



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

01/14/2025

Owner Name:

**Blue, Arm Julia
Gonzalez, Isley**

Property Address:

**7925 NW Oxbow Dr
Corvallis OR 97330 2829**

Reference Number:

11530A000900

Account Number:

099816

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 #:	099816
Account #:	11530A000900
Site Address:	7925 NW Oxbow Dr Corvallis OR 97330
Owner:	Blue, Arm Julia Gonzalez, Isley
Owner2:	Gonzalez, Isley
Owner Address:	7925 NW Oxbow Dr Corvallis OR 97330
Twn/Range/Section:	11S / 05W / 30 / NE
Parcel Size:	1.91 Acres (83,200 SqFt)
Plat/Subdivision:	Oakwood Heights
Lot:	3
Block:	1
Census Tract/Block:	010900 / 1022
Levy Code Area:	0921
Levy Rate:	15.7346
Market Value Land:	\$301,640.00
Market Value Impr:	\$477,410.00
Market Value Total:	\$779,050.00 (2024)
Assessed Value:	\$478,008.00



Tax Information

Tax Year	Annual Tax
2024	\$7,587.51
2023	\$7,367.14
2022	\$7,153.68
Exemption Description:	

Legal

OAKWOOD HEIGHTS LOT 3 BLK 1

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	County-RR-2 - Rural Residential - 2
Watershed:	Marys River	School District:	Corvallis
Primary School:	Kathryn Jones Harrison Elementary School	Middle School:	Linus Pauling Middle School
High School:	Corvallis High School	Recreation:	

Improvement

Year Built:	1975	# of Buildings:	2	Garage:	480 - Attached Garage
Bedrooms:	4	Fin SqFt:	3,333	Bsmt Fin SqFt:	1,593
Stories:	1	Floor 1 SqFt:	1,740	Floor 2 SqFt:	
Baths, Total:	3	Baths, Full:	3	Baths, Half:	
Pool:		Heat Type:	Forced hot air-elec		

Transfer Information

Loan Date:	12/17/2024	Loan Amt:	\$267,652.00	Doc Num:	649381	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	Building or Construction Loan	Lender:	KNOCK LENDING LLC		

Rec. Date: 08/23/2022	Sale Price: \$720,000.00	Doc Num: 2022-630854	Doc Type: Warranty Deed
Owner: Isley Gonzalez		Grantor: PETER KAPPES	
Orig. Loan Amt: \$332,600.00		Title Co: TICOR 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 7925 NW Oxbow Dr, Corvallis OR 97330 APN: 099816

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
12/17/2024	Stand Alone Mortgage	\$267,652	649381	Gonzalez, Isley	
08/23/2022	Warranty Deed	\$720,000	630854	Arm Blue & Isley Gonzalez	Peter Kappes
03/02/2021	Intrafamily Transfer & Di		609110	Kappes, Peter	Kappes Peter
02/24/2021	Stand Alone Mortgage	\$464,000	609111	Arnold, Linsey	
06/03/2020	Intrafamily Transfer & Di		595605	Kappes, Peter	Kappes Peter
06/26/2019	Stand Alone Mortgage	\$100,000	582992	Kappes, Peter	
01/06/2016	Intrafamily Transfer & Di		539913	Kappes, Peter	Kappes Michelle
10/12/2011	Warranty Deed	\$375,000	483644	Kappes, Michelle	Lammers Duane A
11/02/2009	Stand Alone Mortgage	\$149,000	458578	Lammers, Duane A	
08/27/2004	Stand Alone Mortgage	\$132,196	373154	Lammers, Duane A	

Mortgage

Recording Date: 12/17/2024 Doc Number: 649381 Doc Type: Stand Alone Mortgage

Loan Amount: \$267,652 Loan Type: Building or Construction Loan Financing Type:

Lender Name: Knock Lending LLC Interest Rate: 6.79 Maturity Date: 06/13/2025

Borrower: Gonzalez, Isley & Blue, Arm Julia Title Company: Chicago Title

Last Vesting

Recording Date: 08/23/2022 Doc Number: 630854 Doc Type: Warranty Deed

Sale Price: \$720,000 Intrafamily: N Multiple Parcels: N

Sale Type: Sales price from Transfer Tax. Vesting: Title Company: Ticor Title

Buyer: Arm Blue & Isley Gonzalez

Seller: Peter Kappes

Prior Transfer

Recording Date: 03/02/2021 Doc Number: 609110 Doc Type: Intrafamily Transfer & Dissolution

Sale Price: Intrafamily: Y Multiple Parcels: N

Sale Type: Vesting: Individual(s) Title Company: Ticor Title Company Of Or

Buyer: Kappes, Peter & Arnold, Linsey

Seller: Kappes Peter

Mortgage

Recording Date: 02/24/2021 Doc Number: 609111 Doc Type: Stand Alone Mortgage
Loan Amount: \$464,000 Loan Type: Financing Type:
Lender Name: Umpqua Bank Interest Rate: Maturity Date:
Borrower: Arnold, Linsey & Kappes, Peter Title Company:

Transfer

Recording Date: 06/03/2020 Doc Number: 595605 Doc Type: Intrafamily Transfer & Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Individual(s) Title Company:
Buyer: Kappes, Peter & Arnold, Linsey
Seller: Kappes Peter

