



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

455 W D St

Parcel #: 0313771

Map & Taxlot #: 14S04W01AA04000

County: Linn

OWNER

Rbhcm LLC & D4 Investments LLC

DATE PREPARED

Date: 01/13/2026

PREPARED BY

rrizo@firstam.com



First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 01/13/2026

OWNERSHIP INFORMATION

Owner: Rbhcm LLC & D4 Investments LLC
CoOwner:

Site: 455 W D St Halsey OR 97348
Mail: 987 NW Circle Blvd Corvallis OR 97330

Parcel #: 0313771
Ref Parcel #: 14S04W01AA0400
0
TRS: 14S / 04W / 01 / NE
County: Linn

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 030600 Block: 2031
Neighborhood:
School Dist: 552 Central Linn
Impr Type:
Subdiv/Plat: Halsey, Town Of
Land Use: 701 - MULTI-FAMILY IMPROVED
Std Land Use: 1110 - Multi-Family Dwellings (Generic, 2+)
Zoning: Halsey-R-1 - Residential
Lat/Lon: 44.385898 / -123.112351
Watershed: Muddy Creek-Willamette River
Legal: HALSEY, TOWN OF - LOT 1-3 6-8 - BLOCK 36

ASSESSMENT AND TAXATION

Market Land: \$138,880.00
Market Impr: \$1,898,790.00
Market Total: \$2,037,670.00 (2025)
% Improved: 93.00%
Assessed Total: \$996,320.00 (2025)
Levy Code: 55212
Tax: \$17,200.17 (2025)
Millage Rate: 17.3051
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 18,720 SqFt	Year Built: 1970
Baths, Total:	First Floor: 18,720 SqFt	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.64 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 27,878 SqFt
Total Units: 16	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style: 743 - 20 -49 Units	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
RBHCM LLC	09/02/2022	15382		Stand Alone Mortgage	\$300,000.00	New Conv
RBHCM LLC	03/03/2020	4376	\$1,537,500.00	Warranty Deed	\$1,162,500.00	Commercial
HALSEY HIGHLANDS LLC	04/11/2012	5165	\$645,000.00	Warranty Deed		Conv/Unk
HALSEY HIGHLANDS LLC	04/05/2012	4883	\$645,000.00	Warranty Deed	\$366,000.00	Commercial
HALSEY HIGHLANDS LLC	04/05/2012	4886		Stand Alone Mortgage	\$129,000.00	Commercial
WALTER C MADDUX	09/24/2004		\$640,000.00	Warranty Deed	\$375,000.00	Commercial

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.

Linn County
2025 Real Property Assessment Report
Account 313771

Map 14S04W01-AA-04000
Code - Tax ID 55212 - 313771

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr HALSEY, TOWN OF
Block - 36 Lot - 1-3 6-8

Mailing RBHCM LLC & D4 INVESTMENTS LLC
C/O WINDERMERE PROPERTY MANAGEMENT
987 NW CIRCLE BLVD
CORVALLIS OR 97330

Deed Reference # 2020-4376
Sales Date/Price 02-28-2020 / \$1,537,500
Appraiser

Property Class 701 **MA** **SA** **NH**
RMV Class 701 06 08 011

Site	Situs Address	City
1	455 W D ST	HALSEY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
55212	Land	138,880		Land	0
	Impr	1,898,790		Impr	0
Code Area Total		2,037,670	996,320	996,320	0
Grand Total		2,037,670	996,320	996,320	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
55212	1	<input checked="" type="checkbox"/>			Multi-Family Site	100	28,000 SF	138,880
Code Area Total							28,000 SF	138,880

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
55212	101	1970	743	APARTMENTS 20 - 49 units	100	18,720		1,898,790
Code Area Total							18,720	1,898,790

