



TICOR TITLE™

Property Profile Report

Client Name:

Todays Date:

05/22/2025

Owner Name:

Wahlgren, Christina

Wahlgren, James

Property Address:

448 College St

Philomath OR 97370 9455

Reference Number:

12611AC13600

Account Number:

418566

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 #:	418566
Account #:	12611AC13600
Site Address:	448 College St Philomath OR 97370
Owner:	Wahlgren, Christina Wahlgren, James
Owner2:	Wahlgren, James
Owner Address:	448 College St Philomath OR 97370
Twn/Range/Section:	12S / 06W / 11 / NE
Parcel Size:	0.07 Acres (3,049 SqFt)
Lot:	
Block:	
Census Tract/Block:	010900 / 1036
Levy Code Area:	1701
Levy Rate:	20.8244
Market Value Land:	\$129,100.00
Market Value Impr:	\$220,810.00
Market Value Total:	\$349,910.00 (2024)
Assessed Value:	\$186,902.00

**Tax Information**

Tax Year	Annual Tax
2024	\$3,892.12
2023	\$3,802.94
2022	\$3,692.37
Exemption Description:	

Legal

WESTBROOK PHASE III

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Philomath-R-3 - High-Density Residential
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:	2006	# of Buildings:	2	Garage:	228 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,380	Bsmt Fin SqFt:	
Stories:	2	Floor 1 SqFt:	600	Floor 2 SqFt:	780
Baths, Total:	2	Baths, Full:	2	Baths, Half:	1
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Sale Date:	04/13/2022	Sale Price:		Doc Num:	2022-626533	Doc Type:	Bargain and Sale Deed
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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

448 College St, Philomath OR 97370

APN: 418566

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
04/13/2022	Bargain and Sale Deed		626533	Christina & James Wahlgren	Wahlgren James N
07/29/2015	Warranty Deed	\$172,500	534599	Wahlgren, James Nathan	Kaminga Caitlin
05/25/2012	Stand Alone Mortgage	\$5,000	491864	Kaminga, Caitlin	
05/14/2012	Warranty Deed	\$124,000	491423	Kaminga, Caitlin	Hoyt April E
12/22/2011	Notice of Default		2011-486364	Christopher N Hoyt	
02/11/2010	Stand Alone Mortgage	\$167,786	462028	Hoyt, Christopher N	
06/08/2007	Warranty Deed	\$165,700	422467	Hoyt, April E	Elias James D

Last Vesting

Recording Date: 04/13/2022 Doc Number: 626533 Doc Type: Bargain and Sale Deed

Sale Price: Intrafamily: N Multiple Parcels: N

Sale Type: Vesting: Title Company: None Listed On Document

Buyer: Christina & James Wahlgren

Seller: Wahlgren James N

Prior Transfer

Recording Date: 07/29/2015 Doc Number: 534599 Doc Type: Warranty Deed

Sale Price: \$172,500 Intrafamily: N Multiple Parcels: N

Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Ticor Title

Buyer: Wahlgren, James

Seller: Nathan

Kaminga Caitlin

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2015.534600	\$155,250	New Conventional	Caliber Home Loans Inc

Mortgage

Recording Date: 05/25/2012 Doc Number: 491864 Doc Type: Stand Alone Mortgage

Loan Amount: \$5,000 Loan Type: Unknown (DEFAULT) Financing Type:

Lender Name: Willamette Neighbor Interest Rate: 3.98 Maturity Date:

Borrower: Kaminga, Caitlin Title Company:

Transfer

Recording Date: 05/14/2012 Doc Number: 491423 Doc Type: Warranty Deed
Sale Price: \$124,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Survivorship Martial Property (Wisconsin/Alaska with marital property system effective 01/01/1986.) Title Company: Amerititle

Buyer:	Kaminga, Caitlin	Doc Number	Loan Amount	Type	Lender
Seller:	Hoyt April E	Mtg 1 2012.491424	\$124,000	New Conventional	Universal American Mortgag
		Mtg 2 2012.491425	\$5,000	Unknown (DEFAULT)	

