Benton County Parcel Information

TICOR TITLE™

Parcel Information

Parcel #:	**076111**
Account #:	**11527CB01300**
Site Address:	1780 NW Alta Vista Dr
	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:	0.23 Acres (10,019 SqFt)
Lot:	
Block:	
Census Tract/Block:	000900 / 1000
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	$175,000.00
Market Value Impr:	$0.00
Market Value Total:	$175,000.00 (2025)
Assessed Value:	$68,795.00

Tax Information

Tax Year	Annual Tax
2025	$1,322.20
2024	$1,283.04
2023	$1,245.49
Exemption Description:	

Legal

Land

Std Land Use:	8001 - Residential-Vacant Land	**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:	**# of Buildings:**	**Garage:**
Bedrooms:	**Fin SqFt:**	**Bsmt Fin SqFt:**
Stories:	**Floor 1 SqFt:**	**Floor 2 SqFt:**
Baths, Total:	**Baths, Full:**	**Baths, Half:**
Pool:	**Heat Type:**	

Transfer Information

Loan Date: 02/08/2012	**Loan Amt:**	**Doc Num:** 487878	**Doc Type:** Intrafamily Transfer & Dissolution
Loan Type:	**Finance Type:**	**Lender:**	
Sale Date: 02/24/2005	**Sale Price:**	**Doc Num:** M381504-05	**Doc Type:** Warranty Deed

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.

TICOR TITLE™ Transaction History

Subject Property

1780 NW Alta Vista Dr, Corvallis OR 97330 APN: 076111

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
02/08/2012	Intrafamily Transfer & Di		487878	Davis Carlotta S, Trust	Davis Carlotta S
02/24/2005	Deed		M381504-05	Davis, Carlotta	
02/24/2005	Intrafamily Transfer & Di		381504	Davis, Carlotta S	Davis Carlotta S

Last Vesting

Recording Date:	02/08/2012	Doc Number:	487878	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

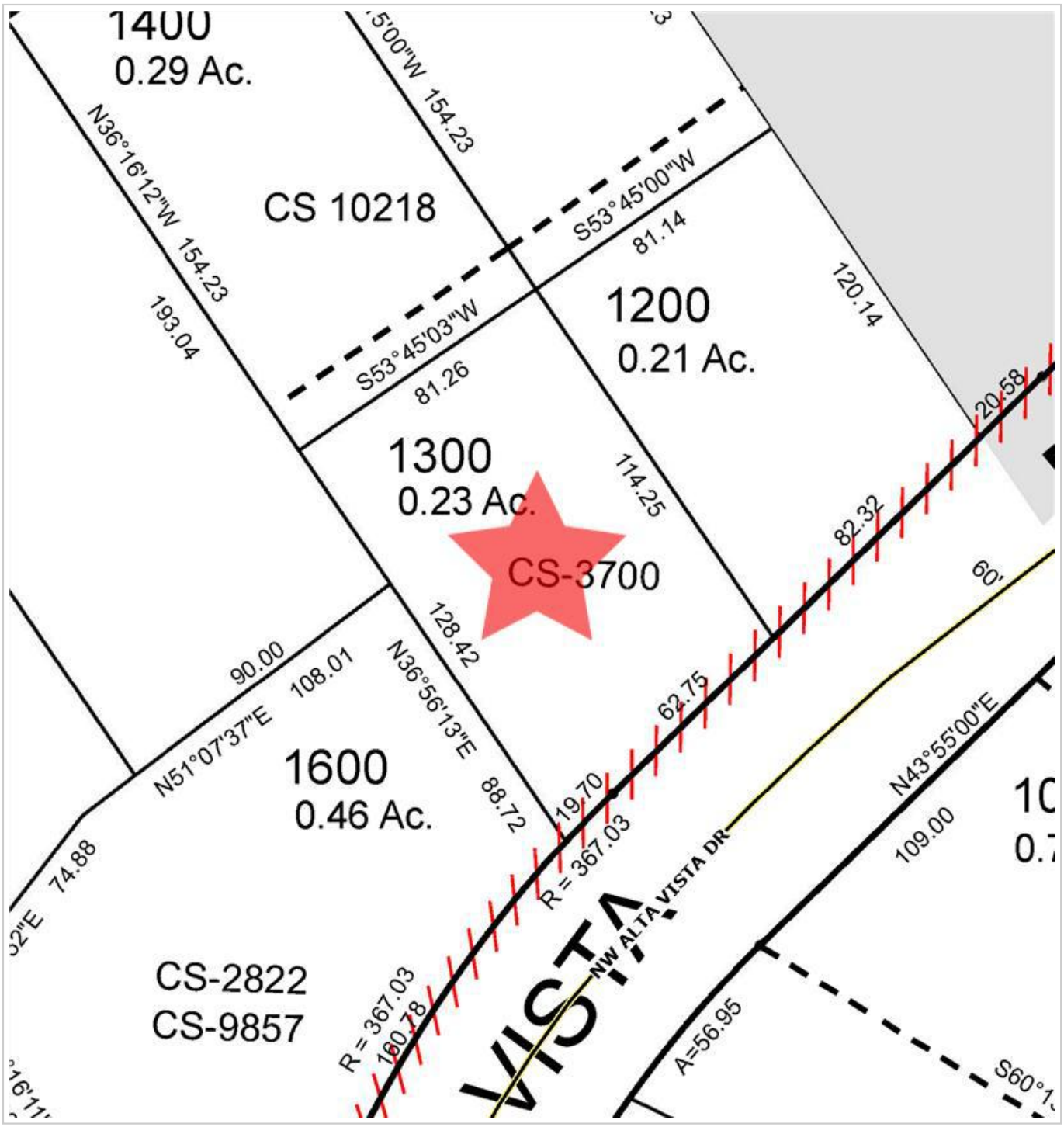
Recording Date:	02/24/2005	Doc Number:	M381504-05	Doc Type:	Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:		Title Company:	
Buyer:	Davis, Carlotta				
Seller:					

