



Property Profile Report

Client Name:

Michael Krasilovsky

Today's Date:

04/18/2024

Owner Name:

**Cunningham, Chiemi
Cunningham, Matthew**

Property Address:

**2528 SW Wolverine Dr
Corvallis OR 97333 2269**

Reference Number:

12510CA02400

Account Number:

420562

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

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

Parcel Information

Parcel #:	420562
Account #:	12510CA02400
Site Address:	2528 SW Wolverine Dr Corvallis OR 97333
Owner:	Cunningham, Chiemi Cunningham, Matthew
Owner2:	Cunningham, Matthew
Owner Address:	2528 SW Wolverine Dr Corvallis OR 97333
Twn/Range/Section:	12S / 05W / 10 / SW
Parcel Size:	0.29 Acres (12,632 SqFt)
Plat/Subdivision:	Oakmont Addition
Lot:	18
Block:	
Census Tract/Block:	000202 / 1008
Levy Code Area:	0901
Levy Rate:	19.2069
Market Value Land:	\$300,000.00
Market Value Impr:	\$600,370.00
Market Value Total:	\$900,370.00 (2023)
Assessed Value:	\$532,576.00



Tax Information

Tax Year	Annual Tax
2023	\$10,229.13
2022	\$9,930.27
2021	\$9,544.14
Exemption Description:	

Legal

OAKMONT ADDITION LOT 18

Land

Std Land Use:	RSFR - Single Family Residence	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:	2016	# of Buildings:	2	Garage:	662 - Attached Garage
Bedrooms:	3	Fin SqFt:	3,135	Bsmt Fin SqFt:	
Stories:	2	Floor 1 SqFt:	1,499	Floor 2 SqFt:	1,636
Baths, Total:	2	Baths, Full:	2	Baths, Half:	1
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Rec. Date:	05/28/2021	Sale Price:	\$705,000.00	Doc Num:	2021-613473	Doc Type:	Deed
Owner:	Matthew A Cunningham			Grantor:	MAGID ARI		
Orig. Loan Amt:	\$150,000.00			Title Co:	TICOR TITLE		
Finance Type:		Loan Type:	Conventional	Lender:	SYNERGY ONE LNDG		

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: 420562
2528 SW Wolverine Dr, Corvallis OR 97333

Recording Date	05/28/2021	Sale Amount	\$705,000.00	Mtg 1 Amount	\$150,000.00
Grantee Name	MATTHEW A CUNNINGHAM	Title Co	TICOR TITLE	Mtg 1 Loan Type	CNV
Grantor Name	MAGID ARI	Doc #	613473	Doc Type	G / Deed
Lender	SYNERGY ONE LNDG				

Recording Date	04/10/2020	Sale Amount		Mtg 1 Amount	
Grantee Name	ARI MAGID	Title Co		Mtg 1 Loan Type	
Grantor Name	YOUNG-MAGID JENNIFER	Doc #	593614	Doc Type	Q / Quit Claim
Lender					

Recording Date	05/04/2018	Sale Amount	\$560,000.00	Mtg 1 Amount	\$420,000.00
Grantee Name	JENNIFER YOUNG- MAGID	Title Co	TICOR TITLE	Mtg 1 Loan Type	CNV
Grantor Name	WILLIAMS SUMMER	Doc #	569844	Doc Type	G / Deed
Lender	UNITED WHOLESALE MTG				

Recording Date	03/16/2016	Sale Amount	\$170,000.00	Mtg 1 Amount	\$136,000.00
Grantee Name	SUMMER WILLIAMS	Title Co	FIDELITY NATIONAL TITLE CO/OR	Mtg 1 Loan Type	PP
Grantor Name	OAKMONT DEV CO	Doc #	542226	Doc Type	G / Deed
Lender	PRIVATE INDIVIDUAL				

