



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

03/31/2025

Owner Name:

**Edward & Felicia Sweet Rev Living Trust
Sweet Edward L, Trust**

Property Address:

**1345 Laurel Heights Dr NW
Albany OR 97321 1524**

Reference Number:

10436DA00800

Account Number:

020234

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 #:	020234
Account #:	10436DA00800
Site Address:	1345 Laurel Heights Dr NW Albany OR 97321
Owner:	Edward & Felicia Sweet Rev Living Trust Sweet Edward L, Trust
Owner2:	Sweet Edward L, Trust
Owner Address:	1345 Laurel Heights Dr NW Albany OR 97321
Twn/Range/Section:	10S / 04W / 36 / SE
Parcel Size:	0.33 Acres (14,375 SqFt)
Lot:	
Block:	
Census Tract/Block:	010102 / 3025
Levy Code Area:	0801
Levy Rate:	18.8147
Market Value Land:	\$191,000.00
Market Value Impr:	\$391,998.00
Market Value Total:	\$582,998.00 (2024)
Assessed Value:	\$291,550.00



Tax Information

Tax Year	Annual Tax
2024	\$5,485.43
2023	\$5,329.76
2022	\$5,249.58
Exemption Description:	

Legal

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Albany-RS-10 - Residential Single Family
Watershed:	Muddy Creek-Willamette River	School District:	Greater Albany
Primary School:	North Albany Elementary School	Middle School:	North Albany Middle School
High School:	West Albany High School	Recreation:	

Improvement

Year Built:	1951	# of Buildings:	2	Garage:	460 - Attached Garage
Bedrooms:	3	Fin SqFt:	2,566	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	2,566	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	1
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Sale Date:	07/26/2022	Sale Price:		Doc Num:	2022-629945	Doc Type:	Statutory Warranty 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

1345 Laurel Heights Dr NW, Albany OR 97321

APN: 020234

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
07/26/2022	Deed		2022-629945	Edward & Felicia Sweet Rev Li	
06/09/2003	Bargain and Sale Deed		343547	Sweet, Edward L	Miranda Lorraine C
05/25/1989	Deed	\$63,500	111624-89	Sweet, Felicia	

Last Vesting

Recording Date: 07/26/2022 Doc Number: 2022-629945 Doc Type: Deed
Sale Price: Intrafamily: N Multiple Parcels: N
Sale Type: Vesting: Title Company:
Buyer: Edward & Felicia Sweet Rev Living Trust
Seller:

Prior Transfer

Recording Date: 06/09/2003 Doc Number: 343547 Doc Type: Bargain and Sale Deed
Sale Price: Intrafamily: N Multiple Parcels: N
Sale Type: Vesting: Husband And Wife Title Company: Fidelity Natl Title Co Of Or
Buyer: Sweet, Edward L & Sweet, Felicia M
Seller: Miranda Lorraine C

Transfer

Recording Date: 05/25/1989 Doc Number: 111624-89 Doc Type: Deed
Sale Price: \$63,500 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount from assessment file, when available. Vesting: Title Company:
Buyer: Sweet, Felicia
Seller:

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 020234
Map Taxlot: [10436DA00800](#)
Acreage: 0.33
Property Class: 101
Tax Code Area: 0801
Situs Address:
[1345 LAUREL HEIGHTS DR NW](#)
[ALBANY, OR 97321-1524](#)

Last Certified Values

Market Land: \$191,000.00
Market Structure: \$391,998.00
Total Real \$582,998.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$291,550.00
Exemption: \$0.00
Net Taxable: \$291,550.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

EDWARD & FELICIA SWEET REV LIVING TRUST
1345 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

Owner:

SWEET EDWARD L, TR
1345 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

Owner:

SWEET FELICIA M, TR
1345 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

Taxpayer:

SWEET EDWARD L & FELICIA M, TR
1345 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

TAXES

Tax Code Area: 0801
2024 Property Tax \$5,485.43

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 1951
Rooms 9
Beds 3
Baths 2.50
Heating Forced hot air & cool
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 2566
Main Lvl 2566
2nd Lvl 0
Upper Lvl 0
Basement 0
Basement Finish 0
Attic Finish 0
Total Finish 2566

