



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

2517 Gibson Hill Rd NW

**Parcel #:** 356754

**Map & Taxlot #:** 10436BC01700

**County:** Benton

**OWNER**

Hammer, Michael

Hammer, Paula

**DATE PREPARED**

Date: 04/09/2025

**PREPARED BY**

ngervacio@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: 04/09/2025

### OWNERSHIP INFORMATION

Owner: Hammer, Michael  
CoOwner: Hammer, Paula

Site: 2517 Gibson Hill Rd NW Albany OR 97321  
Mail: 2517 Gibson Hill Rd NW Albany OR 97321

Parcel #: 356754  
Ref Parcel #: 10436BC01700

TRS: 10S / 04W / 36 / NW  
County: Benton

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 010102 Block: 1029  
Neighborhood:  
School Dist: 8J Greater Albany  
Impr Type:  
Subdiv/Plat:  
Land Use: 101 - Residential Improved  
Std Land Use: 1001 - Single Family Residential  
Zoning: Albany-RS-10 - Residential Single Family  
Lat/Lon: 44.657269 / -123.130001  
Watershed: Muddy Creek-Willamette River  
Legal: LOT 1

### ASSESSMENT AND TAXATION

Market Land: \$181,000.00  
Market Impr: \$286,960.00  
Market Total: \$467,960.00 (2024)  
% Improved: 61.00%  
Assessed Total: \$256,155.00 (2024)  
Levy Code: 0801  
Tax: \$4,819.48 (2024)  
Millage Rate: 18.8147  
Exemption:  
Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 4	Total SqFt: 2,454 SqFt	Year Built: 1954
Baths, Total: 2	First Floor: 2,454 SqFt	Eff Year Built:
Baths, Full: 2	Second Floor:	Lot Size Ac: 0.46 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 20,038 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material:
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating: Forced hot air-gas	Attic Total:	Ext Walls:
Building Style: DWELL	Garage: Attached Garage 512 SqFt	Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
MICHAEL G HAMMER	03/09/2021	609411		Stand Alone Mortgage	\$120,000.00	New Conventional
MICHAEL G HAMMER	10/25/2010	471452		Stand Alone Mortgage	\$146,700.00	New Conventional
MICHAEL G HAMMER	08/31/2005	391426		Intrafamily Transfer & Dissolution	\$152,000.00	Stand Alone Refi (Refinance of Original Loan)
Michael Hammer	08/31/2005	M391426-05		Deed		Conv/Unk
	08/31/2005	M391426-05		Bargain and Sale Deed		
MICHAEL G HAMMER	01/24/2002	311853	\$144,000.00	Warranty Deed	\$115,200.00	Conv/Unk
PAULA J HAMMER	08/25/1994	189199-94	\$119,900.00	Deed		Conv/Unk

