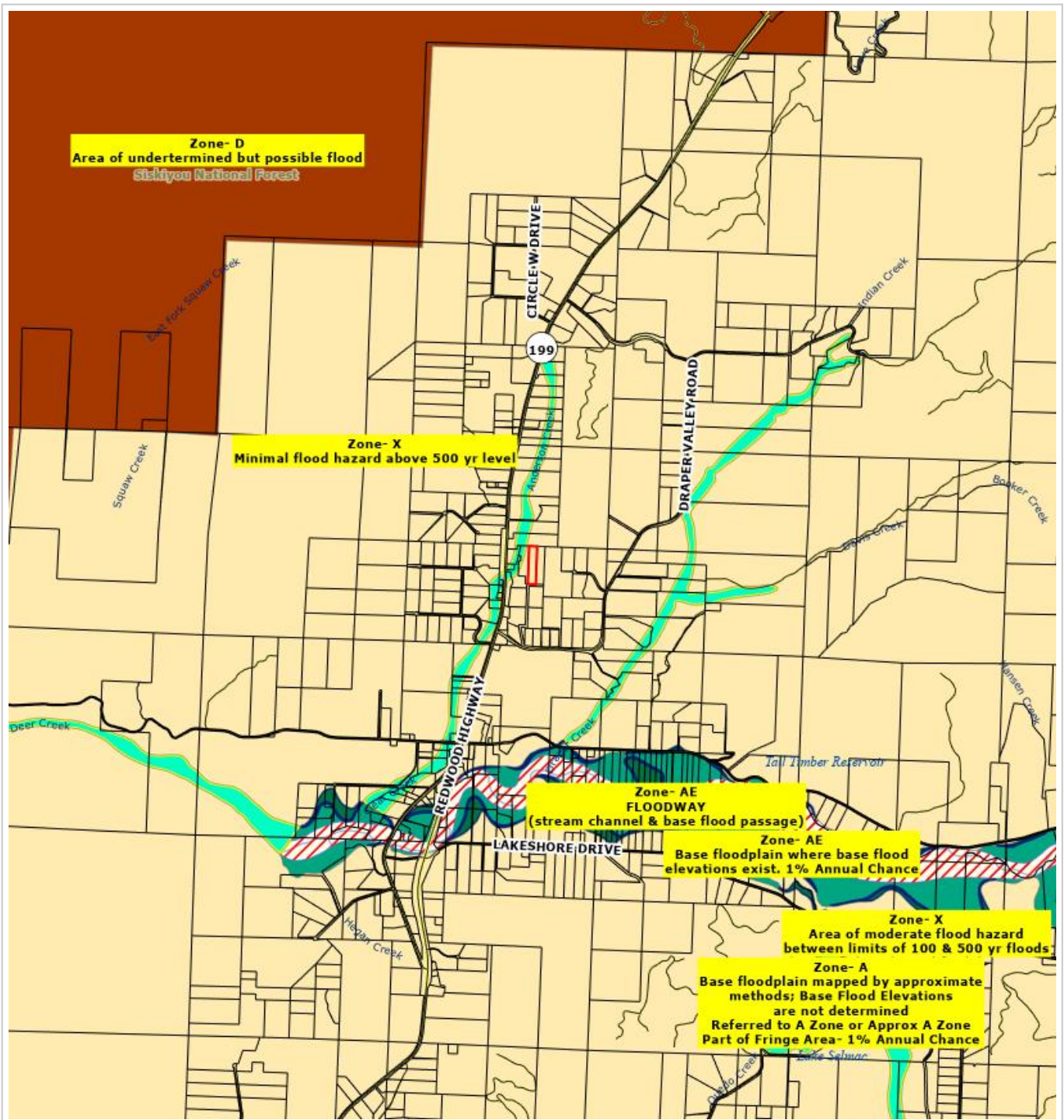


TICOR TITLE

Parcel ID: R327703

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

