



Fidelity National Title®

Benton County Property Profile Information

Parcel #: 096499

Owner: **Eric And Heidi Herzog Family Trust**

CoOwner: Heidi, Herzog

Site: **1663 NW Tyler Ave**

Corvallis OR 97330 - 5748

Mail: 181 Heather Heights Dr

Selah WA 98942 - 8939

Land Use: 101 Residential Improved

Std Land Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: 11S / 05W / 34 / NE



ASSESSMENT & TAX INFORMATION

Market Total: **\$484,430.00**

Market Land: **\$255,100.00**

Market Impr: **\$229,330.00**

Assessment Year: **2025**

Assessed Total: **\$214,807.00**

Exemption:

Taxes: **\$4,128.45**

Levy Code: 0901

Levy Rate: 19.2097

SALE & LOAN INFORMATION

Sale Date: 05/10/2019

Sale Amount: \$349,000.00

Document #: 581335

Deed Type: Warranty Deed

Loan Amount: \$279,200.00

Lender: KEY BANK NA

Loan Type: New Conv

Interest Type:

Title Co: TICOR TITLE COMPANY OF OR

PROPERTY CHARACTERISTICS

Lot Size Ac: 0.10 Acres

Lot Size SF: 4,356 SqFt

Pool:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

Zoning: Corvallis-RS-9

School Dist: 509J Corvallis

Primary School: 509J Garfield Elementary School

Middle School: 509J Linus Pauling Middle School

High School: 509J Corvallis High School

Census: 3013 - 001102

Watershed: Muddy Creek-Willamette River

Latitude: 44.571931

Longitude: -123.272733

Recreation:

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.

IMPROVEMENT: Dwelling**PARCEL ID: 096499**

Improvement Use:	Improvement Desc: DWELL	Year Built: 1983
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 1,320	Bedrooms: 3	Roof Type:
Finished SqFt: 1,320	Bath Full: 1	Roof Mat:
Unfinished SqFt:	Bath 1/2:	Garage SqFt:
1st Floor SqFt: 1,320	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: Electric baseboard

IMPROVEMENT: Outbuilding**PARCEL ID: 096499**

Improvement Use:	Improvement Desc: UTLSHED	Year Built: 1983
% Complete:	Condition: AV	Eff Year Built:
Total SqFt: 220	Bedrooms:	Roof Type:
Finished SqFt:	Bath Full:	Roof Mat:
Unfinished SqFt: 220	Bath 1/2:	Garage SqFt:
1st Floor SqFt:	Basement Fin SqFt:	Carport SqFt:
2nd Floor SqFt:	Basement Unfin SqFt:	Patio:
3rd Floor SqFt:	Attic Fin SqFt:	Fireplace:
4th Floor SqFt:	Attic Unin SqFt:	Heat Type: UNKNOWN



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Full Assessor Map



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Site Address: 1663 NW Tyler Ave

