



Parcel Information

Parcel #:	355294
Account #:	12508AA04300
Site Address:	5627 SW Bluestem Pl Corvallis OR 97333
Owner:	Phillips, Jane Ann
Owner2:	
Owner Address:	5627 SW Bluestem Pl Corvallis OR 97333
Twn/Range/Section:	12S / 05W / 08 / NE
Parcel Size:	0.15 Acres (6,534 SqFt)
Plat/Subdivision:	Barley Hill Phase 1
Lot:	47
Block:	
Census Tract/Block:	000202 / 3012
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$237,000.00
Market Value Impr:	\$277,280.00
Market Value Total:	\$514,280.00 (2025)
Assessed Value:	\$258,237.00

Tax Information

Tax Year	Annual Tax
2025	\$4,963.14
2024	\$4,816.18
2023	\$4,675.23
Exemption Description:	

Legal

BARLEY HILL PHASE 1 LOT 47

Land

Std Land Use:	1001 - Single Family Residential	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:	1995	# of Buildings:	2	Garage:	420 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,573	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	1,573	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	
Pool:		Heat Type:	Forced hot air & cool		

Transfer Information

Loan Date:	09/17/2021	Loan Amt:	\$104,500.00	Doc Num:	618835	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conv	Lender:	AMERICAN PACIFIC MORTGAGE CORP		

Rec. Date: 09/19/2014	Sale Price: \$250,000.00	Doc Num: 2014-523485	Doc Type: Warranty Deed
Owner: Jane Ann Phillips		Grantor: BAYSINGER JEANNINE	
Orig. Loan Amt: \$115,000.00		Title Co: TICOR TITLE	
Finance Type:	Loan Type: New Conv	Lender: MORTGAGE EXPRESS LLC	

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Subject Property
5627 SW Bluestem Pl, Corvallis OR 97333
APN: 355294

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
09/17/2021	Stand Alone Mortgage	\$104,500	618835	Phillips, Jane Ann	
09/19/2014	Warranty Deed	\$250,000	523485	Jane Phillips	Baysinger Jeannine
03/24/2005	Intrafamily Transfer & Di		382835	Longstreth, Elizabeth	Longstreth Elizabeth
03/07/2005	Intrafamily Transfer & Di		381975	Longstreth, Elizabeth	Longstreth Elizabeth
05/03/1999	Intrafamily Transfer & Di		266192	Longstreth, Ivor	Longstreth Ivor
11/09/1994	Deed	\$139,600	192350-94	Phillips, Jane Ann	
04/30/1993	Deed	\$388,000	163492-93	Phillips, Jane Ann	

Mortgage

Recording Date:	09/17/2021	Doc Number:	618835	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$104,500	Loan Type:	New Conv	Financing Type:	
Lender Name:	American Pacific Mo	Interest Rate:	2.1	Maturity Date:	10/01/2036
Borrower:	Phillips, Jane Ann			Title Company:	Ticor Title

Last Vesting

Recording Date:	09/19/2014	Doc Number:	523485	Doc Type:	Warranty Deed
Sale Price:	\$250,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Ticor Title
Buyer:	Jane Phillips				
Seller:	Baysinger Jeannine				

Doc Number	Loan Amount	Type	Lender
Mtg 1 2014.523486	\$115,000	New Conv	Mortgage Express LLC

Prior Transfer

Recording Date:	03/24/2005	Doc Number:	382835	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Individual(s)	Title Company:	First American Title Co
Buyer:	Longstreth, Elizabeth & Baysinger, Jeannine				
Seller:	Longstreth Elizabeth				

Transfer

Recording Date:	03/07/2005	Doc Number:	381975	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Individual(s)	Title Company:	First American Title
Buyer:	Longstreth, Elizabeth & Baysinger, Jeannine				
Seller:	Longstreth Elizabeth				

Transfer

Recording Date:	05/03/1999	Doc Number:	266192	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Trust	Title Company:	
Buyer:	Longstreth, Ivor & Longstreth, Elizabeth				
Seller:	Longstreth Ivor				