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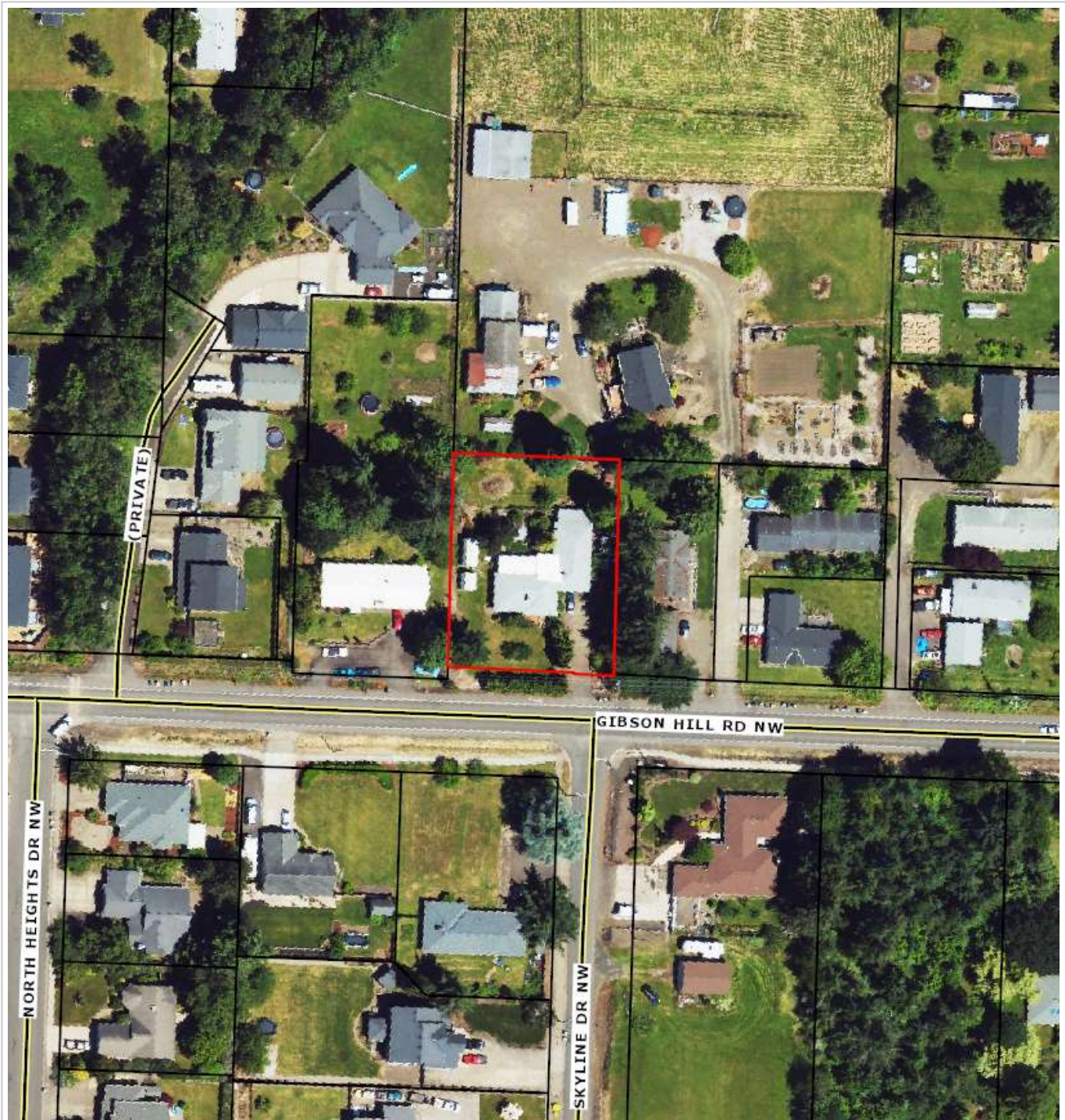
*First American Title*

