



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

08/08/2025

Owner Name:

Hanes, James

Hanes, Judith

Property Address:

4651 SW 47th PI

Corvallis OR 97333 1764

Reference Number:

12509BD11200

Account Number:

417189

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 #:	417189
Account #:	12509BD11200
Site Address:	4651 SW 47th Pl Corvallis OR 97333
Owner:	Hanes, James Hanes, Judith
Owner2:	Hanes, Judith
Owner Address:	4651 SW 47th Pl Corvallis OR 97333
Twn/Range/Section:	12S / 05W / 09 / NW
Parcel Size:	0.12 Acres (5,227 SqFt)
Plat/Subdivision:	Meadowlark
Lot:	21
Block:	
Census Tract/Block:	000202 / 3000
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$221,000.00
Market Value Impr:	\$373,030.00
Market Value Total:	\$594,030.00 (2024)
Assessed Value:	\$332,244.00



Tax Information

Tax Year	Annual Tax
2024	\$6,382.31
2023	\$6,195.51
2022	\$6,014.50
Exemption Description:	

Legal

MEADOWLARK LOT 21

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Corvallis-RS-6 - Low Density Residential
Watershed:	Marys River	School District:	Corvallis
Primary School:	Adams Elementary School	Middle School:	Linus Pauling Middle School
High School:	Corvallis High School	Recreation:	

Improvement

Year Built:	2003	# of Buildings:	2	Garage:	440 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,766	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	1,766	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Rec. Date: 12/05/2014	Sale Price: \$339,950.00	Doc Num: 2014-525864	Doc Type: Warranty Deed
Owner: James E Hanes		Grantor: PHELPS R MICHAEL	
Orig. Loan Amt: \$100,000.00		Title Co: TICOR TITLE	
Finance Type:	Loan Type: New Conventional	Lender: MORTGAGE EXPRESS LLC	

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.

Subject Property

4651 SW 47th Pl, Corvallis OR 97333

APN: 417189

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
12/05/2014	Warranty Deed	\$339,950	525864	James & Judith Hanes	Phelps R Michael
07/15/2014	Warranty Deed	\$335,000	521244	Phelps, R Michael	Amundson Marlys Michelle
01/31/2011	Stand Alone Mortgage	\$250,000	475162	Amundson, Marlys Michelle	
09/28/2010	Intrafamily Transfer & Di		470421	Amundson, Marlys Michelle	Amundson Marlys Michelle
10/01/2008	Bargain and Sale Deed		442817	Cudo, Catherine I	Bowlby Family Lp
08/31/2007	Warranty Deed	\$300,000	426942	Amundson, Marlys M	Baumann Ardis E
07/09/2007	Warranty Deed	\$389,000	424222	Bowlby Family Lp	Brown Larry L
05/24/2007	Stand Alone Mortgage	\$223,000	421724	Baumann, Ardis E	
04/15/2005	Warranty Deed	\$244,400	383820	Baumann, Ardis E	Johnson Barry D
04/14/2004	Warranty Deed	\$233,100	365159	Johnson, Barry D	K & 3 Inc

Last Vesting

Recording Date: 12/05/2014 Doc Number: 525864 Doc Type: Warranty Deed
Sale Price: \$339,950 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Ticor Title

Buyer:	James & Judith Hanes	Doc Number	Loan Amount	Type	Lender	
Seller:	Phelps R Michael	Mtg 1	2014.525865	\$100,000	New Conventional	Mortgage Express LLC

Prior Transfer

Recording Date: 07/15/2014 Doc Number: 521244 Doc Type: Warranty Deed
Sale Price: \$335,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Trust Title Company: Ticor Title

Buyer: Phelps, R Michael & Phelps, Terri Le Lynn
Seller: Amundson Marlys Michelle

Mortgage

Recording Date: 01/31/2011 Doc Number: 475162 Doc Type: Stand Alone Mortgage
Loan Amount: \$250,000 Loan Type: New Conventional Financing Type:
Lender Name: Bank Of America Na Interest Rate: 4.84 Maturity Date: 02/01/2031
Borrower: Amundson, Marlys Michelle & The Amundson Revocable Living Trust Title Company: First American Title

Transfer

Recording Date: 09/28/2010 Doc Number: 470421 Doc Type: Intrafamily Transfer & Dissolution

Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Trust Title Company:
Buyer: Amundson, Marlys Michelle & Amundson Revocable Living Trust
Seller: Amundson Marlys Michelle

Transfer

Recording Date: 10/01/2008 Doc Number: 442817 Doc Type: Bargain and Sale Deed
Sale Price: Intrafamily: N Multiple Parcels: N
Sale Type: Vesting: Individual(s) Title Company:
Buyer: Cudo, Catherine I & Wilson, Barbara L
Seller: Bowlby Family Lp

