



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

05/02/2023

Owner Name:

**Gayler Aden C Trust
Davis Emmett L Jr Trust**

Property Address:

**2072 22nd Ave SE
Albany OR 97322 5448**

Reference Number:

11S03W17BA04800

Account Number:

0434445

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

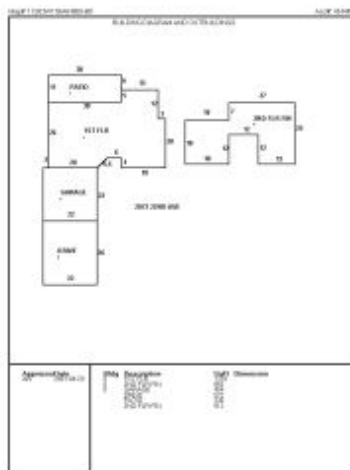
www.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com



Parcel Information

Parcel #:	0434445
Tax Lot:	11S03W17BA04800
Site Address:	2072 22nd Ave SE Albany OR 97322 - 5448
Owner:	Gayler Aden C Trust Davis Emmett L Jr Trust 2072 22nd Ave SE Albany OR 97322 - 5448
Twn/Range/Section:	11S / 03W / 17 / NW
Parcel Size:	0.19 Acres (8,276 SqFt)
Plat/Subdivision:	Meadowview Addition, 2nd Supplemental Plat To
Lot:	32
Block:	1
Census Tract/Block:	020600 / 1004
Levy Code Area:	00801
Levy Rate:	20.1907
Market Value Land:	\$131,300.00
Market Value Impr:	\$347,890.00
Market Value Total:	\$479,190.00
Assessed Value:	\$283,920.00



Tax Information

Tax Year	Annual Tax
2022	\$5,732.53
2021	\$5,395.08
2020	\$5,323.42

Legal

MEADOWVIEW ADDITION, 2ND SUPPLEMENTAL PLAT TO - LOT
32 - BLOCK 1

Land

Land Use:	101 - RESIDENTIAL IMPROVED	Zoning:	Albany-RS-6.5 - Residential Single Family
Watershed:	Muddy Creek-Willamette River	Std Land Use:	RSFR - Single Family Residence
Recreation:		School District:	8JZ4 - Greater Albany
Primary School:	PERIWINKLE ELEMENTARY SCHOOL	Middle School:	CALAPOOIA MIDDLE SCHOOL
High School:	SOUTH ALBANY HIGH SCHOOL		

Improvement

Year Built:	1993	Stories:	2	Finished Area:	2,155 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	143 - Two Story				

Transfer Information

Loan Date:	10/21/2019	Loan Amt:	\$50,000.00	Doc Num:	18383	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANK OF AMERICA NA		
Rec. Date:	05/09/2019	Sale Price:		Doc Num:	7113	Doc Type:	Deed
Owner:	Gaylor Aden C Trust	Grantor:	GAYLER ADEN C				
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

Transfer Record(s) Found For: 0434445
2072 22nd Ave SE, Albany OR 97322

Recording Date	10/21/2019	Sale Amount		Mtg 1 Amount	\$50,000.00
Grantee Name	ADEN C GAYLER	Title Co	WFG LENDER SVCS	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	18383	Doc Type	T / Deed Of Trust
Lender	BANK OF AMERICA NA				

Recording Date	05/09/2019	Sale Amount		Mtg 1 Amount	
Grantee Name	GAYLOR ADEN C TRUST	Title Co		Mtg 1 Loan Type	
Grantor Name	GAYLER ADEN C	Doc #	7113	Doc Type	G / Deed
Lender					

Recording Date	02/26/2019	Sale Amount		Mtg 1 Amount	
Grantee Name	GAYLOR ADEN C TRUST	Title Co		Mtg 1 Loan Type	
Grantor Name	GAYLER ADEN C	Doc #	2802	Doc Type	G / Deed
Lender					

Recording Date	07/06/2017	Sale Amount	\$320,100.00	Mtg 1 Amount	
Grantee Name	ADEN C GAYLER	Title Co	AMERITITLE	Mtg 1 Loan Type	
Grantor Name	RUPPERT GARY & KAREN TRUST	Doc #	11885	Doc Type	G / Deed
Lender					

Recording Date	06/30/2017	Sale Amount	\$320,000.00	Mtg 1 Amount	\$256,000.00
Grantee Name	ADEN C GAYLER	Title Co	AMERITITLE	Mtg 1 Loan Type	CNV
Grantor Name	RUPPERT GARY & KAREN TRUST	Doc #	11470	Doc Type	G / Deed
Lender	NATIONSTAR MTG LLC				

