Benton County Parcel Information

TICOR TITLE™

Parcel Information

Parcel #:	**076129**
Account #:	**11527CB01400**
Site Address:	3450 NW Circle Blvd
	Corvallis OR 97330
Owner:	Davis Carlotta S, Trust
Owner2:	
Owner Address:	3450 NW Circle Blvd
	Corvallis OR 97330
Twn/Range/Section:	11S / 05W / 27 / SW
Parcel Size:	0.29 Acres (12,632 SqFt)
Lot:	
Block:	
Census Tract/Block:	000900 / 1000
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	$242,000.00
Market Value Impr:	$287,370.00
Market Value Total:	$529,370.00 (2025)
Assessed Value:	$286,980.00

Tax Information

Tax Year	Annual Tax
2025	$5,515.58
2024	$5,352.23
2023	$5,195.58
Exemption Description:	

Legal

Land

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

Improvement

Year Built:	1964	**# of Buildings:**	2	**Garage:**	512 - Attached Garage
Bedrooms:	3	**Fin SqFt:**	1,892	**Bsmt Fin SqFt:**	
Stories:	1	**Floor 1 SqFt:**	1,892	**Floor 2 SqFt:**	
Baths, Total:	1	**Baths, Full:**	1	**Baths, Half:**	1
Pool:		**Heat Type:**	Forced hot air-gas		

Transfer Information

Loan Date: 11/19/2013	**Loan Amt:** $50,000.00	**Doc Num:** 514502	**Doc Type:** Stand Alone Mortgage
Loan Type: VAR	**Finance Type:** Credit Line/HELOC	**Lender:** OSU FCU	
Loan Date: 02/08/2012	**Loan Amt:**	**Doc Num:** 487879	**Doc Type:** Intrafamily Transfer & Dissolution
Loan Type:	**Finance Type:**	**Lender:**	

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. 08/05/2026 Prepared by: Tim Ciulla

Sale Date: 02/24/2005	**Sale Price:**	**Doc Num:** M381503-05	**Doc Type:** Warranty Deed

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Transaction History

Subject Property

3450 NW Circle Blvd, Corvallis OR 97330 — APN: 076129

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
11/19/2013	Stand Alone Mortgage	$50,000	514502	Davis, Carlotta S	
02/08/2012	Intrafamily Transfer & Di		487879	Davis Carlotta S, Trust	Davis Carlotta S
02/24/2005	Deed		M381503-05	Davis, Carlotta	
02/24/2005	Intrafamily Transfer & Di		381503	Davis, Carlotta S	Davis Carlotta S

Mortgage

Recording Date:	11/19/2013	Doc Number:	514502	Doc Type:	Stand Alone Mortgage
Loan Amount:	$50,000	Loan Type:	Credit Line/HELOC	Financing Type:	VAR
Lender Name:	Osu Fcu	Interest Rate:	4.23	Maturity Date:	
Borrower:	Davis, Carlotta S & Carlotta S Davis Living Trust			Title Company:	Ticor Title

Last Vesting

Recording Date:	02/08/2012	Doc Number:	487879	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Company	Title Company:	
Buyer:	Davis Carlotta S, Trust				
Seller:	Davis Carlotta S				

