



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**06/11/2024**

*Owner Name:*

**Beachley, Michael**

**Beachley, Sandra**

*Property Address:*

**1105 NW Buchanan Ave**

**Corvallis OR 97330 5835**

*Reference Number:*

**11535BA03000**

*Account Number:*

**112973**

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

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



### Parcel Information

<b>Parcel #:</b>	112973
<b>Account #:</b>	11535BA03000
<b>Site Address:</b>	1105 NW Buchanan Ave Corvallis OR 97330
<b>Owner:</b>	Beachley, Michael Beachley, Sandra
<b>Owner2:</b>	Beachley, Sandra
<b>Owner Address:</b>	1105 NW Buchanan Ave Corvallis OR 97330
<b>TwN/Range/Section:</b>	11S / 05W / 35 / NW
<b>Parcel Size:</b>	1.19 Acres (51,836 SqFt)
<b>Plat/Subdivision:</b>	Buchanan
<b>Lot:</b>	
<b>Block:</b>	
<b>Census Tract/Block:</b>	001102 / 1005
<b>Levy Code Area:</b>	0901
<b>Levy Rate:</b>	19.2069
<b>Market Value Land:</b>	\$263,560.00
<b>Market Value Impr:</b>	\$304,050.00
<b>Market Value Total:</b>	\$567,610.00 (2023)
<b>Assessed Value:</b>	\$413,681.00

### Tax Information

Tax Year	Annual Tax
2023	\$7,945.53
2022	\$7,713.38
2021	\$7,458.03
Exemption Description:	

### Legal

BUCHANAN

### Land

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

### Improvement

<b>Year Built:</b>	1940	<b># of Buildings:</b>	2	<b>Garage:</b>	471 - Attached Garage
<b>Bedrooms:</b>	5	<b>Fin SqFt:</b>	2,489	<b>Bsmt Fin SqFt:</b>	
<b>Stories:</b>	1	<b>Floor 1 SqFt:</b>	1,737	<b>Floor 2 SqFt:</b>	
<b>Baths, Total:</b>	2	<b>Baths, Full:</b>	2	<b>Baths, Half:</b>	1
<b>Pool:</b>		<b>Heat Type:</b>	Electric baseboard		

