



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**03/05/2026**

*Owner Name:*

**Sproesser, Hynes Adam**

*Property Address:*

**1525 NW Woodland Dr  
Corvallis OR 97330 1739**

*Reference Number:*

**11528DA04400**

*Account Number:*

**087753**

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

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



### Parcel Information

<b>Parcel #:</b>	087753
<b>Account #:</b>	11528DA04400
<b>Site Address:</b>	1525 NW Woodland Dr Corvallis OR 97330
<b>Owner:</b>	Sproesser, Hynes Adam
<b>Owner2:</b>	
<b>Owner Address:</b>	1525 NW Woodland Dr Corvallis OR 97330
<b>Twn/Range/Section:</b>	11S / 05W / 28 / SE
<b>Parcel Size:</b>	0.25 Acres (10,890 SqFt)
<b>Plat/Subdivision:</b>	Woodland Park
<b>Lot:</b>	3
<b>Block:</b>	1
<b>Census Tract/Block:</b>	000401 / 1011
<b>Levy Code Area:</b>	0901
<b>Levy Rate:</b>	19.2097
<b>Market Value Land:</b>	\$253,000.00
<b>Market Value Impr:</b>	\$275,860.00
<b>Market Value Total:</b>	\$528,860.00 (2025)
<b>Assessed Value:</b>	\$248,786.00

### Tax Information

Tax Year	Annual Tax
2024	\$4,639.91
2023	\$4,504.11
2022	\$4,372.52
Exemption Description:	

### Legal

WOODLAND PARK LOT 3 BLK 1

### Land

<b>Std Land Use:</b>	1001 - Single Family Residential	<b>Zoning:</b>	Corvallis-RS-6 - Low Density Residential
<b>Watershed:</b>	Muddy Creek-Willamette River	<b>School District:</b>	Corvallis
<b>Primary School:</b>	Kathryn Jones Harrison Elementary School	<b>Middle School:</b>	Linus Pauling Middle School
<b>High School:</b>	Corvallis High School	<b>Recreation:</b>	

### Improvement

<b>Year Built:</b>	1971	<b># of Buildings:</b>	2	<b>Garage:</b>	528 - Attached Garage
<b>Bedrooms:</b>	4	<b>Fin SqFt:</b>	1,212	<b>Bsmt Fin SqFt:</b>	
<b>Stories:</b>	1	<b>Floor 1 SqFt:</b>	1,212	<b>Floor 2 SqFt:</b>	
<b>Baths, Total:</b>	1	<b>Baths, Full:</b>	1	<b>Baths, Half:</b>	1
<b>Pool:</b>		<b>Heat Type:</b>	Forced hot air-gas		

### Transfer Information

<b>Rec. Date:</b>	05/19/2022	<b>Sale Price:</b>	\$530,000.00	<b>Doc Num:</b>	2022-627654	<b>Doc Type:</b>	Warranty Deed
<b>Owner:</b>	Brandy Nagamine			<b>Grantor:</b>	ZENTGRAF ROBERT K		
<b>Orig. Loan Amt:</b>		<b>Title Co:</b>	TICOR TITLE				
<b>Finance Type:</b>		<b>Loan Type:</b>		<b>Lender:</b>			

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## Transfer

Recording Date: 11/07/2007      Doc Number: 429899      Doc Type: Warranty Deed  
Sale Price: \$239,900      Intrafamily: N      Multiple Parcels: N  
Sale Type: Full amount stated on Vesting: Husband And Wife      Title Company: Lawyers Title  
Document.      Insurance Corp  
Buyer: Zentgraf, Robert K &  
Seller: Zentgraf, Diane M      Doc Number      Loan Amount      Type      Lender  
River Valley Properties      Mtg 1      2007.429900      \$191,920      Purch \$ Mtg      Countrywide Bank Fsb  
LLC

## Transfer

Recording Date: 04/02/2007      Doc Number: 419146      Doc Type: Warranty Deed  
Sale Price: \$210,000      Intrafamily: N      Multiple Parcels: N  
Sale Type: Full amount stated on Vesting: Company      Title Company: Lawyers Title  
Document.      Insurance Corp  
Buyer: River Valley Properties LLC  
Seller: Martin Marie A