Mortgage

Recording Date: 06/26/2019 Doc Number: 582992 Doc Type: Stand Alone Mortgage
Loan Amount: \$100,000 Loan Type: Future Advance Clause / Open End Mortgage Financing Type:
Lender Name: Univest Bank & Trus Interest Rate: 4.1 Maturity Date: 05/28/2031
Borrower: Kappes, Peter & Kappes, Monica Title Company:

Transfer

Recording Date: 01/06/2016 Doc Number: 539913 Doc Type: Intrafamily Transfer & Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Individual(s) Title Company: Tigor Title
Buyer: Kappes, Peter & Kappes, Monica
Seller: Kappes Michelle

Transfer

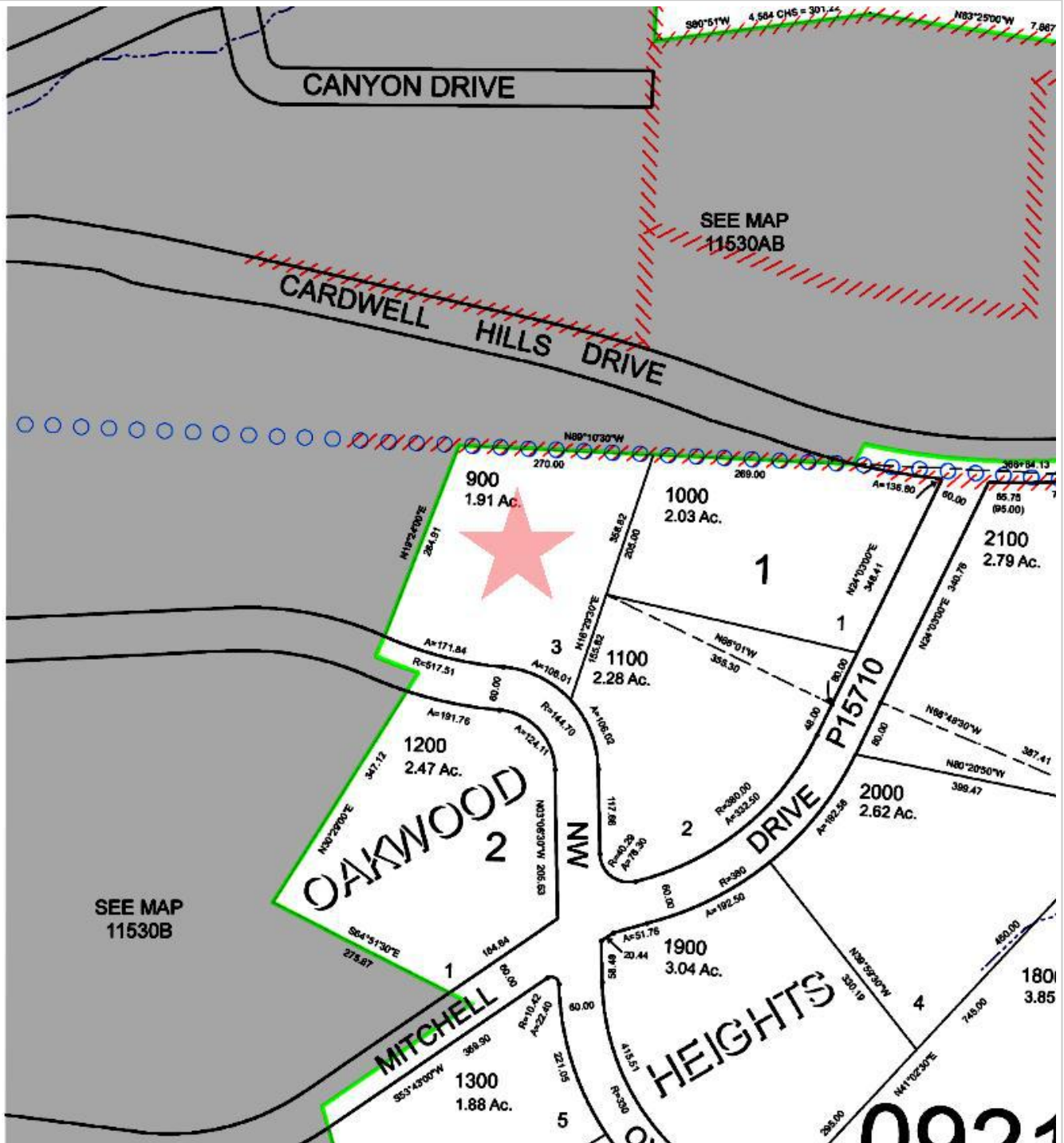
Recording Date: 10/12/2011 Doc Number: 483644 Doc Type: Warranty Deed
Sale Price: \$375,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Tigor Title
Buyer: Kappes, Michelle & Kappes, Peter
Seller: Lammers Duane A

Mortgage

Recording Date: 11/02/2009 Doc Number: 458578 Doc Type: Stand Alone Mortgage
Loan Amount: \$149,000 Loan Type: Credit Line (Revolving) Financing Type: VAR
Lender Name: Osu Fcu Interest Rate: 4.92 Maturity Date:
Borrower: Lammers, Duane A & Lammers, Mary Ann Title Company: Amerititle