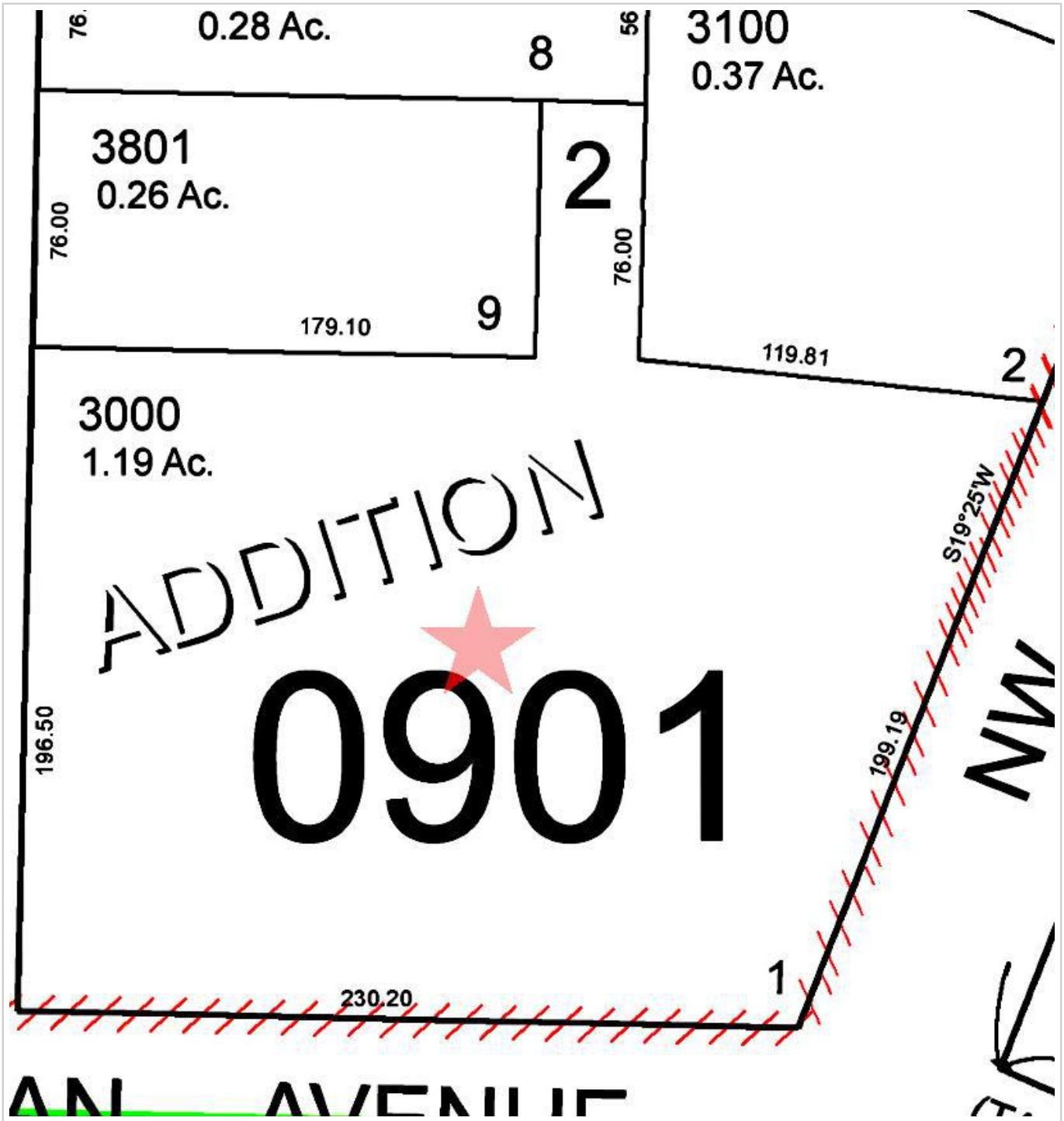
### Transfer Information

<b>Loan Date:</b>	07/24/2015	<b>Loan Amt:</b>	\$55,000.00	<b>Doc Num:</b>	534336	<b>Doc Type:</b>	Deed Of Trust
<b>Loan Type:</b>		<b>Finance Type:</b>	Conventional	<b>Lender:</b>	OREGON ST CU		

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: 112973  
1105 NW Buchanan Ave, Corvallis OR 97330

<b>Recording Date</b>	07/24/2015	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$55,000.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	534336	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	OREGON ST CU				
<b>Recording Date</b>	10/05/2012	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$322,000.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>	OTHER	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	497682	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	QUICKEN LNS				
<b>Recording Date</b>	11/20/2008	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$328,800.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>	US RECORDINGS INC	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	444469	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	QUICKEN LNS				
<b>Recording Date</b>	11/13/2003	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$217,000.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>	FIDELITY NATIONAL TITLE	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	357066	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	QUICKEN LNS				
<b>Recording Date</b>	02/19/2002	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$30,000.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>	TICOR TITLE INSURANCE CO.	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	313264	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	OSU FCU				
<b>Recording Date</b>	04/03/2001	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	\$215,000.00
<b>Grantee Name</b>	MICHAEL L BEACHLEY	<b>Title Co</b>	KEY TITLE	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	296432	<b>Doc Type</b>	T / Deed Of Trust
<b>Lender</b>	ACCUBANC MTG				



**TICOR TITLE COMPANY**

Parcel ID: 112973

Site Address: 1105 NW Buchanan Ave

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Full Assessor Map



11 5 35BA  
9/18/2020  
Cancelled Nos.  
201  
15000  
10000A1  
8000  
601  
9200  
100  
191  
9801  
9900A1  
9601  
9501  
3900  
190  
10100  
9100  
16000

11 5 35BA



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Site Address: 1105 NW Buchanan Ave

