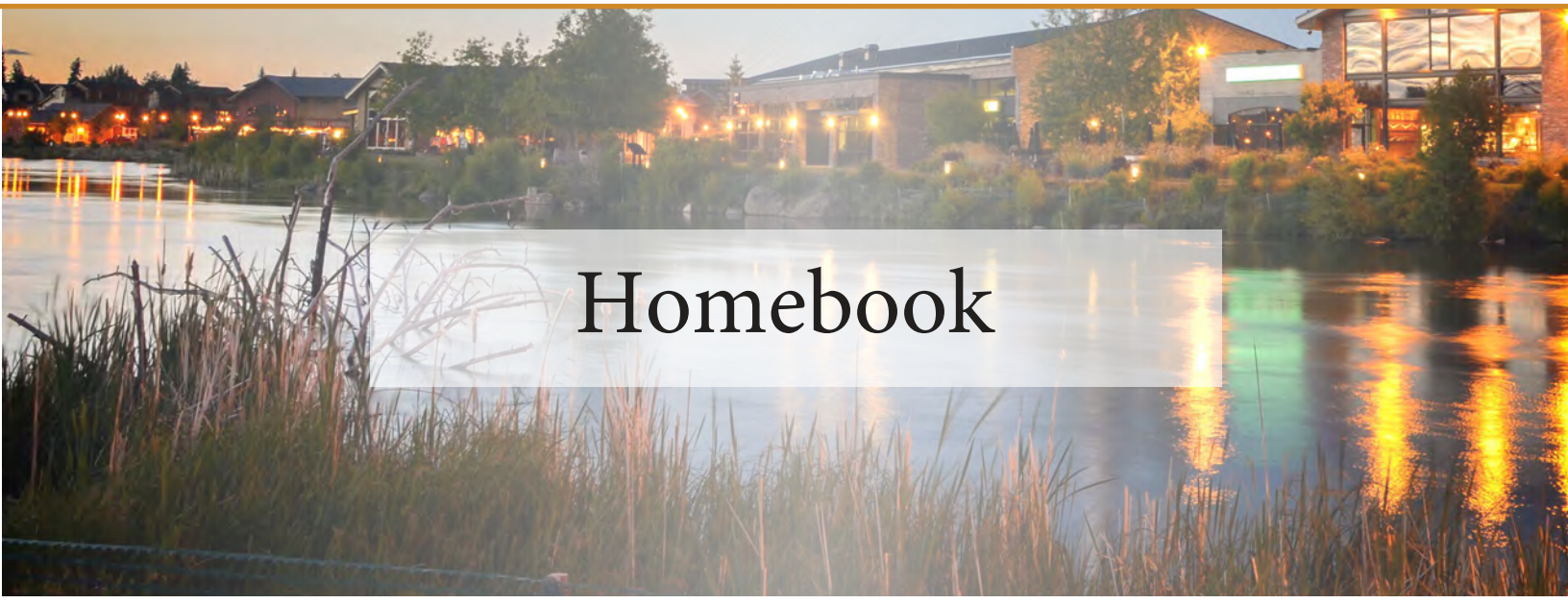
Western Title & Escrow



Homebook

a Fortune 500 Company

A partnership *beyond expectations.*

Subject Property:

62979 Ostrom Drive | Bend | OR 97703

Customer Service:

541-330-1236
CustomerService@WesternTitle.com

This report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warrantees of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this report. The information contained in the report is delivered to you from Western Title & Escrow Company and is obtained from sources deemed reliable, but is not guaranteed and is subject to verification by consumer.

Western Title & Escrow

Central Oregon Moving Guide

EDCO Info

Buyer Seller Guide

Seller Guide

A partnership beyond expectations.

Deschutes County Parcel Information

Western Title & Escrow

Parcel Information

Parcel #:	**289091**
Tax Lot:	**171123D000102**
Record Type:	**Unknown**
Site Address:	62979 Ostrom Dr
	Bend OR 97703 - 6929
Owner:	20510 Harper LLC Et Al
Owner Address:	9715 E Calle De Valle Dr
	Scottsdale AZ 85255 - 3715
Twn/Range/Section:	17S / 11E / 23 / SE
Parcel Size:	3.26 Acres (142,006 SqFt)
Plat/Subdivision:	Skyline Ranch Ph 03
Lot:	24
Block:	
Census Tract/Block:	001102 / 3001
Waterfront:	

Assessment Information

Market Value Land:	$725,000.00
Market Value Impr:	$0.00
Market Value Total:	$725,000.00
Assessed Value:	$257,380.00

Tax Information

Levy Code Area:	1-016
Levy Rate:	14.3631
Tax Year:	2025
Annual Tax:	$3,715.53

Legal

SKYLINE RANCH PHASE III Lot: 24

Land

County Land Use:	400 - Tract - Vacant	Land Use Std:	8000 - Vacant Land (General)
Zoning:	Deschutes-WTZ - Westside Transect Zone	Neighborhood:	
Watershed:	Tumalo Creek	School District:	1 - Bend-Lapine Admin
Primary School:	North Star Elementary	Middle School:	Pacific Crest Middle School
High School:	Summit High School		

Improvement

Year Built:		Total SqFt:		Bedrooms:	
1st Floor:		Attic Area:		Bathrooms:	
2nd Floor:		Bsmt Area:		Full/Half Baths:	
Fireplace:		Garage:		Carport:	

Transfer Information

Rec. Date:	08/22/2025	Sale Price:	$1,147,328.00	Doc Num:	22532	Doc Type:	Warranty Deed
Owner:	20510 Harper LLC			Grantor:	R D BUILDING & DESIGN LLC		
Orig. Loan Amt:				Title Co:	WESTERN TITLE		
Finance Type:		Loan Type:		Lender:			

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.

Deschutes County Property Information

Report Date: 11/10/2026 12:19:56 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: 20510 HARPER LLC ET AL
Map and Taxlot: 171123D000102
Account: 289091
Tax Status: Assessable
Situs Address: 62979 OSTROM DR, BEND, OR 97703

Property Taxes

Current Tax Year: $4,403.25
Tax Code Area: 1017

Assessment

Subdivision: SKYLINE RANCH PHASE III
Lot: 24
Block:
Assessor Acres: 3.26
Property Class: 400 -- TRACT

Ownership

Mailing Address:
20510 HARPER LLC ET AL
9715 E CALLE DE VALLE DR
SCOTTSDALE, AZ 85255

Valuation

Real Market Values as of Jan. 1, 2026

Land	$681,500
Structures	$0
Total	$681,500

Current Assessed Values:

Maximum Assessed	$265,100
Assessed Value	$265,100
Veterans Exemption	

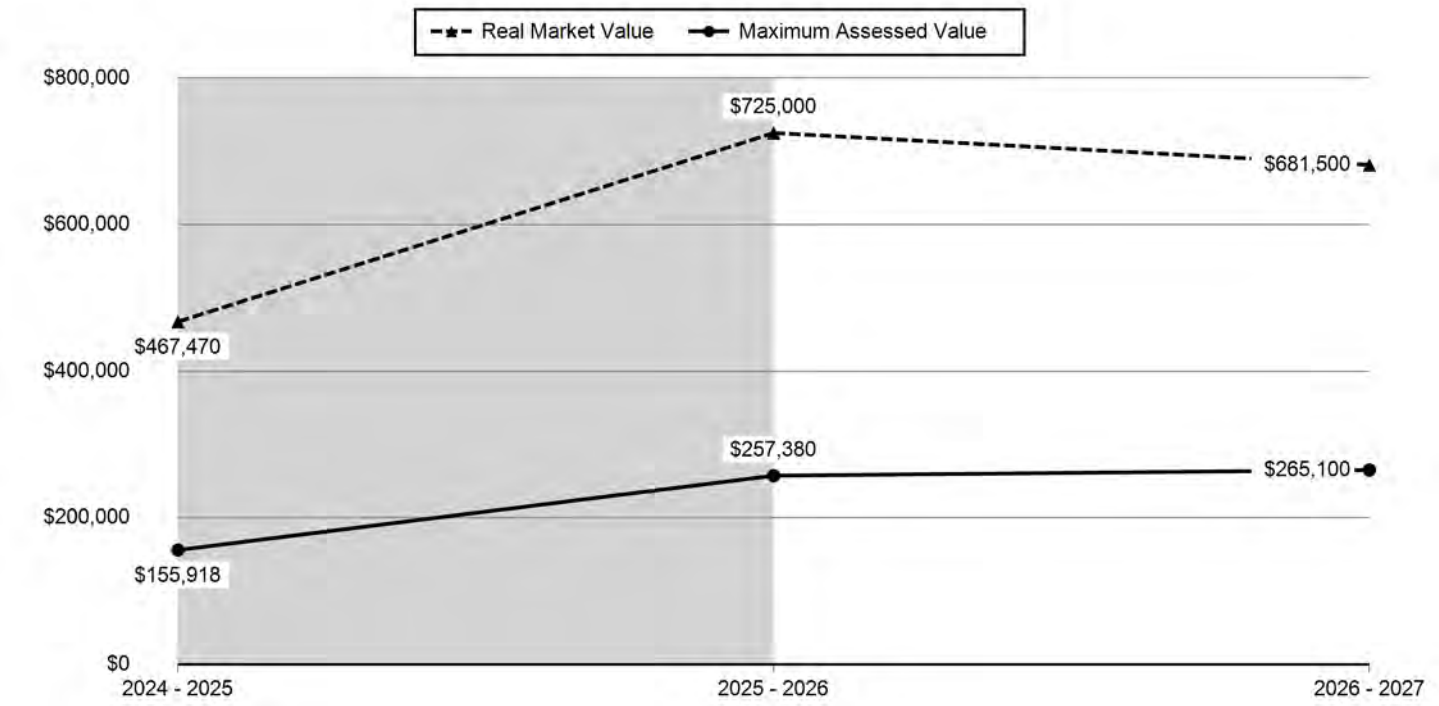
Warnings, Notations, and Special Assessments

Assessor's Office Special Assessments	Amount	Year
DEPT OF FORESTRY FIRE PATROL TIMBER	20.80	2027

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 County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other 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.*

	2024 - 2025	2025 - 2026	2026 - 2027
Real Market Value - Land	$467,470	$725,000	$681,500
Real Market Value - Structures	$0	$0	$0
Total Real Market Value	$467,470	$725,000	$681,500
Maximum Assessed Value	$155,918	$257,380	$265,100
Total Assessed Value	$155,918	$257,380	$265,100
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
2026	11-15-2026	PAYMENT	11-09-2026	11-08-2026	$4,271.15	($4,403.25)	$132.10	$0.00	$0.00
2026	11-15-2026	IMPOSED	10-12-2026	11-15-2026	$0.00	$4,403.25	$0.00	$0.00	$0.00
					Total:	**$0.00**			
2025	11-15-2025	PAYMENT	11-21-2025	11-21-2025	$3,715.53	($3,715.53)	$0.00	$0.00	$0.00
2025	11-15-2025	IMPOSED	10-14-2025	11-15-2025	$0.00	$3,715.53	$0.00	$0.00	$0.00
					Total:	**$0.00**			
2024	11-15-2024	PAYMENT	11-19-2024	11-15-2024	$2,158.73	($2,225.50)	$66.77	$0.00	$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	$0.00	$2,225.50	$0.00	$0.00	$0.00
					Total:	**$0.00**			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
08/21/2025		20510 HARPER LLC ET AL	$1,147,329	07-INTEREST TRANSFERRED IS PARTIAL/UNDIVIDED/TIMESHARE	2025-22532
08/15/2025	SKYLINE RANCH DEVELOPMENT INC	RD BUILDING & DESIGN LLC	$650,000	30-UNCONFIRMED SALE	2025-21819

No Structures Found.

