



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**03/04/2026**

*Owner Name:*

**Nguyen, Hieu T**

*Property Address:*

**5020 SW Kara Ave  
Corvallis OR 97333 1998**

*Reference Number:*

**12509CB01800**

*Account Number:*

**422314**

### Seven Ticor Mid-Valley locations to serve you:

|  |  |   |  |   |   |  |
|--|--|---|--|---|---|--|
| 220 SW 6th Ave<br>Albany, OR 97321<br>541.926.2111 | 400 SW 4th St<br>Ste 100<br>Corvallis, OR<br>97330<br>541.757.1466 | 52 E Airport Rd<br>Lebanon, OR<br>97355<br>541.258.2813 | 1215 NE Baker St<br>McMinnville, OR<br>97128<br>503.472.6101 | 315 Commercial<br>St SE, Ste 150<br>Salem, OR 97301<br>503.585.1881 | 115 N College St<br>STE 200<br>Newberg, OR<br>97132<br>503.542.1400 | 206 N 1st St<br>Silverton, OR<br>97381<br>503.873.5305 |
|--|--|---|--|---|---|--|

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>           | 422314                                 |
| <b>Account #:</b>          | 12509CB01800                           |
| <b>Site Address:</b>       | 5020 SW Kara Ave<br>Corvallis OR 97333 |
| <b>Owner:</b>              | Nguyen, Hieu T                         |
| <b>Owner2:</b>             |  |
| <b>Owner Address:</b>      | 5020 SW Kara Ave<br>Corvallis OR 97333 |
| <b>Twn/Range/Section:</b>  | 12S / 05W / 09 / SW                    |
| <b>Parcel Size:</b>        | 0.13 Acres (5,663 SqFt)                |
| <b>Plat/Subdivision:</b>   | Ridgecrest Phase 1                     |
| <b>Lot:</b>                | 6                                      |
| <b>Block:</b>              |  |
| <b>Census Tract/Block:</b> | 000202 / 3026                          |
| <b>Levy Code Area:</b>     | 0901                                   |
| <b>Levy Rate:</b>          | 19.2097                                |
| <b>Market Value Land:</b>  | \$237,000.00                           |
| <b>Market Value Impr:</b>  | \$355,030.00                           |
| <b>Market Value Total:</b> | \$592,030.00 (2025)                    |
| <b>Assessed Value:</b>     | \$339,466.00                           |

### Tax Information

| Tax Year               | Annual Tax |
|------------------------|------------|
| 2024                   | \$5,742.43 |
| 2023                   | \$5,574.36 |
| 2022                   | \$3,234.29 |
| Exemption Description: |            |

### Legal

RIDGECREST PHASE 1 LOT 6

### Land

|                        |                                  |                         |  |
|------------------------|----------------------------------|-------------------------|--|
| <b>Std Land Use:</b>   | 1001 - Single Family Residential | <b>Zoning:</b>          | Corvallis-RS-6 - Low Density Residential |
| <b>Watershed:</b>      | Marys River                      | <b>School District:</b> | Corvallis                                |
| <b>Primary School:</b> | Adams 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>   | 2021 | <b># of Buildings:</b> | 2                     | <b>Garage:</b>        | 462 - Attached Garage |
| <b>Bedrooms:</b>     | 3    | <b>Fin SqFt:</b>       | 1,716                 | <b>Bsmt Fin SqFt:</b> |                       |
| <b>Stories:</b>      | 1    | <b>Floor 1 SqFt:</b>   | 1,716                 | <b>Floor 2 SqFt:</b>  |                       |
| <b>Baths, Total:</b> | 2    | <b>Baths, Full:</b>    | 2                     | <b>Baths, Half:</b>   |                       |
| <b>Pool:</b>         |      | <b>Heat Type:</b>      | Forced hot air & cool |                       |                       |

### Transfer Information

|                        |               |                    |              |                  |                           |                  |               |
|------------------------|---------------|--------------------|--------------|------------------|---------------------------|------------------|---------------|
| <b>Rec. Date:</b>      | 02/25/2022    | <b>Sale Price:</b> | \$570,915.00 | <b>Doc Num:</b>  | 2022-625079               | <b>Doc Type:</b> | Warranty Deed |
| <b>Owner:</b>          | Hieu T Nguyen |                    |              | <b>Grantor:</b>  | WOOD HILL HOMES INC       |                  |               |
| <b>Orig. Loan Amt:</b> | \$548,250.00  |                    |              | <b>Title Co:</b> | FIDELITY NATIONAL TITLE   |                  |               |
| <b>Finance Type:</b>   |               | <b>Loan Type:</b>  | VA           | <b>Lender:</b>   | USAA FEDERAL SAVINGS BANK |                  |               |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or

