



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**03/19/2026**

*Owner Name:*

**Penny Rosenberg Trust  
Rosenberg Penny Sue, Trust**

*Property Address:*

**1207 20th Ave NW  
Albany OR 97321 1263**

*Reference Number:*

**10436AC03600**

*Account Number:*

**374552**

### 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](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**



### Parcel Information

<b>Parcel #:</b>	374552
<b>Account #:</b>	10436AC03600
<b>Site Address:</b>	1207 20th Ave NW Albany OR 97321
<b>Owner:</b>	Penny Rosenberg Trust Rosenberg Penny Sue, Trust
<b>Owner2:</b>	Rosenberg Penny Sue, Trust
<b>Owner Address:</b>	1207 20th Ave NW Albany OR 97321
<b>Twn/Range/Section:</b>	10S / 04W / 36 / NE
<b>Parcel Size:</b>	0.25 Acres (10,890 SqFt)
<b>Plat/Subdivision:</b>	Tree View
<b>Lot:</b>	7
<b>Block:</b>	
<b>Census Tract/Block:</b>	010102 / 3028
<b>Levy Code Area:</b>	0801
<b>Levy Rate:</b>	18.8147
<b>Market Value Land:</b>	\$200,000.00
<b>Market Value Impr:</b>	\$359,946.00
<b>Market Value Total:</b>	\$559,946.00 (2025)
<b>Assessed Value:</b>	\$358,786.00

### Tax Information

Tax Year	Annual Tax
2024	\$6,553.84
2023	\$6,367.85
2022	\$6,272.05
<b>Exemption Description:</b>	

### Legal

TREE VIEW LOT 7

### Land

<b>Std Land Use:</b>	1001 - Single Family Residential	<b>Zoning:</b>	Albany-RS-10 - Residential Single Family
<b>Watershed:</b>	Muddy Creek-Willamette River	<b>School District:</b>	Greater Albany
<b>Primary School:</b>	North Albany Elementary School	<b>Middle School:</b>	North Albany Middle School
<b>High School:</b>	West Albany High School	<b>Recreation:</b>	

### Improvement

<b>Year Built:</b>	1996	<b># of Buildings:</b>	2	<b>Garage:</b>	525 - Attached Garage
<b>Bedrooms:</b>	3	<b>Fin SqFt:</b>	1,885	<b>Bsmt Fin SqFt:</b>	
<b>Stories:</b>	1	<b>Floor 1 SqFt:</b>	1,885	<b>Floor 2 SqFt:</b>	
<b>Baths, Total:</b>	2	<b>Baths, Full:</b>	2	<b>Baths, Half:</b>	1
<b>Pool:</b>		<b>Heat Type:</b>	Forced hot air & cool		

### Transfer Information

<b>Sale Date:</b>	10/27/2022	<b>Sale Price:</b>		<b>Doc Num:</b>	2022-632634	<b>Doc Type:</b>	Bargain and Sale Deed
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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**

1207 20th Ave NW, Albany OR 97321

APN: 374552

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
10/27/2022	Bargain and Sale Deed		632634	Penny Rosenberg Trust	Rosenberg Penny Sue
11/18/2021	Warranty Deed	\$540,000	621505	Rosenberg, Penny Sue	Marshall Kristi L
01/31/2006	Intrafamily Transfer & Di		399193	Newton, Wallace A	Newton Wallace A
02/14/1997	Deed	\$216,800	225046-97	Newton Wallace A Tr	

**Last Vesting**

Recording Date: 10/27/2022      Doc Number: 632634      Doc Type: Bargain and Sale Deed  
 Sale Price:      Intrafamily: N      Multiple Parcels: N  
 Sale Type:      Vesting:      Title Company:  
 Buyer: Penny Rosenberg Trust  
 Seller: Rosenberg Penny Sue

**Prior Transfer**

Recording Date: 11/18/2021      Doc Number: 621505      Doc Type: Warranty Deed  
 Sale Price: \$540,000      Intrafamily: N      Multiple Parcels: N  
 Sale Type: Full amount stated on Document.      Vesting: Individual(s)      Title Company: First American  
 Buyer: Rosenberg, Penny Sue  
 Seller: Marshall Kristi L