Mortgage

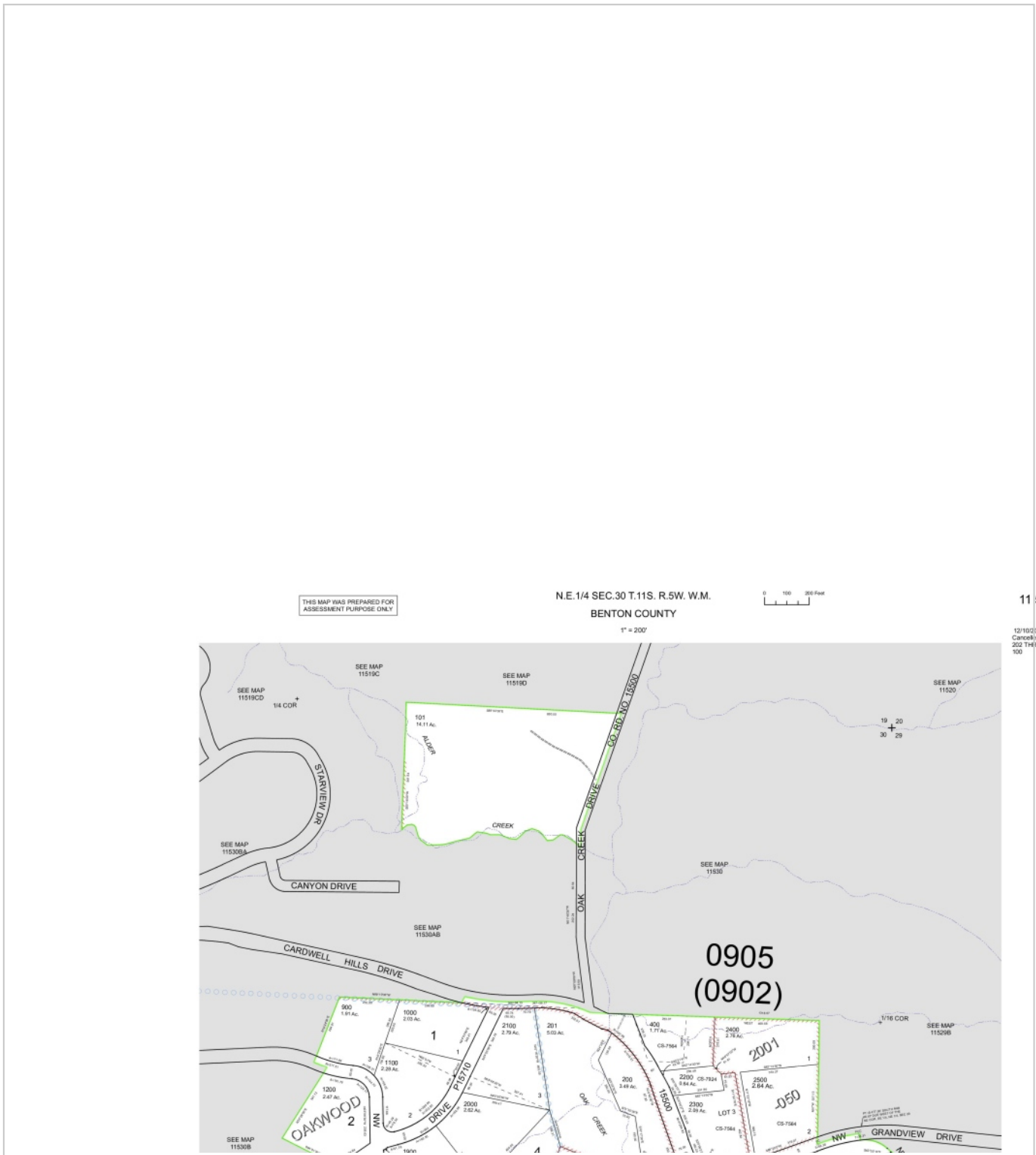
Recording Date:	08/27/2004	Doc Number:	373154	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$132,196	Loan Type:	Unknown (DEFAULT)	Financing Type:	
Lender Name:	Washington Mutual B	Interest Rate:	6.24	Maturity Date:	08/01/2019
Borrower:	Lammers, Duane A & Lammers, Mary Ann			Title Company:	