Transfer

Recording Date:	02/24/2005	Doc Number:	381504	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



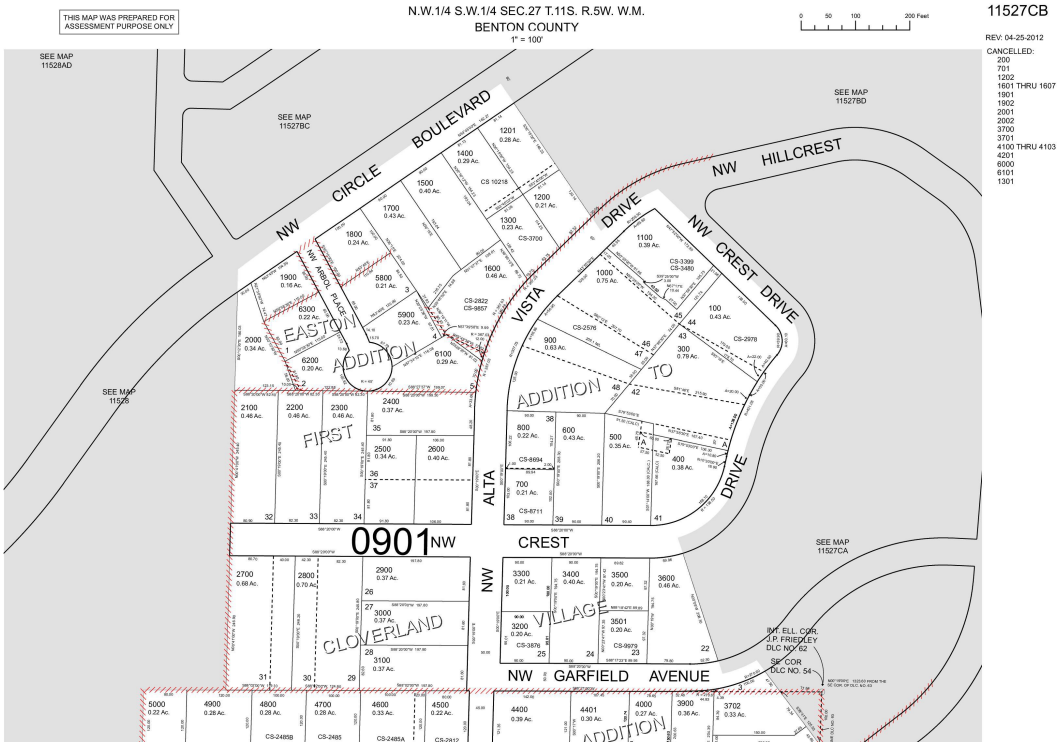
TICOR TITLE™

Parcel ID: 076111

Site Address: 1780 NW Alta Vista Dr

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Full Assessor Map



Parcel ID: 076111

Site Address: 1780 NW Alta Vista Dr

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Aerial Map



TICOR TITLE™

Parcel ID: 076111

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Flood Map

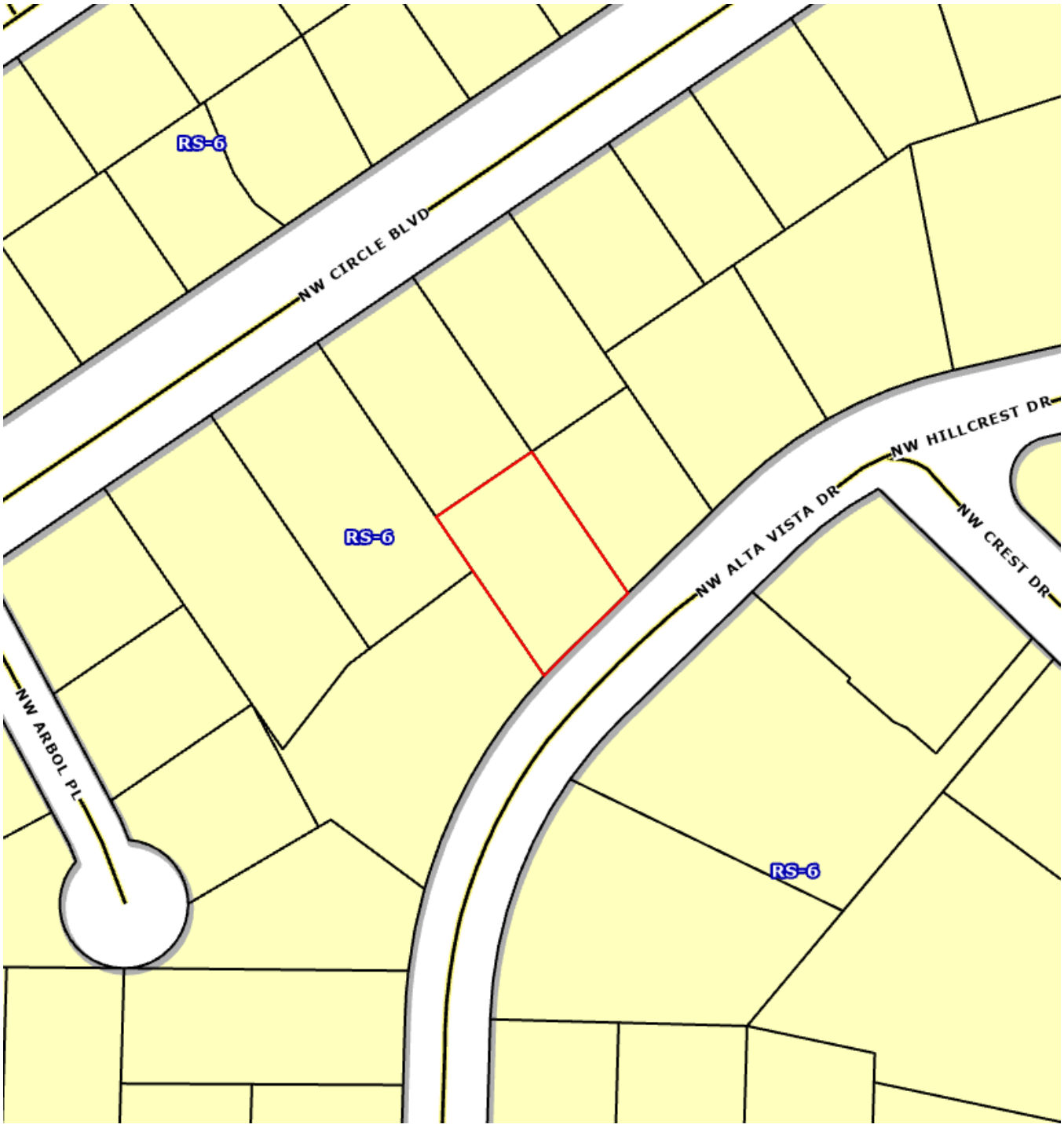


TICOR TITLE™

Parcel ID: 076111

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Zoning Map



TICOR TITLE™

Parcel ID: 076111

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	076111
Map Taxlot:	11527CB01300
Acreage:	0.23
Property Class:	100
Tax Code Area:	0901
Situs Address:	
1780 NW ALTA VISTA DR	
CORVALLIS, OR 97330	

2025 Certified Values

Market Land:	$175,000.00
Market Structure:	$0.00
Total Real Market:	$175,000.00
Special Assessed Taxable Land:	$0.00
Assessed:	$68,795.00
Exemption:	$0.00
Net Taxable:	$68,795.00

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

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
02/24/2005	M381504-05	$0.00

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

PROPERTY SKETCHES

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 #	76111	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	1780 NW ALTA VISTA DR 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	$1,322.20	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,283.04	Nov 15, 2024
2023	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,245.49	Nov 15, 2023
2022	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,209.10	Nov 15, 2022
2021	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,169.06	Nov 15, 2021
2020	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,127.83	Nov 15, 2020
