



**Oregon
Farm & Home**

★ B R O K E R S ★

840 NW SPRINGHILL DRIVE

ALBANY

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

Tucked away down a long, private gated driveway in the serene landscape of North Albany, this 3,730-square-foot home offers a rare combination of privacy, luxury, and functionality. Set on 3.34 beautifully landscaped acres near the golf course, the residence features three spacious bedrooms and four full bathrooms. The expansive layout includes a large, well-appointed kitchen with ample counter space and a walk-in pantry, perfect for entertaining or family gatherings. A cozy loft area provides additional space for work or relaxation, while both a gas and wood-burning fireplace add warmth and ambiance throughout the seasons.

The primary suite is a true retreat, boasting a recently renovated spa bathroom with high-end finishes, including a luxurious soaking tub and a steam shower for the ultimate in relaxation. Outside, the in-ground pool with a diving board invites summer fun, all framed by lush gardens and mature trees that enhance the home's peaceful, forested setting. Whether enjoying quiet mornings on the patio or hosting lively gatherings by the pool, this North Albany gem seamlessly blends comfort, elegance, and natural beauty in one property.

LOCATION

Conveniently located just minutes from downtown Albany and approximately 15 minutes from Corvallis, North Albany provides easy access to urban amenities including emergency services while maintaining a tranquil, rural atmosphere. The region is a haven for outdoor enthusiasts, offering activities such as hiking through old-growth forests, biking along scenic trails, and water adventures on the Willamette River Water Trail . Residents and visitors alike can also enjoy a variety of local events, from summer concerts at nearby wineries to seasonal festivals celebrating the area's rich cultural heritage. North Albany offers a harmonious blend of natural beauty, recreational opportunities, and community charm. Golf enthusiasts can enjoy nearby courses such as the Spring Hill Golf Club, an 18-hole championship course known for its tree-lined fairways and classic greens . The area fosters a strong sense of community!



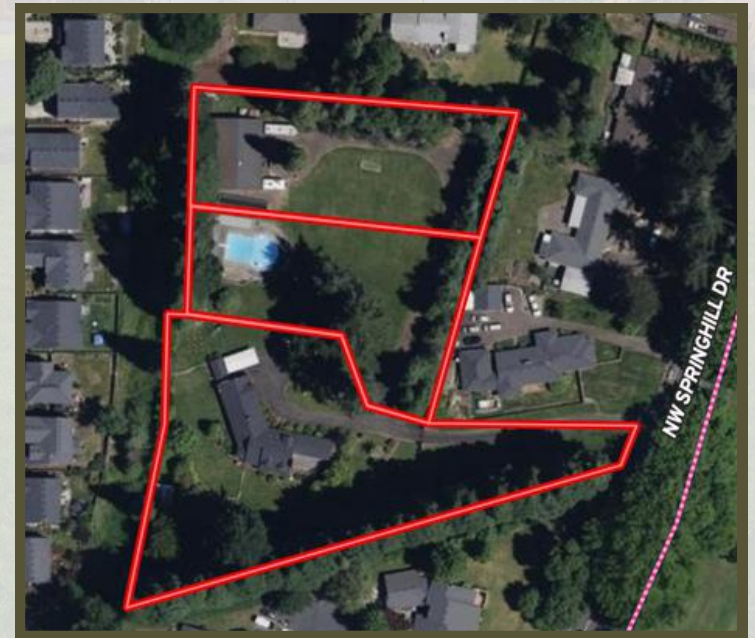
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ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

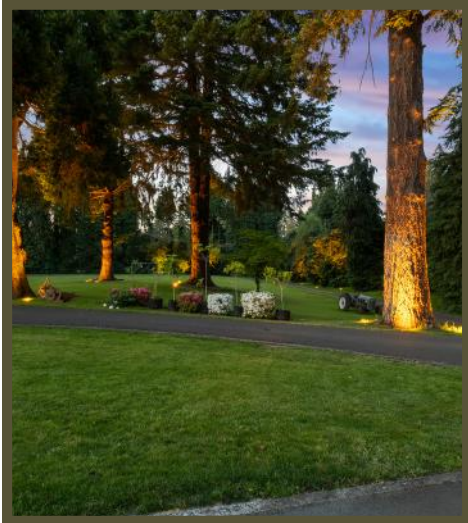
OPPORTUNITY

Owning 3.34 acres in North Albany presents a rare and valuable opportunity for both homeowners and developers alike. Currently featuring a well-appointed residence, the property combines immediate livability with long-term potential. Located in a desirable area known for its blend of natural beauty and proximity to amenities, the parcel offers privacy and space while still being close to schools, parks, and shopping. With large lots becoming increasingly scarce in North Albany, this property stands out not only for its size but also for its development possibilities.

A pre-application meeting has already been conducted with the county, indicating the initial feasibility of dividing the property into three separate lots. While buyers are encouraged to conduct their own due diligence regarding the subdivision process, the groundwork laid opens the door to future development. Whether you're looking to build additional homes, create a compound, or simply invest in a property with appreciating value, this is a unique chance to secure land in one of the Willamette Valley's most sought-after communities.



LAND



LAND

3.34 Acres

- **Parcel 027924**
- **Zoned RS 6.5**

Paved Circular Driveway

Gravel Road to Shop

Electric Iron Gated Entry

Property Is Fenced

Immaculate Landscaping

- **12 Zones of Underground Sprinklers**

Fenced In-Ground Swimming Pool

- **Diving Board**
- **Gated Entry**
- **Pump Installed, 2025**
- **Pool Shed**

Lighting In the Redwood Trees



HOME



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HOME

3730 SqFt

- **Built 1959**
- **3 Bedrooms, 5 Bathrooms**
 - **One Bathroom In Shop**
- **Wood Burning Fireplace**
- **Gas Fireplace In Living Room**
- **Finished Daylight Basement**
- **Bonus Rooms Include a Formal Dining Room, Foyer, Loft and Pantry**
- **Primary Suite on the Main Level and Bedroom with Luxury Features**
 - **Steam Shower**
 - **Walk-In Closet with Built Ins**
 - **Soaking Tub**
 - **Hidden Safe and Cabinets**
 - **French Doors to Patio**
- **Additional Bedrooms Upstairs**
- **Laundry Room with Utility Sink and Cabinets**
- **Finished Attic Space Perfect for Guests or Additional Living Space**



