



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

3352 NW Fairway Heights Dr
250608
171229AB04400
Deschutes

OWNER

Baker, Robert Steven
Baker, Amy Louise

DATE PREPARED

03/10/2026

PREPARED BY

kakemper@firstam.com



First American Title

Deschutes County 541.382.4201
cs.deschutes.or@firstam.com

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First American Title

Deschutes County Property Profile Information

Parcel #: 250608
Tax Lot: 171229AB04400
Owner: **Baker, Robert Steven**
CoOwner: **Baker, Amy Louise**
Site: **3352 NW Fairway Heights Dr**
Bend OR 97703 - 6826
Mail: 3352 NW Fairway Heights Dr
Bend OR 97703 - 6826
Land Use: 118 - Residential - Residential zone
Std Land Use: 1001 - Single Family Residential
Twn/Rng/Sec: 17S / 12E / 29 / NW / NE
Legal: RIVERS EDGE VILLAGE PHASE XI Lot: 131

ASSESSMENT & TAX INFORMATION

Market Year: **2025**
Market Total: **\$1,518,950.00**
Market Land: **\$347,900.00**
Market Impr: **\$1,171,050.00**
Assessment Year: **2025**
Assessed Total: **\$570,740.00**
Exemption:
Taxes: **\$9,643.39**
Levy Code: 1-001
Levy Rate: 16.7435

PROPERTY CHARACTERISTICS

Lot Size: 0.28 Acres (12,197 SqFt)
Bare Land: No
Lot/Block: 131 /
Plat/Subdiv: Rivers Edge Village Ph 11
Waterfront:
Zoning: Deschutes-RS
School Dist: 1 - Bend-Lapine Admin
Primary School: North Star Elementary
Middle School: Pacific Crest Middle School
High School: Summit High School
Census: 2000 - 001301
Map: 171229--A-04400
Watershed: McKenzie Canyon-Deschutes River
Latitude: 44.08022
Longitude: -121.314111
Stat. Class: 152 - One story with basement
Year Built: 2020
Bedrooms: 5
Bathrooms: 2.5
Total SF: 2,996 SqFt
Basement SF:
Garage SF: 958 SqFt
Fireplace:

SALE & LOAN INFORMATION

Sale Date: 10/14/2020
Sale Amount: \$928,500.00
Document #: 54266
Deed Type: Warranty Deed
Loan Amount: \$696,375.00
Lender: CHURCHILL MORTGAGE CORP
Loan Type: New Conv
Interest Type:
Title Co: AMERITITLE

IMPROVEMENT: 815144

PARCEL ID: 250608

Improvement Desc: One story with
basement

Year Built: 2020

Garage SqFt: 958

Total SqFt: 2,996

Attic SqFt:

Fireplace:

1st Floor SqFt: 1,616

2nd Floor SqFt: 1,380

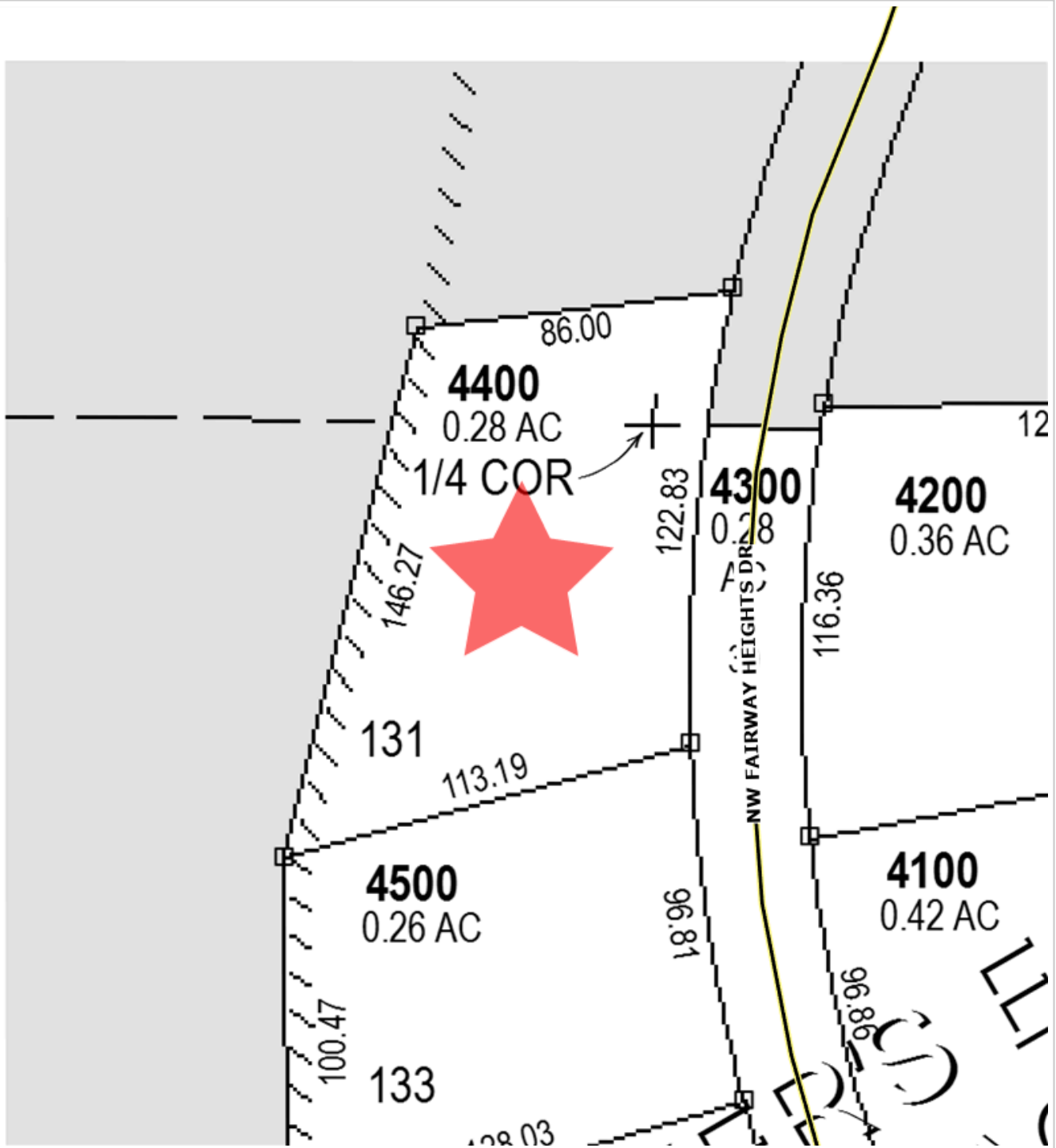
3rd Floor SqFt:

Bedrooms: 5

Baths, Full: 2

Baths, Half: 1

Basement SqFt:



First American Title

Parcel ID: 250608

Site Address: 3352 NW Fairway Heights Dr

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.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Steven Baker and Amy Louise Baker

Unit 7900 Box 283

Cologne, NJ 08213

Until a change is requested all tax statements shall be sent to the following address:

Robert Steven Baker and Amy Louise Baker

Unit 7900 Box 283

Cologne, NJ 08213

File No. 401586AM

Deschutes County Official Records **2020-54266**

D-D

10/14/2020 03:10 PM

Stn=1 BN

\$10.00 \$11.00 \$10.00 \$61.00 \$6.00

\$98.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Nancy Blankenship - County Clerk

STATUTORY WARRANTY DEED

Structure Development NW, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Robert Steven Baker and Amy Louise Baker, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Deschutes and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 131, River's Edge Village, Phase XI, recorded December 6, 2005, in Cabinet G, Page 957, Deschutes County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

171229AB04400

The true and actual consideration for this conveyance is \$928,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"



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 24th day of Sept, 2020

Structure Development NW, LLC

By: [Signature]
Daniel C Goodrich, Manager

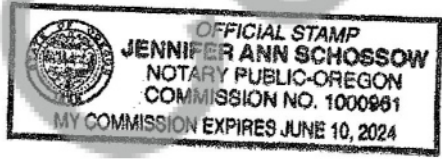
By: [Signature]
Scott W Houck, Manager

State of Oregon } ss
County of Deschutes }

On this 24th day of September, 2020, before me, Jennifer Ann Schossow a Notary Public in and for said state, personally appeared Daniel C. Goodrich and Scott W. Houck known or identified to me to be the Managing Member in the Limited Liability Company known as Structure Development NW LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: OR
Commission Expires: 10-10-2024