Doc Number	Loan Amount	Type	Lender
Mtg 1 2021.621506	\$486,000	New Conv	Mortgage Express LLC

**Transfer**

Recording Date: 01/31/2006      Doc Number: 399193      Doc Type: Intrafamily Transfer & Dissolution  
 Sale Price:      Intrafamily: Y      Multiple Parcels: N  
 Sale Type:      Vesting: Trust      Title Company:  
 Buyer: Newton, Wallace A & Newton, Dolores L  
 Seller: Newton Wallace A

**Transfer**

Recording Date: 02/14/1997      Doc Number: 225046-97      Doc Type: Deed  
 Sale Price: \$216,800      Intrafamily: N      Multiple Parcels: N  
 Sale Type: Full amount from assessment file, when available.      Vesting:      Title Company:  
 Buyer: Newton Wallace A Tr  
 Seller:



# Account 374552

✓ Account Paid

- Account
- Taxes
- Sales History
- Reports
- Files

**Real Property**

**Situs Address**  
1207 20TH AVE NW ALBANY OR 97321

**Mailing Address**  
ROSENBERG PENNY SUE, TR  
1207 20TH AVE NW  
ALBANY OR 97321 USA

**Map and Taxlot**  
10436AC03600

**Owner**  
ROSENBERG PENNY SUE, TR

[Related Accounts](#)

## Assessment

Assessment Year: 2025

Type	RMV	MAV	AV
Land	\$200,000		
Improvements	\$359,946		
<b>Total</b>	<b>\$559,946</b>	<b>\$358,786</b>	<b>\$358,786</b>

<b>Account Status</b>	Active
<b>Size</b>	0.25 Acre(s)
<b>Property Class</b>	101 - Residential Improved
<b>Legal Description</b>	<a href="#">TREE VIEW LOT-7</a>
<b>Notations</b>	None
<b>Special Assessments</b>	None

## Improvements

Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
3	1996	Residential Other Improvements	0	110	0801
1	1996	RES One story	1885	151	080

## 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**

19-Mar-2026

ROSENBERG PENNY SUE, TR  
1207 20TH AVE NW  
ALBANY OR 97321

Tax Account #	374552	Lender Name	UPN - REGIONS MORTGAGE
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0801
Situs Address	1207 20TH AVE NW ALBANY OR 97321	Interest To	Apr 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	\$6,749.90	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,553.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,367.85	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,272.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,939.80	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,831.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,672.42	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,526.52	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,342.34	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,576.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,695.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,673.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,639.03	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,632.96	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,495.60	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,429.02	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,282.55	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,258.58	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,016.94	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,623.75	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,532.97	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,399.73	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,221.90	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,028.87	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,155.52	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,130.12	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,049.90	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,773.50	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,991.51	Nov 15, 1997
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$130,863.99	

**Grantor's Name and Address**

Penny Sue Rosenberg  
1207 NW 20th Avenue  
Albany, OR 97321

**Grantee's Name and Address**

Penny Sue Rosenberg, Trustee  
Penny Rosenberg Trust dtd October 21, 2022  
1207 NW 20th Avenue  
Albany, OR 97321

**After recording, return to:**

The Cherry Tree Law Firm  
1717 NW Grant Avenue  
Corvallis, Oregon 97330-2642

**Until requested otherwise, send all tax statements to:**

Penny Sue Rosenberg, Trustee  
1207 NW 20th Avenue  
Albany, OR 97321

BENTON COUNTY, OREGON **2022-632634**

DE-BS 10/27/2022 02:14:39 PM

Cnt=1 Stn=53 LH \$10.00 \$11.00 \$62.00 \$10.00 \$20.00 **\$113.00**



00453749202206326340020020

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

*For use by County Records Office*

**Bargain and Sale Deed**

**KNOW ALL BY THESE PRESENTS** that **Penny Sue Rosenberg**, an unmarried person, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Penny Sue Rosenberg, Trustee of the Penny Rosenberg Trust dated October 21, 2022, and any amendments thereto, if any**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Benton County, State of Oregon, described as follows, to-wit:

**LOT 7, TREE VIEW SUBDIVISION, IN THE CITY OF ALBANY, COUNTY OF BENTON AND STATE OF OREGON. (PLAT VOLUME 9, PAGE 48)**

**FOR INFORMATIONAL PURPOSES ONLY:**

Benton County Real Property Account Number: 374552  
Situs Address of Property: 1207 NW 20th Avenue, Albany, OR 97321

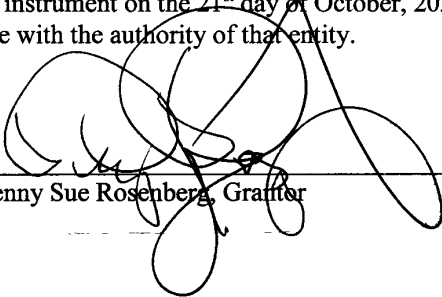
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- as it is a mere transfer of ownership to a revocable living trust. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

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

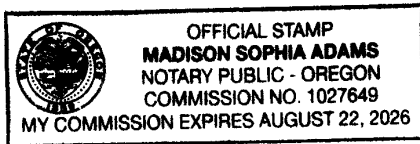
NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT 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.


IN WITNESS WHEREOF, the Grantor has executed this instrument on the 21<sup>st</sup> day of October, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