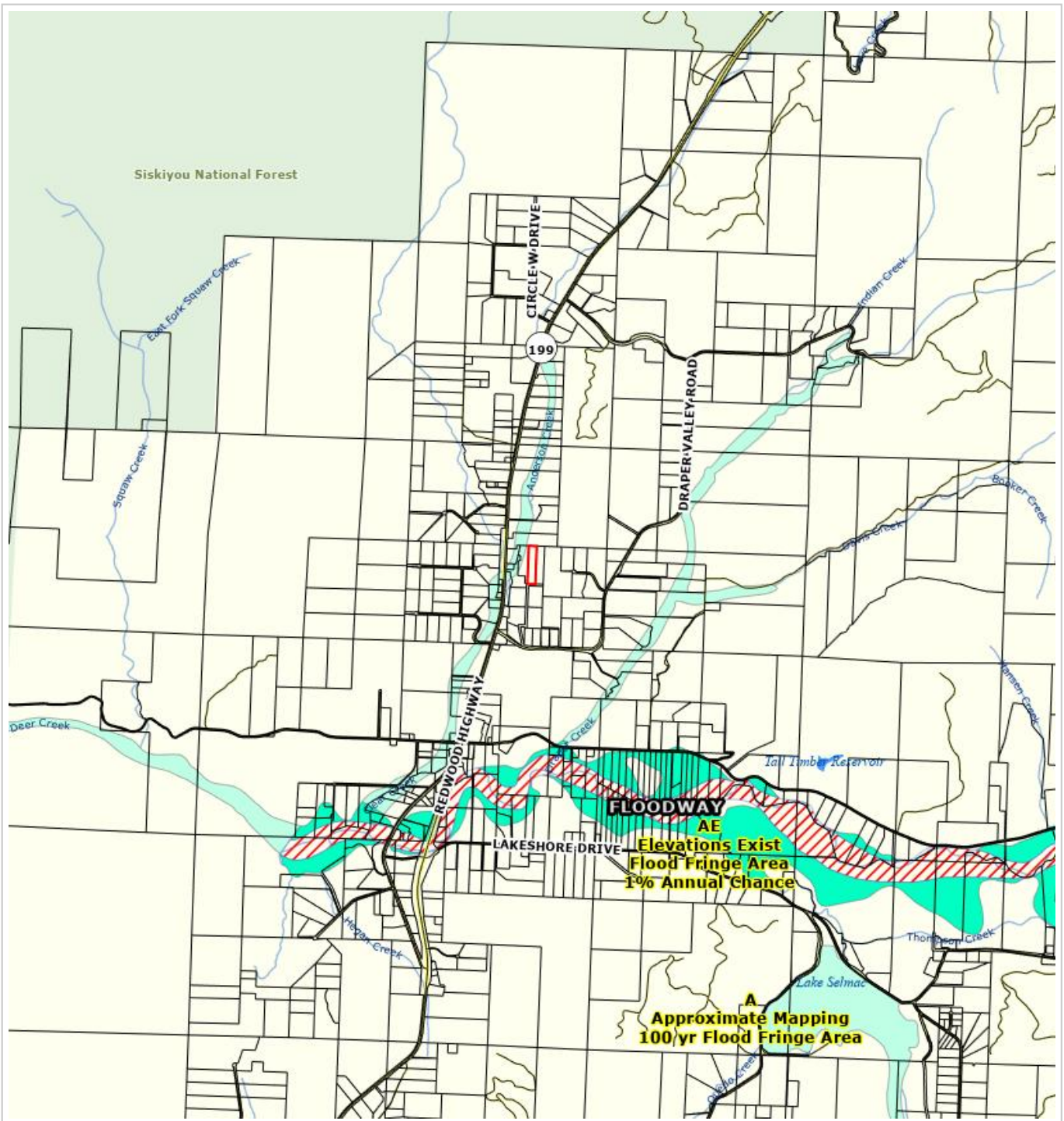
Flood Map



Parcel ID: R327703

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Flood Map - 100 Year