**Subject Property**

5020 SW Kara Ave, Corvallis OR 97333

APN: 422314

| Rec Date   | Doc Type             | Sale/Loan   | Doc No | Buyer               | Seller              |
|------------|----------------------|-------------|--------|---------------------|---------------------|
| 02/25/2022 | Warranty Deed        | \$570,915   | 625079 | Hieu Nguyen         | Wood Hill Homes Inc |
| 08/06/2021 | Stand Alone Mortgage | \$1,424,900 | 617097 | Wood Hill Homes Inc |                     |
| 08/06/2021 | Warranty Deed        | \$600,000   | 617096 | Wood Hill Homes Inc | Wh Corvallis LLC    |

**Last Vesting**

|   |                    |  |
|---|--------------------|--|
| Recording Date: 02/25/2022                | Doc Number: 625079 | Doc Type: Warranty Deed                |
| Sale Price: \$570,915                     | Intrafamily: N     | Multiple Parcels: N                    |
| Sale Type: Sales price from Transfer Tax. | Vesting:           | Title Company: Fidelity National Title |

| Buyer:                      | Hieu Nguyen | Doc Number        | Loan Amount | Type | Lender                    |
|-----------------------------|-------------|-------------------|-------------|------|---------------------------|
| Seller: Wood Hill Homes Inc |             | Mtg 1 2022.625080 | \$548,250   | VA   | Usaa Federal Savings Bank |

**Mortgage**

|                                  |                              |                                |
|----------------------------------|------------------------------|--------------------------------|
| Recording Date: 08/06/2021       | Doc Number: 617097           | Doc Type: Stand Alone Mortgage |
| Loan Amount: \$1,424,900         | Loan Type: Credit Line/HELOC | Financing Type:                |
| Lender Name: Manufacturers & Tra | Interest Rate: 2.9           | Maturity Date:                 |
| Borrower: Wood Hill Homes Inc    |                              | Title Company: Ticor Title     |

**Prior Transfer**

|   |                    |                            |
|---|--------------------|----------------------------|
| Recording Date: 08/06/2021                | Doc Number: 617096 | Doc Type: Warranty Deed    |
| Sale Price: \$600,000                     | Intrafamily: N     | Multiple Parcels: N        |
| Sale Type: Sales price from Transfer Tax. | Vesting:           | Title Company: Ticor Title |

| Buyer:                   | Wood Hill Homes Inc | Doc Number        | Loan Amount | Type              | Lender   |
|--------------------------|---------------------|-------------------|-------------|-------------------|----------|
| Seller: Wh Corvallis LLC |                     | Mtg 1 2021.617097 | \$1,424,900 | Credit Line/HELOC | M&t Bank |



# Account 422314

✓ Account Paid

- Account
- Taxes
- Sales History
- Reports
- Files

### Real Property

#### Situs Address

5020 SW KARA AVE CORVALLIS OR 97333

#### Mailing Address

NGUYEN HIEU T  
5020 SW KARA AVE  
CORVALLIS OR 97333

#### Map and Taxlot

12509CB01800

#### Owner

NGUYEN HIEU T

[Related Accounts](#)

## Assessment

Assessment Year

| Type         | RMV              | MAV              | AV               |
|--------------|------------------|------------------|------------------|
| Land         | \$237,000        |                  |                  |
| Improvements | \$355,030        |                  |                  |
| <b>Total</b> | <b>\$592,030</b> | <b>\$339,466</b> | <b>\$339,466</b> |

### Exemptions

VET2 - Veteran Level 2 (Highest Amount)

|                            |  |
|----------------------------|--|
| <b>Account Status</b>      | Active                                   |
| <b>Size</b>                | 0.13 Acre(s)                             |
| <b>Property Class</b>      | 101 - Residential Improved               |
| <b>Legal Description</b>   | <a href="#">RIDGECREST PHASE 1 LOT-6</a> |
| <b>Notations</b>           | None                                     |
| <b>Special Assessments</b> | None                                     |

## Improvements

| Bldg # | Year Built | Description                    | Livable Size | Stat Class | Code Area |
|--------|------------|--------------------------------|--------------|------------|-----------|
| 3      | 2021       | Residential Other Improvements | 0            | 110        | 090       |

| Bldg # | Year Built | Description   | Livable Size | Stat Class | Code Area |
|--------|------------|---------------|--------------|------------|-----------|
| 1      | 2021       | RES One story | 1716         | 141        | 0901      |