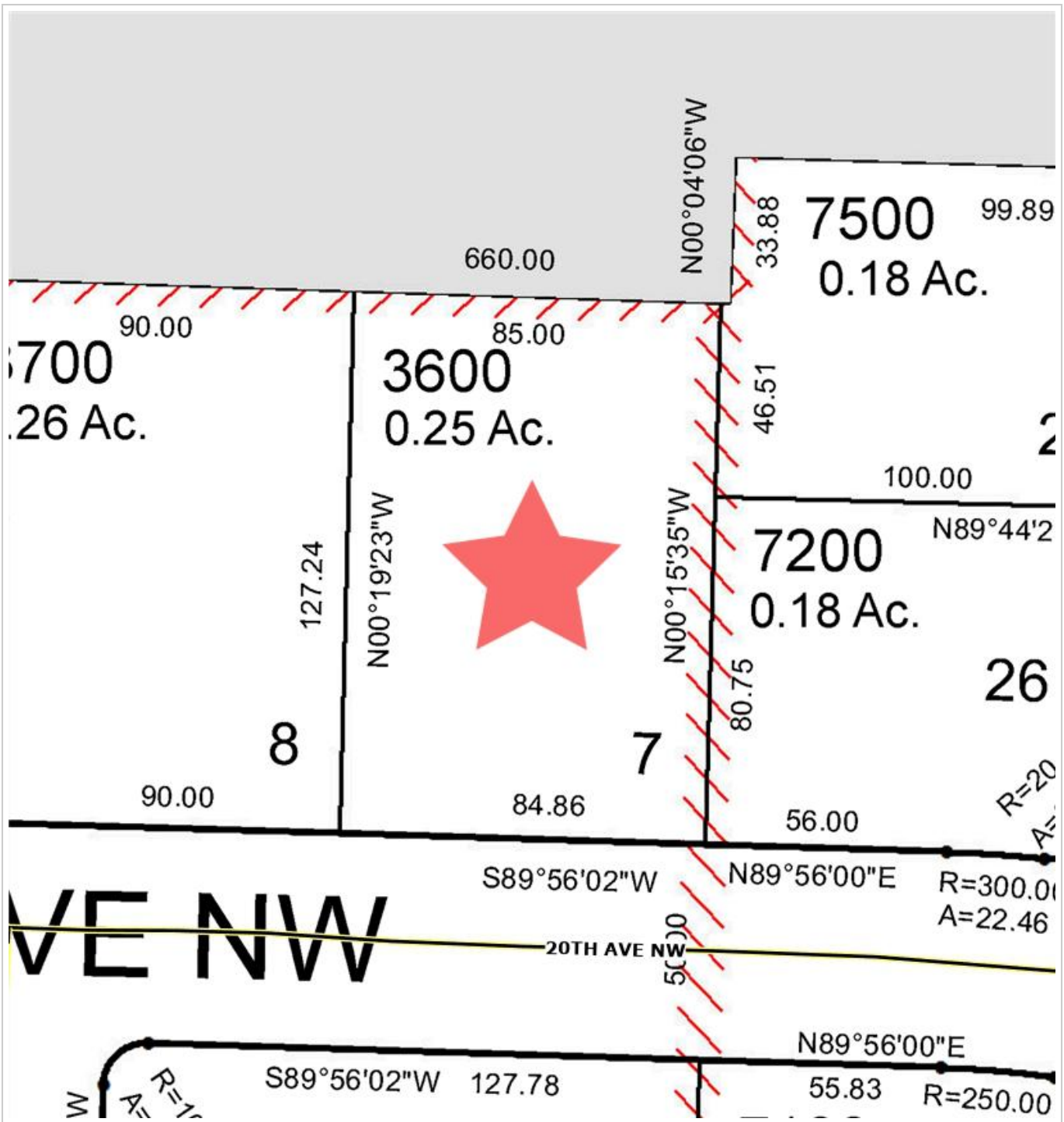
  
\_\_\_\_\_  
Penny Sue Rosenberg, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Benton    )

This instrument was acknowledged before me on October 21, 2022, by Penny Sue Rosenberg.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8/22/26