Prior Transfer

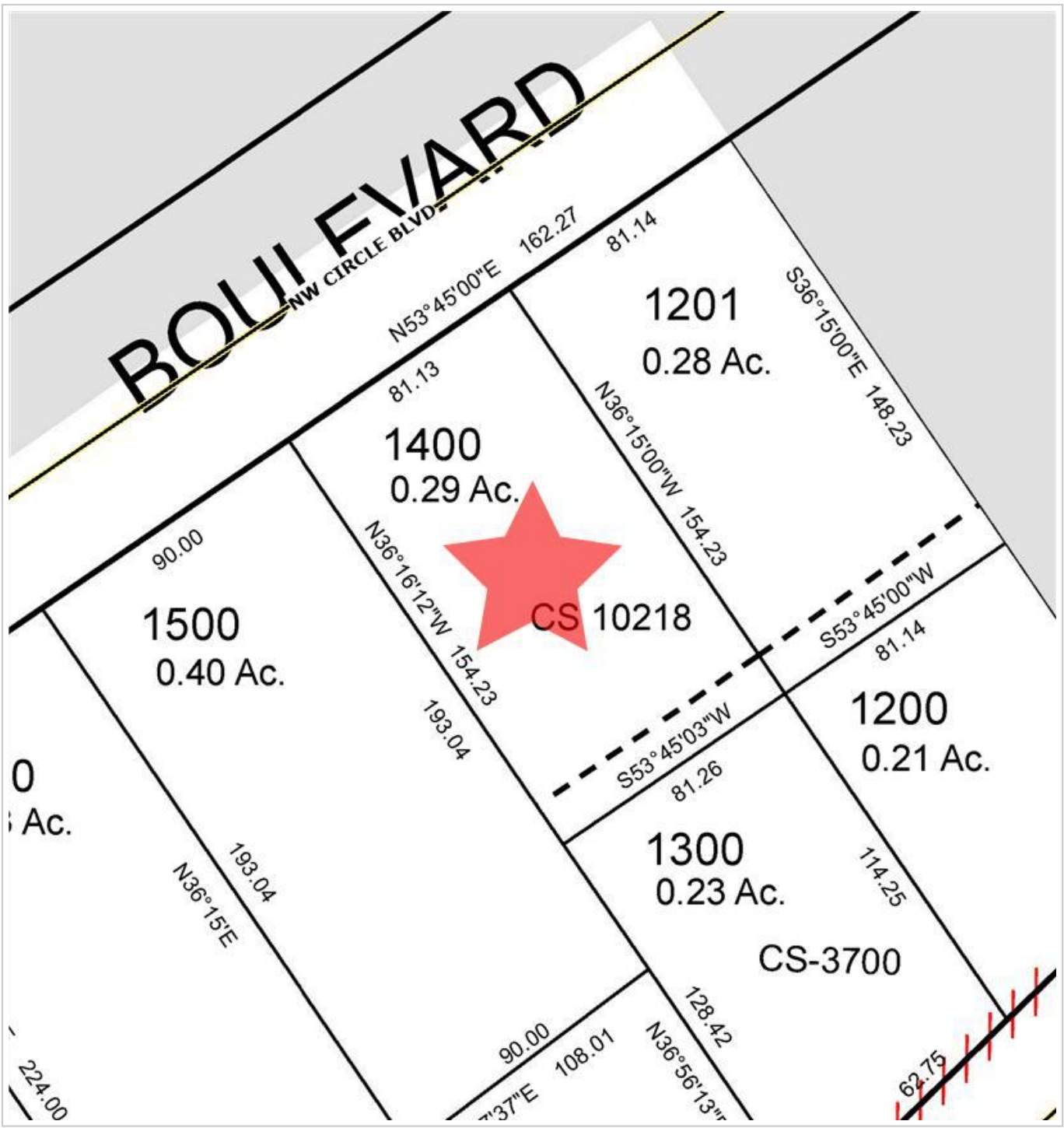
Recording Date:	02/24/2005	Doc Number:	M381503-05	Doc Type:	Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:		Title Company:	
Buyer:	Davis, Carlotta				
Seller:					

Transfer

Recording Date:	02/24/2005	Doc Number:	381503	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Trust	Title Company:	
Buyer:	Davis, Carlotta S & Carlotta S Davis Living Trust				
Seller:	Davis Carlotta S				