## 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**

4-Mar-2026

NGUYEN HIEU T  
5020 SW KARA AVE  
CORVALLIS OR 97333

|                |                                     |             |                                    |
|----------------|-------------------------------------|-------------|------------------------------------|
| Tax Account #  | 422314                              | Lender Name | MRC - NATIONSTAR MTG LLC DBA MR CC |
| Account Status | A                                   | Loan Number |                                    |
| Roll Type      | Real                                | Property ID | 0901                               |
| Situs Address  | 5020 SW KARA AVE CORVALLIS OR 97333 | 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             | \$5,917.66   | Nov 15, 2025 |
| 2024     | ADVALOREM    | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,742.43   | Nov 15, 2024 |
| 2023     | ADVALOREM    | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$5,574.36   | Nov 15, 2023 |
| 2022     | ADVALOREM    | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$3,234.29   | Nov 15, 2022 |
| 2021     | ADVALOREM    | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,038.11   | Nov 15, 2021 |
| 2020     | ADVALOREM    | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$140.32     | Nov 15, 2020 |
|          | <b>Total</b> | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$22,647.17  |              |

Fidelity National Title

6022 2111973  
RECORDING REQUESTED BY:

Western Title & Escrow

153 SW 5th Street  
Redmond, OR 97756

**AFTER RECORDING RETURN TO:**

Order No.: WT0229277-JY  
Hieu T. Nguyen  
10633 Hammocks Blvd Apt 1017  
Miami, FL 33196

**SEND TAX STATEMENTS TO:**

Hieu T. Nguyen  
10633 Hammocks Blvd Apt 1017  
Miami, FL 33196

APN: 422314  
Map: 12509CB01800

BENTON COUNTY, OREGON **2022-625079**  
DE-WD  
Stn=6 TJ **02/25/2022 01:49:16 PM**  
\$30.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$133.00**

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**

Wood Hill Homes Inc, Grantor, conveys and warrants to Hieu T. Nguyen, 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 6, RIDGECREST SUBDIVISION PHASE 1, recorded June 10, 2020 as 2020-595888, in the City of Corvallis, County of Benton and State of Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED SEVENTY THOUSAND NINE HUNDRED FIFTEEN AND NO/100 DOLLARS (\$570,915.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

**STATUTORY WARRANTY DEED**

(continued)

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

Dated 1/4/22; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Wood Hill Homes Inc

BY: [Signature]  
James D. Campbell  
Secretary

State of OR  
County of Deschutes

This instrument was acknowledged before me on 1/4/22 by James D. Campbell, as Secretary for Wood Hill Homes Inc.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1/8/2022



**EXHIBIT "A"**  
Exceptions

**Subject to:**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Pacific Telephone and Telegraph Company  
Purpose: Anchor Pole with wires, cables, fixtures and appurtenances  
Recording Date: December 27, 1950  
Recording No: Book 133, Page 648
  
2. 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: September 14, 1979  
Recording No: M-9132-79
  
3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat  
  
Name of Plat: Ridgecrest Subdivision Phase 1  
Recording Date: June 10, 2020  
Recording No: 2020-595888
  
4. 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: Franchise Utility  
Affects: Northerly and Easterly 7 feet
  
5. 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: Access  
Affects: Reference is hereby made to said document for full particulars

**EXHIBIT "A"**  
Exceptions

6. Covenants, conditions and restrictions 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: June 10, 2020  
Recording No: 2020-595889

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

Recording Date: July 31, 2020  
Recording No: 2020-598461

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

Recording Date: June 29, 2021  
Recording No: 2021-615211

7. Liens and assessments, if any, by the Ridgecrest Homeowner's Association. We find no unpaid assessments as of the date hereof

