

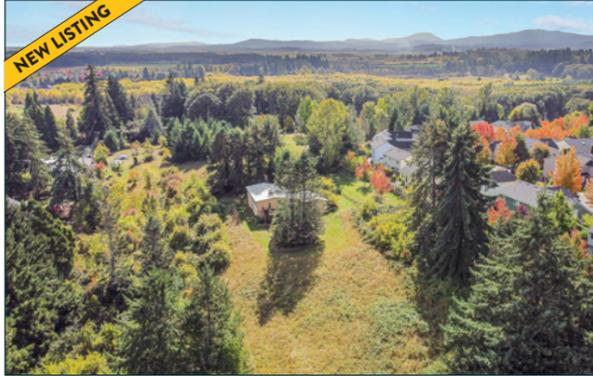


REAL ESTATE GUIDE

For The Mid-Willamette Valley



NOVEMBER 2021



DEVELOPER ALERT

Conveniently located adjacent to Grand Oaks subdivision, opportunities abound with this 4.47 acre +/- parcel, zoned RS-9 within the Corvallis city limits. Utilities & access available from West Hills Rd & SW Englewood. In a prime location just minutes from shopping & OSU. Incredible potential awaits! **783560 Corvallis \$1,595,000**



THE ULTIMATE CURB APPEAL

This 2005-built home has the living spaces you want! Large rooms & easy flow plus fantastic light throughout. Formal living & dining rooms. Huge primary suite with large windows. New exterior & interior paint, new carpet, new roof. Centrally located with a large fenced & flat yard with a patio & room to grow! **785354 Corvallis \$638,000**



SO MUCH SPACE

Have room to spread out and then some! This tri-level home is well-maintained & offers 4 bedrooms, 3-bathrooms & 2,828 sq. ft. +/- Hardwood flooring throughout & Italian tile in the kitchen. On demand hot water heater. Roof installed 3 years ago. On a generous 0.25 acre +/- lot nestled in the trees. In a super location near the best of Corvallis. **784006 Corvallis \$540,000**



SPACIOUS NW LIVING

This stylish home offers 2,925 sq. ft. +/- of beautiful living. Main floor primary bedroom with vaulted ceiling, jetted tub. Open living & dining with gas fireplace, office & additional bedroom on main level. Theater room, family room, gym room & large utility room. All situated on a 0.23 acre +/- lot in a highly desired neighborhood. **785394 Philomath \$599,900**



SO MUCH ROOM

Here's the place to spread out! You'll love this 2,224 sq. ft. +/- home with 3-bedrooms, 2.5-baths on a 0.36 acre +/- corner lot. Built in 2017, this home is clean with tons of storage. Kitchen has gas stainless appliances & granite counters. Gas fireplace in living room with custom shelves. Smart features. Covered deck, BBQ hookup. 3-car garage. **785351 Philomath \$495,000**



OPEN CONCEPT LIVING

This 2008-built single level home has room to live! 4-bedrooms, 2-bathrooms on 0.18 acres +/- backing to an open field & overlooking Mt Jefferson. Kitchen has granite & a large pantry. Relaxing pond & firepit plus an outdoor kitchen area! All on a corner lot with mature landscaping including irises, lilies & more. **785395 Jefferson \$420,000**



COMFORTABLE INSIDE & OUT

This 1806 sq. ft. +/- home offers 3-bedrooms & 2.5-bathrooms all in a great location! Den/office with a slider to the deck overlooks farmland. Recent exterior paint. Comfy year round with a living room fireplace & central AC. Family room offers room to spread out. 50 year roof installed in March 2021. On a cul-de-sac to create a peaceful retreat. **785217 Albany \$415,000**



LIVE THE LIFE

Embrace the lifestyle you want with this easy 3-bedroom home next to Lilly Park with quick access to bike trails to downtown & Willamette Park. Roof, windows, furnace, AC, water heater, flooring, int. & ext. paint all updated in the last 7 years. Near the south Corvallis Co-op & brand new Lincoln Elem. This is the one! **785340 Corvallis \$349,900**



