



Property Profile Report

Melissa & Tad Willoughby

R370690
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 #:	R370690
Tax Lot:	131201DA0360000
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:	0.21 Acres (9,148 SqFt)
Plat/Subdivision:	Sunahama
Lot:	11
Block:	1
Census Tract/Block:	951500 / 1074
Waterfront:	

Assessment Information

Market Value Land:	\$57,530.00
Market Value Impr:	\$0.00
Market Value Total:	\$57,530.00
Assessed Value:	\$42,360.00

Tax Information

Levy Code Area:	382
Levy Rate:	13.8741
Tax Year:	2022
Annual Tax:	\$587.70

Legal

SUNAHAMA, BLOCK 1, LOT 11, 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:	01/02/2014	Sale Price:		Doc Num:	1400017	Doc Type:	Deed
Owner:	Melissa L S Willoughby			Grantor:	WILLOUGHBY MELISSA L S		
Orig. Loan Amt:				Title Co:	FIRST AMERICAN TITLE INSURANCE		
Finance Type:		Loan Type:		Lender:			

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Property Owner

R370690 WILLOUGHBY MELISSA L SALAS & WILLOUGHBY TAD KEVIN -

Property Address

2023 In Process Real Market Value

\$76,710

2023 GENERAL INFORMATION

Property Status A Active
Property Type RP Residential
Legal Description SUNAHAMA, BLOCK 1, LOT 11, DOC201400017
Alternate Account Number -
Neighborhood SSNB: SEAL ROCK RESIDENTIAL LAND
Map Number 13-12-01-DA-03600-00
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, 0.21 Acres. Totals: 9147.60 Sq. ft / 0.21 acres

CERTIFIED / IN PROCESS VALUES

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

2023 (In Process)	\$0	\$76,710	\$76,710	\$0	\$43,630
2022	\$0	\$57,530	\$57,530	\$0	\$42,360
2021	\$0	\$48,330	\$48,330	\$0	\$41,130
2020	\$0	\$48,900	\$48,900	\$0	\$39,940
2019	\$0	\$44,490	\$44,490	\$0	\$38,780
2018	\$0	\$46,020	\$46,020	\$0	\$37,660
2017	\$0	\$38,350	\$38,350	\$0	\$36,570
2016	\$0	\$35,290	\$35,290	\$0	\$35,290

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	\$587.70	\$587.70	\$0	\$587.70	\$0.00	-	\$0.00
2021	\$541.49	\$541.49	\$0	\$541.49	\$0.00	-	\$0.00
2020	\$530.53	\$530.53	\$0	\$530.53	\$0.00	-	\$0.00
2019	\$512.72	\$512.72	\$0	\$512.72	\$0.00	-	\$0.00
2018	\$505.96	\$505.96	\$0	\$505.96	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2017	\$495.89	\$495.89	\$0	\$495.89	\$0.00	-	\$0.00
2016	\$437.52	\$437.52	\$0	\$437.52	\$0.00	-	\$0.00
2015	\$422.35	\$422.35	\$0	\$422.35	\$0.00	-	\$0.00
2014	\$410.58	\$0.00	\$0	\$410.58	\$0.00	-	\$0.00
2013	\$402.88	\$0.00	\$0	\$402.88	\$0.00	-	\$0.00
2012	\$396.87	\$0.00	\$0	\$396.87	\$0.00	-	\$0.00
2011	\$365.84	\$0.00	\$0	\$365.84	\$0.00	-	\$0.00
2010	\$345.22	\$0.00	\$0	\$345.22	\$0.00	-	\$0.00
2009	\$334.73	\$0.00	\$0	\$334.73	\$0.00	-	\$0.00
2008	\$320.84	\$0.00	\$0	\$320.84	\$0.00	-	\$0.00
2007	\$311.00	\$0.00	\$0	\$311.00	\$0.00	-	\$0.00
2006	\$300.77	\$0.00	\$0	\$300.77	\$0.00	-	\$0.00
2005	\$295.61	\$0.00	\$0	\$295.61	\$0.00	-	\$0.00
2004	\$290.27	\$0.00	\$0	\$290.27	\$0.00	-	\$0.00
2003	\$276.59	\$0.00	\$0	\$276.59	\$0.00	-	\$0.00
2002	\$270.67	\$0.00	\$0	\$270.67	\$0.00	-	\$0.00
2001	\$259.05	\$0.00	\$0	\$259.05	\$0.00	-	\$0.00
2000	\$251.64	\$0.00	\$0	\$251.64	\$0.00	-	\$0.00
1999	\$242.31	\$0.00	\$0	\$242.31	\$0.00	-	\$0.00
1998	\$231.48	\$0.00	\$0	\$231.48	\$0.00	-	\$0.00
1997	\$228.65	\$0.00	\$0	\$228.65	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	LINC-17789	11-9-2022	\$570.06
2021	1661562	11-10-2021	\$525.25
2020	1593817	11-6-2020	\$514.61
2019	1532336	10-29-2019	\$497.34
2018	1479919	10-30-2018	\$490.78

