



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

03/21/2025

Owner Name:

Low, Brandon

Property Address:

**4384 Furlong Ave SE
Albany OR 97322 4918**

Reference Number:

11S03W03CC09200

Account Number:

0945447

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 #:	0945447
Tax Lot:	11S03W03CC09200
Site Address:	4384 Furlong Ave SE
	Albany OR 97322 - 4918
Owner:	Low, Brandon
	4384 Furlong Ave SE
	Albany OR 97322 - 4918
Twn/Range/Section:	11S / 03W / 03 / SW
Parcel Size:	0.15 Acres (6,534 SqFt)
Plat/Subdivision:	Brandis Meadows
Lot:	92
Census Tract/Block:	020103 / 1001
Levy Code Area:	00830
Levy Rate:	19.9031
Market Value Land:	\$145,500.00
Market Value Impr:	\$297,060.00
Market Value Total:	\$442,560.00
Assessed Value:	\$211,480.00

Tax Information

Tax Year	Annual Tax
2024	\$4,257.53
2023	\$4,138.21
2022	\$4,038.78

Legal

BRANDIS MEADOWS - LOT 92

Land

Land Use:	101 - RESIDENTIAL IMPROVED	Zoning:	Albany-RS-5 - Rs-5 -- Residential Single Family
Watershed:	Muddy Creek-Willamette River	Std Land Use:	1001 - Single Family Residential
Recreation:		School District:	8J - Greater Albany
Primary School:	Meadow Ridge Elementary	Middle School:	Timber Ridge School
High School:	South Albany High School		

Improvement

Year Built:	2021	Stories:	1	Finished Area:	1,402 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	141 - One Story				

Transfer Information

Rec. Date:	05/12/2021	Sale Price:	\$350,865.00	Doc Num:	11826	Doc Type:	Special Warranty Deed
Owner:	Brandon Low	Grantor:	HAYDEN HOMES LLC				
Orig. Loan Amt:	\$333,322.00	Title Co:	AMERITITLE				
Finance Type:		Loan Type:	New Conventional	Lender:	CROSSCOUNTRY MORTGAGE 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

4384 Furlong Ave SE, Albany OR 97322

APN: 0945447

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
05/12/2021	Special Warranty Deed	\$350,865	11826	Brandon Low	Hayden Homes LLC
01/15/2021	Warranty Deed	\$363,220	986	Hayden Homes LLC	Cw Brandis LLC

Last Vesting

Recording Date:	05/12/2021	Doc Number:	11826	Doc Type:	Special Warranty Deed
Sale Price:	\$350,865	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Amerititle
Buyer:	Brandon Low				
Seller:	Hayden Homes LLC				

Prior Transfer

Recording Date:	01/15/2021	Doc Number:	986	Doc Type:	Warranty Deed
Sale Price:	\$363,220	Intrafamily:	N	Multiple Parcels:	Y
Sale Type:	Full amount stated on Document.	Vesting:	Limited Liability Company	Title Company:	Amerititle
Buyer:	Hayden Homes LLC				
Seller:	Cw Brandis LLC				

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

21-Mar-2025

LOW BRANDON
4384 FURLONG AVE SE
ALBANY OR 97322

Tax Account #	945447	Lender Name	CLG - PENNYMAC
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00830
Situs Address	4384 FURLONG AVE SE ALBANY OR 97322	Interest To	Mar 21, 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	\$4,257.53	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,138.21	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,038.78	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$986.09	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.72	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.41	Nov 15, 2019
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,444.74	

Linn County
2024 Real Property Assessment Report
Account 945447

Map 11S03W03-CC-09200
Code - Tax ID 00830 - 945447

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr BRANDIS MEADOWS
Lot - 92

Mailing LOW BRANDON
4384 FURLONG AVE SE
ALBANY OR 97322

Deed Reference # 2021-11826
Sales Date/Price 05-12-2021 / \$350,865
Appraiser GERGER, SAM

Property Class 101 **MA** **SA** **NH**
RMV Class 101 01 01 008

Site	Situs Address	City
	4384 FURLONG AVE SE	ALBANY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
00830	Land	145,500		Land	0
	Impr	297,060		Impr	0
Code Area Total		442,560	211,480	211,480	0
Grand Total		442,560	211,480	211,480	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00830					CITY OSD - AVERAGE	100			18,500
					LANDSCAPE - AVERAGE	100			5,000
	1	<input checked="" type="checkbox"/>			Market	100	6,416 SF		122,000
	Code Area Total						6,416 SF		145,500

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00830	1	2021	141	RES One story	101	1,402			294,290
	2		110	Residential Other Improvements	101	0			2,770
Code Area Total						1,402			297,060