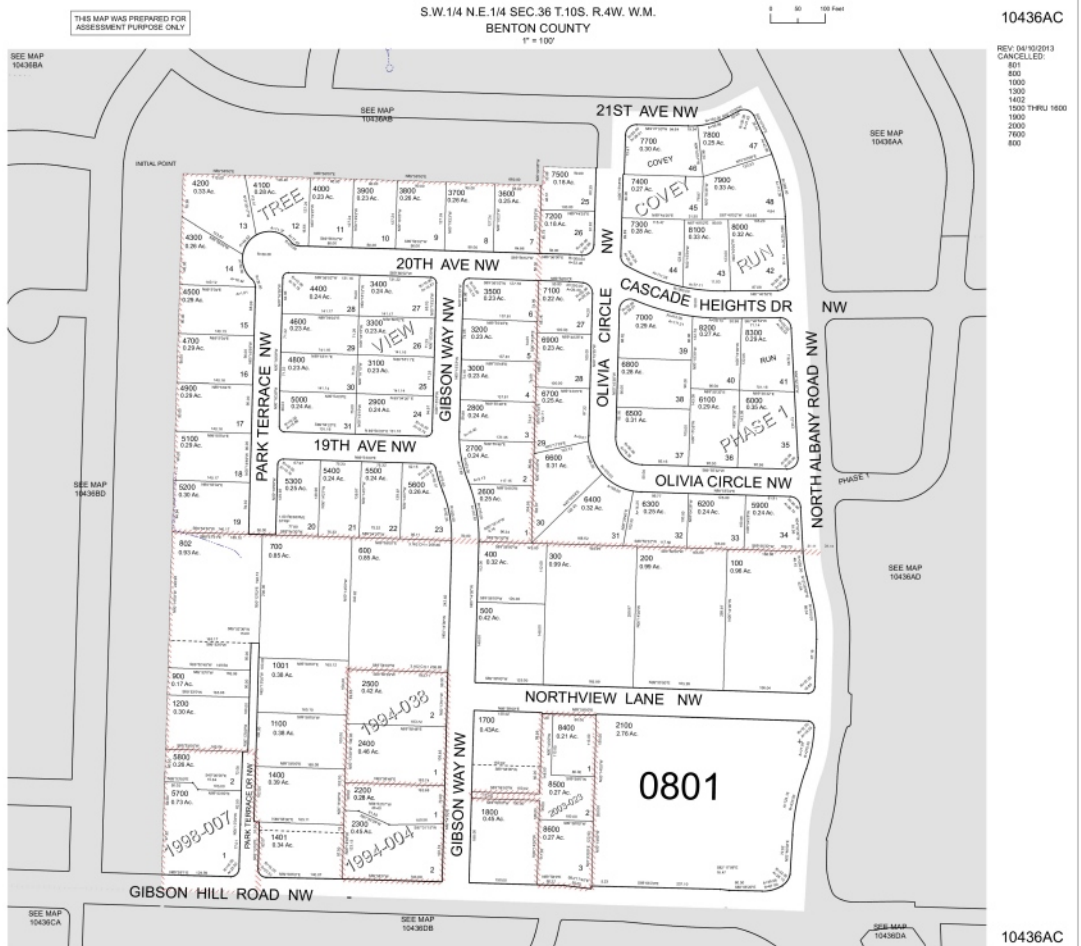


Parcel ID: 374552

Site Address: 1207 20th Ave NW

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

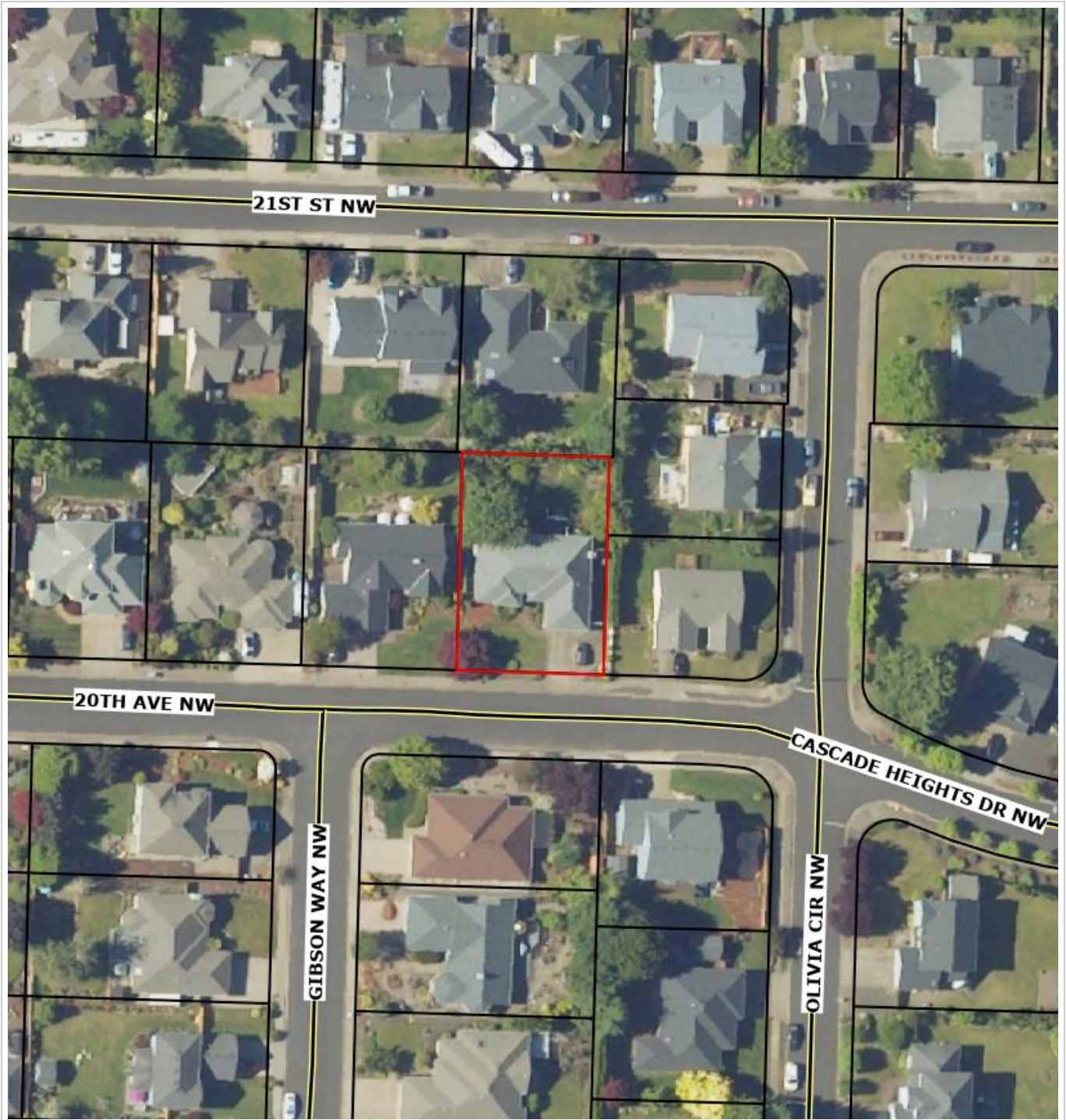


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Aerial Map



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Flood Map



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Zoning Map



Parcel ID: 374552

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