



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**08/25/2025**

*Owner Name:*

**Legacy Estates LLC**

*Property Address:*

**Corvallis OR 97330**

*Reference Number:*

**10431C003400**

*Account Number:*

**423134**

### 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](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**



### Parcel Information

<b>Parcel #:</b>	423134
<b>Account #:</b>	10431C003400
<b>Site Address:</b>	
	Corvallis OR 97330
<b>Owner:</b>	Legacy Estates LLC
<b>Owner2:</b>	
<b>Owner Address:</b>	405 Perrydale Rd
	Dallas OR 97338
<b>Twn/Range/Section:</b>	10S / 04W / 31 / SW
<b>Parcel Size:</b>	2.20 Acres (95,832 SqFt)
<b>Plat/Subdivision:</b>	Legacy Estates
<b>Lot:</b>	6
<b>Block:</b>	
<b>Census Tract/Block:</b>	010200 / 1054
<b>Levy Code Area:</b>	0916
<b>Levy Rate:</b>	14.7842
<b>Market Value Land:</b>	\$370,000.00
<b>Market Value Impr:</b>	\$0.00
<b>Market Value Total:</b>	\$370,000.00 (2024)
<b>Assessed Value:</b>	\$131,300.00

### Tax Information

Tax Year	Annual Tax
2024	\$1,941.17
2023	\$1,884.27
0	\$0.00
Exemption Description:	

### Legal

LEGACY ESTATES LOT 6

### Land

<b>Std Land Use:</b>	8000 - Vacant Land (General)	<b>Zoning:</b>	County-RR-2 - Rural Residential - 2
<b>Watershed:</b>	Muddy Creek-Willamette River	<b>School District:</b>	Corvallis
<b>Primary School:</b>	Mt View Elementary School	<b>Middle School:</b>	Cheldelin Middle School
<b>High School:</b>	Crescent Valley High School	<b>Recreation:</b>	

### Improvement

<b>Year Built:</b>	<b># of Buildings:</b>	<b>Garage:</b>
<b>Bedrooms:</b>	<b>Fin SqFt:</b>	<b>Bsmt Fin SqFt:</b>
<b>Stories:</b>	<b>Floor 1 SqFt:</b>	<b>Floor 2 SqFt:</b>
<b>Baths, Total:</b>	<b>Baths, Full:</b>	<b>Baths, Half:</b>
<b>Pool:</b>	<b>Heat Type:</b>	

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.



# Transaction History

**Subject Property**

, Corvallis OR 97330

APN: 423134

Rec Date

Doc Type

Sale/Loan

Doc No

Buyer

Seller

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	423134
Map Taxlot:	<a href="#">10431C003400</a>
Acreage:	2.2
Property Class:	400
Tax Code Area:	0916
Situs Address:	
<a href="#">UNASSIGNED</a>	
<a href="#">CORVALLIS, OR</a>	

Last Certified Values

Market Land:	\$370,000.00
Market Structure:	\$0.00
Total Real	\$370,000.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$131,300.00
Exemption:	\$0.00
Net Taxable:	\$131,300.00

[Property Valuation History](#)  


OWNER INFORMATION

Owner:

LEGACY ESTATES LLC  
405 PERRYDALE RD  
DALLAS, OR 97338

Taxpayer:

LEGACY ESTATES LLC  
405 PERRYDALE RD  
DALLAS, OR 97338

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:	0916
2024 Property Tax	\$1,941.17

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
No Sales History Found		

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: 423134

SITUS ADDRESS: UNASSIGNED CORVALLIS, OR

PROP CLASS:	400	LAST YEARS TAX	
PROP TCA:	0916	Bond LinnBenton CC	20.35
PROP MAP:	10431C003400	ACRES: 2.20	Bonds Corvallis SD 2018
VALUES	LAST YEAR	THIS YEAR	LinnBenton CC Bond 2022
Real Market Value	235,630.00	370,000.00	Bonds - Other
Land			286.88
Real Market Value	0.00	0.00	Corvallis SD 509J
Structure			Corvallis SD 509J LO 2022
Real Market Value	235,630.00	370,000.00	LinnBenton CC
Total			LinnBentonLincoln ESD
Special Assessed	0.00	0.00	Education
Value			888.67
Assessed Value	127,476.00	131,300.00	911 Emergency Service Dist
Exemptions	0.00	0.00	Adair RFD
Net Taxable	127,476.00	131,300.00	Benton County
			Benton County Extension Dist
			Benton County Library
			Benton County Local Option 2021
			Benton County Soil & Water
			General Government
			765.62

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
1,882.93	1,268.23	647.05
2024 - 2025 TAXES	1,941.17	
2023 - 2024 DELINQUENT TAXES	0.00	
TOTAL TAXES OUTSTANDING	1,941.17	
TOTAL TAX (After Discount)	1,882.93	

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	
<a href="https://assessment.bentoncountyor.gov/">https://assessment.bentoncountyor.gov/</a>	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 423134

Full Payment if paid by 11/15/2024:

1,882.93

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

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

1,268.23

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

or 1/3 Payment if paid by 11/15/2024, **Benton County Tax Collector**  
02/15/2025, 05/15/2025: **PO Box 964**  
**647.05** **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>.