Exemptions / Special Assessments / Notations									
Code Area 00830									
Special Assessments						Amount		Year Used	
■ GRAND PRAIRIE #2B						48.44		2024	

Comments 2019: SEG; 11.91 ACRES FROM TL 105 (ACCT 925222) TO CREATE BRANDIS MEADOWS LOTS 1-100. RE-MAP BRANDIS MEADOWS TO 11S03W03CC TL 100-10,000. BALANCE RMV/MAV. RE-CALC FOR 2020. 4/19 LV
2020: LAND RE-CALC AFTER 2019 SEG. 10/19 LV
2022mx: Ext. plans for new res; New res complete. also added osds, ra's and lscp. (EV) 10-21 SG



After recording return to:

Brandon Low

4384 Furlong St SE

Albany, OR 97322

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

Brandon Low

4384 Furlong St SE

Albany, OR 97322

File No. 431195AM

LINN COUNTY, OREGON

2021-11826

D-WD

Stn=10120 K. PETERSON **05/12/2021 02:46:00 PM**

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

\$110.00

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

SPECIAL WARRANTY DEED

Hayden Homes, LLC, an Oregon limited liability company,

Grantor(s) hereby conveys and specially warrants to

Brandon Low,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or
suffered by the Grantor, except as specifically set forth herein, situated in the County of Linn and State of Oregon, to wit:

**Lot 92, BRANDIS MEADOWS, recorded January 30, 2019, in Volume 25, Page 15, Book of Town Plats in
the County of Linn, State of Oregon**

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

11S03W03CC-9200

The true and actual consideration for this conveyance is \$350,865.00.

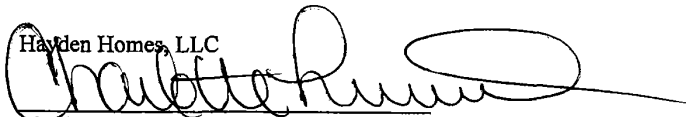
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as
of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.

431195AM
AmeriTitle

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 6th day of April, 2021.

Hayden Homes, LLC

Charlotte Luttrull, Broker

State of Oregon} ss
County of Deschutes}

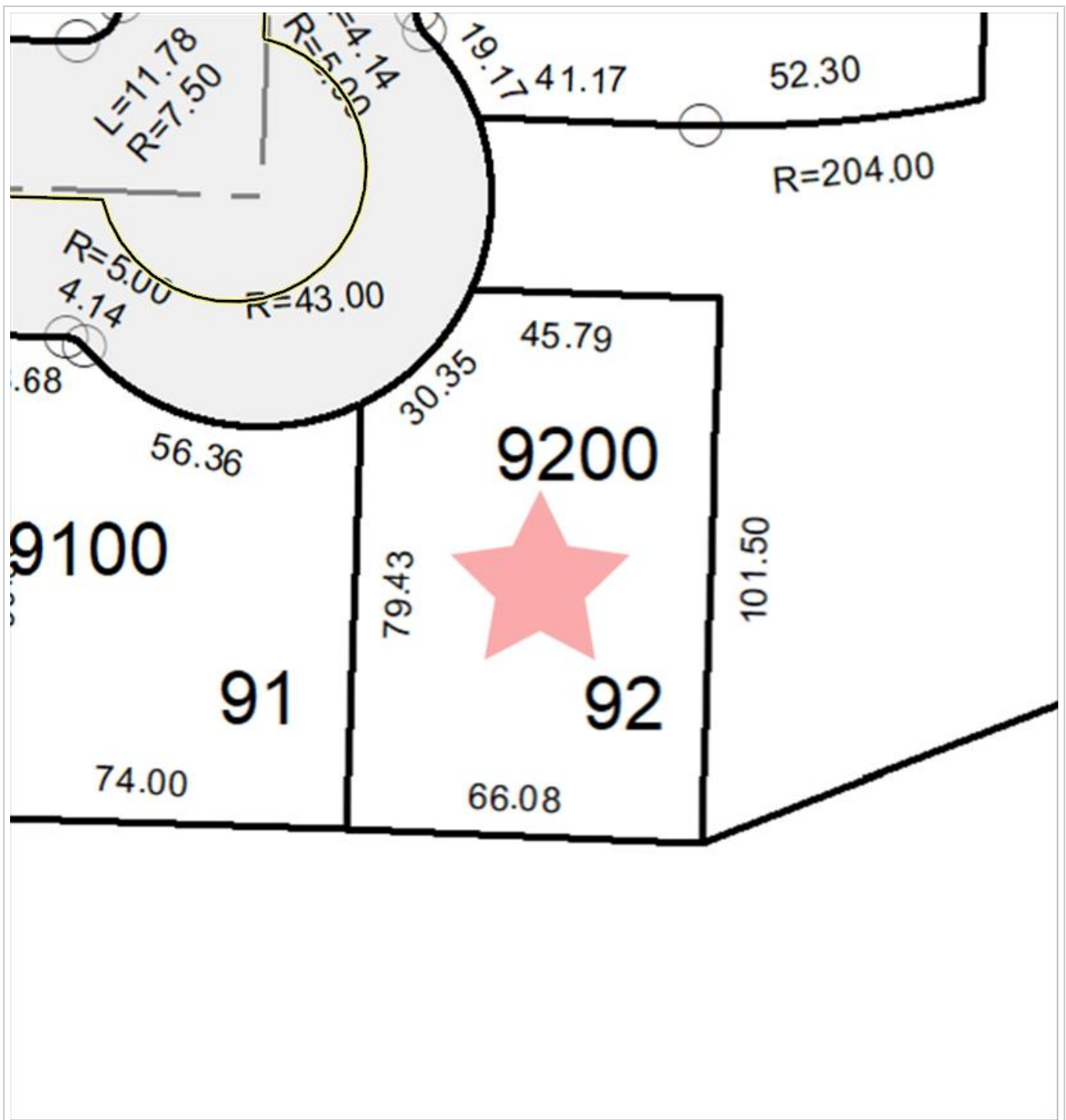
On this 6 day of April, 2021, before me, Hannah Nichols a Notary Public in and for said state, personally appeared Charlotte Luttrull known or identified to me to be the Broker in the Limited Liability Company known as Hayden Homes, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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: Oregon
Commission Expires: 6/15/2024