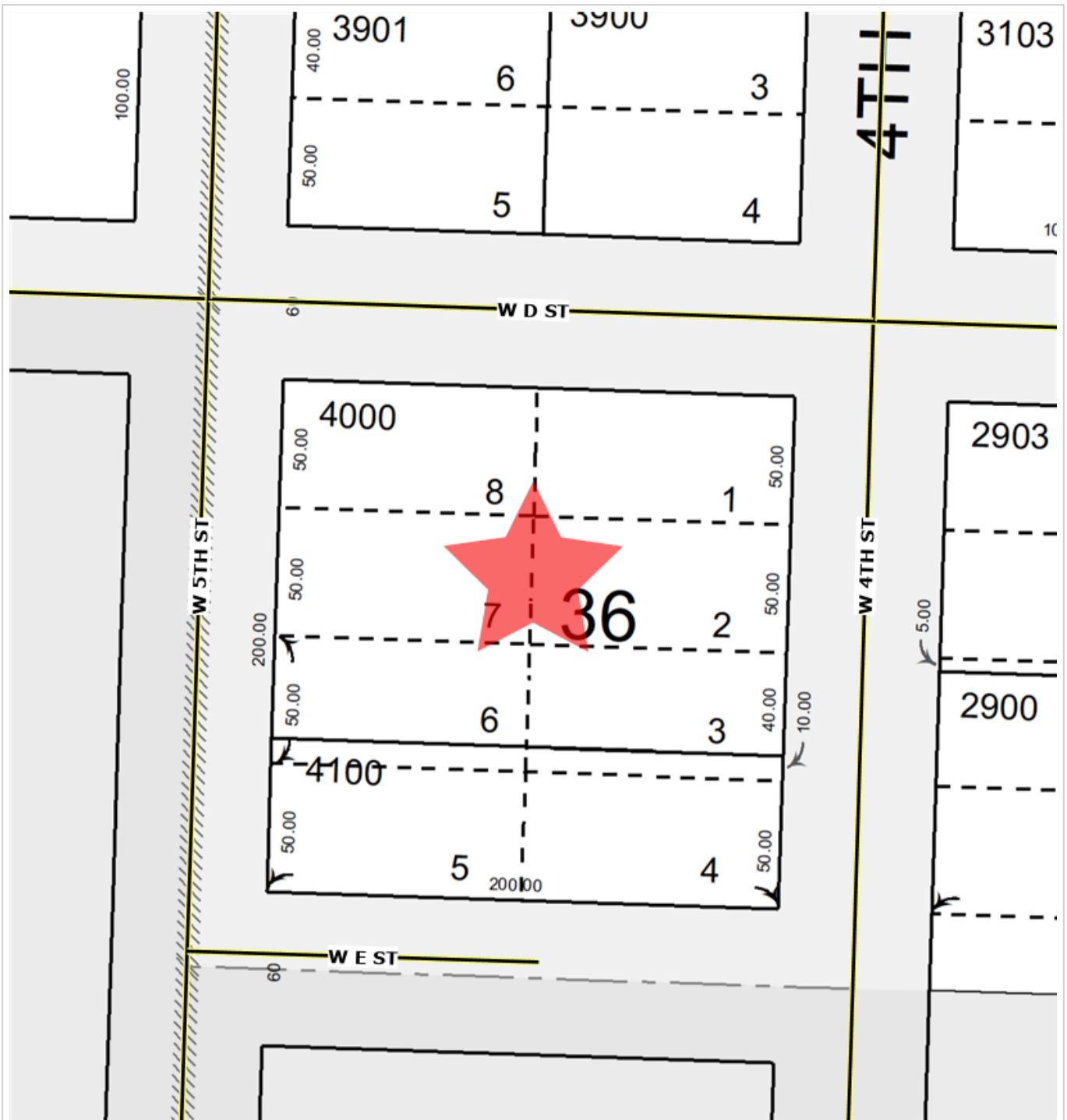
Comments

***** CAP NOTE - Type A *****
BOE 96-0331:Land n/c imps -\$64490 stip 2/97 kr.

***** CAP NOTE - Type C *****
5/03 Adjusted land & imps to show more value on land & less on imps. Land value similar to res now. ML

