



Property Profile Report

Client Name:

Today's Date:

01/27/2025

Owner Name:

Vollmer, Barbara

Vollmer, Gregory

Property Address:

31680 Ross Ln

Corvallis OR 97333 9553

Reference Number:

12625A000528

Account Number:

227391

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 #:	227391
Account #:	12625A000528
Site Address:	31680 Ross Ln Corvallis OR 97333
Owner:	Vollmer, Barbara Vollmer, Gregory
Owner2:	Vollmer, Gregory
Owner Address:	31680 Ross Ln Corvallis OR 97333
Twn/Range/Section:	12S / 06W / 25 / NE
Parcel Size:	4.79 Acres (208,652 SqFt)
Lot:	
Block:	
Census Tract/Block:	010300 / 1029
Levy Code Area:	1704
Levy Rate:	15.5239
Market Value Land:	\$277,633.00
Market Value Impr:	\$218,050.00
Market Value Total:	\$495,683.00 (2024)
Assessed Value:	\$197,564.00

Tax Information

Tax Year	Annual Tax
2024	\$3,066.96
2023	\$3,003.16
2022	\$2,915.94
Exemption Description:	

Legal**Land**

Std Land Use:	7009 - Timberland, Forest, Trees (Agricultural)	Zoning:	County-EFU - Exclusive Farm Use
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:	1974	# of Buildings:	5	Garage:	462 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,242	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	1,242	Floor 2 SqFt:	
Baths, Total:	1	Baths, Full:	1	Baths, Half:	1
Pool:		Heat Type:	Heat pump		

Transfer Information

Loan Date:	12/13/2010	Loan Amt:	\$132,000.00	Doc Num:	473390	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conventional	Lender:	STEARNS LENDING INC		

PROPERTY SUMMARY

Account Information

Account #: 227391
Map Taxlot: [12625A000528](#)
Acreage: 4.79
Property Class: 641
Tax Code Area: 1704
Situs Address:
[31680 ROSS LN](#)
[CORVALLIS, OR 97333](#)

FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

Market Land: \$277,633.00
Market Structure: \$218,050.00
Total Real \$495,683.00
Market:
Special Assessed Taxable Land: \$2,107.00
Assessed: \$197,564.00
Exemption: \$0.00
Net Taxable: \$197,564.00

[Property Valuation History](#)


OWNER INFORMATION

Owner:

VOLLMER BARBARA A
31680 ROSS LN
CORVALLIS, OR 97333-9553

Owner:

VOLLMER GREGORY S
31680 ROSS LN
CORVALLIS, OR 97333-9553

Taxpayer:

VOLLMER GREGORY S & BARBARA
31680 ROSS LN
CORVALLIS, OR 97333-9553

TAXES

Tax Code Area: 1704
2024 Property Tax \$3,066.96

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 1974
Rooms 7
Beds 3
Baths 1.50
Heating Heat pump
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 1242
Main Lvl 1242
2nd Lvl 0
Upper Lvl 0
Basement 0
Basement Finish 0
Attic Finish 0
Total Finish 1242

