



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



3057 Millersburg
Paul Terjeson & Steve Helms

pterjy@kw.com

stevhelms@kw.com

503-999-6777

541-979-0118

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY 

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INTERNATIONAL

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LIST PACK

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

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LAND

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Fidelity National Title®

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0441259**

Tax Lot: **10S03W16CA00900**

Owner: Westbrook Allen D Trust

CoOwner: Linda Trust

Site: 3057 NE Millersburg Dr

Albany OR 97321

Mail: 3057 Millersburg Dr NE

Albany OR 97321

Zoning: Millersburg-RR2.5 - Rural Residential 2.5uc

Std Land Use: RSFR - Single Family Residence

Legal:

Twtn/Rng/Sec: T:10S R:03W S:16 Q:SW QQ:NE



ASSESSMENT & TAX INFORMATION

Market Total: **\$429,240.00**

Market Land: **\$250,000.00**

Market Impr: **\$179,240.00**

Assessment Year: **2020**

Assessed Total: **\$272,750.00**

Exemption:

Taxes: **\$4,243.24**

Levy Code: 00807

Levy Rate: 15.5573

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms: 3

Bathrooms: 1.5

of Stories: 1

Total SqFt: 1,411 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 5.82 Acres (253,519 SqFt)

Garage SqFt: 529 SqFt

Garage Type: Finished Garage

AC:

Pool:

Heat Source: Baseboard Electric

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8JZ5 - Greater Albany

Census: 4041 - 020100

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 25, 2021 12:48:23 pm

Account #	441259	Tax Status	ASSESSABLE		
Map #	10S03W16CA 00900	Acct Status	ACTIVE		
Code - Tax #	00807-441259	Subtype	NORMAL		
Legal Descr	Metes & Bounds - See legal report for full description.				
Mailing Name	ALLEN AND LINDA WESTBROOK TRUST	Deed Reference #	2019-1327		
Agent	WESTBROOK ALLEN D & LINDA TR	Sales Date/Price	01-29-2019 / \$0		
In Care Of		Appraiser	UNKNOWN		
Mailing Address	3057 MILLERSBURG DR NE ALBANY, OR 97321				
Prop Class	101	MA	SA	NH	Unit
RMV Class	101	02	04	004	40972-1

Situs Address(s)	Situs City
ID# 3057 NE MILLERSBURG DR	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00807 Land	286,000			Land	0
Impr.	172,290			Impr.	0
Code Area Total	458,290	280,930	280,930		0
Grand Total	458,290	280,930	280,930		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00807					LANDSCAPE - GOOD	100				8,000
00807	2	<input checked="" type="checkbox"/>			Market	100	A	4.82		205,390
00807	3	<input checked="" type="checkbox"/>			Residential Site	100	A	1.00		42,610
00807					RURAL OSD - AVG	100				30,000
Grand Total								5.82		286,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
00807	101	0	110	Residential Other Improvements		100	0			2,730
00807	402	0	315	FEEDER BARN		100	912			3,650
00807	401	1995	317	GP BUILDING		100	1,440			12,760
00807	100	1978	131	RES One story		100	1,411			153,150
Grand Total							3,763			172,290

Comments: ***** CAP NOTE - Type F *****

10-07-91 Disq. 4.82 ac. Q not returned. Do not collect. rtr

***** CAP NOTE - Type J *****

EV2000-412:Map/Tax lot changed to 16CA/900. 2-01 kr.

***** CAP NOTE - Type R *****

95MX: PERMIT DTD 8-11-94 30X48 POLE BLDG.TRIPLE H.CONST TEL:365-0313 JEFERSON

OWNER ALLEN WESTBROOK 926-0891

ADDRESS: 3057 MILLERSBURG DR,MILLERSBURG

95MX: POLE BLDG +7790 DUS 6-22-95

2017: BOPTA 2017-28-VALUE SUSTAINED BY THE BOARD. 2/18 LV

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

25-Jan-2021

Tax Account #	441259	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00807
Situs Address	3057 NE MILLERSBURG DR ALBANY OR 97321	Interest To	Feb 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,243.24	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,149.03	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,046.27	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,798.68	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,492.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,441.44	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,321.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,172.52	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,051.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,961.83	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,792.25	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,809.57	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,715.24	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,325.64	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,937.38	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,899.15	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,839.14	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,644.65	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,608.03	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,647.58	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,597.94	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,512.82	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,610.09	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,603.66	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,408.70	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,453.36	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,507.84	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,540.67	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,245.07	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$72,357.08	

