



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

60643 Thunderbird

Parcel #: 163441

Map & Taxlot #: 181220AD02500

County: Deschutes

OWNER

O'Sullivan, John

DATE PREPARED

12/16/2025

PREPARED BY

kaclay@firstam.com



First American Title

Customer Service Department

541.382.4201

cs.deschutes.or@firstam.com

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First American Title

Deschutes County Property Profile Information

Parcel #: 163441

Tax Lot: 181220AD02500

Owner: **O'Sullivan, John**

CoOwner:

Site: **60643 Thunderbird**

Bend OR 97702 - 9653

Mail: 60643 Thunderbird

Bend OR 97702 - 9653

Land Use: 101 - Residential - Improved (typical of class)

Std Land Use: 1001 - Single Family Residential

Twn/Rng/Sec: 18S / 12E / 20 / NE / SE

Legal: MOUNTAIN HIGH REPLAT Lot: 1

ASSESSMENT & TAX INFORMATION

Market Year: **2025**

Market Total: **\$782,850.00**

Market Land: **\$288,500.00**

Market Impr: **\$494,350.00**

Assessment Year: **2025**

Assessed Total: **\$505,010.00**

Exemption:

Taxes: **\$8,209.50**

Levy Code: 1-001

Levy Rate: 16.7435

SALE & LOAN INFORMATION

Sale Date: 02/28/2024

Sale Amount:

Document #: 2024-4793

Deed Type: BARGAIN & SALE

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size: 0.43 Acres (18,731 SqFt)

Bare Land: No

Lot/Block: 1 /

Plat/Subdiv: Mountain High

Waterfront:

Zoning: Deschutes-RS

School Dist: 1 - Bend-Lapine Admin

Primary School: R E Jewell Elementary School

Middle School: High Desert Middle School

High School: Caldera High School

Census: 1008 - 002001

Map: 181220--A-02500

Watershed: McKenzie Canyon-Deschutes River

Latitude: 44.002156

Longitude: -121.306587

Stat. Class: 143 - Two story

Year Built: 1985

Bedrooms: 4

Bathrooms: 3

Total SF: 2,817 SqFt

Basement SF:

Garage SF: 688 SqFt

Fireplace: 2

IMPROVEMENT: 226494

Improvement Desc: Two story

Total SqFt: 2,817

1st Floor SqFt: 1,548

Bedrooms: 4

Fireplace: 2

Year Built: 1985

Attic SqFt:

2nd Floor SqFt: 1,269

Baths, Full: 3

PARCEL ID: 163441

Garage SqFt: 688

Basement SqFt:

3rd Floor SqFt:

Baths, Half:

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.



First American Title

Parcel ID: 163441

Site Address: 60643 Thunderbird

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LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



After recording, return to (Name and Address):

John O'Sullivan
60643 Thunderbird
Bend OR 97702

Until requested otherwise, send all tax statements to (Name and Address):

John O'Sullivan
60643 Thunderbird
Bend OR 97702

Deschutes County Official Records

Steve Dennison, County Clerk

2024-04793

01510748202400047930030036

D-D Cnt=1 Pgs=3 Stn=25
\$15.00 \$11.00 \$61.00 \$10.00 \$6.00

02/29/2024 11:16 AM
\$103.00

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

John O'Sullivan and Lauren O'Sullivan

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

John O'Sullivan

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Deschutes County,
Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☐ \$ 0;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 2/28/24; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

STATE OF OREGON, County of Deschutes ss.
 This record was acknowledged before me on February 28th, 2024,
 by Tiana Maria Romero
 or This record was acknowledged before me on _____,
 by _____
 as (corporate title) Client Relationship Consultant & Notary
 of (company name) U.S. Bank

[Handwritten signature: Tiana Maria Romero]
 Notary Public for Oregon
 My commission expires June 21st, 2026

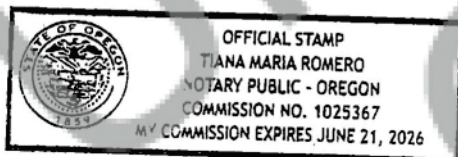


Exhibit A

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
John O'Sullivan and Lauren O'Sullivan
60643 Thunderbird
Bend, OR 97702

Until a change is requested all tax
statements shall be sent to the
following address:
John O'Sullivan and Lauren O'Sullivan
60643 Thunderbird
Bend, OR 97702

