



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**04/18/2025**

*Owner Name:*

**Troutman, Chelsea  
Christopher, James**

*Property Address:*

**3471 Red Arrow Dr  
Lebanon OR 97355 1695**

*Reference Number:*

**12S02W23CB10400**

*Account Number:*

**0920046**

### 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
--	--	---	--	---	---	--

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](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**



### Parcel Information

Parcel #:	0920046
Tax Lot:	12S02W23CB10400
Site Address:	3471 Red Arrow Dr Lebanon OR 97355 - 1695
Owner:	Troutman, Chelsea Christopher, James 3471 Red Arrow Dr Lebanon OR 97355 - 1695
Twn/Range/Section:	12S / 02W / 23 / SW
Parcel Size:	0.15 Acres (6,534 SqFt)
Plat/Subdivision:	Eagle View Estates
Lot:	
Census Tract/Block:	030903 / 4052
Levy Code Area:	00947
Levy Rate:	21.0149
Market Value Land:	\$118,500.00
Market Value Impr:	\$252,070.00
Market Value Total:	\$370,570.00
Assessed Value:	\$205,390.00



### Tax Information

Tax Year	Annual Tax
2024	\$4,316.24
2023	\$4,176.65
2022	\$4,089.09

### Legal

EAGLE VIEW ESTATES

### Land

Land Use:	101 - RESIDENTIAL IMPROVED	Zoning:	Lebanon-RM - Z-Rm : Residential Mixed Density
Watershed:	Lower Calapooia River	Std Land Use:	1001 - Single Family Residential
Recreation:		School District:	9 - Lebanon Community
Primary School:	Riverview School	Middle School:	Seven Oak Middle School
High School:	Lebanon High School		

### Improvement

Year Built:	2007	Stories:	1	Finished Area:	1,396 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	141 - One Story				

### Transfer Information

Rec. Date:	03/13/2023	Sale Price:	\$329,000.00	Doc Num:	DN 2023-2511	Doc Type:	Warranty Deed
Owner:	Chelsea Troutman			Grantor:	HANSEN CHERYL K		
Orig. Loan Amt:	\$299,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:	New Conventional	Lender:	OREGON STATE CREDIT UNION		

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**

3471 Red Arrow Dr, Lebanon OR 97355

APN: 0920046

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
03/13/2023	Warranty Deed	\$329,000	2511	Chelsea Troutman & James Ch	Hansen Cheryl K
03/06/2014	Warranty Deed	\$142,500	2408	Hansen, Cheryl K	H & R Homes & Developme
05/30/2008	Stand Alone Mortgage	\$148,000	10951	H&r Homes & Development Inc	

**Last Vesting**

Recording Date:	03/13/2023	Doc Number:	2511	Doc Type:	Warranty Deed
Sale Price:	\$329,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	Amerititle
Buyer:	Chelsea Troutman & James Christopher				
Seller:	Hansen Cheryl K				

**Prior Transfer**

Recording Date:	03/06/2014	Doc Number:	2408	Doc Type:	Warranty Deed
Sale Price:	\$142,500	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Ticor Title
Buyer:	Hansen, Cheryl K & Hansen, Daniel R				
Seller:	H & R Homes & Development Inc				

**Mortgage**

Recording Date:	05/30/2008	Doc Number:	10951	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$148,000	Loan Type:	Unknown (DEFAULT)	Financing Type:	
Lender Name:	Banner Bank	Interest Rate:	6.05	Maturity Date:	06/01/2011
Borrower:	H&r Homes & Development Inc			Title Company:	Lawyers Title Insurance Corp

**Linn County**  
**2024 Real Property Assessment Report**  
Account 920046

**Map** 12S02W23-CB-10400  
**Code - Tax ID** 00947 - 920046

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** Lot and Metes & Bounds - See legal report for full description

**Mailing** TROUTMAN CHELSEA & CHRISTOPHER JAMES  
3471 RED ARROW DR  
LEBANON OR 97355

**Deed Reference #** 2023-2511  
**Sales Date/Price** 03-13-2023 / \$329,000  
**Appraiser** VANDERWOOD, LISA

**Property Class** 101    **MA**    **SA**    **NH**  
**RMV Class** 101    03    02    008

Site	Situs Address	City
1	3471 RED ARROW DR	LEBANON

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception    CPR %
00947	Land	118,500		Land	0
	Impr	252,070		Impr	0
<b>Code Area Total</b>		370,570	205,390	205,390	0
<b>Grand Total</b>		370,570	205,390	205,390	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00947	1	<input checked="" type="checkbox"/>			CITY OSD - AVERAGE	100			18,500
					LANDSCAPE - AVERAGE	100			5,000
					Market	100	6,513 SF		95,000
					<b>Code Area Total</b>		6,513 SF		118,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00947	100	2007	141	RES One story	101	1,396			250,000
	101	2007	110	Residential Other Improvements	101	0			2,070
<b>Code Area Total</b>						1,396			252,070