Grantor's Name and Address:

Allen D. Westbrook and
Linda R. Westbrook
3057 Millersburg Dr. NE
Albany, OR 97321

Grantee's Name and Address:

Allen D. Westbrook, Trustee
Linda Westbrook, Trustee
3057 Millersburg Dr. NE
Albany, OR 97321

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Allen D. Westbrook, Trustee
Linda Westbrook, Trustee
3057 Millersburg Dr. NE
Albany, OR 97321

Consideration - \$0

LINN COUNTY, OREGON

2018-19510

D-WD

Cnt=1 Stn=38 S. WILSON

11/05/2018 03:48:59 PM

\$10.00 \$11.00 \$60.00 \$19.00 \$10.00

\$110.00



00335889201800195100020020

I, Steve Druckenmiller, County Clerk for Linn
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk



LINN COUNTY, OREGON

2019-01327

D-WD

Cnt=1 Stn=44 COUNTER

01/29/2019 11:24:22 AM

\$15.00 \$60.00 \$19.00 \$10.00

\$104.00



00340733201900013270030033

I, Steve Druckenmiller, County Clerk for Linn
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk

**WARRANTY DEED**

GRANTOR: Allen D. Westbrook and Linda R. Westbrook do hereby convey and warrant unto

GRANTEE: Allen D. Westbrook and Linda Westbrook, Trustees or their successors in trust under the Allen and Linda Westbrook Trust dated November 1, 2018 the following described property located in Linn County, State of Oregon:

Beginning at the Southwest corner of that parcel described in deed recorded in Vol. MF 205, Page 728, Linn County Deed Records, which point is on the claim line and 438.24 feet South 83 degrees, 48 feet, 30 inches West of the Southeast corner of the John Fenn DLC no. 69, Township 10 South, Range 3 West, Willamette Base and Meridian, Linn County, Oregon; thence along the line of said parcel, North 1 degree, 45 feet, 31 inches West parallel with the East line of said Fenn Claim 899.76 feet and South 83 degrees, 12 feet East 298.35 feet to the Northerly extension of the East line of that parcel described in deed recorded in Volume 215, Page 803, Linn County Microfilm Records; thence South 1 degree, 45 feet, 31 inches, East along said extension of and East line of said last mentioned parcel 858.28 feet to the South line of said claim; thence South 83 degrees, 48 feet, 30 inches West of the point of beginning.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record.

Rerecorded at the request of
Linda Westbrook to correct

Legal

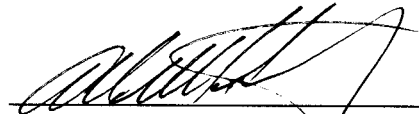
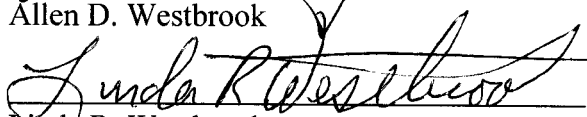
Previously recorded as 2018-19510

The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

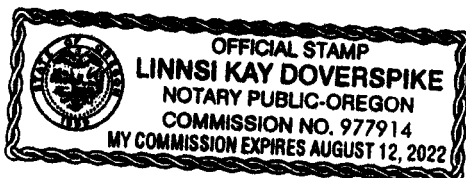
IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of November, 2018.

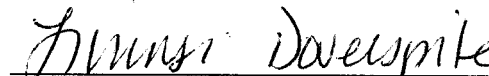
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Allen D. Westbrook

Linda R. Westbrook

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 1st day of November, 2018, by Allen D. Westbrook and Linda R. Westbrook.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-12-2022

RECORDED BY
LINN COUNTY TITLE CO.

Beginning at the Southwest corner of that parcel described in deed recorded in Vol. MF 205, Page 728, Linn County Deed Records, which point is on the claim line and 438.24 feet South $88^{\circ} 48' 30''$ West of the Southeast corner of the John Fenn DLC No. 69, Township 10 South, Range 3 West, Willamette Base & Meridian, Linn County, Oregon; thence along the line of said parcel, North $1^{\circ} 45' 31''$ West parallel with the East line of said Fenn claim 899.76 feet and South $83^{\circ} 12'$ East 298.35 feet to the Northerly extention of the East line of that parcel described in deed recorded in Volume 215, page 803, Linn County Microfilm Records; thence South $1^{\circ} 45' 31''$ East along said extention of and East line of said last mentioned parcel 858.28 feet to the South line of said claim; thence South $88^{\circ} 48' 30''$ West to the point of beginning.