File No.: 7061-2849686 (SJN)
Date: April 14, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Deschutes County Official Records **2017-020635**
D-D **05/31/2017 09:22:00 AM**
Stn=0 BN
\$21.00 \$30.00 \$6.00 \$10.00 \$11.00 **\$78.00**

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

Kenneth E. Johnson and Carol E. Johnson, as tenants by the entirety, Grantor, conveys and warrants to John O'Sullivan and Lauren O'Sullivan, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 1 OF MOUNTAIN HIGH REPLAT, DESCHUTES COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$499,900.00**. (Here comply with requirements of ORS 93.030)



Deschutes County Property Information

Report Date: 12/16/2025 4:41:54 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: O'SULLIVAN, JOHN
Map and Taxlot: 181220AD02500
Account: 163441
Tax Status: Assessable
Situs Address: 60643 THUNDERBIRD, BEND, OR 97702

Property Taxes

Current Tax Year: \$8,532.82
Tax Code Area: 1001

Assessment

Subdivision: MOUNTAIN HIGH REPLAT
Lot: 1
Block:
Assessor Acres: 0.43
Property Class: 101 -- RESIDENTIAL

Ownership

Mailing Address:
O'SULLIVAN, JOHN
60643 THUNDERBIRD
BEND, OR 97702

Valuation

Real Market Values as of Jan. 1, 2025

Land	\$288,500
Structures	\$494,350
Total	\$782,850

Current Assessed Values:

Maximum Assessed	\$505,010
Assessed Value	\$505,010
Veterans Exemption	

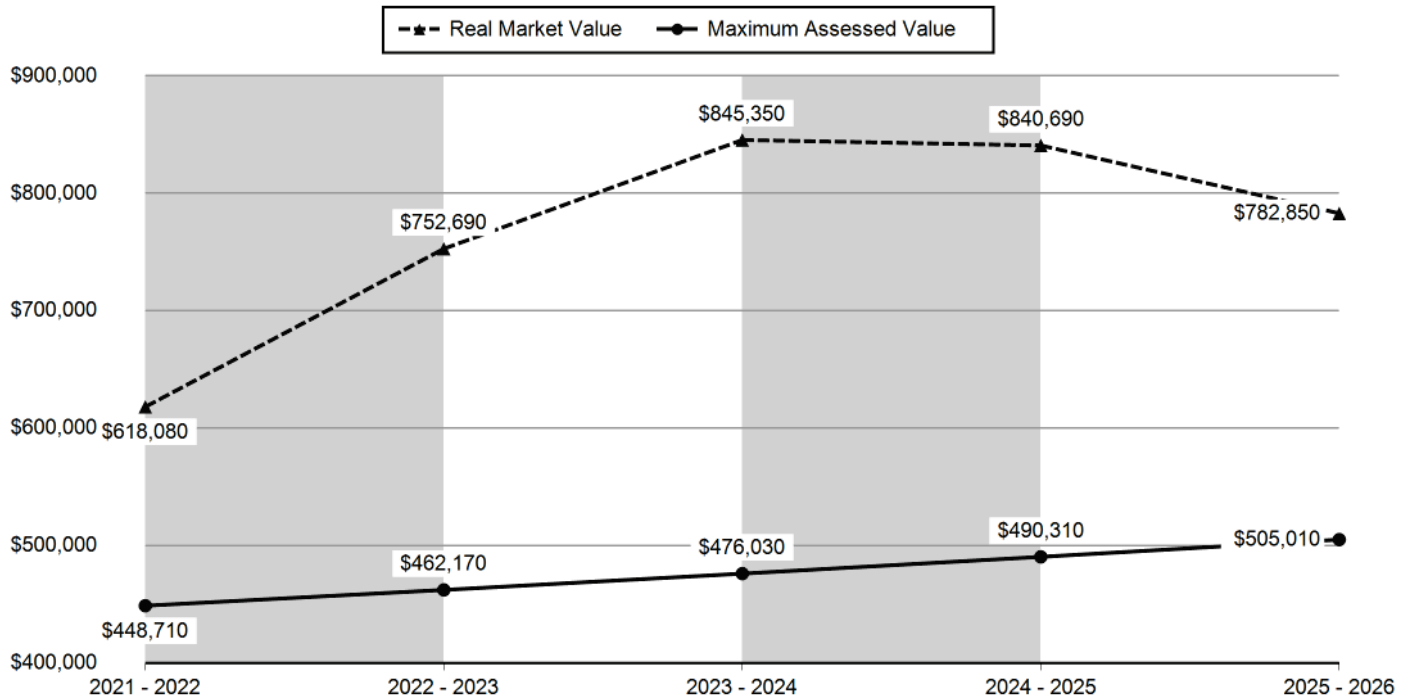
Warnings, Notations, and Special Assessments

