



Parcel Information

Parcel #:	113948
Account #:	11535BB02600
Site Address:	1155 NW 17th St Corvallis OR 97330
Owner:	Seth Nelson Trust Andrea Nelson Trust
Owner2:	Andrea Nelson Trust
Owner Address:	1155 NW 17th St Corvallis OR 97330
Twn/Range/Section:	11S / 05W / 35 / NW
Parcel Size:	0.27 Acres (11,761 SqFt)
Lot:	
Block:	
Census Tract/Block:	001102 / 1011
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$242,000.00
Market Value Impr:	\$365,000.00
Market Value Total:	\$607,000.00 (2025)
Assessed Value:	\$390,530.00



Tax Information

Tax Year	Annual Tax
2025	\$7,505.77
2024	\$7,283.45
2023	\$7,070.29
Exemption Description:	

Legal

Land

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

Improvement

Year Built:	1990	# of Buildings:	4	Garage:	384 - Attached Garage
Bedrooms:	1	Fin SqFt:	308	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	308	Floor 2 SqFt:	
Baths, Total:	1	Baths, Full:	1	Baths, Half:	
Pool:		Heat Type:	Forced hot air-gas		

Transfer Information

Rec. Date: 06/01/2017	Sale Price:	Doc Num: 2017-557971	Doc Type: Deed
Owner: Seth Nelson	Grantor:		
Orig. Loan Amt:	Title Co:		
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.

Transfer Record(s) Found For: 113948
1155 NW 17th St, Corvallis OR 97330

Recording Date	06/01/2017	Sale Amount		Mtg 1 Amount	
Grantee Name	SETH NELSON	Title Co		Mtg 1 Loan Type	
Grantor Name	NELSON SETH K	Doc #	557971	Doc Type	40 / Intrafamily Transfer & Dissolution

Lender

Recording Date	06/01/2017	Sale Amount		Mtg 1 Amount	
Grantee Name	Seth Nelson	Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	2017-557971	Doc Type	27 / Deed

Lender

Recording Date	07/17/2009	Sale Amount	\$330,000.00	Mtg 1 Amount	\$100,000.00
Grantee Name	SETH K NELSON	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	22 / Purch \$ Mtg
Grantor Name	VALLS ANDREW	Doc #	454357	Doc Type	71 / Warranty Deed

Lender USAA FSB

Recording Date	09/19/2007	Sale Amount		Mtg 1 Amount	\$50,000.00
Grantee Name	ANDREW VALLS	Title Co		Mtg 1 Loan Type	11 / Credit Line/HELOC
Grantor Name		Doc #	427792	Doc Type	93 / Stand Alone Mortgage

Lender WELLS FARGO BANK NA

Recording Date	09/22/2006	Sale Amount		Mtg 1 Amount	\$25,000.00
Grantee Name	ANDREW VALLS	Title Co		Mtg 1 Loan Type	11 / Credit Line/HELOC
Grantor Name		Doc #	410753	Doc Type	93 / Stand Alone Mortgage

Lender WELLS FARGO BANK NA

Recording Date	08/19/2005	Sale Amount		Mtg 1 Amount	\$197,000.00
Grantee Name	ANDREW VALLS	Title Co		Mtg 1 Loan Type	13 / Fannie/Freddie
Grantor Name		Doc #	390705	Doc Type	93 / Stand Alone Mortgage