Foreclosure

Recording Date: 12/22/2011 Doc Number: 2011-486364 Doc Type: Notice of Default
Loan Doc #: 2010-462028 Loan Date: 01/29/2010 Default Amount: 1188
Beneficiary: Trustor Name: Christopher N Hoyt
Trustee/Contact: Northwest Trustee Phone: (425) 586-1900 Auction Date: 04/27/2012
Services Inc
Mailing Address: PO Box 997 Bellevue, WA, 98009

Mortgage

Recording Date: 02/11/2010 Doc Number: 462028 Doc Type: Stand Alone Mortgage
Loan Amount: \$167,786 Loan Type: New Conventional Financing Type:
Lender Name: Bank Of America Na Interest Rate: 5.11 Maturity Date: 02/01/2040
Borrower: Hoyt, Christopher N & Hoyt, April E Title Company: Lsi North Recording Division

Transfer

Recording Date: 06/08/2007 Doc Number: 422467 Doc Type: Warranty Deed
Sale Price: \$165,700 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Fidelity Natl Title Co Of Or

Buyer:	Hoyt, April E & Hoyt,	Doc Number	Loan Amount	Type	Lender
Seller:	Christopher N Elias James D	Mtg 1 2007.422468	\$165,700	Purchase Money Mortgage	Sierra Pacific Mortgage Com

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 418566
Map Taxlot: [12611AC13600](#)
Acreage: 0.07
Property Class: 101
Tax Code Area: 1701
Situs Address:
[448 COLLEGE ST](#)
[PHILOMATH, OR 97370](#)

Last Certified Values

Market Land: \$129,100.00
Market Structure: \$220,810.00
Total Real Market: \$349,910.00
Special Assessed Taxable Land: \$0.00
Assessed: \$186,902.00
Exemption: \$0.00
Net Taxable: \$186,902.00

[Property Valuation History](#)


OWNER INFORMATION

Mortgage Co:

US BANKCORP SERVICE PROVIDERS LLC
UNKNOWN SITUS
CORVALLIS, OR 97330

Owner:

WAHLGREN CHRISTINA R
448 COLLEGE ST
PHILOMATH, OR 97370

Owner:

WAHLGREN JAMES NATHAN
448 COLLEGE ST
PHILOMATH, OR 97370

Taxpayer:

WAHLGREN JAMES N & CHRISTINA R
448 COLLEGE ST
PHILOMATH, OR 97370

TAXES

Tax Code Area: 1701
2024 Property Tax \$3,892.12

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 2006
Rooms 6
Beds 3
Baths 2.50
Heating Forced hot air & cool
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 1380
Main Lvl 600
2nd Lvl 780
Upper Lvl 0
Basement 0
Basement Finish 0
Attic Finish 0
Total Finish 1380

Residential Features

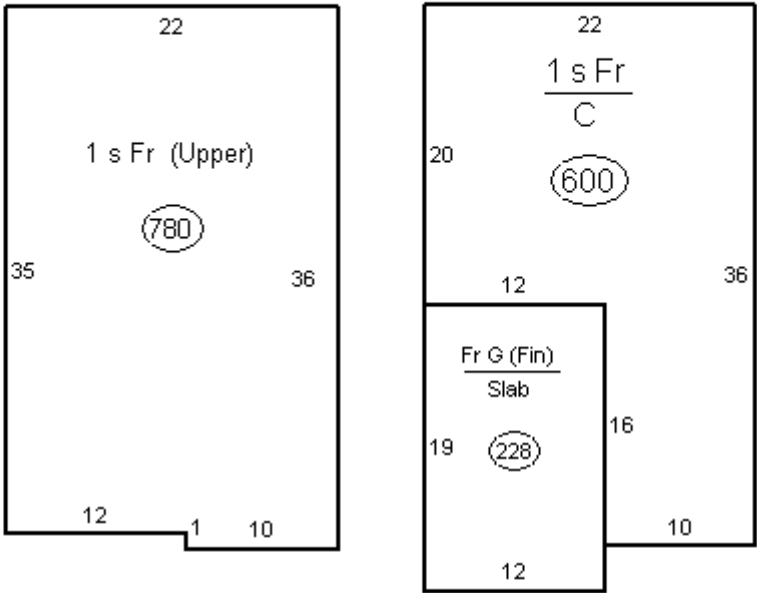
Type ATTGAR
Year Built 0
Square Footage 228

