



**Oregon  
Farm & Home**  
★ B R O K E R S ★



**1160 Country Hills Dr. Corvallis**

**Kyler Gulaskey**

kyler.gulaskey@kw.com

541-990-4521

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw MID-WILLAMETTE**  
KELLERWILLIAMS REALTY 

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# LIST PACK

541-497-6514

[OregonFarmandHomeBrokers.com](http://OregonFarmandHomeBrokers.com)

[OregonFarmandHome@gmail.com](mailto:OregonFarmandHome@gmail.com)

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## BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **221865**  
Tax Lot: **11501BB01600**  
Owner: Barker, Darryl  
CoOwner: Barker, Faye  
Site: 1160 NW Country Hills Dr  
Corvallis OR 97330  
Mail: 1160 NW Country Hills Dr  
Corvallis OR 97330  
Zoning: County-RR-2 - Rural Residential - 2  
Std Land Use: RSFR - Single Family Residence  
Legal: COUNTRY HILLS  
Twn/Rng/Sec: T:11S R:05W S:01 Q:NW QQ:NW

### ASSESSMENT & TAX INFORMATION

Market Total: **\$728,900.00**  
Market Land: **\$341,470.00**  
Market Impr: **\$387,430.00**  
Assessment Year: **2020**  
Assessed Total: **\$571,024.00**  
Exemption:  
Taxes: **\$8,378.46**  
Levy Code: 0905  
Levy Rate: 14.9425

### SALE & LOAN INFORMATION

Sale Date: 05/03/2000  
Sale Amount: \$319,900.00  
Document #: 283405  
Deed Type: Deed  
Loan  
Amount: \$139,900.00  
Lender: LENDER SELLER  
Loan Type: Conventional  
Interest Type: FIX  
Title Co: FIRST AMERICAN TITLE

### PROPERTY CHARACTERISTICS

Year Built: 1979  
Eff Year Built:  
Bedrooms: 2  
Bathrooms: 2.5  
# of Stories: 1  
Total SqFt: 3,626 SqFt  
Floor 1 SqFt: 3,332 SqFt  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 2.44 Acres (106,286 SqFt)  
Garage SqFt: 575 SqFt  
Garage Type: Attached  
AC:  
Pool:  
Heat Source: Heat Pump  
Fireplace: 1  
Bldg Condition: Average  
Neighborhood:  
Lot:  
Block:  
Plat/Subdiv: Country Hills  
School Dist: 509J - Corvallis School 509j  
Census: 3000 - 000500  
Recreation:

# REAL PROPERTY

## FOR ASSESSMENT AND TAX PURPOSES ONLY

### Account Information

<b>Account #:</b>	221865	<b>LAST CERTIFIED VALUES</b>	
<b>Map/Tax Lot:</b>	<u>11501BB01600</u> [19] [ <a href="#">GIS Maps</a> [20]]	Market Land:	\$ 341,470
<b>Acreage:</b>	2.44	Market Structure:	\$ 387,430
<b>Property Class:</b>	401	Total Real Market Value:	\$ 728,900
<b>Tax Code Area:</b>	0905	Special Assessed Taxable Land Value:	\$ 0
		Assessed:	\$ 571,024
		Exemption:	\$ 0
<b>Situs Address:</b>	<u>1160 NW COUNTRY HILLS DR</u> <u>CORVALLIS, OR 97330</u> [22]	Net Taxable:	\$ 571,024
<b><u>Property Valuation History</u> [23]</b>			

### Owner Information

<b>Owner</b>	<b>Owner</b>	<b>Taxpayer</b>
BARKER FAYE R	BARKER DARRYL	BARKER DARRYL & FAYE R
1160 NW COUNTRY HILLS DR	1160 NW COUNTRY HILLS DR	1160 NW COUNTRY HILLS DR
CORVALLIS, OR 97330-9550	CORVALLIS, OR 97330-9550	CORVALLIS, OR 97330-9550
USA	USA	USA

### Taxes

<b>Tax Code Area:</b>	0905
<b>Property Tax (2020):</b>	\$8378.46

**Tax Payments and History**  
[24]

07/01/2020 to 06/30/2021 BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4077 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 221865  
SITUS ADDRESS: 1160 NW COUNTRY HILLS DR CORVALLIS, OR 97330