2015MX: REAPPRAISAL OF CYC 6 PLX & MF. 6/22/15 JS
21MX: REAPPRAISAL OF ALL MF PROPERTIES. 4/21 NB

Assessor Map



First American Title

Parcel ID: 0313771

Site Address: 455 W D St

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Aerial Map



First American Title

Parcel ID: 0313771

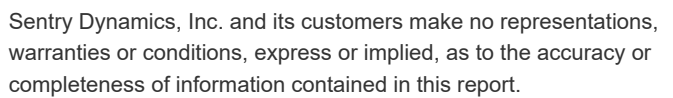
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This map illustrates flood hazard zones in the Westport area. The map features a grid of streets including American Dr, W C St, W D St, W E St, W F St, W G St, W H St, W I St, W J St, W L St, W M St, W N St, W O St, W P St, W Q St, W R St, W S St, W T St, W U St, W V St, W W St, W X St, W Y St, W Z St, W AA St, W AB St, W AC St, W AD St, W AE St, W AF St, W AG St, W AH St, W AI St, W AJ St, W AK St, W AL St, W AM St, W AN St, W AO St, W AP St, W AQ St, W AR St, W AS St, W AT St, W AU St, W AV St, W AW St, W AX St, W AY St, W AZ St, W BA St, W BB St, W BC St, W BD St, W BE St, W BF St, W BG St, W BH St, W BI St, W BJ St, W BK St, W BL St, W BM St, W BN St, W BO St, W BP St, W BQ St, W BR St, W BS St, W BT St, W BU St, W BV St, W BW St, W BX St, W BY St, W BZ St, W CA St, W CB St, W CC St, W CD St, W CE St, W CF St, W CG St, W CH St, W CI St, W CJ St, W CK St, W CL St, W CM St, W CN St, W CO St, W CP St, W CQ St, W CR St, W CS St, W CT St, W CU St, W CV St, W CW St, W CX St, W CY St, W CZ St, W DA St, W DB St, W DC St, W DD St, W DE St, W DF St, W 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YP St, W YQ St, W YR St, W YS St, W YT St, W YU St, W YV St, W YW St, W YX St, W YY St, W YZ St, W ZA St, W ZB St, W ZC St, W ZD St, W ZE St, W ZF St, W ZG St, W ZH St, W ZI St, W ZJ St, W ZK St, W ZL St, W ZM St, W ZN St, W ZO St, W ZP St, W ZQ St, W ZR St, W ZS St, W ZT St, W ZU St, W ZV St, W ZW St, W ZX St, W ZY St, W ZZ St.

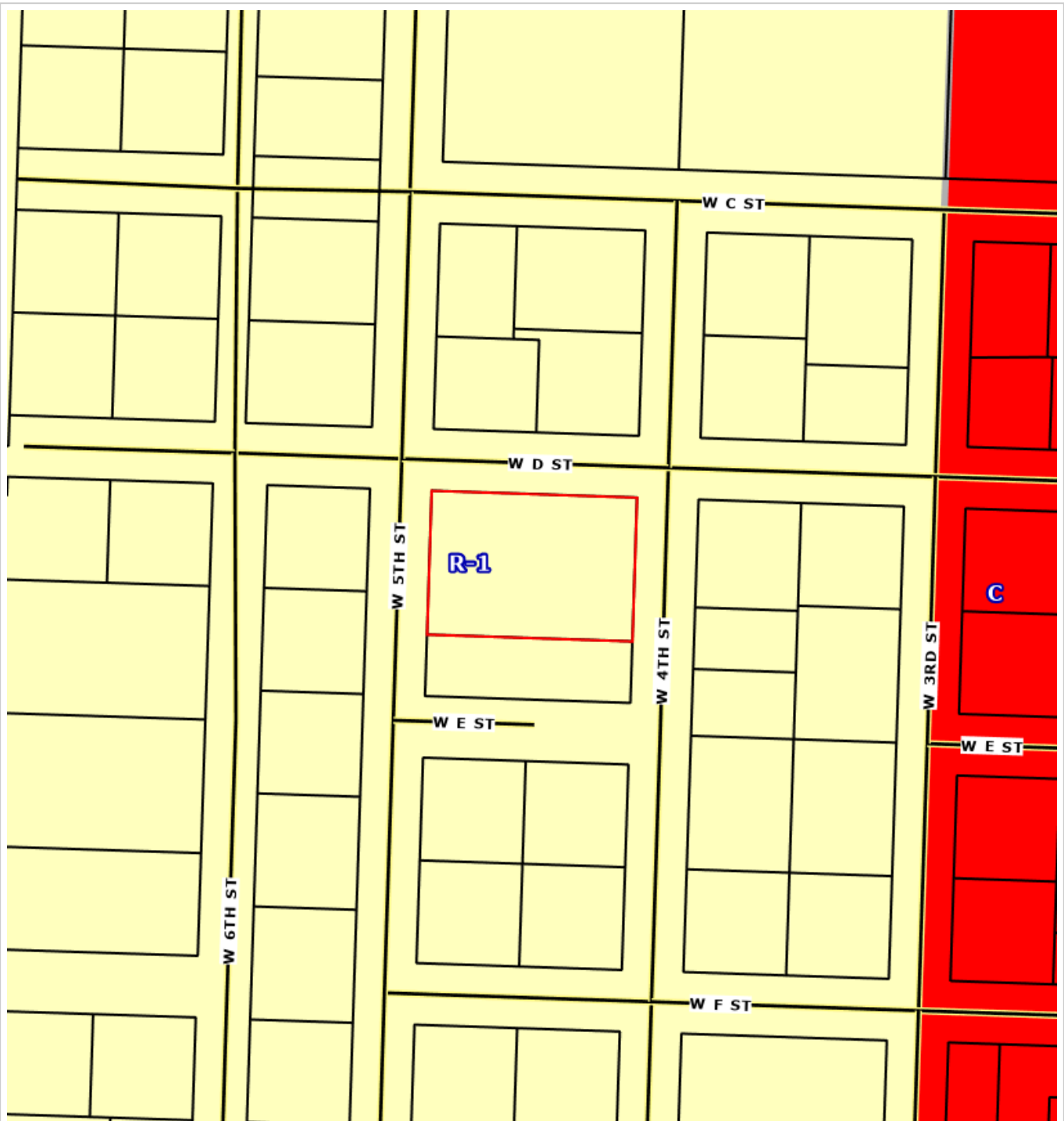
Zone- A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone- X
Area of moderate flood hazard between limits of 100 & 500 yr floods