Account Information

Account #: 420562
 Map Taxlot: [12510CA02400](#)
 Acreage: 0.29
 Property Class: 101
 Tax Code Area: 0901
 Situs Address: [2528 SW WOLVERINE DR](#)
[CORVALLIS, OR 97333](#)

LAST CERTIFIED VALUES

Market Land: \$300,000.00
 Market Structure: \$600,370.00
 Total Real Market: \$900,370.00
 Special Assessed Taxable \$0.00
 Land:
 Assessed: \$532,576.00
 Exemption: \$0.00
 Net Taxable: \$532,576.00

[Property Valuation History](#) 

Owner Information

Mortgage Co

CHASE MANHATTAN
 MTG CORP - UTAH
 6053 S FASHION SQUARE
 RD #200
 MURRAY, UT 84107

Owner

CUNNINGHAM CHIEMI
 ANN
 2528 SW WOLVERINE DR
 CORVALLIS, OR 97333

Owner

CUNNINGHAM
 MATTHEW AARON
 2528 SW WOLVERINE DR
 CORVALLIS, OR 97333

Taxpayer

CUNNINGHAM
 MATTHEW AARON &
 CHIEMI ANN
 2528 SW WOLVERINE DR
 CORVALLIS, OR 97333

Taxes

Tax Code Area: 0901
 2023 Property Tax \$10,229.13

Tax Statements

[2013](#) • [2014](#) • [2015](#) • [2016](#) • [2017](#) • [2018](#) • [2019](#) • [2020](#) • [2021](#) • [2022](#) • [2023](#)

Property Improvements

Residential Dwellings

Built 2016
Rooms 12
Beds 3
Baths 2.50
Heating Forced hot air & cool
Cooling UNKNOWN
Total Sq. Ft. 3135
Main Lvl 1499
2nd Lvl 1636
Upper Lvl 0
Basement 0
Basement Finish 0

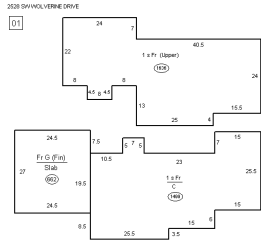
Attic Finish
Total Finish

0
3135

Residential Features

Type ATTGAR
Year Built 0
Square Footage 662

Property Sketches



[View Larger](#)

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT
 PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 420562

SITUS ADDRESS: 2528 SW WOLVERINE DR CORVALLIS , OR 97333

PROP 101
 CLASS:
 PROP TCA: 0901
 PROP 12510CA02400 ACRES:
 MAP: 0.29

LAST YEARS TAX
 Bond LinnBenton CC 83.29
 Bonds Corvallis SD 2018 1,045.66
 LinnBenton CC Bond 2022 33.18
Bonds - Other 1,162.13

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	290,000.00	300,000.00
Real Market Value Structure	522,040.00	600,370.00
Real Market Value Total	812,040.00	900,370.00
Special Assessed Value	0.00	0.00
Assessed Value	517,064.00	532,576.00
Exemptions	0.00	0.00
Net Taxable	517,064.00	532,576.00

Corvallis SD 509J	2,367.24
Corvallis SD 509J LO 2022	798.86
LinnBenton CC	266.34
LinnBentonLincoln ESD	161.80
Education 3,594.24	
911 Emergency Service Dist Benton County	238.81
Benton County Extension Dist	1,170.12
Benton County Library	42.50
Benton County Local Option 2021	209.46
Benton County Soil & Water	479.32
City of Corvallis	26.58
Corvallis Local Option 2019	2,709.63
South Corvallis Urban Renewal	569.86
	26.48
General Government 5,472.76	

TAX COLLECTOR (541)766-6808
 ASSESSOR (541)766-6855
 WEB SITE: <https://assessment.bentoncountyor.gov/>

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

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment with No Discount
9,922.26	6,683.03	3,409.71

2023 - 2024 TAXES 10,229.13	
2022 - 2023 DELINQUENT TAXES	0.00
TOTAL TAXES	10,229.13
OUTSTANDING	

**TOTAL TAX (After
Discount)**

9,922.26

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER: 420562

INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by	11/15/2023	9,922.26
or 2/3 Payment, if paid by	11/15/2023, with final 1/3 due	6,683.03
	05/15/2024	
or 1/3 Payment, if paid by	11/15/2023, 02/15/2024,	3,409.71
	05/15/2024	

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

\$ Enter Payment Amount

This on-line tax statement reflects the information on the account as of 10/01/2023. 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 10/01/2023, 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>.

