



Property Profile Report

Client Name:

Today's Date:

03/18/2026

Owner Name:

Auskaps, Andrejs

Property Address:

**1155 NW Country Hills Dr
Corvallis OR 97330 9550**

Reference Number:

11501BB01500

Account Number:

226187

Seven Ticor Mid-Valley locations to serve you:

| | | | | | | |
|--|--|---|--|---|---|--|
| 220 SW 6th Ave Albany, OR 97321 541.926.2111 | 400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466 | 52 E Airport Rd Lebanon, OR 97355 541.258.2813 | 1215 NE Baker St McMinnville, OR 97128 503.472.6101 | 315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881 | 115 N College St STE 200 Newberg, OR 97132 503.542.1400 | 206 N 1st St Silverton, OR 97381 503.873.5305 |
|--|--|---|--|---|---|--|

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.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com



Parcel Information

| | |
|----------------------------|--|
| Parcel #: | 226187 |
| Account #: | 11501BB01500 |
| Site Address: | 1155 NW Country Hills Dr Corvallis OR 97330 |
| Owner: | Auskaps, Andrejs |
| Owner2: | |
| Owner Address: | 3151 Main St Apt 181 Philomath OR 97370 |
| Twn/Range/Section: | 11S / 05W / 01 / NW |
| Parcel Size: | 1.28 Acres (55,757 SqFt) |
| Plat/Subdivision: | Country Hills |
| Lot: | 4 |
| Block: | |
| Census Tract/Block: | 000500 / 3000 |
| Levy Code Area: | 0902 |
| Levy Rate: | 13.0330 |
| Market Value Land: | \$202,490.00 |
| Market Value Impr: | \$0.00 |
| Market Value Total: | \$202,490.00 (2025) |
| Assessed Value: | \$80,719.00 |

Tax Information

| Tax Year | Annual Tax |
|------------------------|------------|
| 2024 | \$1,040.12 |
| 2023 | \$1,010.15 |
| 2022 | \$981.14 |
| Exemption Description: | |

Legal

COUNTRY HILLS LOT 4

Land

| | | | |
|------------------------|----------------------------------|-------------------------|-------------------------------------|
| Std Land Use: | 1001 - Single Family Residential | Zoning: | County-RR-2 - Rural Residential - 2 |
| Watershed: | Muddy Creek-Willamette River | School District: | Corvallis |
| Primary School: | Mt View Elementary School | Middle School: | Cheldelin Middle School |
| High School: | Crescent Valley High School | Recreation: | |

