



TICOR TITLE™

Property Profile Report

Client Name:

Todays Date:

07/24/2025

Owner Name:

Busch, Joseph

Property Address:

950 D St

Independence OR 97351 1523

Reference Number:

8429AA 2100

Account Number:

208411

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 #:	208411
Tax Lot:	8429AA 2100
Site Address:	950 D St Independence OR 97351
Owner:	Busch, Joseph
Owner 2:	
Owner Address:	1316 NW Taylor Ave Corvallis OR 97330
Twn/Range/Section:	08S / 04W / 29 / NE
Parcel Size:	0.17 Acres (7,440 SqFt)
Lot:	
Block:	
Census Tract/Block:	020305 / 5001
Levy Code Area:	1303
Levy Rate:	18.1129
Market Value Land:	\$135,000.00
Market Value Impr:	\$154,840.00
Market Value Total:	\$289,840.00 (2025)
Assessed Value:	\$102,500.00



Tax Information

Tax Year	Annual Tax
2024	\$1,802.62
2023	\$1,848.86
2022	\$1,697.38
Exemption Description:	

Legal

Land

Land Use:	101 - Residential Improved Zoned Residential	Zoning:	Independence-RM - Medium-Density Residential Zone
Watershed:	Rickreall Creek-Willamette River	School District:	Central
Primary School:	Independence Elementary School	Middle School:	Talmadge Middle School
High School:	Central High School		

Improvement

Year Built:	1943	Eff Year Built:	1965	Build Type:	Res - One story
Bedrooms:	3	Bathrooms:	1	Total SqFt:	1,026
Full Baths:	1	Half Baths:		Stories:	1
Garage:	304 SqFt	Carport SqFt:		Deck SqFt:	
Fireplace:		Heat:		Basement Fin/UnFin:	
Floor 1 SqFt:	1,026	Floor 2 SqFt:		Porch SqFt:	

Transfer Information

Loan Date:	05/03/2024	Loan Amt:	\$230,000.00	Doc Num:	3328	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	New Conventional	Lender:	BORRADAILE GLENCORA		

Rec. Date: 04/26/2024	Sale Price: \$230,000.00	Doc Num: 3136	Doc Type: Special Warranty Deed
Owner: Joseph Busch		Grantor: BRECKENRIDGE PROPERTY FUND 201	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
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.

Subject Property
950 D St, Independence OR 97351
APN: 208411

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
05/03/2024	Stand Alone Mortgage	\$230,000	3328	Busch, Joseph	
04/26/2024	Special Warranty Deed	\$230,000	3136	Joseph Busch	Breckenridge Property Fund
10/23/2023	Sheriff's Deed		7947	Breckenridge Property Fund 20	Garton Mark
07/03/2023	Stand Alone Mortgage	\$102,850	4985	Breckenridge Property Fund 20	
05/02/2023	Sheriff's Deed		3244	Meb Loan Trust	Riha Paula
04/07/2023	Bargain and Sale Deed	\$2,000	2524	Durable Investments LLC	Rober Kenneth E
02/09/2023	Notice of Default		900	Riha Paula Rae	
10/04/2011	Stand Alone Mortgage	\$67,000	9138	Riha, Paula Rae	

Mortgage

Recording Date:	05/03/2024	Doc Number:	3328	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$230,000	Loan Type:	New Conventional	Financing Type:	
Lender Name:	Borradaile Glencora	Interest Rate:	6.87	Maturity Date:	12/15/2028
Borrower:	Busch, Joseph			Title Company:	None Listed On Document

Last Vesting

Recording Date:	04/26/2024	Doc Number:	3136	Doc Type:	Special Warranty Deed
Sale Price:	\$230,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	Fidelity National Title
Buyer:	Joseph Busch				
Seller:	Breckenridge Property Fund 201				

Transfer

Recording Date:	10/23/2023	Doc Number:	7947	Doc Type:	Sheriff's Deed
Sale Price:	\$121,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	None Listed On Document
Buyer:	Breckenridge Property Fund 201 & Rober				
Seller:	Garton Mark				

Mortgage

Recording Date:	07/03/2023	Doc Number:	4985	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$102,850	Loan Type:	New Conventional	Financing Type:	
Lender Name:	Bank Of The West	Interest Rate:	6.6	Maturity Date:	
Borrower:	Breckenridge Property Fund 201			Title Company:	Fidelity National Title

Transfer

Recording Date:	05/02/2023	Doc Number:	3244	Doc Type:	Sheriff's Deed
Sale Price:	\$121,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	
Buyer:	Meb Loan Trust & U.s. Bank National Association				
Seller:	Riha Paula				

Prior Transfer

Recording Date:	04/07/2023	Doc Number:	2524	Doc Type:	Bargain and Sale Deed
Sale Price:	\$2,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	
Buyer:	Durable Investments LLC				
Seller:	Rober Kenneth E				