**Comments**

\*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*  
EV2007-254: SEG'D FROM ACCT 212346. PLAT FILED 3/13/07 CS 24497. RMV AND MAV BALANCED FOR 2007. 5/21/07 JLS.  
2008MX: REVALUE LAND AND CODE TO RECALC AFTER SEG. 5/21/07 JLS.  
2008MX: DONE. 9/13/07 JLS.

\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
2008MX: PLANS FOR NEW SFR.  
2008MX: NEW RES COMP. 10/5/07 JLS.  
2023: CYCLE RE-APPRAISAL. 9/23 LV

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

18-Apr-2025

TROUTMAN CHELSEA & CHRISTOPHER JAMES  
3471 RED ARROW DR  
LEBANON OR 97355

Tax Account #	920046	Lender Name	CLG - OREGON STATE UNIV FEDERAL CR
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00947
Situs Address	3471 RED ARROW DR LEBANON OR 97355	Interest To	Apr 18, 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	\$4,316.24	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,176.65	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,089.09	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,943.16	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,894.71	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,700.40	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,671.63	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,424.70	Nov 15, 2017
2017	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,208.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,107.93	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,984.28	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,916.69	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,777.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,578.10	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,691.87	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,885.38	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,974.98	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,918.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$187.87	Nov 15, 2007
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$58,448.82	



LINN COUNTY, OREGON

**2023-02511**

D-WD

**03/13/2023 02:42:00 PM**

Stn=10122 S. WILSON

\$15.00 \$11.00 \$10.00 \$60.00 \$19.00

**\$115.00**

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

After recording return to:

Chelsea Troutman and Christopher James Troutman

PO Box 483

Corvallis, OR 97339

Until a change is requested all tax statements shall be sent to the following address:

Chelsea Troutman and Christopher James Troutman

3471 Red Arrow Dr.

Lebanon, OR 97355

File No. 580148AM

---

### STATUTORY WARRANTY DEED

**Cheryl K. Hansen and Daniel R. Hansen, aka Daniel Ray Hansen, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Chelsea Troutman and Christopher James Troutman, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Linn and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 97, EAGLE VIEW ESTATES, in the City of Lebanon, Linn County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**12S02W23CB 10400**

The true and actual consideration for this conveyance is \$329,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

580148AM



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 this 10 day of March, 2023

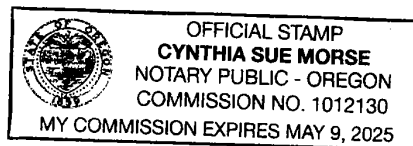
Cheryl K. Hansen

Daniel R. Hansen by Jennifer Giles as his attorney in fact  
Daniel R. Hansen by Jennifer Giles,  
as his attorney in fact

State of Oregon } ss  
County of Linn }

On this 10<sup>th</sup> day of March, 2023, before me, Cindy Morse a Notary Public in and for said state, personally appeared Daniel R. Hansen by Jennifer Giles as his attorney in fact, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C Morse  
Notary Public for the State of Oregon  
Residing at: Dalton, OR  
Commission Expires: 5-9-2025




State of Oregon } ss  
County of Linn }

On this \_\_\_\_\_ day of March, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Daniel Ray Hansen by Jennifer Giles as his attorney in fact, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 this 13 day of March, 2023

  
Cheryl K. Hansen

Daniel R. Hansen by Jennifer Giles, as  
his attorney in fact

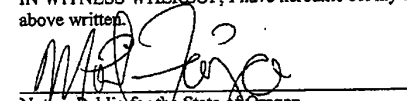
State of Oregon } ss  
County of Linn }

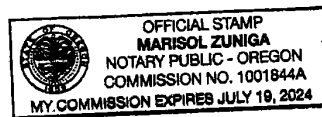
On this 13th day of March, 2023, before me, \_\_\_\_\_ a Notary Public in and  
for said state, personally appeared Daniel Ray Hansen by Jennifer Giles as his attorney in fact, known or identified to me to be  
the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Notary Public for the State of Oregon  
Residing at:  
Commission Expires:

