



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

10/07/2025

Owner Name:

Dumble, David

Property Address:

**1440 Laurel Heights Dr NW
Albany OR 97321 1525**

Reference Number:

10436DA03600

Account Number:

020523

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 #:	020523
Account #:	10436DA03600
Site Address:	1440 Laurel Heights Dr NW Albany OR 97321
Owner:	Dumble, David
Owner2:	
Owner Address:	1440 Laurel Heights Dr NW Albany OR 97321
Twn/Range/Section:	10S / 04W / 36 / SE
Parcel Size:	0.61 Acres (26,572 SqFt)
Lot:	
Block:	
Census Tract/Block:	010102 / 3036
Levy Code Area:	0801
Levy Rate:	18.8147
Market Value Land:	\$188,000.00
Market Value Impr:	\$500,920.00
Market Value Total:	\$688,920.00 (2024)
Assessed Value:	\$353,020.00



Tax Information

Tax Year	Annual Tax
2024	\$6,641.97
2023	\$6,453.48
2022	\$6,356.39
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:	594 - Attached Garage
Bedrooms:	6	Fin SqFt:	4,338	Bsmt Fin SqFt:	2,169
Stories:	1	Floor 1 SqFt:	2,169	Floor 2 SqFt:	
Baths, Total:	4	Baths, Full:	3	Baths, Half:	2
Pool:	Yes	Heat Type:	Hot water		

Transfer Information

Loan Date:	05/23/2024	Loan Amt:	\$81,000.00	Doc Num:	644429	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	Credit Line (Revolving)	Lender:	BANK OF AMERICA NA		

Rec. Date: 08/04/2022	Sale Price: \$523,000.00	Doc Num: 2022-630245	Doc Type: Warranty Deed
Owner: David Dumble	Grantor: FRANKLIN TIMOTHY P		
Orig. Loan Amt: \$418,400.00	Title Co: FIDELITY NATIONAL TITLE		
Finance Type:	Loan Type: New Conventional	Lender: MORTGAGE EXPRESS LLC	

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

1440 Laurel Heights Dr NW, Albany OR 97321

APN: 020523

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
05/23/2024	Stand Alone Mortgage	\$81,000	644429	Dumble, David W	
08/04/2022	Warranty Deed	\$523,000	630245	David Dumble	Franklin Timothy P
07/13/1995	Deed	\$228,000	201192-95	Jackson, Mabel	
09/25/1990	Deed	\$184,500	127703-90	Jackson, Mabel	

Mortgage

Recording Date:	05/23/2024	Doc Number:	644429	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$81,000	Loan Type:	Credit Line (Revolving)	Financing Type:	
Lender Name:	Bank Of America Na	Interest Rate:	7.1	Maturity Date:	05/15/2054
Borrower:	Dumble, David W			Title Company:	Wfg Lender Services

Last Vesting

Recording Date:	08/04/2022	Doc Number:	630245	Doc Type:	Warranty Deed
Sale Price:	\$523,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	Fidelity National Title
Buyer:	David Dumble				
Seller:	Franklin Timothy P				

	Doc Number	Loan Amount	Type	Lender
Mtg 1	2022.630246	\$418,400	New Conventional	Mortgage Express LLC

Prior Transfer

Recording Date:	07/13/1995	Doc Number:	201192-95	Doc Type:	Deed
Sale Price:	\$228,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Jackson, Mabel				
Seller:					

Transfer

Recording Date:	09/25/1990	Doc Number:	127703-90	Doc Type:	Deed
Sale Price:	\$184,500	Intrafamily:	N	Multiple Parcels:	Y
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Jackson, Mabel				
Seller:					

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	020523
Map Taxlot:	10436DA03600
Acreage:	0.61
Property Class:	101
Tax Code Area:	0801
Situs Address:	
	1440 LAUREL HEIGHTS DR NW
	ALBANY, OR 97321

Last Certified Values

Market Land:	\$188,000.00
Market Structure:	\$500,920.00
Total Real	\$688,920.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$353,020.00
Exemption:	\$0.00
Net Taxable:	\$353,020.00