2019	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,071.66	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,045.03	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$966.78	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$962.66	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$942.25	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$918.00	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$868.43	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$834.62	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$820.90	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$773.49	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$751.23	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$724.00	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$677.25	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$615.93	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$602.39	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$610.74	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$611.89	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$538.01	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$523.28	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$485.42	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$447.42	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$428.79	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$438.31	Nov 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$512.08	Nov 15, 1996
	Total	$0.00	$0.00	$0.00	$0.00	$24,527.28	

After recording return to:
Jeanne A. Smith, Attorney at Law
PO Box 830
Corvallis, OR 97339-0830
Mail tax statements to:
Carlotta S. Davis, Trustee
3450 NW Circle Blvd.
Corvallis, Oregon, 97330

BENTON COUNTY, OREGON **2005-381504**
DE-WD
Cnt=1 Stn=8 COUNTER1 **02/24/2005 03:18:51 PM**
$5.00 $11.00 $10.00 $15.00 **$41.00**

00080110200503815040010014

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, That Carlotta S. Davis, hereinafter called grantor, does hereby grant, convey and warrant unto Carlotta S. Davis, Trustee of the Carlotta S. Davis Living Trust dated February 17, 2005, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Benton, State of Oregon, described as follows, to-wit:

Beginning at a point at the Southeast corner of that certain tract conveyed to Edison E. Easton and Joyce L. Easton, his wife, recorded September 19, 1956 in Book 156, Page 499, Deed Records, Benton County, Oregon; thence North 36° 15' West 148.52 feet, more or less, to the Southwest corner of that certain tract conveyed to Donald H. Farris and Geraldine G. Farris, his wife, recorded September 3, 1964 in Book 192, Page 686, Deed Records, Benton County, Oregon; thence North 53° 45' East 81.13 feet to a 5/8 inch rod; thence South 36° 15 East 134.07 feet, more or less, to the North line of Alta Vista Drive as now established; thence Southwesterly along the said North line of Alta Vista Drive as now established to the point of beginning, in the County of Benton and State of Oregon;

SUBJECT to easement, including the terms and provisions thereof, given by Roy Taylor, et ux et al to City of Corvallis, a Municipal corporation, dated August 5, 1965, recorded August 18, 1965 in Deed Book 197, page 371, records of Benton County, Oregon: (Affects Westerly 10 feet of said premises);

The said property is free from encumbrances except covenants, easements and restrictions of record.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. This is a transfer to a living trust and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this February 17, 2005.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Carlotta S. Davis

STATE OF OREGON, (County of Benton) ss.
This Warranty Deed is signed and attested to before me this February 17, 2005 by Carlotta S. Davis.

Tammi J Houchin
Notary Public for Oregon

OFFICIAL SEAL
TAMMI J. HOUCHIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 361795
MY COMMISSION EXPIRES DEC. 14, 2006