BENTON COUNTY, OREGON		<b>2022-631341</b>
<b>DE-WD</b>	<b>09/09/2022 12:15:27 PM</b>	
Stn=53 LH		
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00	<b>\$113.00</b>	
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		

*Grantor:*

*Sandra Villwock  
600 Perrydale Road  
Dallas, OR 97338*

*Grantee:*

*Legacy Estates, LLC  
405 Perrydale Road  
Dallas, OR 97338*

*After recording return to:*

*Legacy Estates, LLC  
405 Perrydale Road  
Dallas, OR 97338*

*Until a change is requested,  
send tax statements to:*

*Legacy Estates, LLC  
405 Perrydale Road  
Dallas, OR 97338*

## **WARRANTY DEED**

SANDRA VILLWOCK, Grantor, conveys and warrants to LEGACY ESTATES, LLC, an Oregon Limited Liability Company, Grantee, the following described real property located in Benton County, State of Oregon, free of encumbrances except as specifically set forth herein:


Parcel 11, PARTITION PLAT NO. 2017-005, recorded April 17, 2017 as 2017-556476, in the County of Benton and State of Oregon.

The true and actual consideration paid for this conveyance is \$0. However the true and actual consideration includes other property or value given or promised which is the whole of the consideration.

**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**

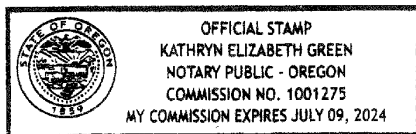
2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE 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 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 duly executed this instrument this 7<sup>th</sup> day of September, 2022.

  
Sandra Villwock

STATE OF OREGON, County of Benton ) ss.

Personally appeared before me this 7<sup>th</sup> day of September, 2022, the above named SANDRA VILLWOCK acknowledged the foregoing instrument to be her voluntary act and deed.



  
Notary Public for Oregon





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.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 SEC. 31 T. 10S. R. 4W. W.M.  
BENTON COUNTY

1" = 200'

0 100 200 Feet

12/29/2020  
Cancelled Nos.  
2401  
1600  
300  
2400  
2500  
2402

10 4 31C

10 4 31C



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.