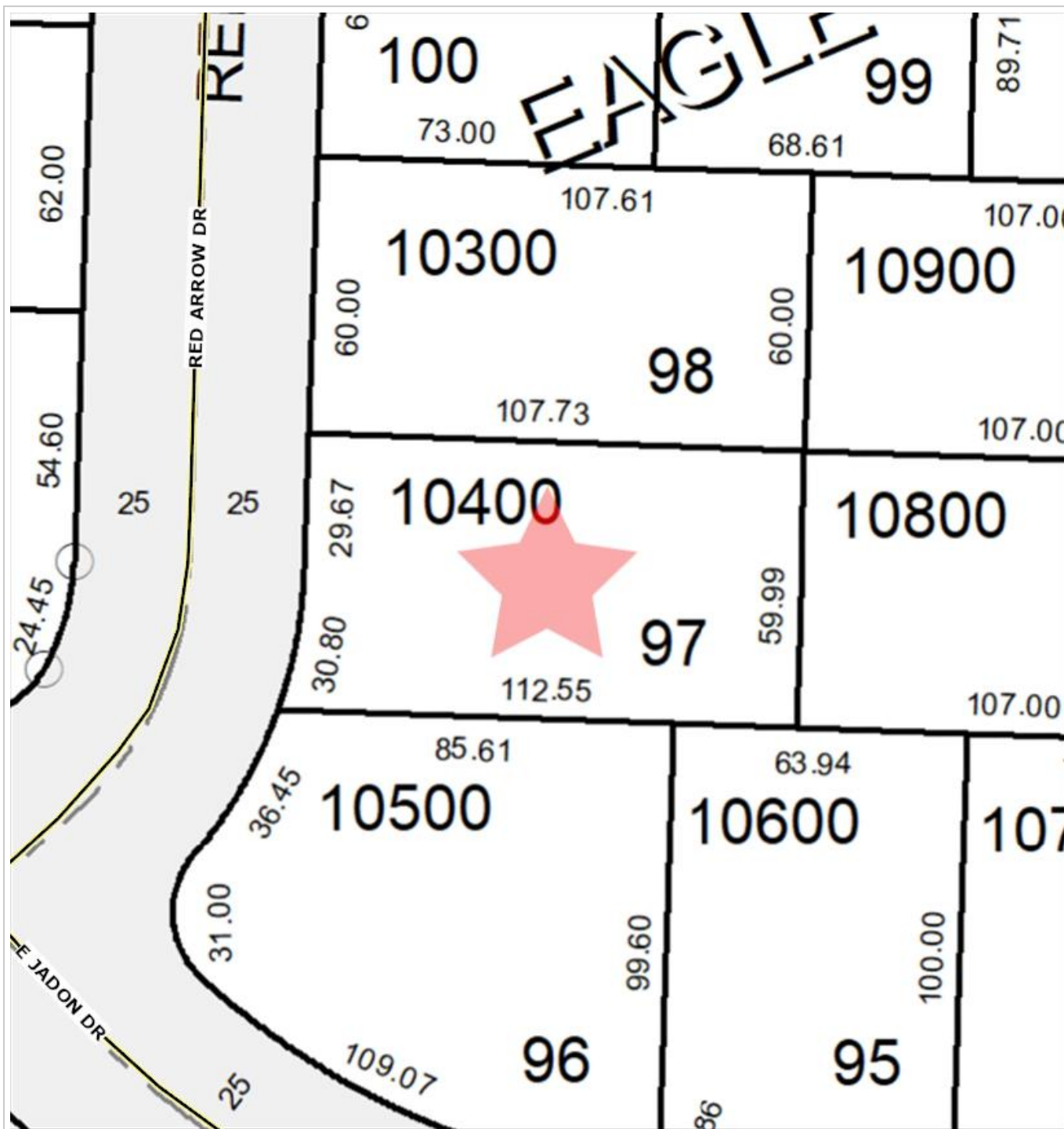
State of Oregon } ss  
County of Linn }

On this 13th day of March, 2023, before me, Marisol Zuniga a Notary Public in and  
for said state, personally appeared Cheryl K. Hansen, in fact, known or identified to me to be the person(s) whose name(s) is/are  
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

