



TICOR TITLE™

Property Profile Report

Client Name:

Todays Date:

03/20/2025

Owner Name:

Hoover, Cory

Property Address:

**2785 NW Daylily Ave
Corvallis OR 97330 3474**

Reference Number:

11522CA07900

Account Number:

415367

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 #:	415367
Account #:	11522CA07900
Site Address:	2785 NW Daylily Ave Corvallis OR 97330
Owner:	Hoover, Cory
Owner2:	
Owner Address:	2785 NW Daylily Ave Corvallis OR 97330
Twn/Range/Section:	11S / 05W / 22 / SW
Parcel Size:	0.04 Acres (1,742 SqFt)
Plat/Subdivision:	The Meadows At Timberhill
Lot:	31
Block:	
Census Tract/Block:	000402 / 3012
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$161,100.00
Market Value Impr:	\$239,907.00
Market Value Total:	\$401,007.00 (2024)
Assessed Value:	\$290,164.00

Tax Information

Tax Year	Annual Tax
2024	\$5,573.96
2023	\$5,410.83
2022	\$5,252.75
Exemption Description:	

Legal

THE MEADOWS AT TIMBERHILL LOT 31

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Corvallis-PD(RS-9) - Medium Density Residential W/ Plan Dev Overlay
Watershed:	Muddy Creek-Willamette River	School District:	Corvallis
Primary School:	Letitia Carson Elementary School	Middle School:	Cheldelin Middle School
High School:	Crescent Valley High School	Recreation:	Parkview - Chepenafa Springs Park

Improvement

Year Built:	2002	# of Buildings:	2	Garage:	440 - Attached Garage
Bedrooms:	3	Fin SqFt:	1,567	Bsmt Fin SqFt:	
Stories:	2	Floor 1 SqFt:	572	Floor 2 SqFt:	995
Baths, Total:	2	Baths, Full:	2	Baths, Half:	1
Pool:		Heat Type:	Forced hot air-gas		

Transfer Information

Rec. Date: 11/29/2021	Sale Price: \$390,000.00	Doc Num: 2021-621799	Doc Type: Warranty Deed
Owner: Cory Hoover	Grantor: ZHANG YANLI		
Orig. Loan Amt: \$312,000.00	Title Co: TICOR TITLE		
Finance Type:	Loan Type: New Conventional	Lender: MORTGAGE EXPRESS LLC	

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.

Subject Property
2785 NW Daylily Ave, Corvallis OR 97330
APN: 415367

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
11/29/2021	Warranty Deed	\$390,000	621799	Cory Hoover	Zhang Yanli
02/05/2016	Intrafamily Transfer & Di		540926	Zhang, Yanli	Zhang Yanli
04/16/2012	Warranty Deed	\$214,000	490334	Zhang, Yanli	Frh Company LLC
01/06/2012	Notice of Default		2012-486828	Sean T Keys	
04/16/2010	Notice of Default		2010-464105	Sean T Keys	
10/23/2008	Bargain and Sale Deed		443557	Frh Co LLC	Freeman William T
07/31/2007	Stand Alone Mortgage	\$176,250	425299	Keys, Sean T	
04/23/2004	Bargain and Sale Deed		365674	Fhr Co LLC	Keys Sean T
07/17/2002	Warranty Deed	\$1,725,000	321761	K & F Homes II LLC	Timberhill Townhomes LLC

Last Vesting

Recording Date: 11/29/2021 Doc Number: 621799 Doc Type: Warranty Deed
 Sale Price: \$390,000 Intrafamily: N Multiple Parcels: N
 Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: Ticor Title
 Buyer: Cory Hoover
 Seller: Zhang Yanli

Prior Transfer

Recording Date: 02/05/2016 Doc Number: 540926 Doc Type: Intrafamily Transfer & Dissolution
 Sale Price: Intrafamily: Y Multiple Parcels: N
 Sale Type: Vesting: Trust Title Company:
 Buyer: Zhang, Yanli & Yanli Zhang Living Trust
 Seller: Zhang Yanli

