



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

02/25/2026

Owner Name:

**Opheim, Charlene Ann
Thomas, Severn R**

Property Address:

**1753 Wooded Knolls Dr
Philomath OR 97370 9023**

Reference Number:

12601AD00500

Account Number:

266795

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
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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.TicorMidValley.com

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



Parcel Information

Parcel #:	266795
Account #:	12601AD00500
Site Address:	1753 Wooded Knolls Dr Philomath OR 97370
Owner:	Opheim, Charlene Ann Thomas, Severn R
Owner2:	Thomas, Severn R
Owner Address:	1753 Wooded Knolls Dr Philomath OR 97370
Twn/Range/Section:	12S / 06W / 01 / NE
Parcel Size:	2.95 Acres (128,502 SqFt)
Plat/Subdivision:	Pheasant Meadows
Lot:	5
Block:	
Census Tract/Block:	010900 / 1031
Levy Code Area:	1704
Levy Rate:	15.5239
Market Value Land:	\$330,480.00
Market Value Impr:	\$634,808.00
Market Value Total:	\$965,288.00 (2025)
Assessed Value:	\$612,749.00

Tax Information

Tax Year	Annual Tax
2024	\$9,235.20
2023	\$9,014.09
2022	\$8,569.07
Exemption Description:	

Legal

PHEASANT MEADOWS LOT 5

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	County-UR-5 - Urban Residential - 5
Watershed:	Marys River	School District:	Philomath
Primary School:	Philomath Elementary School	Middle School:	Philomath Middle School
High School:	Philomath High School	Recreation:	

Improvement

Year Built:	1982	# of Buildings:	3	Garage:	494 - Attached Garage
Bedrooms:	4	Fin SqFt:	3,855	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	2,029	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	
Pool:		Heat Type:	Forced hot air-gas		

Transfer Information

Loan Date:	03/28/2024	Loan Amt:	\$55,000.00	Doc Num:	643271	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conv	Lender:	ROCKET MORTGAGE LLC		

Rec. Date: 03/31/2014	Sale Price: \$387,500.00	Doc Num: 2014-517915	Doc Type: Warranty Deed
Owner: Charlene Ann Opheim		Grantor: VITKAUSKAS MICHAEL R	
Orig. Loan Amt: \$355,666.00		Title Co: FIDELITY NATL TITLE CO OF OR	
Finance Type:	Loan Type: New Conv	Lender: UMPQUA BANK	

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Subject Property 1753 Wooded Knolls Dr, Philomath OR 97370 **APN: 266795**

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
03/28/2024	Stand Alone Mortgage	\$55,000	643271	Opheim, Charlene Ann	
11/12/2021	Stand Alone Mortgage	\$315,113	621218	Thomas, Severn R	
03/31/2014	Warranty Deed	\$387,500	517915	Charlene Opheim & Severn Th	Vitkauskas Michael R
11/14/2007	Stand Alone Mortgage	\$345,000	430121	Vitkauskas, Michael R	
05/01/2007	Stand Alone Mortgage	\$220,000	420612	Vitkauskas, Michael R	
06/10/2004	Stand Alone Mortgage	\$130,276	368495	Vitkauskas, Michael R	

Mortgage

Recording Date:	03/28/2024	Doc Number:	643271	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$55,000	Loan Type:	New Conv	Financing Type:	
Lender Name:	Rocket Mortgage LLC	Interest Rate:	6.9	Maturity Date:	04/01/2044
Borrower:	Opheim, Charlene Ann & Thomas, Severn R			Title Company:	None Listed On Document

Mortgage

Recording Date:	11/12/2021	Doc Number:	621218	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$315,113	Loan Type:	New Conv	Financing Type:	
Lender Name:	Rocket Mortgage LLC	Interest Rate:	3.1	Maturity Date:	08/01/2050
Borrower:	Thomas, Severn R & Opheim, Charlene Ann			Title Company:	

Last Vesting

Recording Date:	03/31/2014	Doc Number:	517915	Doc Type:	Warranty Deed
Sale Price:	\$387,500	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Fidelity Natl Title Co Of Or
Buyer:	Charlene Opheim &				
Seller:	Severn Thomas Vitkauskas Michael R				

