



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

06/30/2025

Owner Name:

Jones, Katelyn

Property Address:

3238 Lyon St SW

Albany OR 97322 3954

Reference Number:

11S03W18CA00603

Account Number:

0682936

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 #:	0682936
Tax Lot:	11S03W18CA00603
Site Address:	3238 Lyon St SW
	Albany OR 97322 - 3954
Owner:	Jones, Katelyn
	2464 NE Ravenwood Dr
	Bend OR 97701 - 3780
Twtn/Range/Section:	11S / 03W / 18 / SW
Parcel Size:	0.14 Acres (6,098 SqFt)
Plat/Subdivision:	Woody's Woods
Lot:	3
Block:	1
Census Tract/Block:	020802 / 1000
Levy Code Area:	00801
Levy Rate:	19.9031
Market Value Land:	\$110,210.00
Market Value Impr:	\$347,400.00
Market Value Total:	\$457,610.00
Assessed Value:	\$197,270.00

**Tax Information**

Tax Year	Annual Tax
2024	\$3,926.29
2023	\$3,814.84
2022	\$3,754.67

Legal

WOODY'S WOODS - LOT 3 - BLOCK 1

Land

Land Use:	111 - RESIDENTIAL PLEX 2-4 UNITS	Zoning:	Albany-RM - Rm -- Residential Medium Density
Watershed:	Muddy Creek-Willamette River	Std Land Use:	1110 - Multi-Family Dwellings (Generic, 2+)
Recreation:		School District:	8J - Greater Albany
Primary School:	Lafayette Elementary School	Middle School:	Calapooia Middle School
High School:	South Albany High School		

Improvement

Year Built:	1979	Stories:	1	Finished Area:	844 SqFt
Bedrooms:	2	Bathrooms:	1	Pool:	
Bldg Type:	131 - One Story				

Transfer Information

Rec. Date:	10/01/2021	Sale Price:	\$380,000.00	Doc Num:	2021 25502	Doc Type:	Deed
Owner:	Katelyn Jones	Grantor:					
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

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.