Land Characteristics

Land Description	Acres	Land Classification
Suburban Lot	3.26	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	20510 HARPER LLC,	OWNER	50.00%
OWNER	RD BUILDING & DESIGN LLC,	OWNER	50.00%

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
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

Development Summary

Planning Jurisdiction: Deschutes County
Urban Growth Boundary: No
Urban Reserve Area: Bend

County Zone	Description
WTZ	WESTSIDE TRANSECT ZONE

County Development Details

Wetland (National or Local): Yes
Conservation Easement: No Conservation Easement Recorded
FEMA 100 Year Flood Plain: Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant: No TDC/PRC Restrictive Covenant Found
Ground Snow Load: #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-25-006689-DWL	Building	20510 HARPER LLC ET AL	10/29/2025	Under Insp/Revisions Rcvd
247-25-006689-DWL-REV-02	Building	20510 HARPER LLC ET AL	05/27/2026	Revision Complete
247-25-006689-DWL-REV-01	Building	20510 HARPER LLC ET AL	02/17/2026	Revision Complete
247-26-005812-ELEC	Electrical	20510 HARPER LLC ET AL	10/21/2026	Permit Issued
247-26-002310-ELEC	Electrical	20510 HARPER LLC ET AL	04/28/2026	Finaled
247-23-001108-EVAL-04	Feasibility		12/08/2023	Site Evaluation Approved
247-23-000829-FPA	Land Use	Skyline Ranch Development	12/22/2023	Closed
247-25-000998-PRMT	Septic	20510 HARPER LLC ET AL	11/14/2025	Finaled

Permit Detail

Building Permit Details

Permit Number: 247-25-006689-DWL-REV-02
Permit Name: 20510 HARPER LLC ET AL
Contractor: RD BUILDING & DESIGN LLC
Application Date: 05/27/2026
Issue Date:
Final Date:
Status: Revision Complete
Building Class: Residential
Class of Work: -
Square Feet:
Bedrooms:
On Sewer:
Permit Valuation: $0

Building Use: REVISION - SECOND FLOOR LAYOUT CHANGE **Stories:**

Inspections

No inspection records found.

Building Permit Details

Permit Number:	247-25-006689-DWL-REV-01	**Application Date:**	02/17/2026	**Status:**	Revision Complete
Permit Name:	20510 HARPER LLC ET AL	**Issue Date:**			
Contractor:	RD BUILDING & DESIGN LLC	**Final Date:**			
Building Class:	Residential	**Square Feet:**		**On Sewer:**	
Class of Work:	-	**Bedrooms:**		**Permit Valuation:**	$0
Building Use:	REVISION TO FOUNDATION NEW SFD W/ATTACHED GARAGE	**Stories:**			

Inspections

No inspection records found.

Building Permit Details

Permit Number:	247-25-006689-DWL	**Application Date:**	10/29/2025	**Status:**	Under Insp/Revisions Rcvd
Permit Name:	20510 HARPER LLC ET AL	**Issue Date:**	01/05/2026		
Contractor:	RD BUILDING & DESIGN LLC	**Final Date:**			
Building Class:	Residential	**Square Feet:**	3685	**On Sewer:**	
Class of Work:	New - Single Family Dwelling	**Bedrooms:**		**Permit Valuation:**	$717,365
Building Use:	NEW SFD W/ATTACHED GARAGE	**Stories:**	2		

Inspections

Date	Init.	Comments
10/26/2026	Owen	4920 Miscellaneous Electrical**Driveway heating cable -- Insp Completed : Approved
10/14/2026	Nicholas	2020 Underground Gas**On test/tracer in. Fire pit at rear -- Insp Completed : Approved
10/01/2026	Nicholas	1110 Footing**R109.1: covered without inspection. Engineering letter in docs approving (5) exterior footings supporting front and rear porches. These footings were not inspected prior to pour, therefore “Accepted.” -- Insp Completed : Accepted
07/30/2026	Nicholas	3300 Water Service**DCVA in place. Tracer in -- Insp Completed : Approved
07/30/2026	Nicholas	3650 Shower Pan**All corrections made -- Insp Completed : Approved
07/28/2026	Nicholas	3650 Shower Pan**408.7.5: denied shower pan to be on test for inspection. A reinspection fee to be applied at next shower pan inspection if all corrections are not made. Master pan: pan approved to pull test. Waterproof of walls to be applied out to front curb edge. Check at next inspection -- Insp Cancelled : Denied
07/14/2026	Nicholas	3650 Shower Pan**Upstairs south shower pan correction made and ok to proceed. Denial: Upstairs north pan still lacking (see at Bot Plate opposite side of left return wall) No master at this time -- Insp Cancelled : Denied
07/14/2026	Nicholas	4155 Floor Heating**Primary bath floor only -- Insp Completed : Approved
07/07/2026	Nicholas	4155 Floor Heating**NEC110.3(B): not installed per manufacturer installation instructions 1) min 3” clear to walls -- Insp Cancelled : Denied
07/06/2026	Nicholas	3200 Sanitary Sewer**Accepted: per 718.3, building sewer to be min 12” below grade. Hardscape to be installed over top. -- Insp Completed : Accepted
07/06/2026	Nicholas	3650 Shower Pan**408.7: shower pan liners shall be watertight 1) both upstairs pans leaking -- Insp Cancelled : Denied
07/02/2026	Ken	3200 Sanitary Sewer -- Insp Cancelled : Not Ready
06/03/2026	Nicholas	1540 Gypsum Board/Lath/Drywall**Type X fire board at garage lid -- Insp Completed : Approved
05/29/2026	Nicholas	1380 Fireplace -- Insp Completed : Approved
05/29/2026	Nicholas	1430 Insulation Wall**Corrections made. Upload insulation certificate prior to final inspection -- Insp Completed : Approved

05/29/2026	Nicholas	1430 Insulation Wall**Mid ring at UFER location -- Insp Cancelled : Denied
05/29/2026	Nicholas	1440 Insulation Ceiling**Corrections made. Upload insulation certificate prior to final inspection Partial: loose fill to come at later date. -- Insp Cancelled : Partial
05/29/2026	Nicholas	1440 Insulation Ceiling**NFPA13D/9.1.1: add additional freeze protection under fire suppression lines exposed in garage. (Garage is an unconditioned space) R302.11#1/1.1: fire block required at top plate of mech chase (2nd floor) -- Insp Cancelled : Denied
05/29/2026	Nicholas	1460 Insulation**Cancelled for clarity -- Insp Cancelled : Cancelled
05/27/2026	Nicholas	1260 Framing**Corrections made. Revise 2nd floor in documents -- Insp Completed : Approved
05/27/2026	Nicholas	1380 Fireplace**M1301.1: add required metal hearth strips. Stud to left side of unit does not meet min 1 1/2” clearance to combustibles -- Insp Cancelled : Denied
05/27/2026	Nicholas	4220 Electrical Service**Corrections made -- Insp Completed : Approved
05/22/2026	Nicholas	1260 Framing**Service correction, mechanical correction R106.4: not per plan 1) complete all over framing per detail 2) A1 & K truss bracing not installed 3) cut 2x6 rafters above fireplace 4)provide revised upstairs floor plan for relocation of bath/bedroom 5) complete fireplace in-fill framing -- Insp Cancelled : Denied
05/22/2026	Nicholas	1380 Fireplace -- Insp Cancelled : Not Ready
05/22/2026	Nicholas	1530 Exterior Shearwall**Revision in docs -- Insp Completed : Approved
05/22/2026	Nicholas	2250 Gas Piping/Pressure Test**On test. Complete gas pipe bonding by finals -- Insp Completed : Approved with Conditions
05/22/2026	Nicholas	2300 Rough Mechanical**Connect bath fan venting to termination point. Check at next inspection -- Insp Completed : Approved with Conditions
05/22/2026	Nicholas	3500 Rough Plumbing -- Insp Completed : Approved
05/22/2026	Nicholas	4220 Electrical Service**338.10(B)(4): nail plate protection at SE cables and feeders (protection at feeder stud pass-thru is insufficient Rest ok -- Insp Cancelled : Denied
05/22/2026	Nicholas	4500 Rough Electrical**Condition of approval: 210.52(C): countertop receptacles required at south pantry countertop if lower cabs still to be in place. Rest ok -- Insp Completed : Approved with Conditions
04/30/2026	Nicholas	1530 Exterior Shearwall**Exterior good to cover with exception of strongwalls. R106.4: Engineer to provide revised detail on strong-wall top plate attachments. All hold downs in except upstairs HDU/steel beam. -- Insp Cancelled : Partial
04/29/2026	Sam	1530 Exterior Shearwall**Corrections still not made. Please have engineer determine what he wants for detailed nine of S701. -- Insp Cancelled : Not Ready
04/28/2026	Nicholas	1530 Exterior Shearwall**Stopped inspection due to incomplete work. Builder to review shear-wall pages, notes, keyed notes and applicable engineering details pertaining to force transfer straps, MSCT straps, coil straps, strong-wall top plate attachments, shear walls thru adjacent walls ect. Not a complete inspection -- Insp Cancelled : Not Ready
03/06/2026	Nicholas	1220 Underfloor Framing/Post and Beam**Corrections made -- Insp Completed : Approved
03/06/2026	Nicholas	1410 Underfloor Insulation**Underfloor insulation at remote areas with limited access once sub floors are installed. Upload insulation certificate prior to final inspection -- Insp Cancelled : Partial
03/06/2026	Nicholas	2010 Underground Mechanical**Addition under floor, gas piping. Gas piping to be put on test at rough mechanical. -- Insp Completed : Approved
03/06/2026	Nicholas	2250 Gas Piping/Pressure Test**Gas piping/pressure test to be preformed at rough mechanical -- Insp Cancelled : Not Ready
03/04/2026	Nicholas	1220 Underfloor Framing/Post and Beam**R106.4: WSP pony wall at PAB’s requires shear per shear S401/6 R317.1#2: provide protection from concrete walls where TGI floor joist are in contact -- Insp Cancelled : Denied
03/04/2026	Nicholas	2200 Underfloor Mechanical -- Insp Completed : Approved
03/04/2026	Nicholas	3170 Underfloor Plumbing -- Insp Completed : Approved
02/19/2026	Nicholas	1110 Footing**Revised and blocked out strong-walls Partial: exterior footings to come at later date -- Insp Cancelled : Partial
02/19/2026	Nicholas	1120 Foundation -- Insp Completed : Approved
02/19/2026	Nicholas	1160 UFER Ground**2nd UFER tagged at east side garage wall. Tied into continuous footing -- Insp Completed : Approved
02/17/2026	Nicholas	1120 Foundation**R106.4: not per plan 1) submit revised foundation plan to reflect revision(s) in documents. Architecturals/Structurals do not provide revised foundation plan -- Insp Cancelled : Denied
02/04/2026	Nicholas	1110 Footing**Setbacks per contractors pins. Exterior footings to be inspected at later date Locations at Simpson strong walls to be blocked out and inspected at foundation. NOTE: contractor states that excavators will be grading back south portion of footprint to not exceed 48” unbalanced load (R404.1.1). Engineer to provide foundation layout page to depict type of hold down at hold down locations. (Contractor blocking out strips where this applies) -- Insp Cancelled : Partial
02/04/2026	Nicholas	1160 UFER Ground -- Insp Completed : Approved
	Nicholas	1120 Foundation -- Insp Cancelled : Cancelled

Electrical Permit Details

Permit Number: 247-26-005812-ELEC
Application Date: 10/21/2026
Status: Permit Issued
Permit Name: 20510 HARPER LLC ET AL
Issue Date: 10/21/2026
Contractor: ALL SYSTEMS ELECTRIC LLC
Final Date:

Building Class: Residential
Building Use: HEATED MAT FOR DRIVEWAY
Class of Work: Alteration - Single Family Dwelling
Linked Permit:

Service Description:

Branch circuits without service or feeder

Inspections

No inspection records found.