Parcel ID: 099816

Site Address: 7925 NW Oxbow Dr

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11 5 30A

12/10/2020
Cassell's Nos.
202 TRSU 216
100



TICOR TITLE COMPANY

Parcel ID: 099816

Site Address: 7925 NW Oxbow Dr

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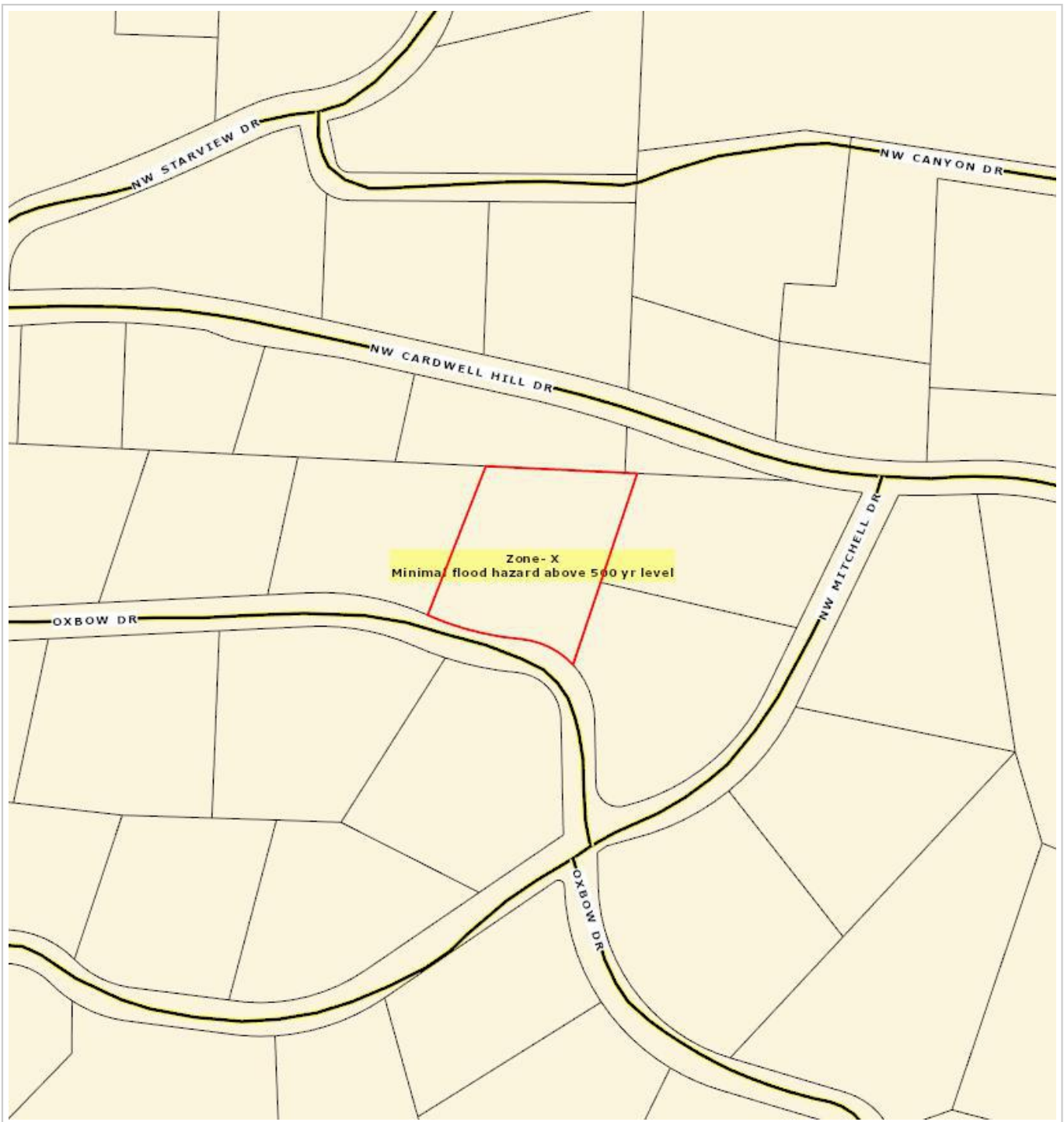
Aerial Map



Parcel ID: 099816

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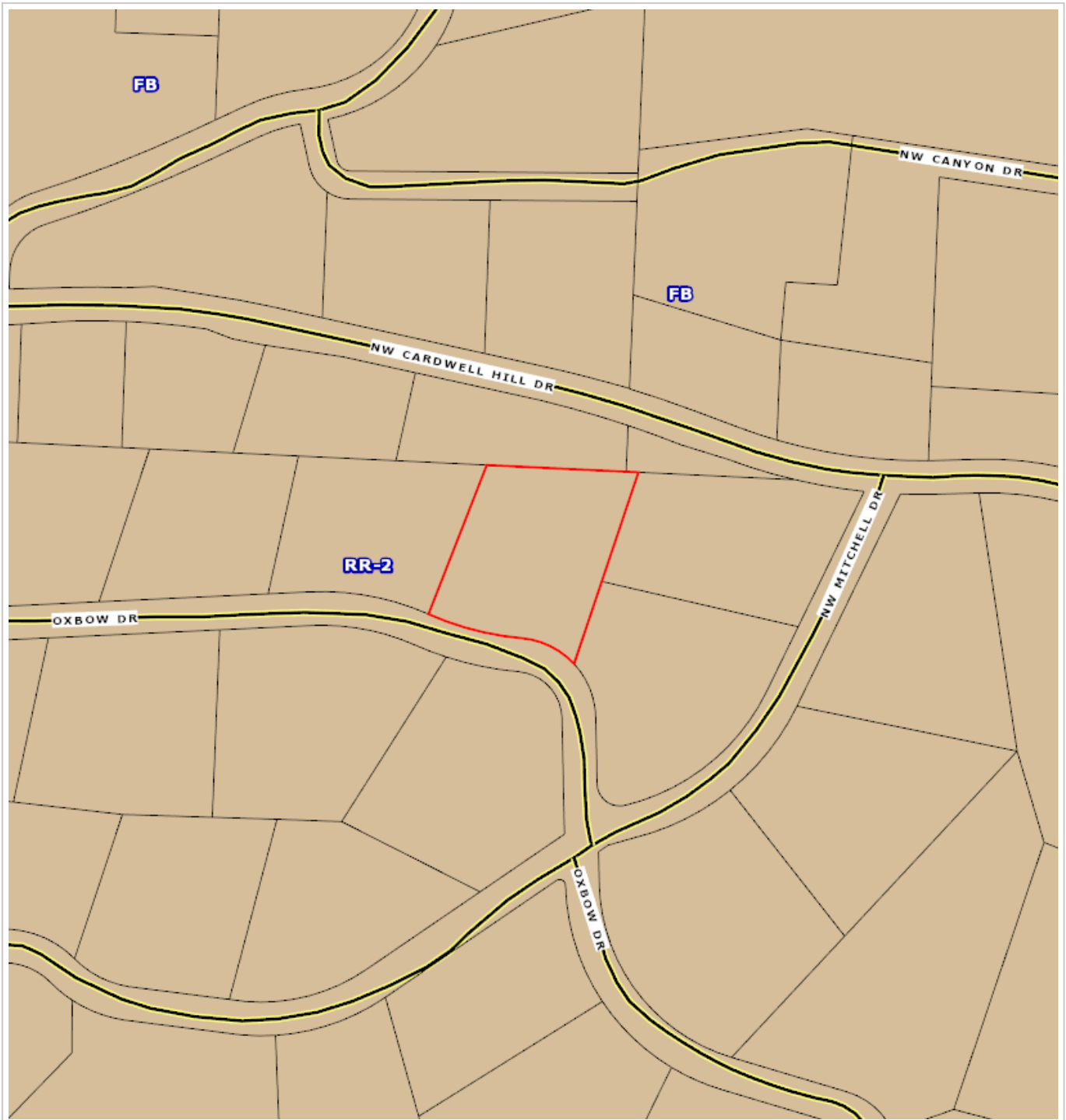
Flood Map



