



# Property Profile Report

Melissa & Tad Willoughby

R373024  
OR 97376

August 9, 2023

**Newport**

255 SW Coast Highway,  
Suite 100  
Newport, OR 97365  
Tel: (541) 265-2288  
Fax: (541) 265-9570

**Madras**

60 SE 6th Street  
Madras, OR 97741  
Tel: (541) 460-5107  
Fax: (541) 460-5109

**Bend**

1777 SW Chandler Avenue,  
Suite 100  
Bend, OR 97702  
Tel: (541) 389-5751  
Fax: (541) 330-1242

**Eugene**

497 Oakway Road,  
Suite 340  
Eugene, OR 97401  
Tel: (541) 485-3588  
Fax: (541) 485-3597

**Lincoln City**

3469 NW Highway 101  
Lincoln City, OR 97367  
Tel: (541) 994-8928  
Fax: (541) 994-7075

**Sisters**

330 West Hood Avenue  
Sisters, OR 97759  
Tel: (541) 548-9180  
Fax: (541) 588-6601

**Prineville**

446 NW 3rd Street,  
Suite 107  
Prineville, OR 97754  
Tel: (541) 447-7861  
Fax: (541) 447-5424

**Redmond**

153 SW 5th Street  
Redmond, OR 97756  
Tel: (541) 548-2911  
Fax: (541) 548-8601

**Roseburg**

2365 NW Kline Street,  
Suite 201  
Roseburg, OR 97471  
Tel: (541) 672-3388  
Fax: (541) 672-8110

Part of a  
FORTUNE 500 Company

*A partnership beyond expectations.*

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**Parcel Information**

Parcel #:	<b>R373024</b>
Tax Lot:	<b>131201DA0370000</b>
Site Address:	
	OR 97376
Owner:	Willoughby, Melissa L Salas
Owner2:	Willoughby, Tad Kevin
Owner Address:	5512 NE 26th St
	Renton WA 98059 - 3739
Twn/Range/Section:	13S / 12W / 01 / SE
Parcel Size:	0.23 Acres (10,019 SqFt)
Plat/Subdivision:	Sunahama
Lot:	12
Block:	1
Census Tract/Block:	951500 / 1074
Waterfront:	

**Assessment Information**

Market Value Land:	\$58,460.00
Market Value Impr:	\$0.00
Market Value Total:	\$58,460.00
Assessed Value:	\$44,270.00

**Tax Information**

Levy Code Area:	382
Levy Rate:	13.8741
Tax Year:	2022
Annual Tax:	\$614.19

**Legal**

SUNAHAMA, BLOCK 1, LOT 12, DOC201400017

**Land**

Cnty Land Use:	100 - Residential Vacant Land	Land Use Std:	RSFR - Single Family Residence
Zoning:	RR-2 - Rural Residential	Neighborhood:	SSNB
Watershed:	Beaver Creek-Frontal Pacific Ocean	Recreation:	
School District:	Lincoln County School District	Primary School:	CRESTVIEW HEIGHTS SCHOOL
Middle School:	WALDPORT MIDDLE SCHOOL	High School:	WALDPORT HIGH SCHOOL

**Improvement**

Year Built:		Fin SqFt:		Bedrooms:	
Bsmt Fin SqFt:		Flr 1 SqFt:		Bathrooms:	
Bsmt UnFin SqFt:		Flr 2 SqFt:		Attic Fin SqFt:	
Deck SqFt:		Garage SqFt:		Attic Unfin SqFt:	
Carport:		Garage Desc:		Exterior:	
Roof Type:		Foundation:		Porch:	0
Roof Mtl:		AC:		Heat Type:	

**Transfer Information**

Rec. Date:	10/30/1990	Sale Price:	\$29,500.00	Doc Num:	MF223-1283	Doc Type:	Deed
Owner:	Melissa Willoughby			Grantor:	EGAN JAMES C		
Orig. Loan Amt:		Title Co:		Lender:			
Finance Type:		Loan Type:					

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Property Owner

R373024 WILLOUGHBY MELISSA L SALAS & WILLOUGHBY TAD KEVIN -

Property Address

2023 In Process Real Market Value

\$77,940

2023 GENERAL INFORMATION

Property Status A Active
Property Type RP Residential
Legal Description SUNAHAMA, BLOCK 1, LOT 12, DOC201400017
Alternate Account Number -
Neighborhood SSNB: SEAL ROCK RESIDENTIAL LAND
Map Number 13-12-01-DA-03700-00
Property Use 100: R - VACANT LAND
Levy Code Area 382
Zoning RR-2,DR

RELATED PROPERTIES

Linked Properties -

Print property information

2023 OWNER INFORMATION

Owner Name WILLOUGHBY MELISSA L SALAS & WILLOUGHBY TAD KEVIN
Mailing Address 5512 NE 26TH ST RENTON, WA 98059