Foreclosure

Recording Date:	02/09/2023	Doc Number:	900	Doc Type:	Notice of Default
Loan Doc #:		Loan Date:		Default Amount:	
Beneficiary:		Trustor Name:	Riha Paula Rae	Auction Date:	
Trustee/Contact:		Phone:			
Mailing Address:					

Mortgage

Recording Date:	10/04/2011	Doc Number:	9138	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$67,000	Loan Type:	Credit Line (Revolving)	Financing Type:	VAR
Lender Name:	State Farm Bank Fsb	Interest Rate:	4.09	Maturity Date:	09/19/2036
Borrower:	Riha, Paula Rae & Rober, Paula Rae			Title Company:	Dri Title & Escrow

Polk County
2025 Real Property Assessment Report
 Account 208411
 NOT OFFICIAL VALUE

Map	08429-AA-02100	Tax Status	Assessable
Code - Tax ID	1303 - 208411	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	BUSCH JOSEPH 1316 NW TAYLOR AVE CORVALLIS OR 97330		
		Deed Reference #	2024-3136
		Sales Date/Price	04-24-2024 / \$230,000
		Appraiser	GRAHAM, PEGGY

Property Class	101	MA	SA	NH
RMV Class	101	04	03	000

Site	Situs Address	City
1	950 D ST	INDEPENDENCE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1303	Land	135,000		Land	0
	Impr	154,840		Impr	0
Code Area Total		289,840	102,500	102,500	0
Grand Total		289,840	102,500	102,500	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1303					LANDSCAPE - AVERAGE	100				5,000
	1	<input checked="" type="checkbox"/>		RM	Residential Site	100	7,440 SF		001	130,000
Code Area Total							7,440 SF			135,000

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
1303	1	1943	131	One story	100	1,026				154,840
Code Area Total						1,026				154,840

Appraisal Maint 2025-REPAIR/REMODEL/REMOVE STRUCTURE (RESIDENTIAL UPDATE MAINTENANCE)

Comments For 2025- Updated EA to reflect repairs. PG 12/2024

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

24-Jul-2025

BUSCH JOSEPH
1316 NW TAYLOR AVE
CORVALLIS OR 97330

Tax Account #	208411	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1303
Situs Address	950 D ST INDEPENDENCE OR 97351	Interest To	Jul 24, 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	\$1,802.62	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,848.86	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,697.38	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,678.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,634.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,592.31	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,541.61	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,533.20	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,561.60	Nov 15, 2016
2016	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$397.40	Aug 19, 2020
2016	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	Nov 24, 2020
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.79	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,468.78	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,386.25	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,338.15	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,295.55	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,251.04	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,246.68	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,213.71	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,220.21	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,142.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,154.23	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,103.08	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,099.33	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,030.83	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.94	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$895.87	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$930.23	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$824.14	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$818.04	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$935.28	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$821.46	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$837.00	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$833.87	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$827.09	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$865.10	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$908.40	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$847.26	Nov 15, 1989

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

24-Jul-2025

BUSCH JOSEPH
1316 NW TAYLOR AVE
CORVALLIS OR 97330

Tax Account #	208411	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1303
Situs Address	950 D ST INDEPENDENCE OR 97351	Interest To	Jul 24, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$883.10	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RETURNED MAIL	8-Nov-2023	2023 TAX STATEMENT RETURNED

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

825 NE Multnomah St., Suite 975
Portland, OR 97232

GRANTOR'S NAME:

Breckenridge Property Fund 2016, LLC

GRANTEE'S NAME:

Joseph Busch

AFTER RECORDING RETURN TO:

Joseph Busch
1316 NW Taylor Ave
Corvallis, OR 97330

SEND TAX STATEMENTS TO:

Joseph Busch
1316 NW Taylor Ave
Corvallis OR 97330

208411 and 08429-AA-02100
950 D Street, Independence, OR 97351

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-003136

04/26/2024 02:09:02 PM

REC-WD Cnt=1 Stn=5 O. DUTY
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00

\$106.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Breckenridge Property Fund 2016, LLC, a Delaware limited liability company, who acquired title as Breckenridge Property Fund 2016, LLC, Grantor, conveys and specially warrants to Joseph Busch, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Beginning 120 feet East of the Southwest corner of Block One (1) of PATTERSON'S SECOND ADDITION to Independence, Oregon; thence North 132 feet; thence East 60 feet; thence South 132 feet; thence West 60 feet to the place of beginning, in the County of Polk, State of Oregon. EXCEPTING THEREFROM, the North 8 feet thereof, which is reserved for alley purposes.

The true consideration for this conveyance is Two Hundred Thirty Thousand And No/100 Dollars **(\$230,000.00)**. (See ORS 93.030).