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Assessor Map



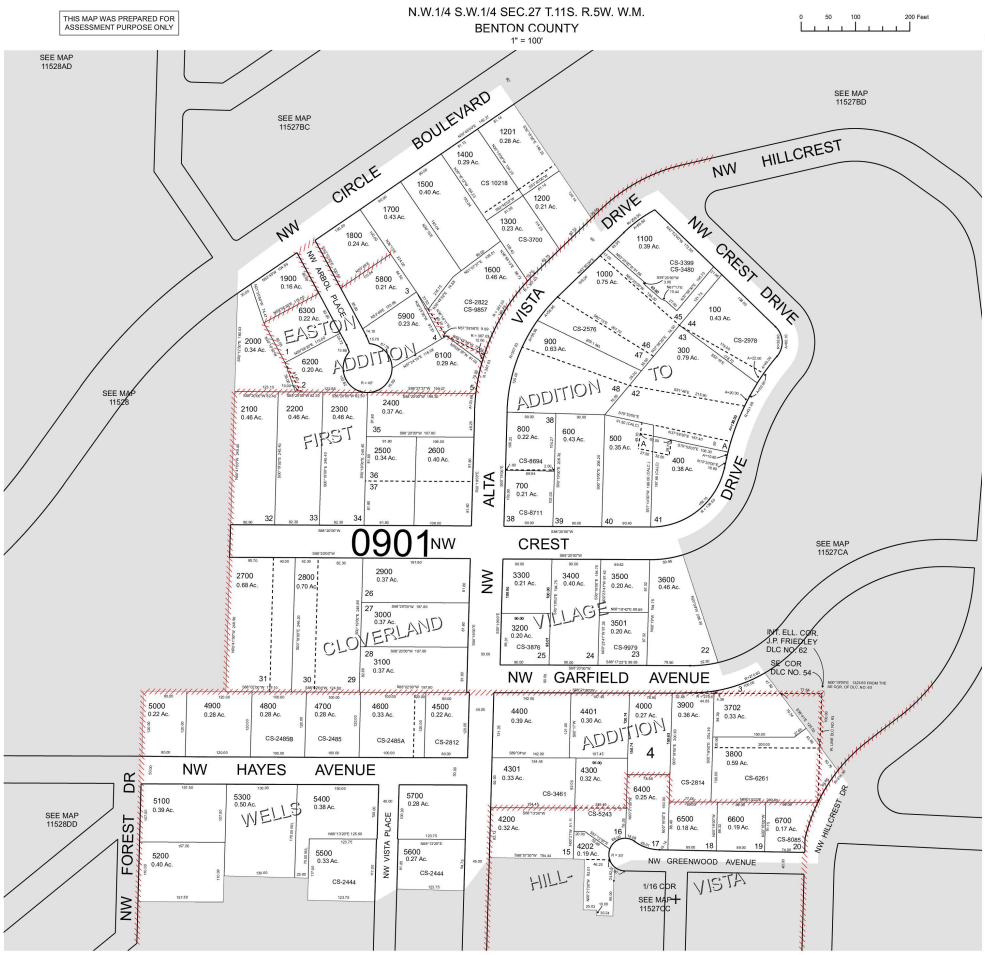
TICOR TITLE™

Parcel ID: 076129

Site Address: 3450 NW Circle Blvd

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Full Assessor Map



Parcel ID: 076129

Site Address: 3450 NW Circle Blvd

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Aerial Map



TICOR TITLE™

Parcel ID: 076129

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Flood Map



TICOR TITLE™

Parcel ID: 076129

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Zoning Map



TICOR TITLE™

Parcel ID: 076129

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information	
Account #:	076129
Map Taxlot:	11527CB01400
Acreage:	0.29
Property Class:	101
Tax Code Area:	0901
Situs Address:	
3450 NW CIRCLE BLVD	
CORVALLIS, OR 97330-1760	

2025 Certified Values	
Market Land:	$242,000.00
Market Structure:	$287,370.00
Total Real Market:	$529,370.00
Special Assessed Taxable Land:	$0.00
Assessed:	$286,980.00
Exemption:	$0.00
Net Taxable:	$286,980.00

Property Valuation History

OWNER INFORMATION

For the most current owner information please visit
Property Search Online
.

TAXES

Click the link for most current tax information including amount due:
2025 Tax Information

PROPERTY IMPROVEMENTS

Residential Dwellings	
Built	1964
# Rooms	6
# Beds	3
# Baths	1.50
Heating	Forced hot air-gas
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	1892
Main Lvl	1892
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	0
Total Finish	1892