2023 LAND SEGMENTS

Table with 3 columns: STATE CODE, SEGMENT TYPE, LAND SIZE. Row 1: L1, LU: UNDEV RES LOT, 0.23 Acres. Totals: 10018.80 Sq. ft / 0.23 acres

CERTIFIED / IN PROCESS VALUES

Table with 6 columns: YEAR, IMPROVEMENTS, LAND, RMV, SPECIAL USE, ASSESSED VALUE

2023 (In Process)	\$0	\$77,940	\$77,940	\$0	\$45,590
2022	\$0	\$58,460	\$58,460	\$0	\$44,270
2021	\$0	\$49,100	\$49,100	\$0	\$42,990
2020	\$0	\$49,690	\$49,690	\$0	\$41,740
2019	\$0	\$45,210	\$45,210	\$0	\$40,530
2018	\$0	\$46,770	\$46,770	\$0	\$39,350
2017	\$0	\$38,970	\$38,970	\$0	\$38,210
2016	\$0	\$35,850	\$35,850	\$0	\$35,850

### SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	CONBOY MELISSA LYNN SALAS	WILLOUGHBY MELISSA L SALAS & WILLOUGHBY TAD KEVIN	201400017	-	BSD BARGAIN AND SALE DEED
10/30/1990	EGAN JAMES C	CONBOY MELISSA LYNN SALAS	MF223-1283	\$29,500	WD WARRANTY DEED
6/25/1990	HOYT HAROLD P & ANNAMAY E	EGAN JAMES C	MF218-1780	\$110,000	WD WARRANTY DEED

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

### TAX SUMMARY

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$614.19	\$614.19	\$0	\$614.19	\$0.00	-	\$0.00
2021	\$566.00	\$566.00	\$0	\$566.00	\$0.00	-	\$0.00
2020	\$554.44	\$554.44	\$0	\$554.44	\$0.00	-	\$0.00
2019	\$535.85	\$535.85	\$0	\$535.85	\$0.00	-	\$0.00
2018	\$528.66	\$528.66	\$0	\$528.66	\$0.00	-	\$0.00

### TOTAL TAXES DUE

<b>Current Year Due</b>	\$0.00
<b>Past Years Due</b>	\$0.00
<b>Total Due</b>	\$0.00

2017	\$512.64	\$512.64	\$0	\$512.64	\$0.00	-	\$0.00
2016	\$444.45	\$444.45	\$0	\$444.45	\$0.00	-	\$0.00
2015	\$436.13	\$436.13	\$0	\$436.13	\$0.00	-	\$0.00
2014	\$428.89	\$0.00	\$0	\$428.89	\$0.00	-	\$0.00
2013	\$420.94	\$0.00	\$0	\$420.94	\$0.00	-	\$0.00
2012	\$414.69	\$0.00	\$0	\$414.69	\$0.00	-	\$0.00
2011	\$382.33	\$0.00	\$0	\$382.33	\$0.00	-	\$0.00
2010	\$360.63	\$0.00	\$0	\$360.63	\$0.00	-	\$0.00
2009	\$349.68	\$0.00	\$0	\$349.68	\$0.00	-	\$0.00
2008	\$335.14	\$0.00	\$0	\$335.14	\$0.00	-	\$0.00
2007	\$324.96	\$0.00	\$0	\$324.96	\$0.00	-	\$0.00
2006	\$314.23	\$0.00	\$0	\$314.23	\$0.00	-	\$0.00
2005	\$308.89	\$0.00	\$0	\$308.89	\$0.00	-	\$0.00
2004	\$303.37	\$0.00	\$0	\$303.37	\$0.00	-	\$0.00
2003	\$288.99	\$0.00	\$0	\$288.99	\$0.00	-	\$0.00
2002	\$282.84	\$0.00	\$0	\$282.84	\$0.00	-	\$0.00
2001	\$270.74	\$0.00	\$0	\$270.74	\$0.00	-	\$0.00
2000	\$262.98	\$0.00	\$0	\$262.98	\$0.00	-	\$0.00
1999	\$253.20	\$0.00	\$0	\$253.20	\$0.00	-	\$0.00
1998	\$241.89	\$0.00	\$0	\$241.89	\$0.00	-	\$0.00
1997	\$238.93	\$0.00	\$0	\$238.93	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	LINC-17790	11-9-2022	\$595.76
2021	1661561	11-10-2021	\$549.02
2020	1593818	11-6-2020	\$537.81
2019	1532215	10-29-2019	\$519.77
2018	1479920	10-30-2018	\$512.80