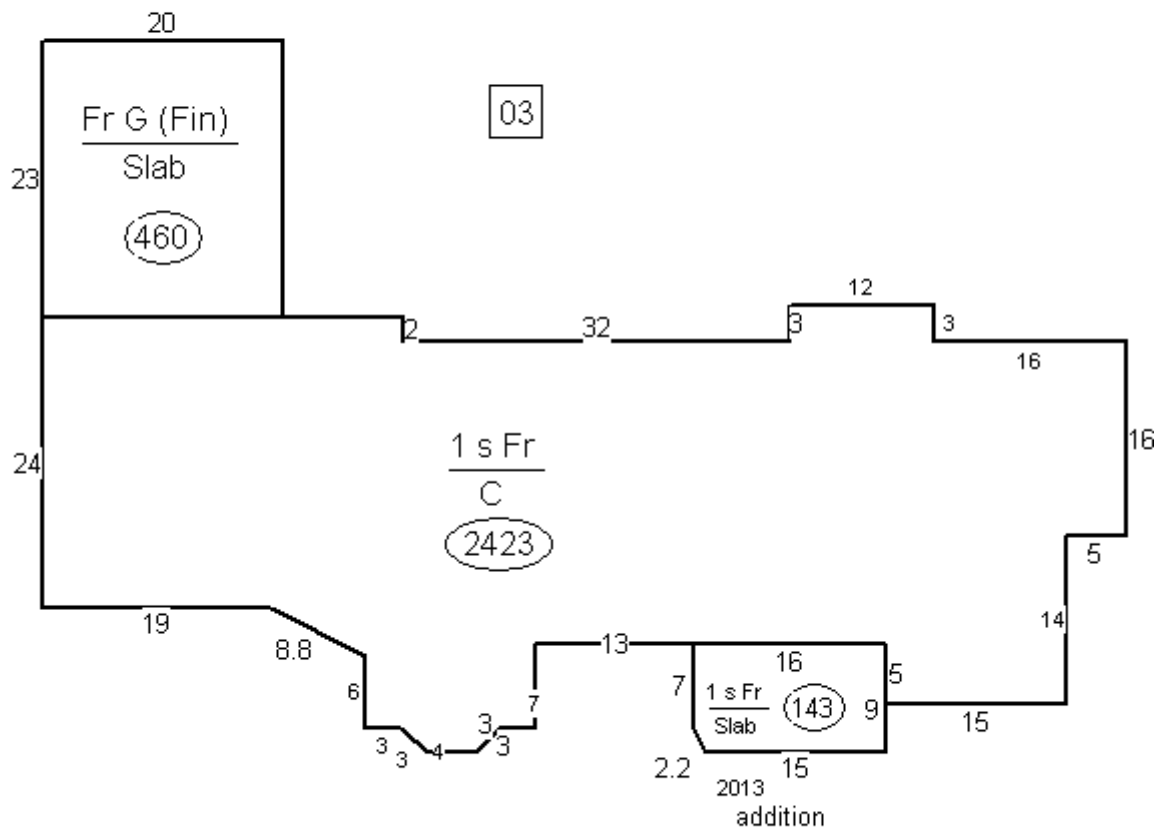
Residential Features

Type ATTGAR
Year Built 0
Square Footage 460

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
07/26/2022	2022-629945	\$0.00
06/09/2003	M343547-03	\$0.00
05/25/1989	111624-89	\$63,500.00

PROPERTY SKETCHES



[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: 020234
SITUS ADDRESS: 1345 LAUREL HEIGHTS DR NW ALBANY, OR 97321-1524