Parcel ID: 099816

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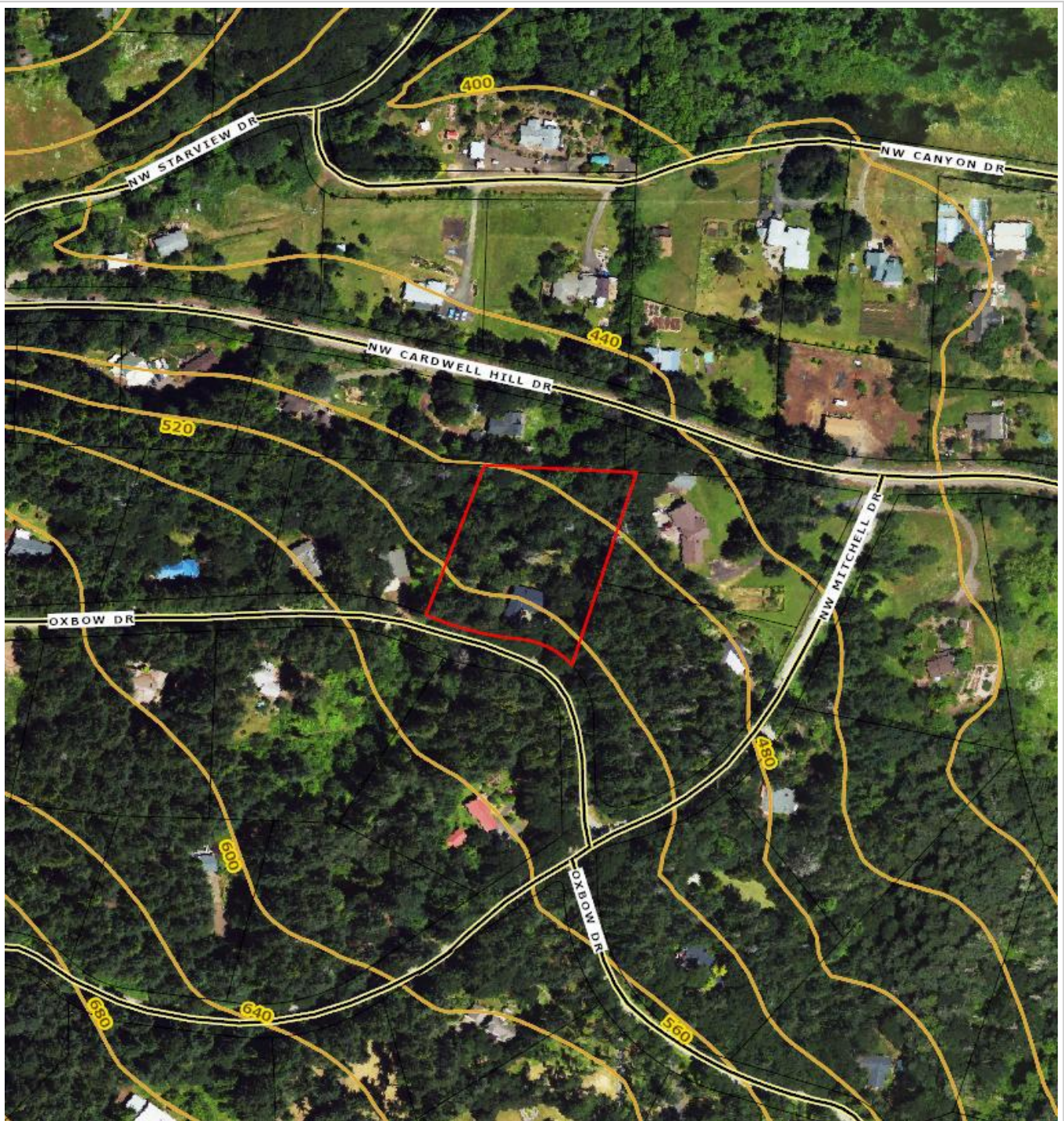
Zoning Map



