



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

04/03/2026

Owner Name:

Rabas, Zachary R

Property Address:

**135 SE Alexander Ave
Corvallis OR 97333 2076**

Reference Number:

12511BA03000

Account Number:

158224

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 #:	158224
Account #:	12511BA03000
Site Address:	135 SE Alexander Ave Corvallis OR 97333
Owner:	Rabas, Zachary R
Owner2:	
Owner Address:	135 SE Alexander Ave Corvallis OR 97333
Twn/Range/Section:	12S / 05W / 11 / NW
Parcel Size:	0.12 Acres (5,227 SqFt)
Lot:	
Block:	
Census Tract/Block:	000101 / 1010
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$217,000.00
Market Value Impr:	\$184,869.00
Market Value Total:	\$401,869.00 (2025)
Assessed Value:	\$134,397.00

Tax Information

Tax Year	Annual Tax
2024	\$2,506.54
2023	\$2,433.19
2022	\$2,362.09
Exemption Description:	

Legal

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Corvallis-RS-6 - Low Density Residential
Watershed:	Marys River	School District:	Corvallis
Primary School:	Lincoln Elementary School	Middle School:	Linus Pauling Middle School
High School:	Corvallis High School	Recreation:	

Improvement

Year Built:	1941	# of Buildings:	2	Garage:	240 - Attached Garage
Bedrooms:	2	Fin SqFt:	1,192	Bsmt Fin SqFt:	
Stories:	1	Floor 1 SqFt:	832	Floor 2 SqFt:	
Baths, Total:	1	Baths, Full:	1	Baths, Half:	
Pool:		Heat Type:	Forced hot air-gas		

Transfer Information

Sale Date:	04/19/2024	Sale Price:	\$355,000.00	Doc Num:	2024-643697	Doc Type:	Statutory Warranty Deed
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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 135 SE Alexander Ave, Corvallis OR 97333 APN: 158224

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
04/18/2024	Warranty Deed	\$355,000	643697	Zachary Rabas	Austin Brigid A
06/21/2021	Intrafamily Transfer & Di		614787	Austin, Brigid A	Austin Brigid A
03/31/2020	Warranty Deed	\$210,000	593248	Austin, Brigid A	Austin William E

Last Vesting

Recording Date: 04/18/2024	Doc Number: 643697	Doc Type: Warranty Deed
Sale Price: \$355,000	Intrafamily: N	Multiple Parcels: N
Sale Type: Sales price from Transfer Tax.	Vesting:	Title Company: Ticor Title

Buyer:	Doc Number	Loan Amount	Type	Lender
Zachary Rabas				
Seller: Austin Brigid A	Mtg 1 2024.643698	\$337,250	New Conv	Crosscountry Mortgage LLC

Prior Transfer

Recording Date: 06/21/2021	Doc Number: 614787	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: Austin, Brigid A & Smith, Mary R
Seller: Austin Brigid A

Transfer

Recording Date: 03/31/2020	Doc Number: 593248	Doc Type: Warranty Deed
Sale Price: \$210,000	Intrafamily: N	Multiple Parcels: N
Sale Type: Full amount stated on Document.	Vesting: Individual(s)	Title Company: Multiple

Buyer:	Doc Number	Loan Amount	Type	Lender
Austin, Brigid A & Smith, Mary R				
Seller: Austin William E	Mtg 1 2020.593249	\$199,500	ARM	Advantis Cu



Account 158224

✓ Account Paid

- Account
- Taxes
- Sales History
- Reports
- Files

Real Property

Situs Address
135 SE ALEXANDER AVE CORVALLIS OR 97333

Mailing Address
RABAS ZACHARY R
135 SE ALEXANDER AVE
CORVALLIS OR 97333 USA

Map and Taxlot
12511BA03000

Owner
RABAS ZACHARY R

[Related Accounts](#)

Assessment

Assessment Year: 2025

Type	RMV	MAV	AV
Land	\$217,000		
Improvements	\$184,869		
Total	\$401,869	\$134,397	\$134,397

Account Status	Active
Size	0.12 Acre(s)
Property Class	101 - Residential Improved
Legal Description	See Record
Notations	None
Special Assessments	None

Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
3	1941	Residential Other Improvements	0	110	0901
1	1941	RES Two story	1192	133	090

Account Information

You are now viewing the first phase of our property search online system conversion. Please be aware that this site might update information more frequently. If you encounter an issue or need assistance, please contact us at (541) 766-6855.

