

100 Christian Ave

Peaceful Garden Retreat Near Downtown Talent



100 Christian Ave
Talent, OR 97540

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HOMIES
by **MOPG**

Remarks

Set in the core of Talent, this inviting home offers the ease of small-town living with schools, parks, dining, and local shops all within close proximity. Framed by views of Grizzly Peak, the home blends classic charm with thoughtful updates and a welcoming sense of space both inside and out.

The open living area features hardwood floors, a cozy fireplace, and window coverings throughout, creating a comfortable setting for everyday living. Natural light fills the home, while mountain views add a quiet reminder of the surrounding landscape that makes this valley so special.

Over the years, the property has been carefully maintained and updated, reflecting pride of ownership throughout.

Improvements include:

- Triple-pane windows in 2013
- Roof replacement in 2013
- Back deck replacement in 2022
- Front patio cover addition in 2022
- Mitsubishi mini-split system for efficient heating and cooling in 2015
- Further upgrades that contribute to the home's updates include additional gutters and insulation throughout the home

Step outside and you'll find a fully fenced yard designed for both relaxation and productivity. Garden beds are ready for planting and supported by an automatic in-ground irrigation system for easy seasonal care. Established landscaping with heirloom roses, raspberries, and a diverse collection of mature fruit trees that include figs, pears, peaches, apricots, cherries, and almonds, creating a setting that feels both private and plentiful.

Multiple outdoor living areas provide room to unwind, entertain, or simply enjoy the seasons. Whether it's morning coffee on the covered front patio or summer evenings on the back deck overlooking the garden, the outdoor spaces extend the livability of the home.

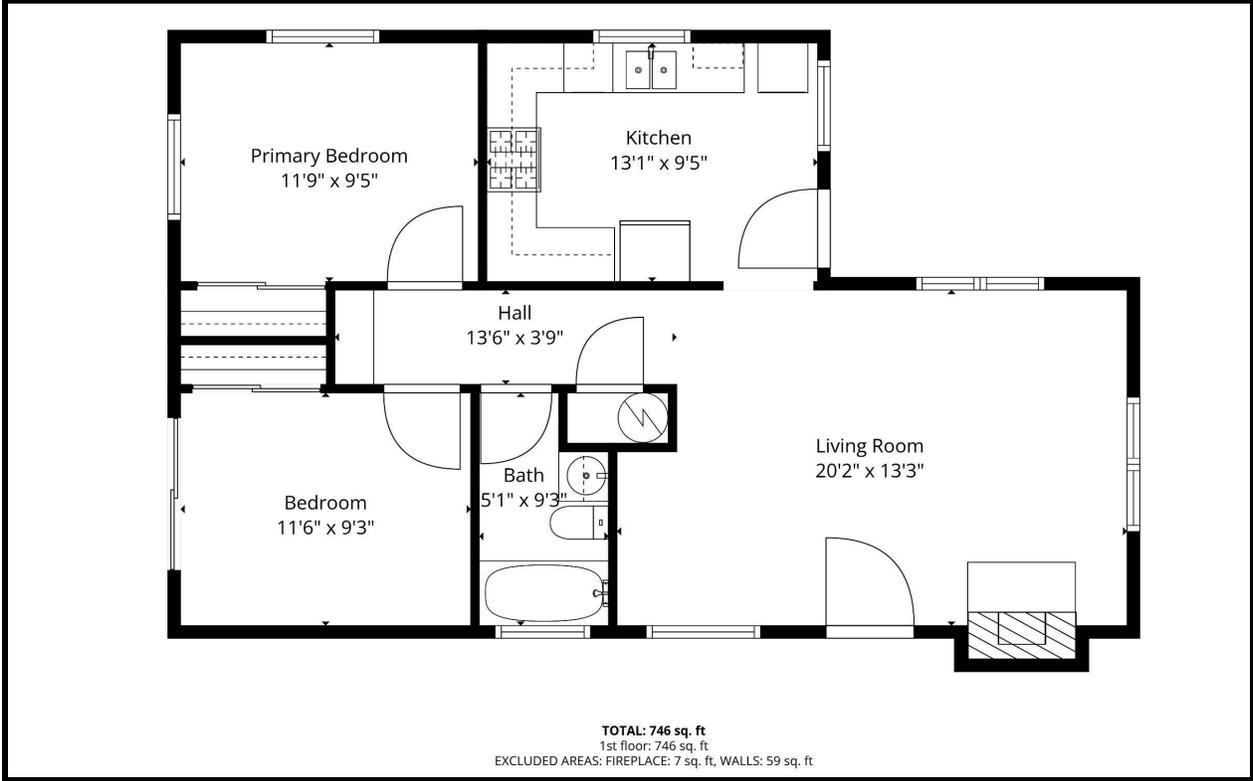
The city of Talent offers a welcoming small-town atmosphere set among the farms, vineyards, and open landscapes of Southern Oregon's Rogue Valley. Known for its strong sense of community and connection to the surrounding agricultural lands, Talent blends rural character with a growing collection of local cafés, markets, and neighborhood gathering places. The town sits along the Bear Creek Greenway, providing miles of paved paths for biking and walking while connecting residents throughout the valley.