Parcel ID: 099816

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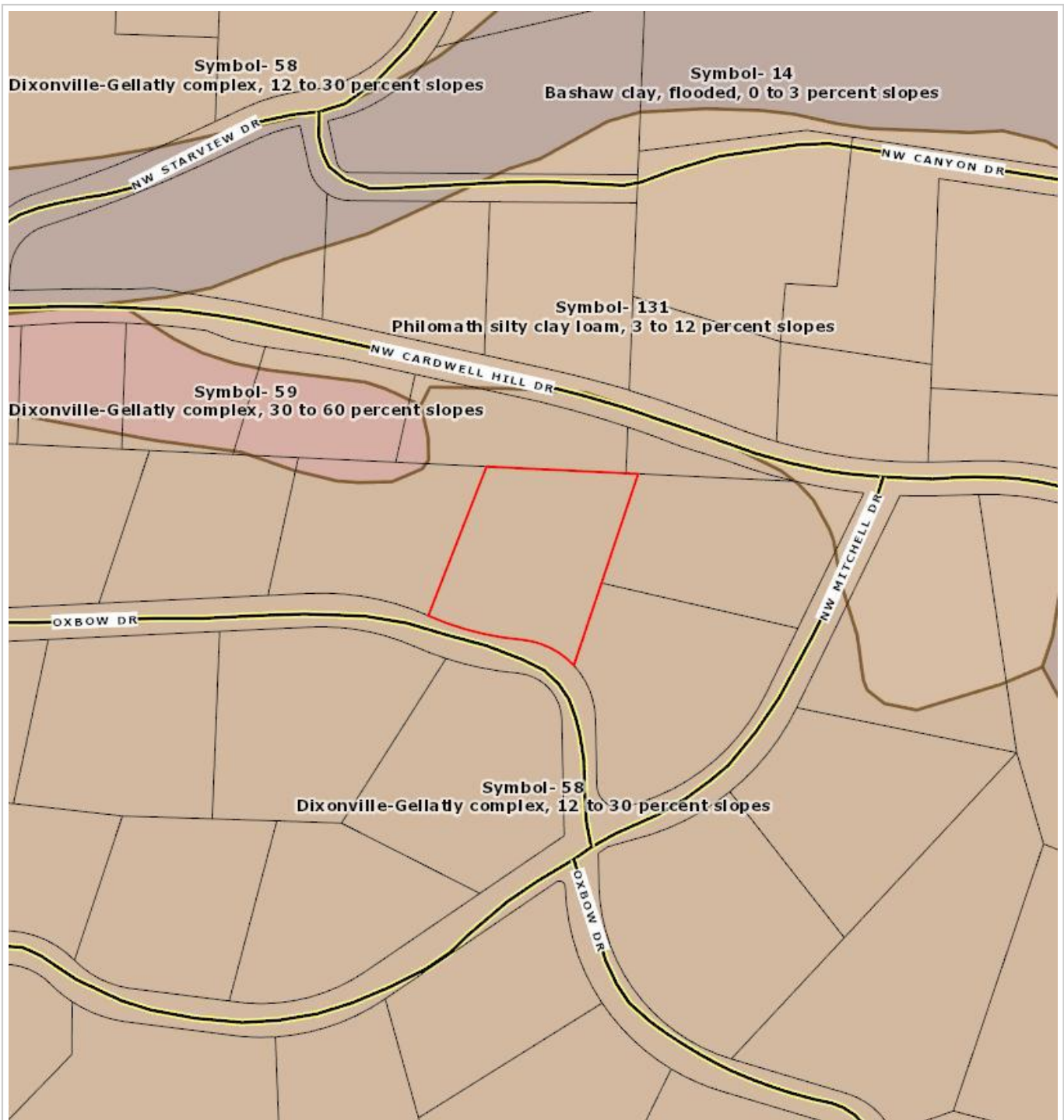
Contour Map