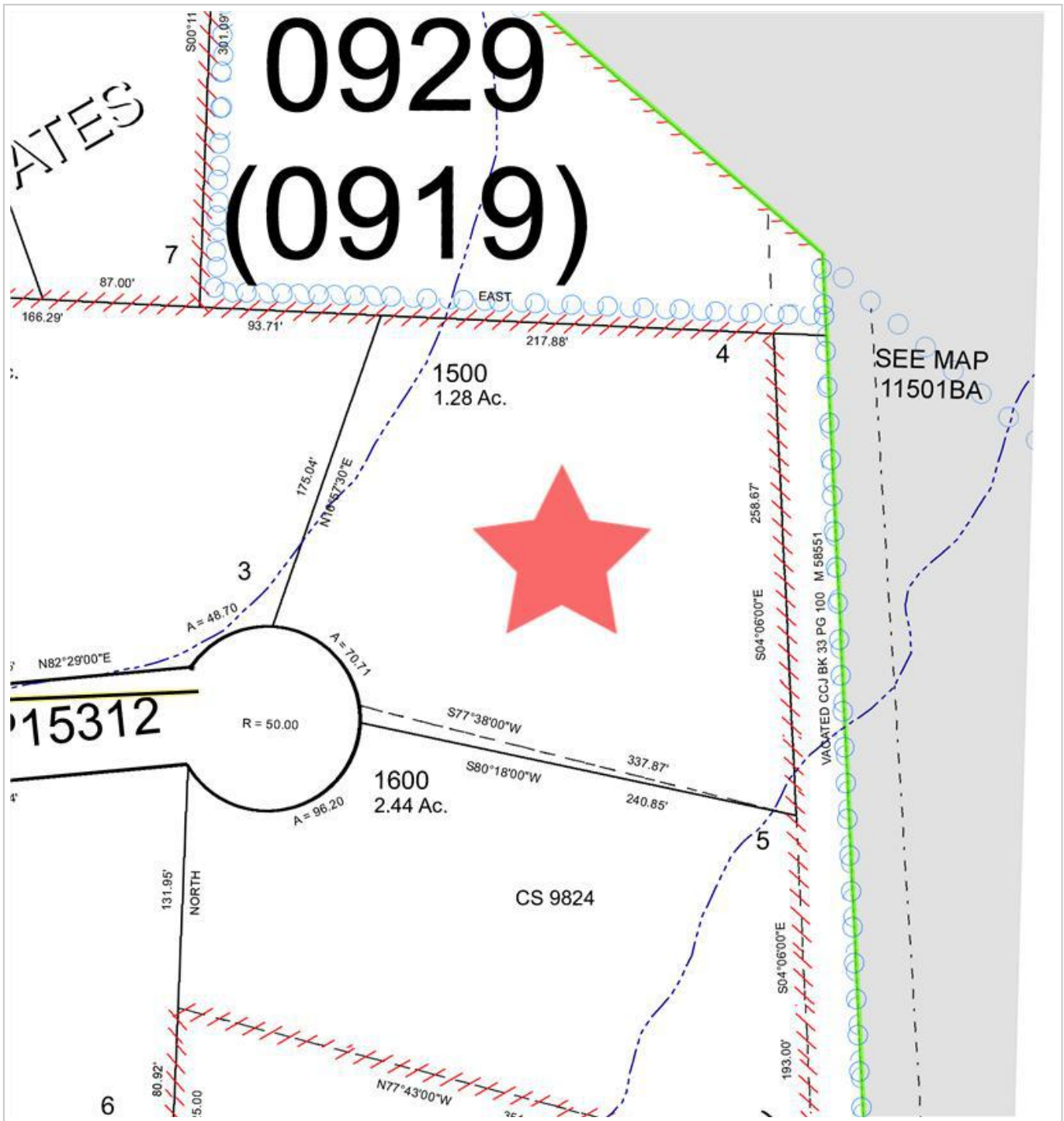
Improvement

| | | |
|----------------------|------------------------|-----------------------|
| Year Built: | # of Buildings: | Garage: |
| Bedrooms: | Fin SqFt: | Bsmt Fin SqFt: |
| Stories: | Floor 1 SqFt: | Floor 2 SqFt: |
| Baths, Total: | Baths, Full: | Baths, Half: |
| Pool: | Heat Type: | |

Transfer Information

| | | | | | | | |
|------------------------|-----------------|--------------------|--------------|-----------------|-------------------------|------------------|---------------|
| Rec. Date: | 03/07/2025 | Sale Price: | \$220,000.00 | Doc Num: | 2025-650960 | Doc Type: | Warranty Deed |
| Owner: | Andrejs Auskaps | | | Grantor: | HULTTUNEN SHALLON MARIE | | |
| Orig. Loan Amt: | | Title Co: | TICOR TITLE | | | | |
| Finance Type: | | Loan Type: | | Lender: | | | |

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.