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	0801		Bond LinnBenton CC	42.16
PROP MAP:	10436DA00800	ACRES: 0.33	Bonds Greater Albany SD 8J 2017	588.55
			City of Albany Bond	68.16
			LinnBenton CC Bond 2022	18.69
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	717.56
Real Market	191,000.00	191,000.00		
Value Land				
Real Market	406,440.00	391,998.00	Greater Albany SD 8J	1,246.84
Value			LinnBenton CC	136.47
Structure			LinnBentonLincoln ESD	82.92
Real Market	597,440.00	582,998.00	Education	1,466.23
Value Total				
Special	0.00	0.00	Albany Public Safety LO 2020	335.28
Assessed			Benton County	642.93
Value			Benton County Extension Dist	23.32
Assessed	283,058.00	291,550.00	Benton County Local Option 2021	262.40
Value			Benton County Soil & Water	14.58
Exemptions	0.00	0.00	City of Albany	1,739.77
			City of Albany Urban Renewal	283.36
Net	283,058.00	291,550.00	General Government	3,301.64
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
5,320.87	3,583.81	1,828.47

2024 - 2025 TAXES	5,485.43
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	5,485.43
TOTAL TAX (After Discount)	5,320.87

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:

020234

Full Payment if paid by
11/15/2024:

5,320.87

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

3,583.81

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

1,828.47

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>.

BENTON COUNTY, OREGON 2022-629945
DE-WD
Crt=1 Stn=47 COUNTER1 07/26/2022 08:58:25 AM
\$10.00 \$11.00 \$62.00 \$10.00 \$20.00 \$113.00
00449174202206299450020027

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 -- STATUTORY FORM

Grantors: Edward L. Sweet and Felicia M. Sweet

Grantees: Edward L. Sweet and Felicia M. Sweet, Trustees

After recording return to:

Edward and Felicia Sweet, Trustees
1345 Laurel Heights Drive NW
Albany, OR 97321

Address for tax statements:

Edward and Felicia Sweet, Trustees
1345 Laurel Heights Drive NW
Albany, OR 97321

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title for the following property to avoid probate.

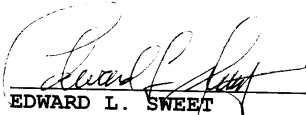
EDWARD L. SWEET and FELICIA M. SWEET, Grantors, convey and warrant to **EDWARD L. SWEET and FELICIA M. SWEET**, Trustees of the **EDWARD and FELICIA SWEET Revocable Living Trust dated Sept. 4, 2008**, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Benton County, Oregon:

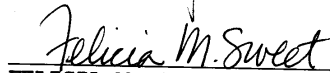
Beginning at a point on the centerline of a 30 foot road, which point is North 89 deg. 56' West along the Claim line 1440.98 feet, along the center line of a County Road South 9 deg. 45' West 414.55 feet along the centerline of the County Road South 52 deg. 29' West 607.99 feet along the centerline of said 30 foot road North 8 deg. 59' East 231.92 feet, and along the centerline of said 30 foot road along a curve of 72.95 feet radius to the left 36.44 feet (chord North 5 deg. 19-1/2' West 36.10 feet) from the angle in the North line of the J. Quinn Thornton Donation land Claim No. 37 in Township 10 South, Range 3 and 4 West of the Willamette Meridian in Benton County, Oregon; thence North 64 deg. 18-3/4' East 119.66 feet to a 1-1/2 inch pipe; thence North 23 deg. 44' West 137.05 feet; thence South 61 deg. 45' West 130.60 feet; thence along a curve of a 36.68 foot radius to the left 89.04 feet (chord South 20 deg. 27-3/4' East 68.72 feet); thence along a curve of 72.95 feet radius to the right 73.45 (chord South 48 deg. 29' East 70.39 feet) to the point of beginning.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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. 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.

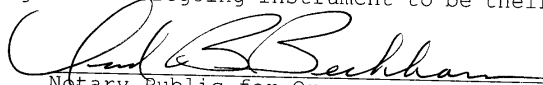
Dated this 4th day of September, 2008.