Residential Features

Type ATTGAR
Year Built 0
Square Footage 462

Outbuildings

Type POLEBLDG
Year Built 2002
Square Footage 1296

Type LEANTO
Year Built 2002
Square Footage 324

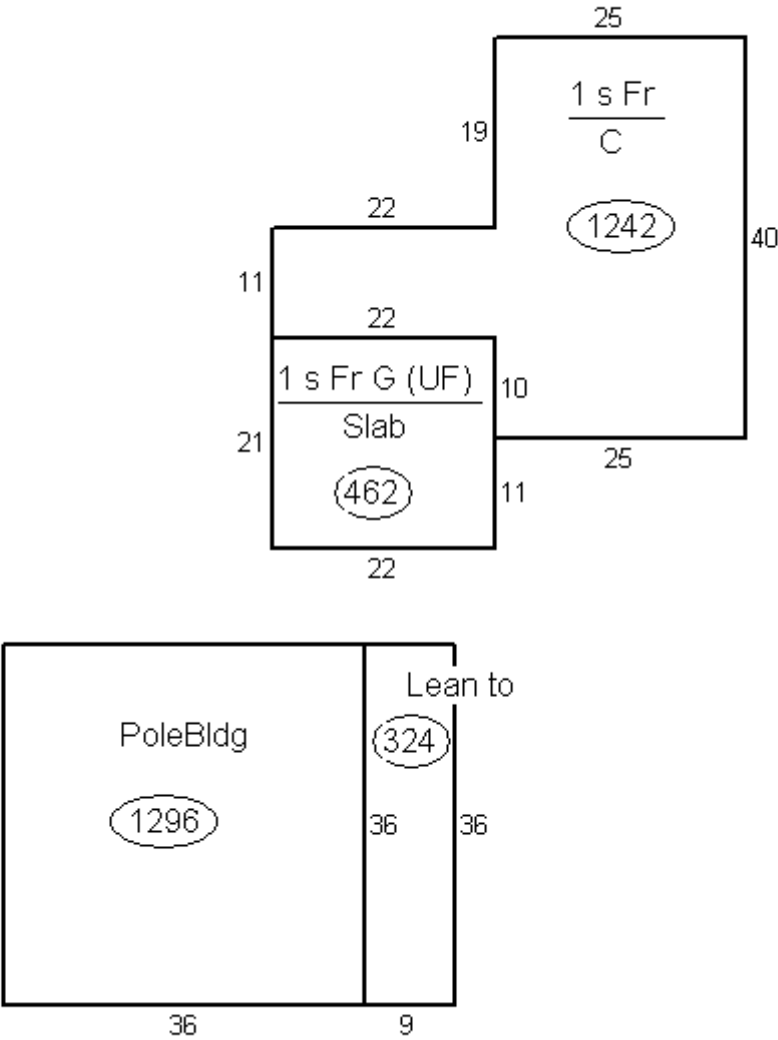
Type WORKSHOP
Year Built 1974
Square Footage 760

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
08/17/2004	M372577-04	\$299,500.00
08/10/2001	M303325-01	\$205,000.00
08/18/1997	233637-97	\$189,900.00

PROPERTY SKETCHES

0304



[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: 227391
SITUS ADDRESS: 31680 ROSS LN CORVALLIS, OR 97333

PROP CLASS:	641		LAST YEARS TAX	
PROP TCA:	1704		Bond LinnBenton CC	30.62
PROP MAP:	12625A000528	ACRES: 4.79	Bonds Philomath SD 17J 2010	422.39
			LinnBenton CC Bond 2022	13.57
			Philomath Fire and Rescue Bond	79.24
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	545.82
Real Market	277,633.00	277,633.00		
Value Land				
Real Market	198,000.00	218,050.00	LinnBenton CC	99.16
Value			LinnBentonLincoln ESD	60.24
Structure			Philomath SD #17	961.42
Real Market	475,633.00	495,683.00	Philomath SD LO 2022	296.35
Value Total			Education	1,417.17
Special	2,043.00	2,107.00	911 Emergency Service Dist	88.90
Assessed			Benton County	435.66
Value			Benton County Extension Dist	15.81
Assessed	191,807.00	197,564.00	Benton County Library	77.98
Value			Benton County Local Option 2021	177.81
Exemptions	0.00	0.00	Benton County Soil & Water	9.88
			Philomath Fire and Rescue	297.93
Net	191,807.00	197,564.00	General Government	1,103.97
Taxable				

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
2,974.95	2,003.75	1,022.32

2024 - 2025 TAXES	3,066.96
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	3,066.96
TOTAL TAX (After Discount)	2,974.95

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:
227391

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

Full Payment if paid by
11/15/2024:

2,974.95

\$ Enter Payment Amount

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

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

2,003.75

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

or 1/3 Payment if paid by
11/15/2024, 02/15/2025,

05/15/2025:

1,022.32

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>.