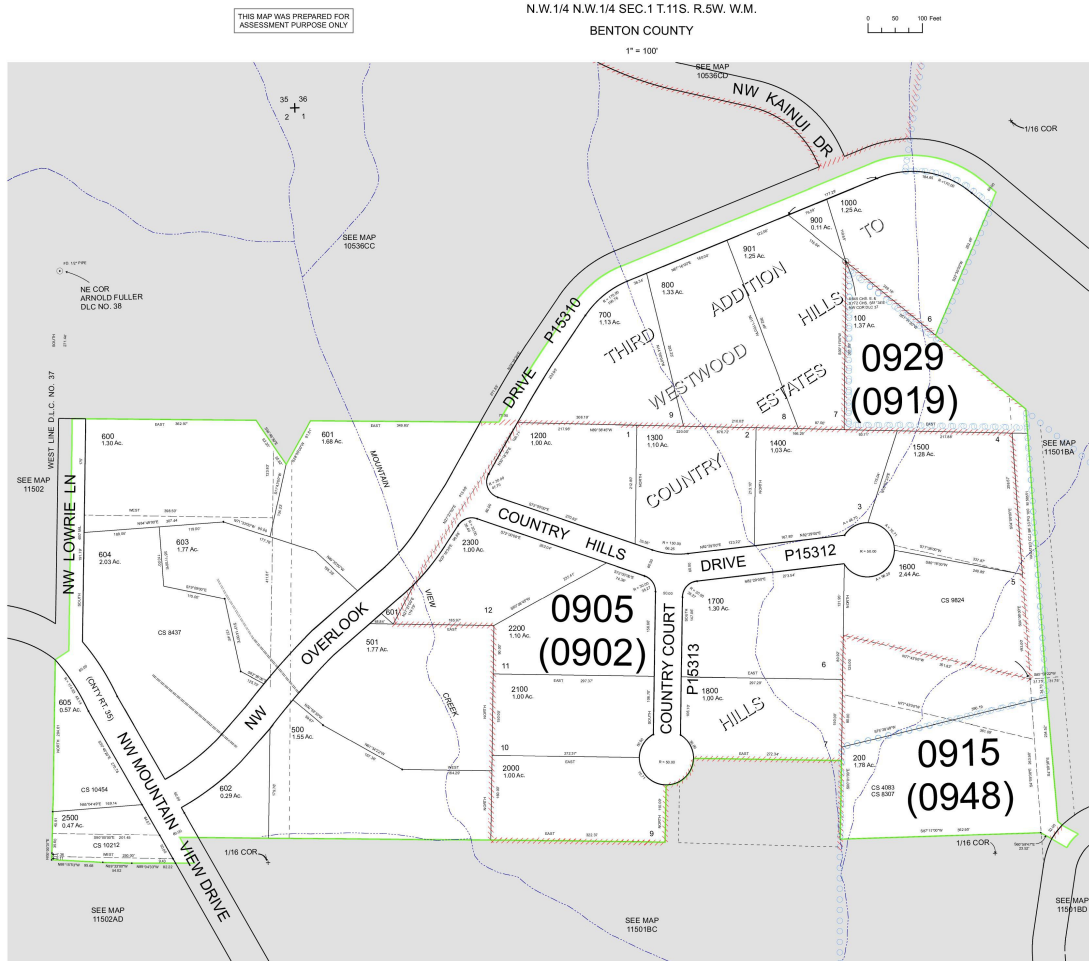


Parcel ID: 226187

Site Address: 1155 NW Country Hills Dr

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Full Assessor Map



11 5 01BB