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2014.517916	\$355,666	New Conv	Umpqua Bank

Mortgage

Recording Date:	11/14/2007	Doc Number:	430121	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$345,000	Loan Type:	Credit Line/HELOC	Financing Type:	VAR
Lender Name:	Jpmorgan Chase Bank	Interest Rate:	6.4	Maturity Date:	10/23/2037
Borrower:	Vitkauskas, Michael R & Vitkauskas, Donna F			Title Company:	

Mortgage

Recording Date:	05/01/2007	Doc Number:	420612	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$220,000	Loan Type:	Credit Line/HELOC	Financing Type:	
Lender Name:	Wells Fargo Bank Na	Interest Rate:	6.1	Maturity Date:	04/06/2047
Borrower:	Vitkauskas, Michael R & Vitkauskas, Donna F			Title Company:	

Mortgage

Recording Date:	06/10/2004	Doc Number:	368495	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$130,276	Loan Type:	Unknown	Financing Type:	
Lender Name:	Wells Fargo Bank Na	Interest Rate:	5.99	Maturity Date:	06/01/2019
Borrower:	Vitkauskas, Michael R & Vitkauskas, Donna F			Title Company:	



Account 266795

✔ Account Paid

- Account
- Taxes
- Sales History
- Reports
- Files

Real Property

Situs Address

1753 WOODED KNOLLS DR PHILOMATH OR 97370

Mailing Address

OPHEIM CHARLENE ANN & THOMAS SEVERN R
1753 WOODED KNOLLS DR
PHILOMATH OR 97370 USA

Map and Taxlot

12601AD00500

Owner

OPHEIM CHARLENE ANN & THOMAS SEVERN R

[Related Accounts](#)

Assessment

Assessment Year

Type	RMV	MAV	AV
Land	\$330,480		
Improvements	\$634,808		
Total	\$965,288	\$612,749	\$612,749

Account Status	Active
Size	2.95 Acre(s)
Property Class	401 - Tract Improved
Legal Description	PHEASANT MEADOWS LOT-5
Notations	None
Special Assessments	None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
3	1982	Residential Other Improvements	0	110	1704
1	1982	RES Two story	3855	143	170

Account Information

You are now viewing the first phase of our property search online system conversion. Please be aware that this site might update information more frequently. If you encounter an issue or need assistance, please contact us at (541) 766-6855.

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

25-Feb-2026

OPHEIM CHARLENE ANN & THOMAS SEVERN R
1753 WOODDED KNOLLS DR
PHILOMATH OR 97370

Tax Account #	266795	Lender Name	QUI - QUICKEN LOANS
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1704
Situs Address	1753 WOODDED KNOLLS DR PHILOMATH OR 97370	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	\$9,396.02	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,235.20	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,014.09	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,569.07	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,964.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,885.61	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,248.58	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,209.09	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,853.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,335.62	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,888.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,795.72	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,661.16	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,423.34	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,354.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,282.99	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,053.04	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,076.71	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,667.25	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,575.62	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,480.71	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,342.93	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,370.43	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,048.28	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,905.73	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,812.29	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,697.07	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,012.78	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,087.04	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.39	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$170,447.89	

FIDELITY NATIONAL TITLE F-1140045224

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Michael R. Vitkauskas and Donna F. Vitkauskas
32840 Sunset Rd.
Lebanon, OR 97355

GRANTEE:
Charlene Opheim and Severn Thomas
1753 Wooded Knolls Drive
Philomath, OR 97370

SEND TAX STATEMENTS TO:
Charlene Opheim and Severn Thomas
1753 Wooded Knolls Drive
Philomath, OR 97370

AFTER RECORDING RETURN TO:
Charlene Opheim and Severn Thomas
1753 Wooded Knolls Drive
Philomath, OR 97370

Escrow No: FT140045224-FTMWV09

1753 Wooded Knolls Drive
Philomath, OR 97370

BENTON COUNTY, OREGON	2014-517915
DE-WD	
Stn=3 MR	03/31/2014 03:25:43 PM
\$10.00 \$11.00 \$10.00 \$20.00 \$22.00	\$73.00
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	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael R. Vitkauskas and Donna F. Vitkauskas, Grantor, conveys and warrants to

Charlene Ann Opheim and Severn R. Thomas, as tenants by the entirety, 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 5, PHEASANT MEADOWS, Benton County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$387,500.00. (See ORS 93.030)

Subject to and excepting:

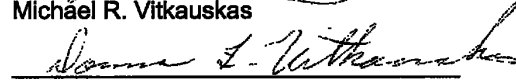
Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

FT140045224-FTMWV09
Deed (Warranty-Statutory)

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.