Rec. Date: 08/17/2004	Sale Price: \$299,500.00	Doc Num: M372577-04	Doc Type: Warranty Deed
Owner: Gregory S Vollmer		Grantor: GLASGOW WAYNE C	
Orig. Loan Amt: \$150,000.00		Title Co: FIDELITY NATL TITLE CO OF OR	
Finance Type:	Loan Type: Purchase Money Mortgage	Lender: OSU FCU	

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 Information**

Parcel #:	228266
Account #:	12625A000529
Site Address:	
	Philomath OR 97370
Owner:	Vollmer, Barbara Vollmer, Gregory
Owner2:	Vollmer, Gregory
Owner Address:	31680 Ross Ln Corvallis OR 97333
Twn/Range/Section:	12S / 06W / 25 / NE
Parcel Size:	0.56 Acres (24,394 SqFt)
Lot:	
Block:	
Census Tract/Block:	010300 / 1029
Levy Code Area:	1704
Levy Rate:	15.5239
Market Value Land:	\$26,847.00
Market Value Impr:	\$0.00
Market Value Total:	\$26,847.00 (2024)
Assessed Value:	\$311.00

Tax Information

Tax Year	Annual Tax
2024	\$4.83
2023	\$4.73
2022	\$4.59
Exemption Description:	

Legal**Land**

Std Land Use:	7009 - Timberland, Forest, Trees (Agricultural)	Zoning:	County-EFU - Exclusive Farm Use
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:	# 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

Loan Date:	12/13/2010	Loan Amt:	\$132,000.00	Doc Num:	473390	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conventional	Lender:	STEARNS LENDING INC		

Rec. Date: 08/17/2004	Sale Price: \$299,500.00	Doc Num: M372577-04	Doc Type: Deed
Owner: Barbara Vollmer		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 228266
Map Taxlot: [12625A000529](#)
Acreage: 0.56
Property Class: 640
Tax Code Area: 1704
Situs Address:
[UNASSIGNED](#)
[PHILOMATH, OR 97370](#)

Last Certified Values

Market Land: \$26,847.00
Market Structure: \$0.00
Total Real: \$26,847.00
Market:
Special Assessed Taxable Land: \$311.00
Assessed: \$311.00
Exemption: \$0.00
Net Taxable: \$311.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

VOLLMER BARBARA A
31680 ROSS LN
CORVALLIS, OR 97333-9553

Owner:

VOLLMER GREGORY S
31680 ROSS LN
CORVALLIS, OR 97333-9553

Taxpayer:

VOLLMER GREGORY S & BARBARA
31680 ROSS LN
CORVALLIS, OR 97333-9553

TAXES

Tax Code Area: 1704
2024 Property Tax \$4.83

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
08/17/2004	M372577-04	\$299,500.00
08/10/2001	M303325-01	\$205,000.00
08/18/1997	233637-97	\$189,900.00

PROPERTY SKETCHES

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: 228266
SITUS ADDRESS: UNASSIGNED PHILOMATH , OR 97370

PROP CLASS:	640		LAST YEARS TAX	
PROP TCA:	1704		Bond LinnBenton CC	0.05
PROP MAP:	12625A000529	ACRES: 0.56	Bonds Philomath SD 17J 2010	0.66
			LinnBenton CC Bond 2022	0.02
			Philomath Fire and Rescue Bond	0.12
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	0.85
Real Market	26,847.00	26,847.00		
Value Land				
Real Market	0.00	0.00	LinnBenton CC	0.16
Value			LinnBentonLincoln ESD	0.09
Structure			Philomath SD #17	1.52
Real Market	26,847.00	26,847.00	Philomath SD LO 2022	0.47
Value Total			Education	2.24
Special	302.00	311.00	911 Emergency Service Dist	0.14
Assessed			Benton County	0.69
Value			Benton County Extension Dist	0.02
Assessed	302.00	311.00	Benton County Library	0.12
Value			Benton County Local Option 2021	0.28
Exemptions	0.00	0.00	Benton County Soil & Water	0.02
			Philomath Fire and Rescue	0.47
Net	302.00	311.00	General Government	1.74
Taxable				