Parcel ID: 356754

Site Address: 2517 Gibson Hill Rd NW

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Aerial Map

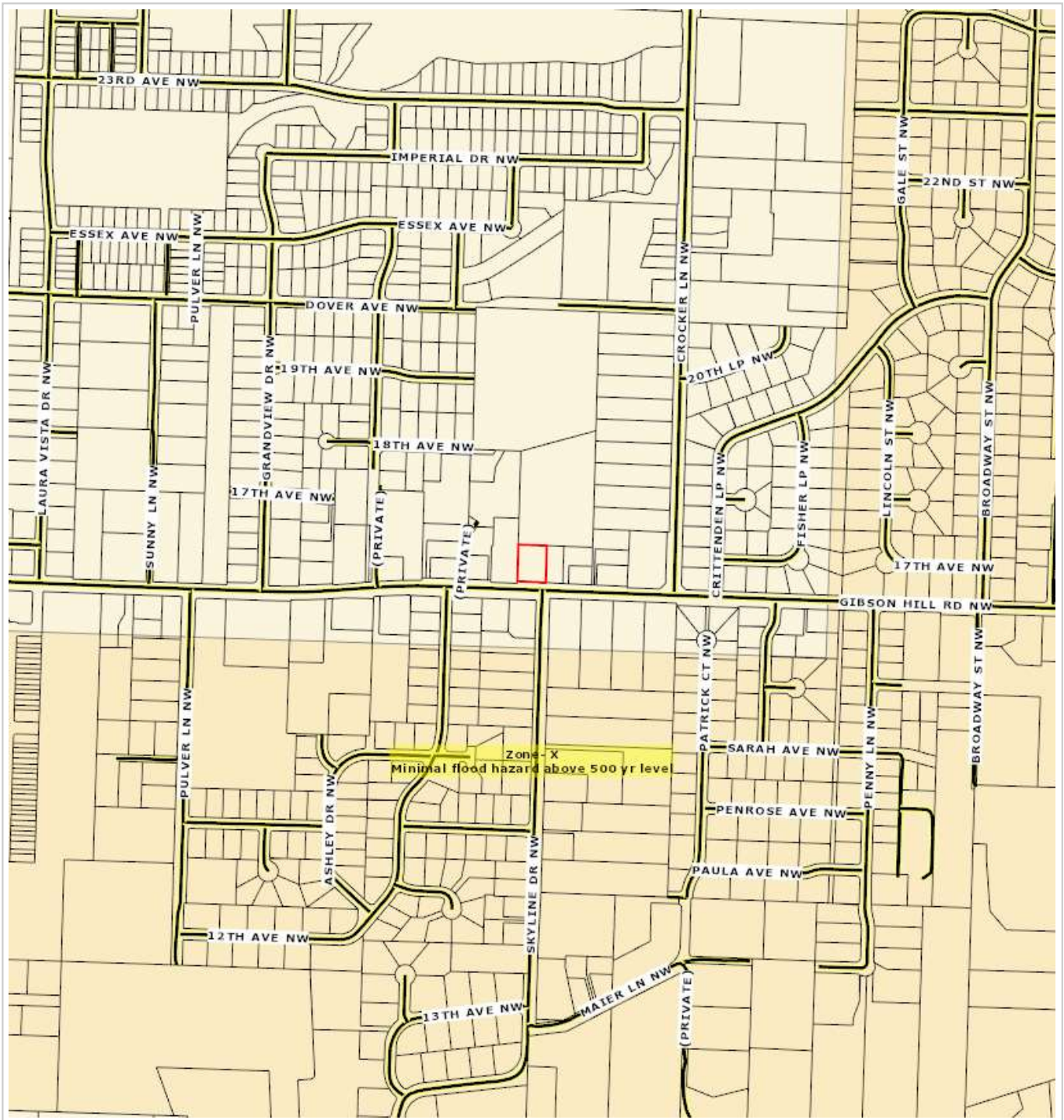


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**Parcel ID: 356754**

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Flood Map



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10-42715  
Ticor Title



BENTON COUNTY, OREGON 2005-391426  
DE-BS  
Cnt=1 Str=8 COUNTER1 08/31/2005 02:43:06 PM  
\$10.00 \$11.00 \$10.00 \$15.00 \$46.00



00084304200503814260020022  
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:  
Michael G. Hammer  
2517 NW Gibson Hill Rd  
Albany OR 97321

Send Tax Statements To:  
Michael G. Hammer  
2517 NW Gibson Hill Rd  
Albany OR 97321

Escrow No. 19-77889  
Tax Account No. 10436BC 01700  
A#356754

**BARGAIN AND SALE DEED**  
(ORS 93.860)

Michael G. Hammer and Paula J. Hammer, who acquired title as Paula J. Hutchens, Grantor, conveys to Michael G. Hammer and Paula J. Hammer, as tenants by the entirety, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is. None

Dated this 26 day of August, 2005.

Michael G. Hammer  
Michael G. Hammer

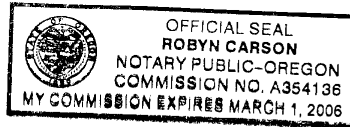
Paula J. Hammer  
Paula J. Hammer

State of OR, County of Benton )ss.

This instrument was acknowledged before me on 8/26, 2005  
by Michael G. Hammer and Paula J. Hammer.

Robyn Carson  
Notary Public

My commission expires: 3-01-06



**EXHIBIT "A"**

Parcel 1 of Partition Plat No. 1994-36, recorded August 23, 1994, in Benton County, Oregon.

Subject to:

1. Taxes for the fiscal year 2005-2006, a lien in an amount to be determined, but not yet payable.  
Millage Code: 0804
2. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.
3. An Easement as reserved in Deed,  
For: Right of way for ditches, canals and reservoir sites for irrigation purposes  
Recorded: February 15, 1954  
Book: 145 Page: 235  
in Benton County, Oregon.
4. Restrictive covenants regarding improvements, including the terms and provisions thereof, and including among other things, a waiver of right of remonstrance,  
Recorded: July 22, 1994  
Microfilm No.: M-187441-94  
in Benton County, Oregon.
5. Easement as delineated or dedicated on the recorded plat,  
For: no access barrier  
Affects: See Plat Map