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OUTBUILDINGS

3 Bay Shop

- 2400 SqFt
- Concrete Floor
- 220 Amp Single Phase
- Insulated
- Loft Space
- Utility Sink
- Bathroom with Shower



Shed

- 160 SqFt

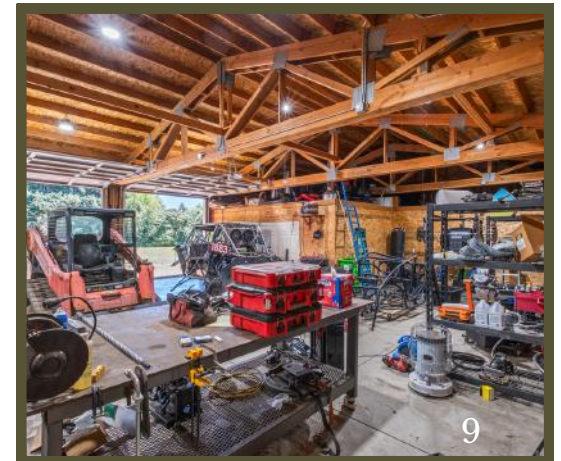


Pool Shed

- Maintenance with Schaefer's in Corvallis



SCAN HERE
FOR
FULL
PHOTOS!



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SYSTEMS

Water

- Connected to City Water
- One Irrigation Well, Estimated 50 GPM

Septic

- Standard Septic System

Two Furnaces (Separate Thermostats)

Two Air Conditioners (Separate Thermostats)

Three Water Heaters

UPDATES

- Completely Remodeled Primary Suite Luxury Bathroom and Walk In Closet
- New Sliding Room

SELLER PREFERRED TERMS

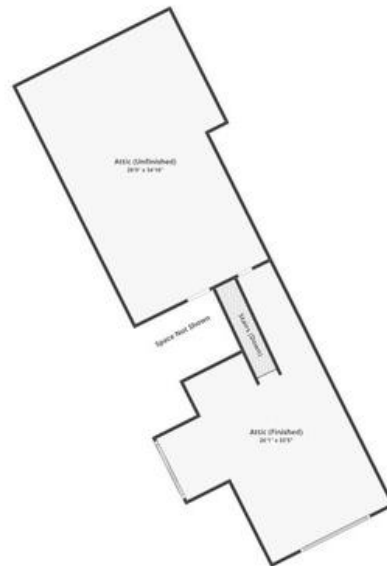
- OREF Forms
- Fidelity National Title
- Personal Property: Fridge, Range, Dishwasher and Washer In Shop
- 3 Business Days for Offer Response
- 4 Hour Notice for Showings



