



TICOR TITLE™

Property Profile Report

Client Name:

Todays Date:

02/24/2025

Owner Name:

**Leary, Eve
Leary, Patrick**

Property Address:

**5545 SW Redtop Pl
Corvallis OR 97333 1357**

Reference Number:

12508AA02800

Account Number:

355140

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 #:	355140
Account #:	12508AA02800
Site Address:	5545 SW Redtop Pl Corvallis OR 97333
Owner:	Leary, Eve Leary, Patrick
Owner2:	Leary, Patrick
Owner Address:	5545 SW Redtop Pl Corvallis OR 97333
Twn/Range/Section:	12S / 05W / 08 / NE
Parcel Size:	0.18 Acres (7,841 SqFt)
Plat/Subdivision:	Barley Hill Phase 1
Lot:	21
Block:	
Census Tract/Block:	000202 / 3011
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$233,000.00
Market Value Impr:	\$245,840.00
Market Value Total:	\$478,840.00 (2024)
Assessed Value:	\$245,324.00



Tax Information

Tax Year	Annual Tax
2024	\$4,712.60
2023	\$4,574.68
2022	\$4,441.03
Exemption Description:	

Legal

BARLEY HILL PHASE 1 LOT 21

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:	1996	# of Buildings:	2	Garage:	480 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,309	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	1,309	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	
Pool:		Heat Type:	Forced hot air-gas		

Transfer Information

Rec. Date: 06/14/2017	Sale Price: \$302,000.00	Doc Num: 2017-558421	Doc Type: Warranty Deed
Owner: Patrick Leary	Grantor: KESECKER MICHAEL C		
Orig. Loan Amt: \$241,600.00	Title Co: TICOR TITLE COMPANY OF OR		
Finance Type:	Loan Type: New Conventional	Lender: DIRECTORS MORTGAGE INC	

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Subject Property
5545 SW Redtop Pl, Corvallis OR 97333
APN: 355140

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
06/14/2017	Warranty Deed	\$302,000	558421	Eve & Patrick Leary	Kesecker Michael C
08/30/2011	Warranty Deed	\$200,000	482182	Kesecker, Michael C	Bond Scott N
04/08/2008	Intrafamily Transfer & Di		435620	Bond, Scott N	Bond Scott
10/31/2005	Stand Alone Mortgage	\$49,500	394782	Bond, Scott	
08/19/1997	Deed	\$140,000	233453-97	Leary, Patrick	
05/08/1996	Deed	\$134,900	213181-96	Leary, Patrick	
04/30/1993	Deed	\$388,000	163492-93	Leary, Patrick	

Last Vesting

Recording Date: 06/14/2017 Doc Number: 558421 Doc Type: Warranty Deed
 Sale Price: \$302,000 Intrafamily: N Multiple Parcels: N
 Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Ticor Title Company Of Or
 Buyer: Eve & Patrick Leary
 Seller: Kesecker Michael C

Prior Transfer

Recording Date: 08/30/2011 Doc Number: 482182 Doc Type: Warranty Deed
 Sale Price: \$200,000 Intrafamily: N Multiple Parcels: N
 Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company:
 Buyer: Kesecker, Michael C & Kesecker, Sara K
 Seller: Bond Scott N

Transfer

Recording Date: 04/08/2008 Doc Number: 435620 Doc Type: Intrafamily Transfer & Dissolution
 Sale Price: Intrafamily: Y Multiple Parcels: N
 Sale Type: Vesting: Trust Title Company:
 Buyer: Bond, Scott N & Bond, Cynthia K
 Seller: Bond Scott

Mortgage

Recording Date: 10/31/2005 Doc Number: 394782 Doc Type: Stand Alone Mortgage
 Loan Amount: \$49,500 Loan Type: Credit Line (Revolving) Financing Type: VAR
 Lender Name: Osu Fcu Interest Rate: 5.9 Maturity Date:
 Borrower: Bond, Scott & Bond, Cindy Title Company:

Transfer

Recording Date:	08/19/1997	Doc Number:	233453-97	Doc Type:	Deed
Sale Price:	\$140,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Leary, Patrick & Leary, Eve				
Seller:					

Transfer

Recording Date:	05/08/1996	Doc Number:	213181-96	Doc Type:	Deed
Sale Price:	\$134,900	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Leary, Patrick & Leary, Eve				
Seller:					

Transfer

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

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 355140
Map Taxlot: [12508AA02800](#)
Acreage: 0.18
Property Class: 101
Tax Code Area: 0901
Situs Address:
[5545 SW REDTOP PL](#)
[CORVALLIS, OR 97333](#)

Last Certified Values

Market Land: \$233,000.00
Market Structure: \$245,840.00
Total Real Market: \$478,840.00
Special Assessed Taxable Land: \$0.00
Assessed: \$245,324.00
Exemption: \$0.00
Net Taxable: \$245,324.00