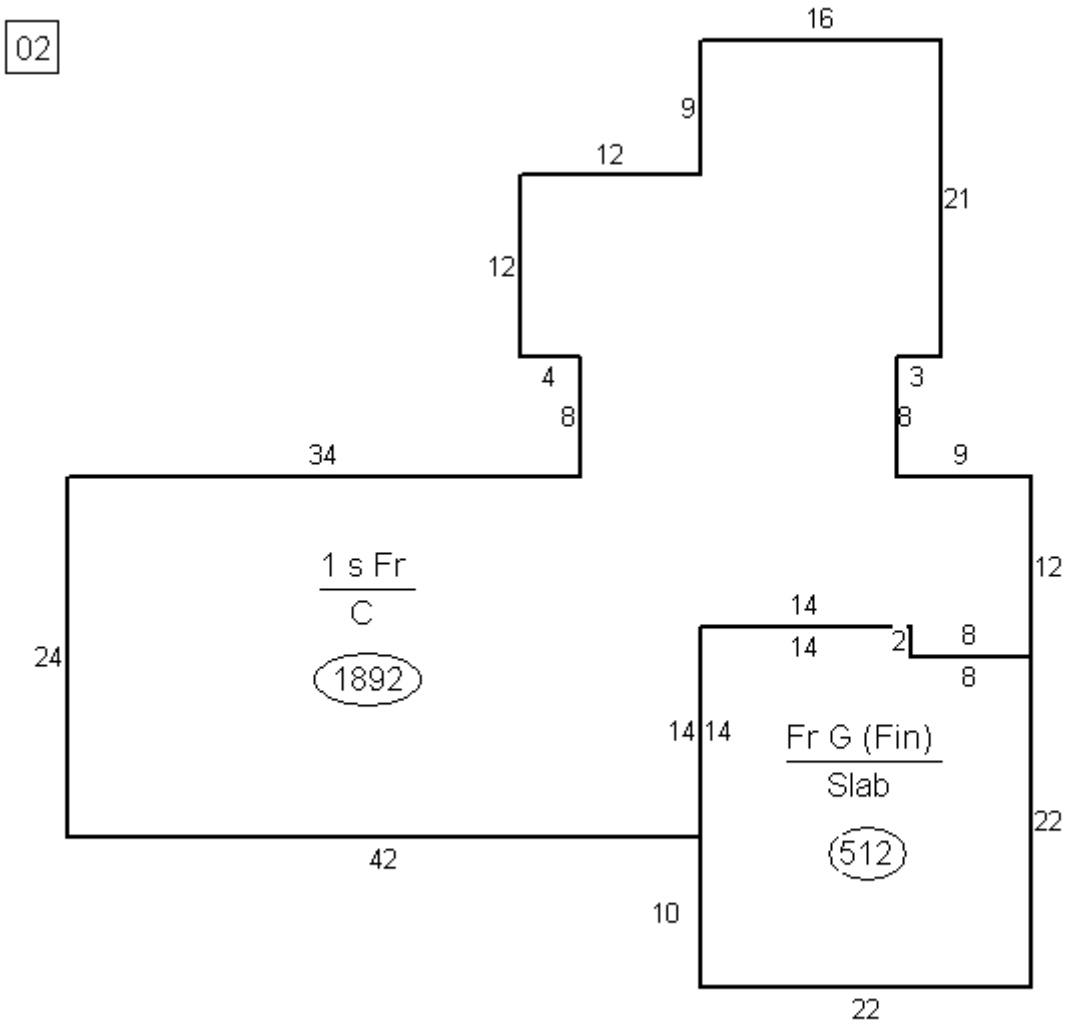
Residential Features	
Type	ATTGAR
Year Built	0
Square Footage	512

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
02/24/2005	M381503-05	$0.00

For sales after June 30th, 2025, please go to
Property Search Online

PROPERTY SKETCHES


02
16
9
12
21
12
4
8
3
8
34
9
1 s Fr
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1892
12
14
14
2
8
8
24
14
14
Fr G (Fin)
Slab
512
22
42
10
22

View Larger

STATEMENT OF TAX ACCOUNT

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

5-Aug-2026

DAVIS CARLOTTA S,TR
3450 NW CIRCLE BLVD
CORVALLIS OR 97330

Tax Account #	76129	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	3450 NW CIRCLE BLVD CORVALLIS OR 97330	Interest To	Aug 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	$5,515.58	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,352.23	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,195.58	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$5,043.78	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,876.81	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,704.76	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,470.44	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,359.35	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,032.91	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,015.73	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,871.60	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,790.77	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,577.70	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,454.29	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,424.40	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,226.65	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,133.78	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,020.19	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,825.15	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,569.35	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,512.88	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,547.70	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,552.49	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,244.33	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,180.12	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,024.93	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,866.39	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,788.68	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,828.43	Nov 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,079.41	Nov 15, 1996
	Total	$0.00	$0.00	$0.00	$0.00	$102,086.41	

FORM No. 961 – BARGAIN AND SALE DEED – Statutory Form. STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com

BL NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Carlotta S Davis, TR
3450 NW Circle Blvd
Corvallis, OR 97330
Grantor's Name and Address*