Deschutes County Property Information

Report Date: 3/10/2026 12:25:00 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: BAKER, ROBERT STEVEN & AMY LOUISE
Map and Taxlot: 171229AB04400
Account: 250608
Tax Status: Assessable
Situs Address: 3352 NW FAIRWAY HEIGHTS DR, BEND, OR 97703

Property Taxes

Current Tax Year: \$9,643.39
Tax Code Area: 1001

Assessment

Subdivision: RIVERS EDGE VILLAGE PHASE XI
Lot: 131
Block:
Assessor Acres: 0.28
Property Class: 118 -- RESIDENTIAL

Ownership

Mailing Address:
 BAKER, ROBERT STEVEN & AMY LOUISE
 3352 NW FAIRWAY HEIGHTS DR
 BEND, OR 97703

Valuation

Real Market Values as of Jan. 1, 2025

Land	\$347,900
Structures	\$1,171,050
Total	\$1,518,950

Current Assessed Values:

Maximum Assessed	\$570,740
Assessed Value	\$570,740
Veterans Exemption	

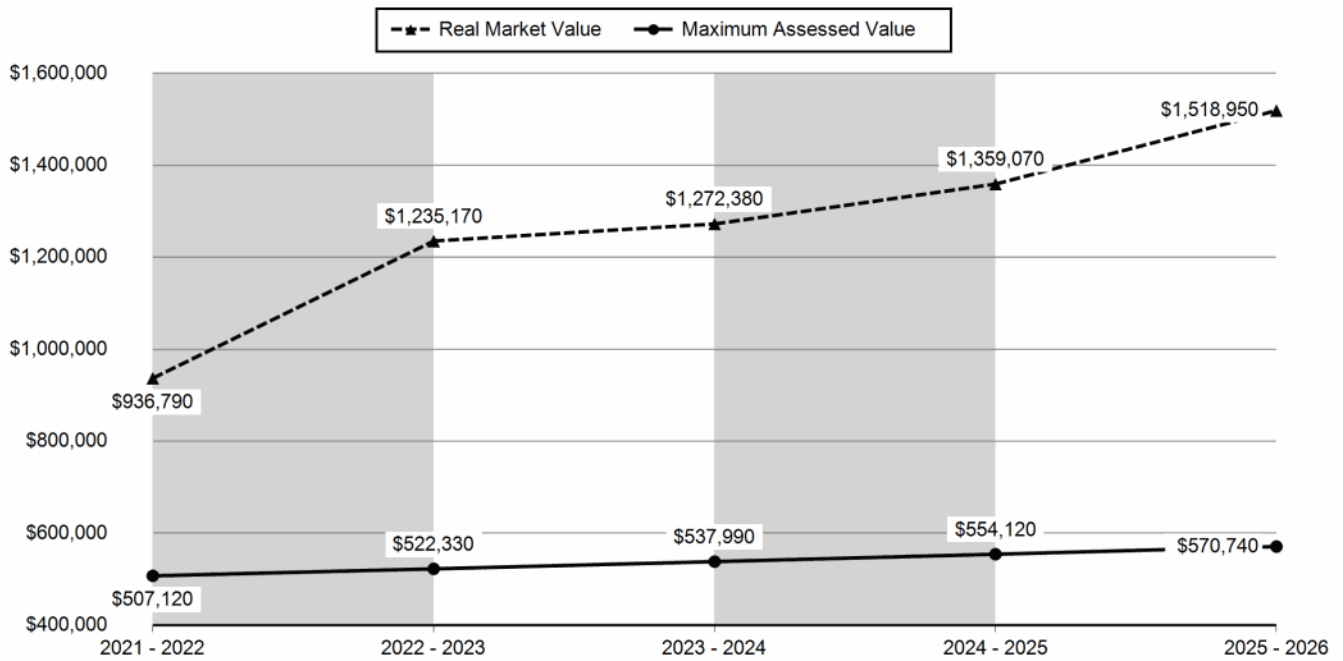
Warnings, Notations, and Special Assessments

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are no special tax, assessment or property development related notations associated with this account. However, independent verification of the presence of other Deschutes County tax, assessment, development, and additional property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History