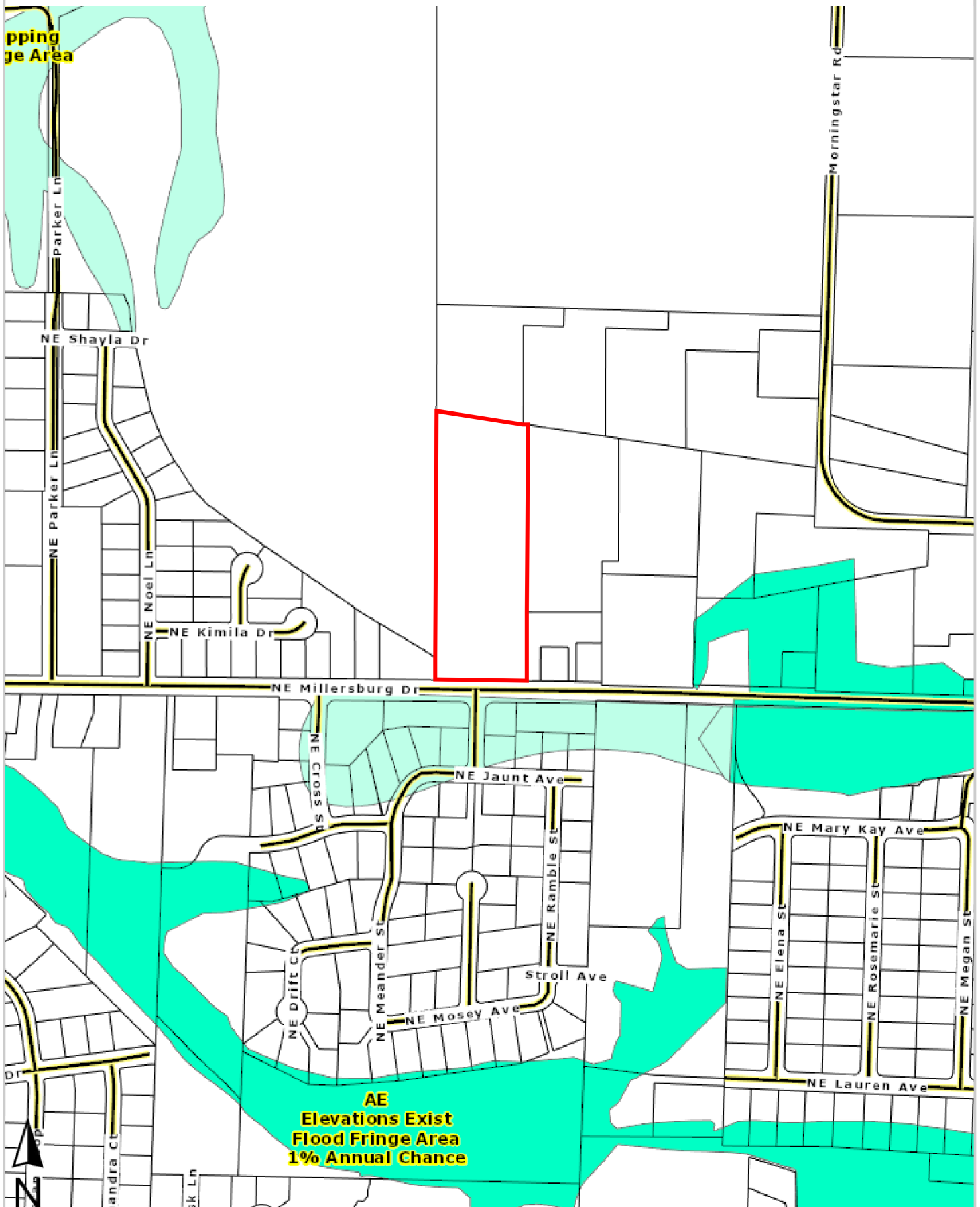
FOR ASSESSMENT AND
TAXATION ONLY

N.E. 1/4 S.W. 1/4 SEC. 16 T. 10S. R. 3W. W.M.
Linn County
1" = 100'