EASY LIVING

Well-maintained one-level set on 0.22 acres +/- overlooking a grass playing field. Living room has a cozy fireplace. Updated kitchen with lots of counter & storage space. Dining room with slider to covered patio for easy indoor/outdoor living flow. One car garage with work area. Fenced yard with shed. New roof in 2020. **785318 Albany \$345,000**



YOUR VERY OWN RESORT

Custom-built luxurious home with quality features throughout on one acre +/- Soaring wood vaulted ceilings. Separate rec/studio. Spa with hot tub & sauna. Natural wood accents. Hardwood & slate flooring. Landscaped with ponds, waterfalls, patio, gazebo, bridges & 5 decks. Lots of storage, plus a shop & garage. **777326 Corvallis \$965,000**



METICULOUSLY MAINTAINED

Rare one-owner Gilder-built custom home. Classic, timeless design with ample light & room to spread out. The 3,452 sq. ft. +/- home sits on a generous 1.43 acre +/- lot. Large kitchen with 2 sinks & refrigerators, primary suite on the main, a great room with wood burning fireplace & more! **783561 Corvallis \$898,000**



DREAMY RURAL LIVING

Beautifully updated 3-bedroom, 3-bath home on 5.0 acres +/- of usable flat acreage with lovely landscaping. Recent kitchen remodel with quartz counters, large windows & plenty of storage. Den/library with custom built-in cabinets. Huge shop area, RV storage & an attached garage. This home has it all! **778908 Philomath \$775,000**



VINTAGE FARM LIVING

This spacious 2,118 sq. ft. +/- vintage home sits nestled in the trees on 12 acres +/- An incredible retreat with tons of kitchen storage, a super spacious living room, formal dining room & a cozy upstairs. Two car garage & additional shop. Easy commute to Corvallis, Albany & Monmouth. **781031 Monmouth \$725,000**



THE BEST COUNTRY LIVING

This tranquil setting is everything you're dreaming of! Large 2,440 sq. ft. +/- home on 4.23 acres +/- next to Mac Forest. Combo dining area with a balcony. Kitchen with skylight & custom backsplash. Solid oak flooring. Dual living potential. Fully fenced organic garden plus a chicken coop. This one is just right! **784975 Corvallis \$685,000**



THE PERFECT HOBBY FARM

Your opportunity for small animals, organic gardening & a lovely retreat awaits. 3-bedroom, 2-bath home on 2.72 acres +/- with several outbuildings. Open floor plan with tile & wood floors, unique architecture & built-ins. Large yard with raised beds, berries, fruit trees. Barn with produce storage & a shop. It's all here! **778164 Independence \$575,000**



5 COMMUNITY COMMERCIAL LOTS

Bare land lots in the perfect location for high car traffic visibility for your business & accompanying signage. Two lots front Pacific Blvd & three off Hill/7th. Each are practically shovel-ready for retail, office, fast food, etc. Clean Phase I & II Environmental Reports available. **760407 Albany \$565,000**



LIVE LARGE!

This 2,243 sq. ft. +/- home is nestled in the Country Club neighborhood with so much to offer. Generously-sized rooms, separate lower level entrance & very comfortable peaceful living. Vaulted ceiling with large windows. Awesome kitchen with breakfast bar, gas stove & lots of storage. Easy landscaping & large deck. **782677 Corvallis \$527,900**



tncrealty.com/what-is-my-home-worth/

Looking for a real estate review?

Need estate planning valuation?

Scan this QR code with your phone camera to receive a market analysis of your home.

Corvallis

Visit us at 455 NW Tyler Ave

Call us at 541-757-1781

By Appointment

Mon-Fri 8am-5pm, Sat 10am-2pm

Albany

Visit us at 321 1st Ave, Suite 3C

Call us at 541-924-5616

Hours by Appointment

Town & Country Realty Brokers:

Catherine Fisher, Owner (541) 979-9898	Jane Fisher.....(541) 829-9064	Kirsten Starkey.....(541) 286-0935	Patrick Gross.....(541) 840-6431
Lisa Marie Boyd, Owner (541) 207-2031	Jennifer Baughman.....(541) 610-2451	Kristin Knutson.....(541) 760-5813	Patty Lorenzen.....(541) 760-5911
Angela Friesen.....(541) 905-7060	Jessica Pankratz.....(541) 740-1466	Lee Eckroth.....(541) 760-4742	Robyn vanRossmann.....(541) 760-1280
Angelica Rehkugler.....(541) 740-0959	Jessica Smith.....(541) 990-4121	Marty Fulford.....(541) 829-2556	Susan Hetherington.....(541) 979-3757
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Clare Staton.....(541) 753-0880 x223	Jodi Elliott.....(541) 368-8391	Melissa Cherbas.....(541) 760-7214	Todd Clark.....(541) 220-9423
Debbie Brand.....(541) 740-3819	Jon Polansky.....(541) 760-4437	Meredith Baughman.....(541) 908-3435	Tom Rondeau.....(541) 760-3863
Elisa Street.....(541) 740-3812	Joni Berry.....(541) 760-0668	Michelle Fowler.....(541) 740-8294	Traci Garets.....(541) 740-1667
Emily Ford.....(541) 223-1827	Katie Slayden.....(971) 344-2800	Michelle Waddell.....(541) 212-4760	Travis Thiel.....(541) 228-5996
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See all mid-Willamette Valley listings online at www.tncrealty.com



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**TOWN &
COUNTRY
REALTY**

Your mid-valley real estate expert since 1951.



Legend at *Russell Gardens*

in Corvallis, Oregon

Our Standards are Their Upgrades



Moreland II American • Coming Soon • Lot 64
1782 SW Waverly Street, Corvallis • 2819 SF
4 - Beds, 3 - Baths • \$694,900 • MLS#784932



Austin Bonus Prairie • Complete April 2022 • Lot 63
1814 SW Waverly Street, Corvallis • 2338 SF
4 - Beds, 3 - Baths • \$615,900 • MLS#784936



McKenzie American • Coming Soon • Lot 65
5503 SW Jardine Avenue, Corvallis • 2551 SF
3 - Beds, 2.5 - Baths • \$699,900 • MLS#784965

McKenzie American • Complete March 2022 • Lot 62
1846 SW Waverly Street, Corvallis • 2551 SF
3 - Beds, 2.5 - Baths • \$662,257 • MLS#784943



Kearney Farmhouse • Complete March 2022 • Lot 47
1882 SW 53rd Street, Corvallis • 1715 SF
3 - Beds, 2.5 - Baths • \$483,536 • MLS#784929

Kearney Farmhouse • Complete March 2022 • Lot 46
1914 SW 53rd Street, Corvallis • 1747 SF
3 - Beds, 2.5 - Baths • \$483,515 • MLS#784926

New homes are available at all levels of construction, including choosing your own colors!

Legend at Russell Gardens offers beautiful, brand new homes in Southwest Corvallis. Phase 2 is now selling! Russell Gardens offers **a variety of floorplans with your lifestyle in mind.**

Legend Homes is committed to providing the best new construction home value and the best home buying experience in our Oregon communities. Better plans, more standard features, a strong focus on **energy efficiency** and conservation as well as **state-of-the-art home building** practices are just part of what make Legend's new homes in Oregon some of the best in the Pacific Northwest.

Virtual Tours Available Now at [LegendHomes.com](https://www.legendhomes.com)



**LEGEND
HOMES**



**TOWN &
COUNTRY
REALTY**

Build by Legend Homes. CCB# 55151 See sales representative for details. All details including prices, amenities and availability are subject to change without notice. Room sizes, square footage and ceiling details vary from one elevation to another. Stated distances are an approximation.



455 NW Tyler Avenue, Corvallis
541-757-1781



PENDING

GRAND OAKS SINGLE LEVEL
Special, well-maintained 3-bedroom 2-bath home with a stunning new Trex deck overlooking the park & foothills. Hardwood floors, vaulted ceilings, skylights & a cozy gas fireplace. AC & midday shade keeps you comfortable. HOA includes front yard maintenance, access to pool, gym & clubhouse. Beautiful inside & out!
783775 Corvallis \$499,000



BARE LAND

DEVELOPER ALERT
Rare developable acreage in an excellent location. 2.48 acres +/- in town has the potential to be divided into 13 residential lots. Prime location near schools, new neighborhood park & just 10 minutes to Corvallis/OSU. Gently sloping located besides new homes. City service, water/sewer at the street.
780466 Philomath \$495,000