2017	1425349	10-31-2017	\$481.01
2016	1378367	11-3-2016	\$424.39
2015	1327774	11-6-2015	\$409.68
2014	1268629	11-3-2014	\$398.26
2013	1232671	11-13-2013	\$390.79
2012	1169272	11-6-2012	\$384.96
2011	1122601	11-8-2011	\$354.86
2010	1069247	11-10-2010	\$334.86
2009	1005882	11-2-2009	\$324.69
2008	958662	11-4-2008	\$311.21
2007	914091	11-9-2007	\$301.67
2006	863887	11-8-2006	\$291.75
2005	815573	11-14-2005	\$286.74
2004	768646	11-12-2004	\$281.56
2003	712233	11-5-2003	\$268.29
2002	664998	11-7-2002	\$262.55
2001	617040	11-7-2001	\$251.28
2000	565694	10-31-2000	\$244.09
1999	526729	11-10-1999	\$235.04
1998	484744	11-13-1998	\$224.54
1997	444504	12-12-1997	\$221.79

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R370690

Map and Taxlot: 13-12-01-DA-03600-00

Tax Year: 2023

Run Date: 8/9/2023 4:28:35 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	57,530		57,530	42,360	
2021	48,330	0	48,330	41,130	0
2020	48,900	0	48,900	39,940	0
2019	44,490	0	44,490	38,780	0
2018	46,020	0	46,020	37,660	0
2017	38,350	0	38,350	36,570	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:	76,710	Prior MAV:	42,360	Except RMV:	
Improvement:		Prior MAV Adj:		CPR:	
Non-LSU RMV Total:	76,710	Prior AV:	42,360	EX. MAV:	
Land LSU:		Prior AV Adj:		LSU:	
RMV Total:	76,710	AV +3%:	43,631	New M50 AV:	43,630

LEGAL DESCRIPTION

SUNAHAMA, BLOCK 1, LOT 11, 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/2900

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	0.210	100,000	D-85		0.850	76,710
			Total Acres:	0.210			Total Market Land Value:	76,710

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
Total LSU:							

Recorded by First American
Title Insurance Co.

Order # 2175788 EO



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 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