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STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

3-Apr-2026

RABAS ZACHARY R
135 SE ALEXANDER AVE
CORVALLIS OR 97333

Tax Account #	158224	Lender Name	MRC - NATIONSTAR MTG LLC DBA MR CC
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	135 SE ALEXANDER AVE CORVALLIS OR 97333	Interest To	Apr 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,583.03	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,506.54	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,433.19	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,362.09	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,283.90	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,203.33	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,093.59	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,041.56	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,888.68	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,880.63	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,840.79	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,793.41	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.58	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,630.50	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,603.69	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,511.08	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,467.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,414.39	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,323.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,203.27	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176.83	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,193.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,195.39	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.07	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,022.29	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$948.33	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$874.04	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$837.67	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$856.30	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,042.00	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$47,957.94	

Ticor Title 471824130420

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471824130420-DJ
Zachary R. Rabas
135 SE Alexander Avenue
Corvallis, OR 97333

SEND TAX STATEMENTS TO:

Zachary R. Rabas
135 SE Alexander Avenue
Corvallis, OR 97333

APN/Parcel ID(s): 158224
Tax/Map ID(s): 12511BA03000
135 SE Alexander Avenue, Corvallis, OR 97333

BENTON COUNTY, OREGON	2024-643697
DE-WD	04/18/2024 03:12:11 PM
Stn=53 LH	
\$15.00 \$11.00 \$10.00 \$62.00 \$20.00	\$118.00
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

Brigid A. Austin and Mary R. Smith and William Smith, not as tenants in common, but with the rights of survivorship, Grantor, conveys and warrants to

Zachary R. Rabas, 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:

Beginning at the Southeast corner of Block 1 in CARVER TRACTS, in Benton County, State of Oregon, and running thence Westerly along the South line of said Block 55 feet; thence Northerly parallel with the East line of said Block 96.16 feet to the North line of said Block; thence Easterly along the North line of said Block to the Northeast corner thereof; thence Southerly along the East line of said Block to the place of beginning, in the City of Corvallis, County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$355,000.00**). (See ORS 93.030).

Subject to:

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

STATUTORY WARRANTY DEED
(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.

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

Dated: 4.16.2024

Brigid A. Austin

Mary R. Smith
Mary R. Smith

William Smith
William Smith

State of O

County of _____

This instrument was acknowledged before me on _____, 2024 by Brigid A. Austin.

Notary Public - State of Oregon

My Commission Expires: _____

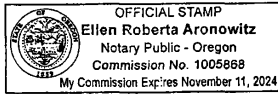
State of Oregon

County of Lane

This instrument was acknowledged before me on April 16, 2024, 2024 by Mary R. Smith and William Smith.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11-11-24



STATUTORY WARRANTY DEED
(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.