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Aerial Map

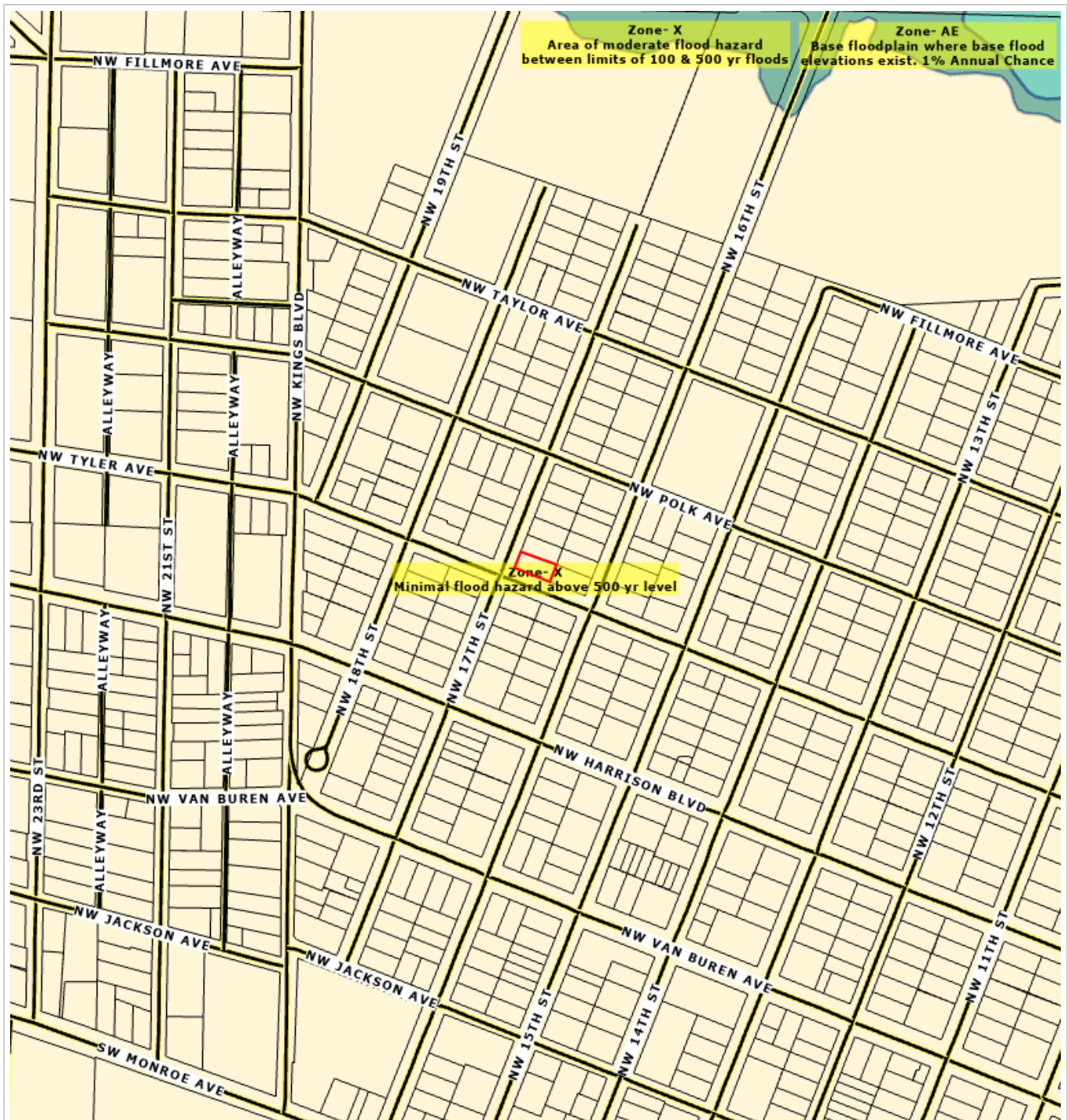


Fidelity National Title

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Flood Map

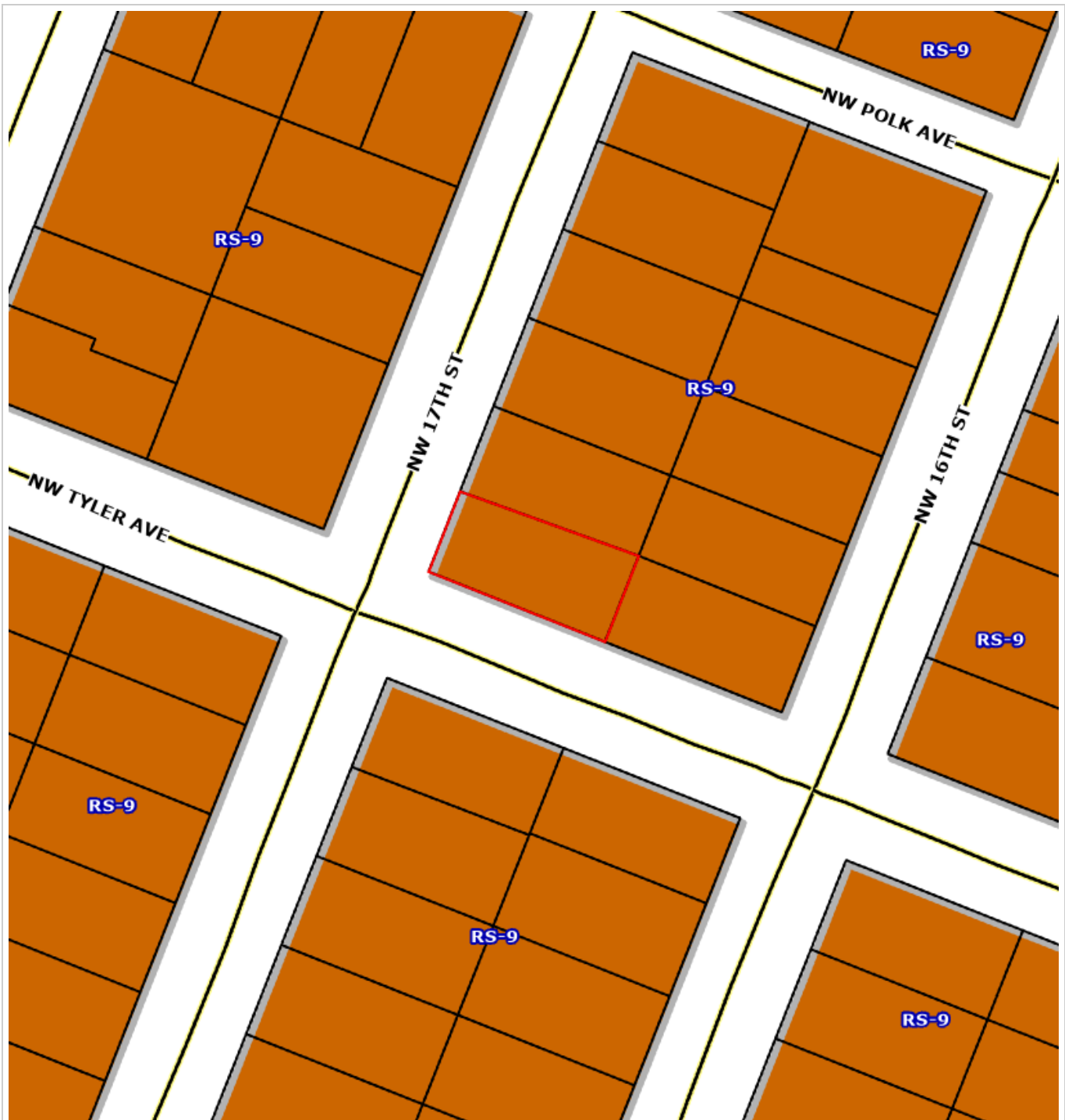


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Zoning Map



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PROPERTY SUMMARY

Account Information

Account #:	096499
Map Taxlot:	11534AD08200
Acreage:	0.1
Property Class:	101
Tax Code Area:	0901
Situs Address:	
1663 NW TYLER AVE	
CORVALLIS, OR 97330-5748	

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

Residential Dwellings	