Lender WELLS FARGO BANK NA

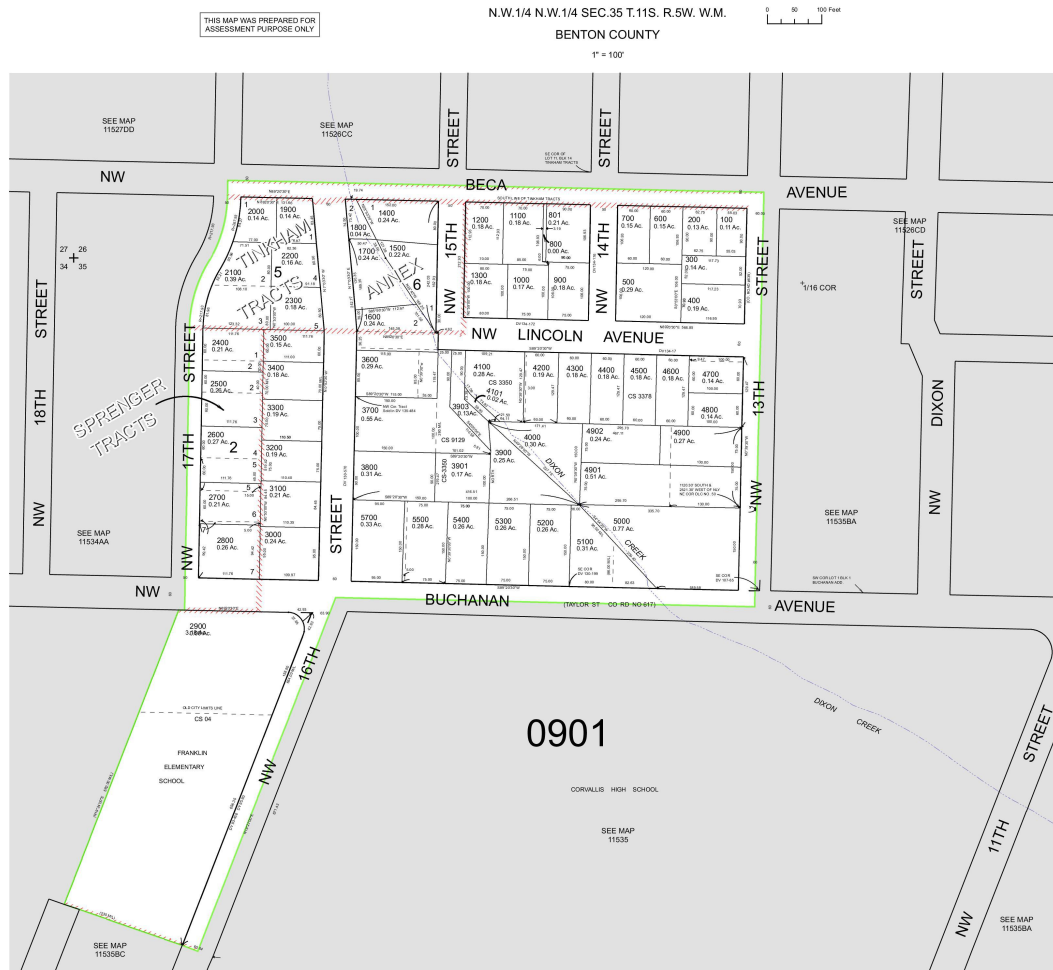
Recording Date	08/19/2005	Sale Amount		Mtg 1 Amount	\$12,000.00
Grantee Name	ANDREW VALLS	Title Co	FIDELITY NATIONAL TITLE	Mtg 1 Loan Type	11 / Credit Line/HELOC
Grantor Name		Doc #	390706	Doc Type	93 / Stand Alone Mortgage
Lender	WELLS FARGO BANK NA				

Recording Date	05/08/2003	Sale Amount	\$178,860.00	Mtg 1 Amount	\$143,080.00
Grantee Name	ANDREW VALLS	Title Co	FIDELITY NATL TITLE CO OF OR	Mtg 1 Loan Type	
Grantor Name	CHRISTENSON BERNADYNE LYONS	Doc #	341234	Doc Type	71 / Warranty Deed
Lender	WELLS FARGO HOME MORTGAGE INC				