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
4.69	3.16	1.61

2024 - 2025 TAXES	4.83
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	4.83
TOTAL TAX (After Discount)	4.69

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

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

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ACCOUNT NUMBER:
228266

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

Full Payment if paid by
11/15/2024:

4.69

\$ Enter Payment Amount

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

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

3.16

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

or 1/3 Payment if paid by
11/15/2024, 02/15/2025,
05/15/2025:

1.61

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>.

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
Wayne C. Glasgow and Dorothy Glasgow

GRANTEE'S NAME
Gregory S. Vollmer and Barbara A. Vollmer

SEND TAX STATEMENTS TO:
Mr. and Mrs. Gregory S. Vollmer
31680 Ross Lane
Corvallis, OR 97333

AFTER RECORDING RETURN TO:
Mr. and Mrs. Gregory S. Vollmer
31680 Ross Lane
Corvallis, OR 97333

BENTON COUNTY, OREGON 2004-372577
DE-WD
Cnt=1 Stn=7 COUNTER2 08/17/2004 11:05:33 AM
\$10.00 \$11.00 \$10.00 \$15.00 \$46.00



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

Wayne C. Glasgow and Dorothy J. Glasgow, as tenants by the entirety, Grantor, conveys and warrants to

Gregory S. Vollmer and Barbara A. Vollmer 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,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

2004-05 real property taxes, a lien not yet due and payable; farm classification as disclosed by tax roll; rights of public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways; easement for utilities granted to Consumers Powers recorded November 2, 1961, Book 179, Page 322; easement for utilities granted to Consumers Power recorded November 28, 1972, Recorder's No. 36673-72; easement for utilities granted to Consumers Power recorded March 26, 1975, Recorder's No. 54583-75.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$299,500.00 (See ORS 93.030)

DATED: August 13, 2004

Wayne C. Glasgow

Dorothy J. Glasgow

STATE OF UTAH
COUNTY OF Utah

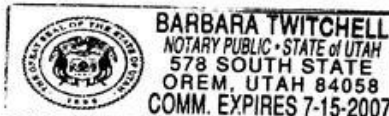
This instrument was acknowledged before me on

