



# 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**

rizzo@firstam.com

Customer Service Department

503-476-8735

csfirst@firstam.com

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*First American Title*

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**First American Title**

Customer Service Department

503-476-8735

csfirst@firstam.com

Date: 01/13/2026

## OWNERSHIP INFORMATION

Owner: Rhbcm 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	Tax Status	Assessable
Code - Tax ID	55212 - 313771	Account Status	Active
Legal Descr	HALSEY, TOWN OF Block - 36 Lot - 1-3 6-8	Subtype	NORMAL
Mailing	RBHCM LLC & D4 INVESTMENTS LLC C/O WINDERMERE PROPERTY MANAGEMENT 987 NW CIRCLE BLVD CORVALLIS OR 97330	Deed Reference #	2020-4376
Property Class	701 MA SA NH	Sales Date/Price	02-28-2020 / \$1,537,500
RMV Class	701 06 08 011	Appraiser	

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
<b>Code Area Total</b>	<b>2,037,670</b>	<b>996,320</b>	<b>996,320</b>		0
<b>Grand Total</b>	<b>2,037,670</b>	<b>996,320</b>	<b>996,320</b>		0

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

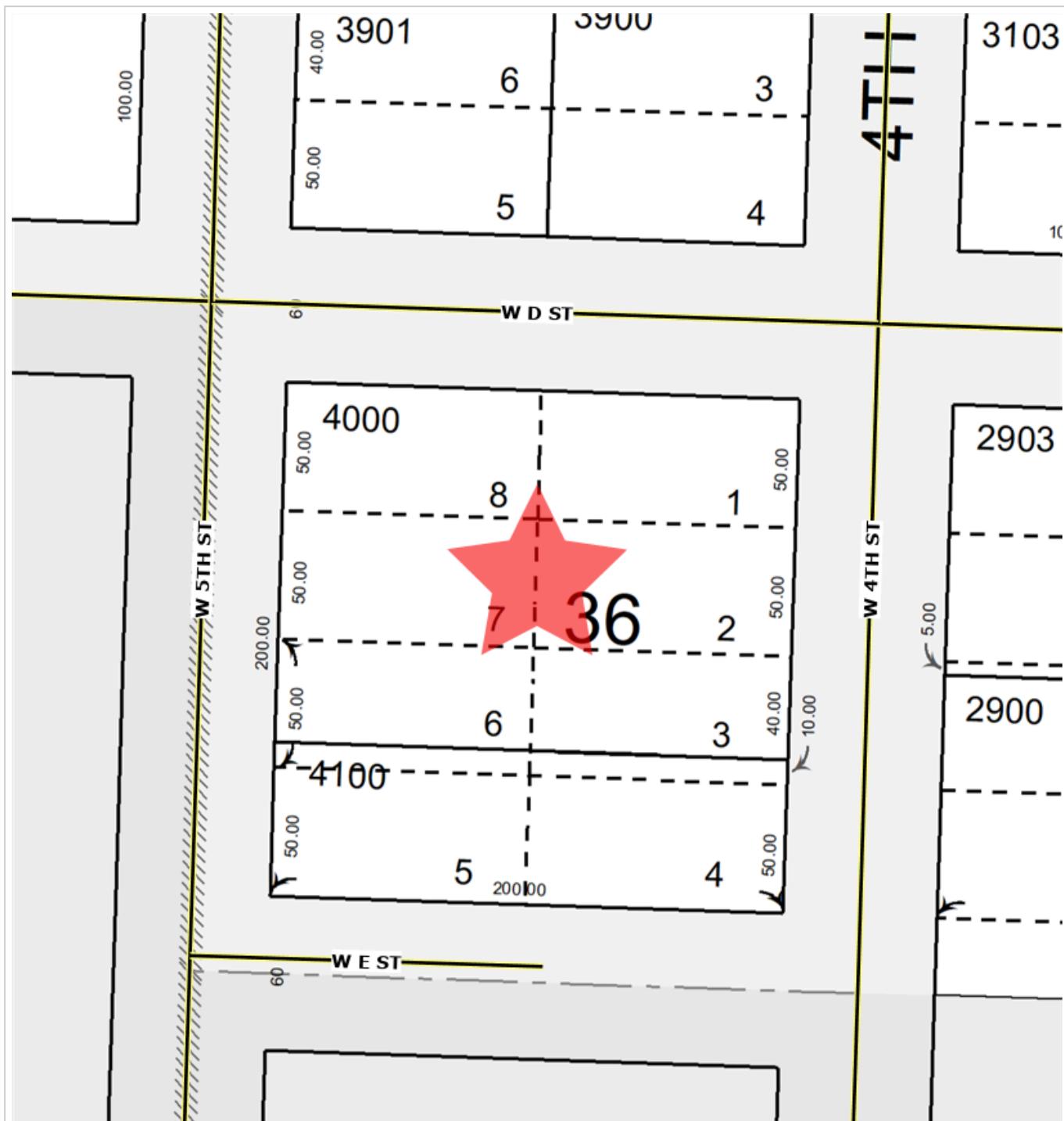
Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
55212 101	1970	743	APARTMENTS 20 - 49 units	100	18,720		1,898,790	
			<b>Code Area Total</b>			18,720		1,898,790