Electrical Permit Details

Permit Number: 247-26-002310-ELEC
Application Date: 04/28/2026
Status: Finaled
Permit Name: 20510 HARPER LLC ET AL
Issue Date: 04/28/2026
Contractor: RD BUILDING & DESIGN LLC
Final Date: 05/06/2026

Building Class: Residential
Building Use: Temp Power pole
Class of Work: Other - Other
Linked Permit:

Service Description:

Temp services/feeders 200 amps or less

Inspections

Date	Init.	Comments
05/06/2026	Owen	4000 Temporary Power Service -- Insp Completed : Approved
05/06/2026	Owen	4999 Final Electrical -- Insp Completed : Approved

Feasibility Permit Details

Permit Number: 247-23-001108-EVAL-04
Application Date: 12/08/2023
Status: Site Evaluation Approved
Permit Name:
Issue Date: 02/16/2024
Final Date:

Building Class: Residential
Class of Work: Site Evaluation - Single Family Dwelling
Daily Flow Rate:
Building Use: SKYLINE RANCH PH 3 - LOT 24
Approved System Type Code:
Bedrooms: 4
Service Code:
Approved System Type: Standard

Inspections

Date	Init.	Comments
02/16/2024	Keoni	7060 Test Holes Dug**Test holes evaluated -- Insp Cancelled : Information Only
01/29/2024	Keoni	7060 Test Holes Dug -- Insp Scheduled : Scheduled

Land Use Permit Details

Permit Number: 247-23-000829-FPA
Submit Date: 12/22/2023
Status: Closed
Permit Name: Skyline Ranch Development
Application Complete Date: 01/19/2024
Owner:

Request: Final plat for 247-20-000004-TP

Conservation Easement Required: No
Conservation Easement Recording Number:

Conservation Easement Description:

Conservation Easement Comments:

Septic Permit Details

Permit Number:	247-25-000998-PRMT	**Application Date:**	11/14/2025	**Status:**	Finaled
Permit Name:	20510 HARPER LLC ET AL	**Issue Date:**	12/04/2025		
Contractor:	B & L EXCAVATION LLC	**Final Date:**	07/29/2026		

Building Class:	Residential	**Tank Material:**		**Maximum Trench Depth:**	36
Class of Work:	Construction Permit	**DEQ Approval Number:**		**Trench Length:**	225
Building Use:	STANDARD SEPTIC SYSTEM FOR NEW SFD	**Service Code:**		**Tank Capacity:**	1000
Linked Feasibility Permit:		**System Type**	Standard	**Daily Flow Rate:**	450

Inspections

Date	Init.	Comments
07/29/2026	Benjamin	7999 Final Septic**Tank is watertight and ready for backfill. -- Insp Completed : Approved
07/08/2026	Benjamin	7100 Septic Tank**Tank not water tight, there is water leaking from one of the risers. Please seal and schedule another inspection. -- Insp Cancelled : Denied
07/02/2026	Benjamin	7020 Pre-cover**Drainfield approved and ready for cover. Please leave 1st drop box and effluent line uncovered. Attach the cleanout lines at the end of the drain lines before covering. Tank water tightness test not ready, please schedule another when water can be held 2 inches into the riser. Please re-submit the as-built with an accurate reserve area. The reserve area on the as-built is not within the approved area. There is room within the approved area to the N/NE of the current drainfield for a reserve. -- Insp Cancelled : Partial

Assessor's Office Supplemental Information

Legal Description:	Subdivision: SKYLINE RANCH PHASE III Lot: 24 Block:
Property Class:	400 -- TRACT
Maintenance Area:	5
Study Area:	03
Neighborhood:	003

STATEMENT OF TAX ACCOUNT

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

10-Nov-2026

Tax Account #	289091	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1017
Situs Address	62979 OSTROM DR BEND OR 97703	Interest To	Nov 10, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2026	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$4,403.25	Nov 15, 2026
2025	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,715.53	Nov 15, 2025
2024	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,225.50	Nov 15, 2024
	Total	$0.00	$0.00	$0.00	$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2026 TO JUNE 30, 2027
DESCHUTES COUNTY, OREGON
1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 289091

20510 HARPER LLC ET AL
9715 E CALLE DE VALLE DR
SCOTTSDALE AZ 85255

PROPERTY DESCRIPTION

CODE: 1017 **MAP:** 171123-D0-00102 **CLASS:** 400

SITUS ADDRESS: 62979 OSTROM DR BEND

LEGAL: SKYLINE RANCH PHASE III 24

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	725,000	681,500
STRUCTURES	0	0
TOTAL RMV	725,000	681,500
MAXIMUM ASSESSED VALUE	257,380	265,100
TOTAL ASSESSED VALUE	257,380	265,100
ASSESSED VALUE	**257,380**	**265,100**
TOTAL PROPERTY TAX:	**3,715.53**	**4,403.25**

TAX BY DISTRICT

SCHOOL DISTRICT #1	1,262.96
C O C C	164.47
HIGH DESERT ESD	25.56
EDUCATION TOTAL:	1,452.99
DESCHUTES COUNTY	338.88
DESCHUTES PUBLIC LIBRARY	145.81
COUNTYWIDE LAW ENFORCEMENT	331.38
RURAL LAW ENFORCEMENT	410.91
COUNTY EXTENSION/4H	5.94
9-1-1	95.91
DESCHUTES SOIL & WATER CONSERVATION	15.91
RURAL FIRE DISTRICT #2	380.84
RURAL FIRE DISTRICT #2 LOCAL OPTION	201.48
BEND METRO PARK & RECREATION	387.31
GENERAL GOVT TOTAL:	2,314.37
DESCHUTES PUBLIC LIBRARY BOND	76.43
BEND METRO PARK AND REC BOND	31.55
SCHOOL #1 BOND 2013	95.30
SCHOOL #1 BOND 2017	229.52
SCHOOL #1 BOND 2023	161.10
C O C C BOND	19.94
DEPT OF FORESTRY FIRE PATROL-T	20.80
DEPT OF FORESTRY ONE-TIME CORR	1.25
BONDS - OTHER TOTAL:	635.89

TAX QUESTIONS **(541) 388-6540**
ASSESSMENT QUESTIONS **(541) 388-6508**
For Property Information: **dial.deschutescounty.gov**

Full Payment with 3% Discount **$4,271.15**

PAYMENT OPTIONS:

- *** Online** **deschutescounty.gov/tax**
- *** By Mail** Deschutes County Tax, PO Box 7559 Bend OR 97708-7559
- *** Drop Box** 1300 NW Wall St, Bend; 51340 Hwy 97, La Pine 411 SW 9th St, Redmond
- *** 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 16, 2026

Please select payment option - Discount is lost after due date

TAX ACCOUNT: 289091

20510 HARPER LLC ET AL
9715 E CALLE DE VALLE DR
SCOTTSDALE AZ 85255

- ☐ **3% Discount** **$4,271.15**
- ☐ **2% Discount** **$2,876.79** Next Payment 05/17/27
- ☐ **1/3 Payment (No Discount)** **$1,467.75** Next Payment 02/16/27

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

AMOUNT ENCLOSED
$

Please make checks payable to Deschutes County Tax Collector

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

09100002890910000146775000028767900004271158

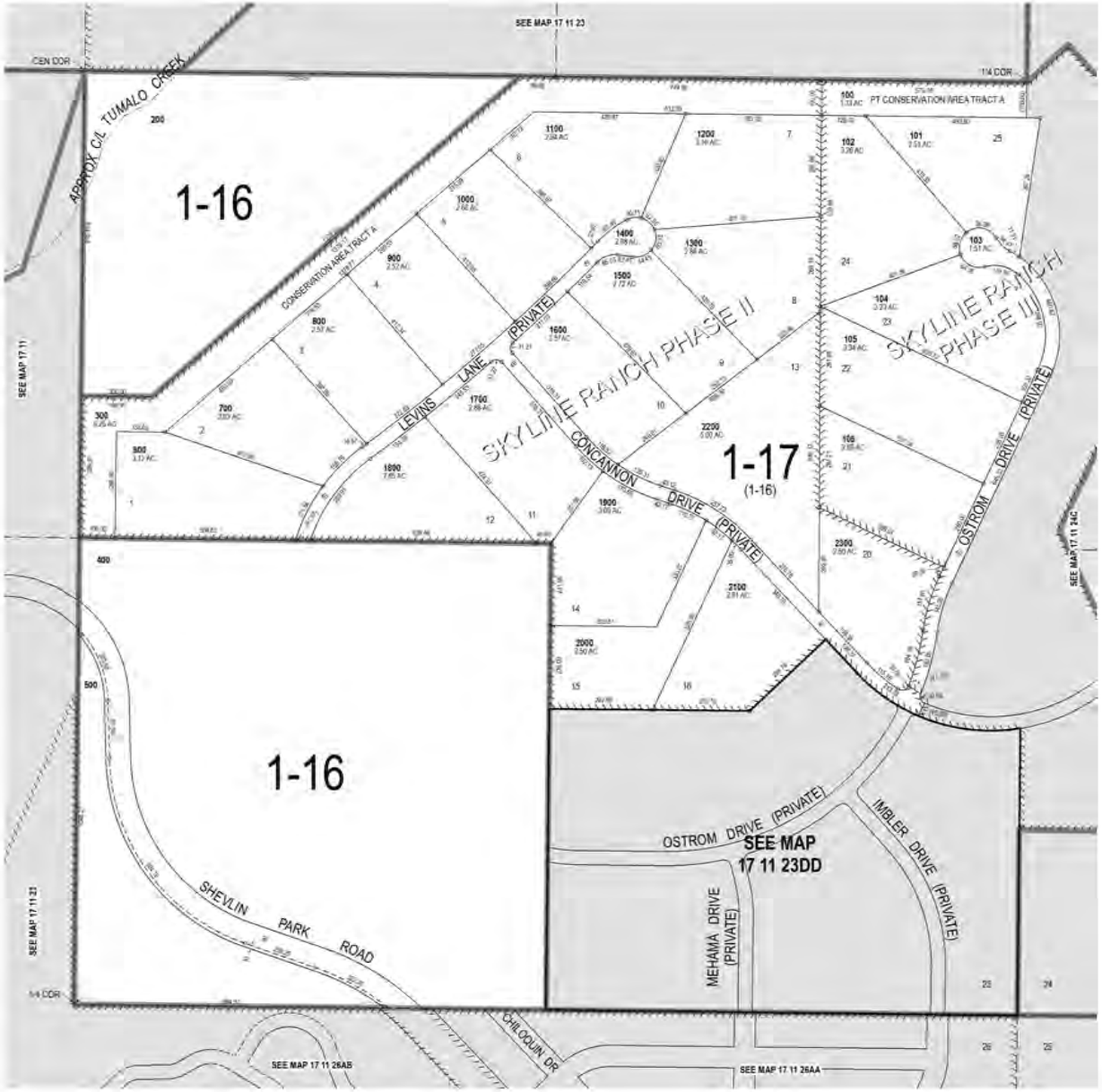
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

4/10/2025

S.E.1/4 SEC.23 T.17S. R.11E. W.M.
DESCHUTES COUNTY
1" = 200'

17 11 23D0
& INDEX

Cancelled Nos.
2400

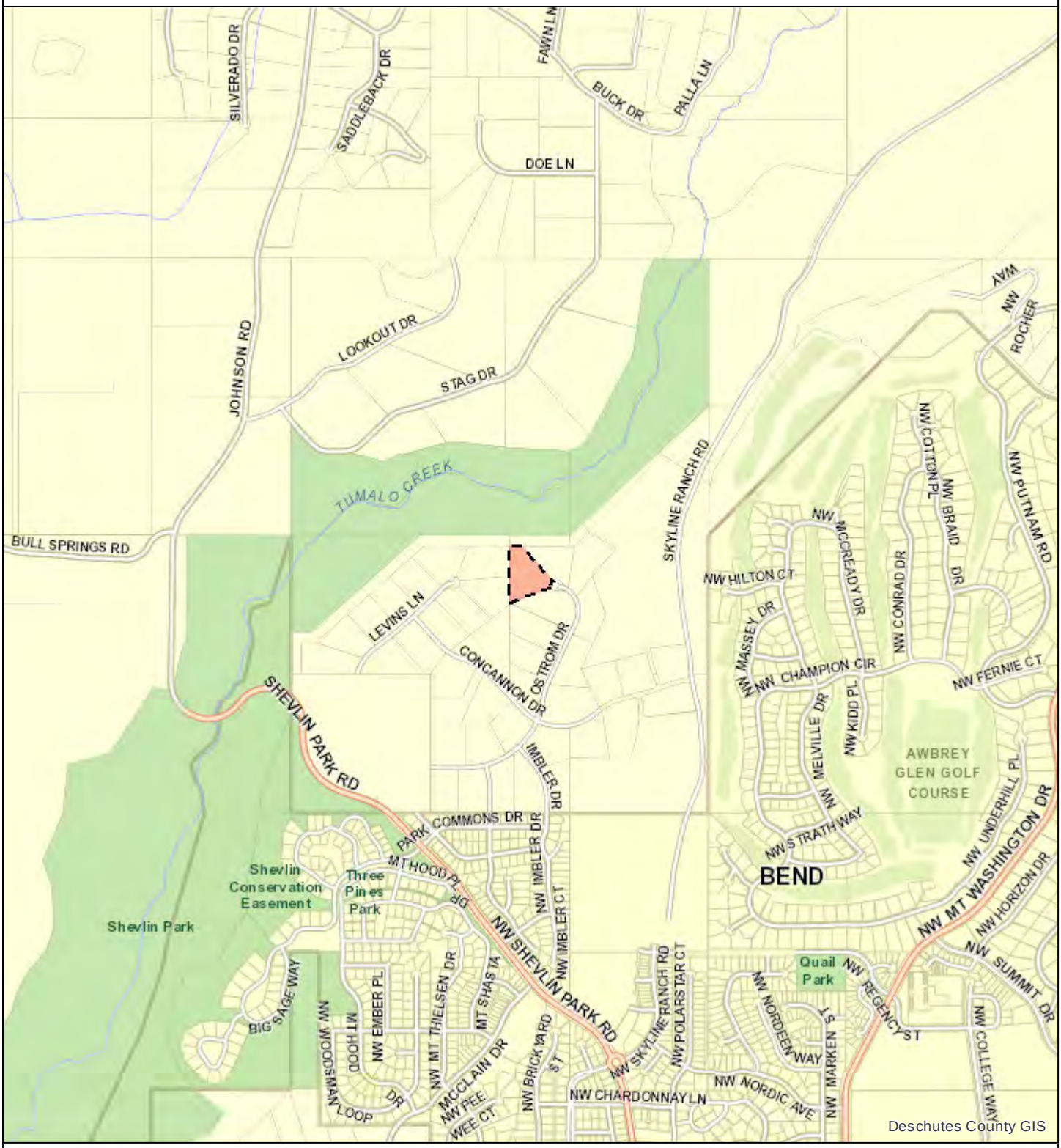


17 11 23D0
& INDEX

Deschutes County Property Information Report, page 10 (For Report Disclaimer see page 1)