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

Dated: 4/10/2024

Brigid A. Austin
Brigid A. Austin

Mary R. Smith

William Smith

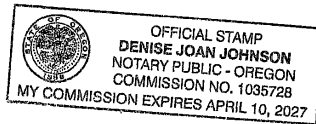
State of OR

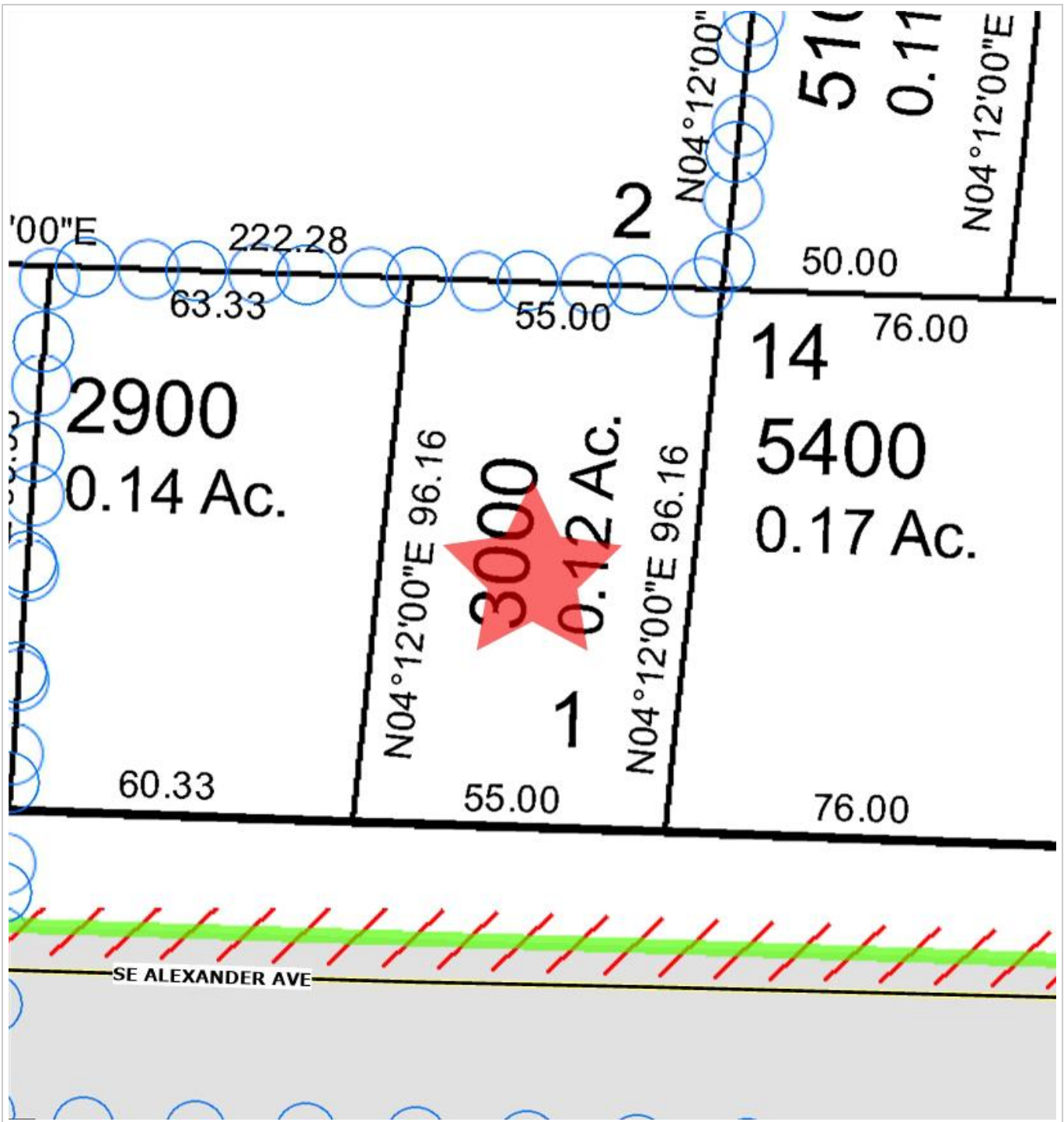
County of Benton

This instrument was acknowledged before me on 4/10, 2024 by Brigid A. Austin.