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	\$204,500	\$219,300	\$260,000	\$288,860	\$288,500
Real Market Value - Structures	\$413,580	\$533,390	\$585,350	\$551,830	\$494,350
Total Real Market Value	\$618,080	\$752,690	\$845,350	\$840,690	\$782,850
Maximum Assessed Value	\$448,710	\$462,170	\$476,030	\$490,310	\$505,010
Total Assessed Value	\$448,710	\$462,170	\$476,030	\$490,310	\$505,010
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	\$8,276.84	(\$8,532.82)	\$255.98	\$0.00	\$0.00
2025	11-15-2025	IMPOSED	10-14-2025	11-15-2025	\$0.00	\$8,532.82	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			
2024	11-15-2024	PAYMENT	11-12-2024	11-12-2024	\$7,963.21	(\$8,209.50)	\$246.29	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	\$0.00	\$8,209.50	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			
2023	11-15-2023	PAYMENT	11-07-2023	11-07-2023	\$7,381.89	(\$7,610.20)	\$228.31	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$7,610.20	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
02/28/2024	O'SULLIVAN, JOHN & LAUREN	O'SULLIVAN, JOHN	\$0	06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2024-4793
05/24/2017	JOHNSON,KENNETH E & CAROL E	O'SULLIVAN, JOHN & LAUREN	\$499,900	33-CONFIRMED SALE	2017-20635
11/29/2001	HUSBAND,JOHN E	JOHNSON,KENNETH E	\$345,000	30-UNCONFIRMED SALE	2001-59041
12/02/1991	ADAMS NORMAN S	HUSBAND,JOHN E	\$255,000	33-CONFIRMED SALE	1991-2511453
04/04/1986		UNKNOWN	\$194,000	33-CONFIRMED SALE	1986-1200964

Structures

Stat Class/Description		Improvement Description								Code Area	Year Built	Total	Sq Ft
143 - RESIDENCE: Two story										1001	1985	2,817	
Floor Description										Comp %	Sq Ft		
First Floor										100	1,548		
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
1	1	1	0	0	1	1	1	0	0	1	0	0	

Floor Description								Comp %		Sq Ft			
Second Floor								100		1,269			
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
0	0	0	0	0	0	3	2	0	0	0	0	1	

Floor Description										Comp %	Sq Ft		
Garage-Attached-Finished										100	688		

Accessory Description	Sq Ft	Quantity
DECK-AVERAGE	305	
DECKS-GOOD	192	
GAZEBO	120	
CONCRETE-PAVING	1,530	

Land Characteristics

Land Description	Acres	Land Classification
Rural Lot	0.43	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	O'SULLIVAN, JOHN	OWNER	
OWNER	OSULLIVAN, JOHN	OWNER	

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	R. E. JEWELL ELEMENTARY SCHOOL	(541) 355-2100	20550 MURPHY RD, BEND, OR 97702
MIDDLE SCHOOL ATTENDANCE AREA	HIGH DESERT MIDDLE SCHOOL	(541) 355-7200	61000 DIAMONDBACK LN, BEND, OR 97702
HIGH SCHOOL ATTENDANCE AREA	CALDERA HIGH SCHOOL	(541) 355-5000	60925 SE 15th Street, BEND, OR 97702
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
IRRIGATION DISTRICT	ARNOLD IRRIGATION DISTRICT	(541) 382-7664	19604 BUCK CANYON RD, BEND, OR 97702
GARBAGE & RECYCLING SERVICE	CASCADE DISPOSAL	(541) 382-6660	1300 SE WILSON AVE, BEND, OR 97702

Development Summary

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

City of Bend Permits

Permit ID	Permit Type	Applicant	Application Date	Status
2-6283	Mechanical		12/27/2002	CLOSED
4-7388	Mechanical		12/03/2004	APPROVED

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-B37964	Building	HUSBAND,JOHN E	02/07/1996	Finaled
247-B12560	Building	WARD,J L CO	01/01/1985	Finaled
247-E36895	Electrical	HUSBAND,JOHN E	02/07/1996	Finaled
247-M15402	Mechanical	HUSBAND,JOHN E	10/17/1997	Finaled
247-M9700	Mechanical	HUSBAND,JOHN E	07/20/1994	Finaled