## Mortgage

Recording Date: 06/14/2004      Doc Number: 368619      Doc Type: Stand Alone Mortgage  
Loan Amount: \$40,000      Loan Type: Credit Line/HELOC      Financing Type: VAR  
Lender Name: Osu Fcu      Interest Rate: 6.29      Maturity Date:  
Borrower: Martin, Marie A      Title Company: Ticor Title

## Transfer

Recording Date: 12/14/1995      Doc Number: 207191-95      Doc Type: Deed  
Sale Price: \$134,300      Intrafamily: N      Multiple Parcels: N  
Sale Type: Full amount from Vesting:      Title Company:  
assessment file, when  
available.  
Buyer: Zentgraf, Robert K & Zentgraf, Diane M  
Seller:



# Account 87753

✔ Account Paid

- Account
- Taxes
- Sales History
- Reports
- Files

**Real Property**

**Situs Address**  
1525 NW WOODLAND DR CORVALLIS OR 97330

**Mailing Address**  
HYNES ADAM SPROESSER  
1525 NW WOODLAND DR  
CORVALLIS OR 97330

**Map and Taxlot**  
11528DA04400

**Owner**  
HYNES ADAM SPROESSER

[Related Accounts](#)

## Assessment

Assessment Year: 2025

Type	RMV	MAV	AV
Land	\$253,000		
Improvements	\$275,860		
<b>Total</b>	<b>\$528,860</b>	<b>\$248,786</b>	<b>\$248,786</b>

<b>Account Status</b>	Active
<b>Size</b>	0.25 Acre(s)
<b>Property Class</b>	101 - Residential Improved
<b>Legal Description</b>	<a href="#">WOODLAND PARK BLK-1 LOT-3</a>
<b>Notations</b>	None
<b>Special Assessments</b>	None

## Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
3	1971	Residential Other Improvements	0	110	0901
1	1971	RES One story	1212	141	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**

5-Mar-2026

HYNES ADAM SPROESSER  
1525 NW WOODLAND DR  
CORVALLIS OR 97330

Tax Account #	87753	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	1525 NW WOODLAND DR CORVALLIS OR 97330	Interest To	Mar 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	\$4,781.51	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,639.91	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,504.11	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,372.52	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,227.78	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,078.63	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,875.49	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,779.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,496.17	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,481.27	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,388.46	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,317.49	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,130.50	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,018.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,968.65	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,797.20	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,716.69	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,618.22	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,449.13	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,227.39	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,178.44	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,208.63	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,153.93	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.98	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,816.12	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,729.12	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,617.97	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,550.59	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,585.08	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,813.38	Nov 15, 1996
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$88,419.79	

RECORDING REQUESTED BY:



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

BENTON COUNTY, OREGON	<b>2022-627654</b>
DE-WD	05/19/2022 03:19:58 PM
Stn=51 MR	
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00	<b>\$113.00</b>
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	

**GRANTOR'S NAME:**

Robert K. Zentgraf and Diane M. Zentgraf

**GRANTEE'S NAME:**

Brandy Nagamine and Adam Hynes

**AFTER RECORDING RETURN TO:**

Order No.: 471822118393-DJ  
Brandy Nagamine and Adam Hynes  
1525 NW Woodland Drive  
Corvallis, OR 97330

**SEND TAX STATEMENTS TO:**

Brandy Nagamine and Adam Hynes  
1525 NW Woodland Drive  
Corvallis, OR 97330

APN: 087753

Map: 11528Da04400

1525 NW Woodland Drive, Corvallis, OR 97330-1739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Robert K. Zentgraf and Diane M. Zentgraf, as tenants by the entirety, Grantor, conveys and warrants to

Brandy Nagamine and Adam Hynes, 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, WOODLAND PARK, in the City of Corvallis, County of Benton and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$530,000.00). (See ORS 93.030).