Transfer

Recording Date: 04/16/2012 Doc Number: 490334 Doc Type: Warranty Deed
 Sale Price: \$214,000 Intrafamily: N Multiple Parcels: N
 Sale Type: Full amount stated on Document. Vesting: Individual(s) Title Company: First American Title
 Buyer: Zhang, Yanli
 Seller: Frh Company LLC

Foreclosure

Recording Date: 01/06/2012 Doc Number: 2012-486828 Doc Type: Notice of Default
 Loan Doc #: 2007-425299 Loan Date: 07/24/2007 Default Amount: 1218
 Beneficiary: Truster Name: Sean T Keys
 Trustee/Contact: First American Title Insurance Company Phone: (800) 683-2468 Auction Date: 05/18/2012
 Mailing Address: 17100 Gillette Ave Irvine, CA, 92614

Foreclosure

Recording Date:	04/16/2010	Doc Number:	2010-464105	Doc Type:	Notice of Default
Loan Doc #:	2007-425299	Loan Date:	07/24/2007	Default Amount:	1194
Beneficiary:		Truster Name:	Sean T Keys		
Trustee/Contact:	First American Title Insurance Company	Phone:	(714) 730-2727	Auction Date:	08/25/2010
Mailing Address: 30 Corporate Park Ste 400 Irvine, CA, 92606					

Transfer

Recording Date:	10/23/2008	Doc Number:	443557	Doc Type:	Bargain and Sale Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	Y
Sale Type:		Vesting:	Company	Title Company:	First American Title
Buyer:	Frh Co LLC				
Seller:	Freeman William T				

Mortgage

Recording Date:	07/31/2007	Doc Number:	425299	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$176,250	Loan Type:	Unknown (DEFAULT)	Financing Type:	ADJ
Lender Name:	Pacific Northwest M	Interest Rate:	7.5	Maturity Date:	08/01/2037
Borrower:	Keys, Sean T			Title Company:	Amerititle

Transfer

Recording Date:	04/23/2004	Doc Number:	365674	Doc Type:	Bargain and Sale Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:	Company	Title Company:	
Buyer:	Fhr Co LLC				
Seller:	Keys Sean T				

Transfer

Recording Date:	07/17/2002	Doc Number:	321761	Doc Type:	Warranty Deed
Sale Price:	\$1,725,000	Intrafamily:	N	Multiple Parcels:	Y
Sale Type:	Full amount stated on Document.	Vesting:	Company	Title Company:	First American Title
Buyer:	K & F Homes II LLC				
Seller:	Timberhill Townhomes LLC				

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 415367
Map Taxlot: [11522CA07900](#)
Acreage: 0.04
Property Class: 101
Tax Code Area: 0901
Situs Address:
[2785 NW DAYLILY AVE](#)
[CORVALLIS, OR 97330](#)

Last Certified Values

Market Land: \$161,100.00
Market Structure: \$239,907.00
Total Real Market: \$401,007.00
Special Assessed Taxable Land: \$0.00
Assessed: \$290,164.00
Exemption: \$0.00
Net Taxable: \$290,164.00

[Property Valuation History](#)


OWNER INFORMATION

Mortgage Co:

CHASE MANHATTAN MTG CORP - UTAH
6053 S FASHION SQUARE RD #200
MURRAY, UT 84107

Owner:

HOOVER CORY
2785 NW DAYLILY AVE
CORVALLIS, OR 97330

Taxpayer:

HOOVER CORY
2785 NW DAYLILY AVE
CORVALLIS, OR 97330

TAXES

Tax Code Area: 0901
2024 Property Tax \$5,573.96

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 2002
Rooms 6
Beds 3
Baths 2.50
Heating Forced hot air-gas
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 1567
Main Lvl 572
2nd Lvl 995
Upper Lvl 0
Basement 0
Basement Finish 0
Attic Finish 0
Total Finish 1567