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
04/13/2022	2022-626533	\$0.00
07/29/2015	2015-534599	\$172,500.00
05/14/2012	M491423-12	\$124,000.00
06/08/2007	M422467-07	\$165,700.00

PROPERTY SKETCHES

01



[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: 418566
SITUS ADDRESS: 448 COLLEGE ST PHILOMATH, OR 97370

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	1701		Bond LinnBenton CC	28.97
PROP MAP:	12611AC13600	ACRES: 0.07	Bonds Philomath SD 17J 2010	399.60
			LinnBenton CC Bond 2022	12.84
			Philomath Fire and Rescue Bond	74.97
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	516.38
Real Market	129,100.00	129,100.00		
Value Land				
Real Market	190,370.00	220,810.00	LinnBenton CC	82.55
Value			LinnBentonLincoln ESD	50.15
Structure			Philomath SD #17	800.28
Real Market	319,470.00	349,910.00	Philomath SD LO 2022	280.35
Value Total			Education	1,213.33
Special	0.00	0.00	911 Emergency Service Dist	74.01
Assessed			Benton County	362.65
Value			Benton County Extension Dist	13.16
Assessed	181,458.00	186,902.00	Benton County Library	64.91
Value			Benton County Local Option 2021	168.21
Exemptions	0.00	0.00	Benton County Soil & Water	8.22
			City of Philomath	874.22
Net	181,458.00	186,902.00	City of Philomath Urban Renewal	349.07
Taxable			Philomath Fire and Rescue	247.96
			General Government	2,162.41

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
3,775.36	2,542.86	1,297.38

2024 - 2025 TAXES	3,892.12
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	3,892.12
TOTAL TAX (After Discount)	3,775.36

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:

418566

Full Payment if paid by
11/15/2024:

3,775.36

or 2/3 Payment if paid by
11/15/2024
with final 1/3 due
05/15/2025:

2,542.86

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

1,297.38

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

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>.

Grantors' Name and Address:

James N. Wahlgren
448 College Street
Philomath, Oregon 97370

Grantees' Name and Address:

James N. Wahlgren and Christina R. Wahlgren, Trustees
448 College Street
Philomath, Oregon 97370

After recording return to:

Whitney C. Christensen, Attorney at Law
POB 2039
Corvallis, OR 97339

Until requested otherwise, send all tax statements to:

James N. Wahlgren and Christina R. Wahlgren, Trustees
448 College Street
Philomath, Oregon 97370

BENTON COUNTY, OREGON **2022-626533**
DE-BS
Cnt=1 Stn=47 COUNTER1 **04/13/2022 11:28:06 AM**
\$10.00 \$11.00 \$62.00 \$10.00 \$20.00 **\$113.00**



00443910202206265330020026

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



STATUTORY BARGAIN AND SALE DEED

This is a transfer to a revocable inter vivos trust for the benefit of Grantor and there is no monetary consideration for this transfer. It is the Grantor's intention to transfer all of the interest of the Grantor to the Grantee by this deed.

For value received, James N. Wahlgren, Grantor, conveys to James N. Wahlgren and Christina R. Wahlgren, trustees of the James N. Wahlgren and Christina R. Wahlgren Joint Revocable Living Trust, originally executed on February 25, 2022, and any amendments thereto, Grantee, all right, title and interest in and to the following described real property situated in the City of Philomath, the County of Benton, the State of Oregon, to wit:

Parcel 1, PARTITION PLAT NO. 2006-37, in the City of Philomath, Benton County, Oregon.

Subject to and excepting:

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

2015/2016 Taxes a lien, but not yet payable.

Commonly known as 448 College Street, Philomath, Oregon 97370.