Transaction History

Subject Property

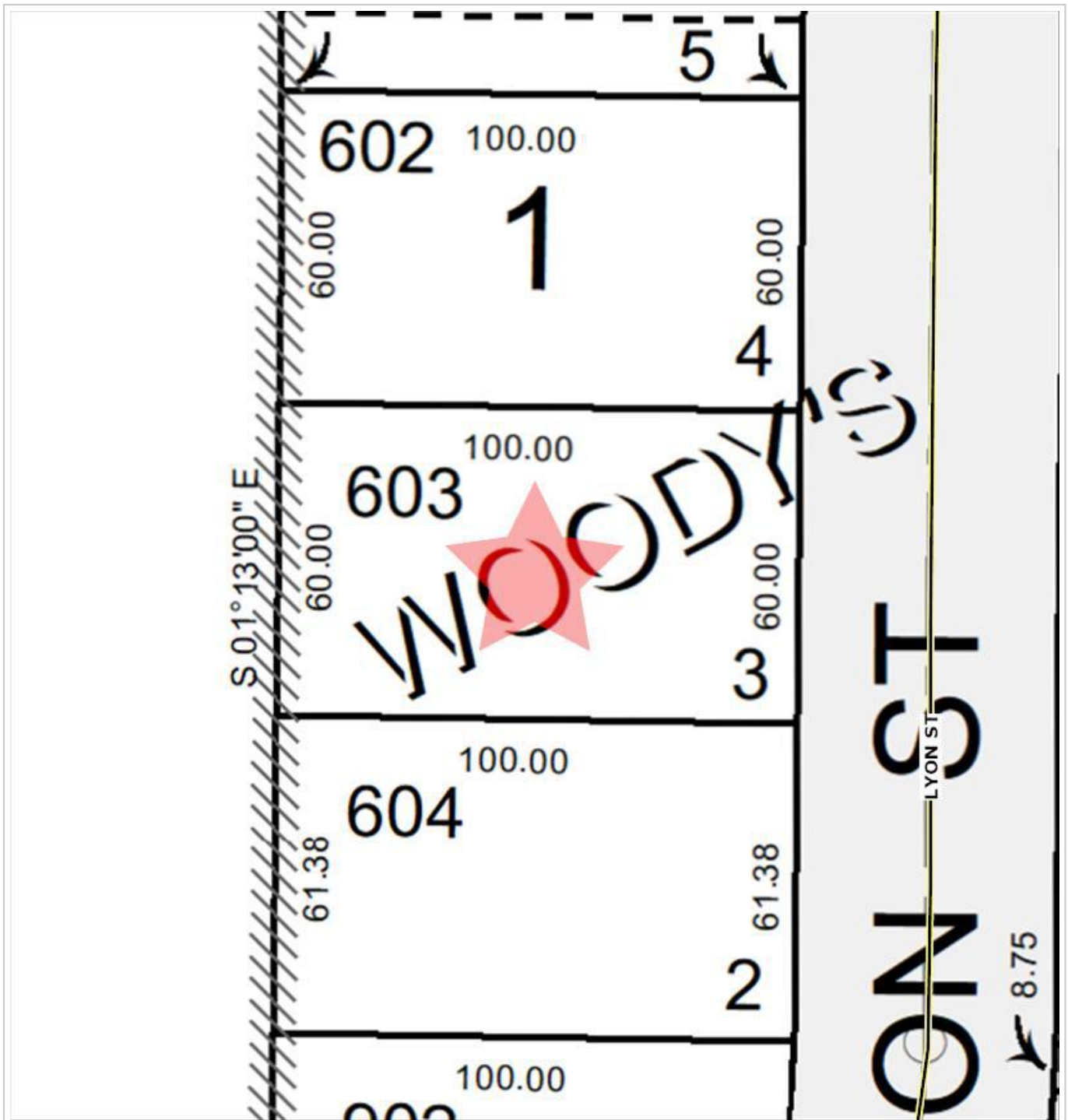
3238 Lyon St SW, Albany OR 97322

APN: 0682936

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
10/01/2021	Deed	\$380,000	2021 25502	Katelyn Jones	

Last Vesting

Recording Date:	10/01/2021	Doc Number:	2021 25502	Doc Type:	Deed
Sale Price:	\$380,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:		Title Company:	
Buyer:	Katelyn Jones				
Seller:					