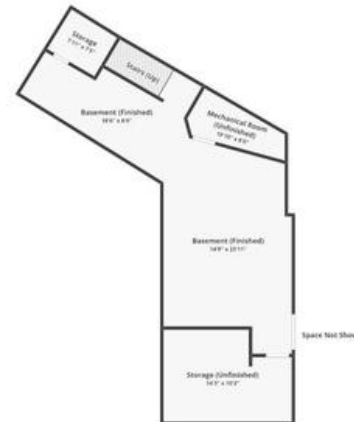
FLOOR 1



FLOOR 2 A



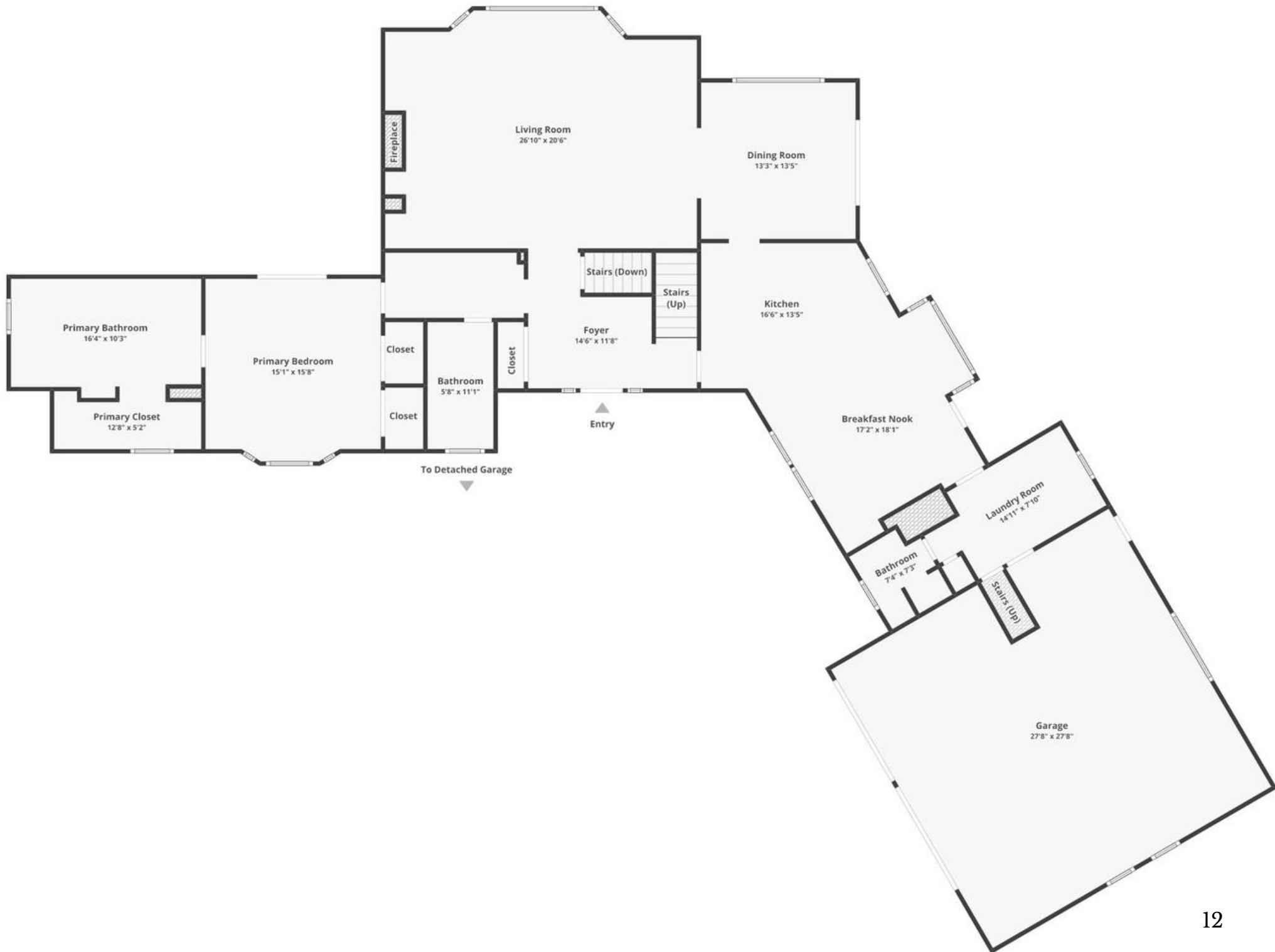
FLOOR 2 B

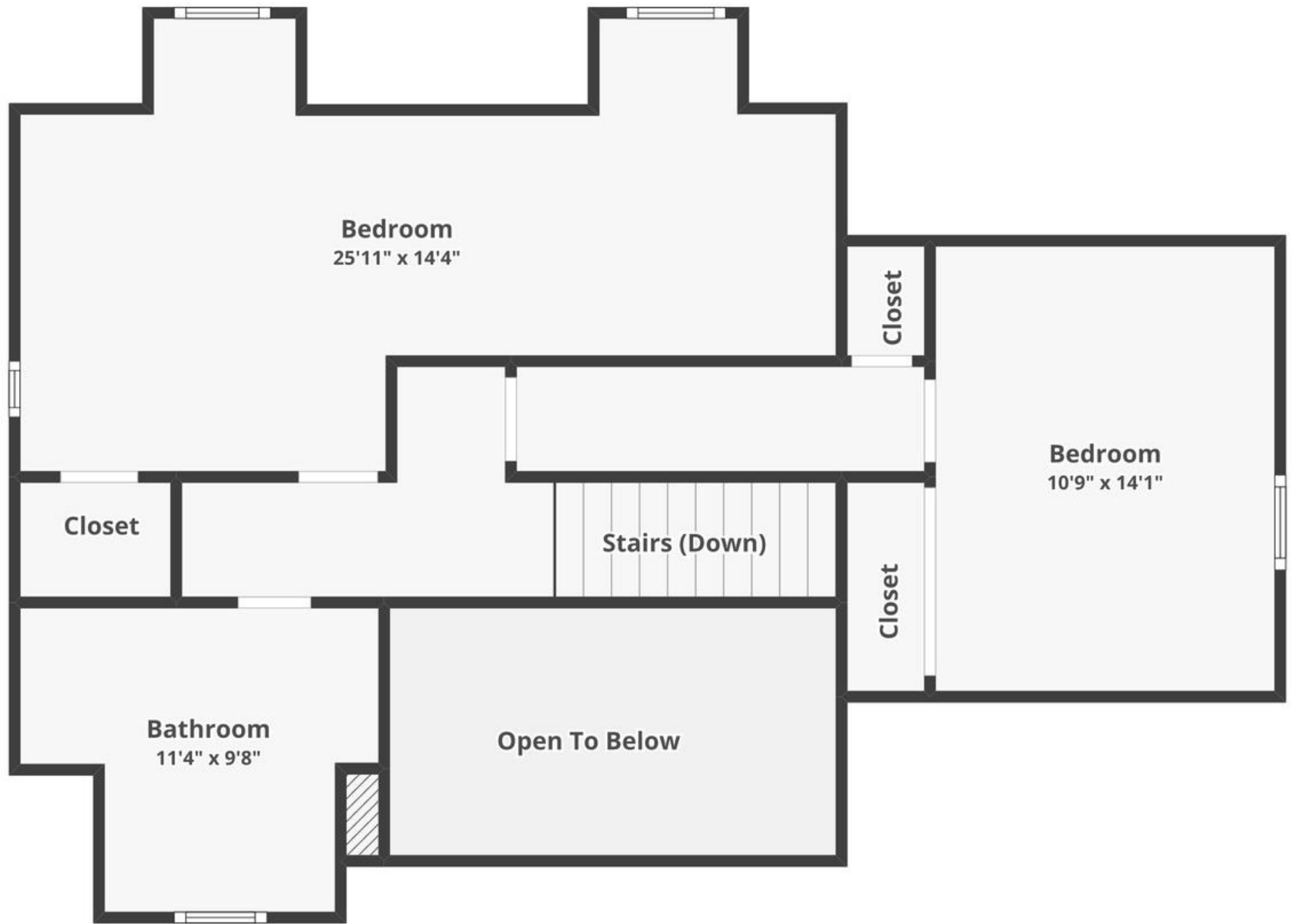


BASEMENT



DETACHED SHOP