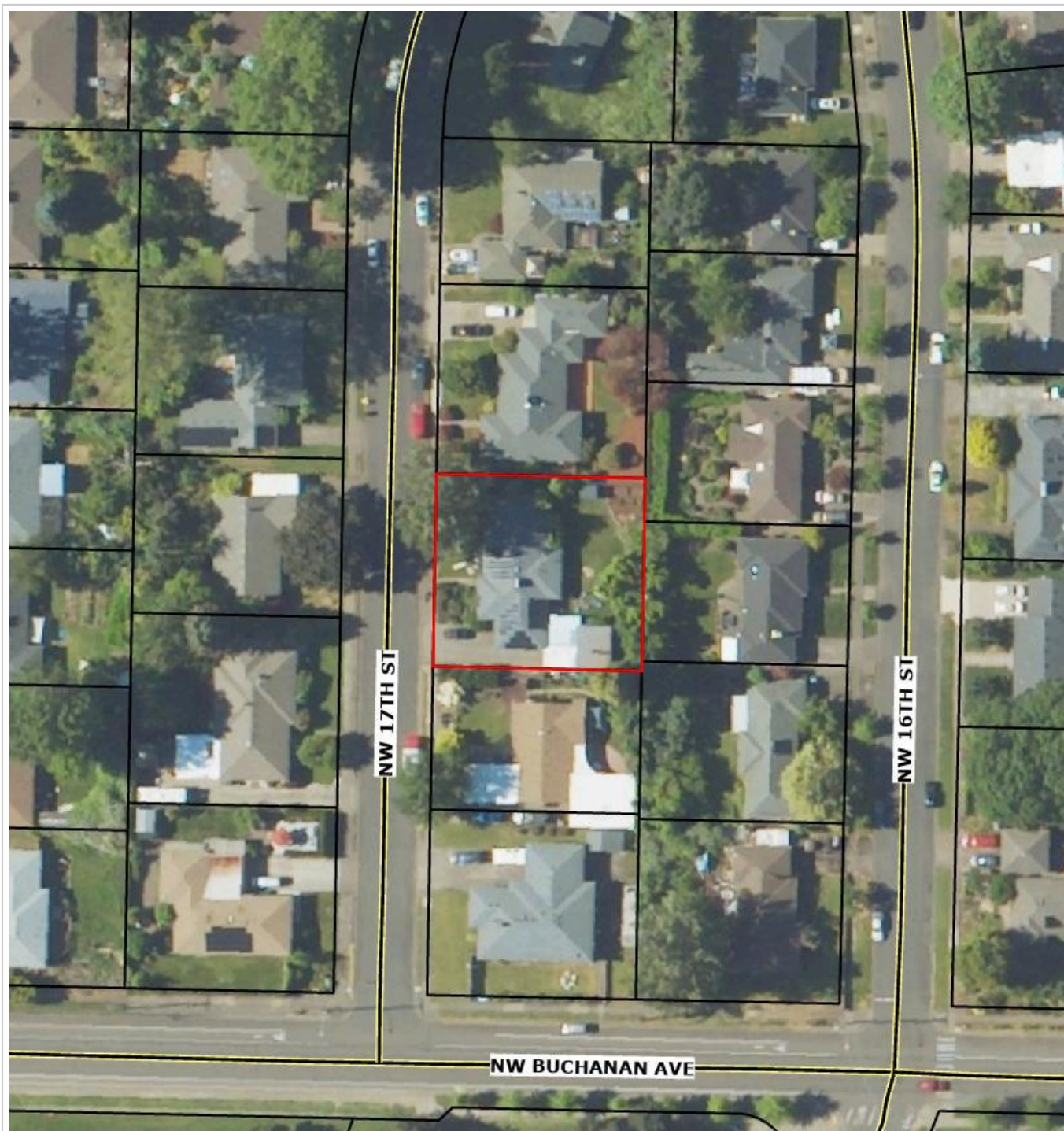


Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Aerial Map



TICOR TITLE™

Parcel ID: 113948

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.

Flood Map



TICOR TITLE™

Parcel ID: 113948

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.

Zoning Map



TICOR TITLE™

Parcel ID: 113948

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.

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	113948
Map Taxlot:	11535BB02600
Acreage:	0.27
Property Class:	101
Tax Code Area:	0901
Situs Address:	
1155 NW 17TH ST	
CORVALLIS, OR 97330-2612	

2025 Certified Values

Market Land:	\$242,000.00
Market Structure:	\$365,000.00
Total Real	\$607,000.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$390,530.00
Exemption:	\$0.00
Net Taxable:	\$390,530.00

[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

Residential Dwellings

Built	1990
# Rooms	4
# Beds	1
# Baths	1.00
Heating	Forced hot air-gas
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	308
Main Lvl	308
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	0
Total Finish	308
Built	1949
# Rooms	7
# Beds	3
# Baths	1.50
Heating	Forced hot air & cool
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	2032
Main Lvl	2032
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	0
Total Finish	2032

Residential Features

Type	ATTGAR
Year Built	0
Square Footage	384
Type	ICP
Year Built	0
Square Footage	240