2017	1425348	10-31-2017	\$497.26
2016	1378369	11-3-2016	\$431.12
2015	1327763	11-6-2015	\$423.05
2014	1268628	11-3-2014	\$416.02
2013	1232672	11-13-2013	\$408.31
2012	1169270	11-6-2012	\$402.25
2011	1122602	11-8-2011	\$370.86
2010	1069246	11-10-2010	\$349.81
2009	1005886	11-2-2009	\$339.19
2008	958658	11-4-2008	\$325.09
2007	914065	11-9-2007	\$315.21
2006	863886	11-8-2006	\$304.80
2005	815574	11-14-2005	\$299.62
2004	768645	11-12-2004	\$294.27
2003	712133	11-5-2003	\$280.32
2002	665043	11-7-2002	\$274.35
2001	617036	11-7-2001	\$262.62
2000	566401	11-2-2000	\$255.09
1999	526727	11-10-1999	\$245.60
1998	484744	11-13-1998	\$234.63
1997	444504	12-12-1997	\$231.76

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R373024

Map and Taxlot: 13-12-01-DA-03700-00

Tax Year: 2023

Run Date: 8/9/2023 4:31:18 PM

**PROPERTY SITUS ADDRESS**

Maintenance Area: F-13

**GENERAL PROPERTY INFORMATION**

Prop Class: 100  
 NBH Code: SSNB  
 Prop Type Code: RES  
 Prop Code: Z3: SOUTH COAST RES  
 Next Appr Date:  
 Next Appr Reason:  
 Last Appr Date: 05/20/2013  
 Appraiser: JM  
 Zoning: RR-2,DR  
 Code Area: 382  
 Related Accts:

**VALUE HISTORY**

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	58,460		58,460	44,270	
2021	49,100	0	49,100	42,990	0
2020	49,690	0	49,690	41,740	0
2019	45,210	0	45,210	40,530	0
2018	46,770	0	46,770	39,350	0
2017	38,970	0	38,970	38,210	0

**OWNER NAME AND MAILING ADDRESS**

WILLOUGHBY MELISSA L SALAS &  
 WILLOUGHBY TAD KEVIN  
 5512 NE 26TH ST  
 RENTON, WA 98059

**ASSESSMENT INFORMATION**

Land Non-LSU:	77,940	Prior MAV:	44,270	Except RMV:	
Improvement:		Prior MAV Adj:		CPR:	
Non-LSU RMV Total:	77,940	Prior AV:	44,270	EX. MAV:	
Land LSU:		Prior AV Adj:		LSU:	
RMV Total:	77,940	AV +3%:	45,598	New M50 AV:	45,590

**LEGAL DESCRIPTION**

SUNAHAMA, BLOCK 1, LOT 12, DOC201400017

**SALES INFORMATION**

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/30/1990	33			SALE	WD WARRANTY DEE	MF223-1283
06/25/1990	33			SALE	WD WARRANTY DEE	MF218-1780
				NON_SALE	BSD BARGAIN AND	201400017

Acres: 0      Sqft:  
 Effective Acres: 0

**BUILDING PERMITS AND INSPECTIONS**

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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**PARCEL COMMENTS**

GenFlag- M\_13C  
 GenCom- JV#424 INPUT 12-19-89 ;JV#146 REMAP INPUT 6-27-01.  
 Land- PTO W/2800

**EXEMPTIONS**

Code	Exempt RMV
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**Exceptions**

Code	Year	Amount	Method
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**MARKET LAND INFORMATION**

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
LU: UNDEV RES LOT	SSN	LB	0.230	100,000	D-85		0.850	77,940
			<b>Total Acres:</b>	<b>0.230</b>			<b>Total Market Land Value:</b>	<b>77,940</b>

**LAND SPECIAL USE**

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
<b>Total LSU:</b>							

Recorded by First American  
Title Insurance Co.  
Order # 2175788 EO



00084270201400000170020022

THIS SPACE RESERVED

I, Dana W. Jenkins, County Clerk, do hereby certify  
that the within instrument was recorded in the Lincoln  
County Book of Records on the above date and time.  
WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



After recording return to:  
Melissa Lynn Salas Willoughby and  
Tad Kevin Willoughby  
5512 NE 26th Street  
Renton, WA 98059

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Melissa Lynn Salas Willoughby and Tad  
Kevin Willoughby  
5512 NE 26th Street  
Renton, WA 98059

File No.: 7111-2175788 (SJH)  
Date: November 06, 2013

This document is being recorded as an accommodation only

**STATUTORY BARGAIN AND SALE DEED**

Melissa Lynn Salas Willoughby, formerly known as Melissa Lynn Salas Conboy, Grantor,  
conveys to Melissa Lynn Salas Willoughby and Tad Kevin Willoughby as tenants by the  
entirety, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Lincoln, State of Oregon, described as follows:

**Lots 11 and 12, Block 1, SUNAHAMA, in the County of Lincoln and State of Oregon.**

The true consideration for this conveyance is \$0.00, and is recorded to change vesting only. (Here comply  
with requirements of ORS 93.030)



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.