Please make checks payable to:
Benton County Tax Collector
PO Box 964
Corvallis, OR 97339-0964

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

GRANTOR'S NAME:

Ari Magid and Jennifer Young-Magid

GRANTEE'S NAME:

Matthew Aaron Cunningham and Chiemi Ann Cunningham

AFTER RECORDING RETURN TO:

Order No.: 471821106429-CS
Matthew Aaron Cunningham and Chiemi Ann Cunningham, as
tenants by the entirety
2528 SW Wolverine Drive
Corvallis, OR 97333

SEND TAX STATEMENTS TO:

Matthew Aaron Cunningham and Chiemi Ann Cunningham
2528 SW Wolverine Drive
Corvallis, OR 97333

APN: 450562
Map: 12510CA 02400
2528 SW Wolverine Drive, Corvallis, OR 97333

BENTON COUNTY, OREGON	2021-613473
DE-WD	05/28/2021 02:19:02 PM
Stn=53 LH	\$20.00 \$11.00 \$10.00 \$62.00 \$20.00
	\$123.00
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

Ari Magid and Jennifer Young-Magid, Grantor, conveys and warrants to

Matthew Aaron Cunningham and Chiemi Ann Cunningham, 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 18, OAKMONT ADDITION, in the City of Corvallis, County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (**\$705,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

TICOR TITLE 471821106429

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/25/21

A. Magid
Ari Magid

Jennifer Young-Magid
Jennifer Young-Magid

State of Oregon

County of Benton

This instrument was acknowledged before me on May 25, 2021 by Ari Magid and Jennifer Young-Magid.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/15/22



EXHIBIT "A"
Exceptions

Subject to:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent Property Owners
Purpose: Ingress and Egress
Recording Date: March 31, 1902
Recording No: Book 40, Page 488
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Ingress and Egress
Recording Date: February 5, 1906
Recording No: Book 46, Page 46
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jesse E. Walton, et al
Purpose: Water Pipeline and Roadway
Recording Date: April 12, 1951
Recording No: Book 134, Page 649
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 31, 1955
Recording No: Book 151, Page 386
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 14, 1962
Recording No: Book 180, Page 503
6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Oakmont Addition
Recording Date: June 29, 2010
Recording No: Book 11, Page 29
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utility
Affects: 7 feet along street frontage
8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 11, 2013
Recording No: 2013-512191
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: September 11, 2013
Recording No: 2013-512193
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: October 14, 2013
Recording No: 2013-513353
9. Liens and assessments, if any, by the Oakmont Addition Homeowner's Association.