All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
Real Market Value - Land	\$184,500	\$254,500	\$259,500	\$279,500	\$347,900
Real Market Value - Structures	\$752,290	\$980,670	\$1,012,880	\$1,079,570	\$1,171,050
Total Real Market Value	\$936,790	\$1,235,170	\$1,272,380	\$1,359,070	\$1,518,950
Maximum Assessed Value	\$507,120	\$522,330	\$537,990	\$554,120	\$570,740
Total Assessed Value	\$507,120	\$522,330	\$537,990	\$554,120	\$570,740
Veterans Exemption					



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2025	11-15-2025	PAYMENT	11-13-2025	11-13-2025	\$9,354.09	(\$9,643.39)	\$289.30	\$0.00	\$0.00
2025	11-15-2025	IMPOSED	10-14-2025	11-15-2025	\$0.00	\$9,643.39	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2024	11-15-2024	PAYMENT	11-12-2024	11-12-2024	\$8,999.55	(\$9,277.89)	\$278.34	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	\$0.00	\$9,277.89	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2023	11-15-2023	PAYMENT	11-07-2023	11-07-2023	\$8,342.71	(\$8,600.73)	\$258.02	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$8,600.73	\$0.00	\$0.00	\$0.00
Total:						\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
09/24/2020	STRUCTURE DEVELOPMENT NW LLC	BAKER, ROBERT STEVEN & AMY LOUISE	\$928,500	30-UNCONFIRMED SALE	2020-54266
04/17/2019	RIVERS EDGE PROPERTY DEVELOP LLC	STRUCTURE DEVELOPMENT NW LLC	\$110,000	08-GRANTOR/GRANTEE ARE THE SAME	2019-12013
01/14/2008	SCHMIDT, CORBY Q & DAVID	RIVERS EDGE PROPERTY DEVELOP LLC	\$290,000	09-TRADE OR EXCHANGE OF PROPERTIES	2008-2289
12/09/2005	RIVER'S EDGE PROPERTY DEVELOPMENT LLC	SCHMIDT, CORBY Q & DAVID	\$201,155	26-NEW CONSTRUCTION OR NEW PROPERTY	2005-85461

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft									
152 - RESIDENCE: One story with basement		1001	2020	2,996									
Floor Description	Comp %	Sq Ft											
First Floor	100	1,616											
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
1	1	1	0	0	0	1	1	1	0	1	0	0	

Floor Description	Comp %	Sq Ft
Second Floor	100	1,380

Rooms

Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other
0	0	0	0	0	1	4	1	0	0	0	0	0

Floor Description	Comp %	Sq Ft
Garage-Attached-Finished	100	958

Improvement Inventory

Class 5 Heat/Roof	1,616	Class 5 Inventory	1
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Accessory Description

Accessory Description	Sq Ft	Quantity
Class 5 Accessory Typical		1

Land Characteristics

Land Description	Acres	Land Classification
Urban Lot	0.28	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	BAKER, AMYLOUISE	OWNER	100.00%
OWNER	BAKER, ROBERTSTEVEN	OWNER	100.00%

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
SCHOOL DISTRICT	BEND - LA PINE SCHOOL DISTRICT	(541) 355-1000	520 NW WALL ST, BEND, OR 97703
ELEMENTARY SCHOOL ATTENDANCE AREA	NORTH STAR ELEMENTARY SCHOOL	(541) 355-2300	63567 NW BROWNRIGG LANE, BEND, OR 97703
MIDDLE SCHOOL ATTENDANCE AREA	PACIFIC CREST MIDDLE SCHOOL	(541) 355-7800	3030 NW ELWOOD LANE, BEND, OR 97703
HIGH SCHOOL ATTENDANCE AREA	SUMMIT HIGH SCHOOL	(541) 355-4000	2855 NW CLEARWATER DR, BEND, OR 97703
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
PARK & RECREATION DISTRICT	BEND PARK & RECREATION DISTRICT	(541) 389-7275	799 SW COLUMBIA ST, BEND, OR 97702
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
WATER SERVICE PROVIDER	BEND WATER DEPARTMENT	(541) 317-3000	62975 BOYD ACRES RD, Bend, OR 97701
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Jurisdiction	City Zoning	Description
Bend	Bend	RS	RESIDENTIAL STANDARD DENSITY - BEND UGB
Urban Growth Boundary:	Bend	RS	
Urban Reserve Area:	No		

Permit Detail

No permit records found.