Transfer

Recording Date:	11/09/1994	Doc Number:	192350-94	Doc Type:	Deed
Sale Price:	\$139,600	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Phillips, Jane Ann				
Seller:					

Transfer

Recording Date:	04/30/1993	Doc Number:	163492-93	Doc Type:	Deed
Sale Price:	\$388,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Phillips, Jane Ann				
Seller:					



Account 355294

✓ Account Paid

[Account](#) [Taxes](#) [Sales History](#) [Reports](#) [Files](#) [Account History](#)

Real Property Information

Situs Address

5627 SW BLUESTEM PL CORVALLIS OR 97333

Mailing Address

PHILLIPS JANE ANN
5627 SW BLUESTEM PL
CORVALLIS OR 97333

Map and Taxlot

12508AA04300

Owner

PHILLIPS JANE ANN

[Related Accounts](#)

[Name Ledger](#) [Names](#)

Assessment Information by Year

Assessment Year

Type	RMV	MAV	AV
Land	\$237,000		
Improvements	\$277,280		
Total	\$514,280	\$258,237	\$258,237

Account Status	Active
Size	0.15 Acre(s)
Property Class	101 - Residential Improved
Legal Description	BARLEY HILL PHASE 1 LOT-47
Notations	None
Special Assessments	None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
3	1995	Residential Site Development	0	105	090

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
1	1995	RES One story	1573	141	0901

Account Information

You are now viewing the first phase of our property search online system conversion. Please be aware that this site might update information more frequently. If you encounter an issue or need assistance, please contact us at (541) 766-6855.

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STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

8-Jul-2026

PHILLIPS JANE ANN
5627 SW BLUESTEM PL
CORVALLIS OR 97333

Tax Account #	355294	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	5627 SW BLUESTEM PL CORVALLIS OR 97333	Interest To	Jul 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,963.14	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,816.18	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,675.23	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,538.63	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,388.38	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,233.56	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,022.71	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,922.74	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,628.99	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,576.91	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,467.26	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,418.39	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,255.38	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,132.91	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,081.40	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,903.44	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,819.87	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,717.66	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,542.15	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,311.97	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,261.17	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,292.51	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,296.82	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,019.53	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,964.23	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,822.11	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,679.44	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,609.49	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,645.31	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,158.55	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$92,166.06	

RECORDING REQUESTED BY:

GRANTOR:

Jeannine Baysinger and Claudelle Lyall

GRANTEE:

Jane-Ann Phillips

SEND TAX STATEMENTS TO:

Jane-Ann Phillips

5627 SW Bluestem Place

Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Jane-Ann Phillips

5627 SW Bluestem Place

Corvallis, OR 97333

BENTON COUNTY, OREGON **2014-523485**
DE-WD
Stn=2 PF **09/19/2014 09:37:20 AM**
\$5.00 \$11.00 \$10.00 \$20.00 \$22.00 **\$68.00**

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

STATUTORY WARRANTY DEED

Jeannine Baysinger and Claudelle Lyall, who acquired title as Claudell Lyall, Grantor, conveys and warrants to Jane-Ann Phillips, 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 47, BARLEY HILL SUBDIVISION PHASE I, in the City of Corvallis, County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$250,000.00. (See ORS 93.030)

Subject to and excepting: Covenants, conditions, restrictions, reservations, set back lines, power of special districts and easements of record and 2014/2015 Taxes a lien, but not yet payable.

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.

DATED: September 9, 2014

Jeannine Baysinger
Jeannine Baysinger
Claudelle Lyall
Claudelle Lyall

State of OREGON

COUNTY of Benton

This instrument was acknowledged before me on September 9th, 2014 by Claudelle Lyall

Joyce J Muller, Notary Public - State of Oregon
My commission expires: 7-5-15

State of OREGON

COUNTY of Benton

This instrument was acknowledged before me on September 10, 2014 by Jeannine Baysinger

Joyce J Muller, Notary Public - State of Oregon
My commission expires: 7-5-15

471814034653-TTMDWIL10
Deed (Warranty-Statutory)