Assessor Map

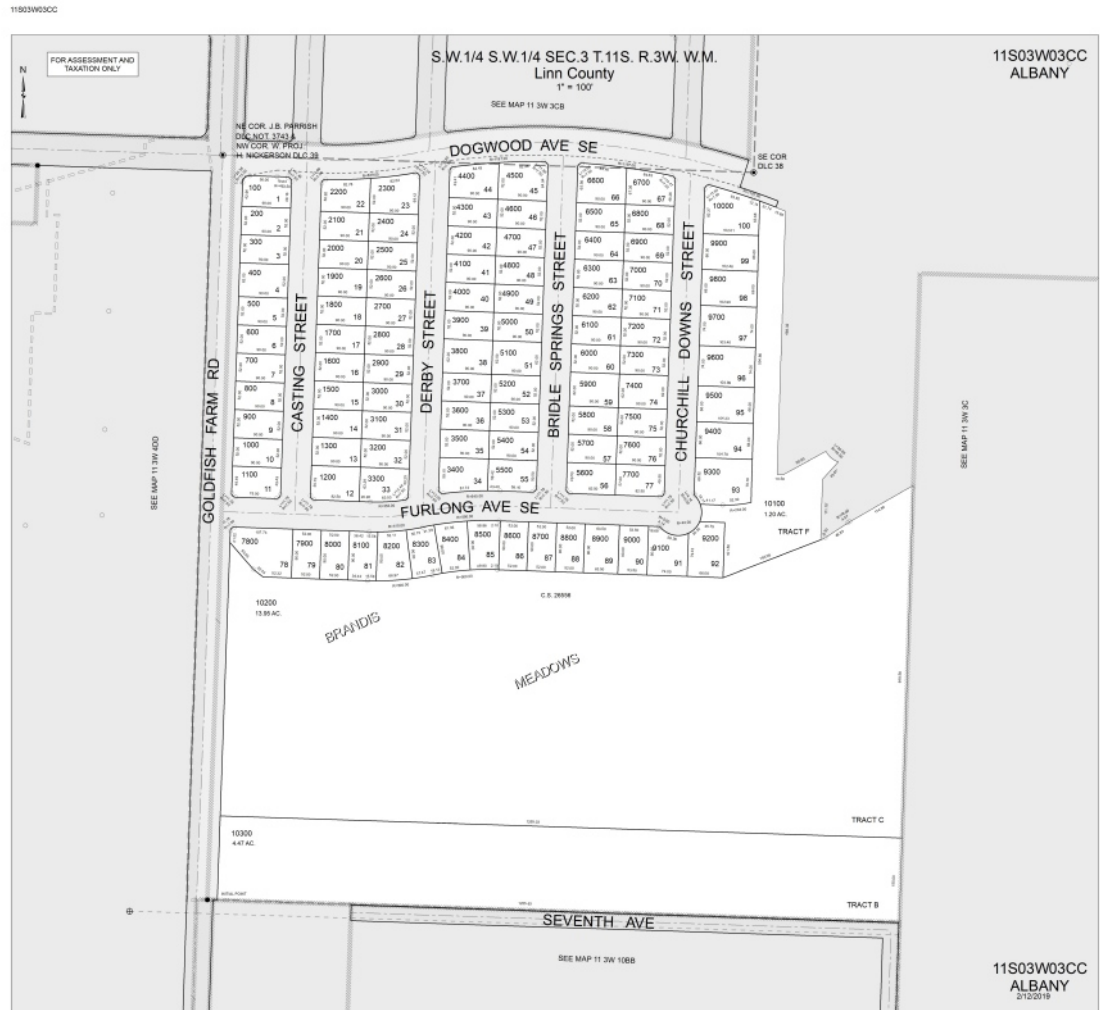


Parcel ID: 0945447

Site Address: 4384 Furlong Ave SE

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Full Assessor Map



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Site Address: 4384 Furlong Ave SE