PROP CLASS: 401  
PROP TCA: 0905  
PROP MAP: 11501BB01600 ACRES: 2.44

**LAST YEARS TAX** **7,533.97**  
Corvallis SD 509J 2,547.56  
Corvallis SD 509J LO 2017 636.22  
LinnBenton CC 286.60  
LinnBentonLincoln ESD 174.11  
**Education Totals** **3,644.49**

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	259,157	341,470
Real Market Value Structure	372,920	387,430
Real Market Value Total	632,077	728,900

Special Assessed Value	0	0
Assessed Value	554,392	571,024
Exemptions	0	0
<b>Net Taxable</b>	<b>554,392</b>	<b>571,024</b>

911 Emergency Service Dist	256.96
Benton County	1,259.24
Benton County Extension Dist	45.68
Benton County Library	225.38
Benton County Local Option 2018	513.92
Benton County Soil & Water	28.55
Corvallis Rural Fire	1,207.14
<b>General Government Totals</b>	<b>3,536.87</b>

Bond LinnBenton CC	96.56
Bonds Corvallis SD 2018	1,034.29
OR Forestry Fire Surcharge	47.50
OR Forestry Fire Timber	18.75
<b>Bonds - Other Totals</b>	<b>1,197.10</b>

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEB SITE: <a href="https://www.co.benton.or.us/assessment/">https://www.co.benton.or.us/assessment/</a>	

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

<b>Full Payment with 3% Discount</b>	<b>2/3 Payment with 2% Discount</b>	<b>1/3 Payment with No Discount</b>
8,127.10	5,473.93	2,792.81

**2020 - 2021 TAXES** **8,378.46**

TOTAL TAXES OUTSTANDING	8,378.46
<b>TOTAL TAX (After Discount)</b>	<b>8,127.10</b>

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Cut Here

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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

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Cut Here

ACCOUNT NUMBER: 221865  
INCLUDES DELINQUENT TAXES OWING, IF ANY

<b>Full Payment.....if paid by:</b>	11/16/2020	8,127.10
<b>or 2/3 Payment.....if paid by:</b>	11/16/2020, with final 1/3 due 05/17/2021	5,473.93
<b>or 1/3 Payment.....Due:</b>	11/16/2020, 02/15/2021, 05/17/2021	2,792.81

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE**

This on-line tax statement reflects the information on the account as of October 1, 2020. 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 October 1, 2020, 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://www.co.benton.or.us/webform/contact-us>.

Enter Payment Amount <b>\$</b>
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Please make checks payable to:  
**Benton County Tax Collector**  
**PO Box 964**  
**Corvallis, OR 97339-0964**



M 283405-00



After recording return to:

Darryl Barker  
 1160 NW Country Hills Dr.  
 Corvallis, OR 97330

Until a change is requested all tax statements  
 shall be sent to the following address:

Darryl Barker  
 1160 NW Country Hills Dr.  
 Corvallis, OR 97330

Escrow No. 262075BTitle No. 262075B

THIS SPACE RESERVED

279021

STATE OF OREGON } ss.  
 County of Benton

I hereby certify that the within instrument  
 was received for record

MAY 11 11:41 AM '00

AND  
 ASSIGNED

M283405

2000

In the microfilm records of said county

Witness My Hand and Seal of County Affixed

JOHN K. ANDERSON

County Administrative Officer

By [Signature] Deputy  
 15613

## STATUTORY WARRANTY DEED

Raymond M. Culley and Sally A. Culley, as tenants by the entirety; Grantor, conveys and warrants to Darryl Barker and Faye R. Barker, As Tenants In Common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5, COUNTRY HILLS, Benton County, Oregon. TOGETHER WITH that portion of vacated road as more fully described in Vacation order recorded August 20, 1975 as M-58551, Microfilm Records of Benton County, Oregon

This property is free of liens and encumbrances, EXCEPT:

Regulations of the Country Hills Road District; Utility easement on the recorded plat; Easement recorded October 24, 1946 in book 114, page 716, deed records of Benton County; Covenants recorded May 18, 1973 as M-40362, microfilm records of Benton County.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$319,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of MAY, 2000.

[Signature]  
 Raymond M. Culley

[Signature]  
 Sally A. Culley

STATE OF OREGONCounty of Benton } ss.