Parcel ID: 099816

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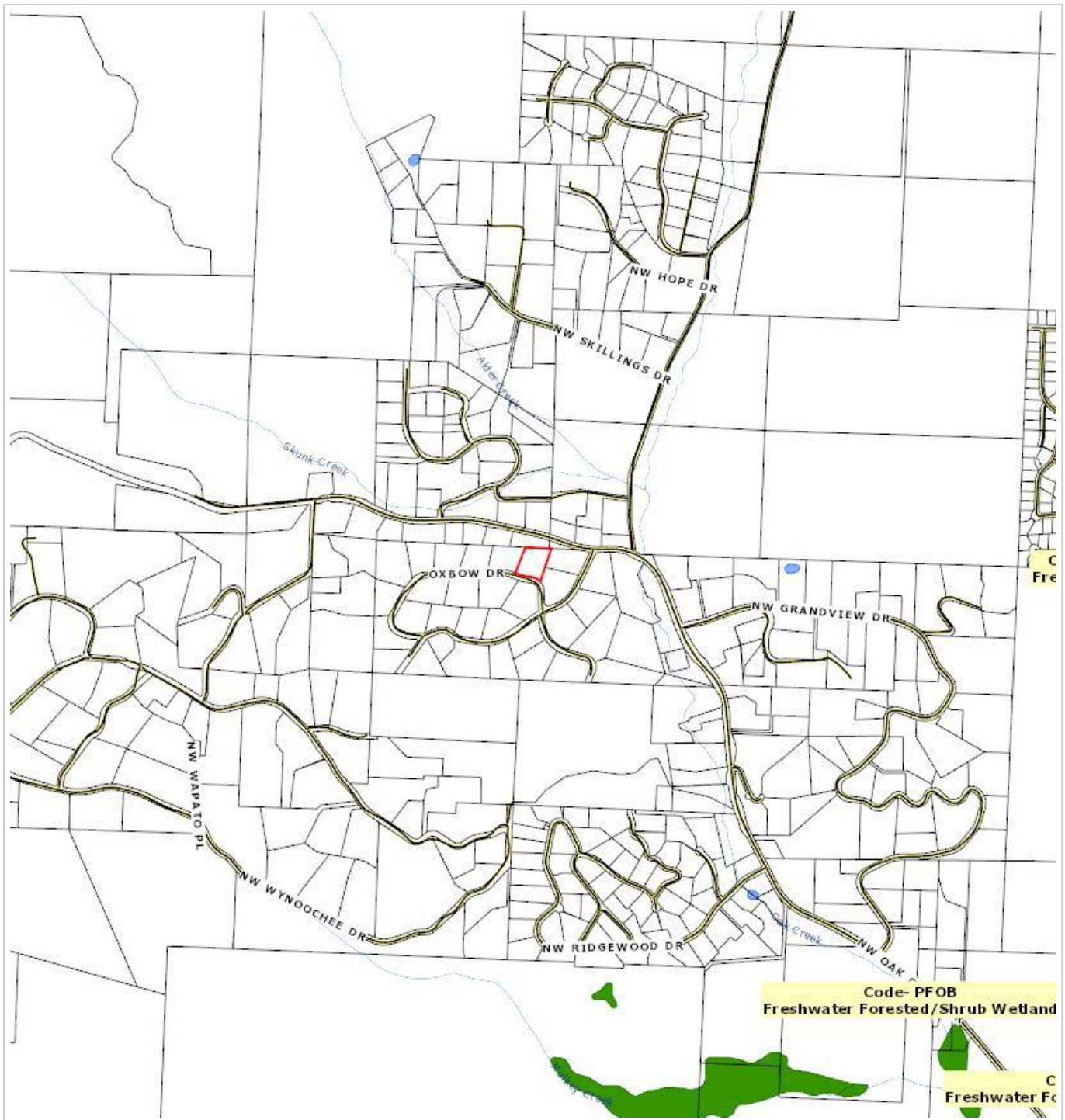
Soil Map



Parcel ID: 099816

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Wetland Map



Parcel ID: 099816

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 099816
Map Taxlot: [11530A000900](#)
Acreage: 1.91
Property Class: 401
Tax Code Area: 0921
Situs Address:
[7925 NW OXBOW DR](#)
[CORVALLIS, OR 97330-2829](#)

Last Certified Values

Market Land: \$301,640.00
Market Structure: \$477,410.00
Total Real: \$779,050.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$478,008.00
Exemption: \$0.00
Net Taxable: \$478,008.00

[Property Valuation History](#)



OWNER INFORMATION

Mortgage Co:

QUICKEN LOANS
1050 WOODWARD AVE
DETROIT, MI 48226

Owner:

BLUE ARM JULIA
7925 NW OXBOW DR
CORVALLIS, OR 97330

Owner:

GONZALEZ ISLEY
7925 NW OXBOW DR
CORVALLIS, OR 97330

Taxpayer:

GONZALEZ ISLEY & BLUE ARM JULIA
7925 NW OXBOW DR
CORVALLIS, OR 97330

TAXES

Tax Code Area: 0921
2024 Property Tax: \$7,587.51

PROPERTY IMPROVEMENTS

Residential Dwellings

Built: 1975
Rooms: 11
Beds: 4
Baths: 3.00
Heating: Forced hot air-elec
Cooling: UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft.: 3333
Main Lvl: 1740
2nd Lvl: 0
Upper Lvl: 0
Basement: 1593
Basement Finish: 1593
Attic Finish: 0
Total Finish: 3333