CONTINGENT

BETTER THAN NEW
This 2018 home is in excellent condition with tons of extras! Open floor plan with a cozy gas fireplace. Sleek finishes & stylish dark cabinets plus beautiful flooring bring warmth & comfort to this home. Four bright bedrooms & designated laundry area. Sunny yard, covered patio, storage shed & RV parking.
785135 Albany \$420,000



CONTINGENT

LARGE RANCH-STYLE HOME
Single level charmer with so much storage! Generous 2,108 sq. ft. +/- on 0.22 acres +/- with an open floor plan. Great fully-fenced yard plus a big 2-car garage. Bonus room perfect for an office or crafting. Deck with a pad ready for a hot tub. Wood floors & skylights make this home inviting & comfortable.
783771 Corvallis \$420,000



CONTINGENT

LIGHT & BRIGHT SINGLE LEVEL
Comfortable single-level mid-century home in the heart of Corvallis! Sizable corner lot just blocks to OSU, groceries & CHS. Room off the kitchen/living room could serve as a 4th bedroom or office. Spacious fenced yard with a covered patio. Move-in ready or great investment potential.
784898 Corvallis \$419,000



CONTINGENT

FALL IN LOVE
Inviting & warm 2005-built home with fresh interior paint & a recently remodeled kitchen. Room for all with 4-bedrooms, 2.5 baths. Primary suite is a lovely retreat with an updated ensuite bathroom. Flat, sunny yard with room to grow or play. Large patio perfect for hosting! All in a great location for an easy commute.
784265 Albany \$400,000



CONTINGENT

PEACEFUL & PRIVATE
This 3-bedroom, 2-bath home is surrounded by majestic trees & beautiful nature. Open floorplan with 1 bed & bath on the main for added convenience. 30 year roof installed recently & new flooring throughout. Huge separate shop with ample workspace & storage. Near Philomath & only 20 minutes to Corvallis.
784833 Philomath \$395,000



CONTINGENT

HOME SWEET HOME
Beautiful 3-bedroom, 2.5-bath home with lots to offer. Formal dining room with large picture window, two fireplaces, built-in living room bookcase & so much more. Newer stainless kitchen appliances. New roof in 2017, fresh paint, vinyl windows, freshly landscaped backyard & new fence.
784464 Salem \$389,000



CONTINGENT

WELL-MAINTAINED
Situated in a great location, this 3-bedroom, 2-bath home has many upgrades including a 2-bay garage, covered patio, garden shed, greenhouse & trailer shed. Home sits on 0.26 acres +/- with a beautifully kept lawn, fully fenced backyard & plenty of garden space. Just minutes to downtown, parks, schools & I-5. This one is just right!
785073 Creswell \$360,000



CONTINGENT

SPACIOUS SINGLE LEVEL
Totally move-in ready with huge rooms, this 4-bedroom, 2-bath home has loads of storage & a bonus room in the back of the garage. This 2,268 sq. ft. +/- home has a large kitchen plus a utility room with a sink & counters. Fully fenced yard with a covered patio, all on a corner lot with plenty of room for gardens & playtime.
780139 Lebanon \$350,000



CONTINGENT

ULTRA CHARMING BUNGALOW
This 1925-built bungalow is full of character! 3-bedrooms, 2-bathrooms, hardwood floors & big bright windows. Kitchen is updated with custom cabinets, stainless appliances, granite counters. Utility room off basement near the primary suite bedroom. Lovely fenced yard with a garden, large shed & custom playhouse.
784129 Albany \$319,990



CONTINGENT

REMODELED COUNTRY LIVING
This sweet 1946-built home has a cute front porch in a country setting & lots of remodeling. Upgraded kitchen with newer cabinets, granite counters, & stainless appliances. Main bedroom with full bath, large 2nd bedroom, loft bedroom could be a cozy den. Sunny great room. Central AC. Exceptional!
785035 Albany \$319,000



CONTINGENT

TONS OF POTENTIAL
Set on a corner lot, this 3-bedroom, 2-bath home has tons of storage & spacious living areas. Mudroom with laundry plus a pantry. One-car attached garage plus ample off-street parking. Low maintenance landscaping in a great neighborhood near shopping & transportation. This one is ready for your ideas!
784427 Salem \$185,000