This instrument was acknowledged before me on this 1 day of May, 2000  
 by Raymond M. Culley and Sally A. Culley

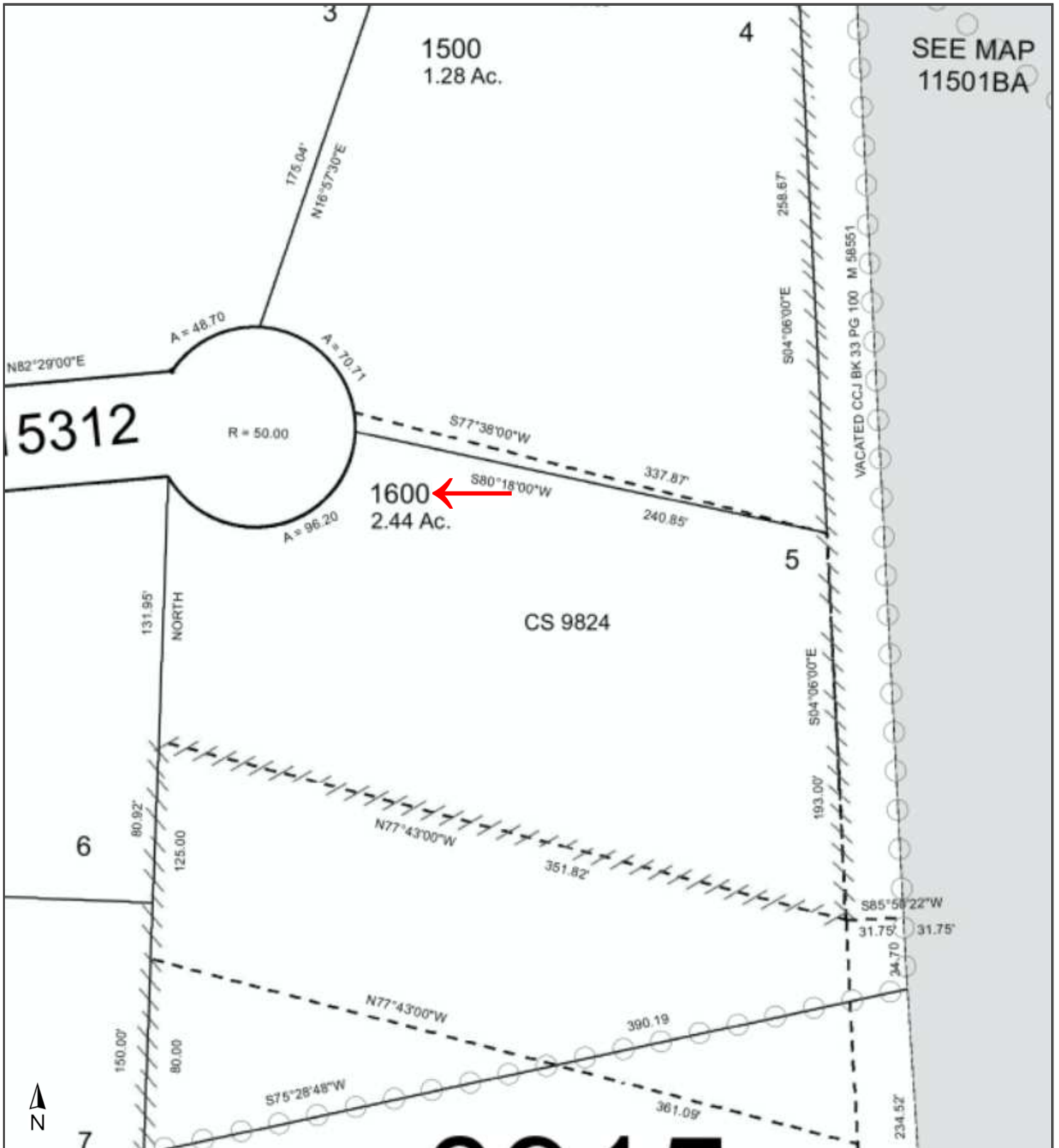
[Signature]  
 Notary Public for Oregon



OFFICIAL SEAL  
 KAREN L. DAVIS  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 053960  
 MY COMMISSION EXPIRES JUNE 28, 2000

My commission expires: 6-28-2000

FATCO #262075-B/KD



**Fidelity National Title**

**ParcelID: 221865**  
**1160 NW Country Hills Dr**  
**Corvallis, OR 97330**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

REV: 08/07/2013  
CANCELLED:  
101 THRU 102  
201  
202  
300  
400 THRU 414  
502  
1001  
1100  
1900  
606