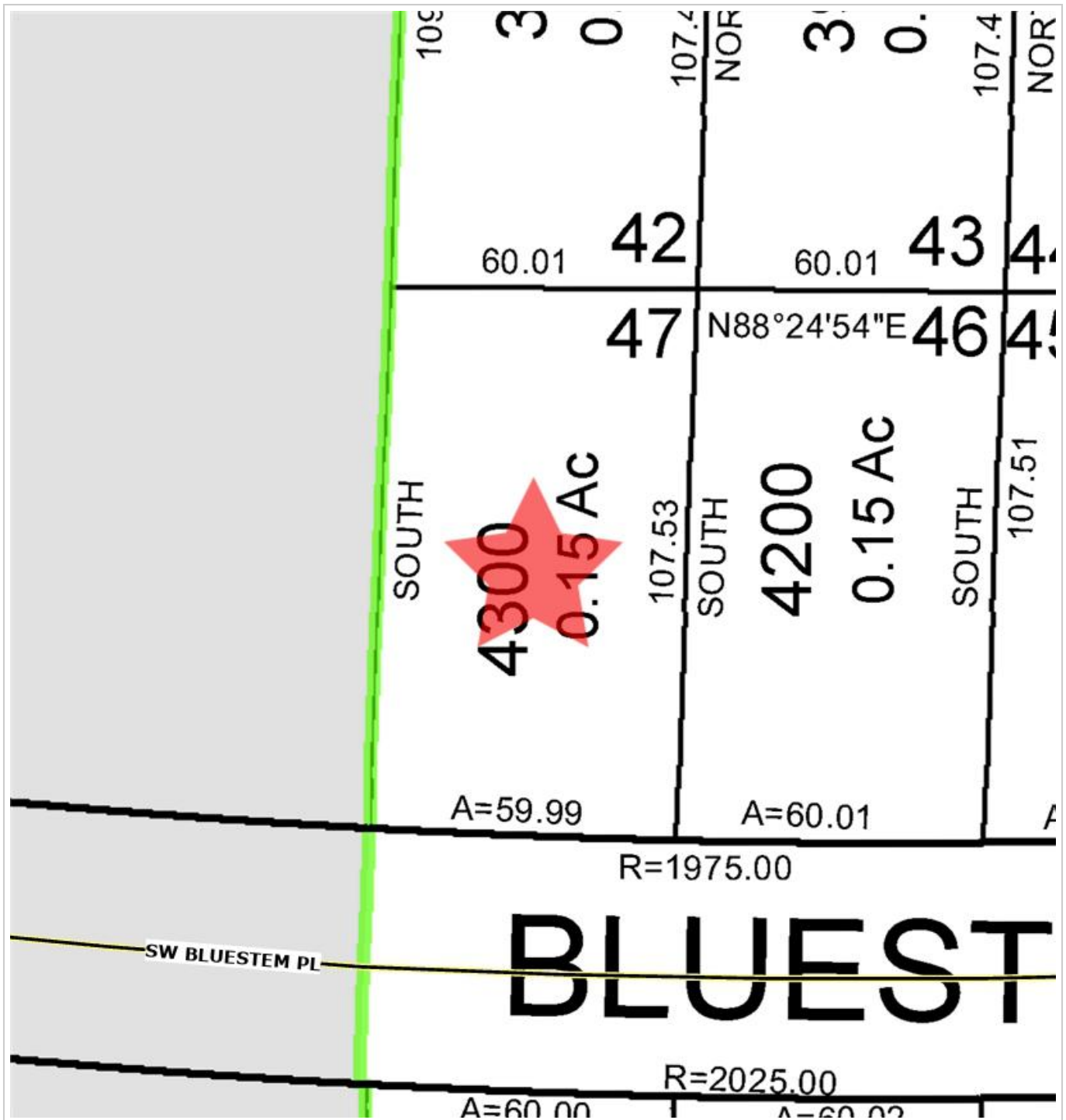


OFFICIAL SEAL
JOYCE J MULLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 459423
MY COMMISSION EXPIRES JULY 05, 2015



OFFICIAL SEAL
JOYCE J MULLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 459423
MY COMMISSION EXPIRES JULY 05, 2015