[Property Valuation History](#)



OWNER INFORMATION

Mortgage Co:

PLANET HOME LENDING
321 RESEARCH PKWY
MERIDEN, CT 06450

Owner:

DUMBLE DAVID
1440 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

Taxpayer:

DUMBLE DAVID
1440 LAUREL HEIGHTS DR NW
ALBANY, OR 97321

NOTE: The Owner Information Data is updated on this page once per week. For the most current owner information, please visit [Property Search Online](#)

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TAXES

Tax Code Area:	0801
2024 Property Tax	\$6,641.97

PROPERTY IMPROVEMENTS

Residential Dwellings

Built	1951
# Rooms	13
# Beds	6
# Baths	4.00
Heating	Hot water
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	4434
Main Lvl	2169
2nd Lvl	0
Upper Lvl	0
Basement	2265
Basement Finish	2169
Attic Finish	0
Total Finish	4338

Residential Features

Type	ATTGAR
Year Built	0
Square Footage	594

SALES HISTORY

Sales Date

08/04/2022
07/13/1995
09/25/1990

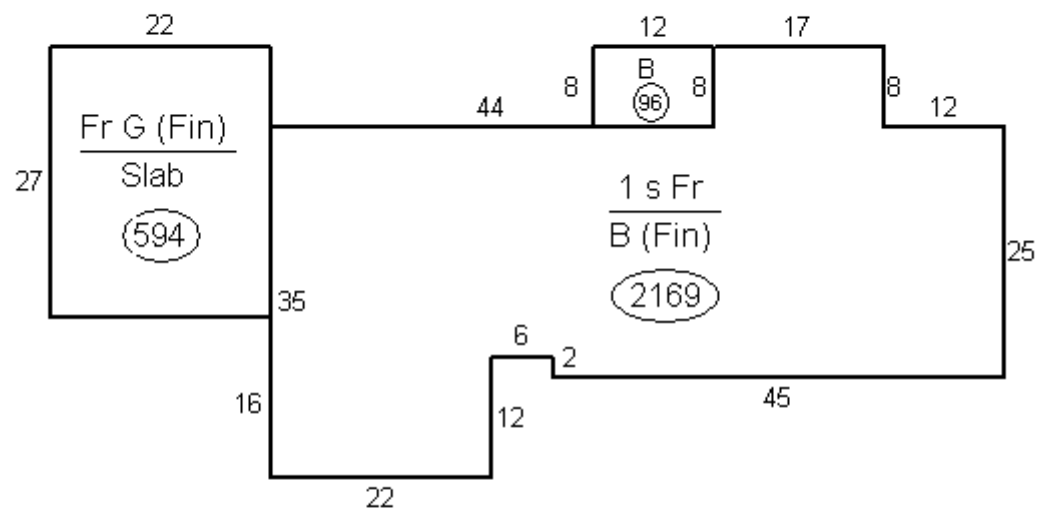
Deed Ref.

[2022-630245](#)
[201192-95](#)
[127703-90](#)

Sale Price

\$523,000.00
\$228,000.00
\$184,500.00

PROPERTY SKETCHES



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: 020523
SITUS ADDRESS: 1440 LAUREL HEIGHTS DR NW ALBANY, OR 97321

PROP CLASS:			101	LAST YEARS TAX	
PROP TCA:			0801	Bond LinnBenton CC	51.05
PROP MAP: 10436DA03600			ACRES: 0.61	Bonds Greater Albany SD 8J 2017	712.64
VALUES	LAST YEAR	THIS YEAR		City of Albany Bond	82.54
Real Market Value	188,000.00	188,000.00		LinnBenton CC Bond 2022	22.63
Land				Bonds - Other	868.86
Real Market Value	455,320.00	500,920.00			
Structure				Greater Albany SD 8J	1,509.73
Real Market Value	643,320.00	688,920.00		LinnBenton CC	165.25
Total				LinnBentonLincoln ESD	100.40
Special Assessed Value	0.00	0.00		Education	1,775.38
Assessed Value	342,738.00	353,020.00			
Exemptions	0.00	0.00		Albany Public Safety LO 2020	405.97
Net Taxable	342,738.00	353,020.00		Benton County	778.48
				Benton County Extension Dist	28.24
				Benton County Local Option 2021	317.72
				Benton County Soil & Water	17.65
				City of Albany	2,106.57
				City of Albany Urban Renewal	343.10
				General Government	3,997.73