  
Notary Public for the State of Oregon  
Residing at: Lebanon, OR  
Commission Expires: July 19, 2024







**TICOR TITLE™**

Parcel ID: 0920046

Site Address: 3471 Red Arrow Dr

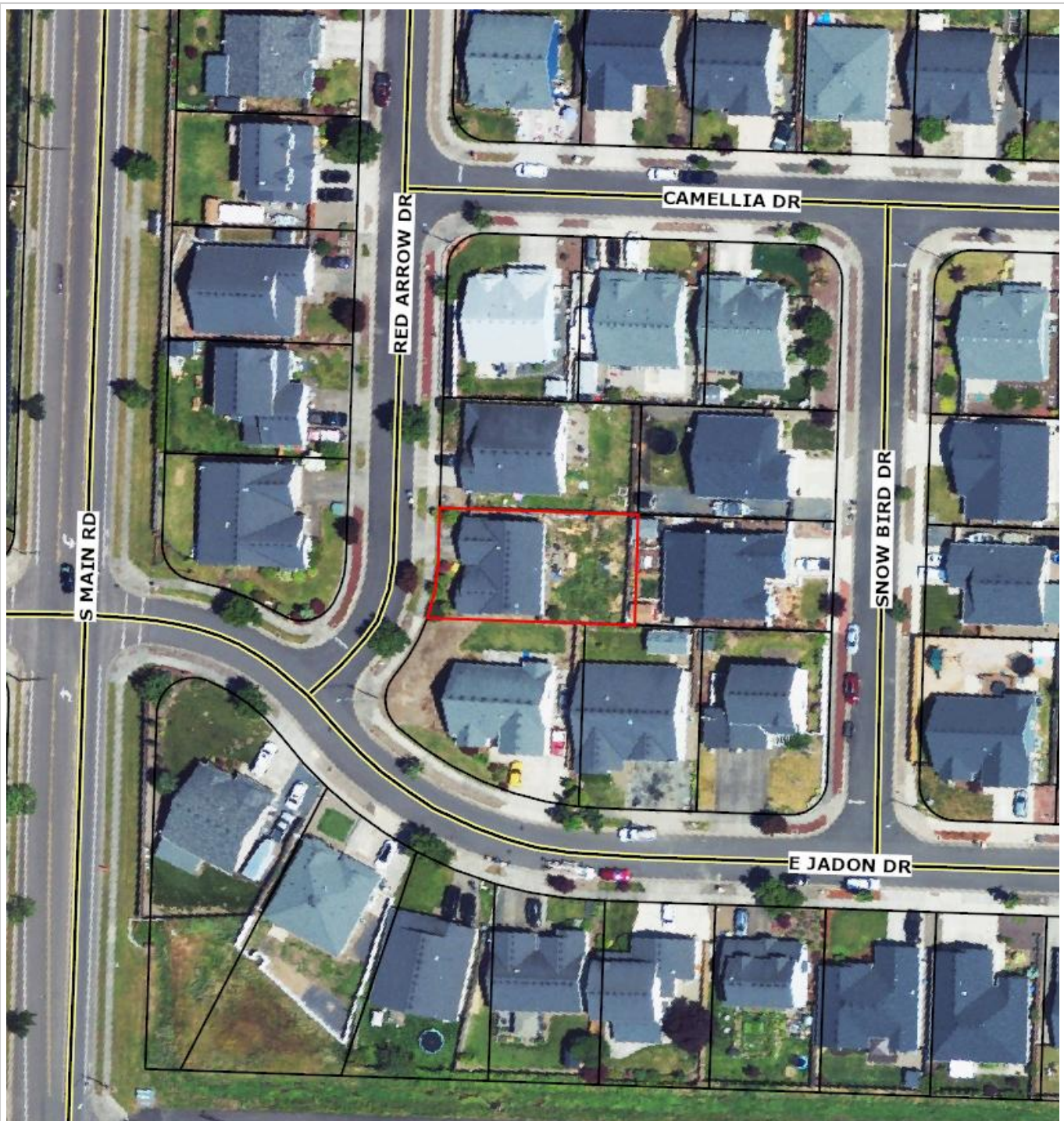
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

[illegible]

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.



## Aerial Map



**TICOR TITLE™**

**Parcel ID: 0920046**

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.

## Flood Map



**TICOR TITLE™**

**Parcel ID: 0920046**

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.



## Zoning Map



**TICOR TITLE™**

Parcel ID: 0920046

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.