**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



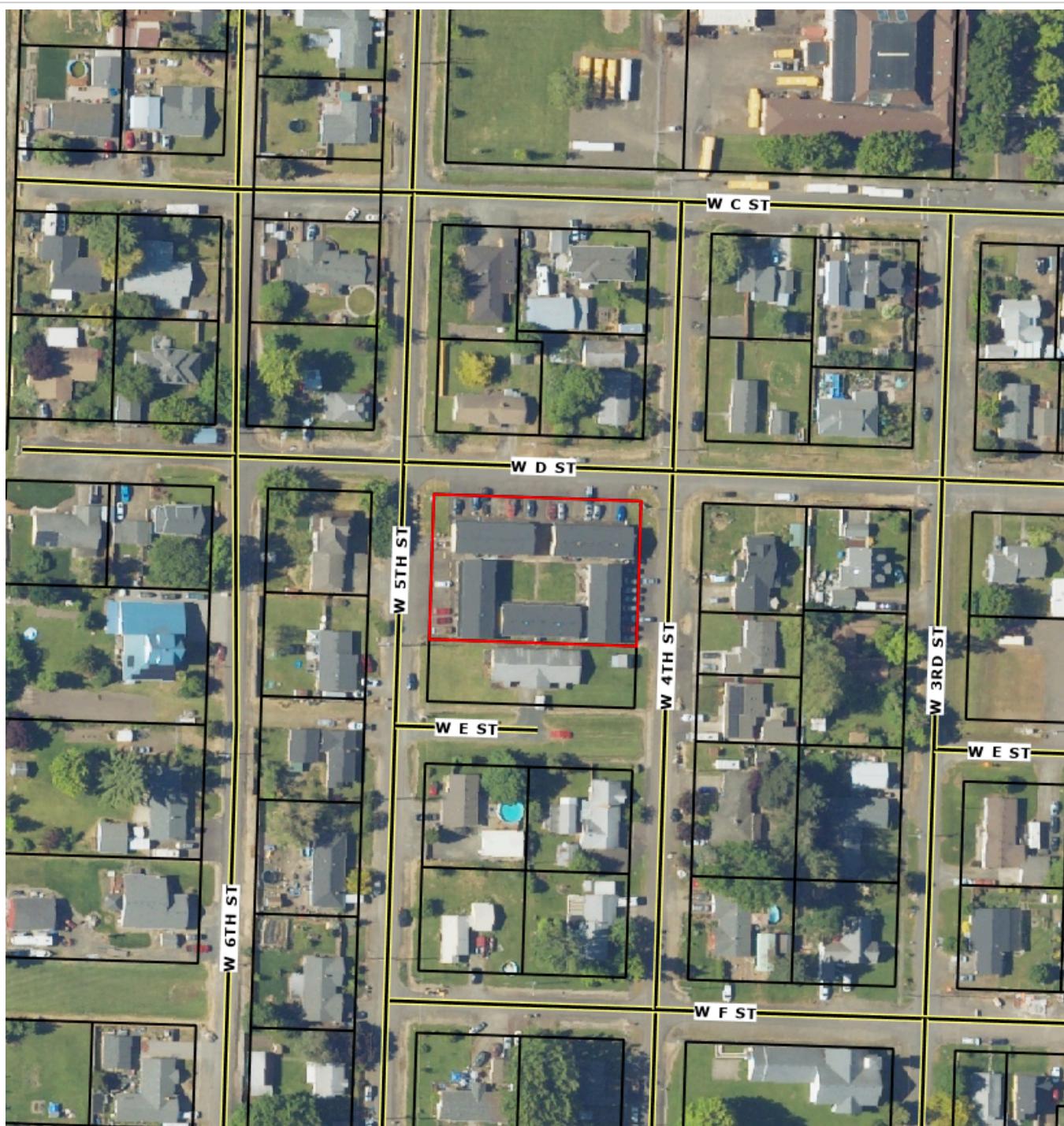
**First American Title**

Parcel ID: 0313771

Site Address: 455 W D St

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Aerial Map

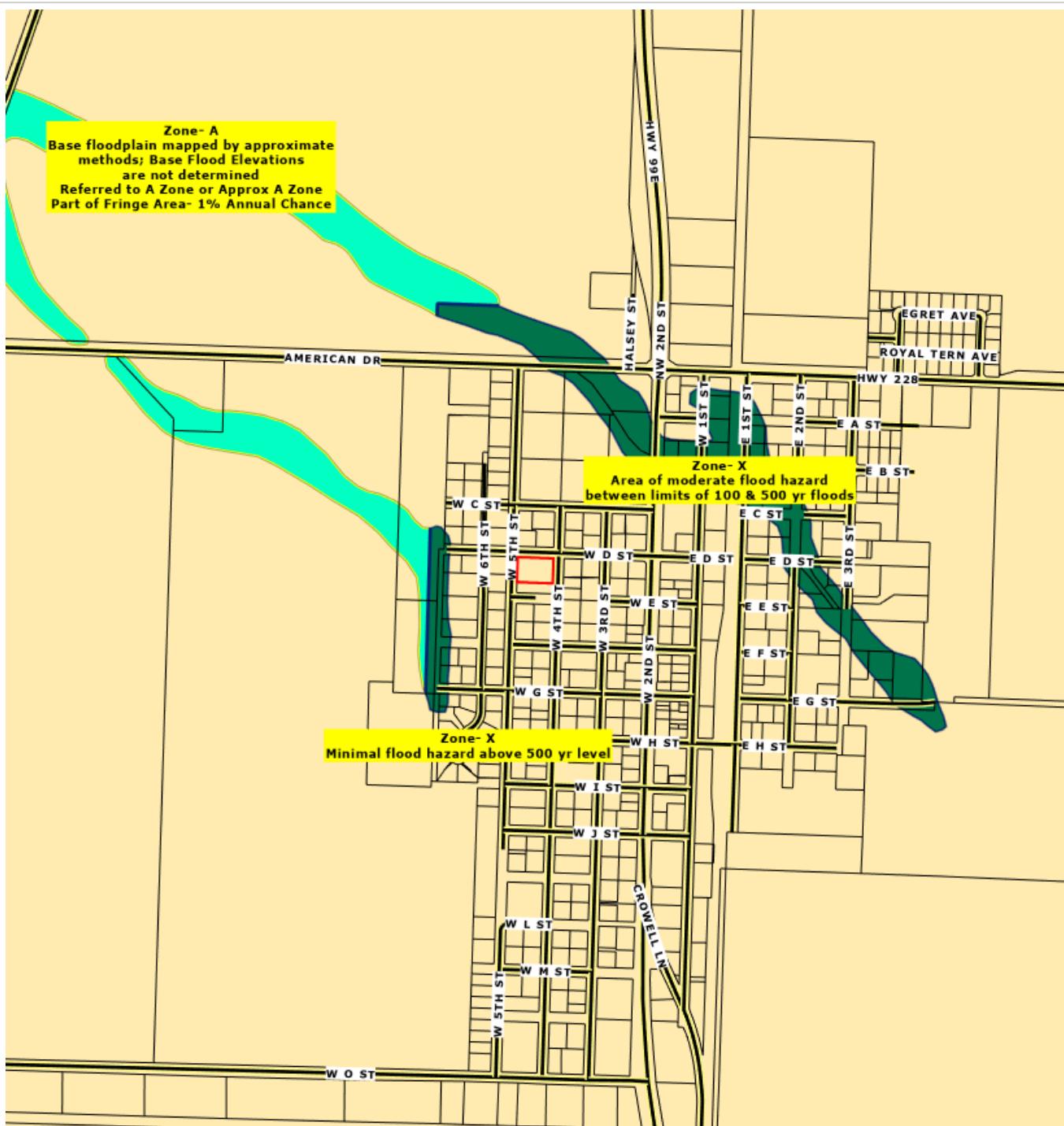


**First American Title**

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## Flood Map