10S03W16CA
MILLERSBURG

10S03W16CA
MILLERSBURG







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

SOIL REPORT

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

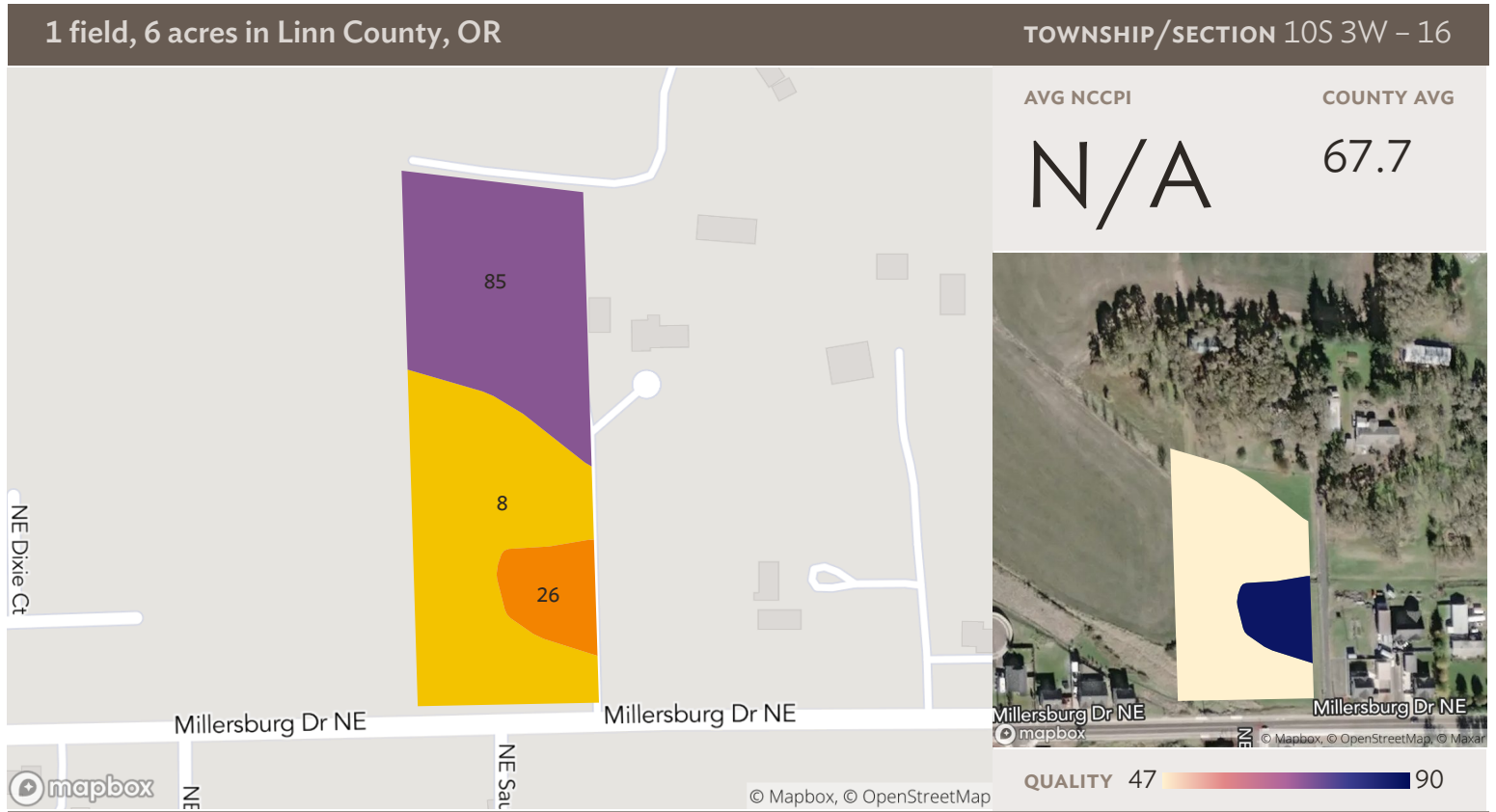
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All fields

Source: NRCS Soil Survey

6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8	Bashaw silty clay	2.73	47.5%	4	28.1
85	Riverwash	2.48	43.2%	8	N/A
26	Coburg silty clay loam	0.53	9.3%	2	87.8
					N/A



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PARCEL MAP

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