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Aerial Map



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Zoning Map



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Contour Map

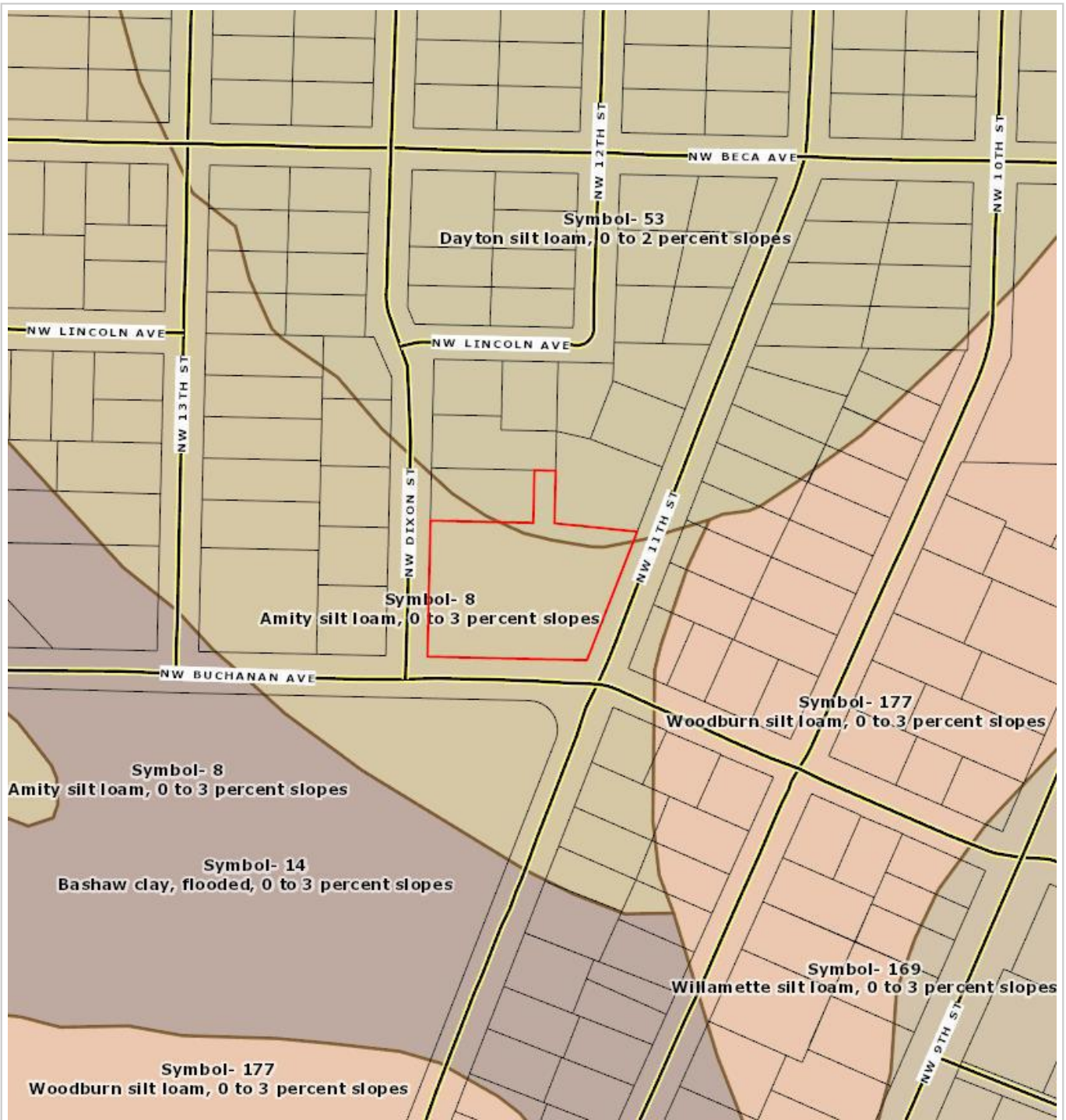


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Soil Map



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**Account Information**

Account #: 112973  
Map Taxlot: [11535BA03000](#)  
Acreage: 1.19  
Property Class: 101  
Tax Code Area: 0901  
  
Situation Address: [1105 NW BUCHANAN AVE  
CORVALLIS, OR 97330-5835](#)

**LAST CERTIFIED VALUES**

Market Land: \$263,560.00  
Market Structure: \$304,050.00  
Total Real Market: \$567,610.00  
Special Assessed Taxable Land: \$0.00  
Assessed: \$413,681.00  
Exemption: \$0.00  
Net Taxable: \$413,681.00

[Property Valuation History](#) 

**Owner Information**

**Mortgage Co**

CENTRAL LOAN ADMINISTRATION  
425 PHILLIPS BLVD  
EWING, NJ 08618

**Owner**

BEACHLEY MICHAEL L  
1105 NW BUCHANAN AVE  
CORVALLIS, OR 97330-5835

**Owner**

BEACHLEY SANDRA B  
1105 NW BUCHANAN AVE  
CORVALLIS, OR 97330-5835

**Taxpayer**

BEACHLEY MICHAEL L & SANDRA B  
1105 NW BUCHANAN AVE  
CORVALLIS, OR 97330-5835

## Taxes

Tax Code	0901
Area:	
2023	\$7,945.53
Property Tax	

## Tax Statements

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

## Property Improvements

### Residential Dwellings

<b>Built</b>	1940
<b># Rooms</b>	10
<b># Beds</b>	5
<b># Baths</b>	2.50
<b>Heating</b>	Electric baseboard
<b>Cooling</b>	UNKNOWN
<b>Total Sq. Ft.</b>	3317
<b>Main Lvl</b>	1737
<b>2nd Lvl</b>	0
<b>Upper Lvl</b>	0
<b>Basement</b>	828
<b>Basement Finish</b>	0
<b>Attic Finish</b>	752
<b>Total Finish</b>	2489

### Residential Features

<b>Type</b>	ATTGAR
<b>Year Built</b>	0
<b>Square Footage</b>	471

## 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: 112973

SITUS ADDRESS: 1105 NW BUCHANAN AVE CORVALLIS, OR 97330-5835

PROP	101	<b>LAST YEARS TAX</b>	
CLASS:		Bond LinnBenton	64.70
PROP	0901	CC	
TCA:		Bonds Corvallis SD	812.22
PROP	11535BA03000	2018	
MAP:		LinnBenton CC	25.77
ACRES: 1.19		Bond 2022	
		<b>Bonds - Other</b>	<b>902.69</b>