2/25/2021

11 5 01BB

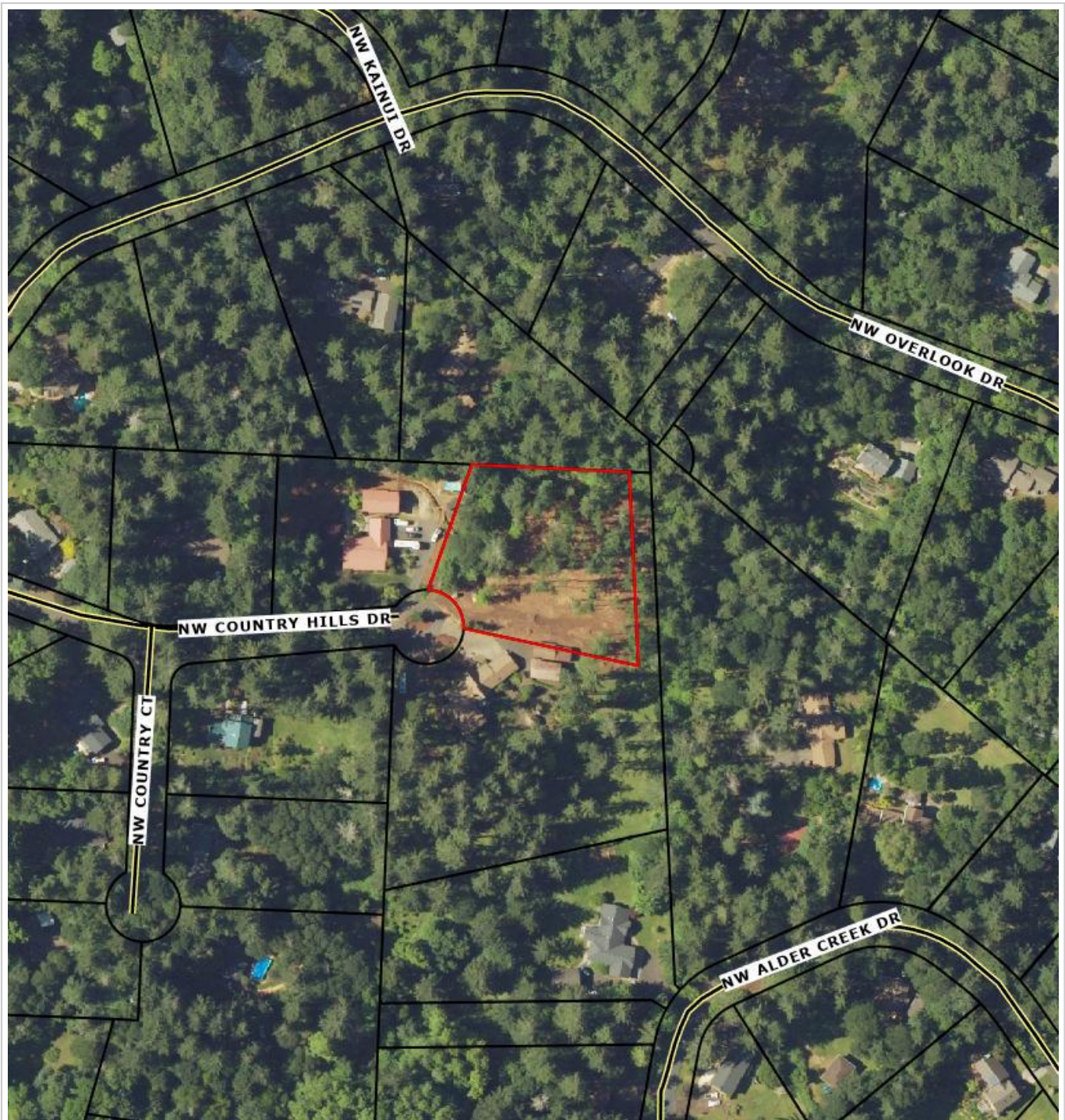


Parcel ID: 226187

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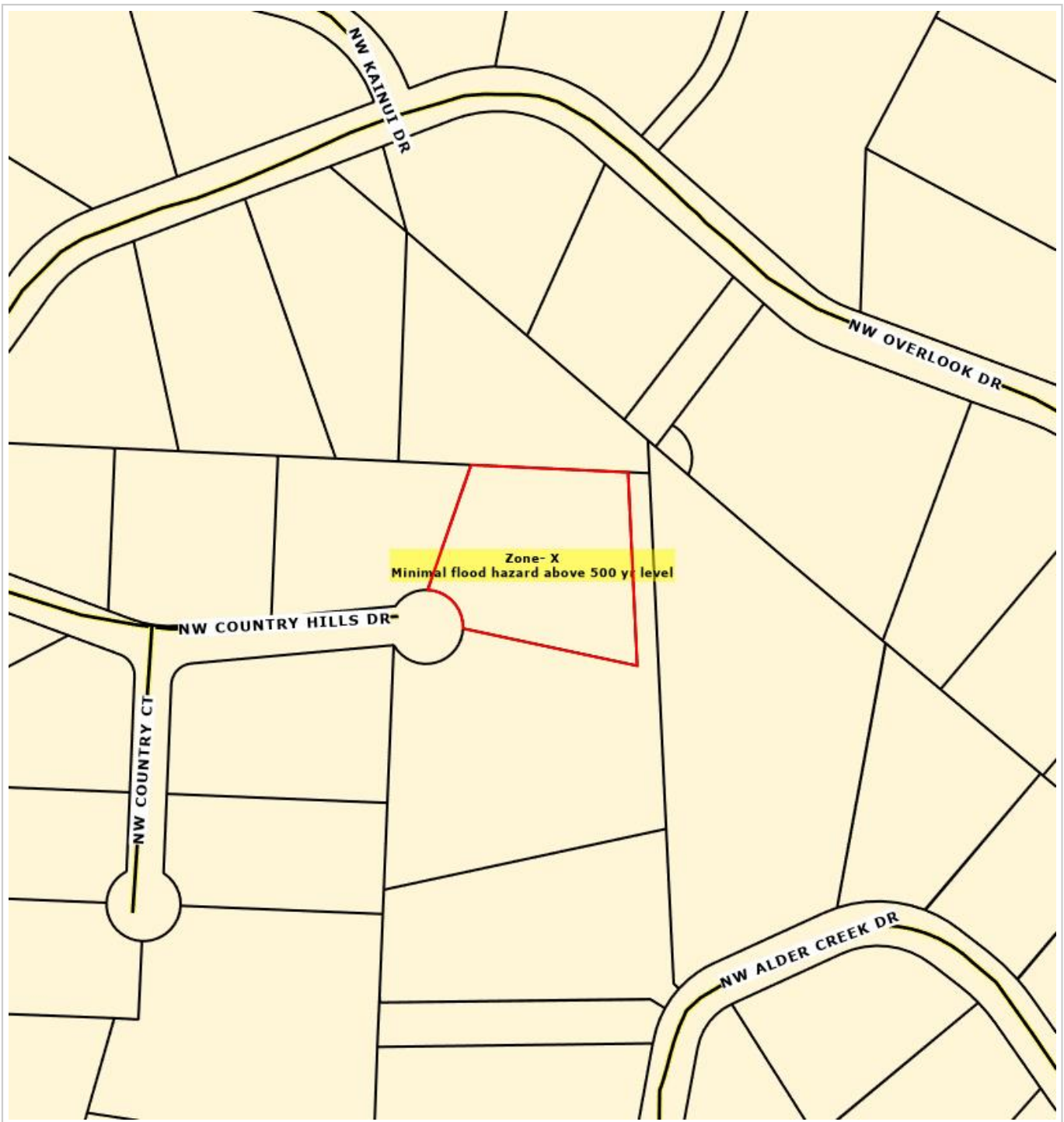
Aerial Map