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Aerial Map

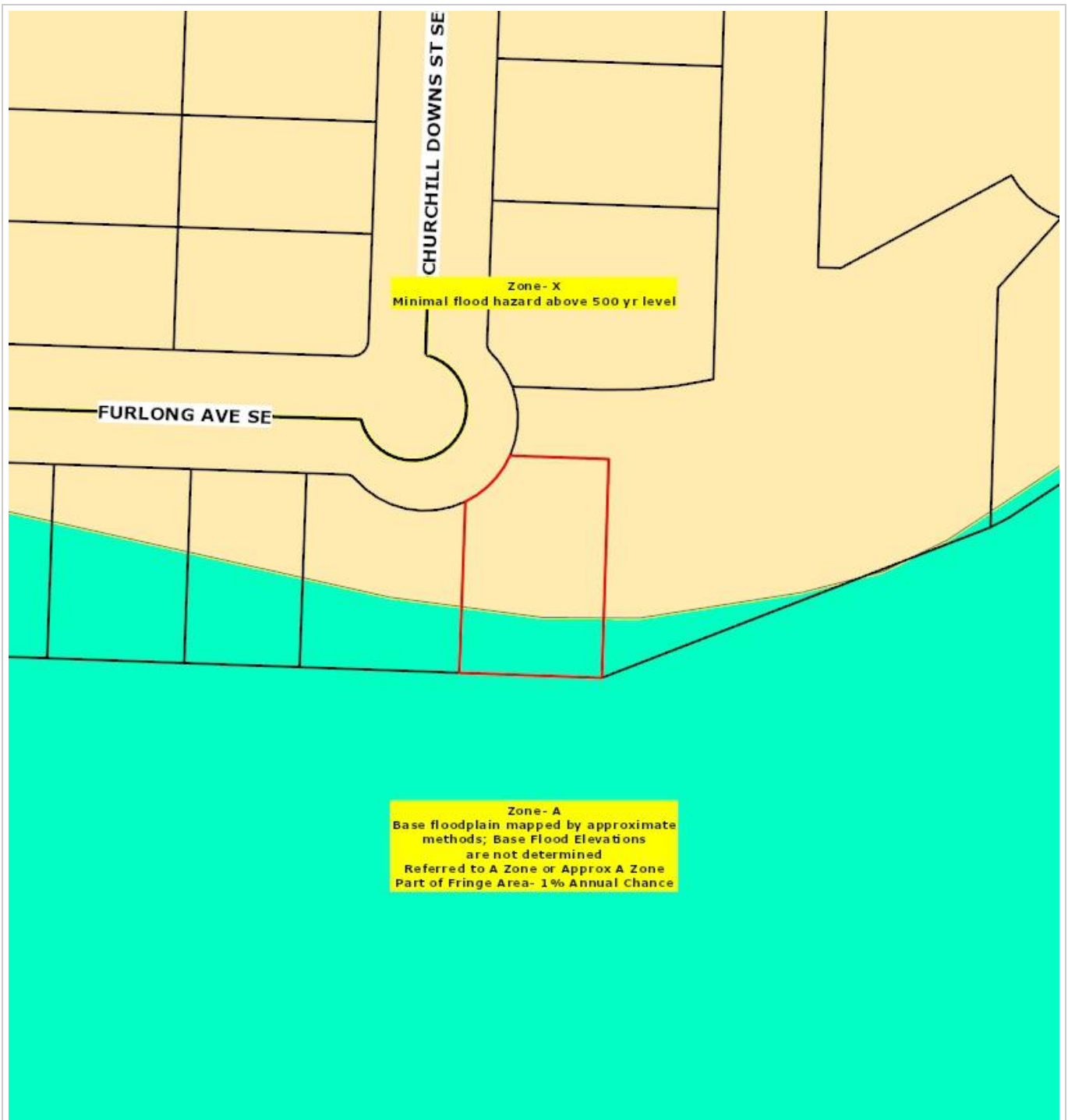


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Flood Map



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Zoning Map



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