Transfer

Recording Date: 08/31/2007 Doc Number: 426942 Doc Type: Warranty Deed
Sale Price: \$300,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Tigor Title

Buyer: Amundson, Marlys M
Seller: Baumann Ardis E

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2007.426943	\$260,000	Unknown (DEFAULT)	Bank Of America Na

Transfer

Recording Date: 07/09/2007 Doc Number: 424222 Doc Type: Warranty Deed
Sale Price: \$389,000 Intrafamily: N Multiple Parcels: N
Sale Type: Exchange (HI) Vesting: Partnership Title Company: Lawyers Title Insurance Corp
Buyer: Bowlby Family Lp
Seller: Brown Larry L

Mortgage

Recording Date: 05/24/2007 Doc Number: 421724 Doc Type: Stand Alone Mortgage
Loan Amount: \$223,000 Loan Type: Credit Line (Revolving) Financing Type: VAR
Lender Name: Washington Mutual B Interest Rate: 6.18 Maturity Date: 05/16/2037
Borrower: Baumann, Ardis E & The Baumann Family Revocable Trust Title Company:

Transfer

Recording Date: 04/15/2005 Doc Number: 383820 Doc Type: Warranty Deed
Sale Price: \$244,400 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Trust Title Company: Tigor Title
Buyer: Baumann, Ardis E & Baumann Family Revocable Trust
Seller: Johnson Barry D

Transfer

Recording Date: 04/14/2004 Doc Number: 365159 Doc Type: Warranty Deed
Sale Price: \$233,100 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Trust Title Company: Tigor Title
Buyer: Johnson, Barry D & Johnson, Caron C
Seller: K & 3 Inc

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	417189
Map Taxlot:	12509BD11200
Acreage:	0.12
Property Class:	101
Tax Code Area:	0901
Situs Address:	
4651 SW 47TH PL	
CORVALLIS, OR 97333	

Last Certified Values

Market Land:	\$221,000.00
Market Structure:	\$373,030.00
Total Real	\$594,030.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$332,244.00
Exemption:	\$0.00
Net Taxable:	\$332,244.00

[Property Valuation History](#)


OWNER INFORMATION

Owner:

HANES JAMES E
4651 SW 47TH PL
CORVALLIS, OR 97333

Owner:

HANES JUDITH D
4651 SW 47TH PL
CORVALLIS, OR 97333

Taxpayer:

HANES JAMES E & JUDITH D
4651 SW 47TH PL
CORVALLIS, OR 97333

NOTE: The Owner Information Data is updated on this page once per week. For the most current owner information, please visit [Property Search Online](#)

TAXES

Tax Code Area:	0901
2024 Property Tax	\$6,382.31

PROPERTY IMPROVEMENTS

Residential Dwellings

Built	2003
# Rooms	8
# Beds	3
# Baths	2.00
Heating	Forced hot air & cool
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	1766
Main Lvl	1766
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	0
Total Finish	1766

Residential Features

Type	ATTGAR
Year Built	0
Square Footage	440

SALES HISTORY

Sales Date

12/05/2014
07/15/2014
09/28/2010
08/31/2007
04/16/2005
04/14/2004
09/02/2003
08/13/2003

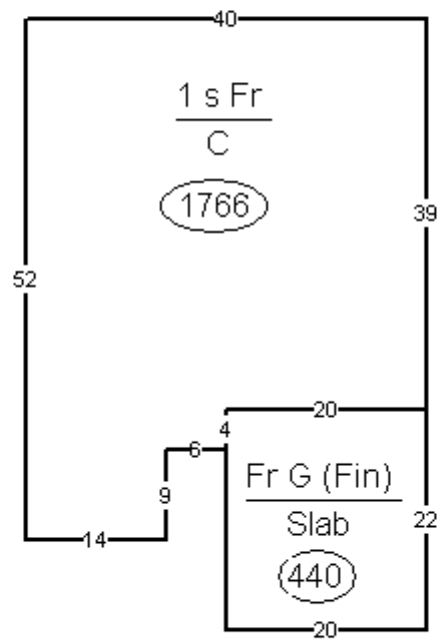
Deed Ref.