Parcel ID: 226187

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Flood Map



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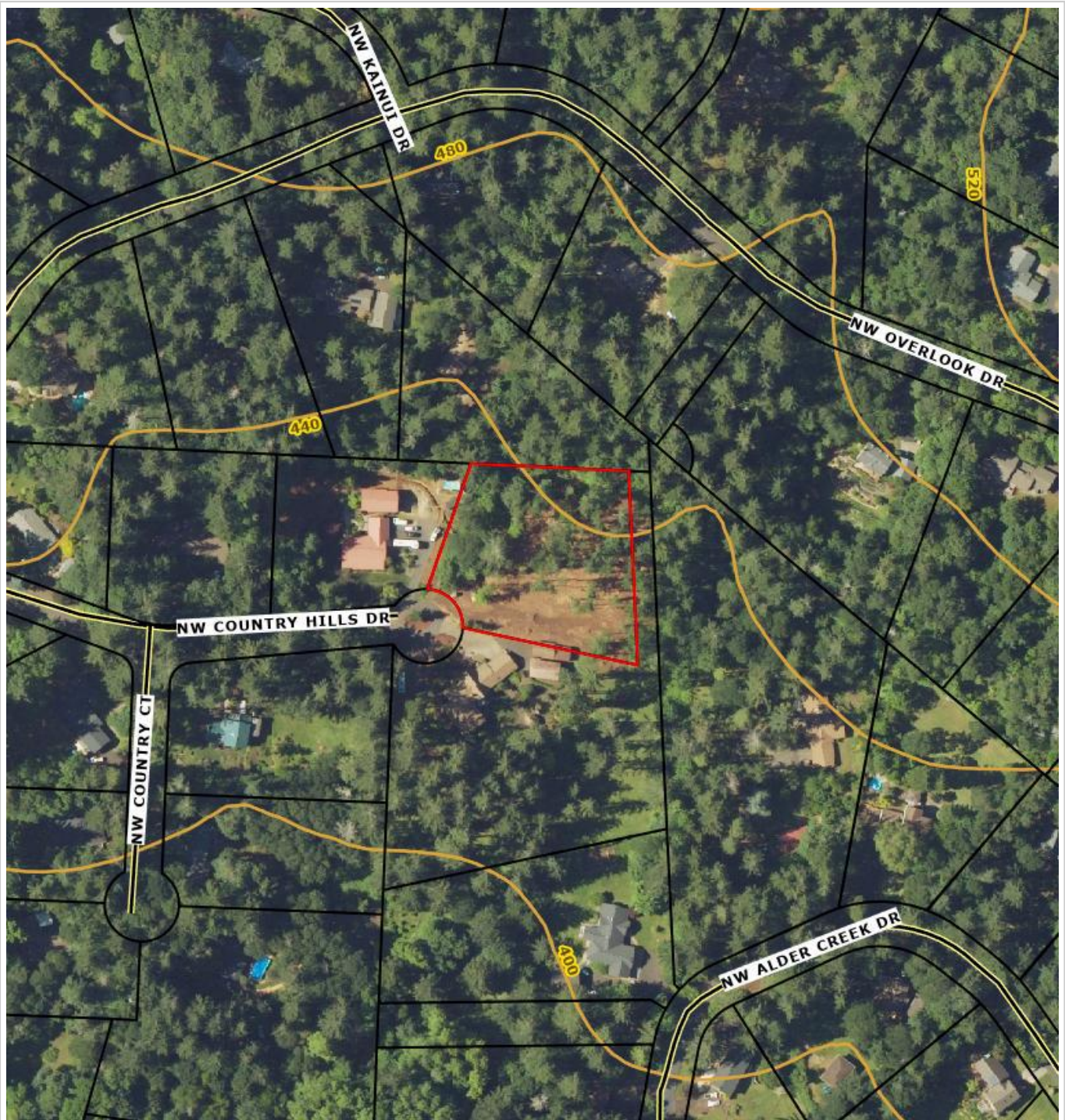
Zoning Map