Built	1983
# Rooms	6
# Beds	3
# Baths	1.00
Heating	Electric baseboard
Cooling	UNKNOWN
Sq. Ft. Calc.	
Total Sq. Ft.	1320
Main Lvl	1320
2nd Lvl	0
Upper Lvl	0
Basement	0
Basement Finish	0
Attic Finish	0
Total Finish	1320

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
05/10/2019	2019-581335	\$349,000.00
02/10/2016	2016-541055	\$290,000.00
05/14/2010	M465070-10	\$230,500.00
04/01/1992	146358-92	\$70,000.00

For sales after June 30th, 2025, please go to [Property Search Online](#)

PROPERTY SKETCHES

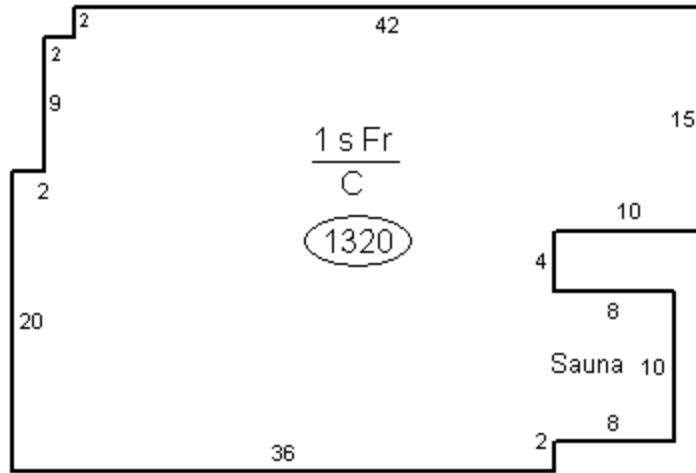
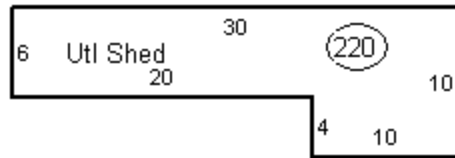
FOR ASSESSMENT AND TAX PURPOSES ONLY