Deschutes County Property Information - Dial

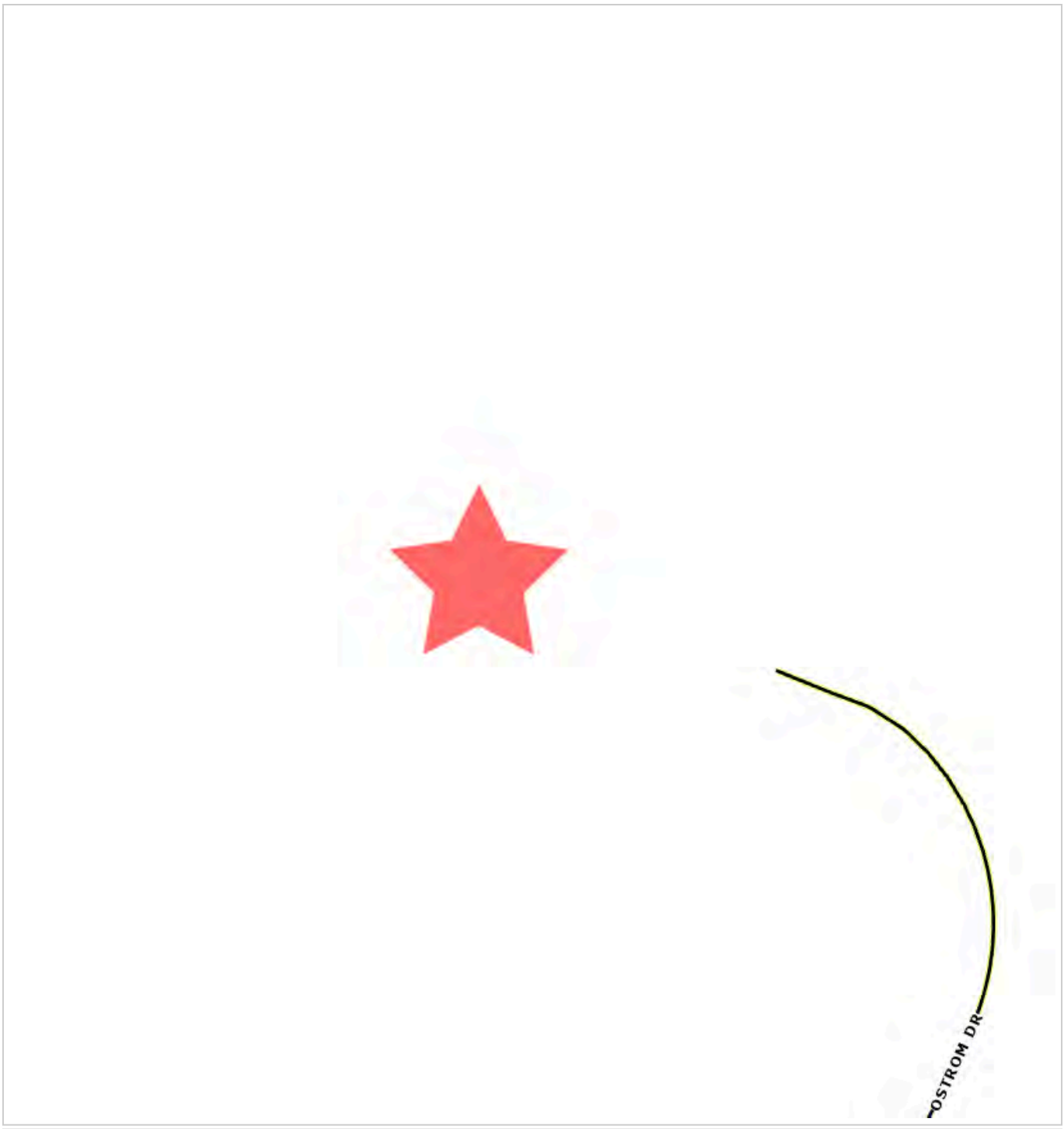
Road Map





Map and Taxlot: 171123D000102

Assessor Map



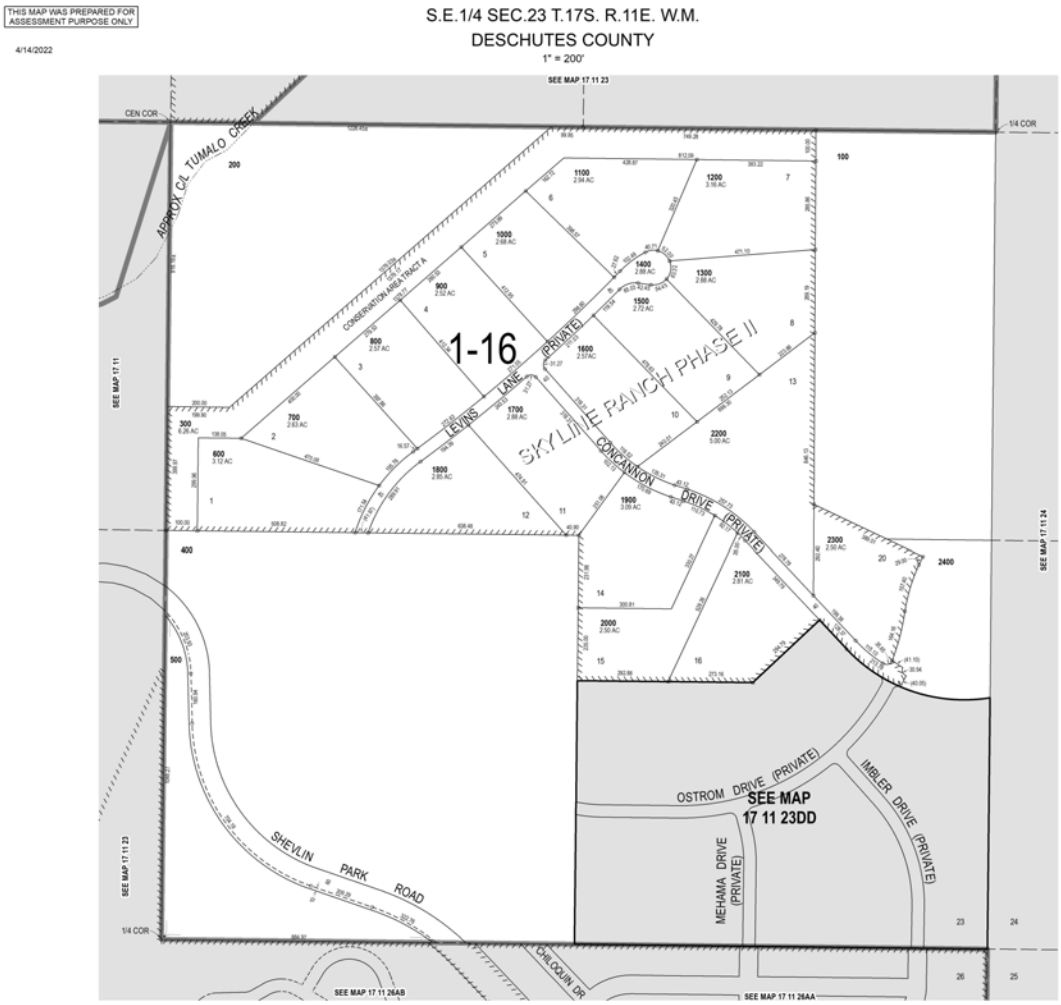
Western Title & Escrow

Parcel ID: 289091

Site Address: 62979 Ostrom 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.