Parcel ID: 226187

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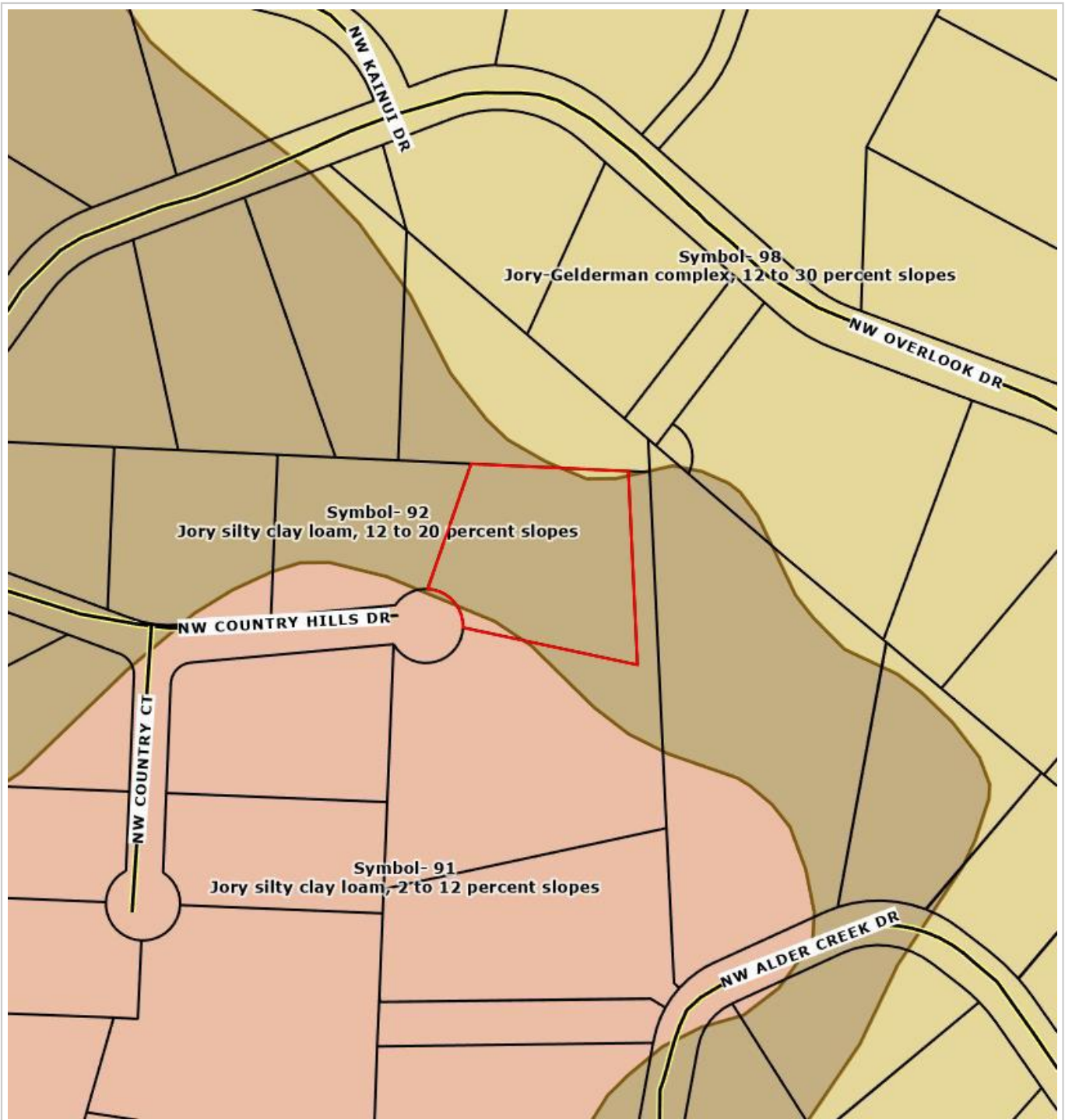
Contour Map