Just minutes away, Ashland expands the region's cultural and culinary opportunities. Home to the renowned Oregon Shakespeare Festival, Ashland's vibrant downtown features

theaters, galleries, restaurants, and the expansive Lithia Park, offering residents of Talent easy access to one of Southern Oregon's most celebrated cultural hubs while still enjoying the quieter pace of life nearby. Together, the two communities create a balance of small-town living, outdoor recreation, and year-round arts and culture.

With its combination of location, character, and a yard full of life, this move-in ready property offers a rare opportunity to enjoy the rhythm of Talent's vibrant community while having space to garden, gather, and grow.

Floor Plan



Property Identification

The property has a physical address of 100 Christian Ave in Talent, OR 97540. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
38S	1W	26BB	1600	1-028085-5	<u>0.16</u>	RS-7
				Total	0.16	

Property Details

Access:	Access is via public paved Christian Ave
2025 Taxes:	\$1,978.66
Zoning:	Talent RS-7
Topography:	Level
Domestic Water/ Sanitation:	Public services
Electric/Power:	Standard residential service
Internet:	Spectrum or Century Link

Home Details

Year Built:	1963
Size:	792 square feet
Levels:	One
Bedrooms:	Two
Bathrooms:	One
Other Rooms:	Dining area/living room, kitchen/laundry
Garage:	Single-car garage with workshop (418 sqft total) and attached covered parking (approximately 168sqft)
Systems:	Mitsubishi mini-split for heating and cooling (also a gas wall heater that hasn't been used recently)
Landscaping:	Mature garden with raspberries, heirloom roses and beds ready for planting plus a variety of established trees including peach, fig, apricot, cherry, almond and cherry. Automatic inground irrigation system with 6 zones.

Locational Attributes

Nestled in Jackson County in the heart of Southern Oregon's Rogue Valley, Talent is a small but vibrant city of roughly 6,000 residents known for its welcoming community and scenic surroundings. Located just a few miles north of Ashland along the Interstate 5 corridor, it offers residents quick access to Ashland's renowned dining, arts scene, and the Oregon Shakespeare Festival, while maintaining a quieter, more relaxed pace of life.

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varietals at a high quality.

Notice of Disclosures

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Exhibit A

(Property Information)



First American Title

Customer Service Department
541.776.4555
cservice@firstam.com
Date: 03/04/2026

OWNERSHIP INFORMATION

Owner: Schweitzer, Brenda J Trustee Et Al
CoOwner:
Site: 100 Christian Ave Talent OR 97540
Mail: 100 Christian Ave Talent OR 97540

Parcel #: 10280855
Ref Parcel #: 381W26BB01600
TRS: 38S / 01W / 26 / NW
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001702 Block: 1024
Neighborhood:
School Dist: 4 Phoenix-Talent
Impr Type:
Subdiv/Plat: Hi Land Addition
Land Use: 101 - Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Zoning: Talent-RS-7 - Medium Density Residential
Lat/Lon: 42.24015 / -122.793068
Watershed: Bear Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$151,000.00
Market Impr: \$93,350.00
Market Total: \$244,350.00 (2025)
% Improved: 0.00%
Assessed Total: \$123,580.00 (2025)
Levy Code: 2201
Tax: \$1,932.03 (2024)
Millage Rate: 0.0160
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 792 SqFt	Year Built: 1963
Baths, Total: 1	First Floor: 792 SqFt	Eff Year Built: 1967
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.16 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 6,969 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 1	Attic Fin: 0 SqFt	Roof Material: Other
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: Attached 418 SqFt	Const Type:

IMPROVEMENT: 10588 - 121 - RESIDENCE

One story

Year Built: 1963
Bedrooms: 2
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 0
Floor Dsc:

Total SqFt: 0
Finished SqFt: 792
1st Floor SqFt: 792
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

PARCEL ID: 10280855

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

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
BRENDA SCHWEITZER TRUST	11/20/2023	24182		Quit Claim Deed (non- arm's length)		Conv/Unk
BRENDA SCHWEITZER	02/23/2021	7991		Stand Alone Mortgage	\$125,000.00	Credit Line/HELOC
BRENDA SCHWEITZER	11/28/2016	38852		Stand Alone Mortgage	\$104,600.00	New Conv
BRENDA SCHWEITZER	04/15/2013	12818	\$112,000.00	Warranty Deed	\$102,000.00	New Conv
THE CATROPA REVOCABLE TRUST	11/17/2009	42752		Intrafamily Transfer & Dissolution		Conv/Unk
DANIEL V CATROPA	10/14/2003	70680		Warranty Deed	\$84,000.00	Unknown
CHERYL STEAD	06/29/1998	29426	\$77,000.00	Warranty Deed	\$69,300.00	Balloon

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.

After Recording, Return To:

Brenda J. Schweitzer, as Trustee
100 Christian Avenue
Talent, OR 97540

Mail Tax Statements To:

Brenda J. Schweitzer, as Trustee
100 Christian Avenue
Talent, OR 97540



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

QUITCLAIM DEED

(ORS §93.110)

BRENDA SCHWEITZER, an unmarried woman, the GRANTOR,

Whose mailing address is 100 Christian Avenue, Talent, OR 97540;

HEREBY RELEASES AND QUITCLAIMS TO

BRENDA J. SCHWEITZER, as Trustee of THE BRENDA SCHWEITZER TRUST, U/A dated October 10, 2023, the GRANTEE,

Whose mailing address is 100 Christian Avenue, Talent, OR 97540;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Jackson, State of **Oregon**:

Lot Three (3) in Block One (1) of HI-LAND ADDITION to the City of Talent, Jackson County, Oregon, according to the official plat thereof, now of record.

(Code 22-1, Account #1-28085-5, Map #381W26BB, Tax Lot #1600)

More commonly known as 100 Christian Avenue, Talent, OR 97540.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

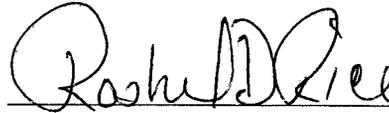
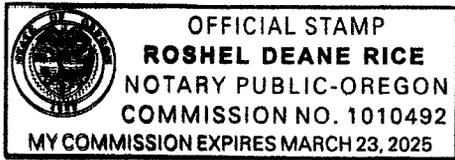
Dated this 8 day of Nov., 2023.



BRENDA SCHWEITZER

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me on this 8 day of November, 2023, by BRENDA SCHWEITZER.



NOTARY PUBLIC

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

4-Mar-2026

SCHWEITZER BRENDA J TRUSTEE ET AL
100 CHRISTIAN AVE
TALENT OR 97540-6744

Tax Account #	10280855	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2201
Situs Address	100 CHRISTIAN AVE TALENT OR 97540	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	\$1,978.66	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,932.03	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,871.42	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,821.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,804.82	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,749.20	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.64	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,792.49	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,644.10	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,578.62	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,516.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.31	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,378.69	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,339.81	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,310.88	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,278.63	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,237.59	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,217.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,194.95	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176.72	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,148.78	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.30	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,077.04	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,046.95	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$960.56	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$917.79	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$730.63	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.63	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$796.78	Nov 15, 1996
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Exhibit B

(Property Maps)

100 Christian Ave
Oregon, AC +/-



 Boundary

100 Christian Ave Oregon, AC +/-



 Boundary

100 Christian Ave
Oregon, AC +/-



 Boundary

100 Christian Ave

Oregon, AC +/-



 Boundary