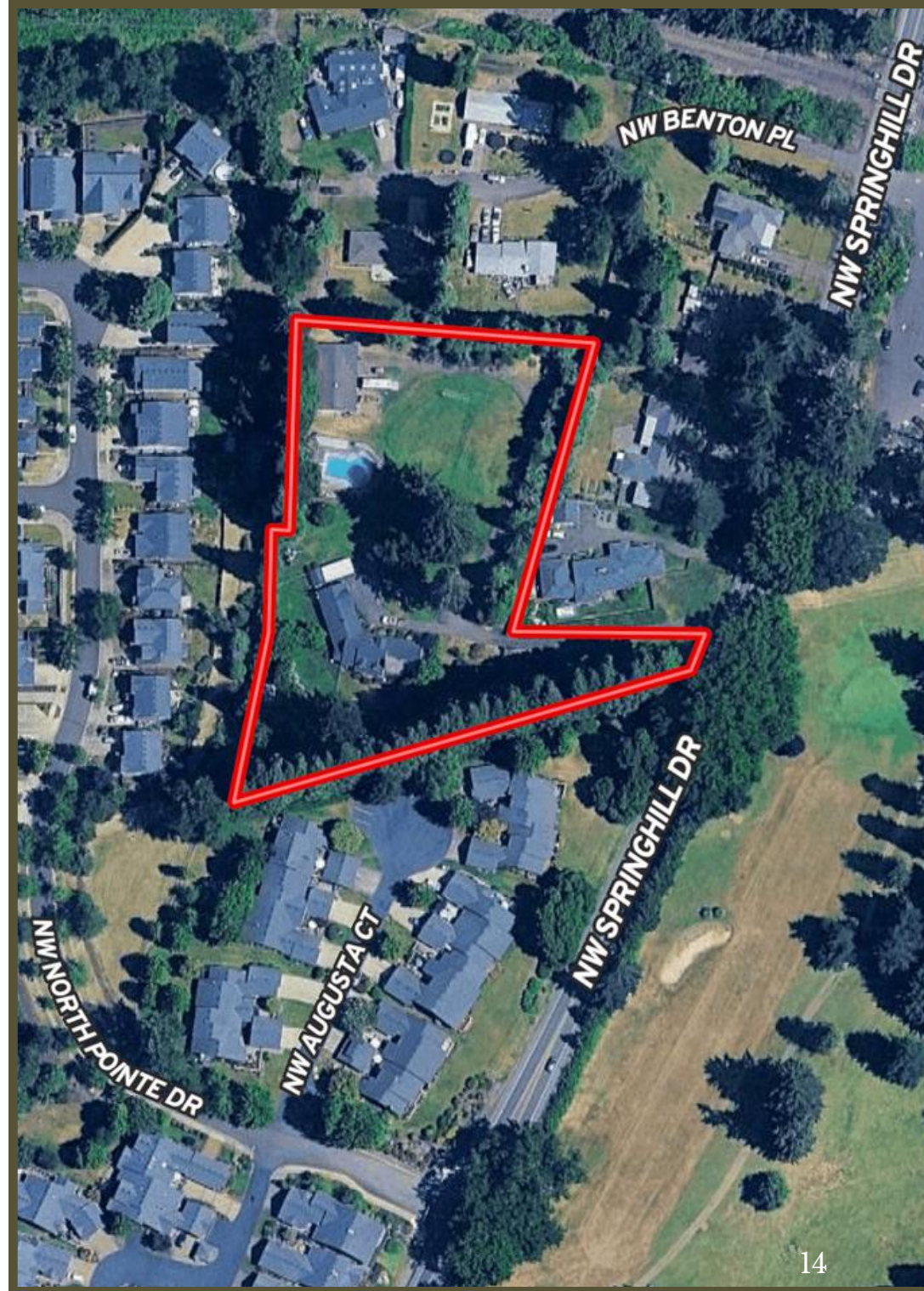
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

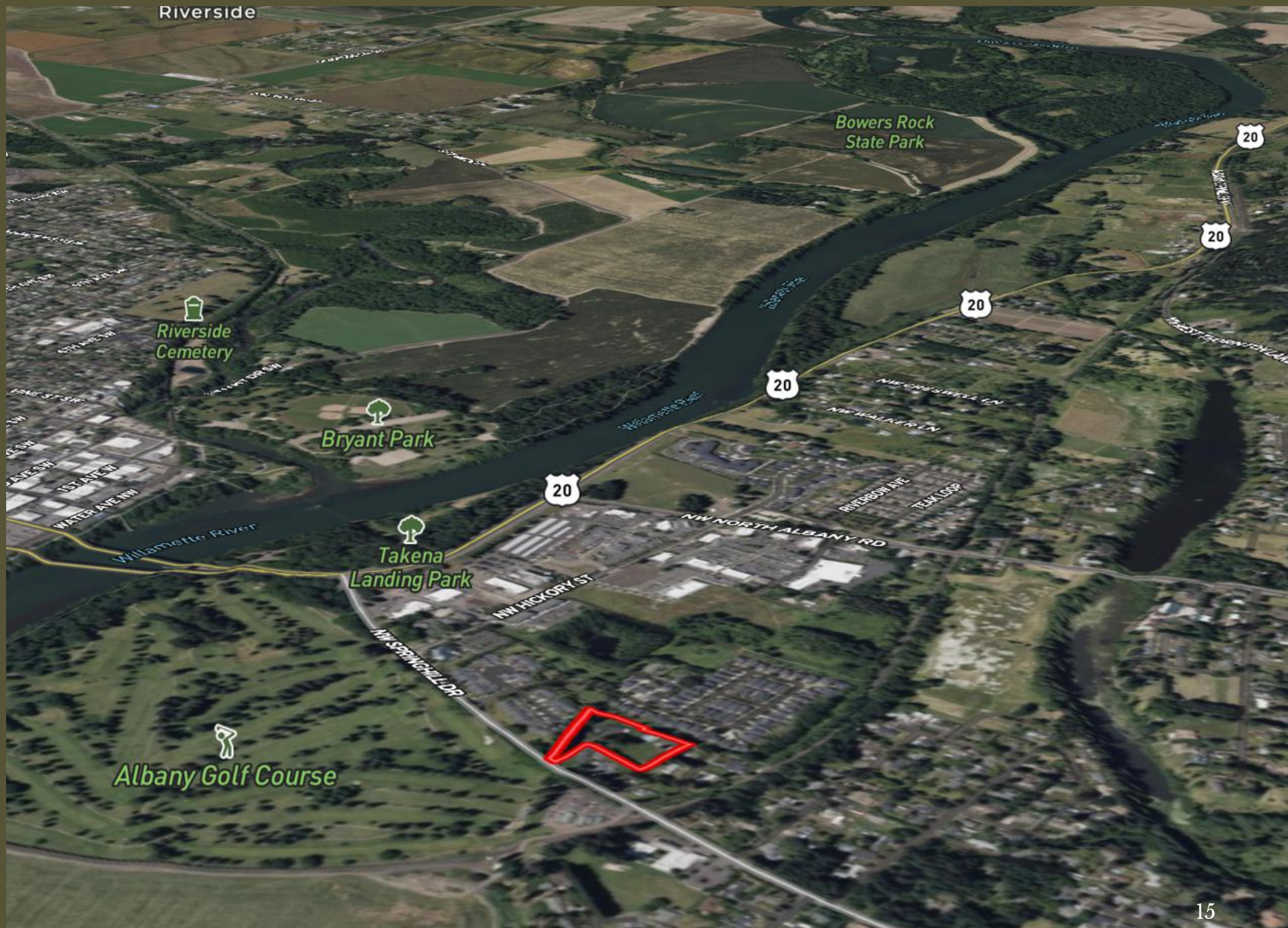
- PROPERTY BOUNDARIES
- AREA MAP
- FEMA FLOODMAP