Parcel ID: 0682936

Site Address: 3238 Lyon St SW

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Full Assessor Map

11S03W18CA



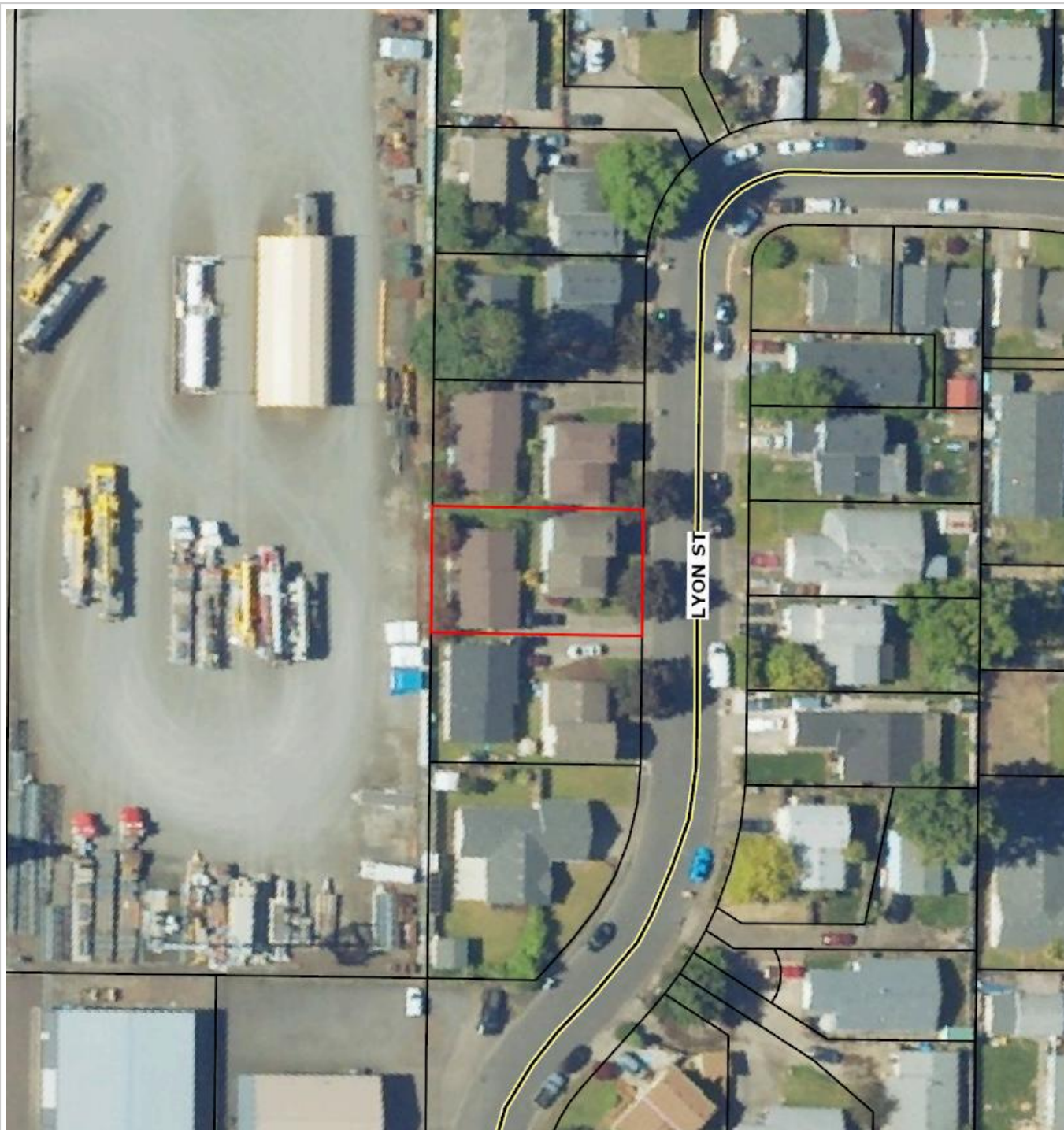
TICOR TITLE COMPANY

Parcel ID: 0682936

Site Address: 3238 Lyon St SW

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Aerial Map



TICOR TITLE COMPANY

Parcel ID: 0682936

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Flood Map

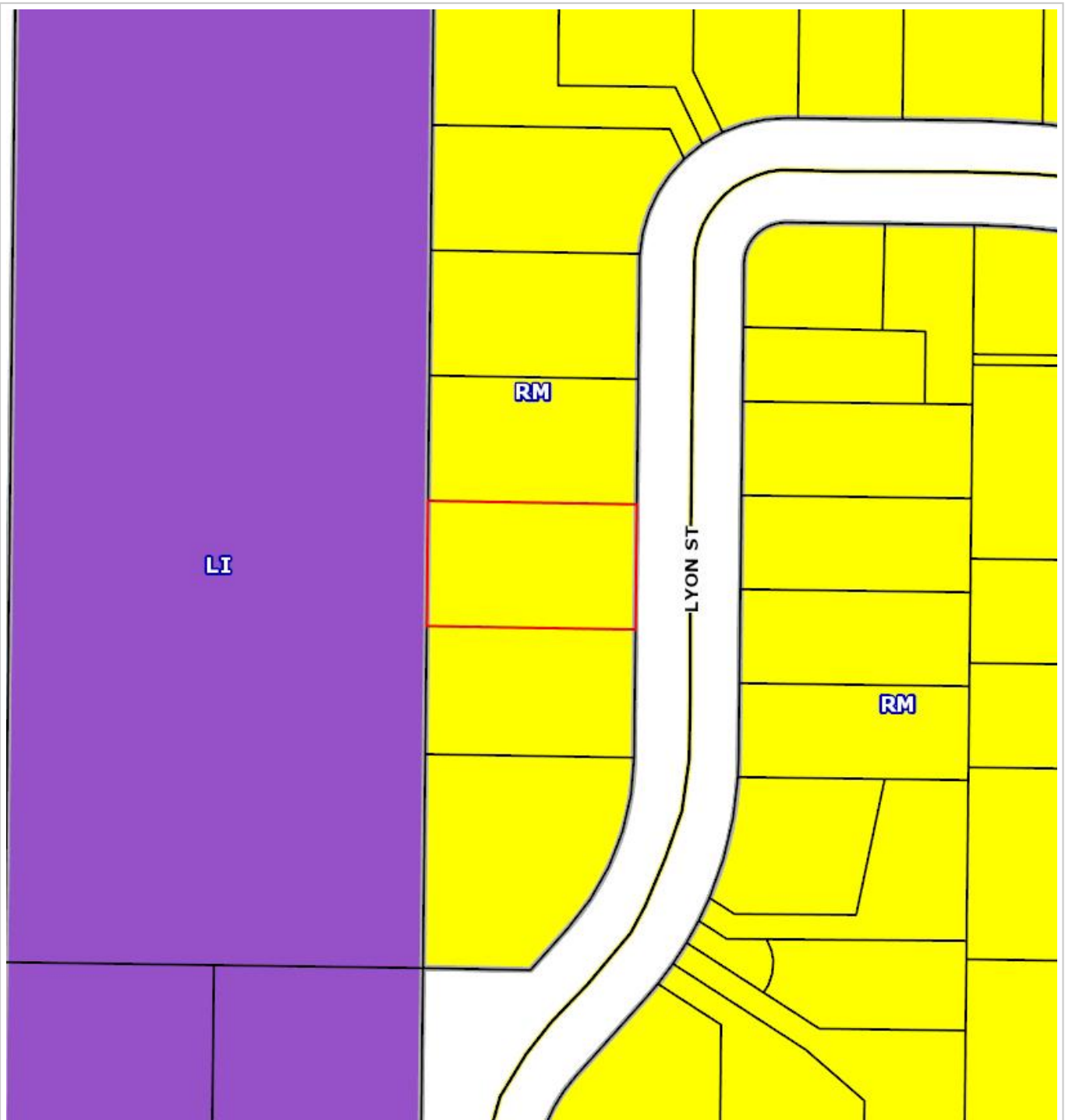


TICOR TITLE COMPANY

Parcel ID: 0682936

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Zoning Map



TICOR TITLE COMPANY

Parcel ID: 0682936

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Linn County
2024 Real Property Assessment Report
Account 682936