ORS 93.040(1) requires that the following statements be included in the body of an instrument transferring or contracting to transfer fee title to real property: 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, AND 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

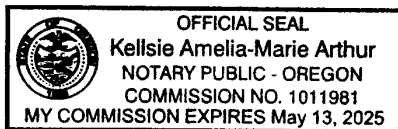
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: February 25, 2022

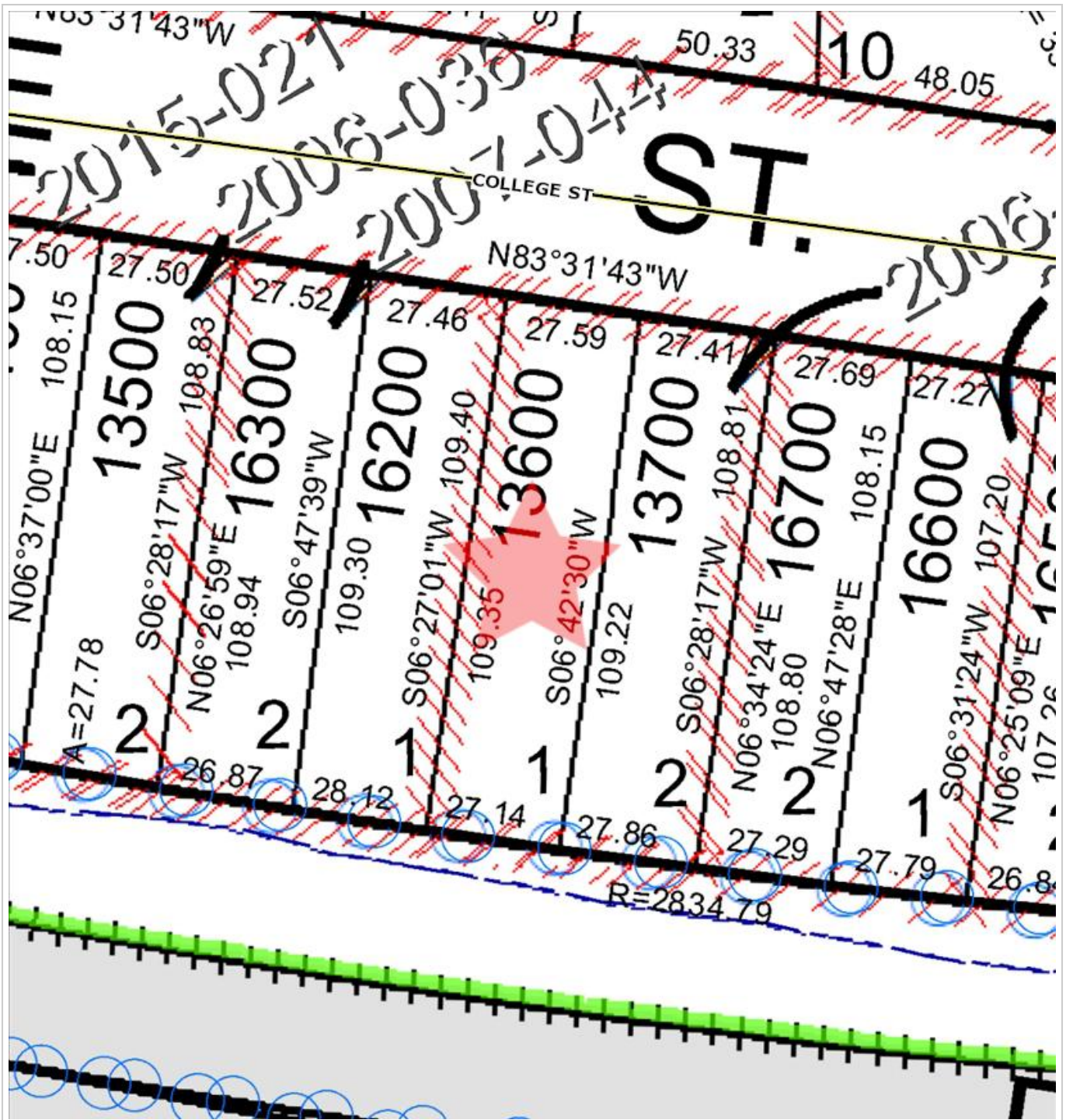

James N. Wahlgren

STATE OF OREGON)
)^{ss.}
County of Benton)

This instrument was acknowledged before me on February 25, 2022, by James N. Wahlgren, who executed the same as his voluntary act and deed.