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

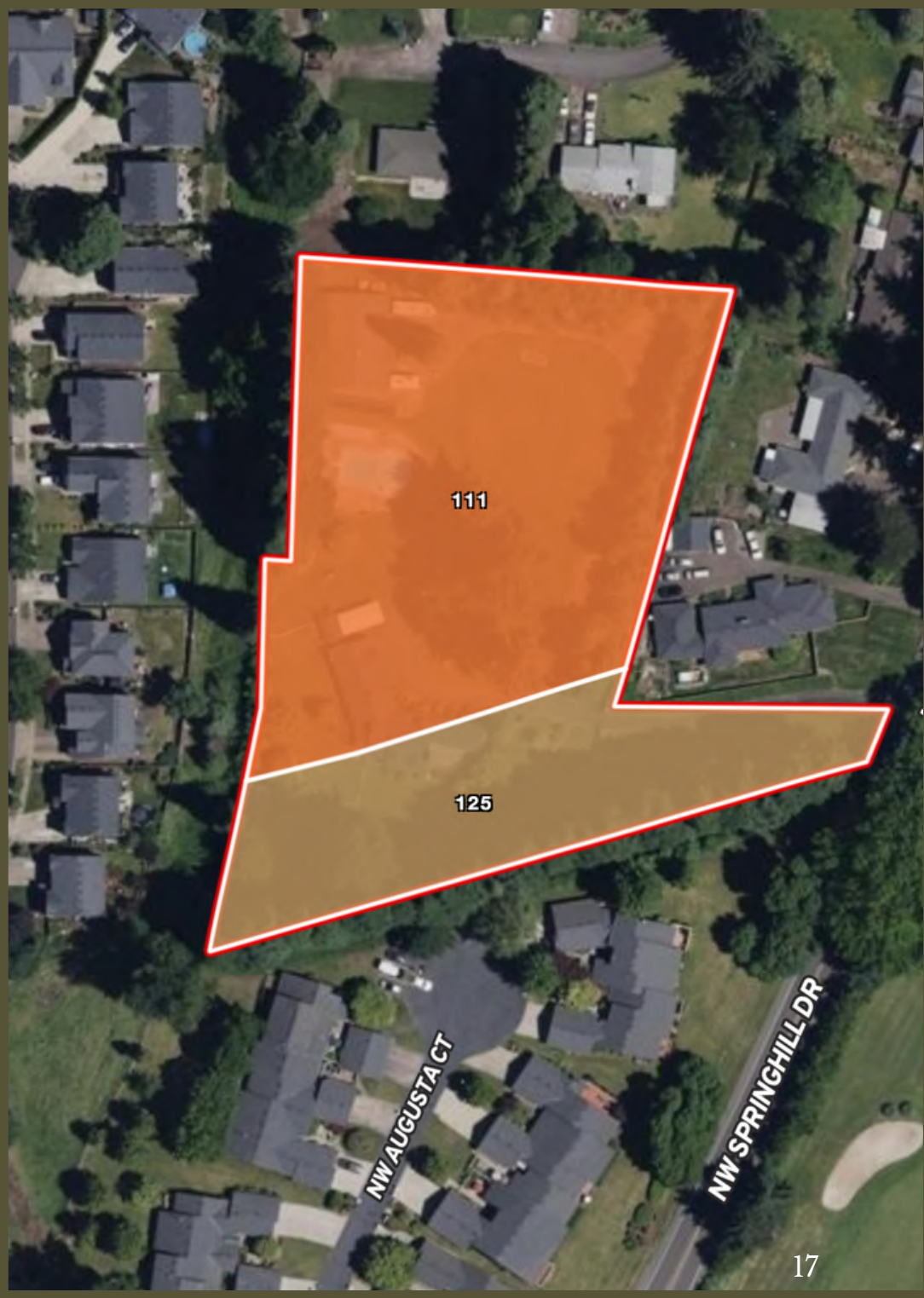
SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- MALABON SILTY CLAY LOAM
- NEWBERG FINE SANDY LOAM

 Boundary: 2.64 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
111	Malabon silty clay loam, rarely flooded, 0 to 3 percent slopes	1.77	67.05%	-	91	2w	?
125	Newberg fine sandy loam, 0 to 3 percent slopes	0.87	32.95%	-	70	2w	?
Totals		2.64 ac					
		0 CPI	84.08 NCCPI	2 Cap.			
		Average	Average	Average			



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



BENTON COUNTY P

Parcel #: 027924

Tax Lot: 11306BC00100

Owner: Cucci, Salvatore Jr

CoOwner:

Site: 840 Springhill Dr NW

Albany OR 97321

Mail: 840 Springhill Dr NW

Albany OR 97321

Zoning: Albany-RS-6.5 - Residential Single Family

Std Land
Use: 1001 - Single Family Residential

Legal: ADDTNL MAILING ADDR: 840 SPRINGHILL
97321

TwN/Rng/Sec: T:11S R:03W S:06 Q:NW QQ:SW

ASSESSMENT & TAX INFORMATION

Market Total: \$1,083,770.00

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Fidelity National Title

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **027924**

Tax Lot: **11306BC00100**

Owner: Cucci, Salvatore Jr

CoOwner:

Site: 840 Springhill Dr NW

Albany OR 97321

Mail: 840 Springhill Dr NW

Albany OR 97321

Zoning: Albany-RS-6.5 - Residential Single Family

Std Land

Use: 1001 - Single Family Residential

Legal: ADDTNL MAILING ADDR: 840 SPRINGHILL DR, ALBANY OR
97321

Twn/Rng/Sec: T:11S R:03W S:06 Q:NW QQ:SW



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,083,770.00**

Market Land: **\$384,590.00**

Market Impr: **\$699,180.00**

Assessment Year: **2024**

Assessed Total: **\$524,586.00**

Exemption:

Taxes: **\$9,869.93**

Levy Code: 0801

Levy Rate: 18.8147

PROPERTY CHARACTERISTICS

Year Built: 1959

Eff Year Built:

Bedrooms: 3

Bathrooms: 4

of Stories: 1

Total SqFt: 3,730 SqFt

Floor 1 SqFt: 2,217 SqFt

Floor 2 SqFt:

Basement SqFt: 737 SqFt

Lot size: 3.34 Acres (145,490 SqFt)