			Corvallis SD 509J	1,838. 77
<b>VALUES</b>	<b>LAST</b>	<b>THIS</b>	Corvallis SD 509J	620.52
	<b>YEAR</b>	<b>YEAR</b>	LO 2022	
Real Market	299,810.00		LinnBenton CC	206.88
Value Land			LinnBentonLincoln	125.68
263,560.00			ESD	
Real Market	318,360.00		<b>Education</b>	<b>2,791. 85</b>
Value				
Structure			911 Emergency	185.49
304,050.00			Service Dist	
Real Market	618,170.00		Benton County	908.90
Value Total			Benton County	33.01
567,610.00			Extension Dist	
Special	0.00	0.00	Benton County	162.70
Assessed			Library	
Value			Benton County	372.31
Assessed	401,632.00		Local Option 2021	
Value			Benton County	20.64
413,681.00			Soil & Water	
Exemptions	0.00	0.00	City of Corvallis	2,104. 74
<b>Net Taxable</b>	<b>401,632.00</b>		Corvallis Local	442.64
<b>413,681.00</b>			Option 2019	
			South Corvallis	20.56
			Urban Renewal	
			<b>General</b>	<b>4,250. 99</b>
			<b>Government</b>	

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

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

<b>Full</b>	<b>2/3</b>	<b>1/3</b>	<b>2023 - 2024 TAXES</b>	<b>7,945.</b>
<b>Payme</b>	<b>Payme</b>	<b>Payme</b>		<b>53</b>
<b>nt</b>	<b>nt</b>	<b>nt</b>	2022 - 2023	0.00
<b>with</b>	<b>with</b>	<b>with</b>	DELINQUENT	
<b>3%</b>	<b>2%</b>	<b>No</b>	TAXES	
<b>Discou</b>	<b>Discou</b>	<b>Discou</b>	TOTAL TAXES	7,945.
<b>nt</b>	<b>nt</b>	<b>nt</b>	OUTSTANDING	53
7,707.	5,191.	2,648.	<b>TOTAL TAX (After</b>	<b>7,707.</b>
16	08	51	<b>Discount)</b>	<b>16</b>

Cut Here

PLEASE RETURN THIS PORTION WITH  
YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 112973  
 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by	11/15/2023	7,707.16
or 2/3 Payment, if paid by	11/15/2023, with final 1/3 due 05/15/2024	5,191.08
or 1/3 Payment, if paid by	11/15/2023, 02/15/2024, 05/15/2024	2,648.51

**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**





M-72153-85

STATUTORY WARRANTY DEED

The estate of Esther L. Hoyt, grantor, conveys and warrants to Michael L. Beachley and Sandra B. Beachley, husband and wife, grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 and the East 30 feet of Lot 9 in Block 2 of BUCHANAN ADDITION, Benton County, Oregon.

Save and excepting and not including covenants, easements and restrictions of record including but not limited to an easement as delineated or dedicated on the recorded plat for sewer pipe line.

The true consideration for this conveyance is \$100,000.00.

Until a change is requested, real property tax statements should be delivered to:

Michael L. Beachley and Sandra B. Beachley  
1105 N.W. Buchanan  
Corvallis, Oregon 97330

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 12th day of November, 1985.

ESTATE OF ESTHER L. HOYT

By Thomas H. Hoyt  
Thomas H. Hoyt  
Co-personal Representative

Subscribed and sworn to before me this \_\_\_ day of November, 1985.

Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

By Charles T. Hoyt  
Charles T. Hoyt  
Co-personal Representative

STATE OF OREGON )  
                  ) ss.  
County of Benton )  
November 12, 1985.

Personally appeared Hugh M. Sherwood, personally known to me who was a subscribing witness to the foregoing instrument, who being sworn, stated that he resides at 1202 NW Lewisburg Avenue, Corvallis, Oregon, and that he knew Charles T. Hoyt, the person described in and who executed the foregoing conveyance, and they acknowledged said instrument to be his voluntary act and deed. Before me:

Hugh M. Sherwood  
Hugh M. Sherwood

Judy A. Roberts  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 12/22/87

10-5633

STATE OF OREGON }  
County of Benton } -066150

I hereby certify that the within  
instrument was received for record

'05 NOV 14 PM 2 08

and assigned N<sup>o</sup> 72153 1988

In the Microfilm records of said county

Witness My Hand and Seal of County Affairs

DANIEL G. BUREK

DIRECTOR OF RECORDS & ELECTRONICS

By *Marilyn Penick*  
DEPUTY