[Property Valuation History](#)


OWNER INFORMATION

Mortgage Co:

GOSERVICEONE INC
31 BOND ST
NEW YORK, NY 10012

Owner:

LEARY EVE
5545 SW REDTOP PL
CORVALLIS, OR 97333

Owner:

LEARY PATRICK
5545 SW REDTOP PL
CORVALLIS, OR 97333

Taxpayer:

LEARY PATRICK & EVE
5545 SW REDTOP PL
CORVALLIS, OR 97333

TAXES

Tax Code Area: 0901
2024 Property Tax \$4,712.60

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 1996
Rooms 7
Beds 3
Baths 2.00
Heating Forced hot air-gas
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 1309
Main Lvl 1309
2nd Lvl 0
Upper Lvl 0
Basement 0
Basement Finish 0
Attic Finish 0
Total Finish 1309

Residential Features

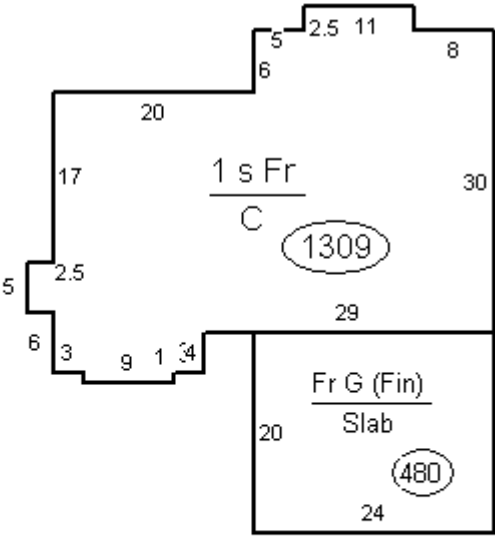
Type ATTGAR
Year Built 0
Square Footage 480

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
06/14/2017	2017-558421	\$302,000.00
08/30/2011	M482182-11	\$200,000.00
04/08/2008	M435620-08	\$0.00
08/19/1997	233453-97	\$140,000.00
05/08/1996	213181-96	\$134,900.00
04/30/1993	163492-93	\$388,000.00

PROPERTY SKETCHES

02



[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: 355140
SITUS ADDRESS: 5545 SW REDTOP PL CORVALLIS, OR 97333

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	0901		Bond LinnBenton CC	38.03
PROP MAP:	12508AA02800	ACRES: 0.18	Bonds Corvallis SD 2018	481.13
			LinnBenton CC Bond 2022	16.85
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	536.01
Real Market	233,000.00	233,000.00		
Value Land			Corvallis SD 509J	1,088.85
Real Market	223,680.00	245,840.00	Corvallis SD 509J LO 2022	367.99
Value			LinnBenton CC	122.51
Structure			LinnBentonLincoln ESD	74.43
Real Market	456,680.00	478,840.00	Education	1,653.78
Value Total			911 Emergency Service Dist	109.83
Special	0.00	0.00	Benton County	538.22
Assessed			Benton County Extension Dist	19.53
Value			Benton County Library	96.34
Assessed	238,179.00	245,324.00	Benton County Local Option 2021	220.79
Value			Benton County Soil & Water	12.22
Exemptions	0.00	0.00	City of Corvallis	1,246.36
Net	238,179.00	245,324.00	Corvallis Local Option 2023	262.50
Taxable			South Corvallis Urban Renewal	17.02
			General Government	2,522.81

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
4,571.22	3,078.90	1,570.86

2024 - 2025 TAXES	4,712.60
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	4,712.60
TOTAL TAX (After Discount)	4,571.22

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:

355140

Full Payment if paid by
11/15/2024:

4,571.22

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

3,078.90

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

1,570.86

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>.

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: 471817060885-BA

Patrick Leary and Eve Leary
5545 SW Redtop Place
Corvallis, OR 97333

SEND TAX STATEMENTS TO:

Patrick Leary and Eve Leary
5545 SW Redtop Place
Corvallis, OR 97333

BENTON COUNTY, OREGON

2017-558421

DE-WD

06/14/2017 02:22:20 PM

Stn=0 MR

\$10.00 \$11.00 \$10.00 \$22.00 \$20.00

\$73.00

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

Michael C. Kesecker and Sara K. Kesecker, Grantor, conveys and warrants to **Patrick Leary and Eve Leary, 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 21, 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 THREE HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$302,000.00). (See ORS 93.030).