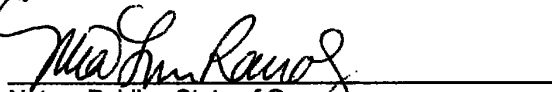
DATED: March 25, 2014


Michael R. Vitkauskas


Donna F. Vitkauskas

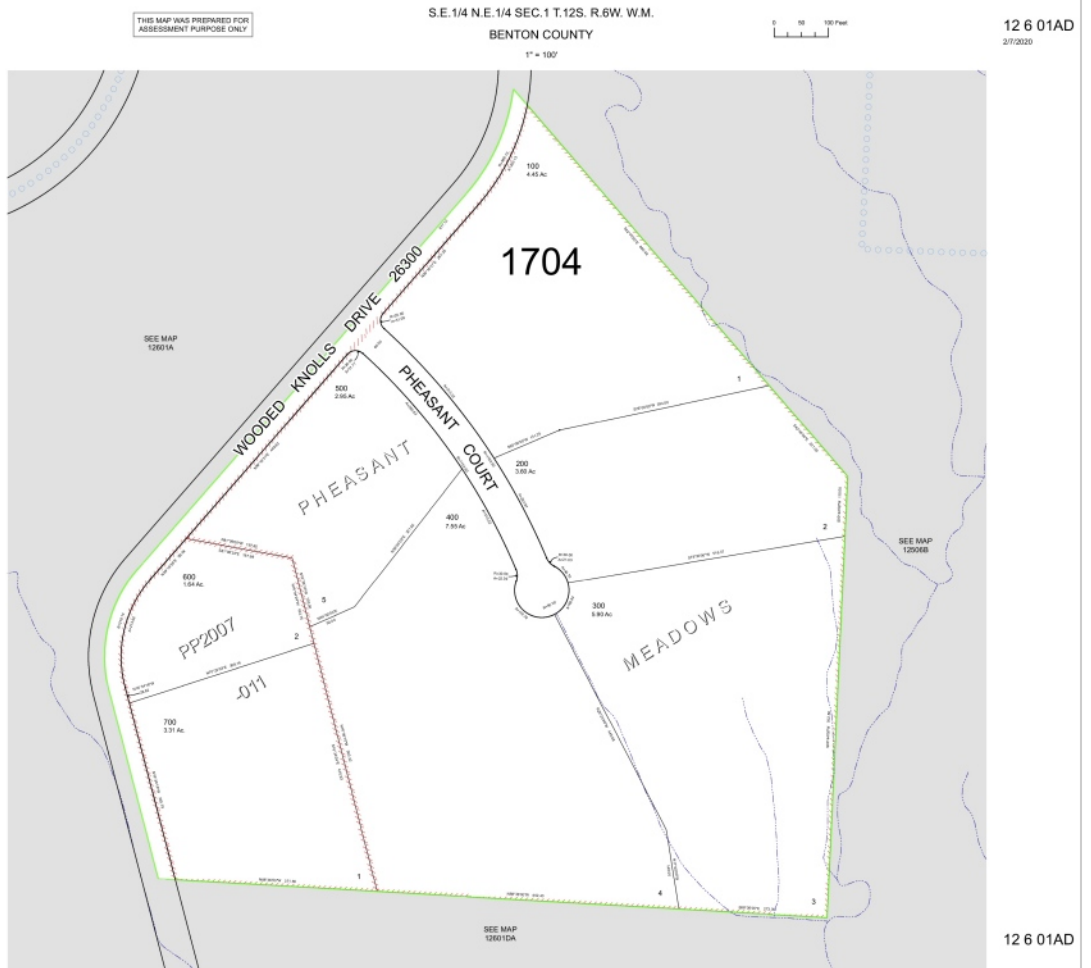
State of OREGON, COUNTY of BENTON

This instrument was acknowledged before me on March 24, 2014
by Michael R. Vitkauskas and Donna F. Vitkauskas.