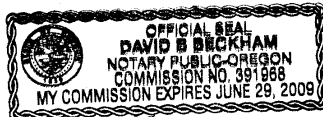

EDWARD L. SWEET

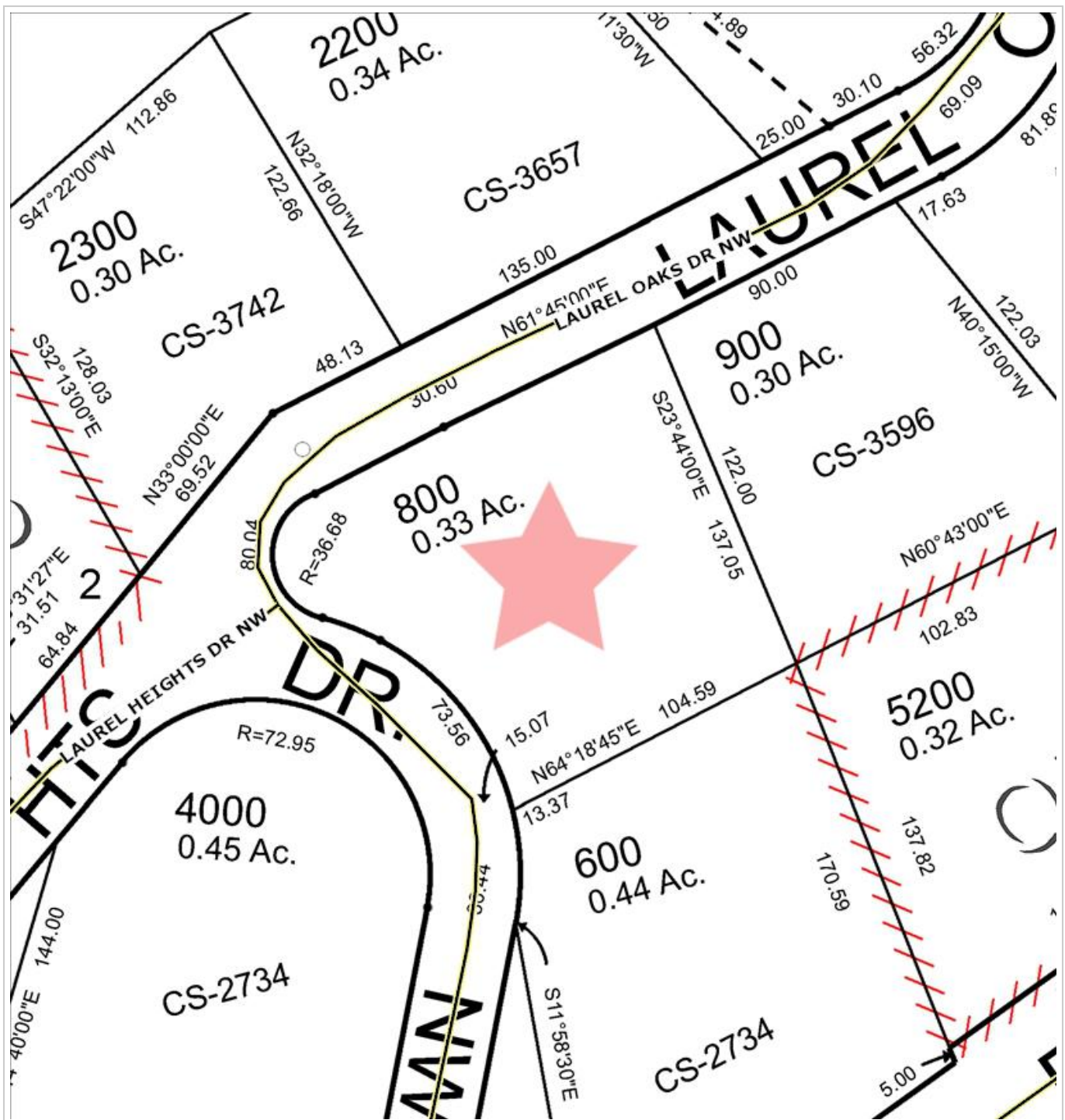

FELICIA M. SWEET

STATE OF OREGON)
County of Linn) ss. September 4, 2008.