Map 11S03W18-CA-00603
Code - Tax ID 00801 - 682936

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr WOODY'S WOODS
Block - 1 Lot - 3

Mailing JONES KATELYN
2464 NE RAVENWOOD DR
BEND OR 97701

Deed Reference # 2021-25502
Sales Date/Price 10-29-2021 / \$380,000
Appraiser BAUER, NATALIE

Property Class 111 **MA** **SA** **NH**
RMV Class 111 01 01 011

Site	Situs Address	City
	3238 LYON ST SW	ALBANY
1	3236 LYON ST SW	ALBANY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00801	Land	110,210		Land	0
	Impr	347,400		Impr	0
Code Area Total		457,610	197,270	197,270	0
Grand Total		457,610	197,270	197,270	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00801	1	<input checked="" type="checkbox"/>			Multi-Family Site	105	6,000 SF	110,210
Code Area Total							6,000 SF	110,210

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00801	100	1979	131	RES One story	106	832			0
	101	0	110	Residential Other Improvements	106	0			0
	200	1979	132	RES One story with basement	106	1,180			0
	201	0	110	Residential Other Improvements	106	0			0
	202	0	242	Duplex	106	2,012			347,400
Code Area Total						4,024			347,400

Comments ***** CAP NOTE - Type R *****
07MX: VALUE REVIEW, REVALUED USING THE COMMERCIAL PROGRAM. 7-07 AS

2012MX: REAPPRAISAL OF PLEX PROPERTY. 8/23/12 JS
2018 REAPPRAISAL OF PLEXES COUNTY WIDE. 2/18 NB

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

30-Jun-2025

JONES KATELYN
2464 NE RAVENWOOD DR
BEND OR 97701

Tax Account #	682936	Lender Name	CLG - NATIONSTAR MTG LLC DBA MR CO
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00801
Situs Address	3238 LYON ST SW ALBANY OR 97322	Interest To	Jun 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,926.29	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,814.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,754.67	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,533.64	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,486.76	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,405.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,317.00	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,220.40	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,884.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,762.84	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,655.31	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,620.08	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,575.87	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,213.94	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,445.78	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,465.25	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,381.48	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,321.09	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,063.35	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,994.00	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,912.82	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,888.21	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,727.87	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,693.86	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,706.95	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,641.62	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,515.04	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,660.48	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,641.20	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,508.00	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.97	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,502.75	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,490.67	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,484.64	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$80,764.60	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

30-Jun-2025

JONES KATELYN
2464 NE RAVENWOOD DR
BEND OR 97701

Tax Account #	682936	Lender Name	CLG - NATIONSTAR MTG LLC DBA MR CO
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Situs Address	3238 LYON ST SW ALBANY OR 97322	Interest To	Jun 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Clinton Lingo and Severena Lingo

GRANTEE'S NAME:

Katelyn Jones

AFTER RECORDING RETURN TO:

Order No.: 60222108475-TR
Katelyn Jones
2464 NE Ravenwood Dr
Bend, OR 97701

SEND TAX STATEMENTS TO:

Katelyn Jones
2464 NE Ravenwood Dr
Bend, OR 97701

APN: 682936
Map: 11S03W18CA00603
3236 - 3238 Lyon Street SE, Albany, OR 97322

LINN COUNTY, OREGON

2021-25502

D-WD

Stn=10131 FORBISJ

11/03/2021 11:32:00 AM

\$10.00 \$11.00 \$10.00 \$60.00 \$19.00

\$110.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clinton Lingo and Severena Lingo, Grantor, conveys and warrants to Katelyn Jones, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Lot 3, Block 1, WOODY'S WOODS, in the City of Albany, County of Linn and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$380,000.00). (See ORS 93.030).

Subject to:

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: 5 feet wide along street frontage

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: Drainage
Affects: Westerly 14 feet wide

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 10/29/21

Clinton Lingo
Clinton Lingo

Severena Lingo
Severena Lingo

State of OR

County of Clatsop

This instrument was acknowledged before me on OCT 29, 2021 by Clinton Lingo and Severena Lingo

Notary Public - State of Oregon
My Commission Expires: 01/06/2024