Full Assessor Map



Western Title & Escrow

Parcel ID: 289091

Site Address: 62979 Ostrom Dr

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Aerial Map



Western Title & Escrow

Parcel ID: 289091

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Contour Map

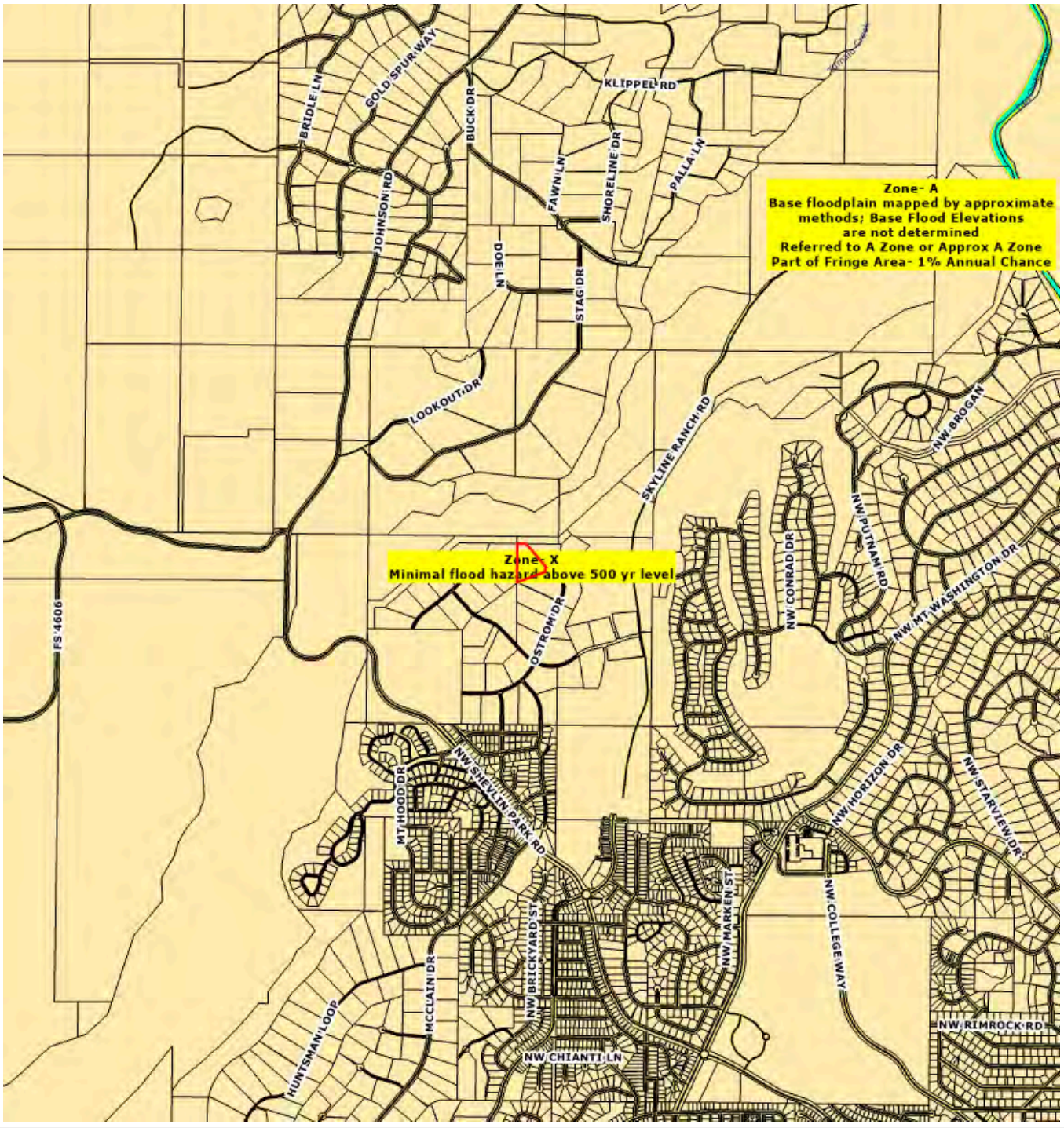


Western Title & Escrow

Parcel ID: 289091

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Flood Map

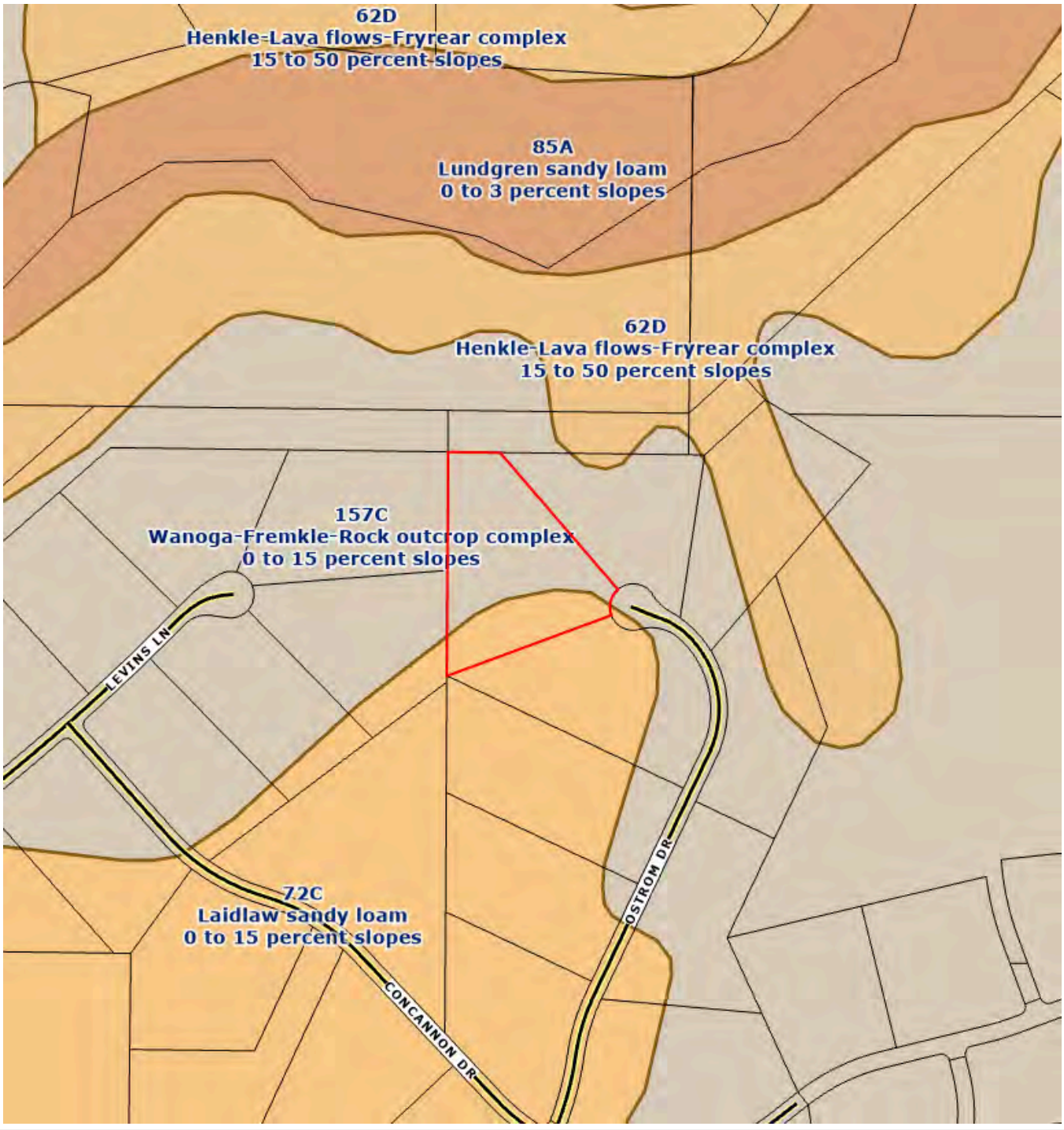


Western Title & Escrow

Parcel ID: 289091

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Soil Map



Western Title & Escrow

Parcel ID: 289091

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Street Map

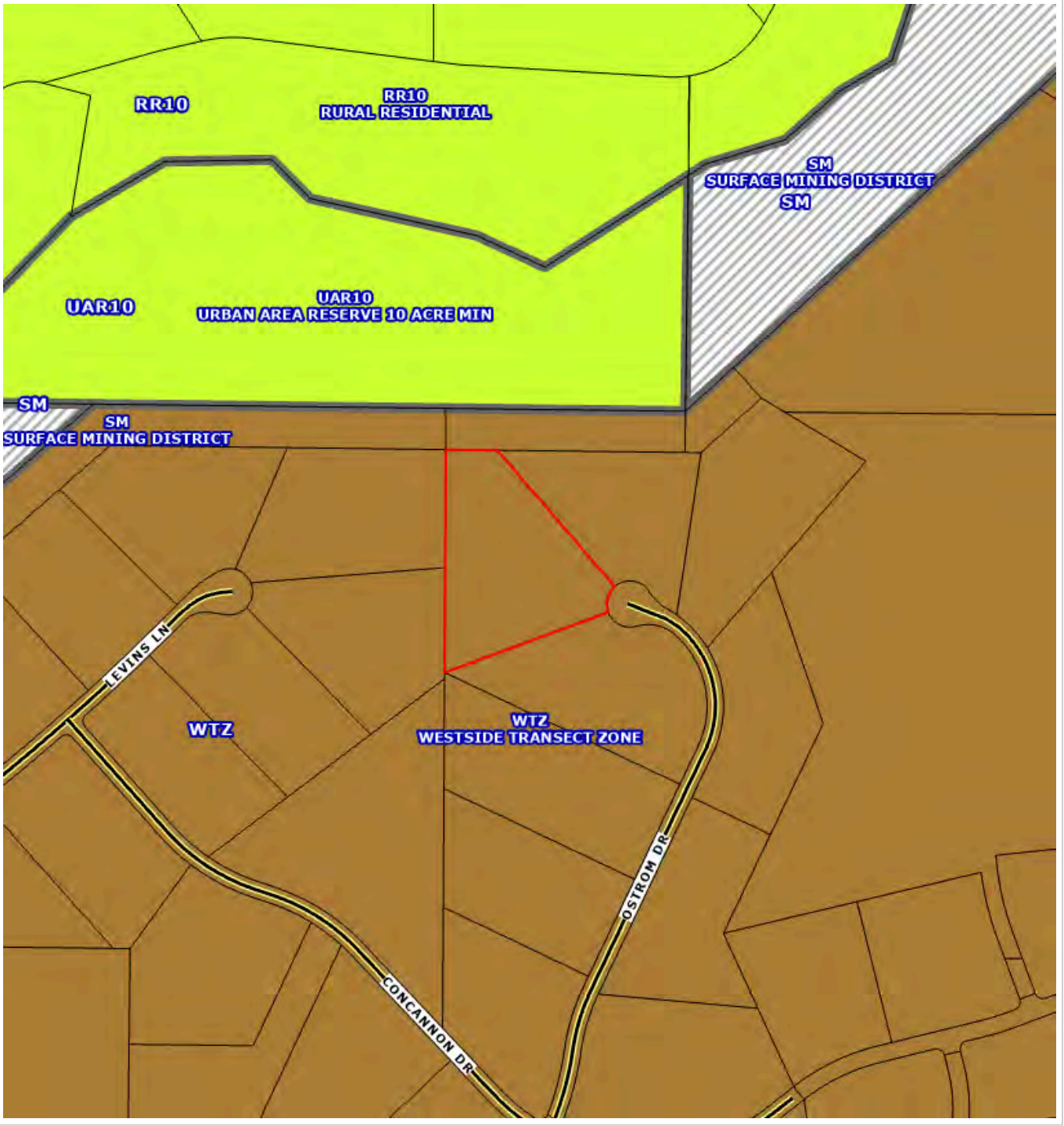


Western Title & Escrow

Parcel ID: 289091

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Zoning Map



Western Title & Escrow

Parcel ID: 289091

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Western Title's Market Report

Western Title & Escrow CO - Oregon

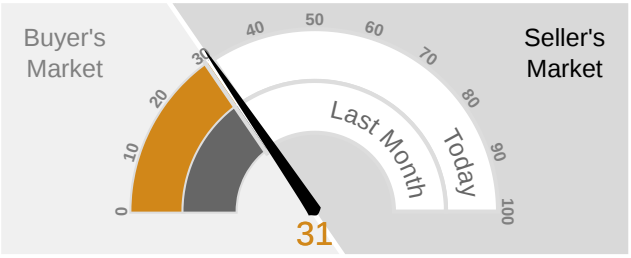
Bend, OR 97703

Single-Family Homes

This week the median list price for Bend, OR 97703 is $1,399,000 with the market action index hovering around 31. This is about the same as last month's market action index of 31. Inventory has decreased to 185.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

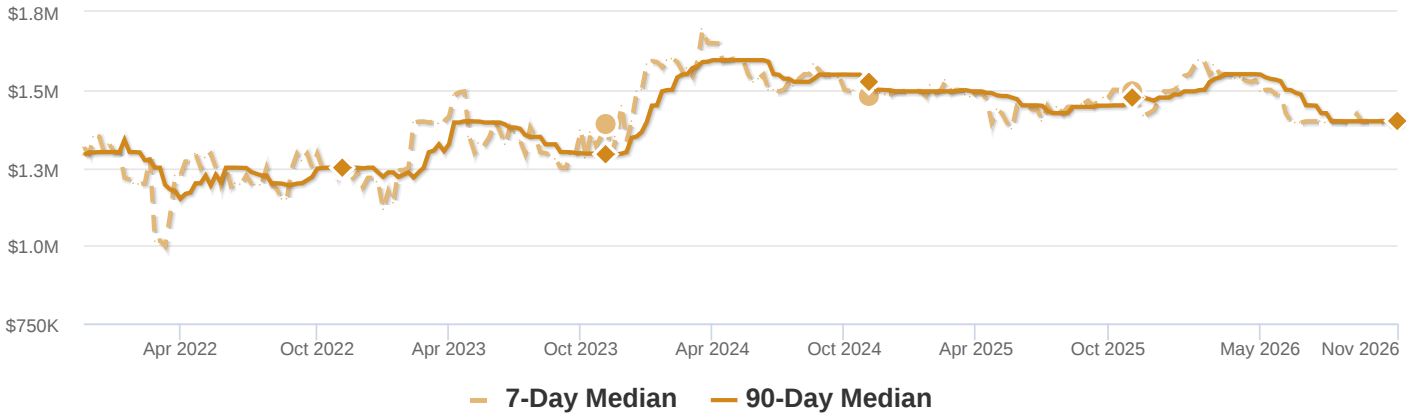
The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller’s Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

Real-Time Market Profile

Median List Price	$1,399,000
Median Price of New Listings	$1,200,000
Per Square Foot	$539
Average Days on Market	123
Median Days on Market	91
Price Decreased	52%
Price Increased	0%
Relisted	4%
Inventory	185
Median Rent	$2,895
Market Action	**31**

Slight Seller's Advantage

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,195,000	3,270	0.5 - 1 acre	4	4	15	0	1	112
$1,577,000	2,782	8,000 - 10,000 sqft	4	3	4	3	4	98
$1,162,500	2,475	0.25 - 0.5 acre	3	3	22	3	4	70
$749,000	1,768	8,000 - 10,000 sqft	3	2	29	3	5	91