Subject to:

Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record

Fidelity National Title of Oregon 60222305245/45142308292-05

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

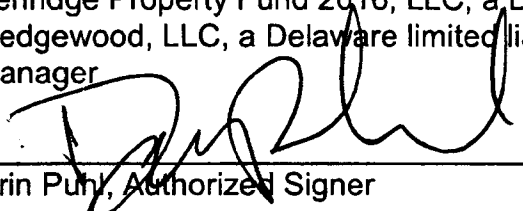
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

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

Dated: 4/24/2024

Breckenridge Property Fund 2016, LLC, a Delaware limited liability company
By: Wedgewood, LLC, a Delaware limited liability company
Its: Manager

BY: 
Darin Pugh, Authorized Signer

State of _____
County of _____

This instrument was acknowledged before me on _____ by

_____ as
_____ of

VEE ATTACHED

Notary Public - State of _____

My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

} s.s.

On 4/24/24 before me, L. MICHAEL
Name of Notary Public, Title

personally appeared DARIN PUTH
Name of Signer (1)

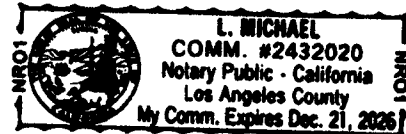
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____



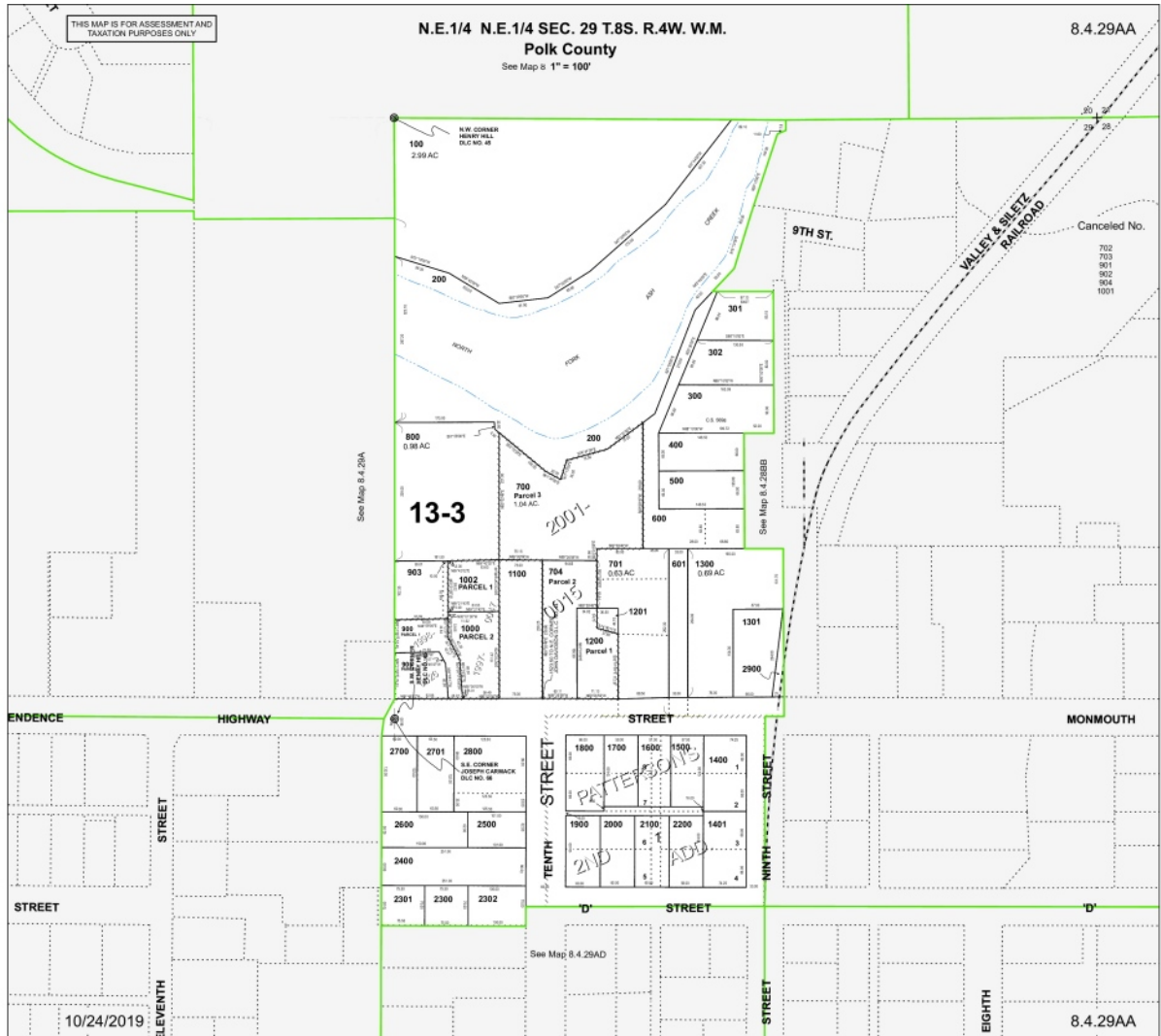
TICOR TITLE™

Parcel ID: 208411

Site Address: 950 D St

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.