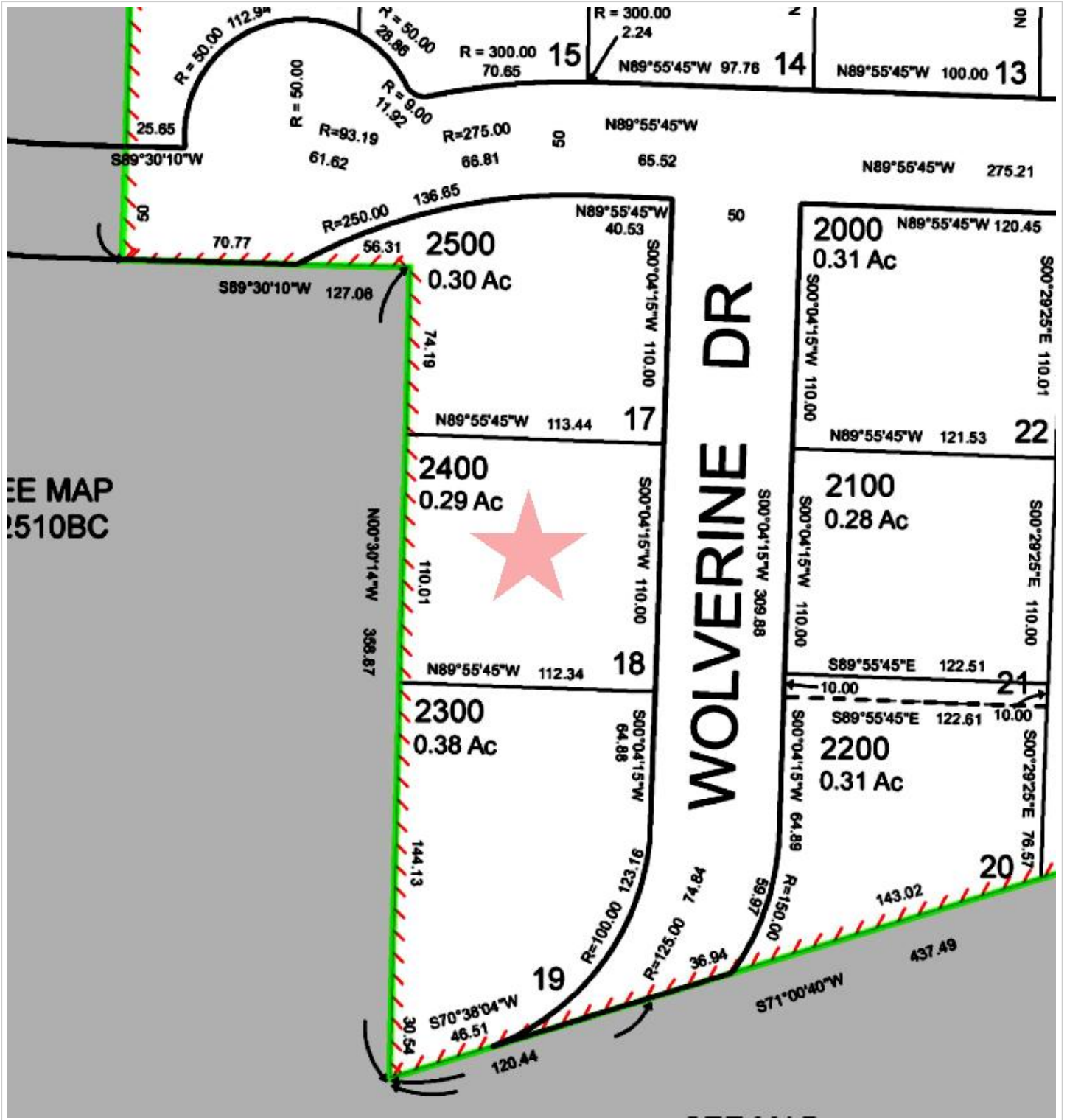
EXHIBIT "A"
Exceptions

10. Revised and Restated Declaration of Protective Covenants, Conditions and Restrictions for Oakmont Addition Homeowners Association, Inc., dated March 7, 2016