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
6,442.71	4,339.42	2,213.99
2024 - 2025 TAXES	6,641.97	
2023 - 2024 DELINQUENT TAXES	0.00	
TOTAL TAXES OUTSTANDING	6,641.97	
TOTAL TAX (After Discount)	6,442.71	

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	https://assessment.bentoncountyor.gov/

Cut Here

ACCOUNT NUMBER: 020523
Full Payment if paid by 11/15/2024:
6,442.71
or 2/3 Payment if paid by 11/15/2024
with final 1/3 due 05/15/2025:
4,339.42

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INCLUDES DELINQUENT TAXES OWING, IF ANY.
DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

Cut Here

or 1/3 Payment if paid by 11/15/2024, **Benton County Tax Collector**
02/15/2025, 05/15/2025: **PO Box 964**
2,213.99 **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:



Fidelity National Title
Company of Oregon

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

GRANTOR'S NAME:

Timothy P. Franklin and Phyllis J. Franklin

GRANTEE'S NAME:

David Dumble

AFTER RECORDING RETURN TO:

Order No.: 60222204558-TR

David Dumble

1440 Laurel Heights Drive NW

Albany, OR 97321

SEND TAX STATEMENTS TO:

David Dumble

1440 Laurel Heights Drive NW

Albany, OR 97321

APN: 020523

Map: 10436DA03600

1440 Laurel Heights Drive NW, Albany, OR 97321

BENTON COUNTY, OREGON

2022-630245

DE-WD

08/04/2022 01:12:05 PM

Stn=6 RJ

\$10.00 \$11.00 \$10.00 \$62.00 \$20.00

\$113.00

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

Timothy P. Franklin and Phyllis J. Franklin, Grantor, conveys and warrants to **David Dumble**, 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:

A Tract of land situated in the Northeast quarter of the Southeast quarter of Section 36, Township 10 South, Range 4 West of the Willamette Meridian, in the City of Albany, Benton County, Oregon, More particularly described follows:

Beginning at a point which is 2,510.45 feet North 89°56' West, along the Claim Line, and, along the center line of a 30 foot roadway, 416.73 feet South 03°56' East, 55.81 feet South 04°21' West, 68.95 feet South 10°37'30" East, along a 453.88 foot radius curve to the left (the long chord of which bears South 18°43' East 127.78 feet) a distance of 128.20 feet, and along a 102.23 foot radius curve to the left (the long chord of which bears South 40°13' East 47.45 feet) a distance 47.89 feet from the angle in the North line of the J. Quinn Thornton Donation Land Claim No. 37 in Township 10 South, Range 4 West of the Willamette Meridian, Benton County, Oregon; thence, along the center line of a 30 foot roadway, along a 102.23 foot radius curve to the left, 94.85 feet, North 73°11'30" East 35.70 feet, and along a 133.40 foot radius curve to the left 34.86 feet; thence, South 19°56'30" East, leaving said center line of said roadway, 144.10 feet to an iron pipe; thence South 63°42' West 198.54 feet to an iron pipe; thence North 06°44'30" West 214.67 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED TWENTY-THREE THOUSAND AND NO/100 DOLLARS (\$523,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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

Granted to: Mountain States Power Company
Purpose: right of way / poles and anchors
Recording Date: December 9, 1948
Recording No: Book 125, Page 61
Affects: exact location not specified

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

Fidelity National Title # 10022204558

STATUTORY WARRANTY DEED

(continued)