LEASE

STAND ALONE OFFICE BUILDING
Well-maintained office building with excellent visibility. Common areas are open, light & bright with multiple skylights. Seven private offices, or six offices and a large conference room. Kitchen area, client lobby, two storage rooms, multiple storage closets & three private baths. 18 parking spaces.
779910 Albany \$3,600/month



LEASE

CLASS A OFFICE SPACE
Street level office space with 900 sq. ft. +/- & high commute traffic visibility of your signage for North Albany & Corvallis commuters. One private office currently used as a conference room. Office-only kitchen area, ADA bath. Most utilities included in rent. Two walls of windows let in fresh air. Off-street client parking.
783847 Albany \$1,500/month

Knowledge is Power When Purchasing a Home



Lisa Marie Boyd,
Principal Broker/Owner

Catherine Fisher,
Managing Principal Broker/Owner

Buyers in today's market often have questions about the importance of getting a home appraisal and an inspection. That's because high buyer demand and low housing supply are driving intense competition and leading some buyers to consider waiving those contingencies to stand out in the crowded market.

But is that the best choice? Buying a home is one of the most important transactions in your lifetime, and it's critical to keep your

best interests in mind. Here's a breakdown of what to expect from the appraisal and the inspection, and why each one can potentially save you a lot of time, money, and headaches down the road.

The **home appraisal** is a critical step for securing a mortgage on your home. Simply put, when you apply for a mortgage, an unbiased appraisal – typically required by your lender – is the best way to verify the value of the home. That appraisal ensures the lender doesn't loan you more than what the home is worth.

When buyers are competing like they are today, bidding wars and market conditions can push prices up. A buyer's contract price may end up higher than the value of the home – this is known as an appraisal gap. In today's market, it's common for the seller to ask the buyer to make up the difference when an appraisal gap occurs. That means, as a buyer, you may need to be prepared to bring extra money to the table if you really want the home.

Like the appraisal, the **home inspection** is important because it gives an impartial

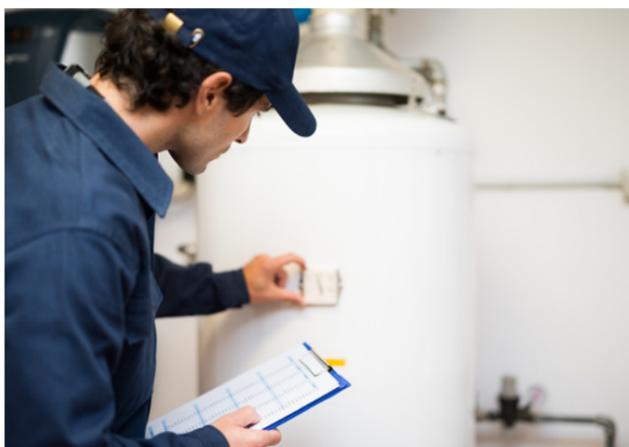
evaluation of the home. While the appraisal determines the current value of the home, the inspection determines the current condition of the home. Home inspections are the opportunity to discover major defects that were not apparent at an initial showing, which will help you make an informed decision about the house, including its condition.



Looking for a real estate review?
Need estate planning valuation?
Scan this QR code with your phone camera to receive a market analysis of your home.

tncrealty.com/what-is-my-home-worth/

“ Both the appraisal and the inspection are important steps in the homebuying process. They protect your best interests as a buyer by providing unbiased information about the home's value and condition. ”



If there are any concerns during the inspection, you have the option to discuss and negotiate any potential issues with the seller. Your Town & Country Realty broker can help you navigate this process and negotiate what, if any, repairs need to be made before the sale is finalized.

Keep in mind, home inspections are critical because they can shed light on challenges you may face as the new homeowner. Without an inspection, serious, sometimes costly issues could come as a surprise later.

Bottom Line: Both the appraisal and the inspection are important steps in the homebuying process. They protect your best interests as a buyer by providing unbiased information about the home's value and condition. Work with your Town & Country Realty broker so you have an expert guiding you throughout the entire process.

At Town & Country Realty, we are committed to helping our buyers and sellers navigate the real estate transaction. Call us today at 541-757-1781 in Corvallis and at 541-924-5616 in Albany to have

one of our professional brokers answer your real estate questions and help you reach your goals. You will be glad you did!