Ticor Title
471814034653



TICOR TITLE™

Parcel ID: 355294

Site Address: 5627 SW Bluestem Pl

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Full Assessor Map

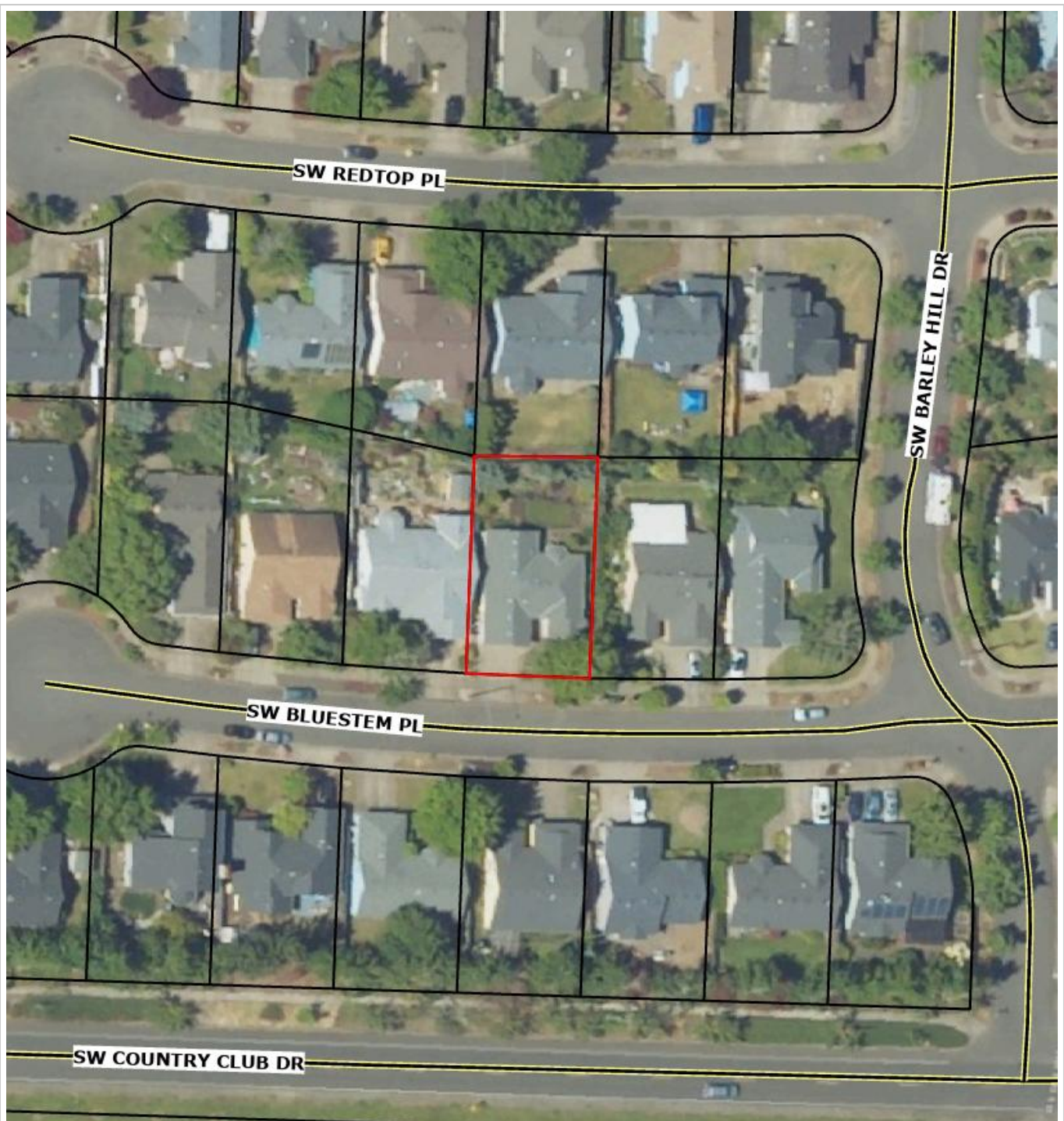


Parcel ID: 355294

Site Address: 5627 SW Bluestem Pl

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Aerial Map