This document is being recorded as an accommodation only

STATUTORY BARGAIN AND SALE DEED

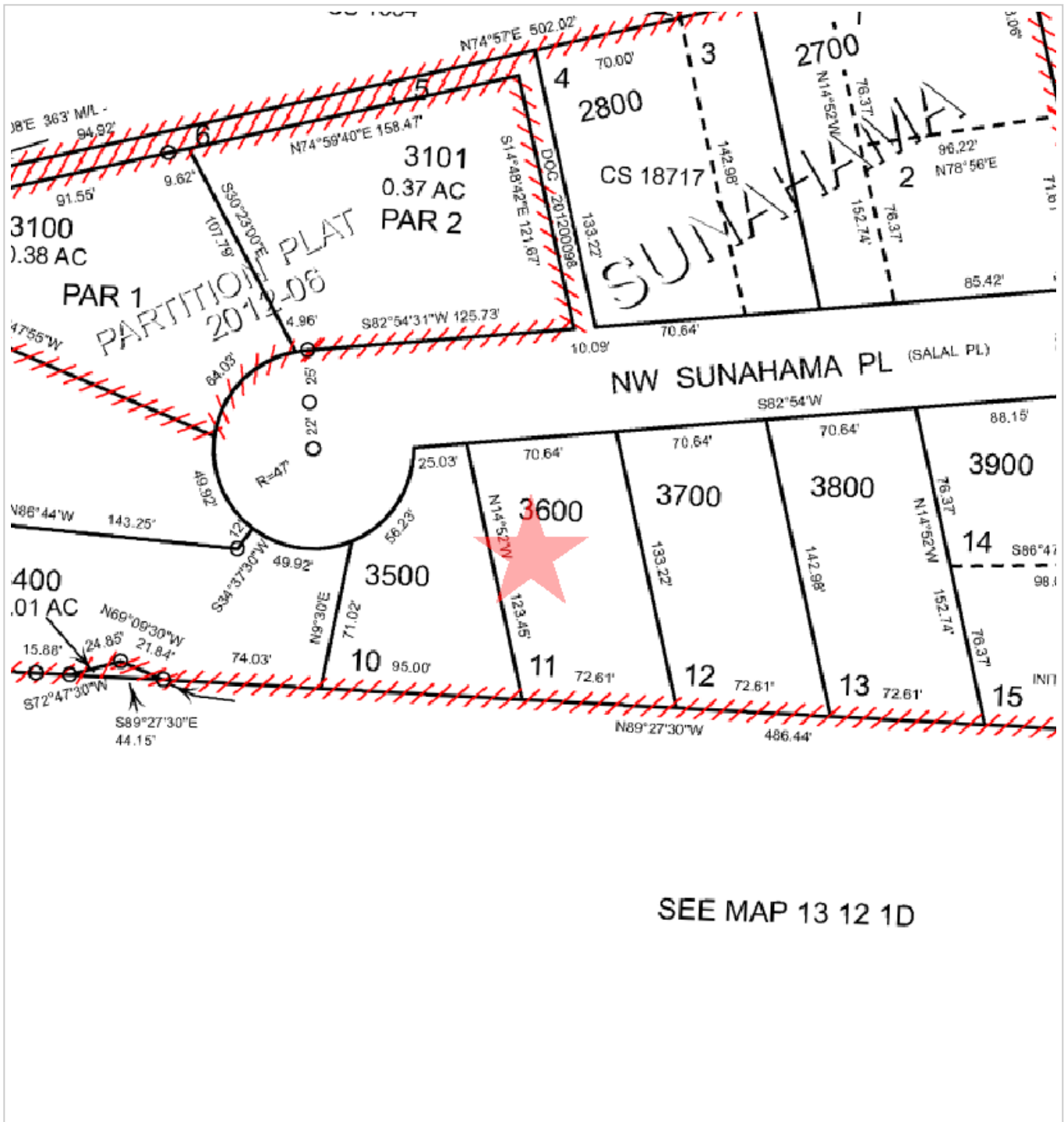
Melissa Lynn Salas Willoughby, formerly known as Melissa Lynn Salas Conboy, Grantor,
conveys to **Melissa Lynn Salas Willoughby and Tad Kevin Willoughby as tenants by the**
entirety, Grantee, the following described real property:

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)

Assessor Map



SEE MAP 13 12 1D



Parcel ID: R370690

Site Address:

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Aerial Map



Parcel ID: R370690

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