Permit Detail**Building Permit Details**

Permit Number:	247-B37964	Application Date:	02/07/1996	Status:	Finaled
Permit Name:	HUSBAND,JOHN E	Issue Date:	02/22/1996		
Contractor:	SUN FOREST CONSTRUCTION	Final Date:	04/04/1996		
Building Class:	Residential	Square Feet:	0	On Sewer:	N
Class of Work:	Remodel	Bedrooms:	4	Permit Valuation:	\$5,300
Building Use:	INTERIOR REMODLE	Stories:	2		

Inspections

Date	Init.	Comments
04/04/1996	LRP	FINAL APPROVED
03/13/1996	LRP	DRYWALL APPROVED
03/07/1996	RAK	FRAME APPROVED. NO INSUL TO INSPECT. OK TO DRY WALL ON ELEC APPROVAL
02/20/1996	TTT	GC INTERIOR REMODEL. REMOVAL OF INTERIOR WALL & REPLACEMENT W/5-1/8X21.00 24F GLB.
02/20/1996	TTT	GC VALUATION BASED ON CONTRACT FEE. OF \$5300.00.

Building Permit Details

Permit Number:	247-B12560	Application Date:	01/01/1985	Status:	Finaled
Permit Name:	WARD,J L CO	Issue Date:	06/18/1985		
Contractor:		Final Date:	04/03/1986		
Building Class:	Residential	Square Feet:		On Sewer:	
Class of Work:	New Construction	Bedrooms:		Permit Valuation:	\$102,800
Building Use:	RES	Stories:			

Inspections

Date	Init.	Comments
03/27/1986	OLD	(M501695) GAS TEST ON "0"
03/27/1986	OLD	WOODSTOVE O CLEARANCE NOT INSTALLED TO MANUFACTURER'S INSTALLATION
08/13/1985	OLD	DRYWALL APPROVED
08/08/1985	OLD	(P301319) TOP OUT APPROVED
08/08/1985	OLD	FRAME & INSULATION APPROVED
08/06/1985	OLD	(M501695) GAS TEST APPROVED
07/09/1985	OLD	SLAB GARAGE APPROVED
07/02/1985	OLD	FOOTING APPROVED

Electrical Permit Details

Permit Number:	247-E36895	Application Date:	02/07/1996	Status:	Finaled
Permit Name:	HUSBAND,JOHN E	Issue Date:	02/22/1996		
Contractor:	DESCHUTES ELECTRIC INC	Final Date:	04/04/1996		
Building Class:	Residential	Building Use:	INTERIOR REMODEL		
Class of Work:	New Construction	Linked Permit:	37964		

Service Description:

BRANCH CIRCUIT/NEW, ALTER OR EXTEND 1 CIRCUIT-WITHOUT NEW SERVICE(1)

Inspections

Date	Init.	Comments
04/04/1996	JCM	*FINAL APPROVED
03/07/1996	JCM	ROUGH APPROVED

Mechanical Permit Details

Permit Number:	4-7388	Application Date:	12/03/2004	Status:	APPROVED
Permit Name:	GAS FIREPLC/VENT/GAS/LE	Issue Date:			
Contractor:	N/A	Final Date:	12/03/2004		
Building Class:	N/A	Building Use:			
Class of Work:		Linked Permit:			

Service Description:

N/A
N/A
N/A
N/A
N/A

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	2-6283	Application Date:	12/27/2002	Status:	CLOSED
Permit Name:	GAS FURNACE	Issue Date:			
Contractor:	N/A	Final Date:	01/28/2003		
Building Class:	N/A	Building Use:			
Class of Work:		Linked Permit:			

Service Description:

N/A
N/A
N/A
N/A
N/A

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-M15402	Application Date:	10/17/1997	Status:	Finaled
Permit Name:	HUSBAND,JOHN E	Issue Date:	10/17/1997		
Contractor:	Sanders, Roger F	Final Date:	12/04/1997		
Building Class:	Residential	Building Use:			

Class of Work: New Construction

Linked Permit:

Service Description:

ISSUANCE FEE (1)
GAS PIPING SYSTEM OF ONE TO FOUR OUTLETS - PER OUTLET (1)
INSTALLATION OR RELOCATION OF DOMESTIC-TYPE INCINERATOR OR WOOD STOVE (1)
INSTALLATION, RELOCATION OR REPLACEMENT OF APPLIANCE VENT INSTALLED AND NOT INCLUDED IN AN APPLIANCE PERMIT. (1)

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-M9700	Application Date:	07/20/1994	Status:	Finalized
Permit Name:	HUSBAND,JOHN E	Issue Date:	07/20/1994		
Contractor:	BP CONSTRUCTION	Final Date:	07/28/1994		

Building Class:	Residential	Building Use:	
Class of Work:	New Construction	Linked Permit:	

Service Description:

ISSUANCE FEE (1)
DOMESTIC TYPE INCINERATOR AND WOOD STOVE (1)
GAS CONNECTION WITHOUT APPLIANCE (1TO4) 2.00 (1)

Inspections

No inspection records found.

Assessor's Office Supplemental Information

Legal Description:	Subdivision: MOUNTAIN HIGH REPLAT Lot: 1 Block:
Property Class:	101 -- RESIDENTIAL
Maintenance Area:	5
Study Area:	62
Neighborhood:	002

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

16-Dec-2025

Tax Account #	163441	Lender Name	CLG - US Bancorp Service Providers
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1001
Situs Address	60643 THUNDERBIRD BEND 97702	Interest To	Dec 16, 2025

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	\$8,532.82	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,209.50	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,610.20	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,319.78	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,110.94	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,746.21	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,558.49	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,373.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,252.71	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,924.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,719.66	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,479.43	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,862.23	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,131.09	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,263.95	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,676.11	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,474.43	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,317.52	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,035.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,894.19	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,772.94	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,599.97	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,512.72	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,987.23	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,659.14	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,542.69	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,589.27	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,230.82	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,975.77	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,811.45	Nov 15, 1996
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: 163441

O'SULLIVAN, JOHN
60643 THUNDERBIRD
BEND OR 97702

PROPERTY DESCRIPTION

CODE: 1001 **MAP:** 181220-AD-02500 **CLASS:** 101

SITUS ADDRESS: 60643 THUNDERBIRD BEND

LEGAL: MOUNTAIN HIGH REPLAT 1

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	288,860	288,500
STRUCTURES	551,830	494,350
TOTAL RMV	840,690	782,850
MAXIMUM ASSESSED VALUE	490,310	505,010
TOTAL ASSESSED VALUE	490,310	505,010
ASSESSED VALUE	490,310	505,010
TOTAL PROPERTY TAX:	8,209.50	8,532.82

TAX BY DISTRICT

SCHOOL DISTRICT #1	2,356.33
C O C C	306.89
HIGH DESERT ESD	47.72
EDUCATION TOTAL:	2,710.94
DESCHUTES COUNTY	632.32
COUNTY LIBRARY	272.10
COUNTYWIDE LAW ENFORCEMENT	618.28
COUNTY EXTENSION/4H	11.16
9-1-1	179.03
DESCHUTES SOIL & WATER CONSERVATION	29.75
CITY OF BEND	1,386.61
CITY OF BEND LOCAL OPTION	383.81
BEND JUNIPER RIDGE URBAN RENEWAL	69.64
MURPHY CROSSING URBAN RENEWAL	28.89
BEND CORE URBAN RENEWAL	39.04
BEND METRO PARK & RECREATION	722.67
GENERAL GOVT TOTAL:	4,373.30
COUNTY LIBRARY BOND	159.28
CITY OF BEND ROAD BOND 2011	47.98
CITY OF BEND ROAD BOND 2021	214.48
BEND METRO PARK AND REC BOND	60.35
SCHOOL #1 BOND 2013	181.40
SCHOOL #1 BOND 2017	443.60
SCHOOL #1 BOND 2023	302.15
C O C C BOND	39.34
BONDS - OTHER TOTAL:	1,448.58

This is your copy and not a bill if your mortgage company is responsible for paying your taxes. This statement was sent to: US Bancorp Service Providers

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

Full Payment with 3% Discount **\$8,276.84**

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)** **\$8,276.84**
No Additional Payment Due
- ☐ **Two-Thirds Payment (2% Discount)** **\$5,574.78**
Next Payment Due 05/15/26
- ☐ **One-Third Payment (No Discount)** **\$2,844.28**
Next Payment Due 02/17/26