Parcel ID: 226187

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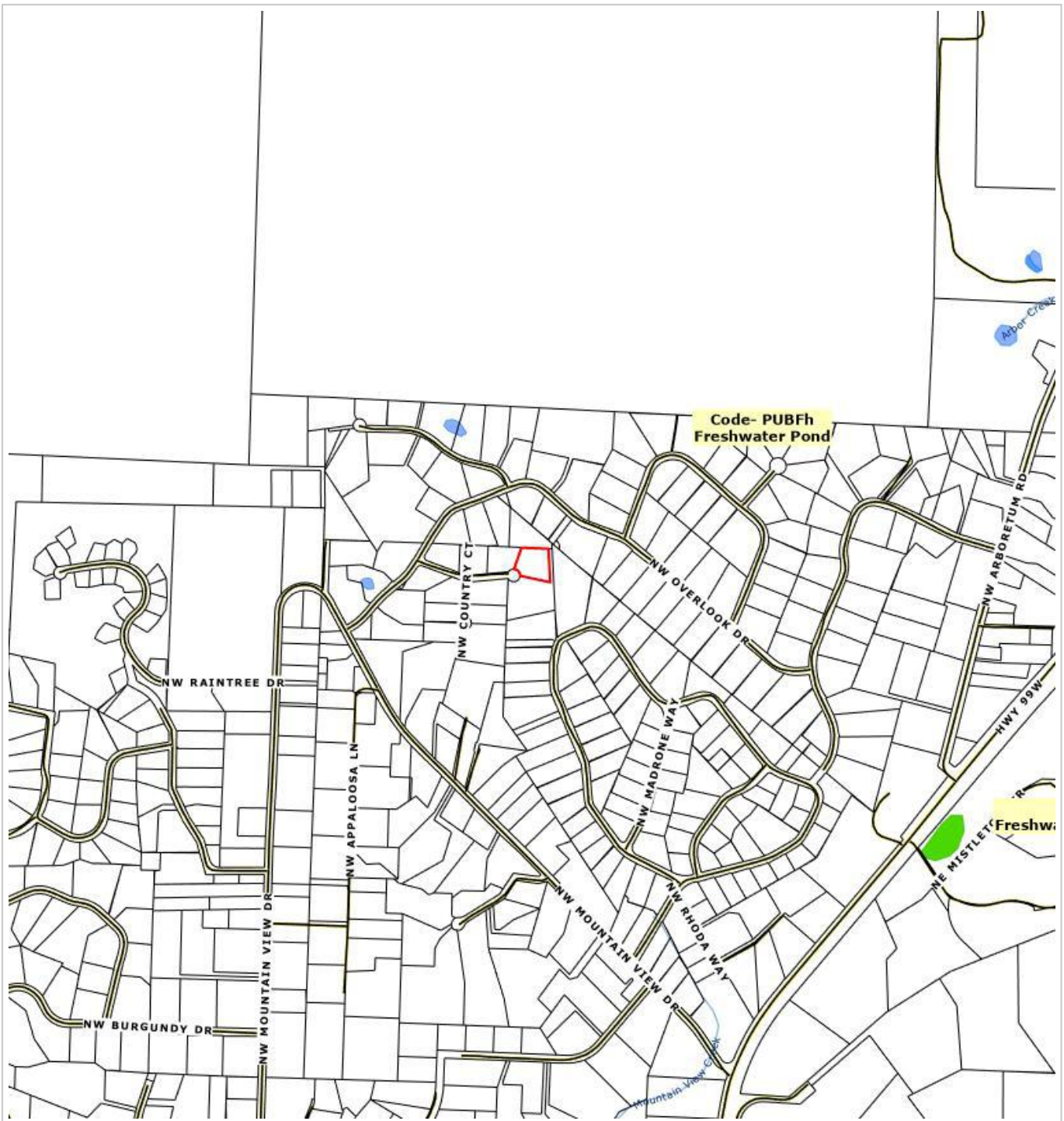
Soil Map



Parcel ID: 226187

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Wetland Map



Parcel ID: 226187

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 226187
Map Taxlot: [11501BB01500](#)
Acreage: 1.28
Property Class: 401
Tax Code Area: 0902
Situs Address:
[1155 NW COUNTRY HILLS DR](#)
[CORVALLIS, OR 97330](#)