Garage SqFt: 812 SqFt

Garage Type: Attached Garage

AC: Yes

Pool: Yes

Heat Source: Forced hot air & cool

Fireplace: 1

Bldg Condition: AV

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 3010 - 010101

Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/18/2021

Sale Amount: \$830,000.00

Document #: 612898

Deed Type: Warranty Deed

Loan
Amount: \$453,500.00

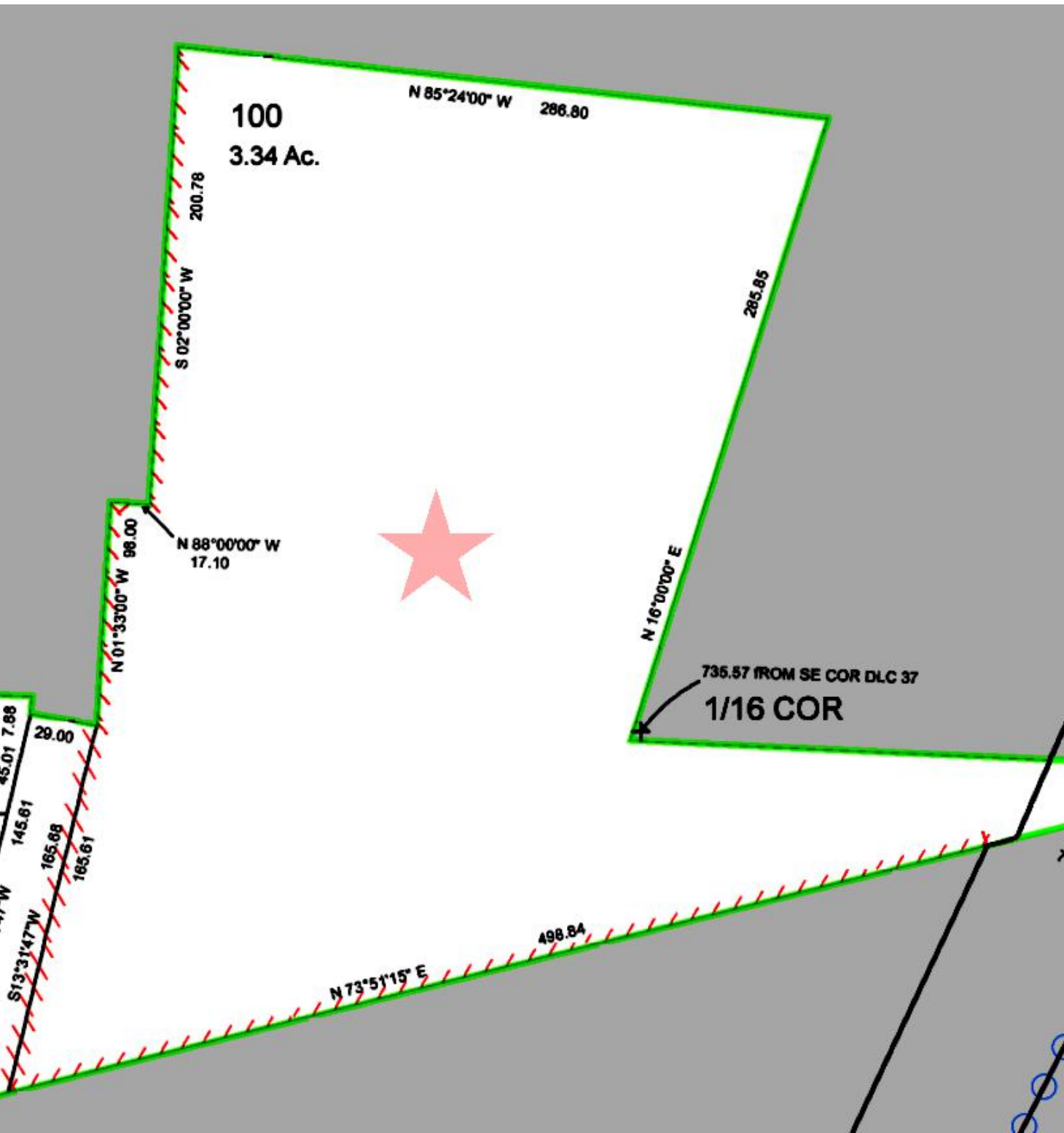
Lender: CITADEL SERVICING CORPORATION

Loan Type: New Conventional

Interest

Type:

Title Co: AMERITITLE



Fidelity National Title

Parcel ID: 027924

Site Address: 840 Springhill Dr 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.