August 13, 2004

by Wayne C. Glasgow and Dorothy J. Glasgow

NOTARY PUBLIC FOR UTAH

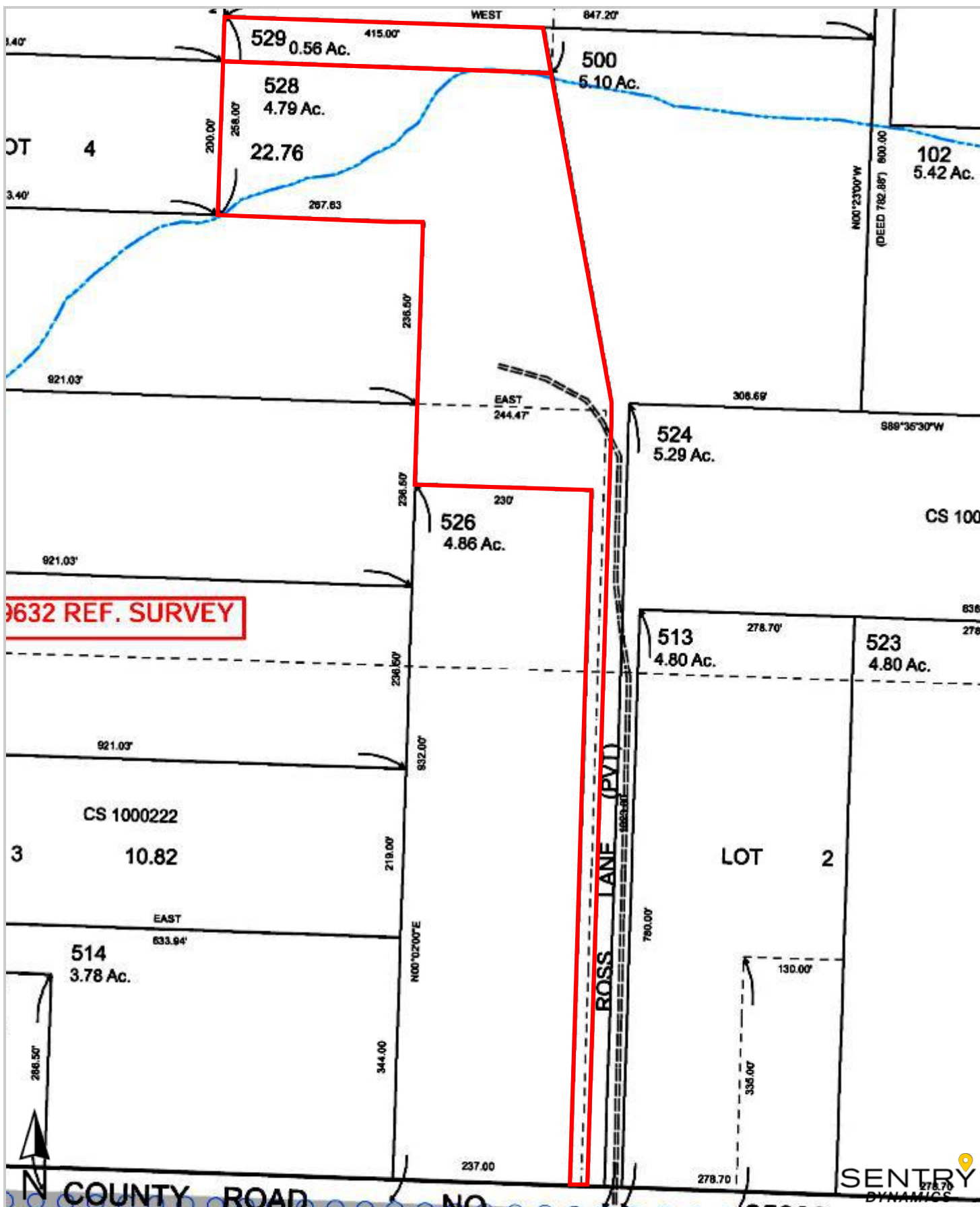
MY COMMISSION EXPIRES: 07-15-07

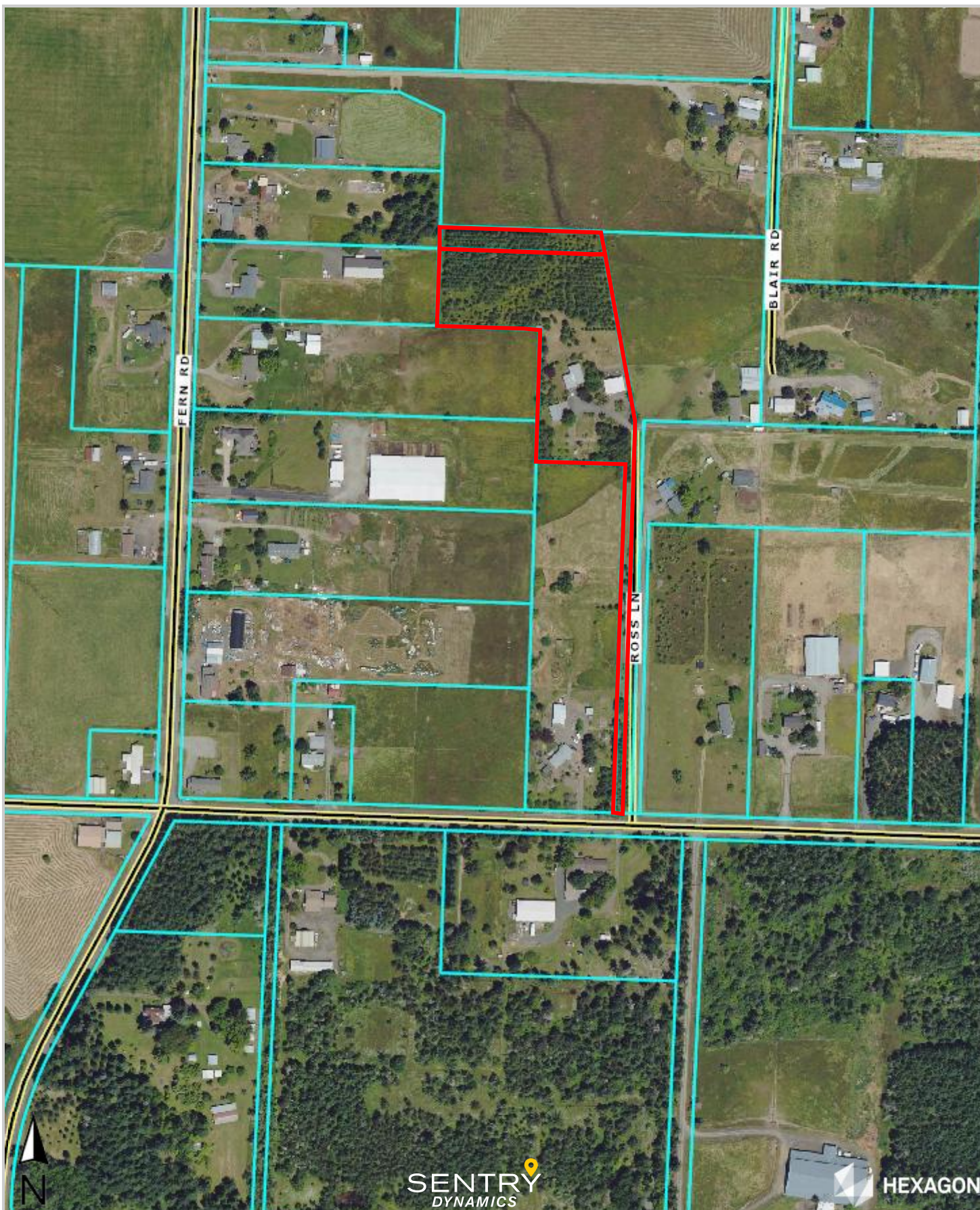


Escrow No. 09-902514-JAC-22
Title Order No. 00902514

EXHIBIT ONE

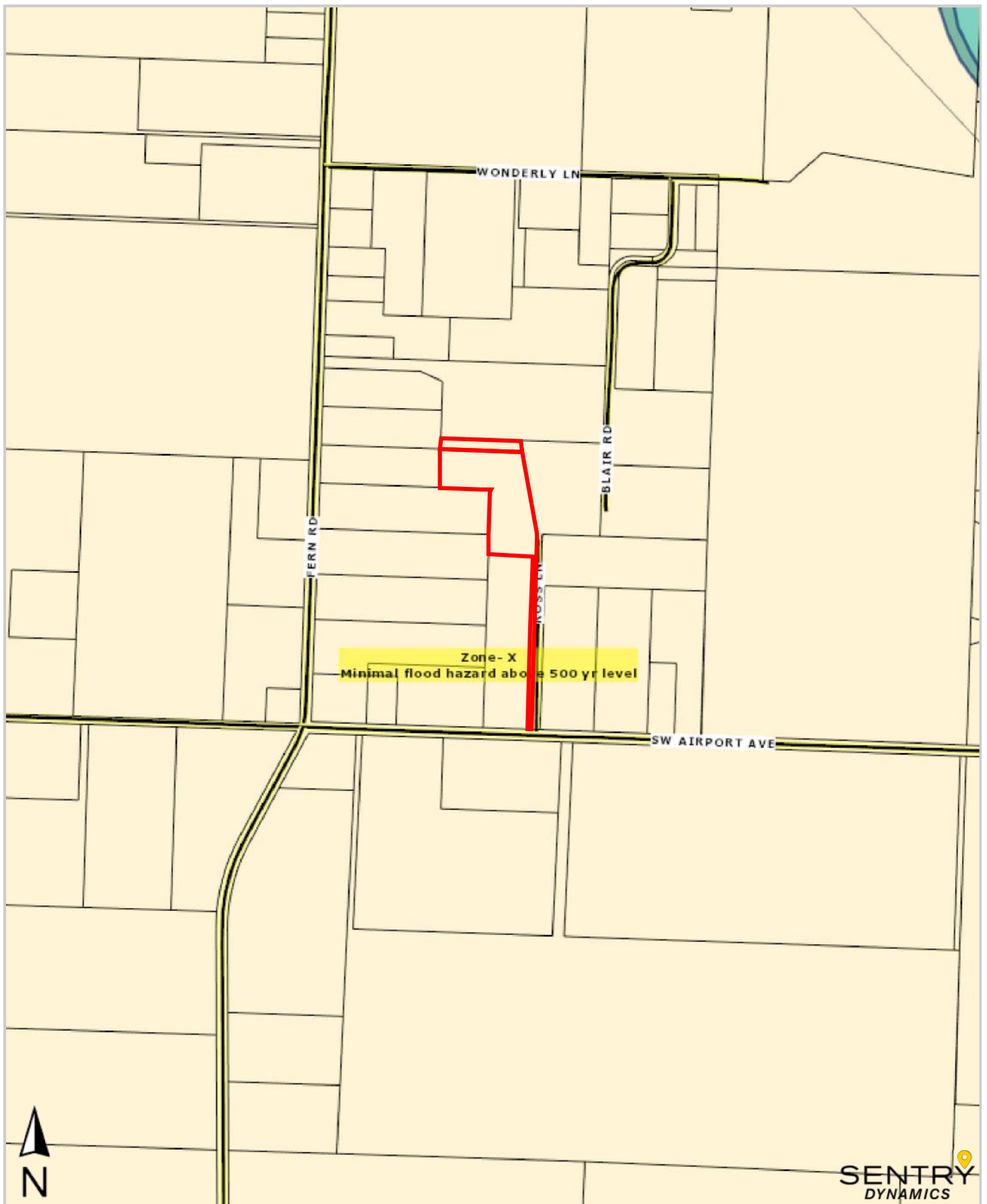
A tract of land situated in the County of Benton, State of Oregon, described as follows: Beginning at a point which said point is 1158.04 feet East of the Southeast corner of the James Chisham Donation Land Claim No. 54, Section 25, Township 12 South, Range 6 West of the Willamette Meridian; thence North $0^{\circ}23'$ West 932.02 feet to a point; thence West 230.23 feet to a point; thence North $0^{\circ}02'$ East 340.50 feet to a $5/8"$ iron rod; thence West 267.63 feet to a $5/8"$ iron rod; thence North $0^{\circ}02'$ East 258.0 feet to a $5/8"$ iron rod; thence East 415.20 feet to a point; thence South $11^{\circ}59'25"$ East 513.42 feet to a point; thence South $0^{\circ}23'$ East 1028.42 feet to a point; thence West 25 feet to the point of beginning.