**Subject to:**

- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	Utilities
Affects:	Reference is hereby made to said document for full particulars

- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:	January 18, 1963
Recording No:	Book 184, Page 705

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date:	August 27, 1967
Recording No:	M-4141

**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: 471822118393

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: 5/17/2022

Robert K. Zentgraf  
Robert K. Zentgraf

Diane M. Zentgraf  
Diane M. Zentgraf

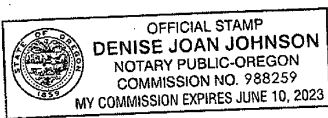
State of OR

County of Benton

This instrument was acknowledged before me on 5/17, 2022 by Robert K. Zentgraf and Diane M. Zentgraf.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/10/23





Parcel ID: 087753

Site Address: 1525 NW Woodland Dr

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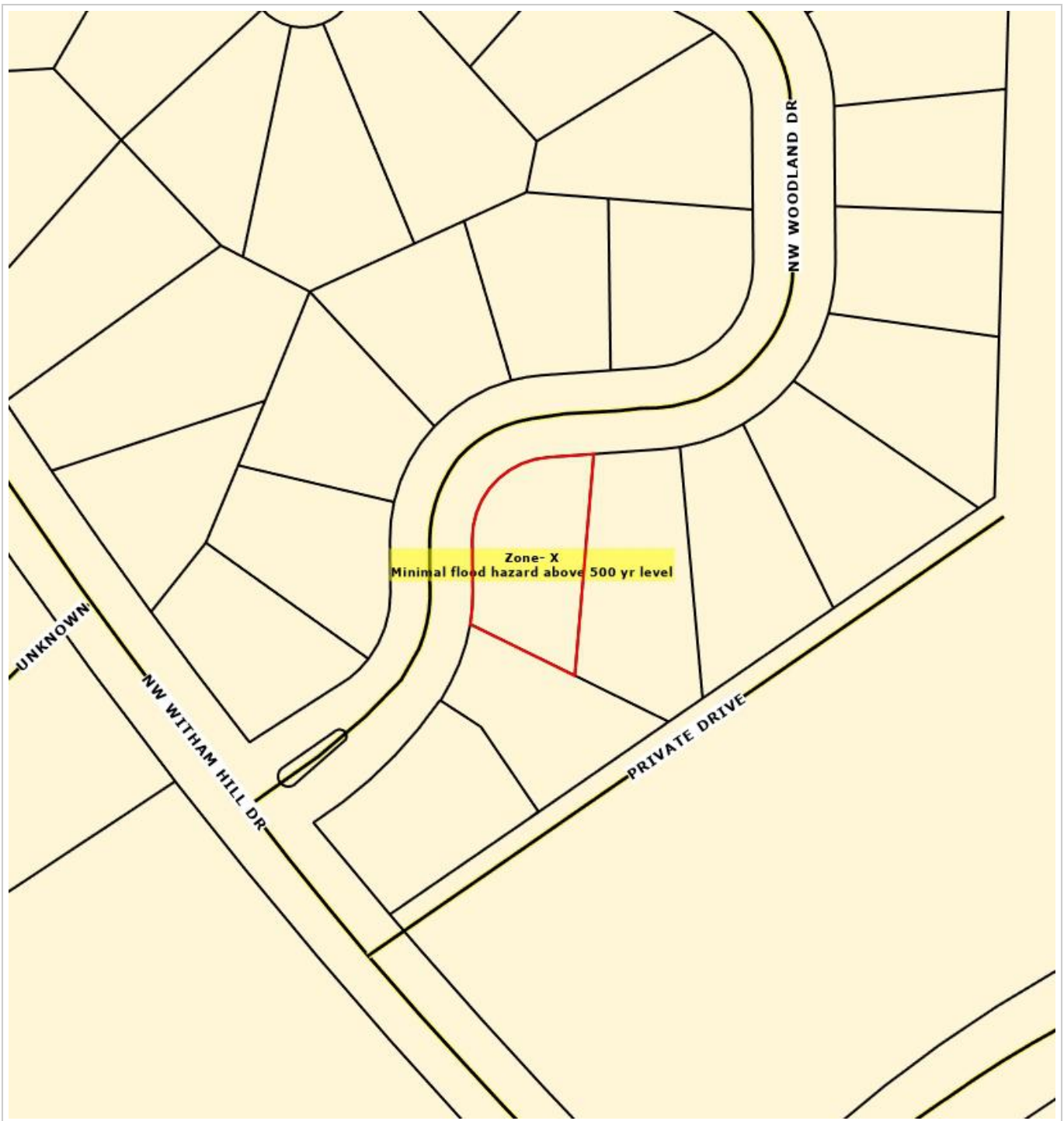
Aerial Map