Notary Public of Oregon



TICOR TITLE™

Parcel ID: 418566

Site Address: 448 College St

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[illegible]

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Aerial Map



TICOR TITLE™

Parcel ID: 418566

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Flood Map

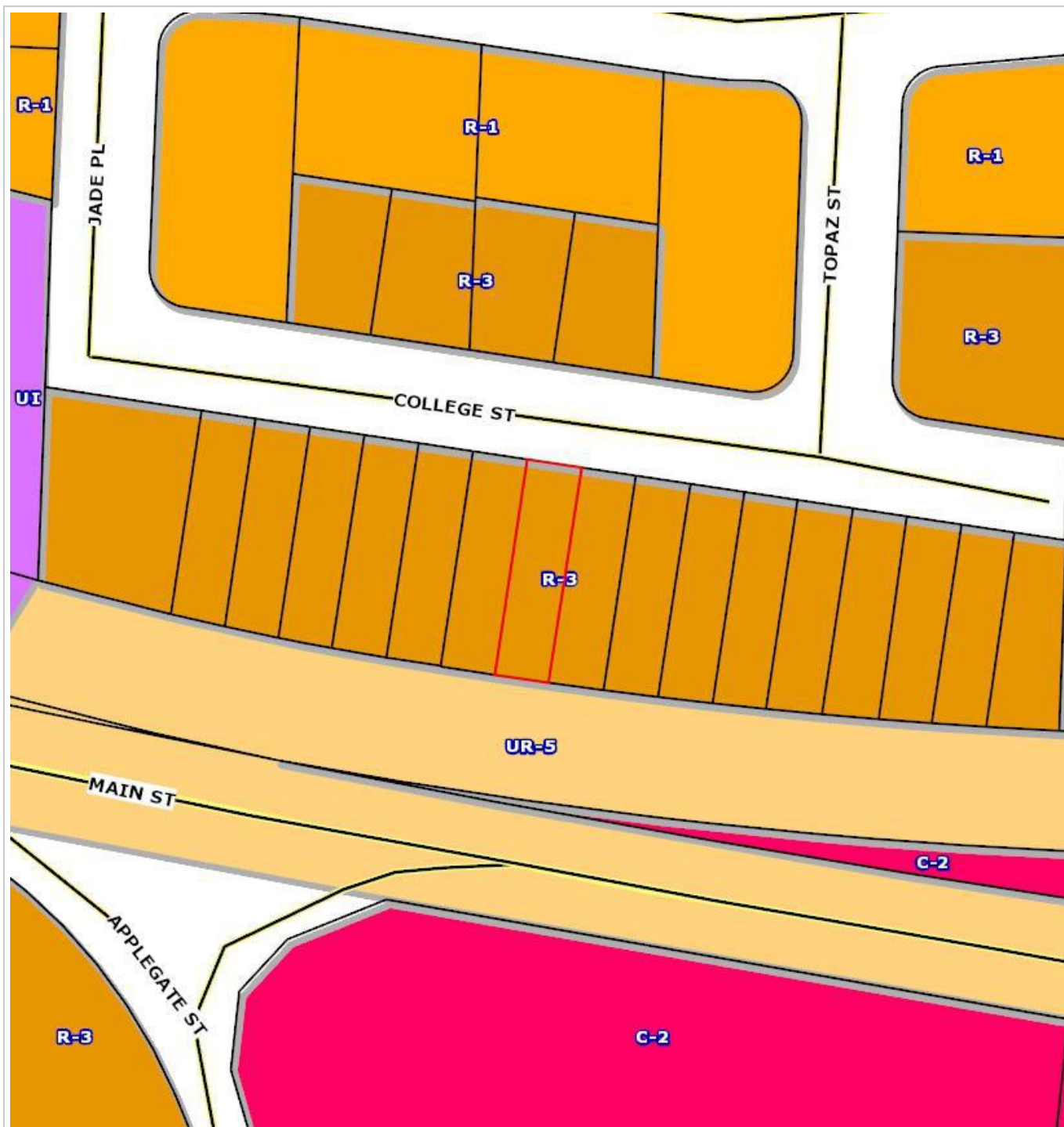


TICOR TITLE™

Parcel ID: 418566

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Zoning Map



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