Residential Features

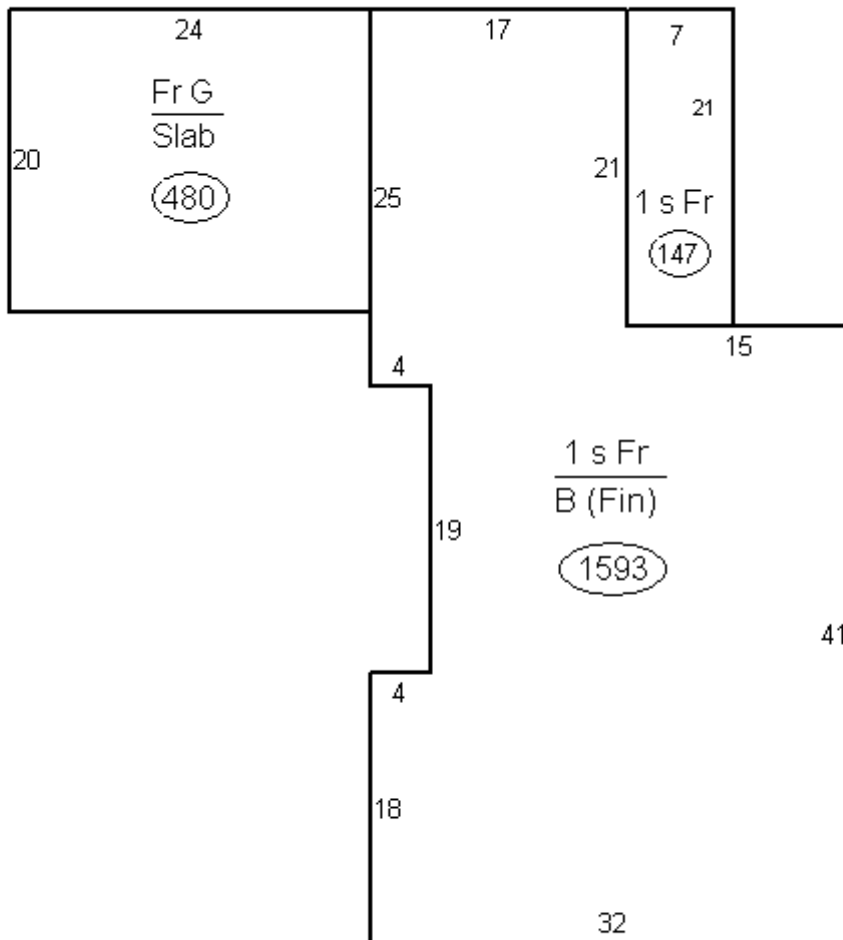
Type: ATTGAR
Year Built: 0
Square Footage: 480

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
08/23/2022	2022-630854	\$720,000.00
03/02/2021	2021-609110	\$0.00
06/03/2020	2020-595605	\$0.00
01/06/2016	2016-539913	\$0.00
10/12/2011	M483644-11	\$375,000.00

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: 099816

SITUS ADDRESS: 7925 NW OXBOW DR CORVALLIS, OR 97330-2829

PROP CLASS:	401		LAST YEARS TAX	
PROP TCA:	0921		Bond LinnBenton CC	74.09
PROP MAP:	11530A000900	ACRES: 1.91	Bonds Corvallis SD 2018	937.47
			LinnBenton CC Bond 2022	32.84
VALUES	LAST YEAR	THIS YEAR	OR Forestry Fire Surcharge	47.50
Real Market	301,640.00	301,640.00	OR Forestry Fire Timber	18.75
Value Land			Bonds - Other	1,110.65
Real Market	459,330.00	477,410.00	Corvallis SD 509J	2,132.59
Value			Corvallis SD 509J LO 2022	717.01
Structure			LinnBenton CC	239.91
Real Market	760,970.00	779,050.00	LinnBentonLincoln ESD	145.74
Value Total			Education	3,235.25
Special	0.00	0.00	911 Emergency Service Dist	215.10
Assessed			Benton County	1,054.10
Value			Benton County Extension Dist	38.24
Assessed	464,085.00	478,008.00	Benton County Library	188.67
Value			Benton County Local Option 2021	430.21
Exemptions	0.00	0.00	Benton County Soil & Water	23.90
Net	464,085.00	478,008.00	Corvallis Rural Fire	1,010.51
Taxable			Oakwood Heights RD	280.88
			General Government	3,241.61

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
7,359.88	4,957.18	2,529.16

2024 - 2025 TAXES	7,587.51
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	7,587.51
TOTAL TAX (After Discount)	7,359.88

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:

099816

Full Payment if paid by
11/15/2024:

7,359.88

or 2/3 Payment if paid by
11/15/2024

with final 1/3 due

05/15/2025:

4,957.18

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

2,529.16

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:

Isley Gonzalez and Julia Blue Arm
7925 NW Oxbow Drive
Corvallis, OR 97330

SEND TAX STATEMENTS TO:

Isley Gonzalez and Julia Blue Arm
7925 NW Oxbow Drive
Corvallis, OR 97330

APN: 099816
Map: 11530A000900
7925 NW Oxbow Drive, Corvallis, OR 97330

BENTON COUNTY, OREGON **2022-630854**
DE-WD
Stn=53 LH **08/23/2022 11:48:31 AM**
\$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

Peter Kappes and Linsey Arnold, as tenants by the entirety, Grantor, conveys and warrants to

Isley Gonzalez and Julia Blue Arm, not as tenants in common, but with rights of survivorship, 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 3, Block 1, OAKWOOD HEIGHTS, in the County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (**\$720,000.00**). (See ORS 93.030).

Subject to:

- Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Consumers Power, Inc.,an Oregon corporation
Purpose:	Electrical and Telephone Transmission and distribution lines
Recording Date:	September 13, 1976
Recording No:	76-070518
Affects:	Reference is hereby made to said document for full particulars

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.

TICOR TITLE 411822120224

STATUTORY WARRANTY DEED
(continued)

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

Dated: 08/19/2022

Peter Kappes
Peter Kappes

Linsey Arnold
Linsey Arnold

State of Louisiana
County of Orleans Parish of Orleans

This instrument was acknowledged before me on August 19, 2022 by Peter Kappes and Linsey Arnold.

Laurie C. Simpson
Notary Public - State of ~~Oregon~~ Louisiana
LAURIE C. SIMPSON
My Commission Expires: At Death