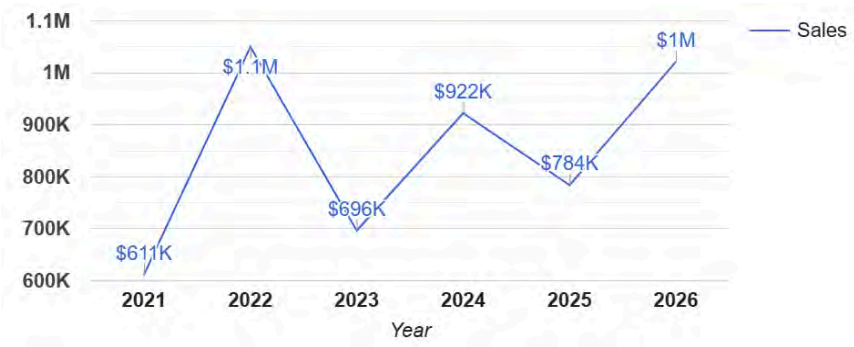
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Western Title & Escrow

Neighborhood Profile Report

Area Profiled: Skyline Ranch
Report Date: 11/10/2026
Sales Dates: 03/12/2021 - 10/27/2026
Number of Parcels: 47
Waterfront Parcels: 0
Parcels with Views: 0

Average Sale Price by Year: 03/12/2021 - 11/10/2026



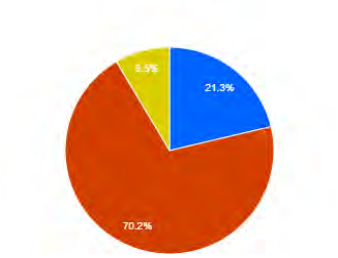
* 35 sale(s) are included in the graph
** 8 sale(s) with no sale price are excluded from the graph

Sales Statistics by Year: 03/12/2021 - 11/10/2026

Year	# Sales	Price/SqFt	Price/FinSqFt	% Turnover	Avg Sale Price	Min Sale Price	Max Sale Price
2021	3	$172	$172	6	$634,667	$540,000	$685,000
2022	3	$301	$301	6	$1,066,667	$900,000	$1,300,000
2023	3	$203	$271	6	$696,333	$599,000	$850,000
2024	5	$211	$492	11	$752,800	$655,000	$1,000,000
2025	2	$164		4	$598,500	$562,000	$635,000

* 16 sale(s) are included in the table
** 27 sale(s) with no sale price or building sqft are excluded from the table

Owner Occupancy



Owner Mail	#	% of Homes
Owner Occupied	10	21%
In State Non-Owner Occ	33	70%
Out of State	4	9%

Information is deemed reliable but not guaranteed. Powered by geoAdvantage.

Length of Residence

Average Length of Residence 2 yr(s)

Ownership Length	#	% of Homes
0-2 Years	20	46%
2-4 Years	12	27%
4-6 Years	11	25%
6-10 Years	0	0%
10-15 Years	0	0%
15-20 Years	0	0%
20-30 Years	0	0%
30+ Years	0	0%

* 43 parcel(s) are included in the calculation
** 4 parcel(s) with no sale date are excluded from the calculation

Age of Homes

Average Age of Home 2 yr(s)

Year Built	#	% of Homes
< 5 Years	21	45%
5-10 Years	0	0%
10-15 Years	0	0%
15-20 Years	0	0%
20-25 Years	0	0%
25-30 Years	0	0%
30+ Years	26	55%

Assessed Values

Average Values $442,181

Year Assessment	#	% of Homes
$1k - $150k	1	2%
$151k - $300k	15	32%
$301k - $450k	9	19%
$451k - $600k	3	6%
$601k - $750k	2	4%
$751k - $1M	5	11%
$1M - $1.5M	2	4%
$1.5M+	0	0%

Western Title & Escrow

School Report

Deschutes County

Subject Parcel

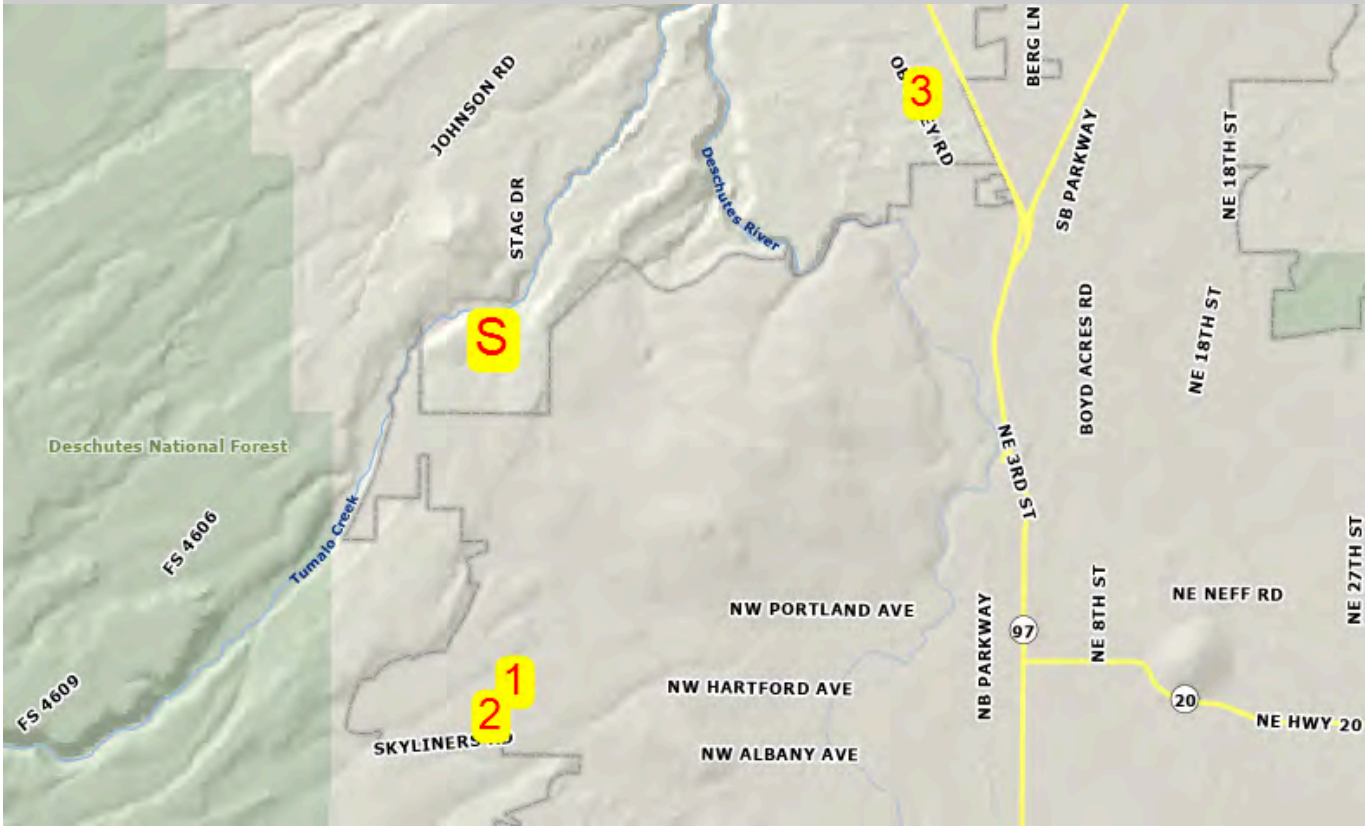
Site Address	62979 Ostrom Dr Bend OR 97703
Parcel	289091
School District	1 Bend-Lapine Admin
Assigned Primary School	North Star Elementary
Assigned Middle School	Pacific Crest Middle School
Assigned High School	Summit High School

Report Detail

Query Distance From Parcel	1 miles
Schools In Query	3

Primary School	Middle School	High School	Other School
North Star Elementary	Pacific Crest Middle School	Summit High School	

School Map



School #1

School District	Bend-LaPine Administrative SD 1	**Dist From Subject**	2 miles
School	Summit High School	**Site Address**	2855 NW Clearwater Dr
City	Bend	**Zip**	97701
Type	1-Regular school	**Students**	1326
Charter	No	**Magnet**	
Title 1 Elig	2-No	**Title 1**	6-Not a Title I school
Free/Reduced Lunch	203	**FTE Teachers Count**	51.72
Student/Teacher Ratio	25.64	**Grade Levels**	9th Grade - 12th Grade
Male	717	**Female**	602

School #2

School District	Bend-LaPine Administrative SD 1	**Dist From Subject**	2.20 miles
School	Pacific Crest Middle School	**Site Address**	3030 NW Elwood Lane
City	Bend	**Zip**	97701
Type	1-Regular school	**Students**	626
Charter	No	**Magnet**	
Title 1 Elig	2-No	**Title 1**	6-Not a Title I school
Free/Reduced Lunch	88	**FTE Teachers Count**	25.82
Student/Teacher Ratio	24.24	**Grade Levels**	6th Grade - 8th Grade
Male	334	**Female**	290

School #3

School District	Bend-LaPine Administrative SD 1	**Dist From Subject**	2.89 miles
School	North Star Elementary	**Site Address**	63567 N.W. Brownrigg Road
City	Bend	**Zip**	97703
Type	1-Regular school	**Students**	306
Charter	No	**Magnet**	
Title 1 Elig	2-No	**Title 1**	6-Not a Title I school
Free/Reduced Lunch	93	**FTE Teachers Count**	17.15
Student/Teacher Ratio	17.84	**Grade Levels**	Kindergarten - 5th Grade
Male	163	**Female**	143

A partnership
beyond expectations.

Brought to you by:
Western Title & Escrow Company
1777 SW Chandler Ave, Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

A Guide to Local Services in Central Oregon



Western Title & Escrow Company

WesternTitle.com

Western Title & Escrow

Central Oregon Local Services Guide

Electricity

Central Electric Co-op	541-548-2144
Midstate Electric	541-536-2126
Oregon 811 - Underground Utilities Locator	800-332-2344 or 811
Pacific Power	888-221-7070

Gas

AmeriGas	541-548-7449
Cascade Natural Gas	888-522-1130
CoEnergy	800-510-5886
Ferrell Gas	541-382-1161
Suburban Propane	800-776-7263

Water

Agate Water Company	541-382-2855
Avion Water Company	541-382-5342
City of Bend - Water	541-388-5515
City of La Pine - Utility Services	541-536-1432
City of Madras - Water/Sewer	541-475-2344
City of Prineville - Water/Sewer	541-447-5627
City of Redmond - Water Division	541-923-7765
Crooked River Ranch – Water Co.	541-923-1041
Deschutes Valley Water District	541-475-3849
Laidlaw Water District	541-389-1255
Sunriver Utilities Company	541-593-4197
Water Wonderland Improvement District	541-593-5902

Telephone

AT&T	800-288-2020
BendTel	541-389-4020
CascadeTel	541-388-5158
CenturyLink	866-963-6665
TDS (formerly Bend Broadband)	844-322-8834

Cable TV

DIRECTV	866-419-0177
Dish Network	817-286-4205
Para-Tech Satellite	541-389-1514
TDS (formerly Bend Broadband)	844-322-8834

Garbage/Recycling

Cascade Disposal	541-382-6660
Crooked River Sanitary – Terrebonne	541-548-1542
Madras Sanitary Service	541-475-2071
Republic Services – Bend	541-382-2263
Republic Services – Deschutes Recycling	541-388-1910
Republic Services – Prineville	541-447-5208
Republic Services – Redmond	541-548-4984
Wilderness Garbage	541-536-1194

DMV

DMV - Bend	541-388-6322
DMV - Madras	541-475-3382
DMV - Redmond	541-548-0140
DMV - Prineville	541-447-7855

Irrigation Districts

Arnold Irrigation District	541-382-7664
Central Oregon Irrigation District	541-548-6047
North Unit Irrigation District	541-475-3625
Ochoco Irrigation District	541-447-6449
Roats Water System	541-382-3029
Swalley Irrigation District	541-388-0658
Tumalo Irrigation District	541-382-3053