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: • 8-4-22

• Timothy P. Franklin

Timothy P. Franklin

• Phyllis J. Franklin

Phyllis J. Franklin

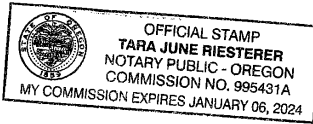
State of OR

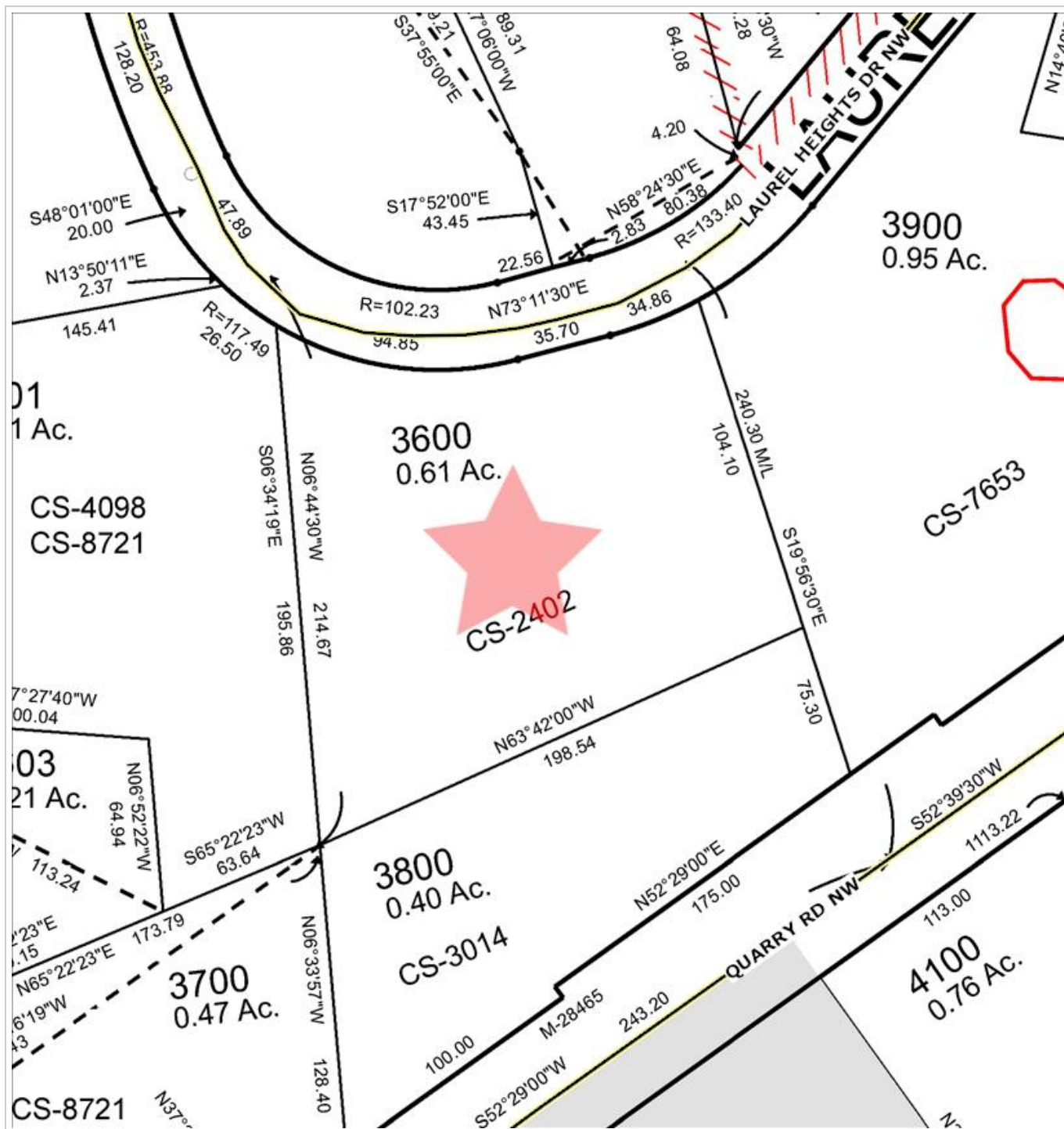
County of Linn

This instrument was acknowledged before me on Aug 4, 2022 by Timothy Franklin and Phyllis J. Franklin.