Personally appeared the above-named **EDWARD L. SWEET** and **FELICIA M. SWEET** acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public for Oregon
My Commission expires: 6-29-2009





TICOR TITLE™

Parcel ID: 020234

Site Address: 1345 Laurel Heights Dr NW

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Aerial Map

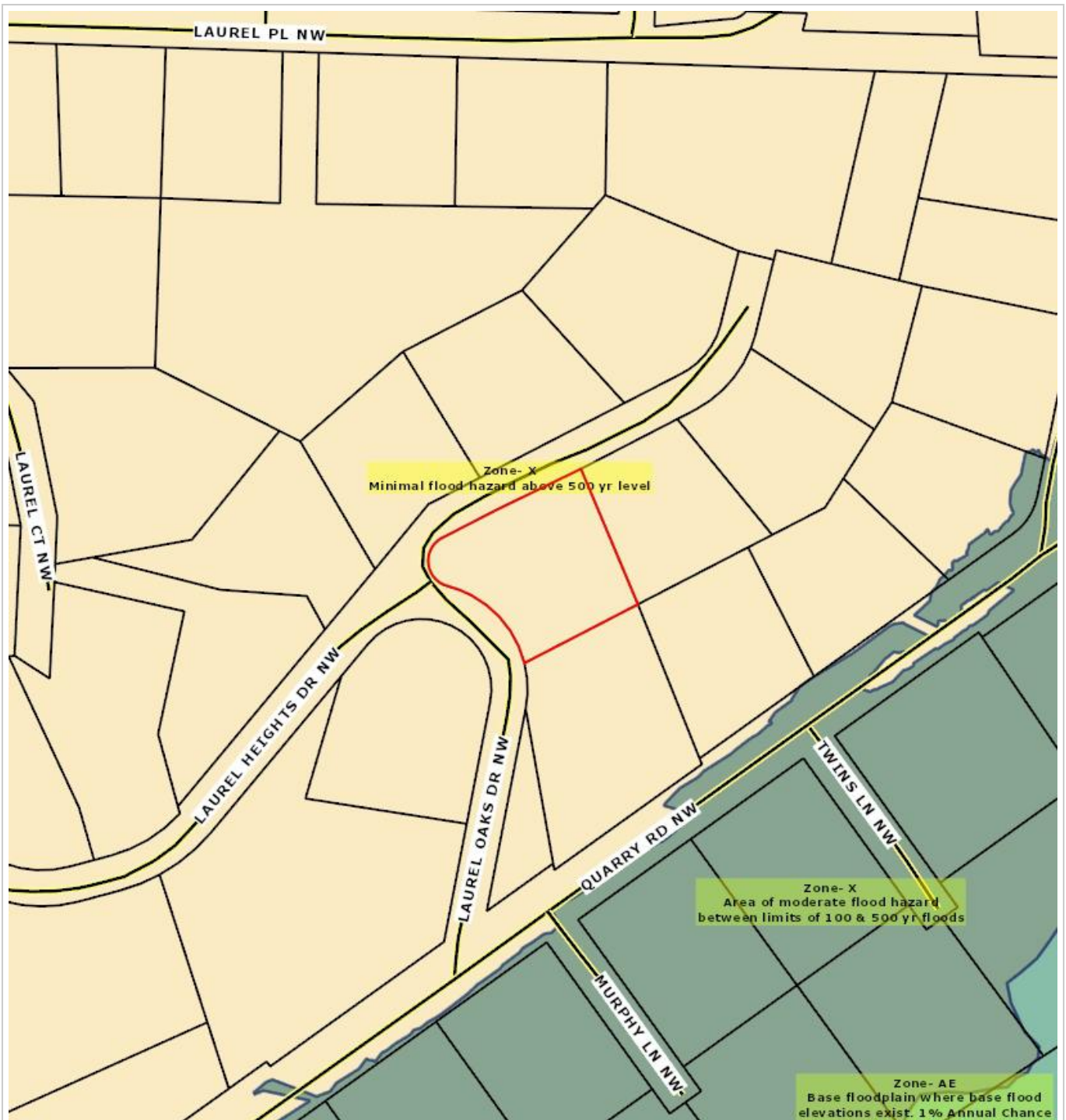


TICOR TITLE™

Parcel ID: 020234

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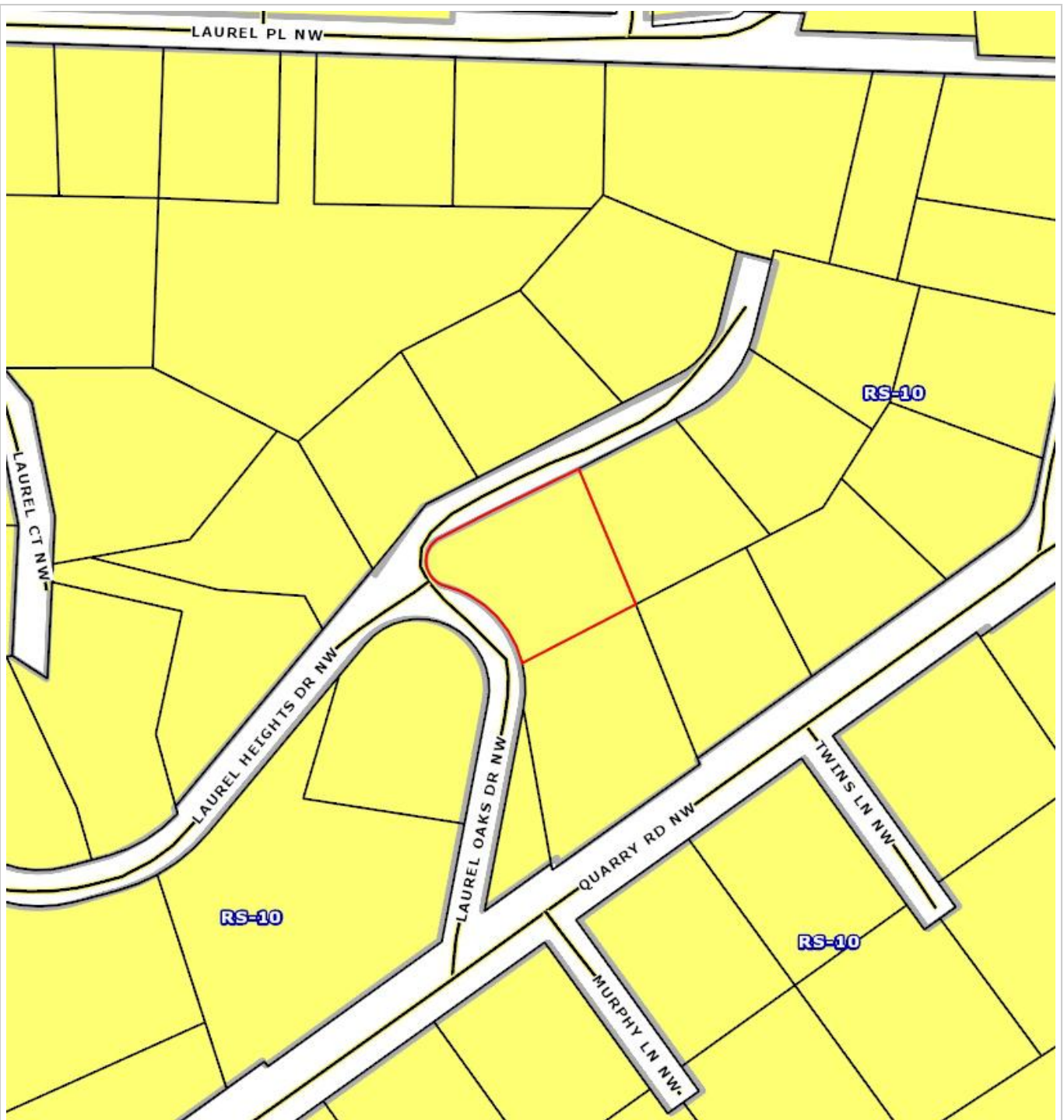
Flood Map



Parcel ID: 020234

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Zoning Map



Parcel ID: 020234

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