Carlotta S Davis, TR
3450 NW Circle Blvd
Corvallis, OR 97330
Grantee's Name and Address*

After recording, return to (Name and Address):
Carlotta S. Davis, TR
3450 NW Circle Blvd
Corvallis, OR 97330

Until requested otherwise, send all tax statements to (Name and Address):
NO Changes

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

BENTON COUNTY, OREGON 2012-487879
DE-BS
Cnt=1 Stn=41 COUNTER1 02/08/2012 10:56:44 AM
$15.00 $11.00 $17.00 $10.00 $20.00 $73.00

00233415201204878790030035

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

LOT-LINE ADJUSTMENT **BARGAIN AND SALE DEED – STATUTORY FORM** RESULTANT DEED

Carlotta S Davis, TRUST 3450 NW Circle Blvd., Corvallis, OR 97330, Grantor, conveys to Carlotta S Davis TRUST 3450 NW Circle Blvd., Corvallis, OR 97330, Grantee, the following real property situated in Benton County, Oregon:

See attachments A + B

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is $ OTHER. (Here, comply with the requirements of ORS 93.030.)
pursuant to: City of Corvallis, Development Services, #LLA07-00002

DATED Feb. 2, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Carlotta S Davis, TR
(Carlotta S Davis, TR)

STATE OF OREGON, County of Benton) ss.
This instrument was acknowledged before me on 02/02/2012,
by Carlotta S. Davis only.
This instrument was acknowledged before me on ,
by
as
of

Rebekah Noel Amos
Notary Public for Oregon
My commission expires 09/30/2014

OFFICIAL SEAL
REBEKAH NOEL AMOS
NOTARY PUBLIC-OREGON
COMMISSION NO. 452707
MY COMMISSION EXPIRES SEPTEMBER 30, 2014

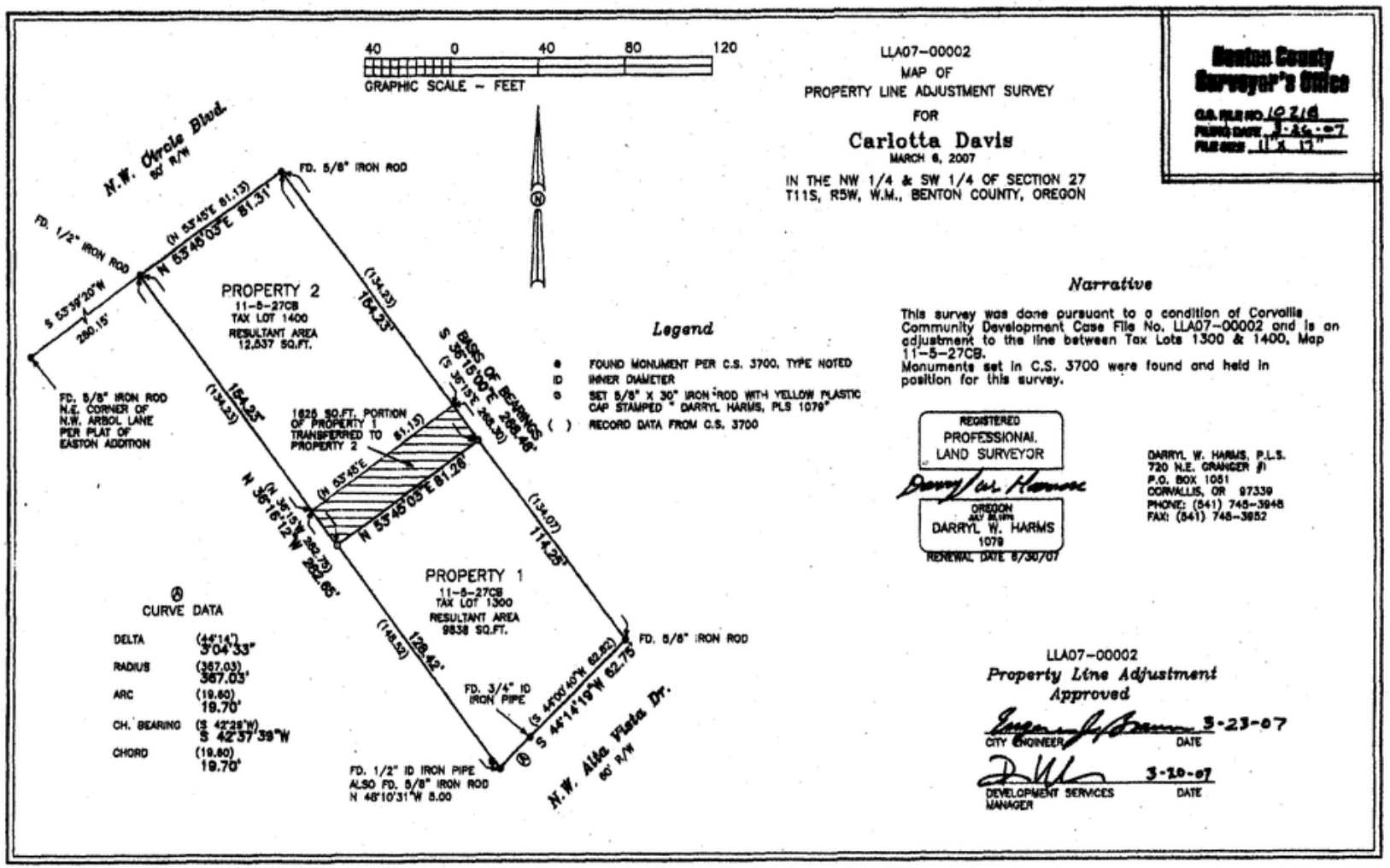
PUBLISHER'S NOTE: If using this form to convey land classified as [illegible] Laws 2007, Chapter 866, Section 3, include the required reference.