## Aerial Map

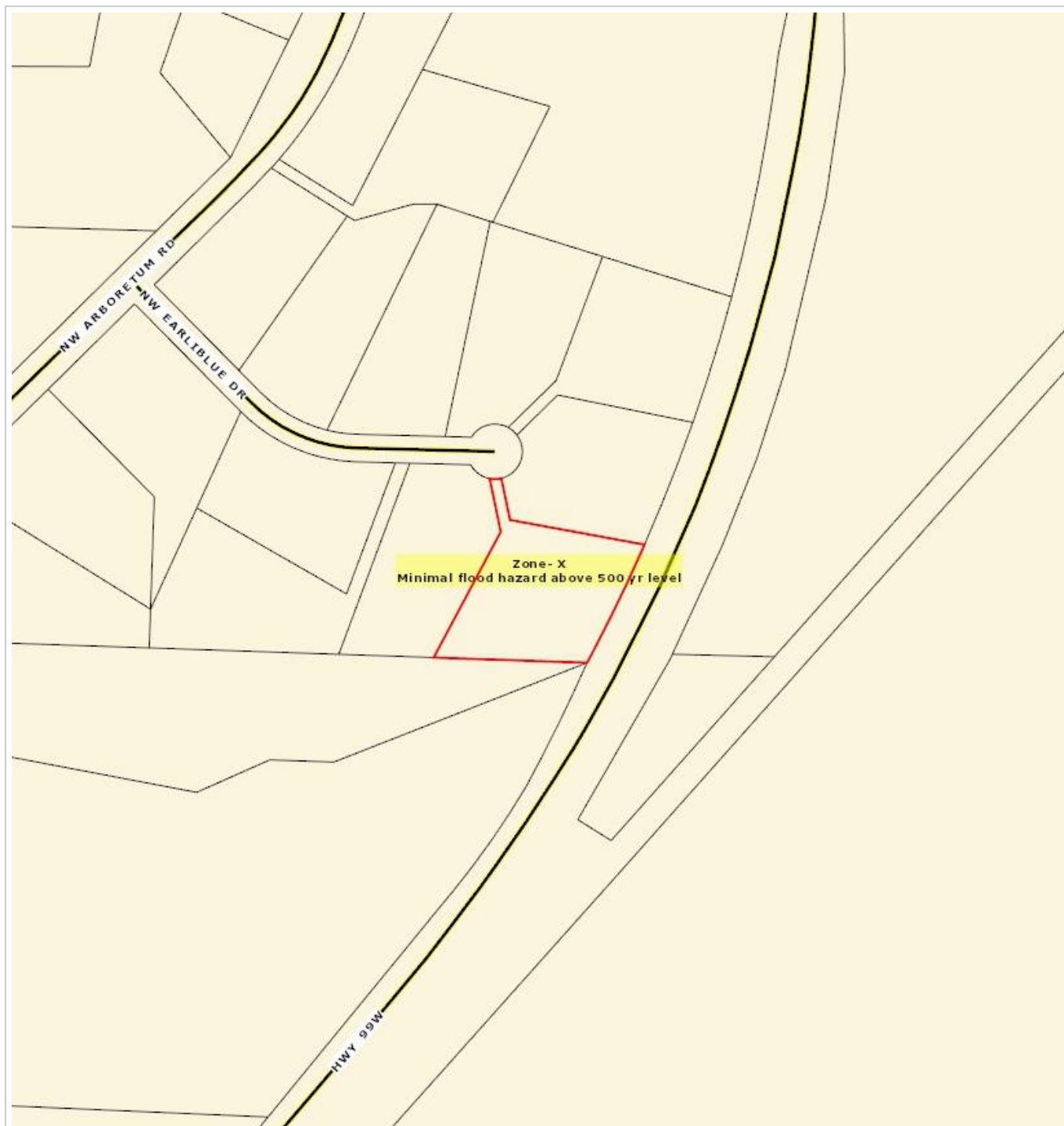


**TICOR TITLE™**

**Parcel ID: 423134**

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

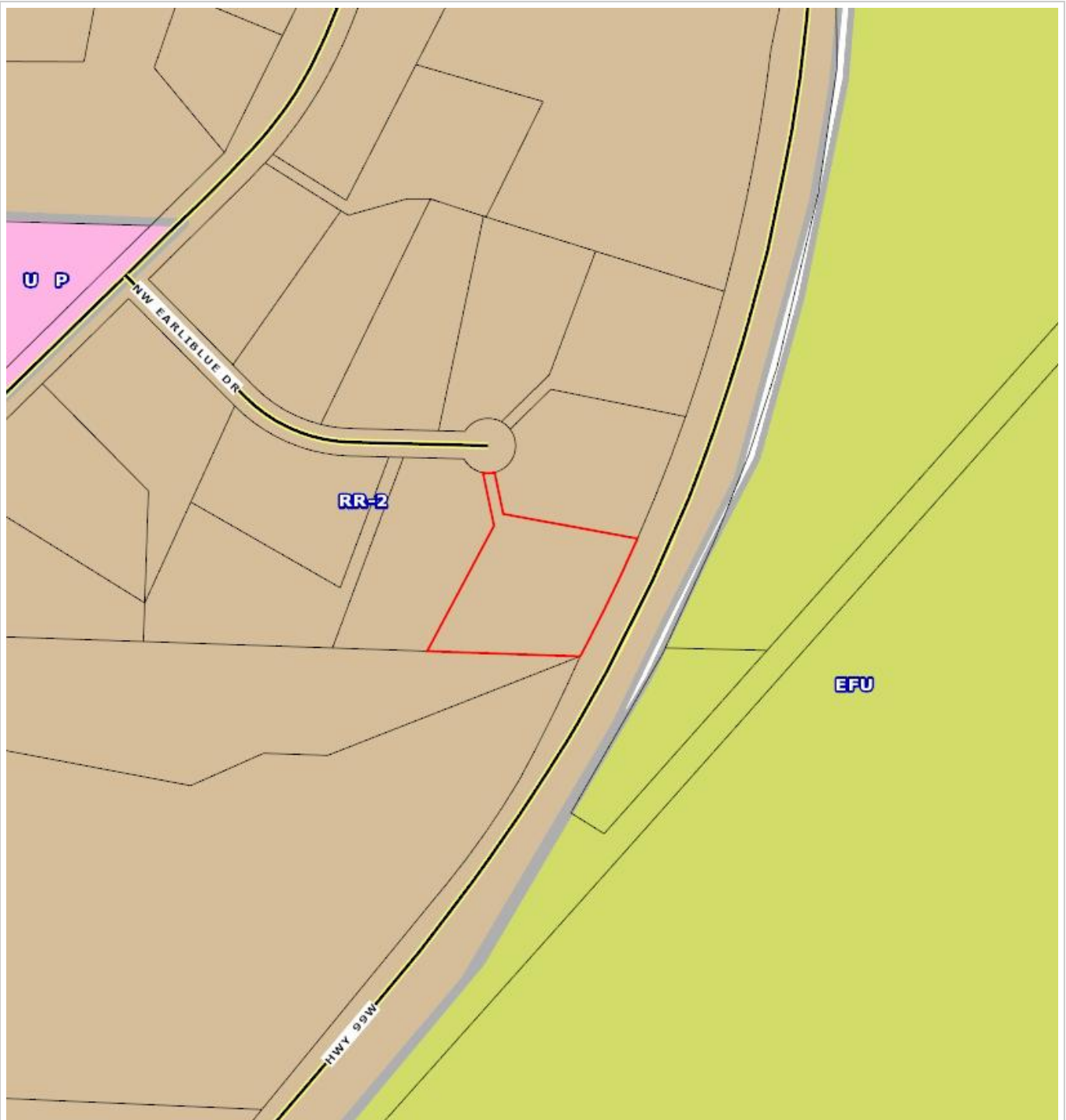


**Parcel ID: 423134**

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: 423134**

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.