Notary Public - State of Oregon

My Commission Expires: 0106 2024





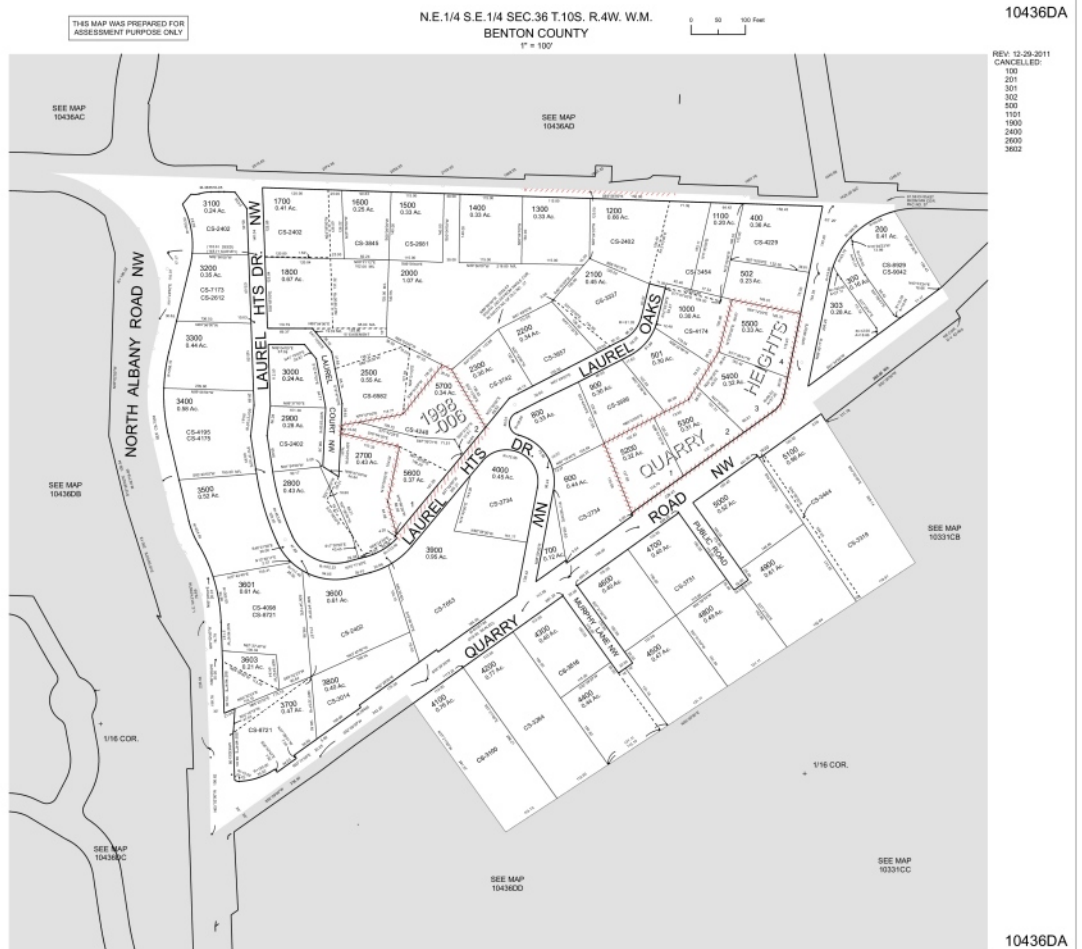
TICOR TITLE™

Parcel ID: 020523

Site Address: 1440 Laurel Heights Dr NW