Zone- X
Minimal flood hazard above 500 yr level




Zoning Map



First American Title

Parcel ID: 0313771

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RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon
3007 North Delta Hwy., Ste 206
Eugene, OR 97408

LINN COUNTY, OREGON	2020-04376
D-WD	
Str=49 FORBISJ	03/03/2020 02:34:00 PM
\$15.00 \$11.00 \$10.00 \$60.00 \$19.00	\$115.00
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	

GRANTOR'S NAME:
Halsey Highlands, LLC, an Oregon limited liability company

GRANTEE'S NAME:
RBHCM, LLC, an Oregon limited liability company and D4 Investments, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 60221908613-KB
Richard Hall
RBHCM, LLC, an Oregon limited liability company
22265 SW Taylor Drive
Tualatin, OR 97062

SEND TAX STATEMENTS TO:
RMHCM LLC & D4 Investments, LLC
C/O: Windermere Property Management
987 NW Circle Blvd
Corvallis, OR 97330

APN: 313771
Map: 14S04W01AA 04000
455 West D Street, Halsey, OR 97348

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Halsey Highlands LLC, an Oregon limited liability company, Grantor, conveys and warrants to RBHCM, LLC, an Oregon limited liability company as to an undivided 50% interest and D4 Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Beginning at the Northeast corner of Block 36, in the TOWN OF HALSEY, in Linn County, Oregon, as the same appears on the plat thereof, of record in the Office of the County Recorder of said County; and running from thence South, along the East line of said Block, 140 feet to a point 10 feet North of the Southeast corner of Lot 3 of said Block; thence West 200 feet to a point in the West line of said Block which is 10 feet North of the Southwest corner of Lot 6 of said Block; thence North, along the West line of said Block, 140 feet to the Northwest corner of said Block; thence East 200 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,537,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/28/2020

Halsey Highlands, LLC an Oregon limited liability company

BY: Steven B. Houser
Steven Houser
Member

BY: Denise A. Houser
Denise Houser
Member

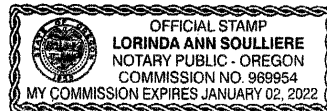
BY: Joshua Houser
Joshua Houser
Member

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 02-28-2020 by Joshua Houser, Member of Halsey Highlands, LLC, an Oregon limited liability company.

Lorinda A. Soulliere
Notary Public - State of Oregon

My Commission Expires: 01-02-2022



State of OR
County of Clatsop

This instrument was acknowledged before me on 3/2/2020 by Steven Houser and Denise Houser, Members of Halsey Highlands, LLC, an Oregon limited liability company.

Kristie Ann Bonar
Notary Public - State of Oregon

My Commission Expires: 5-25-21



EXHIBIT "A"

Exceptions

Subject to:

1. Rights of the public to any portion of the Land lying within streets, roads and highways.
2. Rights of tenants, as tenants only, in unrecorded leaseholds.