Denise Joan Johnson
Notary Public - State of Oregon

My Commission Expires: 4/10/24





Parcel ID: 158224

Site Address: 135 SE Alexander Ave

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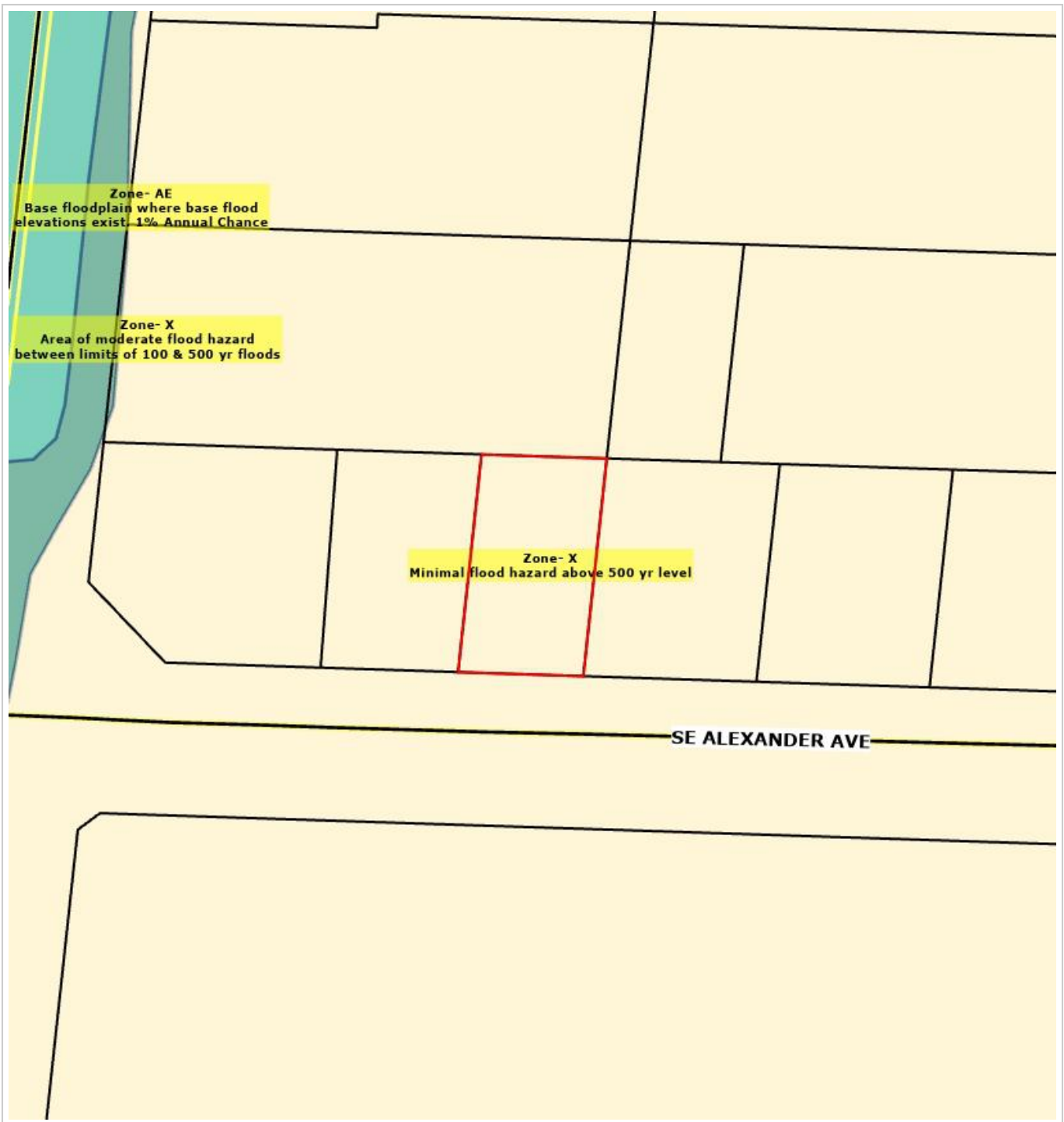
Aerial Map