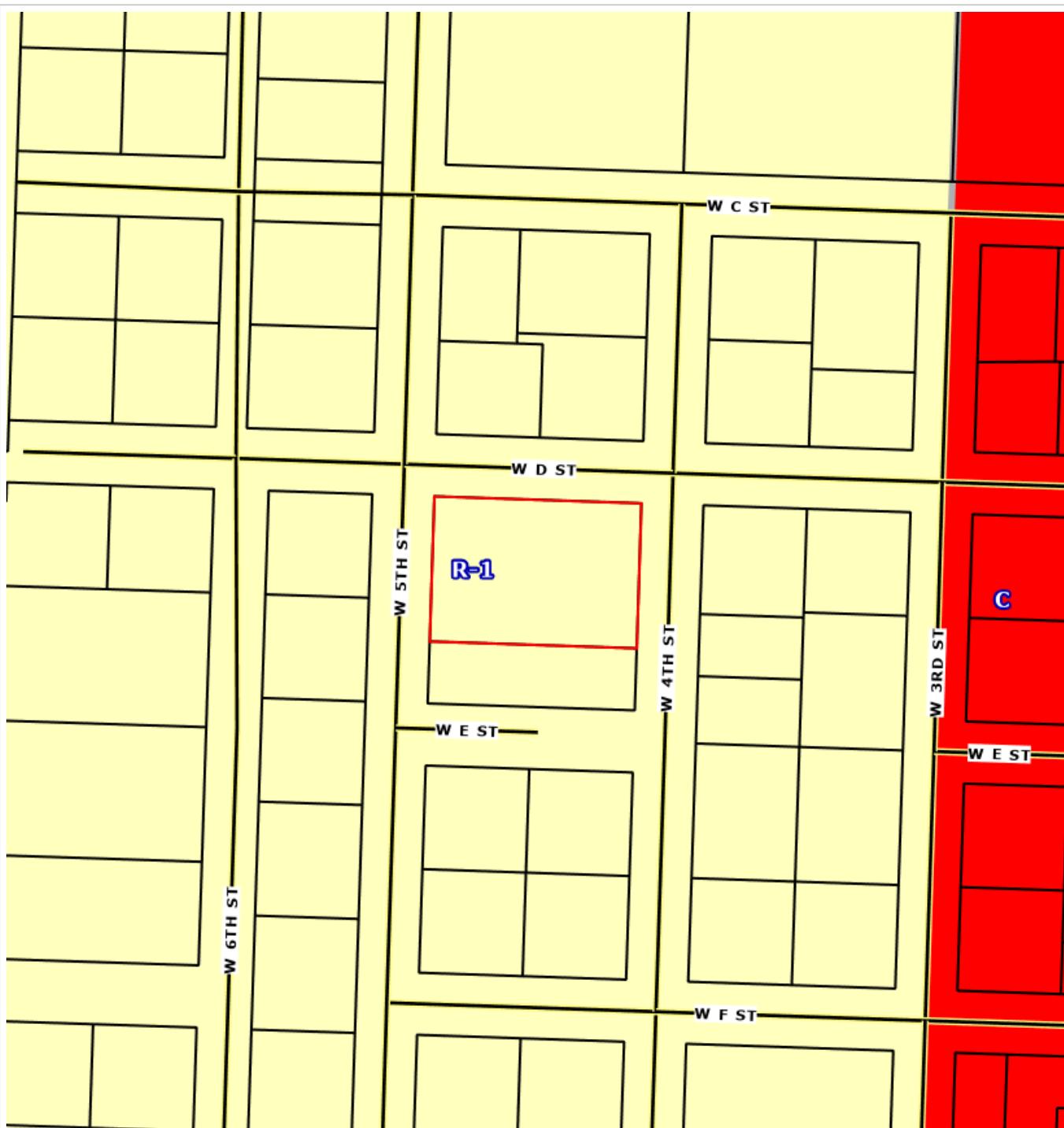


## *First American Title*

Parcel ID: 0313771

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Zoning Map



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 03/03/2020 02:34:00 PM  
Stn=49 FORBISJ \$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

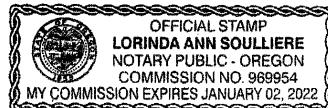
BY: Joshua Houser  
Joshua Houser  
Member

State of Oregon  
County of Chehalis

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 Oregon  
County of Wasco

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 A. 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.