2025 Certified Values

Market Land:	\$255,100.00
Market Structure:	\$229,330.00
Total Real	\$484,430.00
Market:	
Special Assessed Taxable Land:	\$0.00
Assessed:	\$214,807.00
Exemption:	\$0.00
Net Taxable:	\$214,807.00

[Property Valuation History](#)





[View Larger](#)



STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

3-Jun-2026

HERZOG ERIC AND HEIDI TR
181 HEATHER HEIGHTS DR
SELAH WA 98942

Tax Account #	96499	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	1663 NW TYLER AVE CORVALLIS OR 97330-5748	Interest To	Jun 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	\$4,128.45	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,006.18	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,888.94	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,775.32	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,650.33	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,521.55	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,346.16	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,262.99	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,018.65	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,005.78	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,942.10	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,866.38	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,711.63	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,606.03	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,563.19	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,415.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,345.66	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,260.64	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,114.65	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,923.18	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,880.92	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.99	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,910.57	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,679.91	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,607.31	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,515.69	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,397.00	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,338.86	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,368.62	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,725.90	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$76,684.76	

Ticor Title 471819080289

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
The Gary and Sheila Charbonneau Trust

GRANTEE'S NAME:
Eric Herzog and Heidi Herzog

AFTER RECORDING RETURN TO:
Order No.: 471819080298-DJ
Eric Herzog and Heidi Herzog, as tenants by the entirety
1663 NW Tyler Avenue
Corvallis, OR 97330

SEND TAX STATEMENTS TO:
Eric Herzog and Heidi Herzog
1663 NW Tyler Avenue
Corvallis, OR 97330

APN: 096499
Map: 11534AD 08200
1663 NW Tyler Avenue, Corvallis, OR 97330

BENTON COUNTY, OREGON **2019-581335**
DE-WD
Stn=53 LG **05/10/2019 10:08:32 AM**
\$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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gary D. Charbonneau and Sheila M. Charbonneau, Trustees of The Gary and Sheila Charbonneau Trust,
Grantor, conveys and warrants to

Eric T. Herzog and Heidi C. Herzog, as tenants by the entirety, 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:

Beginning at a 5/8 inch iron rod on the Easterly line of Northwest 17th Street, and lying North 19°31'00"
East 73.53 feet and South 70°29'00" East 30.00 feet from a 1 inch iron pipe at the intersection of
Northwest Tyler Street and Northwest 17th Street, City of Corvallis, Benton County, Oregon; thence
South 19°31'00" West 43.66 feet to the Southwesterly block corner; thence along the Northerly line of
Northwest Tyler Street South 70°13'35" East 99.95 feet to the midpoint along the Southerly line of the
block; thence along the centerline of the block North 19°31'10" East 44.10 feet to a 5/8 inch iron rod;
thence continuing North 19°31'10" East 4.50 feet; thence along the existing fence line North 72°04'57"
West 99.99 feet to the Easterly line of Northwest 17th Street; thence South 19°31'00" West 1.70 feet to
the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FORTY-NINE
THOUSAND AND NO/100 DOLLARS (\$349,000.00). (See ORS 93.030).

Subject to:

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that
levies taxes or assessments on real property or by the Public Records; proceedings by a public agency
which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the
records of such agency or by the Public Records.
- 2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be
ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- 3. Easements, or claims of easement, which are not shown by the Public Records; reservations or
exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Corvallis
Purpose: Sewer
Recording Date: July 19, 1912
Recording No: Book 56, Page 39

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

STATUTORY WARRANTY DEED

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: 5/9/2019

The Gary and Sheila Charbonneau Trust

BY: [Signature]
Gary D. Charbonneau
Trustee

BY: [Signature]
Sheila M. Charbonneau
Trustee

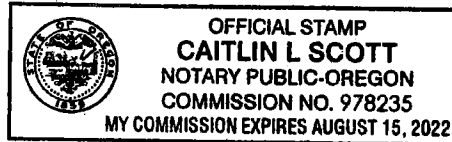
State of OREGON

County of BENTON

This instrument was acknowledged before me on May 9, 2019 by Gary D. Charbonneau and Sheila M. Charbonneau, Trustees of The Gary and Sheila Charbonneau Trust.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/15/22





Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com