Full Assessor Map



TICOR TITLE™

Parcel ID: 208411

Site Address: 950 D St

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Aerial Map



TICOR TITLE™

Parcel ID: 208411

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Flood Map

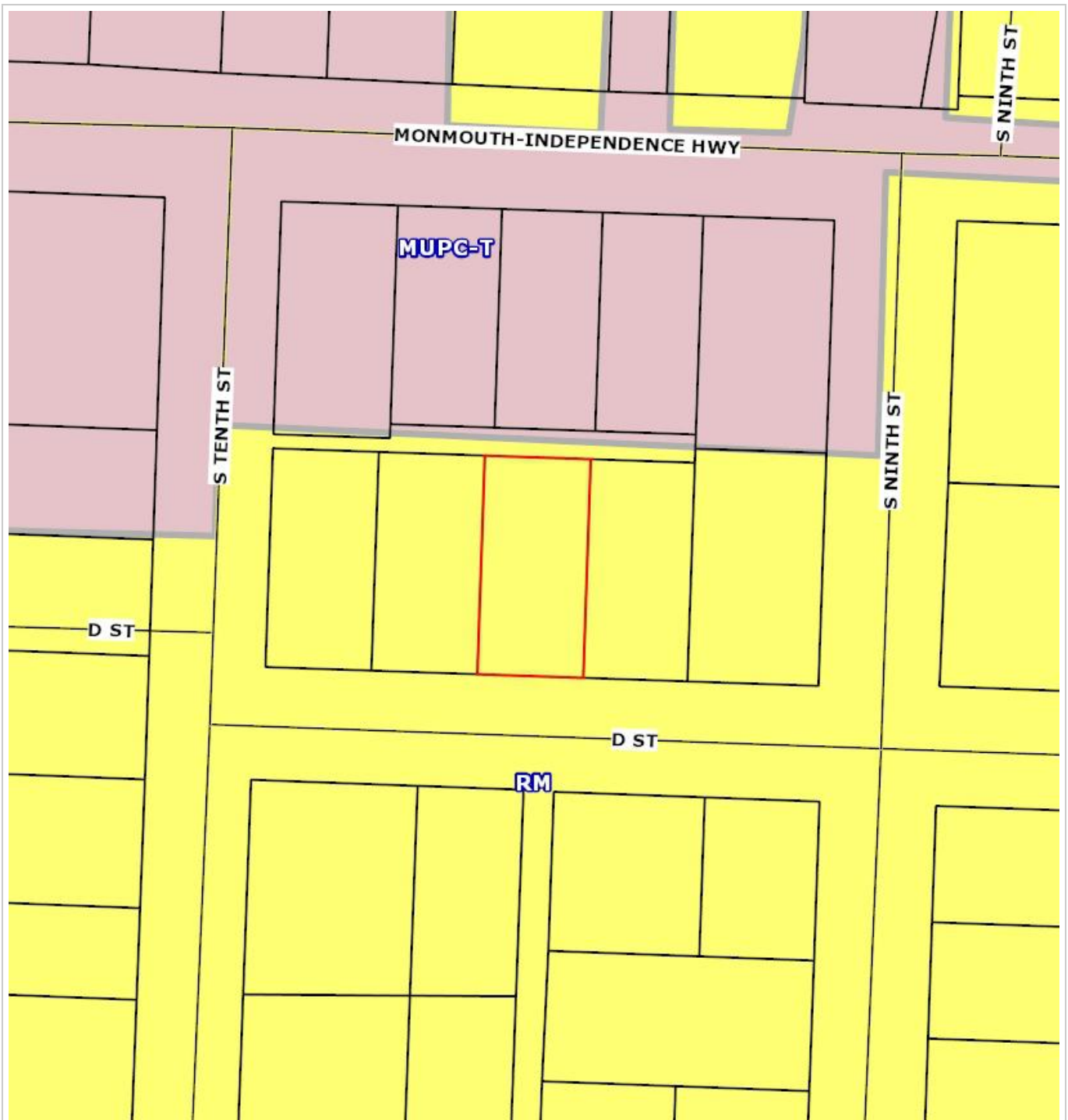


TICOR TITLE™

Parcel ID: 208411

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Zoning Map



Parcel ID: 208411

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