Fidelity National Title

Parcel ID: 027924

Site Address: 840 Springhill Dr NW

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Aerial Map

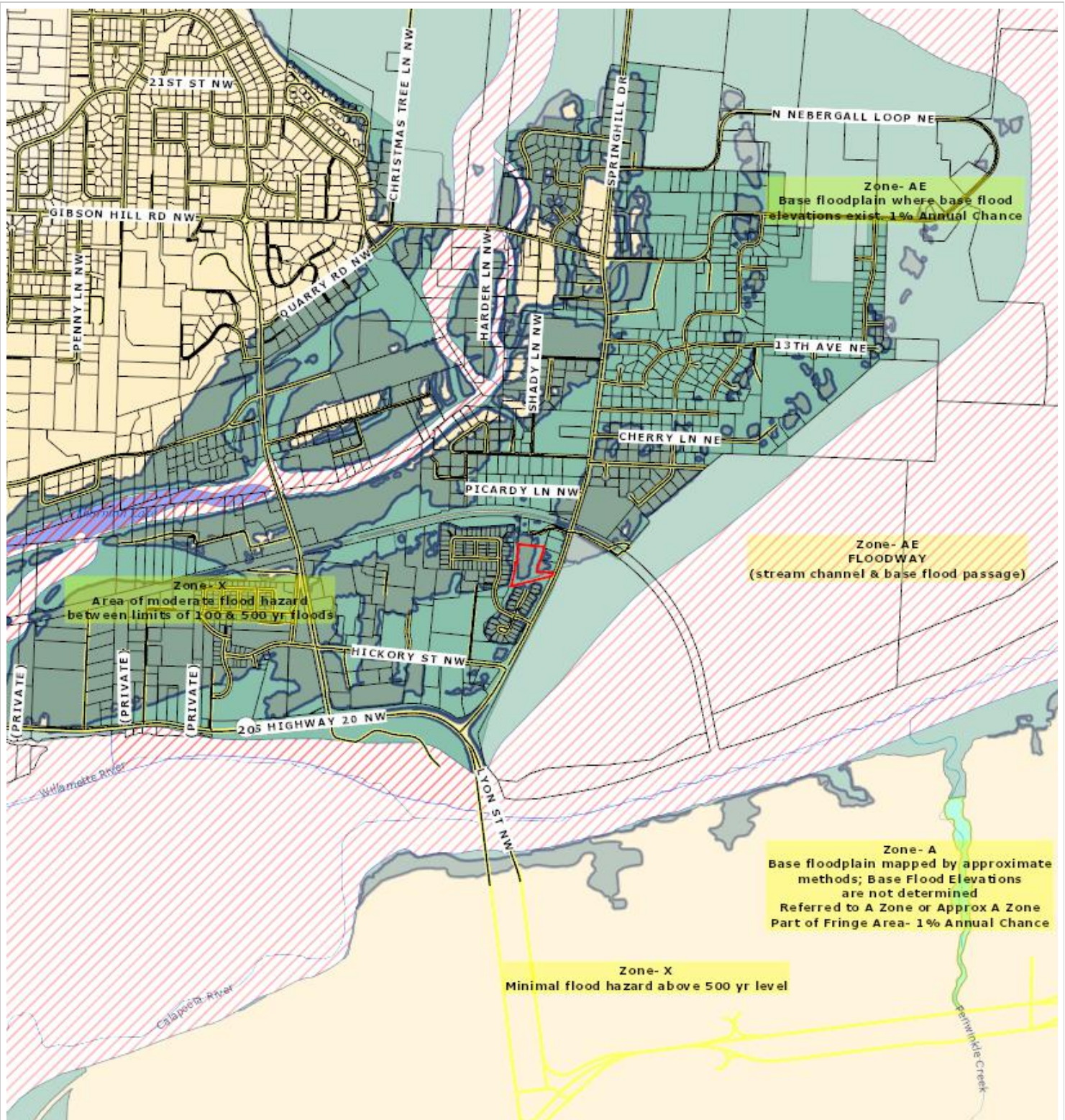


Fidelity National Title

Parcel ID: 027924

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Flood Map



Fidelity National Title

Parcel ID: 027924

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PROPERTY SUMMARY

Account Information

Account #: 027924
Map Taxlot: [11306BC00100](#)
Acreage: 3.34
Property Class: 101
Tax Code Area: 0801
Situs Address:
[840 SPRINGHILL DR NW](#)
[ALBANY, OR 97321](#)

FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

Market Land: \$384,590.00
Market Structure: \$699,180.00
Total Real \$1,083,770.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$524,586.00
Exemption: \$0.00
Net Taxable: \$524,586.00

[Property Valuation History](#)



OWNER INFORMATION

Mortgage Co:

SERVICEMAC LLC
9726 OLD BAILES RD STE 200
FORT MILL, SC 29707

Owner:

CUCCI SALVATORE JR
840 SPRINGHILL DR NW
ALBANY, OR 97321

Taxpayer:

CUCCI SALVATORE JR
840 SPRINGHILL DR NW
ALBANY, OR 97321

TAXES

Tax Code Area: 0801
2024 Property Tax \$9,869.93

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 1959
Rooms 8
Beds 3
Baths 4.00
Heating Forced hot air & cool
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 3730
Main Lvl 2217
2nd Lvl 0
Upper Lvl 0
Basement 737
Basement Finish 737
Attic Finish 776
Total Finish 3730

Residential Features

Type POOL
Year Built 1988
Square Footage 804
Type ATTGAR
Year Built 0
Square Footage 812

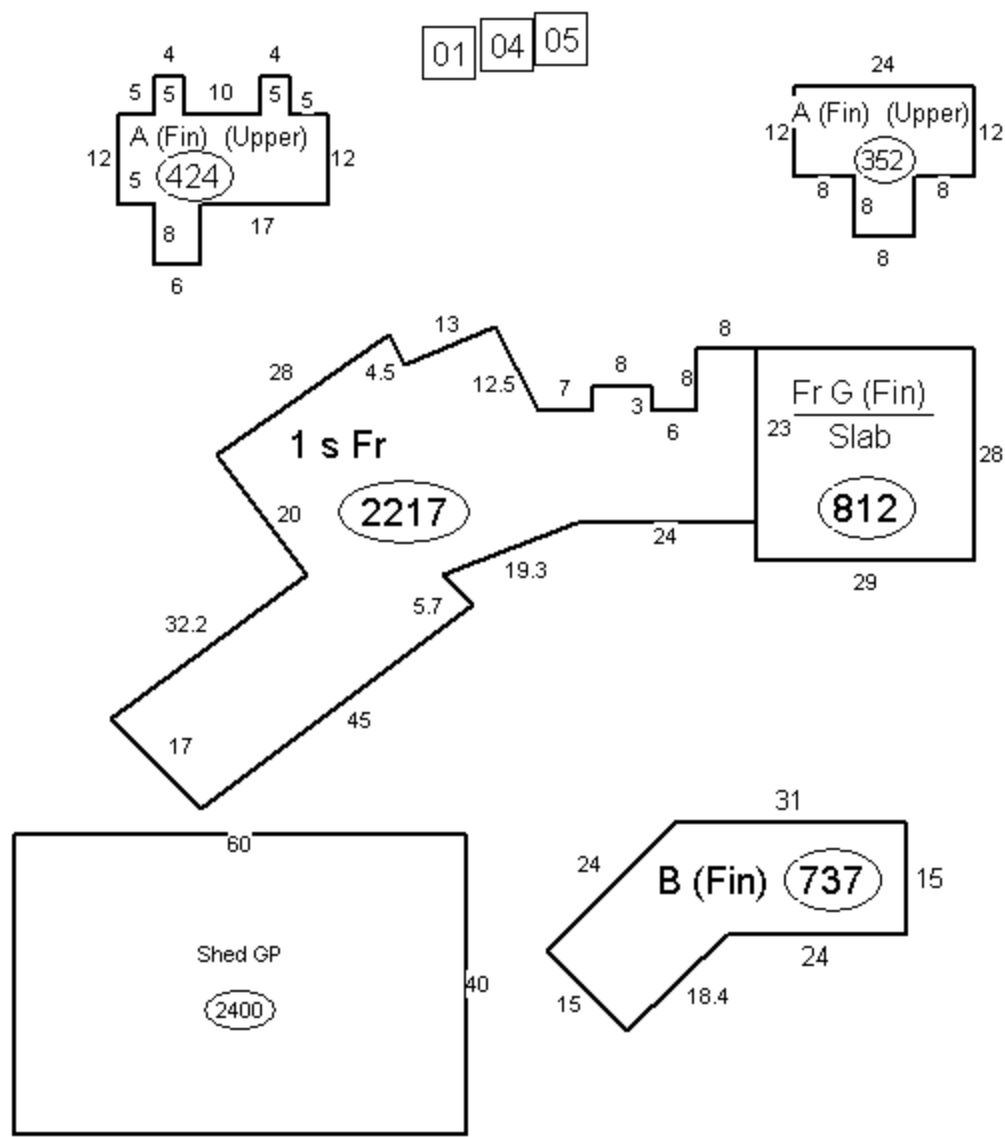
Outbuildings

Type SHEDGP
Year Built 2007
Square Footage 2400
Type UTLSHED
Year Built 1970
Square Footage 160