[2014-525864](#)
[2014-521244](#)
[M470421-10](#)
[M426942-07](#)
[M-383820-0](#)
[M365159-04](#)
[M350781-03](#)
[M349201-03](#)

Sale Price

\$339,950.00
\$335,000.00
\$0.00
\$300,000.00
\$244,400.00
\$233,100.00
\$0.00
\$0.00

PROPERTY SKETCHES

[View Larger](#)

Assessment Property Tax Statement

07/01/2024 to 06/31/2025
BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 417189
SITUS ADDRESS: 4651 SW 47TH PL CORVALLIS, OR 97333

PROP CLASS:		101	LAST YEARS TAX	
PROP TCA:		0901	Bond LinnBenton CC	51.50
PROP MAP: 12509BD11200		ACRES: 0.12	Bonds Corvallis SD 2018	651.60
VALUES	LAST YEAR	THIS YEAR	LinnBenton CC Bond 2022	22.83
Real Market Value	221,000.00	221,000.00	Bonds - Other	725.93
Land				
Real Market Value	378,800.00	373,030.00	Corvallis SD 509J	1,474.63
Structure			Corvallis SD 509J LO 2022	498.37
Real Market Value	599,800.00	594,030.00	LinnBenton CC	165.92
Total			LinnBentonLincoln ESD	100.80
Special Assessed Value	0.00	0.00	Education	2,239.72
Assessed Value	322,567.00	332,244.00	911 Emergency Service Dist	148.75
Exemptions	0.00	0.00	Benton County	728.91
Net Taxable	322,567.00	332,244.00	Benton County Extension Dist	26.45
			Benton County Library	130.47
			Benton County Local Option 2021	299.02
			Benton County Soil & Water	16.55
			City of Corvallis	1,687.97
			Corvallis Local Option 2023	355.50
			South Corvallis Urban Renewal	23.04
			General Government	3,416.66

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
6,190.84	4,169.77	2,127.43
2024 - 2025 TAXES	6,382.31	
2023 - 2024 DELINQUENT TAXES	0.00	
TOTAL TAXES OUTSTANDING	6,382.31	
TOTAL TAX (After Discount)	6,190.84	

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	
https://assessment.bentoncountyor.gov/	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 417189

Full Payment if paid by 11/15/2024:

6,190.84

or 2/3 Payment if paid by 11/15/2024

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

with final 1/3 due 05/15/2025:

4,169.77

or 1/3 Payment if paid by 11/15/2024, **PO Box 964**

02/15/2025, 05/15/2025:

2,127.43

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov>.

GRANTOR:
R. Michael Phelps and Terri Le-Lynn Phelps, Trustees
154 Marks Road
Alamo, CA

GRANTEE:
James E. Hanes and Judith D. Hanes
1819 4th Ave.
West Linn, OR 97068

SEND TAX STATEMENTS TO:
James E. Hanes and Judith D. Hanes
4651 SW 47th Place
Corvallis, OR 97333

AFTER RECORDING RETURN TO:
James E. Hanes and Judith D. Hanes
4651 SW 47th Place
Corvallis, OR 97333

Escrow No: 471814036197-TTMIDWIL10

4651 SW 47th Place
Corvallis, OR 97333

BENTON COUNTY, OREGON **2014-525864**
DE-WD
Stn=4 DB **12/05/2014 02:46:40 PM**
\$15.00 \$11.00 \$10.00 \$20.00 \$22.00 **\$78.00**

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

R. Michael Phelps and Terri Le-Lynn Phelps, Co-Trustees of the 2000 R. Michael Phelps and Terri Le-Lynn Phelps Revocable Trust, Grantor, conveys and warrants to

James E. Hanes and Judith D. Hanes, 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 21, MEADOWLARK, in the City of Corvallis, Benton County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **\$339,950.00**. (See ORS 93.030)

Subject to and excepting:

CCRs, reservations, set back lines, power of special districts and easements of record.

471814036197-TTMIDWIL10
Deed (Warranty-Statutory)

TICOR TITLE - 471814036197

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: 12/3/14

2000 R. Michael Phelps and Terri Le-Lynn Phelps
Revocable Trust

BY: R. Michael Phelps
R. Michael Phelps, Co-Trustee

BY: Terri Le-Lynn Phelps
Terri Le-Lynn Phelps, Co-Trustee

State of _____

COUNTY of _____

This instrument was acknowledged before me on December _____, 2014 by R. Michael Phelps and Terri Le-Lynn Phelps as Co-Trustees of the 2000 R. Michael Phelps and Terri Le-Lynn Phelps Revocable Trust.