Hospitals

Bend Surgery Center	541-318-0858
St. Charles Health System - Bend	541-382-4321
St. Charles Health System - Madras	541-475-3882
St. Charles Health System - Prineville	541-447-6254
St. Charles Health System - Redmond	541-548-8131

Public Libraries

Crook County Library	541-447-7978
Deschutes Public Library - Bend Downtown	541-617-7050
Deschutes Public Library - East Bend	541-330-3760
Deschutes Public Library - La Pine	541-312-1090
Deschutes Public Library - Redmond	541-312-1050
Deschutes Public Library - Sisters	541-312-1070
Deschutes Public Library - Sunriver	541-312-1070
Jefferson County Library	541-475-3351

Public Schools/Colleges

Bend-La Pine School District	541-355-1000
Central Oregon Community College	541-383-7700
Crook County School District	541-447-5664
Culver School District	541-546-2541
Jefferson County School District	541-475-6192
Oregon State University - Cascades	541-322-3100
Redmond School District	541-923-5437
Sisters School District	541-549-8521

Chamber of Commerce

Bend Chamber of Commerce	541-382-3221
Crook County Chamber of Commerce	541-447-6304
La Pine Chamber of Commerce	541-536-9771
Madras-Jefferson County Chamber of Commerce	541-475-2350
Redmond Oregon Chamber of Commerce	541-923-5191
Sisters Chamber of Commerce	541-549-0251
Sunriver Area Chamber of Commerce	541-593-8149

City Government

City of Bend	541-388-5505
City of Culver	541-546-6494
City of La Pine	541-536-1432
City of Madras	541-475-2344
City of Metolius	541-546-5533
City of Prineville	541-447-5627
City of Redmond	541-923-7710
City of Sisters	541-549-6022

Western Title & Escrow

Central Oregon Branches

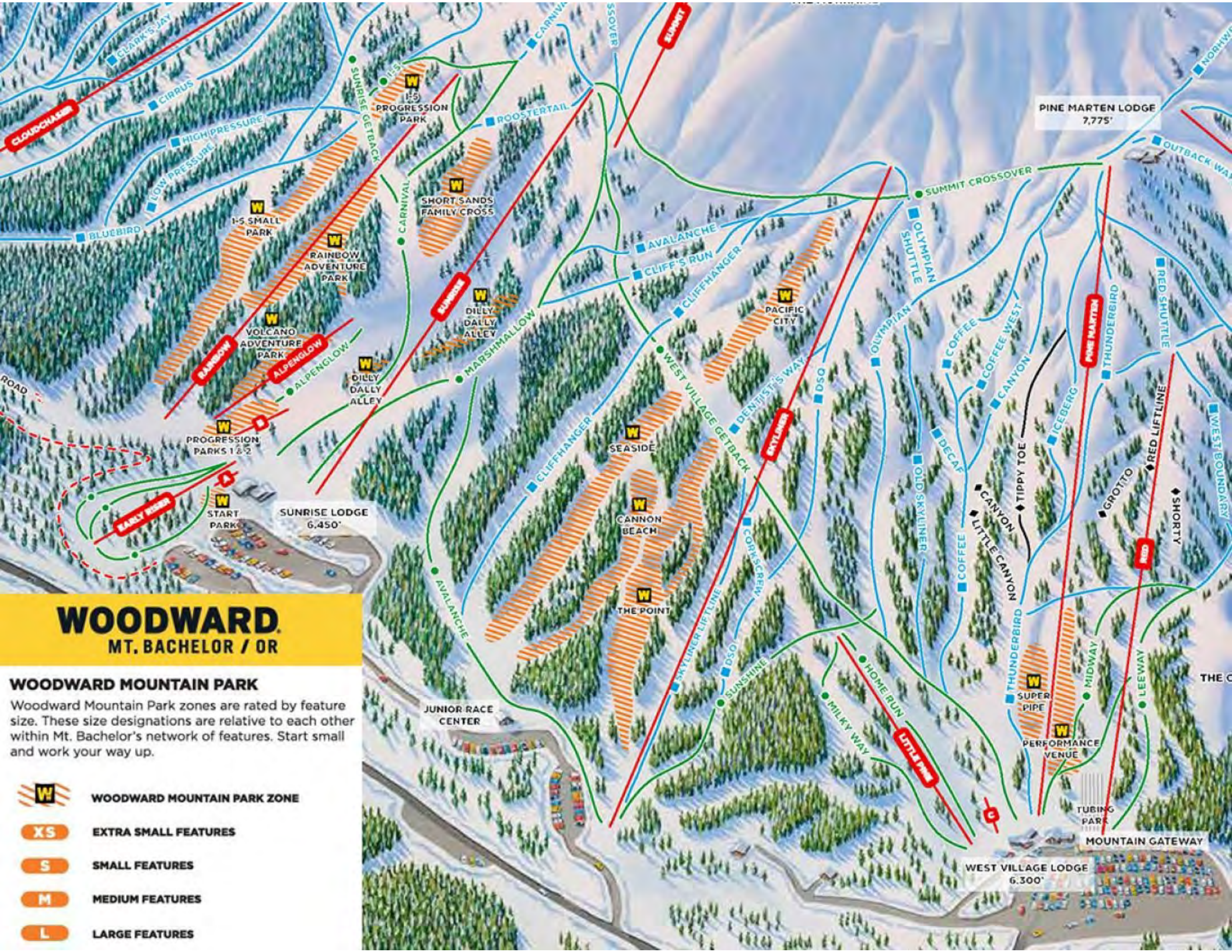
Bend Branch	541-389-5751
Madras Branch	541-460-5107
Prineville Branch	541-447-7861
Redmond Branch	541-548-2911
Sisters Branch	541-548-9180

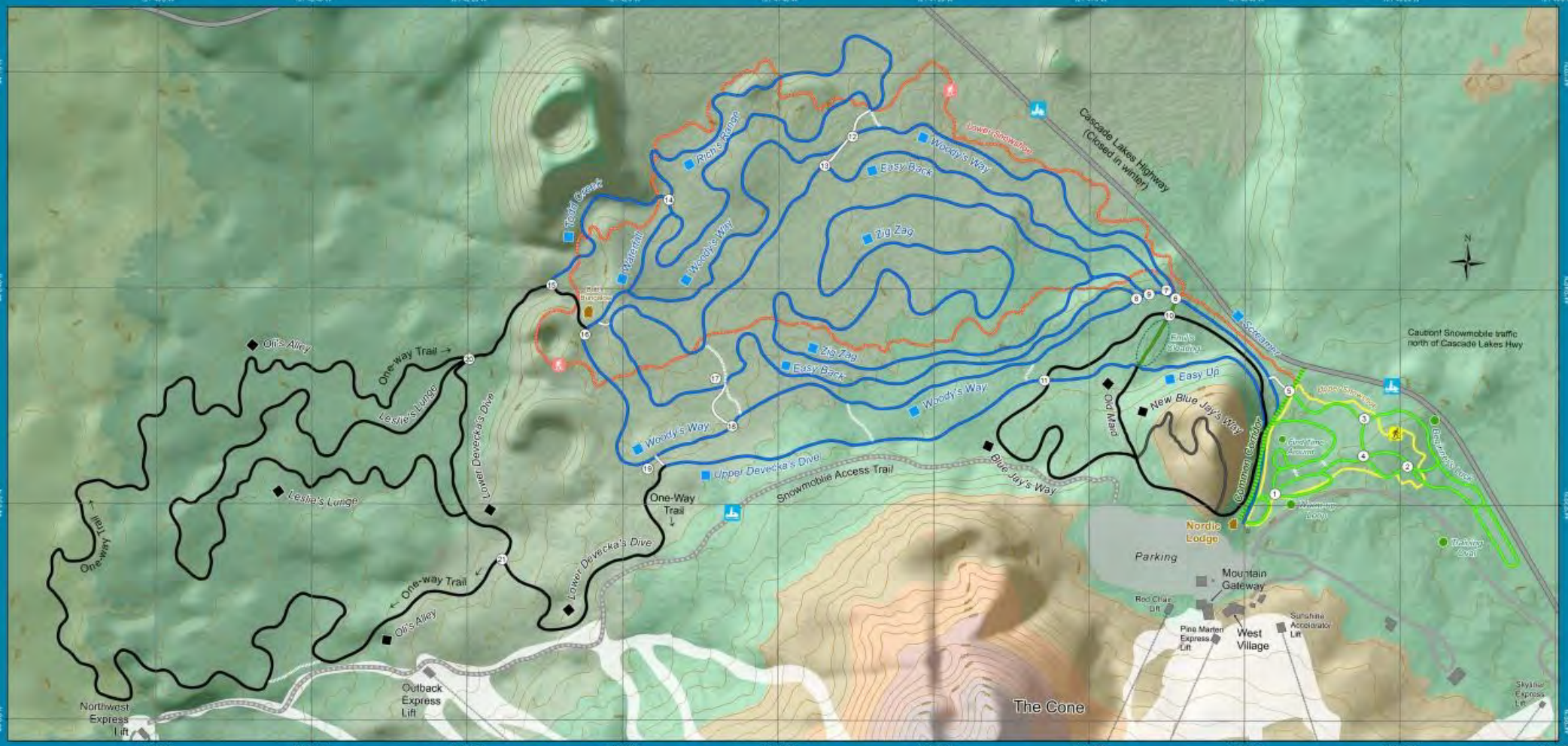
City of Bend
Neighborhood Associations

Boyd Acres
Awbrey Butte
Orchard District
Mountain View
Summit West
River West
Old Bend
Southern Crossing
Century West
Old Farm District
Southwest Bend
Larkspur
Southeast Bend

BEND RFPD STATION #305
BEND RFPD STATION #301
BEND RFPD STATION #303
BEND RFPD STATION #304
FIRE ADMIN
NORTH STAR ELEMENTARY
NEW ELEMENTARY SCHOOL
SKYLINE RANCH ROAD
NW CHAMPION DR
NW RIDGE RD
OSU CASCADES CAMPUS
CENTRAL OREGON COMMUNITY COLLEGE
SKYLINE RANCH RD
NW SHEVLIN PARK RD
NW MONTEREY PINES DR
NW LEMHI PASS DR
NW SAGAWEA LN
NW LABICHE LN
HIGH LAKES ELEMENTARY SCHOOL
NW COLTER AVE
NW HIGH LAKES LOOP
NW CROSSING DR
NW ORDWAY AVE
NW DROUILLARD AVE
SUMMIT HIGH SCHOOL
NW CLEARWATER DR
SKYLINERS RD
PACIFIC CREST MIDDLE
WILLIAM E. MILLER ELEMENTARY SCHOOL
NW LOLO DR
NW EDWARDS LN
NW PHILS LOOP
NW KITWASHINGTON DR
NW LAKERIDGE DR
GREEN LAKES LOOP
SW TROON AVE
SW KNOLL AVE
SW COAST RIDGE AVE
SW 15TH ST
SW SIMPSON AVE
TREE FARM DR
NW WILD RYE DR
NW FOXWOOD
NW ARROWLEAF DR
NW GREENLEAF WAY
NW WILDFLOWER DR
NW MT WASHINGTON DR
NW PERSPECTIVE DR
NW CONSTELLATION DR
NW BRYCE CANYON LN
NW PANORAMA DR
NW REMARKABLE DR
NW PARKWAY HEIGHTS DR
NW HIDDEN RIDGE DR
NW CROSSMAN DR
NW COLONIAL DR
NW FAIRHILL DR
NW HERITAGE DR
NW HARRISON CT
NW TWILIGHT DR
NW SUMMIT DR
NW PROMONTORY DR
NW SHORE CREST DR
NW RIMROCK RD
NW WEST HILLS AVE
NW IOWA AVE
NW VICKSBURG AVE
NW TRENTON AVE
NW SAGINAW AVE
NW QUINCY AVE
NW NEWPORT AVE
NW MILWAUKEE AVE
NW LEXINGTON AVE
NW IRVING AVE
NW DRAKE RD
NW RIVERSIDE BLVD
NW COLUMBIA ST
NW GALVESTON AVE
NW FRESNO AVE
NW ELGIN AVE
NW CUMBERLAND AVE
NW BALTIMORE AVE
NW DELAWARE AVE
NW COLORADO AVE
NW ALBANY AVE
COMMERCE AVE
NW ARIZONA AVE
NW ITHACA AVE
NW HARTFORD AVE
NW HARRISON ST
NW HILL ST
NW 6TH ST
NW 5TH ST
NW 4TH ST
NW 3RD ST
NW 2ND ST
NW 1ST ST
NW BOND ST
NW WALL ST
NW OREGON AVE
NW BROOKS ST
NW KINGSTON AVE
NW HARMON BLVD
NW CITY VIEW DR
NW STONEPINE DR
NW GLASGOW DR
NW CHAMPION DR
NW BRICKYARD ST
NW SHINNEMAH DR
NW CELLO LN
NW NORDEEN WAY
NW NORONG AVE
NW PARKSIDE DR
NW PINE ST
WEST SIDE VILLAGE MAGNET SCHOOL
WALL STREET ANNEX
CITY HALL
AMITY CREEK MAGNET SCHOOL
BEND INTERNATIONAL SCHOOL
BRIGGS RD
BUILDERS ST
BOYD ACRES CAMPUS
BEND BROADBAND VAULT
NW RAY RD
BOYD ACRES RD
FREEBURG DR
NW LAVA RD
NW SHERIDAN DR
NW HAMEHOOK DR
NW CHAMPION DR
NW CHAMPION CT
NW CHAMPION PL
NW CHAMPION CIR
NW CHAMPION LOOP
NW CHAMPION WAY