Recording Date	04/10/2013	Sale Amount		Mtg 1 Amount	\$100,000.00
Grantee Name	RUPPERT GARY & KAREN LIVING TRUST	Title Co	FIDELITY NATIONAL TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	6013	Doc Type	T / Deed Of Trust
Lender	OSU FCU				

Recording Date	02/14/2008	Sale Amount		Mtg 1 Amount	
Grantee Name	RUPPERT GARY & KAREN LIVING TRUST	Title Co		Mtg 1 Loan Type	
Grantor Name	RUPPERT GARY M & KAREN E	Doc #	2994	Doc Type	G / Deed
Lender					

Recording Date	05/09/2006	Sale Amount		Mtg 1 Amount	\$45,000.00
Grantee Name	GARY RUPPERT	Title Co	AMERITITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	11018	Doc Type	T / Deed Of Trust
Lender	OSU FCU				

Recording Date	06/02/2003	Sale Amount		Mtg 1 Amount	\$30,000.00
Grantee Name	GARY RUPPERT	Title Co	TRANSUNION SETTLEMENT SOLUTION	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	001433000635	Doc Type	T / Deed Of Trust
Lender	PRINCIPAL BK				

Recording Date	12/10/2001	Sale Amount		Mtg 1 Amount	\$117,000.00
Grantee Name	GARY RUPPERT	Title Co	AMERITITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	001242000855	Doc Type	T / Deed Of Trust
Lender	CITIZENS BK				

Recording Date	06/29/2000	Sale Amount		Mtg 1 Amount	\$14,000.00
Grantee Name	GARY RUPPERT	Title Co	KEY TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	1114026	Doc Type	T / Deed Of Trust
Lender	BENTON CU				

Recording Date	08/16/1993	Sale Amount	\$163,500.00	Mtg 1 Amount	
Grantee Name	GARY RUPPERT	Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	000675000263	Doc Type	G / Deed
Lender					