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
05/18/2021	2021-612898	\$830,000.00

PROPERTY SKETCHES



[View Larger](#)

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: 027924
SITUS ADDRESS: 840 SPRINGHILL DR NW ALBANY, OR 97321

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	0801		Bond LinnBenton CC	75.86
PROP MAP:	11306BC0010	ACRES: 3.34	Bonds Greater Albany SD 8J 2017	1,058.98
	0		City of Albany Bond	122.65
			LinnBenton CC Bond 2022	33.63
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	1,291.12
Real Market	384,590.00	384,590.00		
Value Land			Greater Albany SD 8J	2,243.44
Real Market	698,930.00	699,180.00	LinnBenton CC	245.56
Value			LinnBentonLincoln ESD	149.19
Structure			Education	2,638.19
Real Market	1,083,520.0	1,083,770.0	Albany Public Safety LO 2020	603.27
Value Total	0	0	Benton County	1,156.82
Special	0.00	0.00	Benton County Extension Dist	41.97
Assessed			Benton County Local Option 2021	472.13
Value			Benton County Soil & Water	26.23
Assessed	509,307.00	524,586.00	City of Albany	3,130.37
Value			City of Albany Urban Renewal	509.83
Exemptions	0.00	0.00	General Government	5,940.62
Net	509,307.00	524,586.00		
Taxable				

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
9,573.83	6,448.35	3,289.97

2024 - 2025 TAXES	9,869.93
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	9,869.93
TOTAL TAX (After Discount)	9,573.83

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:

027924

Full Payment if paid by

11/15/2024:

9,573.83

or 2/3 Payment if paid by

11/15/2024

with final 1/3 due

05/15/2025:

6,448.35

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

3,289.97

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

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/>.



THIS SPACE R

BENTON COUNTY, OREGON	2021-612898
DE-WD	05/18/2021 01:20:55 PM
Stn=53 LH	
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00	\$113.00
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	

After recording return to:

Salvatore Cucci Jr.
840 NW Springhill Dr
Albany, OR 97321

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

Salvatore Cucci Jr.
840 NW Springhill Dr
Albany, OR 97321

File No. 447110AM

STATUTORY WARRANTY DEED

Agnes Speer, Trustee under the Lyle and Agnes Speer Revocable Living Trust dated August 21, 1995,

Grantor(s), hereby convey and warrant to

Salvatore Cucci Jr.,

Grantee(s), the following described real property in the County of Benton and State of Oregon free of encumbrances except as specifically set forth herein:

The true and actual consideration for this conveyance is \$830,000.00.

Parcel 1:

Beginning at an iron pipe on the South line 735.57 feet South 89°55'15" West of the Southeast corner of the John Q. Thornton Donation Land Claim No. 37, in Township 11 South, Range 3 West of the Willamette Meridian in Benton County, Oregon; running thence North 16° East 285.85 feet to a pipe; thence North 85°24' West 286.8 feet to a ½ inch pipe; thence South 2° East 200.78 feet to a ¾ inch pipe; thence North 88° West 17.1 feet to a ¾ inch pipe; thence South 1°33' West 98 feet to a 2 inch pipe on the South line of said claim which is the Northwest corner of that tract conveyed to French by Belden by deed recorded as M-5412, Microfilm Records of Benton County, Oregon; thence Southerly, on the West line of said tract, and continuing Southerly, to the Northeasterly corner of that tract described in contract recorded as M-10445, Microfilm Records of Benton County, Oregon; thence, on the Northerly line of said Latter tract, North 73°15'15" East 498.84 feet to the East line of that tract conveyed to French by deed recorded in Book 173, page 517, Deed Records of Benton County, Oregon; thence, along said East line, North 24° East 47.94 feet to the Northeast corner of said tract being on the South line of said Thornton Donation Land Claim; thence West, along said South line, 347 feet, more or less, to the point of beginning.

Parcel 2:

The Northerly 45 feet, of even width, of the following described property: Beginning at a 5/8 inch iron rod at the intersection of the West right of way line of Springhill Road with the East line of that property as described in M-79206, Microfilm Records of Benton County, Oregon, said rod being more particularly described as being 66.0 feet North 89°55'15" East, 943.12 feet South 3°55'15" West, 786.05 feet South 85°01'30" East, 74.68 feet North 56°26'45" East, 149.88 feet North 27°17'57" East, and 65.31 feet North 44°12'20" East of the Northeast corner of the A.M. Rainwater donation Land claim No. 61 in Township 11 South, Range 3 and 4 West of the Willamette Meridian, Benton County, Oregon; running thence, along the aforesaid East lien of said, North 23°56'40" East 848.88 feet to the North line of the A.M. Rainwater Donation Land Claim No. 61; thence North 89°55'15" East, along the North line of said Donation Land Claim, to the West right of way line of Springhill Road; thence Southwesterly, along said right of way line

447110AM
AmeriTitle

on a curve and then a tangent section, to a 5/8 inch iron rod, said rod being North 44°12'20" East 37.93 feet from the point of beginning; thence South 44°12'20" West 37.93 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

11S-03W-06BC 00100

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 27 day of April, 2021.

The Lyle and Agnes Speer Revocable Living Trust dated August 21, 1995

By Agnes Speer Trust
Agnes Speer, Trustee

State of Oregon } ss
County of Linn }

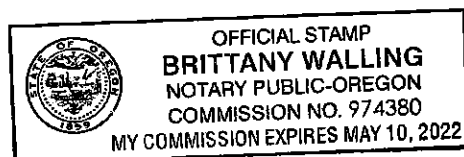
On this 27 day of April, 2021, before me, Brittany Walling, a Notary Public in and for said state, personally appeared Agnes Speer, Trustee under the Lyle and Agnes Speer Revocable Living Trust dated August 21, 1995, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brittany Walling
Notary Public for the State of Oregon

Residing at: Stayton, OR

Commission Expires: May 10, 2022





PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

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ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

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