Residential Features

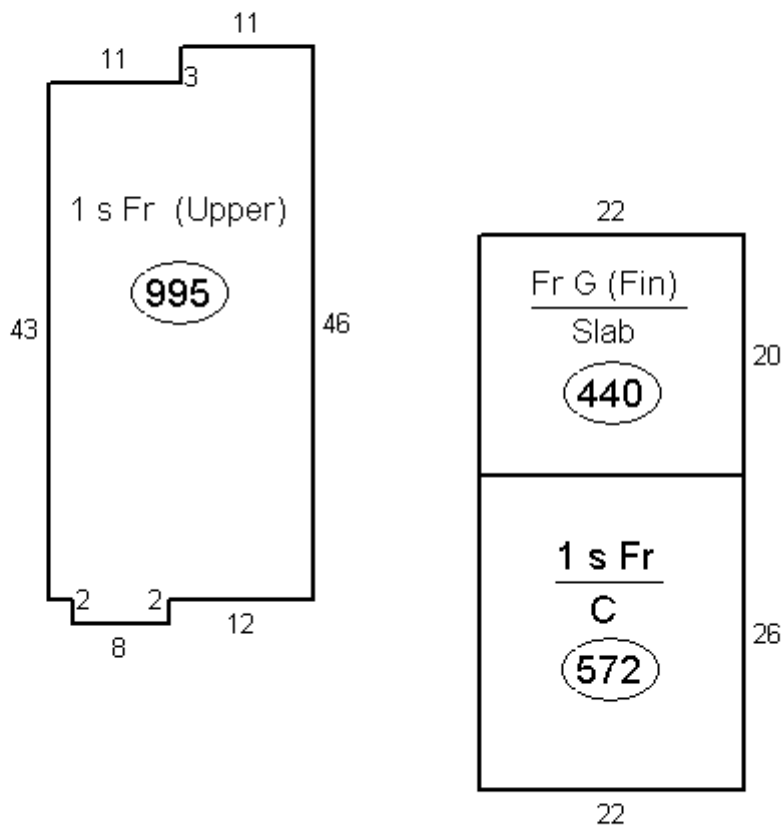
Type ATTGAR
Year Built 0
Square Footage 440

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
11/29/2021	2021-621799	\$390,000.00
02/05/2016	2016-540926	\$0.00
04/16/2012	M490334-12	\$214,000.00
07/03/2007	M424078-07	\$0.00
05/31/2007	M422021-07	\$0.00
04/23/2004	M365674-04	\$0.00
09/16/2003	M352210-03	\$0.00
07/17/2002	M321761-02	\$1,725,000.00

PROPERTY SKETCHES

01



Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 415367
SITUS ADDRESS: 2785 NW DAYLILY AVE CORVALLIS, OR 97330

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	0901		Bond LinnBenton CC	44.98
PROP MAP:	11522CA07900	ACRES: 0.04	Bonds Corvallis SD 2018	569.06
			LinnBenton CC Bond 2022	19.93
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	633.97
Real Market	161,100.00	161,100.00		
Value Land			Corvallis SD 509J	1,287.85
Real Market	247,040.00	239,907.00	Corvallis SD 509J LO 2022	435.25
Value			LinnBenton CC	144.91
Structure			LinnBentonLincoln ESD	88.04
Real Market	408,140.00	401,007.00	Education	1,956.05
Value Total			911 Emergency Service Dist	129.91
Special	0.00	0.00	Benton County	636.58
Assessed			Benton County Extension Dist	23.10
Value			Benton County Library	113.95
Assessed	281,713.00	290,164.00	Benton County Local Option 2021	261.15
Value			Benton County Soil & Water	14.45
Exemptions	0.00	0.00	City of Corvallis	1,474.17
Net	281,713.00	290,164.00	Corvallis Local Option 2023	310.48
Taxable			South Corvallis Urban Renewal	20.15
			General Government	2,983.94

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
5,406.74	3,641.65	1,857.98

2024 - 2025 TAXES	5,573.96
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	5,573.96
TOTAL TAX (After Discount)	5,406.74

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	
https://assessment.bentoncountyor.gov/	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:
415367

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

Full Payment if paid by
11/15/2024:

5,406.74

\$ Enter Payment Amount

or 2/3 Payment if paid by
11/15/2024

with final 1/3 due
05/15/2025:

3,641.65

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

or 1/3 Payment if paid by
11/15/2024, 02/15/2025,

05/15/2025:

1,857.98

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov>.