**Parcel ID: 087753**

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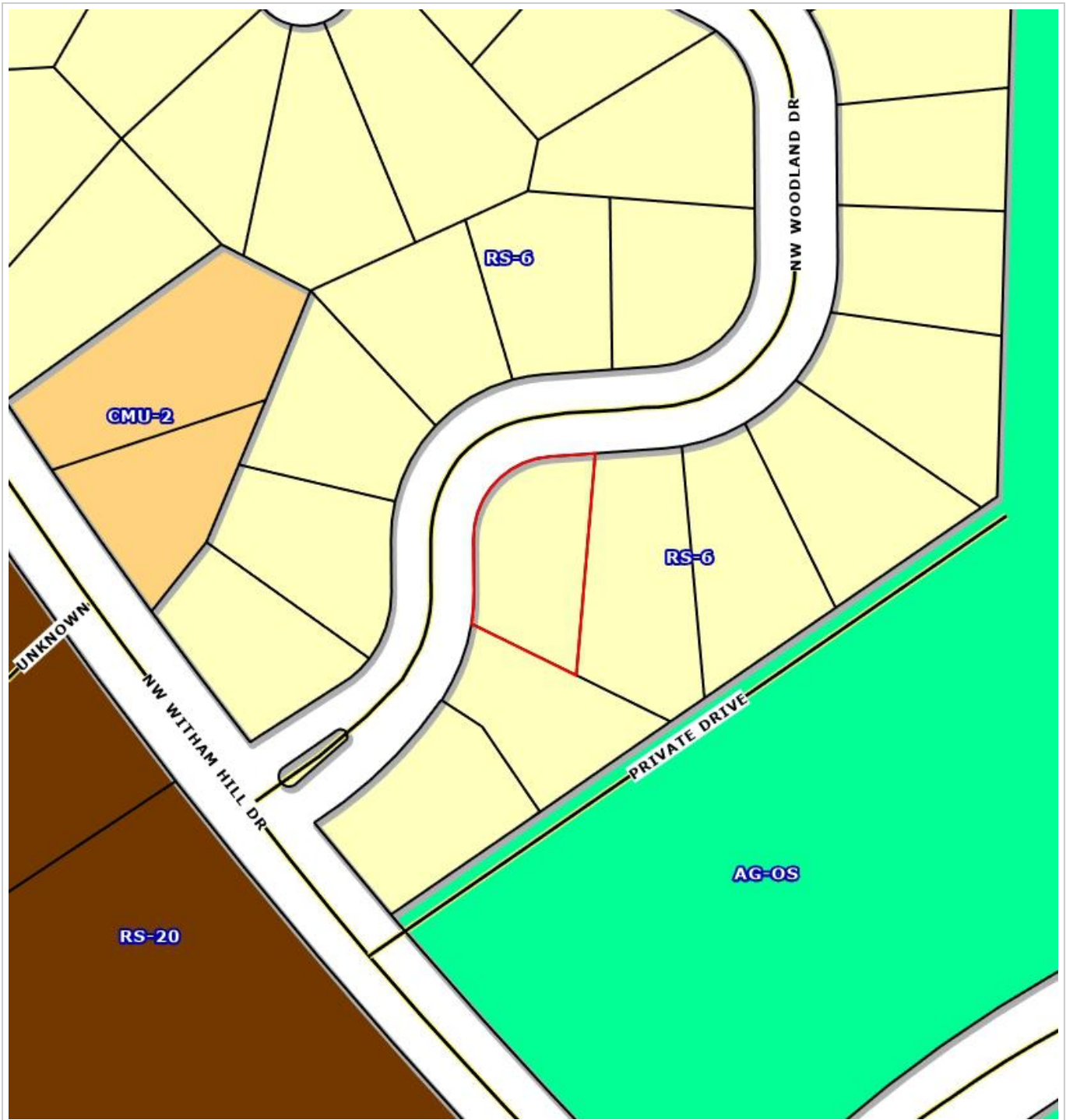
Flood Map



Parcel ID: 087753

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Zoning Map



Parcel ID: 087753

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