Your Listing Matters Community Spotlight

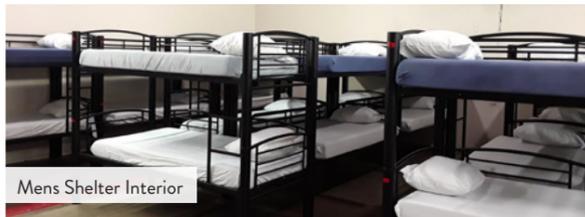
Town & Country Realty is thrilled to support Unity Shelter, Corvallis Housing First, and the community members they serve.



Mens Shelter • SafePlace Room at the Inn



Room at the Inn Interior



Mens Shelter Interior

Estimates say that about 300 people – men, women and children – are without shelter in the mid-valley. Throughout Benton and Linn counties, homelessness remains a vexing problem requiring an array of solutions.

The Corvallis nonprofit organization Unity Shelter aims to provide some of those solutions. The organization focuses on providing low-barrier shelter and other services to people who are houseless. The goal is to provide safe shelter through collaborative care.

Three programs are united under the Unity Shelter banner:

- The Mens Shelter, in South Corvallis, which provides shelter and offers a food and hygiene center.
- SafePlace, which includes Safe Camp, on the property of the First Congregational United



Microshelters at Safe Camp

Church of Christ in Corvallis. SafePlace facilities feature microshelters, structures about the size of a garden shed that are big enough to shelter an individual, a couple or a single parent with children. SafePlace includes microshelters at the Corvallis Evangelical Church, with other locations scheduled to open soon.

- The Room at the Inn shelter for women, now located at the First United Methodist Church, a site which also includes four microshelters.

Many Unity Shelter clients benefit from case management, intended to connect them with the services they need to move into more permanent housing. Most of the people served by Unity Shelter have connections to the community; they might not have a house, but the mid-valley is their home.

Learn more about Unity Shelter, including how to donate and how to volunteer, at the website unityshelter.org.



Mens Shelter in South Corvallis

Unity Shelter: Phone: 541-286-5121 • Website: unityshelter.org

Mens Shelter

211 SE Chapman Pl, Corvallis
On-site Phone: (541) 250-5113
mens.shelter.manager@gmail.com

Room at the Inn Women's Shelter

1165 NW Monroe Ave, Corvallis
Phone: (541) 231-2020
room.at.the.inn.casemanager@gmail.com



CORVALLIS HOUSING FIRST
a roof over every head

Corvallis Housing First

Providing housing and support services to people who have experienced homelessness.

Corvallis Housing First provides housing and support services to people who have experienced homelessness. They own and operate three facilities, including DeDe's Home for senior women who have experienced homelessness, Van Buren House, and Partners Place. Corvallis Housing First also recently purchased the former Budget Inn in South Corvallis, now called Third Street Commons, which is long-term emergency shelter being operated in partnership with Unity Shelter.

Staff provide case management and daily support to residents and clients in outreach services. Last year Corvallis Housing First served 46 people in our housing and less than 5% returned to homelessness. Third Street Commons, opened in May 2020, has served 40 individuals with long- and short-term shelter and supportive services. Corvallis Housing First prioritizes helping people to be stable in housing, self-sufficient, and improve their health and well-being. Their housing and services are low-barrier, meaning individuals aren't required to be sober or participating in treatment to get housing or services. Residents sign rental agreements which helps to improve their rental history and staff work in partnership with them set and achieve personal goals.

Homelessness is an overwhelming problem in Oregon, locally there are 150 people or more are in need of these services. Thanks to the generosity of our community, Corvallis Housing First has plans to expand our housing and services to meet these needs.