Recording Date: March 8, 2016
Recording No.: 2016-542001

11. By-laws of OAKMONT ADDITION HOMEOWNERS ASSOCIATION

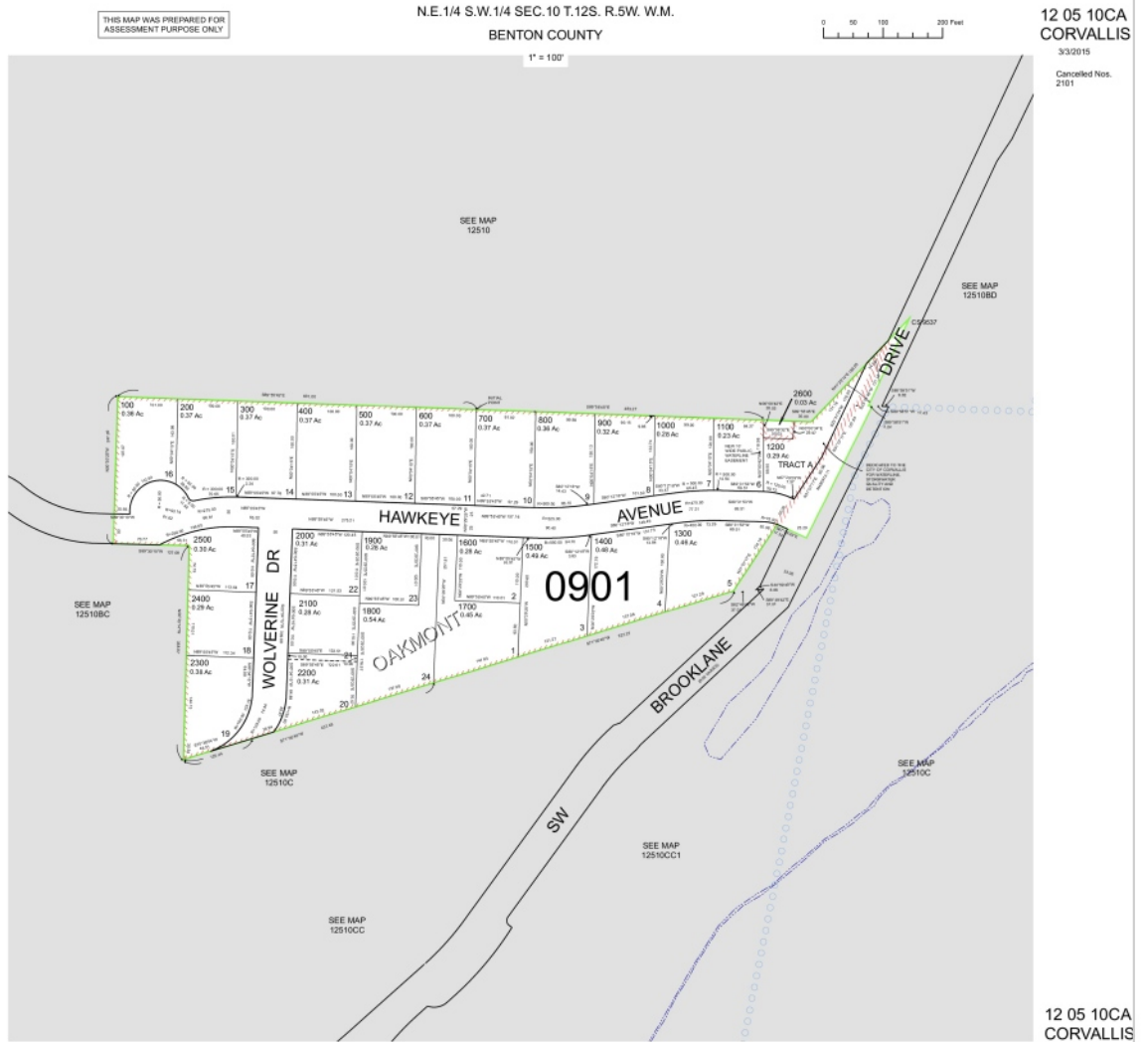
Recording Date: October 9, 2018
Recording No: 2018-575408