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Yanli Zhang, Trustee of the Yanli Zhang Living Trust dated
December 18, 2015

GRANTEE'S NAME:

Cory Hoover

AFTER RECORDING RETURN TO:

Order No.: 471821113396-DJ
Cory Hoover
2785 NW Daylily Avenue
Corvallis, OR 97330

SEND TAX STATEMENTS TO:

Cory Hoover
2785 NW Daylily Avenue
Corvallis, OR 97330-3474

APN: 415367

Map: 11522CA07900

2785 NW Daylily Avenue, Corvallis, OR 97330-3474

BENTON COUNTY, OREGON		2021-621799
DE-WD	11/29/2021 01:12:10 PM	
Stn=53 LH		
\$15.00 \$11.00 \$10.00 \$62.00 \$20.00	\$118.00	
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

Yanli Zhang, Trustee of the Yanli Zhang Living Trust dated December 18, 2015, Grantor, conveys and warrants to

Cory Hoover, 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:

A tract of land in the as Southwest one-quarter of Section 22, Township 11 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at a point on the Northwestern right-of-way line of N.W. Daylily Avenue, which point bears N. 52°58'27" E., 2.00 feet from the most Southerly corner of Lot 31, "THE MEADOWS AT TIMBERHILL", as platted and recorded in Book 10, Page 29, Benton County Plat Records, and being on a line which is parallel with and 2.00 feet Northeasterly of, when measured at right angles to, the line common to Lots 30 and 31, said "THE MEADOWS AT TIMBERHILL"; thence N. 37°01'33" W. along said parallel line 82.35 feet to the Northwestern line of said Lot 31; thence N. 52°58'27" E. along said Northwestern line and the Northwestern line of Lot 32, said "THE MEADOWS AT TIMBERHILL", 20.00 feet to a point on a line which is parallel with and 4.00 feet Northeasterly of, when measured at right angles to, the line common to said Lots 31 and 32; thence S. 37°01'33" E. along said parallel line, 82.35 feet to the Southeasterly line of said Lot 32 and a point on the Northwestern right-of-way line of N.W. Daylily Avenue; thence S. 52°58'27" W. along said Northwestern right-of-way line, 20.00 feet to the Point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$390,000.00). (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: 11/26/2021

Yanli Zhang Living Trust dated December 18, 2015

BY: [Signature]
Yanli Zhang
Trustee

State of Oregon

County of Benton

This instrument was acknowledged before me on 11/24, 2021 by Yanli Zhang, Trustee of the Yanli Zhang Living Trust dated December 18, 2015.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 6/10/23

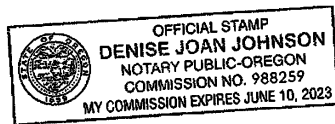


EXHIBIT "A"
Exceptions

Subject to:

1. 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: The Meadows at Timberhill
Recording Date: May 21, 2001
Recording No: Book 10, Page 29
2. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Exterior Maintenance Agreement and Easement to Perform Maintenance for LOTS 1-100 in the Plat "Timberhill Townhomes"

Recording Date: April 5, 2002
Recording No.: M315863

and Rerecorded on May 31, 2007, under recording No. 2007-422023.
3. 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: April 5, 2002
Recording No: M315864
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 3, 2002
Recording No: 2002-330181
4. By-laws of The Meadows at Timberhill Owners' Association, Inc., an Oregon nonprofit corporation

Recording Date: September 4, 2002
Recording No.: M324633
5. Statement of Association Information for Meadows at Timberhill Homeowners Association

Recording Date: July 22, 2003
Recording No.: 2003-347261
6. Liens and assessments, if any, by the Meadows at Timberhill Homeowners Association Homeowner's Association.