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Full Assessor Map



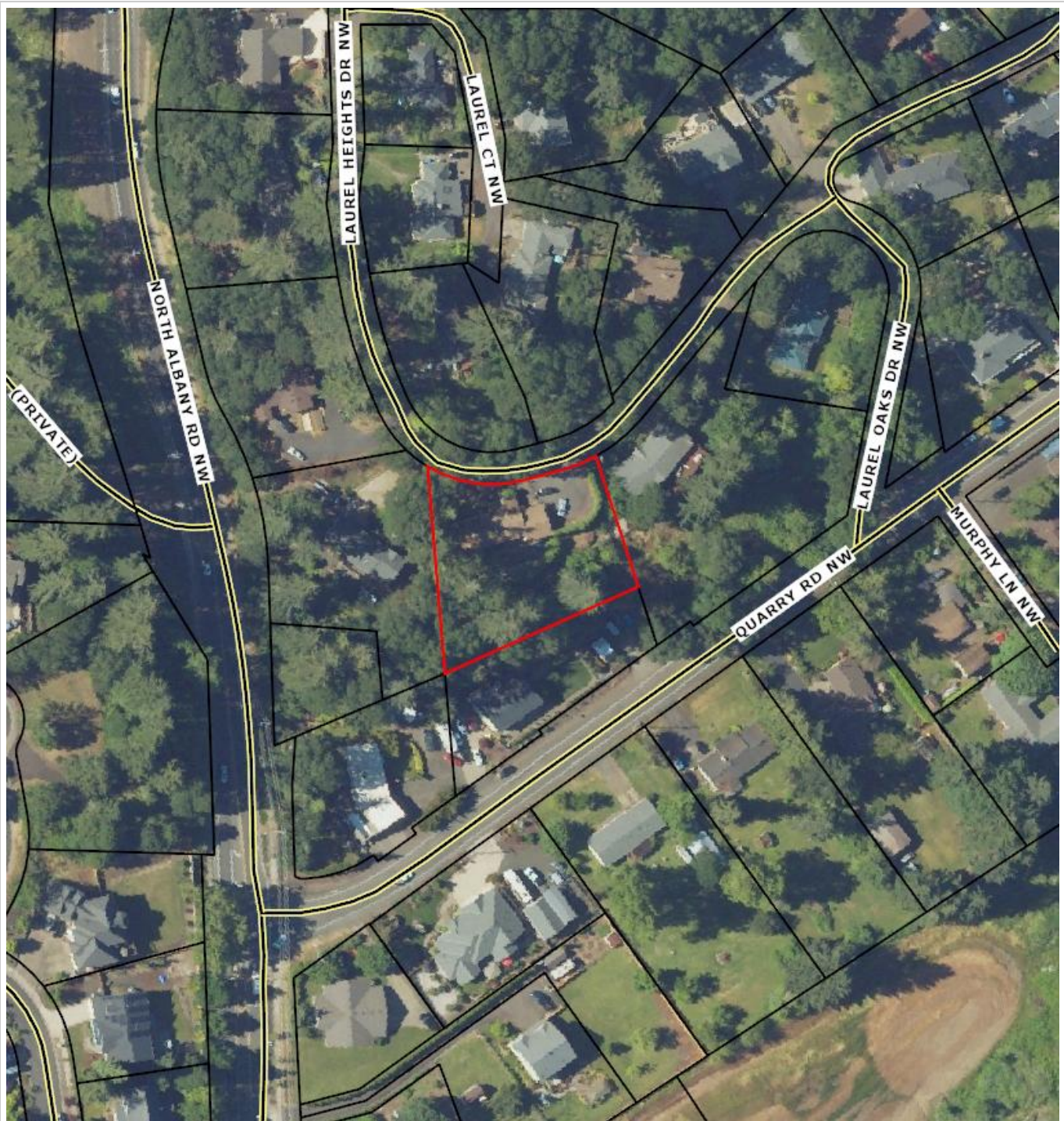
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Aerial Map