Notary Public - State of Oregon
My commission expires: May 19, 2016



Full Assessor Map



Parcel ID: 266795

Site Address: 1753 Wooded Knolls Dr

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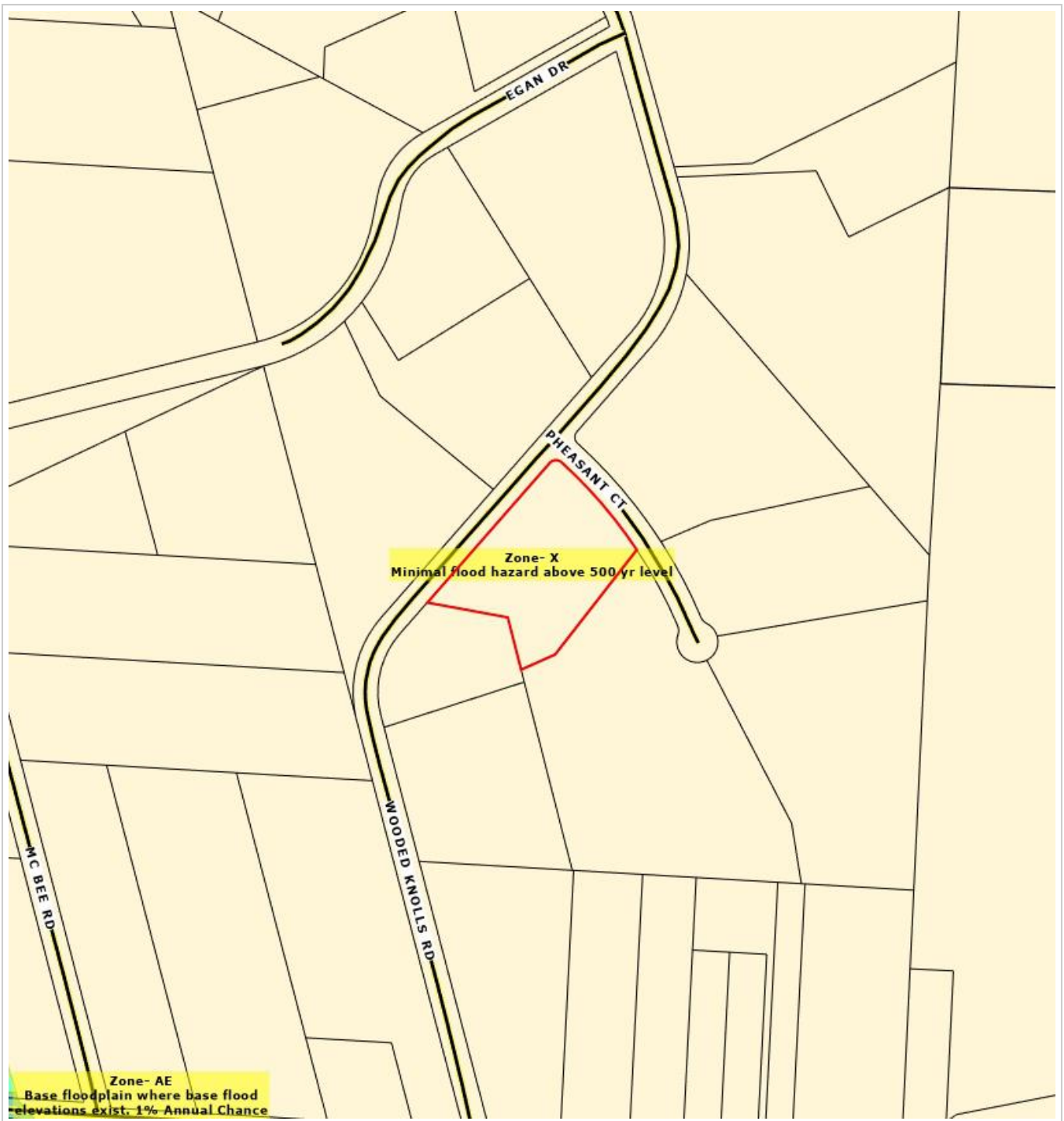
Aerial Map