TICOR TITLE COMPANY

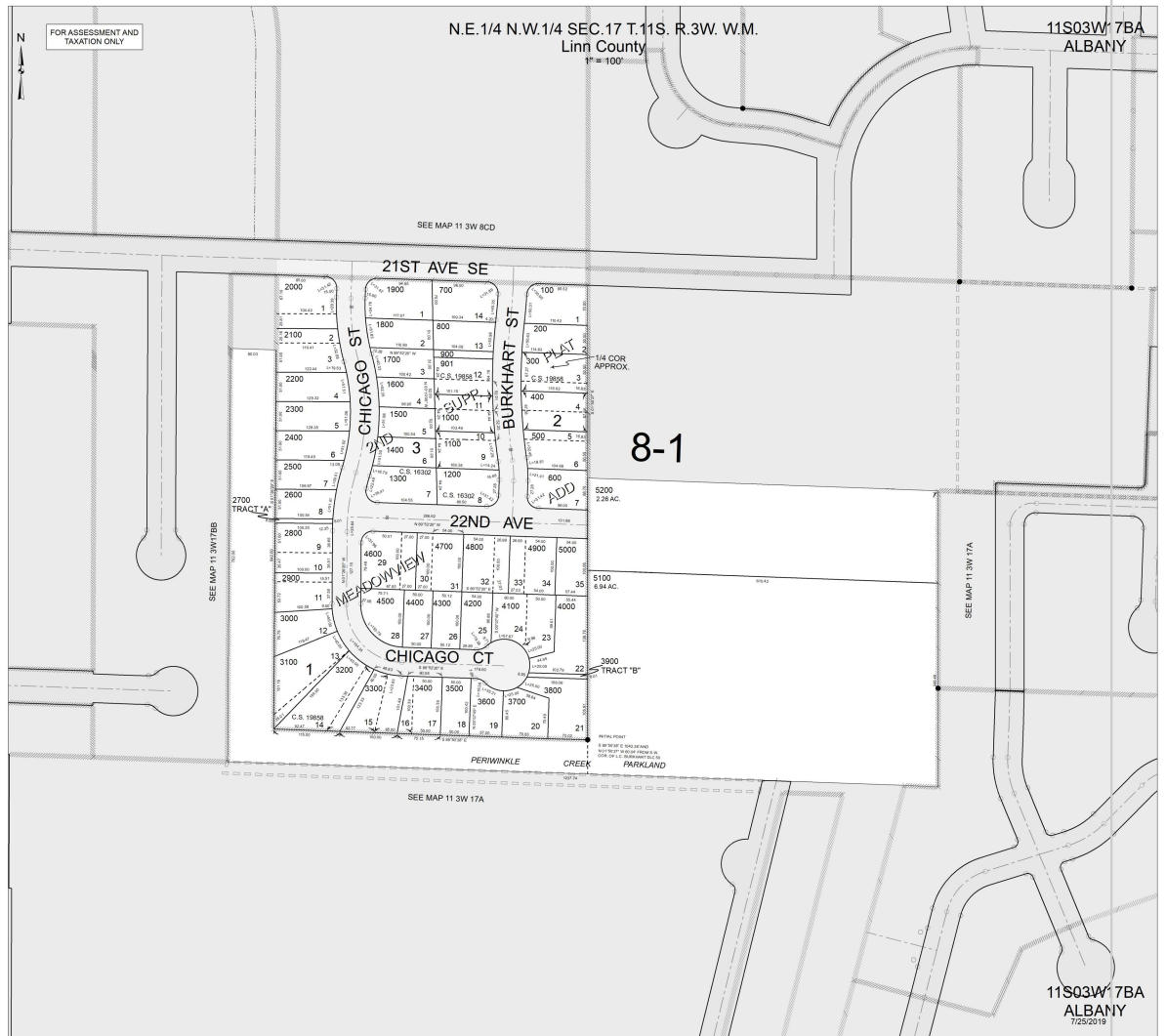
Parcel ID: 0434445

Site Address: 2072 22nd Ave SE

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

11S03W17BA



Parcel ID: 0434445

Site Address: 2072 22nd Ave SE

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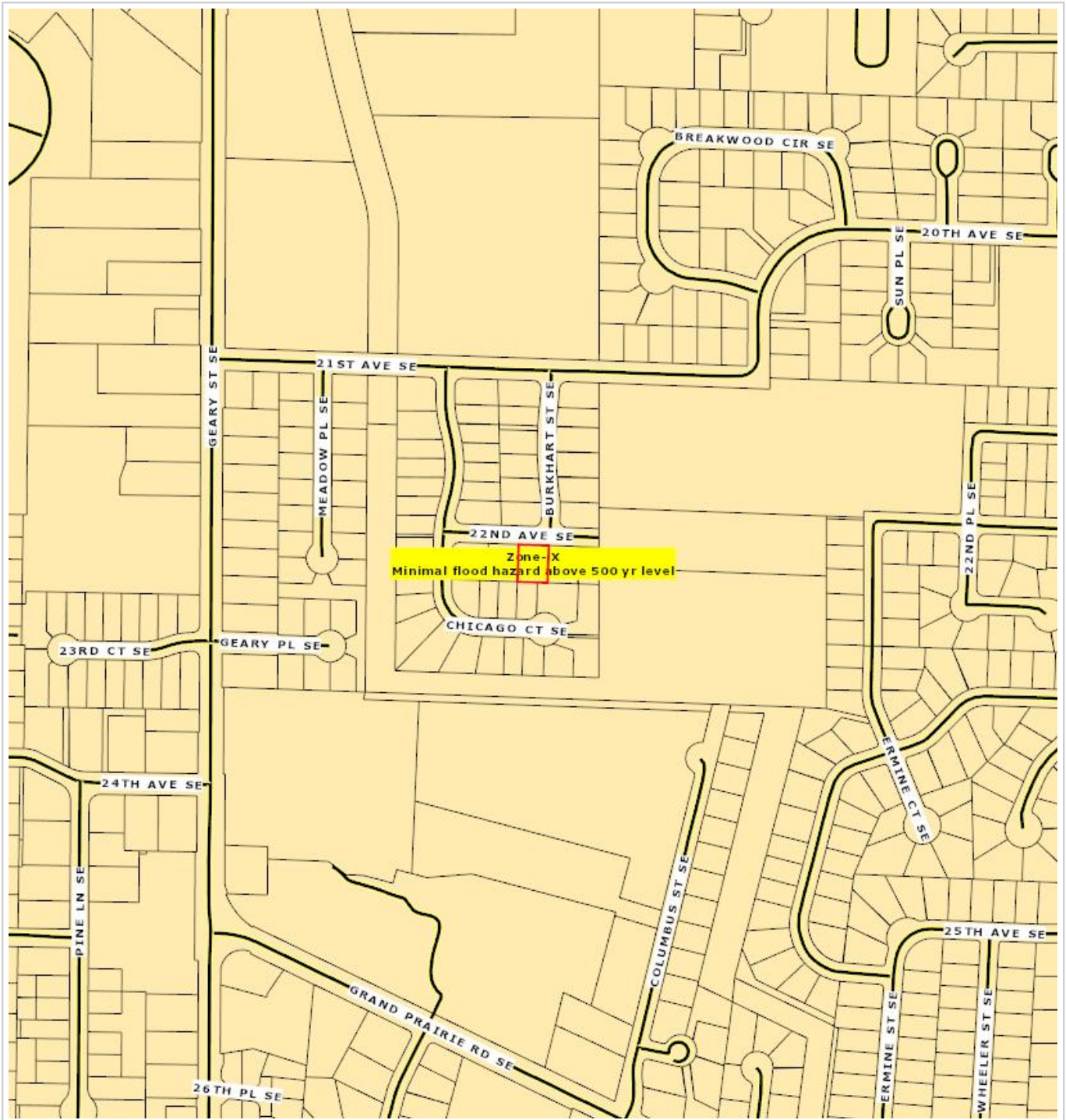
Aerial Map