TAX ACCOUNT: 163441

O'SULLIVAN, JOHN
60643 THUNDERBIRD
BEND OR 97702

- ☐ **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

09100001634410000284428000055747800008276845

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

8/2/2014

S.E. 1/4 N.E. 1/4 SEC. 20 T. 18S. R. 12E. W.M.
DESCHUTES COUNTY

1" = 100'

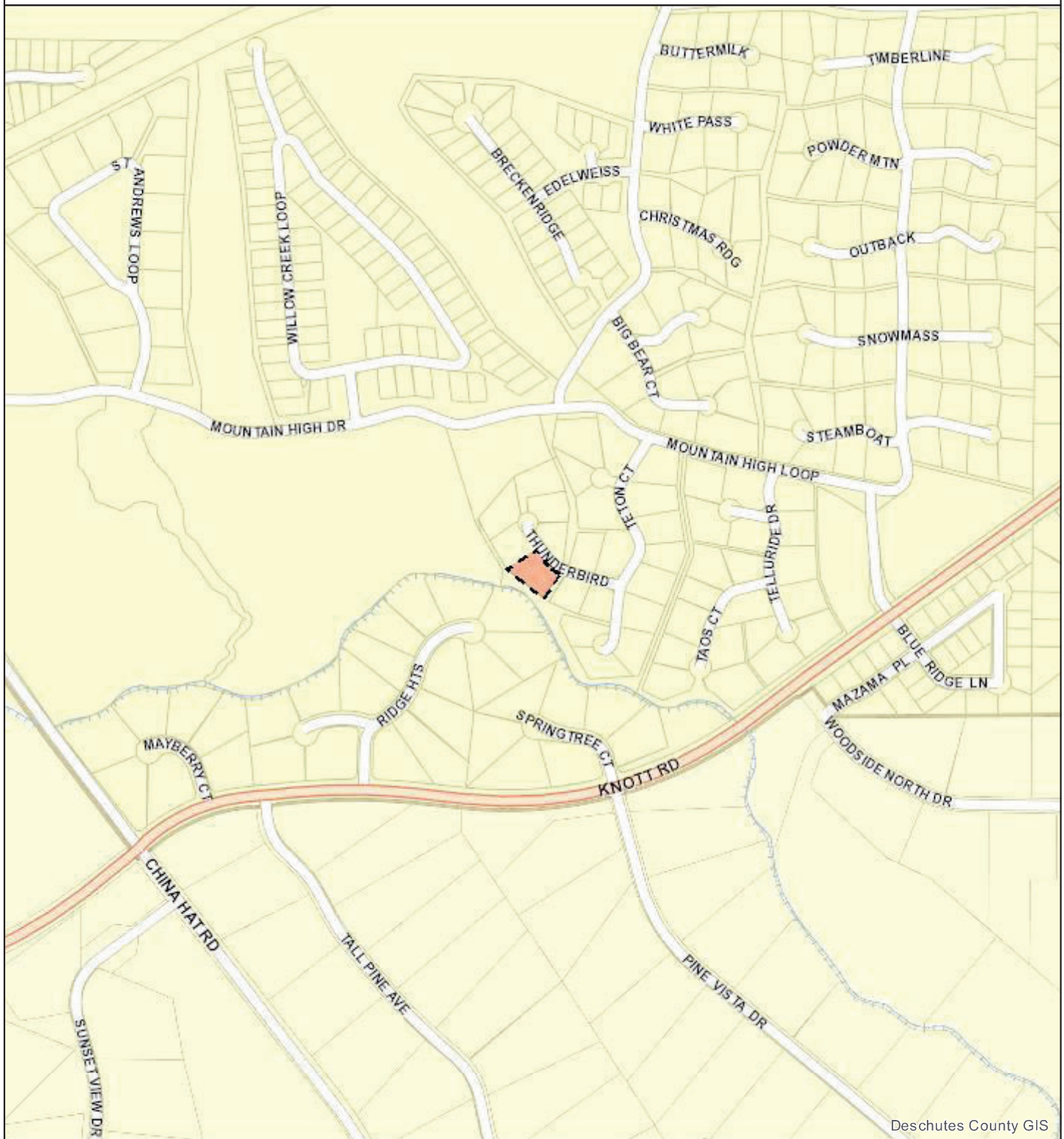
Cancelled Nos.
500
1000
2000
3000



18 12 20AD

Deschutes County Property Information - Dial

Road Map



Deschutes County GIS

Map and Taxlot: 181220AD02500