Assessor's Office Supplemental Information

Legal Description: Subdivision: RIVERS EDGE VILLAGE PHASE XI Lot: 131 Block:
Property Class: 118 -- RESIDENTIAL
Maintenance Area: 5
Study Area: 29
Neighborhood: 000

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

10-Mar-2026

BAKER, ROBERT STEVEN & AMY LOUISE
3352 NW FAIRWAY HEIGHTS DR
BEND OR 97703

Tax Account #	250608	Lender Name	CLG - Chase Manhattan Mortgage Corp - Utah
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1001
Situs Address	3352 NW FAIRWAY HEIGHTS DR BEND 97703	Interest To	Mar 10, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,643.39	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,277.89	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,600.73	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,272.58	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,036.62	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,066.23	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,008.78	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,952.10	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,894.88	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,807.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,113.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.90	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$648.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$635.51	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$985.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,283.58	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,581.07	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,755.98	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,673.21	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.91	Nov 15, 2006
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2025 TO JUNE 30, 2026
 DESCHUTES COUNTY, OREGON
 1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 250608

BAKER, ROBERT STEVEN & AMY LOUISE
 3352 NW FAIRWAY HEIGHTS DR
 BEND OR 97703

PROPERTY DESCRIPTION

CODE: 1001 **MAP:** 171229-AB-04400 **CLASS:** 118
SITUS ADDRESS: 3352 NW FAIRWAY HEIGHTS DR BEND
LEGAL: RIVERS EDGE VILLAGE PHASE XI 131

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	279,500	347,900
STRUCTURES	1,079,570	1,171,050
TOTAL RMV	1,359,070	1,518,950
MAXIMUM ASSESSED VALUE	554,120	570,740
TOTAL ASSESSED VALUE	554,120	570,740
ASSESSED VALUE	554,120	570,740
TOTAL PROPERTY TAX:	9,277.89	9,643.39

TAX BY DISTRICT

SCHOOL DISTRICT #1	2,663.02
C O C C	346.84
HIGH DESERT ESD	53.93
EDUCATION TOTAL:	3,063.79
DESCHUTES COUNTY	714.62
DESCHUTES PUBLIC LIBRARY	307.51
COUNTYWIDE LAW ENFORCEMENT	698.76
COUNTY EXTENSION/4H	12.61
9-1-1	202.33
DESCHUTES SOIL & WATER CONSERVATION	33.62
CITY OF BEND	1,567.08
CITY OF BEND LOCAL OPTION	433.76
BEND JUNIPER RIDGE URBAN RENEWAL	78.71
MURPHY CROSSING URBAN RENEWAL	32.65
BEND CORE URBAN RENEWAL	44.12
BEND METRO PARK & RECREATION	816.73
GENERAL GOVT TOTAL:	4,942.50
DESCHUTES PUBLIC LIBRARY BOND	180.01
CITY OF BEND ROAD BOND 2011	54.22
CITY OF BEND ROAD BOND 2021	242.39
BEND METRO PARK AND REC BOND	68.20
SCHOOL #1 BOND 2013	205.01
SCHOOL #1 BOND 2017	501.34
SCHOOL #1 BOND 2023	341.47
C O C C BOND	44.46
BONDS - OTHER TOTAL:	1,637.10

This is your copy and not a bill if your mortgage company is responsible for paying your taxes. This statement was sent to: Chase Manhattan Mortgage Corp - Utah

TAX QUESTIONS (541) 388-6540
ASSESSMENT QUESTIONS (541) 388-6508
For Property Information: dial.deschutes.org

Full Payment with 3% Discount \$9,354.09

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * **Online** www.deschutes.org/tax
- * **By Mail** Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * **Drop Box** 1300 NW Wall St, Bend
411 SW 9th St, Redmond
51340 Highway 97, La Pine
- * **In Person** 1300 NW Wall St, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 17, 2025

Please select payment option

- Full Payment (3% Discount)** \$9,354.09
No Additional Payment Due
- Two-Thirds Payment (2% Discount)** \$6,300.35
Next Payment Due 05/15/26
- One-Third Payment (No Discount)** \$3,214.47
Next Payment Due 02/17/26

TAX ACCOUNT: 250608

BAKER, ROBERT STEVEN & AMY LOUISE
 3352 NW FAIRWAY HEIGHTS DR
 BEND OR 97703

- Change my Mailing Address**
(Mailing address change form on reverse)