Parcel ID: 158224

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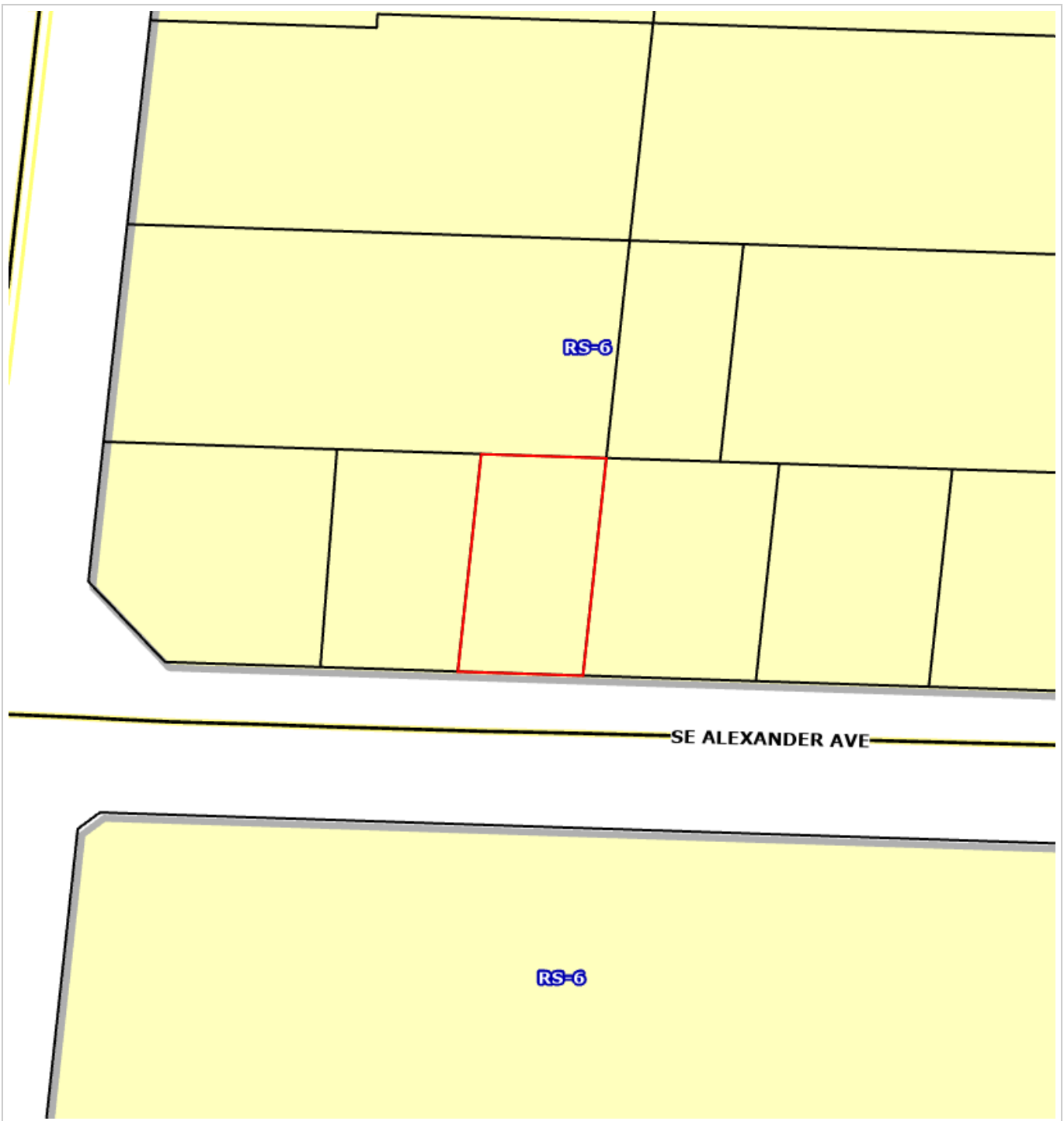
Flood Map



Parcel ID: 158224

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Zoning Map



Parcel ID: 158224

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