"A"

Property "2"

Beginning at a 1/2 inch iron rod on the Southeasterly line of N.W. Circle Blvd., said 1/2 inch iron rod bears North 53°39'20"East 280.15 feet from a 5/8 inch iron rod at the Northeast corner of N.W. Arbol Lane as shown on the plat of Easton Addition, a subdivision of record in the John D. Mulkey Donation Land Claim No. 54, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, thence North 53°45'03"East 81.31 feet to a 5/8 inch iron rod at the most Northerly corner of the tract of land conveyed to Joel Davis and Carlotta S. Davis by deed recorded in Book 197, Page 129, Deed Records of Benton County, Oregon; thence South 36°15'00"East 154.23 feet to a 5/8 inch iron rod set in County Survey No. 10218, filed at the office of the Benton County Surveyor, the last mentioned 5/8 inch iron rod being on the Easterly line of the tract of land conveyed to Carlotta S. Davis, Trustee of the Carlotta S. Davis Living Trust dated February 17, 2005, by deed recorded as 2005-381504, said deed records; thence South 53°45'03"West 81.26 feet to a 5/8 inch iron rod on the Westerly line of said Carlotta S. Davis Living Trust tract; thence North 36°16'12"West 154.23 feet to the point of beginning.

"B"



LLA07-00002
MAP OF
PROPERTY LINE ADJUSTMENT SURVEY
FOR
Carlotta Davis
MARCH 6, 2007
IN THE NW 1/4 & SW 1/4 OF SECTION 27
T11S, R5W, W.M., BENTON COUNTY, OREGON

Benton County Surveyor's Office
CS FILE NO. 10716
FILING DATE 3-26-07
FILE SIZE 11" X 17"

Legend

- ● FOUND MONUMENT PER C.S. 3700, TYPE NOTED
- ID INNER DIAMETER
- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " DARRYL HARMS, PLS 1079"
- ( ) RECORD DATA FROM C.S. 3700

Narrative

This survey was done pursuant to a condition of Corvallis Community Development Case File No. LLA07-00002 and is an adjustment to the line between Tax Lots 1300 & 1400, Map 11-5-27CB.
Monuments set in C.S. 3700 were found and held in position for this survey.

CURVE DATA

DELTA	(44°14')	3°04'33"
RADIUS	(367.03')	367.03'
ARC	(19.60)	19.70'
CH. BEARING	(S 42°28'W)	S 42°37'39"W
CHORD	(19.60)	19.70'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 31, 1974
DARRYL W. HARMS
1079
RENEWAL DATE 6/30/07

DARRYL W. HARMS, P.L.S.
720 N.E. GRANGER #1
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3945
FAX: (541) 745-3952

LLA07-00002
Property Line Adjustment
Approved

CITY ENGINEER — DATE 3-23-07

DEVELOPMENT SERVICES MANAGER — DATE 3-20-07