Parcel ID: 415367

Site Address: 2785 NW Daylily Ave

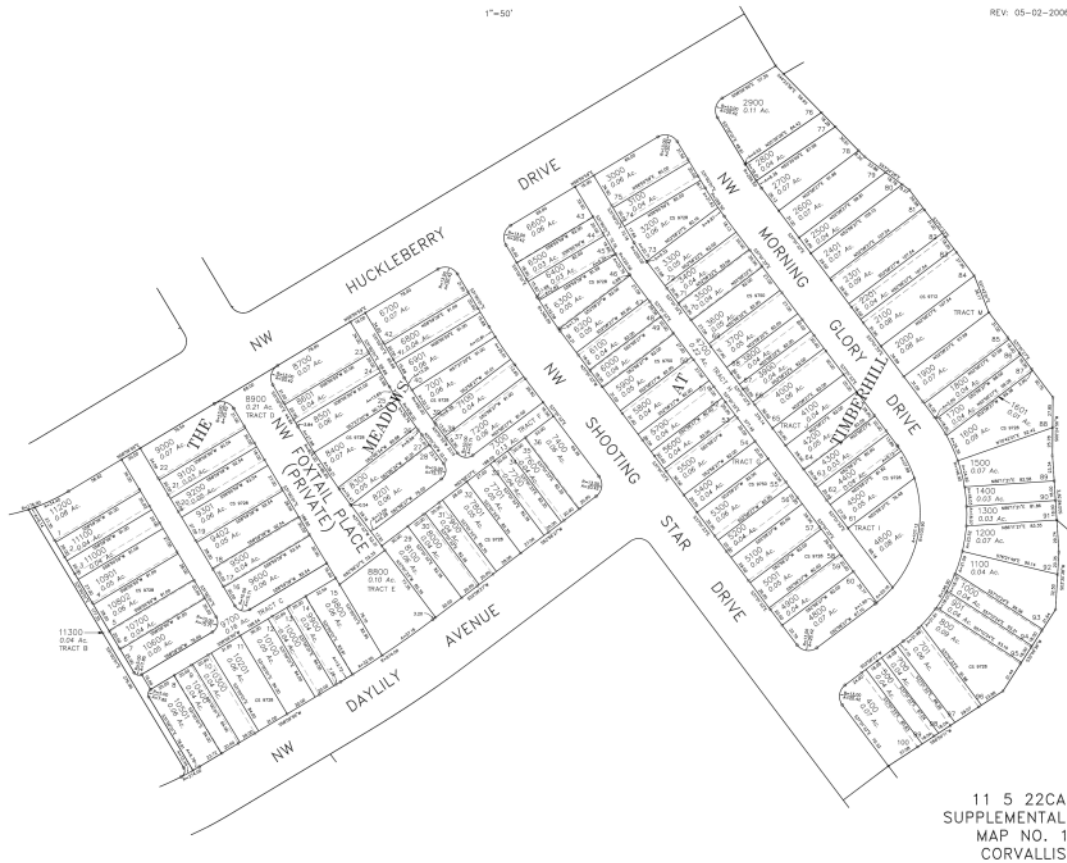
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Full Assessor Map

SUPPLEMENTAL MAP NO. 1
IN
NE1/4 SW1/4, SEC. 22, T11S, R5W, W.M.
BENTON COUNTY
1"=50'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

11 5 22CA
SUPPLEMENTAL
MAP NO. 1
CORVALLIS
REV: 05-02-2006



Parcel ID: 415367

Site Address: 2785 NW Daylily Ave

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Aerial Map



TICOR TITLE™

Parcel ID: 415367

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Flood Map



Parcel ID: 415367

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Zoning Map



Parcel ID: 415367

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