Dated this 30 day of December, 2013.

*Melissa Lynn Salas Willoughby*  
**Melissa Lynn Salas Willoughby, formerly known as  
Melissa Lynn Salas Conboy**



STATE OF Washington )  
 )-ss  
COUNTY OF King )

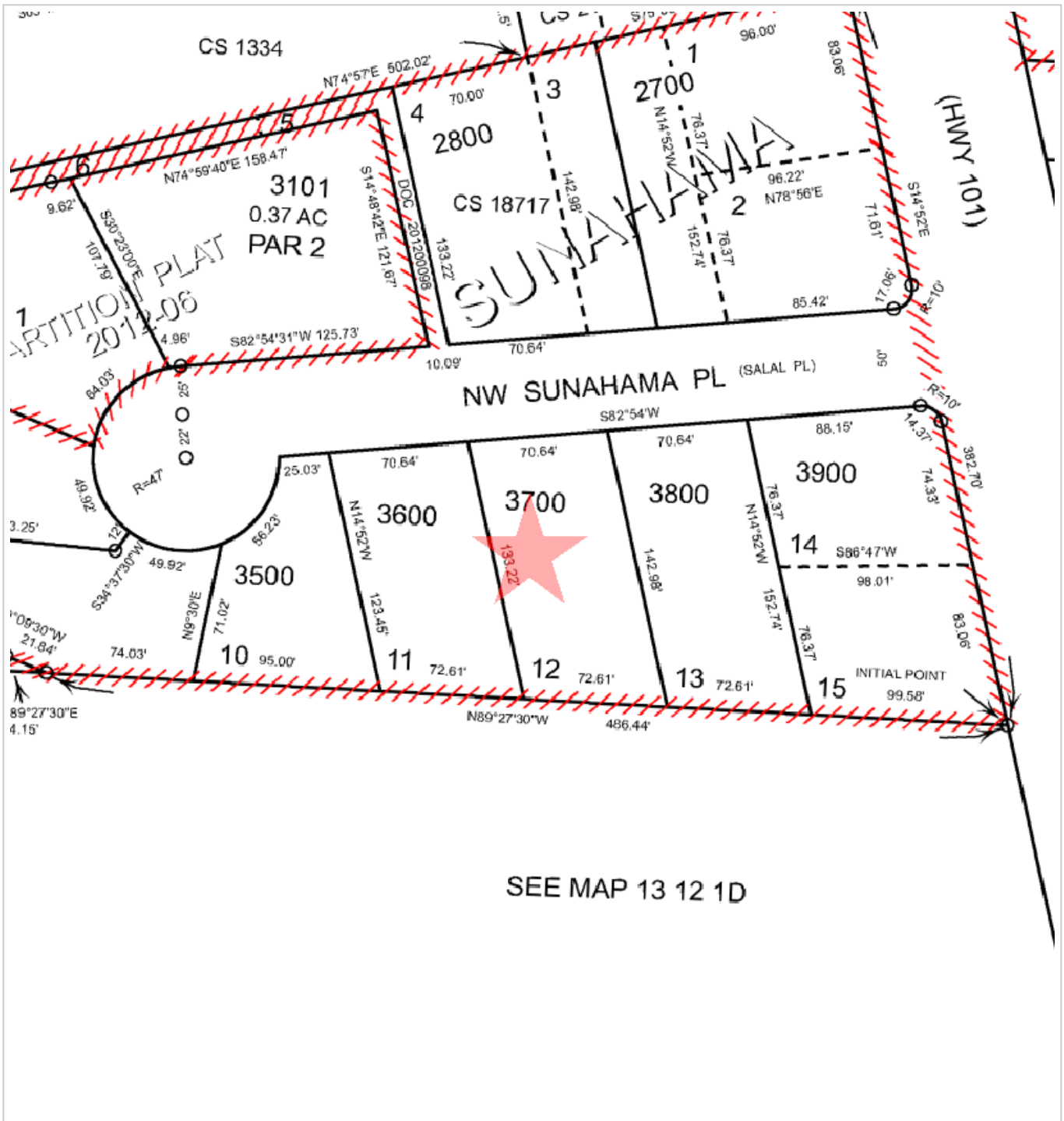
I certify that I know or have satisfactory evidence that **Melissa Lynn Salas Willoughby**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/30/13

*Eva Fang*

Notary Public in and for the State of Washington  
Residing at: Mercer Island  
My appointment expires: 4/30/14

Assessor Map



SEE MAP 13 12 1D



Parcel ID: R373024

Site Address:

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Aerial Map



**Parcel ID: R373024**

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