SALES HISTORY

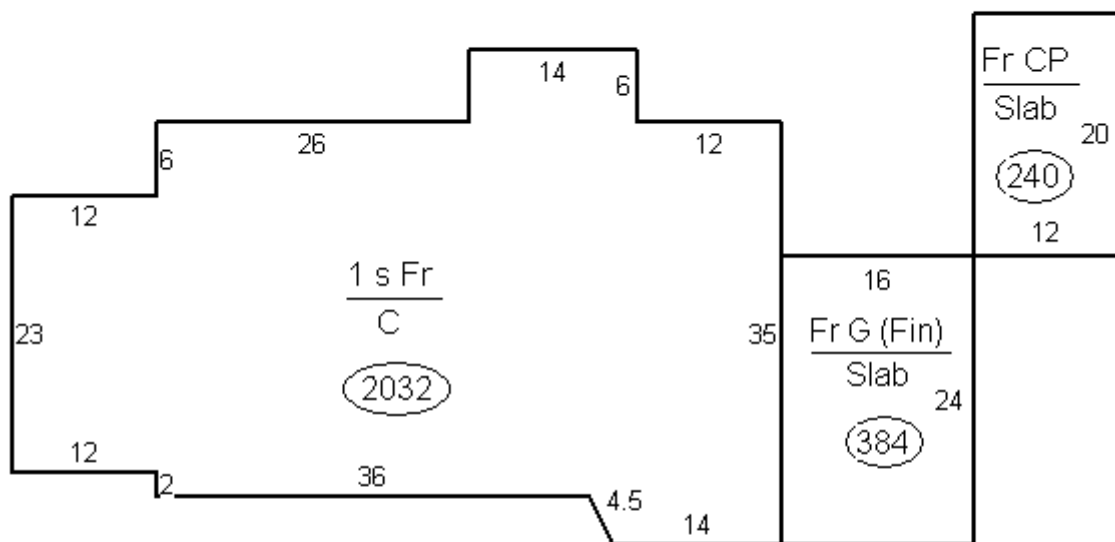
Sales Date	Deed Ref.
06/01/2017	2017-557971
07/17/2009	M454357-09
05/08/2003	M341234-03

Sale Price
\$0.00
\$330,000.00
\$178,860.00

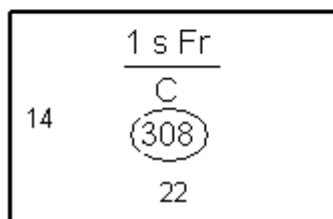
For sales after June 30th, 2025, please go to

[Property Search Online](#)

PROPERTY SKETCHES



Card 2 of 2.
Yr. blt. estimated.



[View Larger](#)


STATEMENT OF TAX ACCOUNT

BENTON COUNTY TAX COLLECTOR

4500 SW RESEARCH WAY

CORVALLIS, OR 97333

(541) 766-6808

27-Aug-2026

NELSON SETH & ANDREA, TR
1155 NW 17TH ST
CORVALLIS OR 97330

Tax Account #	113948	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	1155 NW 17TH ST CORVALLIS OR 97330	Interest To	Sep 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	\$7,505.77	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,283.45	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,070.29	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,863.71	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,444.53	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,085.28	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,818.26	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,606.37	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,075.82	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,976.60	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,849.72	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,745.17	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,445.55	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,359.65	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,335.37	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,136.26	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,142.50	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,173.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,906.93	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,553.18	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,475.10	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,391.74	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,337.54	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,012.54	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,804.68	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,718.65	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,643.22	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,533.17	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,589.48	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,870.44	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$134,754.79	

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:

Seth K. Nelson and Andrea L. Nelson
1155 NW 17th Street
Corvallis, OR 97330

Mail tax statements to Grantees:

Seth Nelson and Andrea Nelson, Trustees
1155 NW 17th Street
Corvallis, OR 97330

BENTON COUNTY, OREGON 2017-557971
DE-WD
Cnt=1 Stn=47 COUNTER2 06/01/2017 03:25:01 PM
\$5.00 \$11.00 \$22.00 \$10.00 \$20.00 \$68.00



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



WARRANTY DEED

Seth K. Nelson and Andrea L. Nelson, hereinafter called Grantors, do hereby grant, convey, and warrant to Seth Nelson and Andrea Nelson, Trustees of the Seth and Andrea Nelson Living Trust dated May 31, 2017, hereinafter called Grantees, and unto Grantees' heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Benton, State of Oregon, described as follows, to-wit:

Lot 4 and the North 45 feet of Lot 5, Block 2, SPRENGER TRACTS, in the City of Corvallis, as platted and recorded in Book 4, Page 57, Benton County Plat Records, Benton County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The street address of said property is: 1155 NW 17th Street, Corvallis, Oregon.

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to a living trust, and there is no consideration for the transfer.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

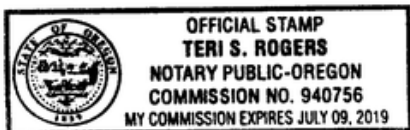
In Witness Whereof, the Grantors have executed this instrument May 31, 2017.

Seth K. Nelson

STATE OF OREGON, County of Benton)ss.

Andrea L. Nelson

This Warranty Deed is signed and acknowledged before me May 31, 2017, by Seth K. Nelson and Andrea L. Nelson, Grantors.



Notary Public for Oregon