Parcel ID: 420562

Site Address: 2528 SW Wolverine Dr

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 ID: 420562

Site Address: 2528 SW Wolverine Dr

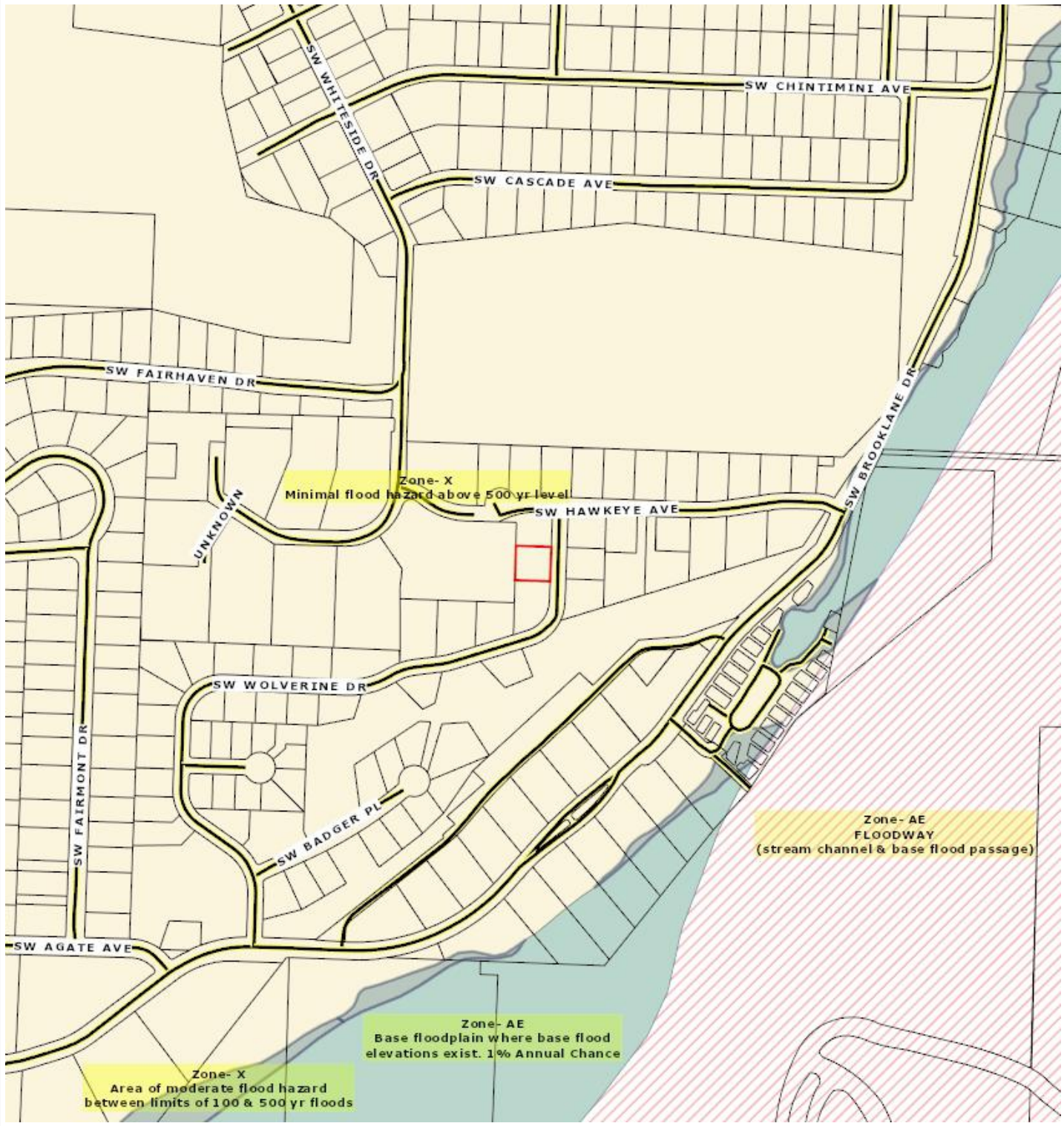
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 420562

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: 420562
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 ID: 420562

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.