TICOR TITLE COMPANY

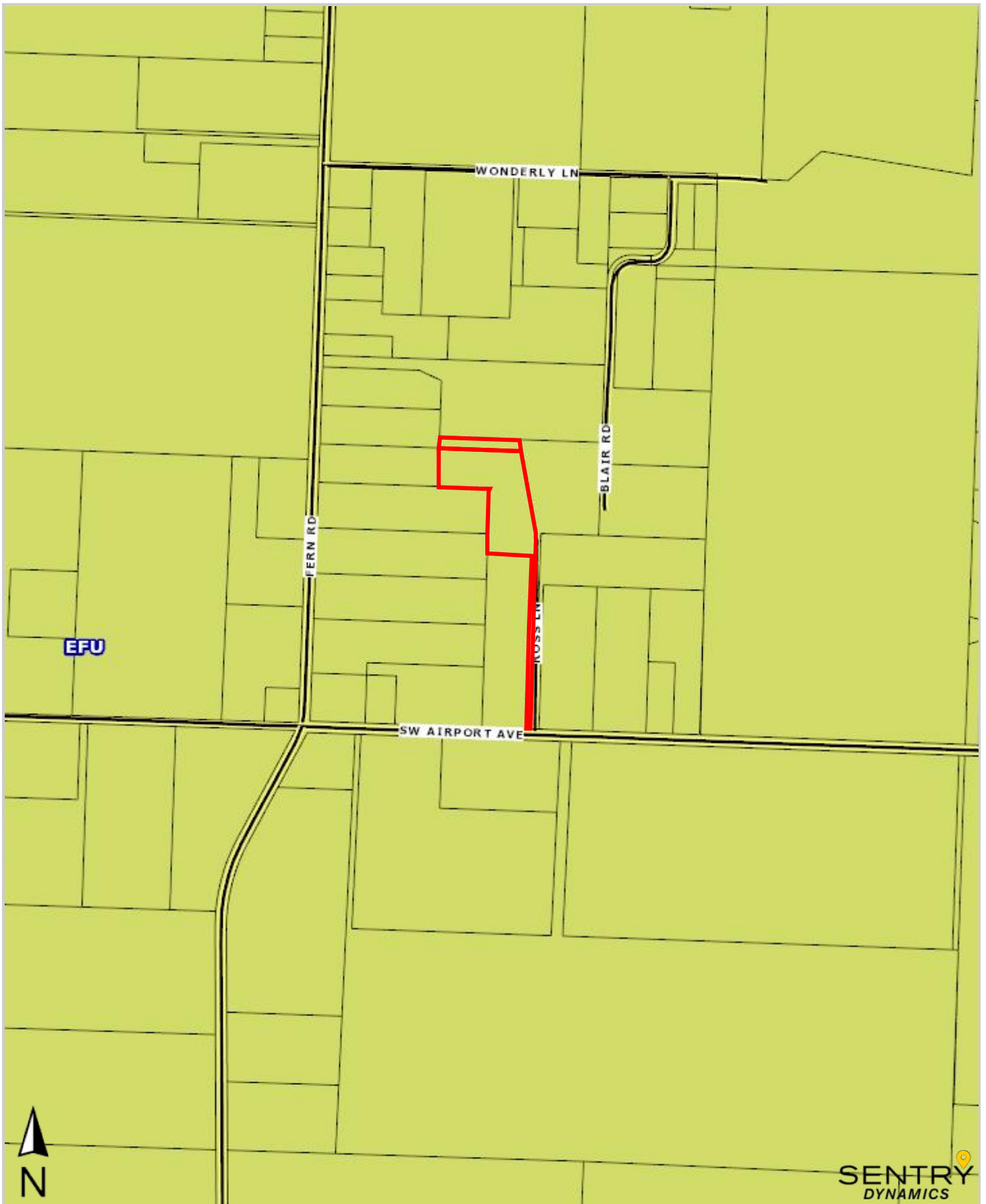
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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



TICOR TITLE COMPANY

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SENTRY
DYNAMICS



TICOR TITLE COMPANY

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