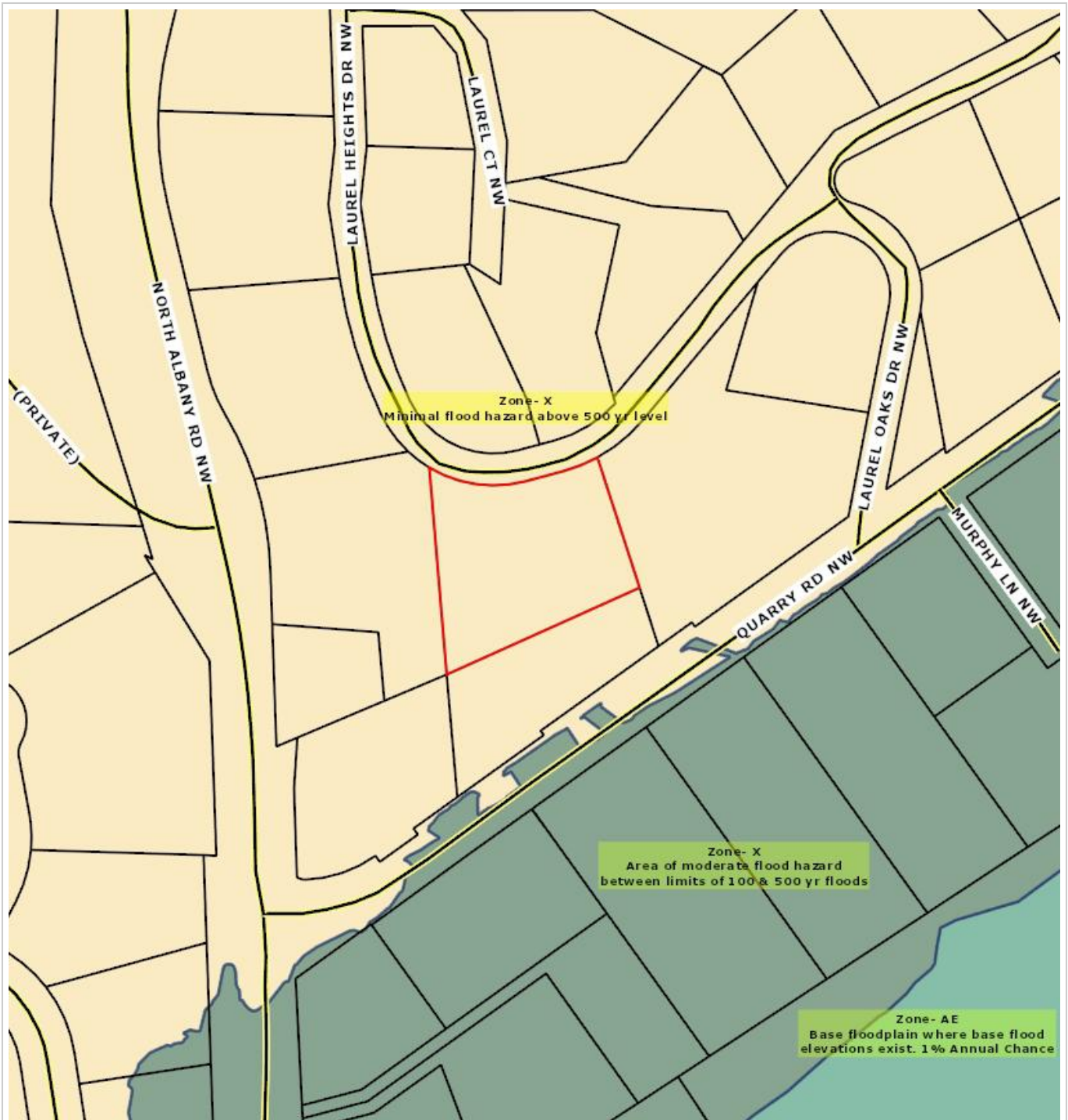


TICOR TITLE™

Parcel ID: 020523

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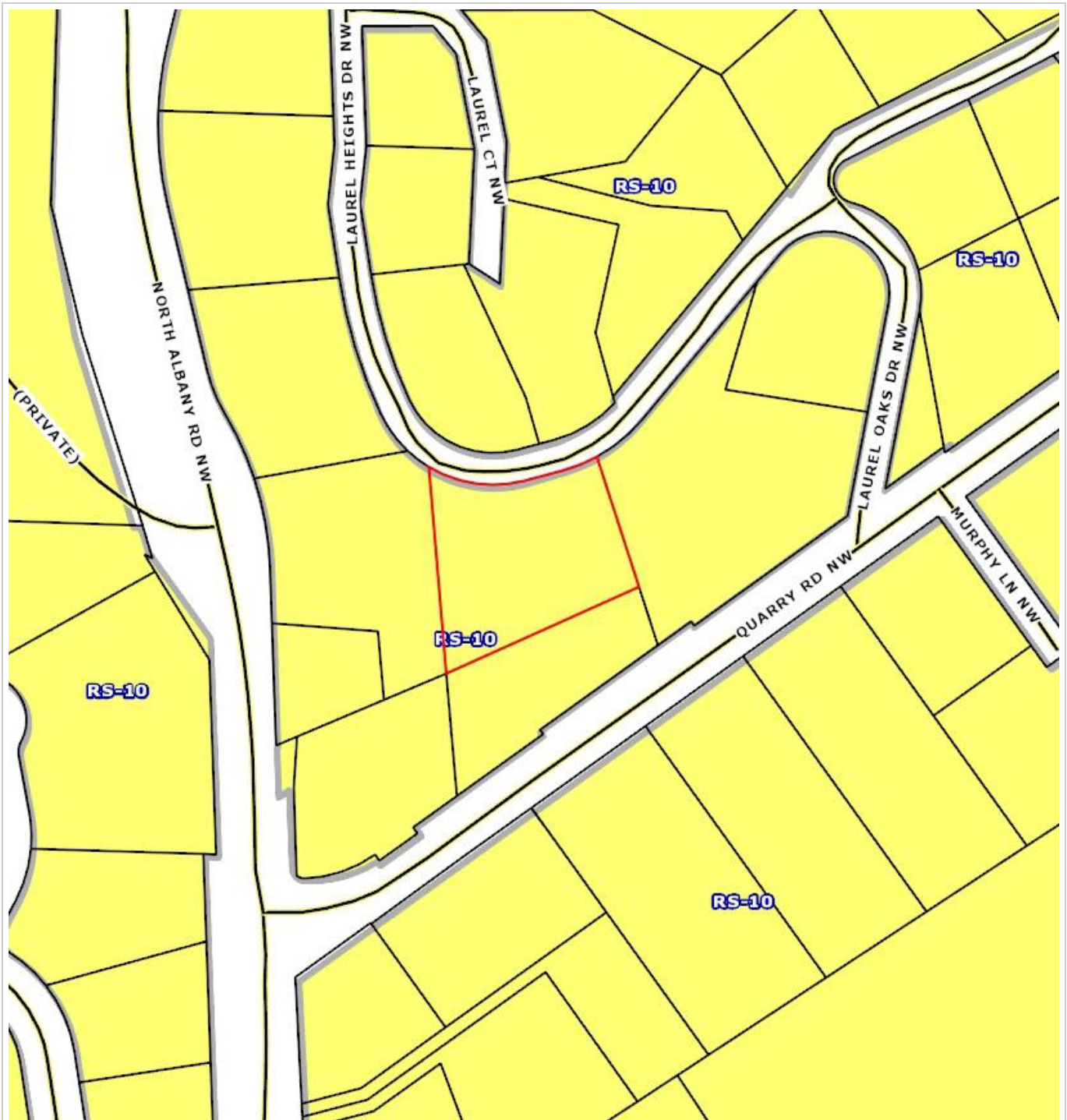
Flood Map



Parcel ID: 020523

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Zoning Map



TICOR TITLE™

Parcel ID: 020523

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