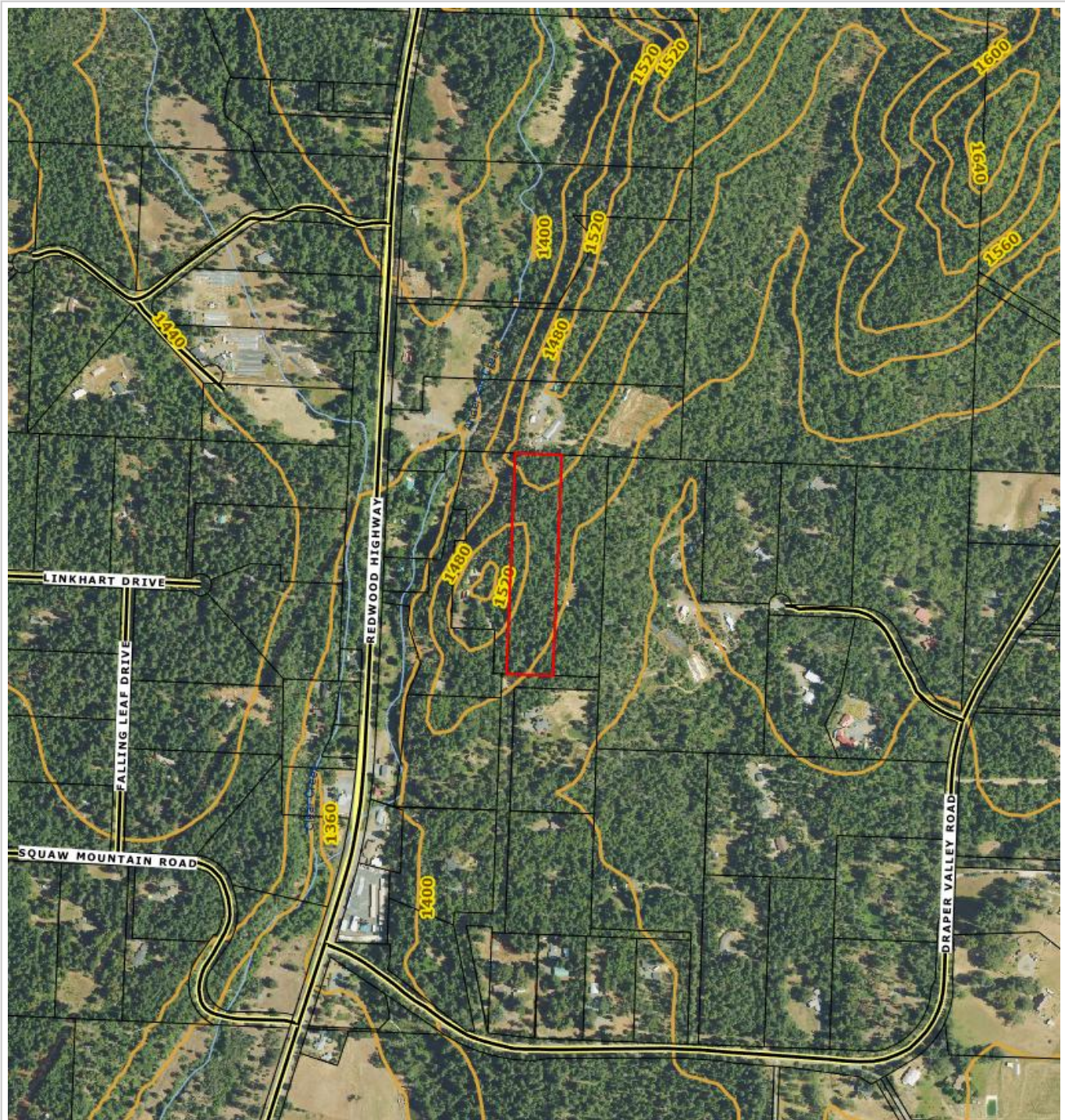


TICOR TITLE

Parcel ID: R327703

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Contour Map

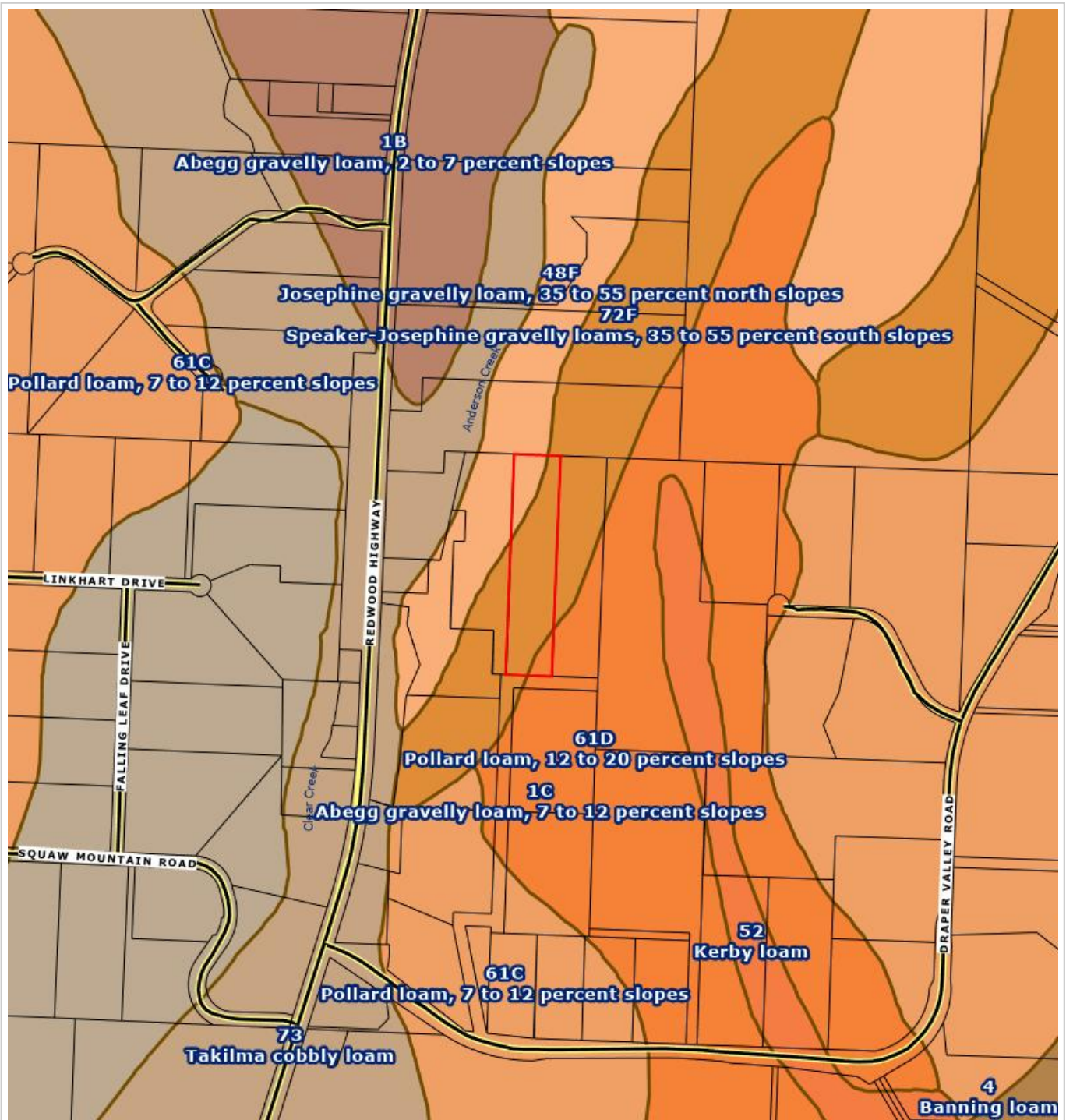