Third Street Commons



Representative Peter DeFazio visits Corvallis Housing First's Third Street Commons



Corvallis Housing First case managers provide resident support

Phone: 541-230-1297

Email: admin@corvallahousingfirst.org

Website: corvallahousingfirst.org

Welcome Home



YOUR DREAM HOME STARTS HERE
This perfect parcel is 4.80 acres +/- in a beautiful semi-rural location. Tucked away on a private road, enjoy southern exposure all year long. This land offers all the peace & serenity of country life while being a quick trip to town. Your opportunities are endless!
780672 Corvallis \$350,000



LOVELY HALF ACRE BUILDING SITE
This 0.56 acre +/- lot is nestled in the beautiful Philomath foothills, with a quick commute to OSU & only 40 minutes to the coast. Build your dream home here; offers plenty of space for a spacious single level. Near hiking trails & easy Marys Peak access. Ready to build with city services. Opportunity awaits!
773165 Philomath \$145,000



VINEYARD MOUNTAIN OPPORTUNITY
Build your dream here on this 2.33 acre +/- parcel situated just on the outskirts of Corvallis! This lot features gorgeous views all near McDonald-Dunn trailheads. Just minutes to Corvallis. Make your Oregon dream come true!
775113 Corvallis \$139,000



IN TOWN BUILDABLE LOT
In a park-like neighborhood, this 0.41 acre +/- lot sits in the coveted Witham Hill area in northwest Corvallis. You will love the abundance of wildlife out your back door & easy access to everything, including OSU & the north Co-Op. Here is your chance for your dream home to come alive!
778404 Corvallis \$135,000



BUILD YOUR DREAM HOME
Here is your opportunity to build in town on this 0.11 acre +/- lot! Situated perfectly in the Country Club/Brooklane area. Close to Stoneybrook neighborhood, shopping, schools, community parks. City water & sewer lines stubbed out. Gas, power & other utilities are long the frontage. Lot is 50' x 100' & ready for your ideas!
779832 Corvallis \$129,500



Legend Homes 4th Annual Warm Hearts, Cold Feet Sock Drive

Drive through donations accepted at the **Corner of 4th Street and Tyler Avenue, Downtown Corvallis**
Thursday, December 9th, 2021 • 11AM - 3PM

Simply bring new socks to our drive-through donation site at 455 NW Tyler Ave, Corvallis on December 9th from 11AM-3PM, or call Lee Eckroth at 541-760-4742.

All solid colors and sizes appreciated. Your donation will be given to Community Outreach, Inc. for distribution. In addition to COI, multiple Corvallis community based organizations and outreach programs have benefited from these generous donations. **Join us in making a difference in our community!**

For more information, contact any sponsor or visit: fb.me/e/1IQDY8Nk6

Note: Socks can be donated prior to December 9th at Town & Country Realty of Corvallis (455 NW Tyler)

Your donation multiplies to 9 pairs thanks to our generous matching sponsors:



LEGEND HOMES



[LegendHomes.com](https://www.legendhomes.com)



Ashwood Preserve

3 acre subdivision, 6 acre nature preserve
JUST 1 LOT REMAINS

An incredible living experience and opportunity awaits at Ashwood Preserve! Large lots with a private natural area out the back door. Bring your builder and create your custom dream home in this premier development. Enjoy the ultimate Corvallis location, one mile to Reser Stadium with schools nearby along a bike & walking path, across the street from the Corvallis Country Club, and City parks bordering two sides.



Listed by Joni Berry, Principal Broker • joni@tncrealty.com | cell: 541-760-0668

All information deemed reliable but not guaranteed and subject to change without notice. Distance approximated.
Lot 2 is WVMLS #770436, lot 3 is #770438, lot 5 is #770440, lot 6 is #770441, lot 7 is #770443, lot 8 is #770446, lot 9 is #766580, lot 10 is #766582, lot 11 is #766581, lot 12 is #766583



Furniture Share's Veterans Day Drive

Furniture Share is hosting a Veterans Day drive to collect bath and bedding items for the homeless veterans in our area. Town & Country Realty is partnering with Furniture Share to collect these high-need items.

Bring your donations of sheets, pillows, blankets, and towels to Town & Country Realty at 455 NW Tyler Ave, Corvallis from November 1st - November 30th, 2021.



Furniture Share

Donations may also be delivered to Furniture Share at 1538 Industrial Way, Albany



Community Shred Day

Bring your personal papers for complimentary shredding the third Saturday of the month.
At Town & Country Realty Corvallis: 455 NW Tyler Ave.

This Month:
November 20th 10AM-2PM

All shredded paper is recycled, so please make sure there is no plastic or trash in with your documents.