2025 Certified Values

Market Land: \$202,490.00
Market Structure: \$0.00
Total Real: \$202,490.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$80,719.00
Exemption: \$0.00
Net Taxable: \$80,719.00

[Property Valuation History](#)



OWNER INFORMATION

For the most current owner information please visit

[Property Search Online](#)

TAXES

Click the link for most current tax information including amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

SALES HISTORY

| Sales Date | Deed Ref. | Sale Price |
|------------|-------------|--------------|
| 03/07/2025 | 2025-650960 | \$220,000.00 |
| 12/20/2023 | 2023-641474 | \$180,000.00 |

For sales after June 30th, 2025, please go to

[Property Search Online](#)

PROPERTY SKETCHES

STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

18-Mar-2026

AUSKAPS ANDREJS
1155 NW COUNTRY HILLS DR
CORVALLIS OR 97330

| | | | |
|----------------|--|-------------|--------------|
| Tax Account # | 226187 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 0905 |
| Situs Address | 1155 NW COUNTRY HILLS DR CORVALLIS 97330 | Interest To | Apr 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 | \$1,072.80 | Nov 15, 2025 |
| 2024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,040.12 | Nov 15, 2024 |
| 2023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,010.15 | Nov 15, 2023 |
| 2022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$981.14 | Nov 15, 2022 |
| 2021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$947.46 | Nov 15, 2021 |
| 2020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$911.97 | Nov 15, 2020 |
| 2019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,001.50 | Nov 15, 2019 |
| 2018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$979.25 | Nov 15, 2018 |
| 2017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$894.61 | Nov 15, 2017 |
| 2016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$896.97 | Nov 15, 2016 |
| 2015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$879.71 | Nov 15, 2015 |
| 2014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$858.20 | Nov 15, 2014 |
| 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$826.93 | Nov 15, 2013 |
| 2012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$794.62 | Nov 15, 2012 |
| 2011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$769.90 | Nov 15, 2011 |
| 2010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$727.26 | Nov 15, 2010 |
| 2009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$704.82 | Nov 15, 2009 |
| 2008 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$677.05 | Nov 15, 2008 |
| 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$628.31 | Nov 15, 2007 |
| 2006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$560.34 | Nov 15, 2006 |
| 2005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$548.83 | Nov 15, 2005 |
| 2004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$565.38 | Nov 15, 2004 |
| 2003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$567.66 | Nov 15, 2003 |
| 2002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$483.78 | Nov 15, 2002 |
| 2001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$471.46 | Nov 15, 2001 |
| 2000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$440.30 | Nov 15, 2000 |
| 1999 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$396.73 | Nov 15, 1999 |
| 1998 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$379.30 | Nov 15, 1998 |
| 1997 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$395.88 | Nov 15, 1997 |
| 1996 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$461.38 | Nov 15, 1996 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$21,873.81 | |

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

BENTON COUNTY, OREGON **2025-650960**
DE-WD
Stn=53 LH **03/07/2025 10:45:19 AM**
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$113.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

AFTER RECORDING RETURN TO:

Order No.: 471825136164-RS
Andrejs Auskaps
3151 Main St, Apt 181
Philomath, OR 97370

SEND TAX STATEMENTS TO:

Andrejs Auskaps
3151 Main St, Apt 181
Philomath, OR 97370

APN/Parcel ID(s): 226187
Tax/Map ID(s): 11501BB01500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Neil Patrick Halttunen and Shallon Marie Martin, who acquired title as Shallon Marie Hulttunen, Grantor, conveys and warrants to Andrejs Auskaps, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Benton, State of Oregon:

Lot 4, COUNTRY HILLS, County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (**\$220,000.00**). (See ORS 93.030).

Subject to:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company, a Delaware corporation
Purpose: Poles and anchors
Recording Date: October 24, 1946
Recording No: Book 114, Page 716
Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utility
Affects: 10 feet on both sides of all roadways

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 18, 1973
Recording No: M-40362

AFTER RECORDING RETURN TO
TICOR TITLE: 471825136164

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 6 2025

[Signature]
Neil Patrick Halttunen
[Signature]
Shallon Marie Martin

State of OR
County of Linn

This instrument was acknowledged before me on March 6 2025 by Neil Patrick Halttunen.

[Signature]
Notary Public - State of OR
My Commission Expires: 3/15/2026



State of OR
County of Linn

This instrument was acknowledged before me on March 5 2025 by Shallon Marie Martin.

[Signature]
Notary Public - State of OR
My Commission Expires: 3/15/2026