*SEE ATTACHED CALIFORNIA
ALL PURPOSE ACKNOWLEDGMENT
12/3/14 o/p*

Notary Public - State of Oregon

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

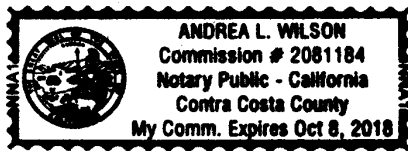
State of California

County of CONTRA COSTA

On DECEMBER 3, 2014
Date

before me, ANDREA L. WILSON, Notary Public
Here Insert Name and Title of the Officer

personally appeared R. MICHAEL PHELPS AND TERRI LELYN PHELPS
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Andrea L. Wilson
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED Document Date: 12-3-14

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

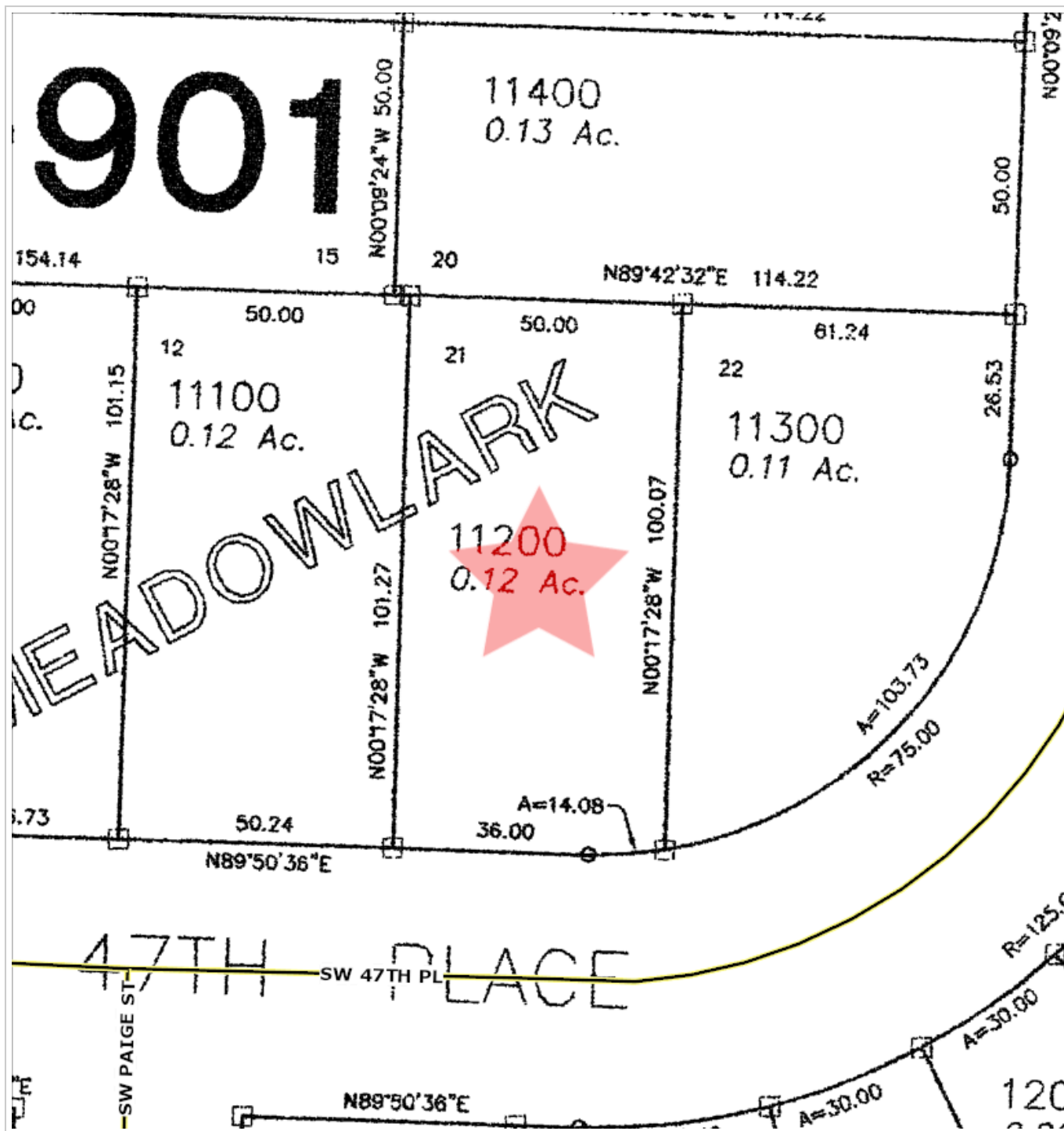
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



TICOR TITLE™

Parcel ID: 417189

Site Address: 4651 SW 47th PI

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Full Assessor Map



TICOR TITLE™

Parcel ID: 417189

Site Address: 4651 SW 47th Pl

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Aerial Map



Parcel ID: 417189

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Flood Map



TICOR TITLE™

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Zoning Map



TICOR TITLE™

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