**EXHIBIT "A"**  
Exceptions

8. Declaration of Deed Restrictions

Recording Date: June 10, 2020  
Recording No.: 2020-595890

And  
Recording Date: June 10, 2020  
Recording No: 2020-595891

And  
Recording Date: June 10, 2020  
Recording No: 2020-595892

And  
Recording Date: June 10, 2020  
Recording No: 2020-595893

And  
Recording Date: June 10, 2020  
Recording No: 2020-595894

And  
Recording Date: June 10, 2020  
Recording No: 2020-595895

And  
Recording Date: June 10, 2020  
Recording No: 2020-595896

And  
Recording Date: June 10, 2020  
Recording No: 2020-595897

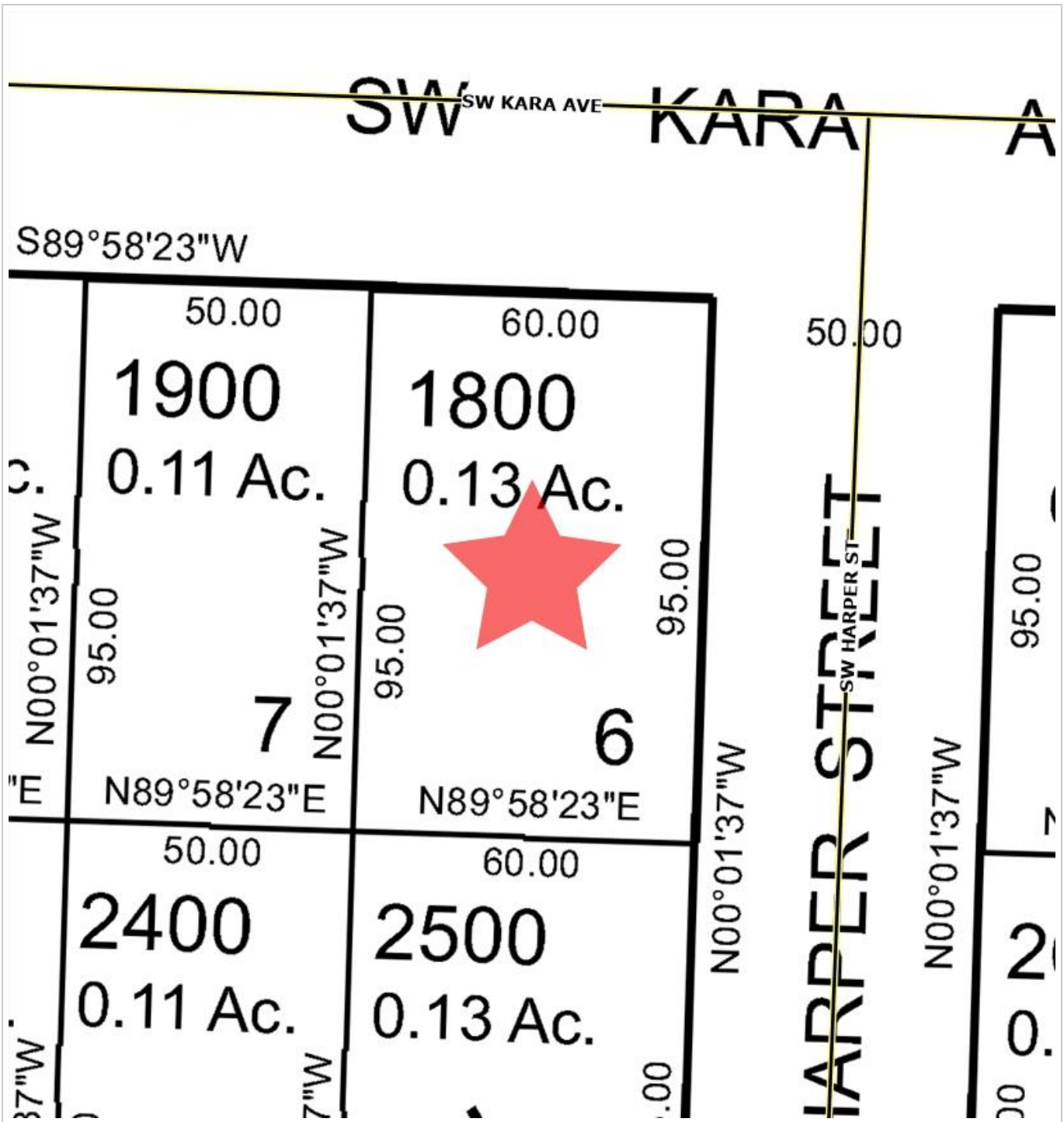
9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender 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: July 30, 2020  
Recording No: 2020-598347

**EXHIBIT "A"**  
Exceptions

10. Covenants, conditions and restrictions 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: June 29, 2021  
Recording No: 2021-615210



Parcel ID: 422314

Site Address: 5020 SW Kara Ave

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



Parcel ID: 422314  
Site Address: 5020 SW Kara Ave

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Aerial Map



Parcel ID: 422314

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Flood Map



Parcel ID: 422314

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Zoning Map



Parcel ID: 422314

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