TICOR TITLE

Parcel ID: R327703

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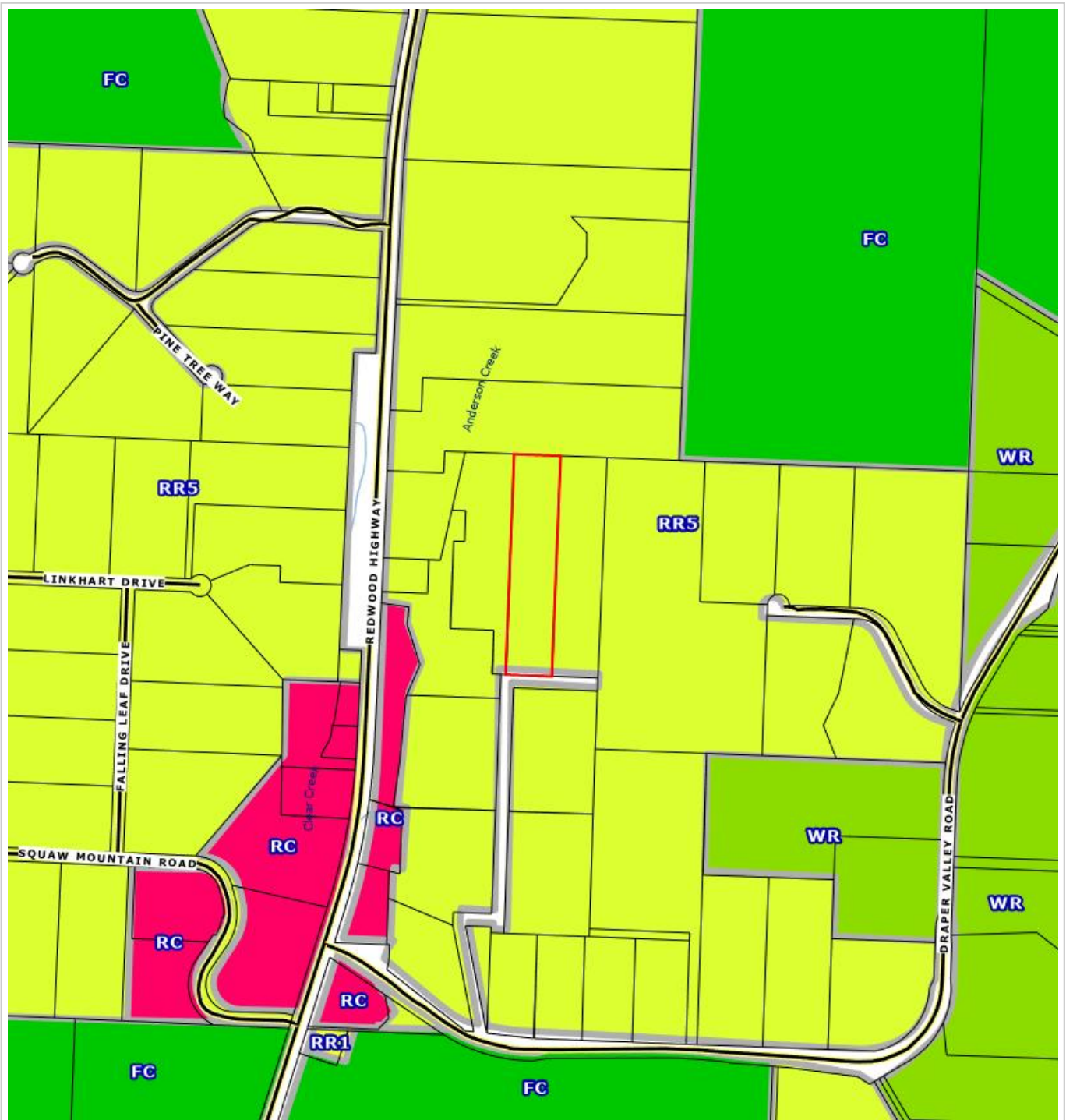
Soil Map



Parcel ID: R327703

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Zoning Map



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