Parcel ID: 355294

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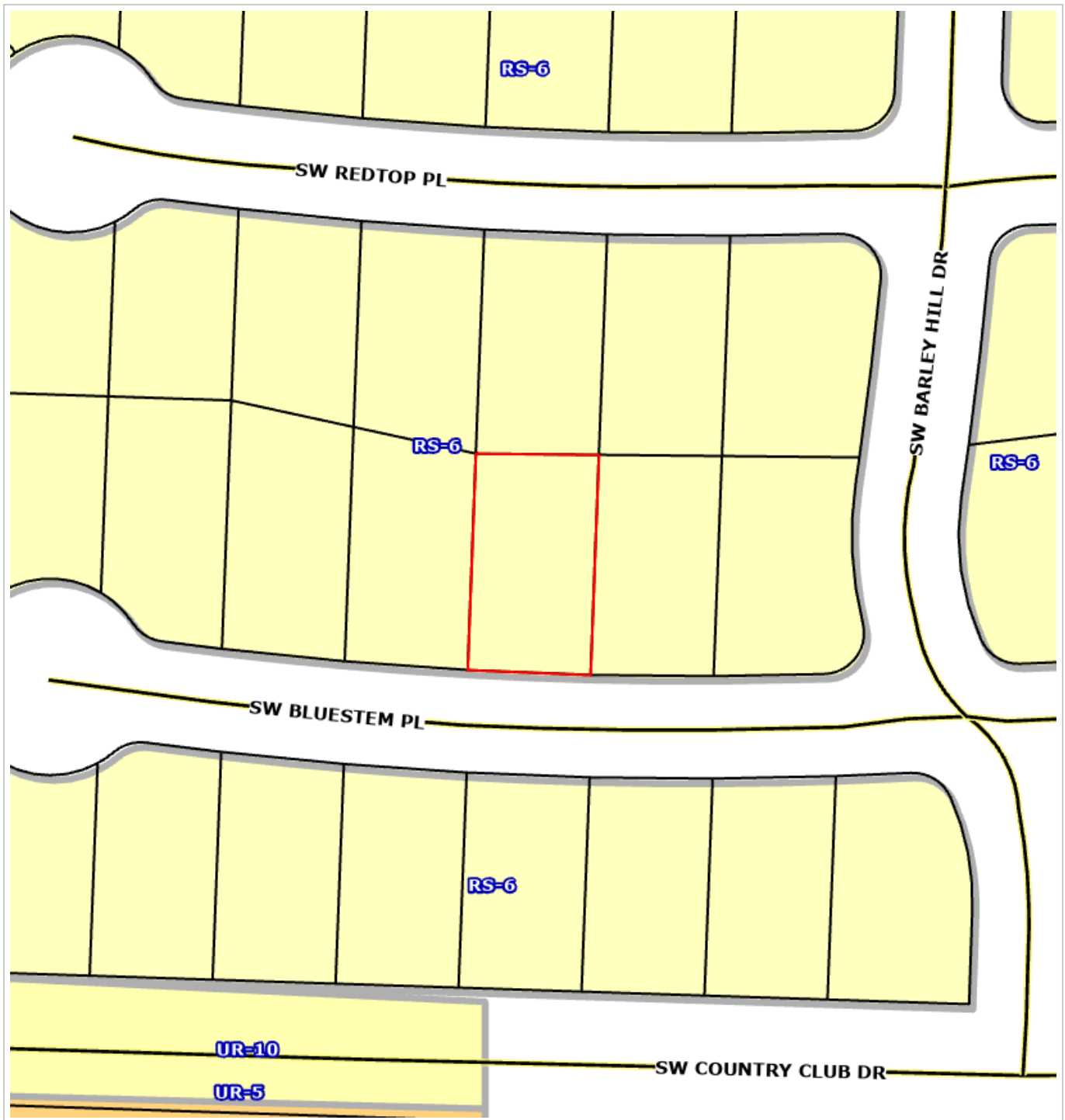
Flood Map



Parcel ID: 355294

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Zoning Map



TICOR TITLE™

Parcel ID: 355294

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