Parcel ID: 0434445

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Flood Map



Parcel ID: 0434445

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Zoning Map



Parcel ID: 0434445

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

May 2, 2023 12:10:11 pm

Account #	434445	Tax Status	ASSESSABLE
Map #	11S03W17BA 04800	Acct Status	ACTIVE
Code - Tax #	00801-434445	Subtype	NORMAL

Legal Descr MEADOWVIEW ADDITION, 2ND SUPPLEMENTAL PLAT TO
Block - 1 Lot - 32

Mailing Name ADEN C GAYLER TRUST ET AL	Deed Reference # 2019-7113
Agent GAYLER ADEN C & DAVIS EMMETT L JR TR	Sales Date/Price 05-09-2019 / \$0
In Care Of	Appraiser UNKNOWN
Mailing Address 2072 22ND AVE SE ALBANY, OR 97322	

Prop Class	101	MA	SA	NH	Unit
RMV Class	101	01	01	007	40333-1

Situs Address(s)	Situs City
ID# 1 2072 22ND AVE SE	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00801	Land Impr.	142,000 330,100		Land Impr.	0 0
Code Area Total	472,100	292,430	292,430		0
Grand Total	472,100	292,430	292,430		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
00801					CITY OSD - AVERAGE	100			15,000
00801					LANDSCAPE - AVERAGE	100			5,000
00801	1	<input checked="" type="checkbox"/>			Market	100	S	8,100.00	122,000
Grand Total								8,100.00	142,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
00801	100	1993	143	RES Two story	100	2,155			330,100	
Grand Total								2,155		330,100

Comments:

***** CAP NOTE - Type A *****
1994 BOE: IMPS TO 145510,STIP. JC 1/24/95

***** CAP NOTE - Type J *****
JV F9914: CONSOL'D 11-3W-17A 434 (A 27' X 100' LOT) INTO THIS ACCOUNT.
7-29-94 TT.....

***** CAP NOTE - Type R *****
MX94: NEW SFR, LAND+3010, IMPS+127370. RL 7/94
94TAXTIME/95MX: 2ND FLR SQUARE FEET REDUCED; MEASUREMENTS FROM PLANS & VISUAL
INSPECTION 10/26/94 VP

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

2-May-2023

ADEN C GAYLER TRUST ET AL
GAYLER ADEN C & DAVIS EMMETT L JR TR
2072 22ND AVE SE
ALBANY OR 97322

Tax Account #	434445	Lender Name	CLG - NATIONSTAR MTG LLC DBA MR CO
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00801
Situs Address	2072 22ND AVE SE ALBANY OR 97322	Interest To	May 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,732.53	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,395.08	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,323.42	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,198.66	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,064.10	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,695.62	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,169.99	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,970.79	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,627.05	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,476.63	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,401.16	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,527.63	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,733.45	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,012.66	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,091.52	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,987.72	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,544.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,359.65	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,308.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,962.15	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,010.84	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,989.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,109.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,990.01	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,759.42	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,021.75	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,761.84	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,746.70	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,948.46	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$303.66	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$263.07	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.52	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$109,718.36	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

2-May-2023

ADEN C GAYLER TRUST ET AL
GAYLER ADEN C & DAVIS EMMETT L JR TR
2072 22ND AVE SE
ALBANY OR 97322

Tax Account #	434445	Lender Name	CLG - NATIONSTAR MTG LLC DBA MR CO
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00801
Situs Address	2072 22ND AVE SE ALBANY OR 97322	Interest To	May 15, 2023

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Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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