**THIS IS NOT A BILL
 IF LENDER IS SCHEDULED TO PAY**

Deschutes County Tax Collector
 PO Box 7559
 Bend OR 97708-7559

09100002506080000321447000063003500009354098

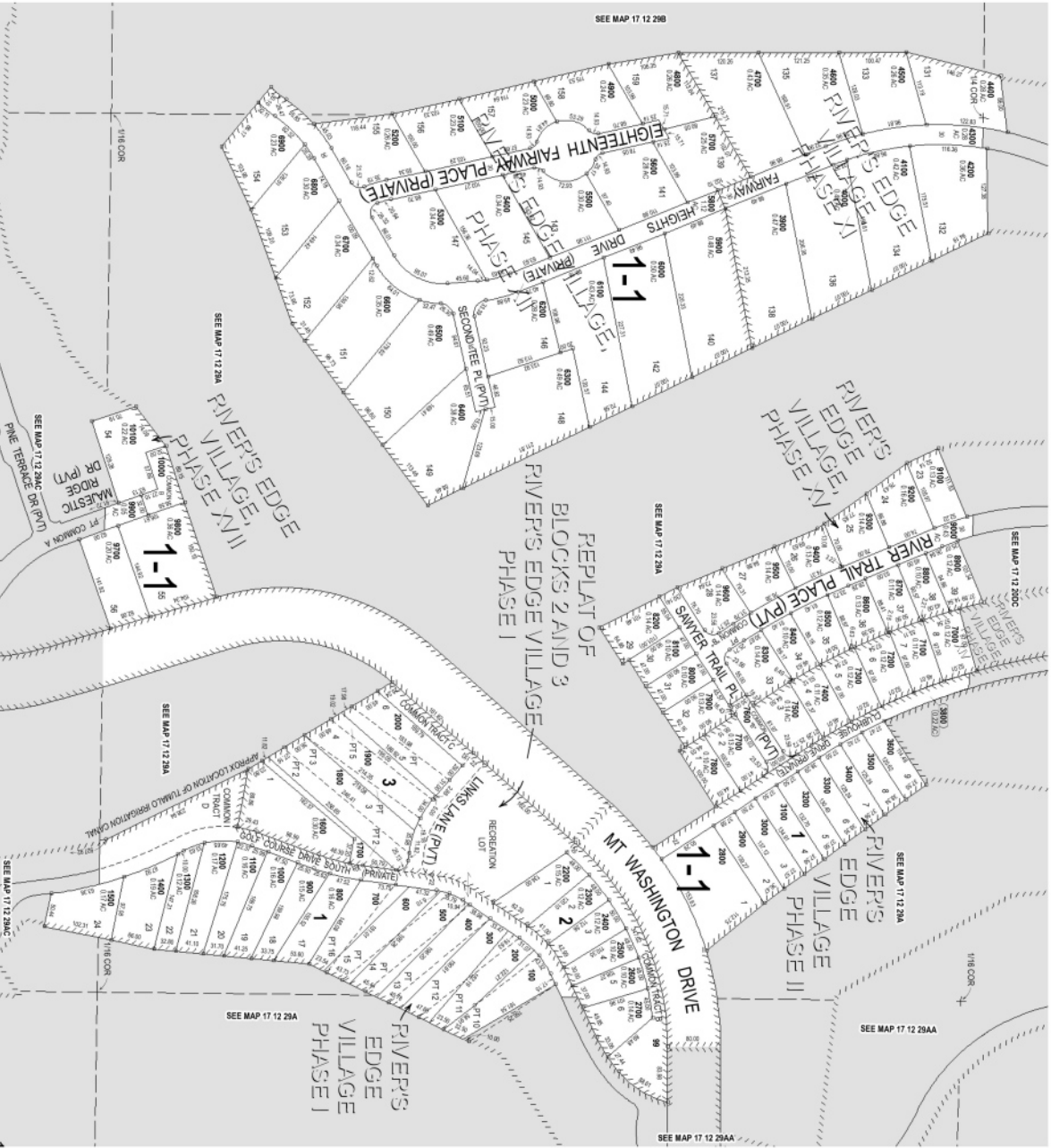
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

12/12/2016

N.W.1/4 N.E.1/4 SEC.29 T.17S. R.12E. W.M.
DESCHUTES COUNTY

1" = 100'

17 12 29AB



CADDISHER NOS.
2700
3750

17 12 29AB

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 171229AB04400