Subject to:

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

Granted to: Mountain States Power Company
Purpose: Electric and telephone transmission and distribution lines
Recording Date: July 28, 1947
Recording No: Book 118, page 400
Affects: Location indeterminate

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: Public utility
Affects: 8 feet along street frontage

Covenants, conditions, restrictions and easements 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: August 3, 1994
Recording No: M-189331-94

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

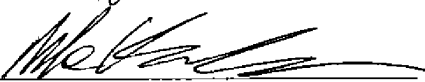
STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 6-12-17


Michael C. Kesecker

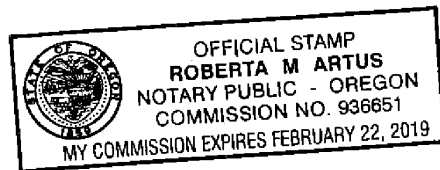

Sara K. Kesecker

State of Oregon
County of Benton

This instrument was acknowledged before me on June 12, 2017 by Michael C. Kesecker and Sara K. Kesecker.


Notary Public - State of Oregon

My Commission Expires: 2/22/2019





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Full Assessor Map



Parcel ID: 355140

Site Address: 5545 SW Redtop PI

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Aerial Map



Parcel ID: 355140

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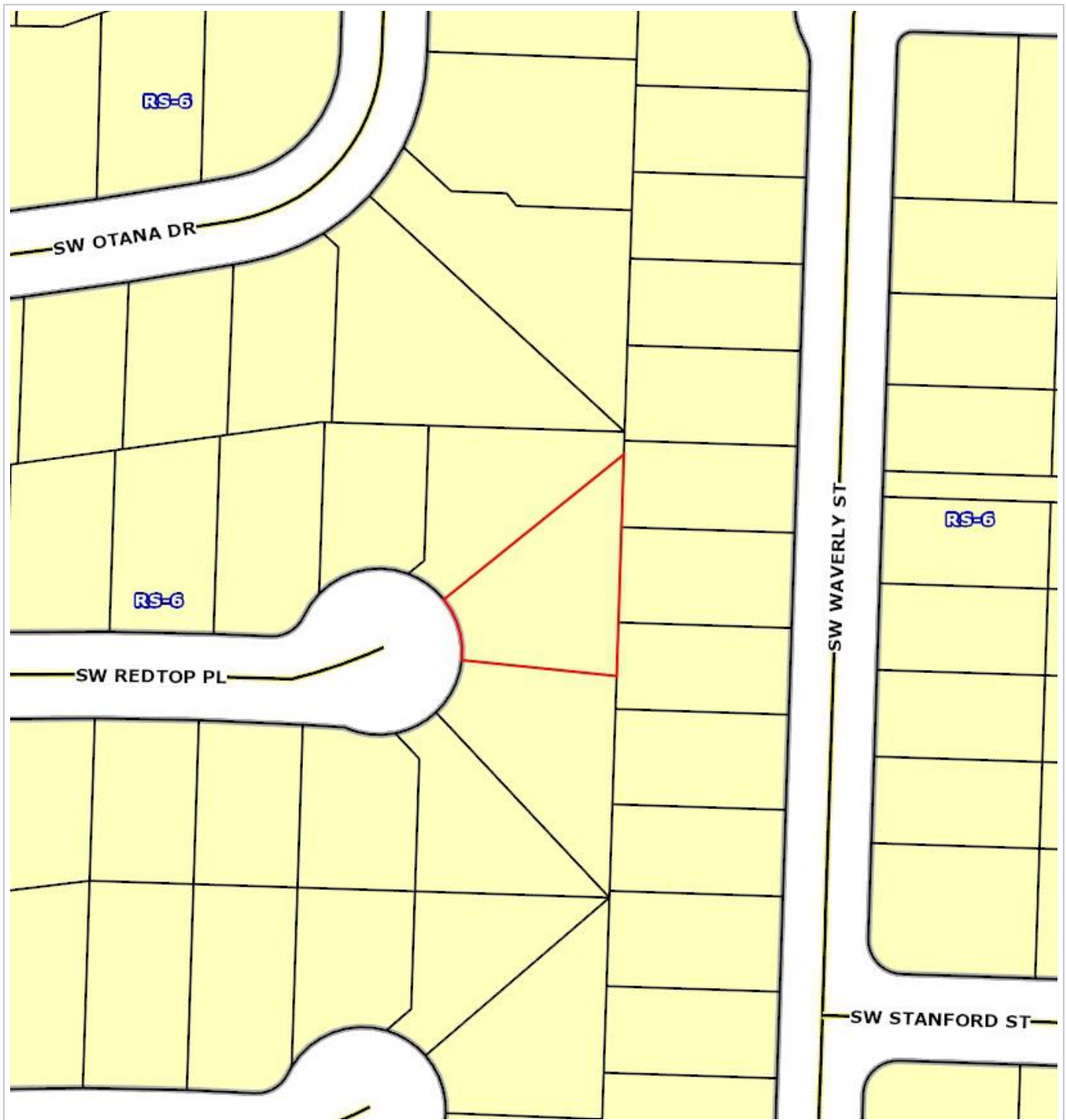
Flood Map



Parcel ID: 355140

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Zoning Map



TICOR TITLE™

Parcel ID: 355140

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