Why Your Listing Matters: Local & West Coast Pricing

We at Town & Country Realty want to make sure you understand the current real estate market both locally, regionally and nationwide. Below are statistics for local cities and West Coast cities in 2020 and the equivalent time in 2021.

We hope this data gives you an easy to understand look at the ways price increases can add up to increasing appreciation on a property over time. It is important to realize the housing market will always have peaks and valleys, both seasonally and over years.

No matter what your timeframe and goals for your property, Town & Country Realty is here to help.

If you are unsure what the current market means for you and your plans, call Town & Country Realty. We will work with you to ensure that you get the best possible price, with the least amount of headache possible, on a schedule that works for you. Give us a call today to talk about the perfect timeline for you to meet your real estate goals. We look forward to hearing from you.

Average Sold Price By City (Local)			
City	September 2020	September 2021	Sept 2020 to Sept 2021 Percentage Change
Corvallis	\$432,182	\$496,746	+ 14.9%
Albany	\$346,345	\$395,601	+ 14.2%
North Albany	\$432,043	\$485,990	+ 12.5%
Philomath	\$375,727	\$429,309	+ 14.3%

Average Price Per Square Foot By City (Local)			
City	September 2020	September 2021	Sept 2020 to Sept 2021 Percentage Change
Corvallis	\$226	\$260	+ 15.0%
Albany	\$196	\$230	+ 17.3%
North Albany	\$194	\$221	+ 13.9%
Philomath	\$205	\$232	+ 13.17%

Median Sale Price By West Coast City			
City	Q2 2020	Q2 2021	Q2 2020 to Q2 2021 Percentage Change
Portland Vancouver-Hillsboro, OR	\$435,600	\$545,600	+ 25.2%
Seattle Tacoma-Bellevue, WA	\$574,100	\$715,900	+ 24.7%
San Francisco Oakland-Hayward, CA	\$1,050,000	\$1,385,000	+ 31.9%
San Jose Sunnyvale-Santa Clara, CA	\$1,380,000	\$1,699,000	+ 23.1%
Los Angeles Long Beach-Glendale, CA	\$581,700	\$756,000	+ 30.0%
Anaheim Santa Ana-Irvine, CA	\$859,000	\$1,109,500	+ 29.2%
San Diego Carlsbad, CA	\$670,000	\$850,000	+ 26.9%
Boulder Colorado	\$606,700	\$835,200	+ 37.7%
Colorado Springs Colorado	\$353,400	\$439,200	+ 24.3%
Denver Aurora-Lakewood, CO	\$478,400	\$618,600	+ 29.3%
Phoenix Mesa-Scottsdale, AZ	\$314,700	\$408,700	+ 29.9%

Local sold price by city averages per WVMLS as of 10/27/21. Average price per square foot by city from WVMLS monthly Willamette Valley Report.
West Coast City averages per National Association of REALTORS® Median Sales Price of Existing Single-Family Homes for Metropolitan Areas.

Call your favorite Town & Country Realty Broker for more detailed data and for all of your questions about the real estate market. **Corvallis 541-757-1781 • Albany 541-924-5616**

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And as always, First Alternative is first in alternatives. Make it a plant-based feast this year with delicious entrée-alternatives from Tofurky, Field Roast, and many others. We have everything you need to make vegan versions of Thanksgiving classics, like pumpkin pie, stuffing, and mashed potatoes. Often it just takes a simple substitution, like mashed potatoes made with Pacific Foods Organic Hazelnut Milk and Miyoko's Cultured Vegan Butter, or a gluten free bread for the stuffing. If you have any questions or are looking for recommendations, just ask one of our friendly, knowledgeable staffers. We're excited to help!

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Website: www.firstalt.coop; Instagram, Facebook, Twitter: @firstaltcoop



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The Co-op is open daily from 7am-9pm.

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(541) 753-0880, ext. 247



Nancy Savage
Broker
(541) 207-5938



Katie Slayden
Broker, ABR, SRS
(971) 344-2800



Jessica Smith
Broker
(541) 990-4121



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(541) 286-0935



Clare Staton
Broker, GRI, SRES
(541) 753-0880, ext. 223



Elisa Street
Broker
(541) 740-3812



Glenda Stuart
Broker
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