Parcel ID: 266795

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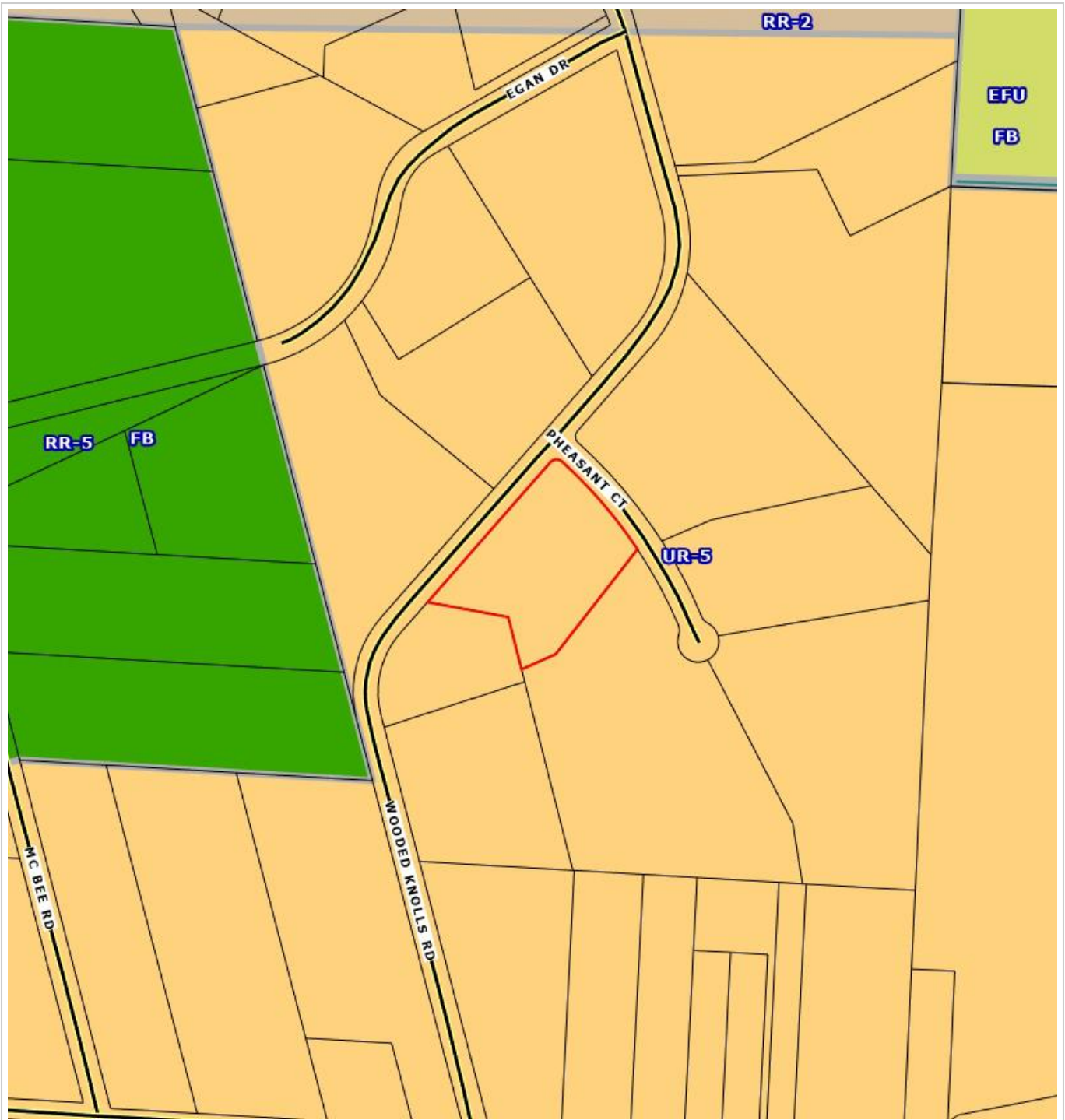
Flood Map



Parcel ID: 266795

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Zoning Map



Parcel ID: 266795

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