KWOHL BUTTE
TOTT BUTTE
WEST CATCHLINE
EAST/WEST DIVIDE
SUNRISE GETBACK
EAST CATCHLINE
THE LOW EAST
EAST BOWLS
COW'S FACE
9,065'
BACKSIDE BOWLS
PINNACLES
HOWARD'S
WEST BOWLS
CIRQUE BOWL
WEST BOWL
THE MORRAINE
PINE MARTEN LODGE
7,775'
SUNRISE LODGE
6,450'
JUNIOR RACE CENTER
TUMALO MOUNTAIN
THE CONE
WEST VILLAGE LODGE
6,300'
MOUNTAIN GATEWAY
NORDIC LODGE
5,700'
FIRST RAYS CARPET
LAVA TUBE CARPET
CHIPMUNK CARPET
Mt Bachelor


WOODWARD
MT. BACHELOR / OR
WOODWARD MOUNTAIN PARK
Woodward Mountain Park zones are rated by feature size. These size designations are relative to each other within Mt. Bachelor's network of features. Start small and work your way up.
WOODWARD MOUNTAIN PARK ZONE
XS EXTRA SMALL FEATURES
S SMALL FEATURES
M MEDIUM FEATURES
L LARGE FEATURES
PINE MARTEN LODGE 7,775'
SUNRISE LODGE 6,450'
WEST VILLAGE LODGE 6,300'
JUNIOR RACE CENTER
MOUNTAIN GATEWAY
TUBING PARK
I-5 PROGRESSION PARK
I-5 SMALL PARK
SHORT SANDS FAMILY CROSS
RAINBOW ADVENTURE PARK
VOLCANO ADVENTURE PARK
DILLY DALLY ALLEY
PACIFIC CITY
PROGRESSION PARKS 1&2
START PARK
SEASIDE
CANNON BEACH
THE POINT
SUPER PIPE
PERFORMANCE VENUE
CLOUDCHASER
CLARK'S JAY
CIRRUS
HIGH PRESSURE
LOW PRESSURE
BLUEBIRD
SUNRISE GETBACK
CARNIVAL
ROOSTERTAIL
SUMMIT
SUNRISE
RAINBOW
ALPENGLOW
MARSHMALLOW
AVALANCHE
CLIFF'S RUN
CLIFFHANGER
WEST VILLAGE GETBACK
DENTIST'S WAY
SKYLINER
SKYLINER LIFTLINE
CORKSCREW
DSO
SUNSHINE
HOME RUN
MILKY WAY
EARLY RISER
SUMMIT CROSSOVER
OLYMPIAN SHUTTLE
OLYMPIAN
OLD SKYLINER
DECAF
COFFEE
COFFEE WEST
CANYON
LITTLE CANYON
TIPPY TOE
ICEBERG
PINE MARTEN
THUNDERBIRD
RED SHUTTLE
RED LIFTLINE
WEST BOUNDARY
GROTTO
SHORTY
RED
MIDWAY
LEEWAY
OUTBACK WAY























0 0.125 0.25 0.5 Miles

0 0.25 0.5 1 Kilometers

Beginner

Intermediate

Expert

Legend

Upper Snow Skier

Lower Snow Skier

Common Corridor

Connector

Cutoff

Ski Lift

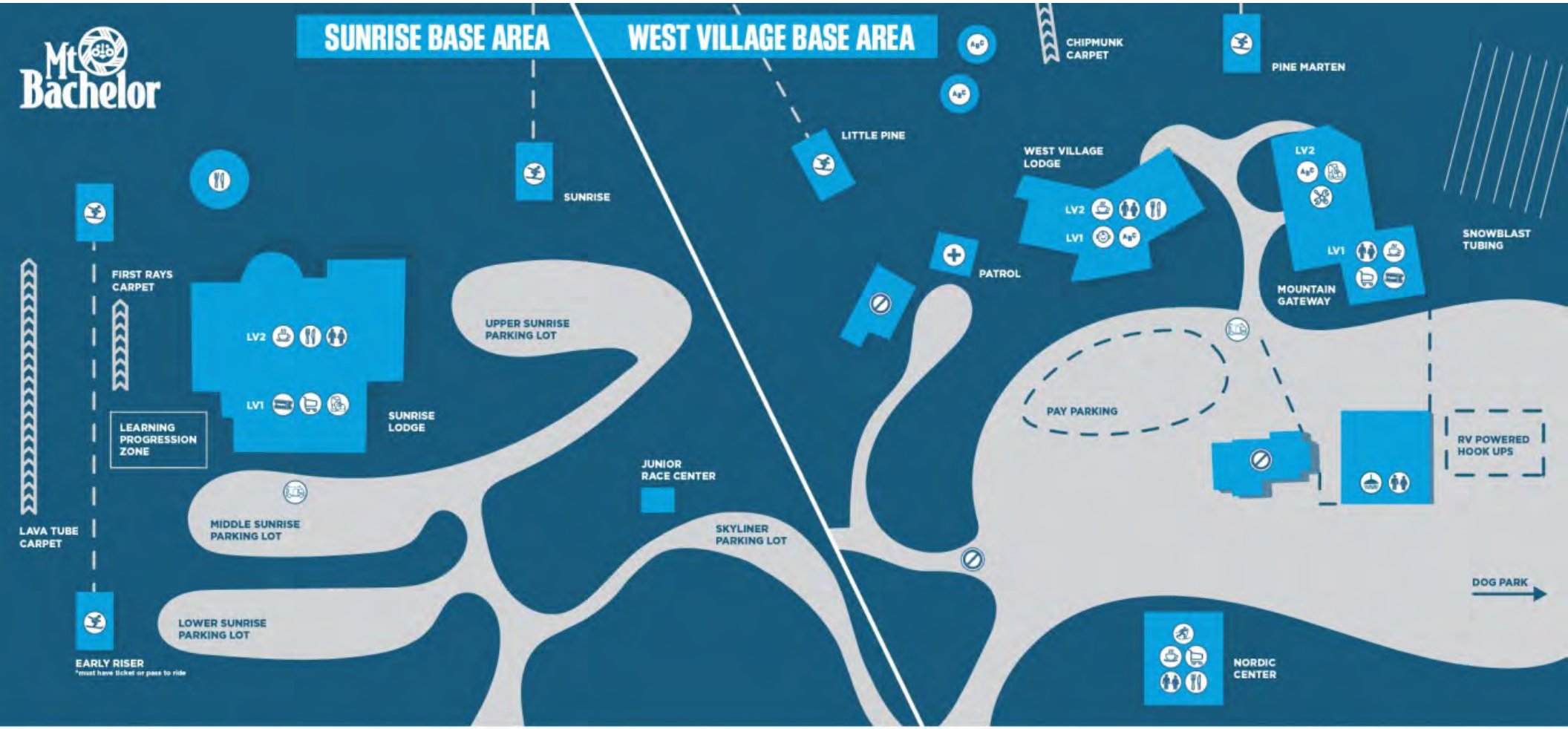
Snowmobile Trail

Trail Intersection

40 ft Elevation Contour

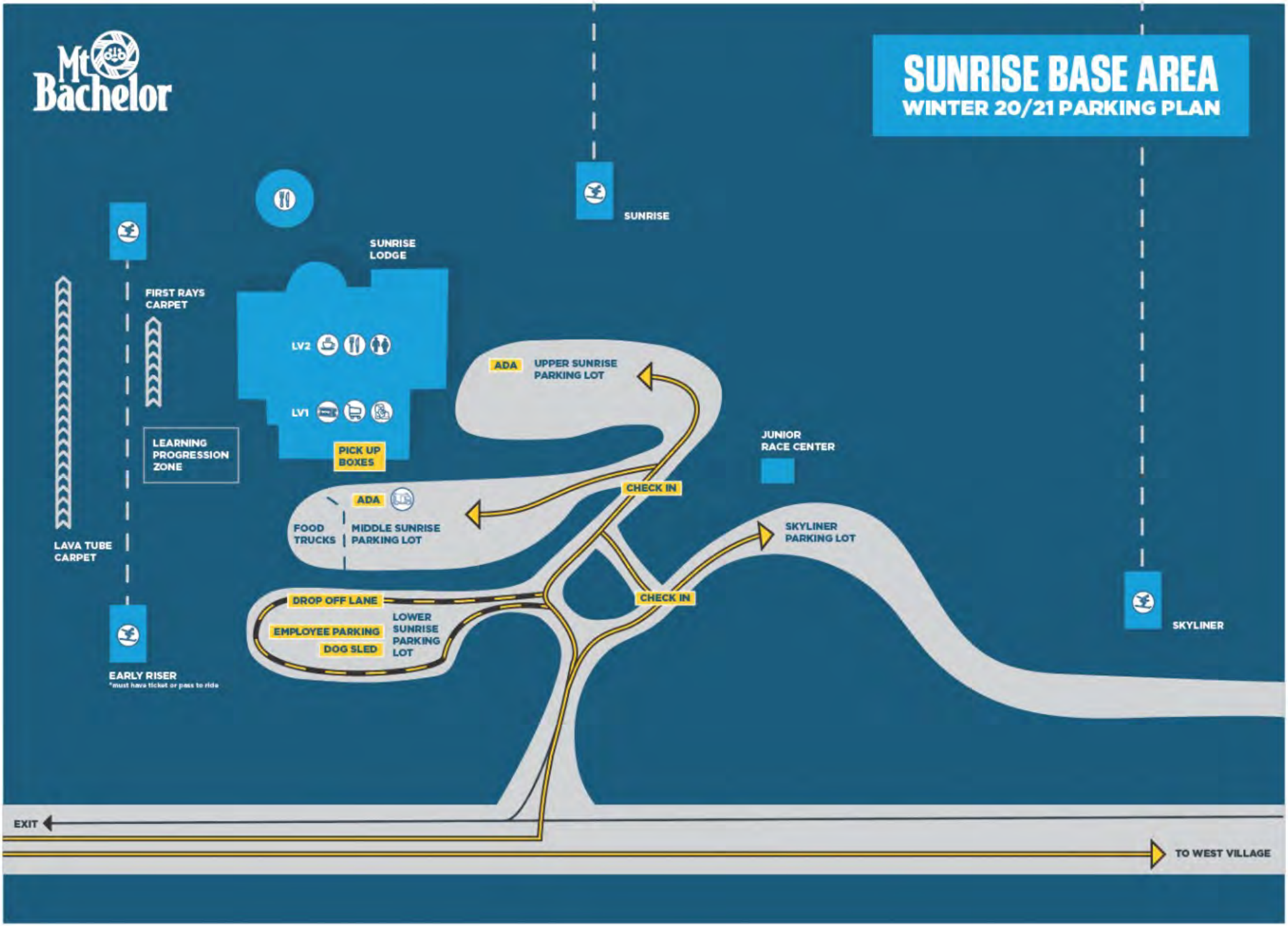
Training Zone

http://www.mtbachelor.com



LEGEND

- Restrooms
- Showers
- Dining
- Tickets
- Rentals
- Sport Shop
- Lift Access
- Lessons
- Shuttle Stop
- Ski Patrol/Urgent Care
- Espresso & Snacks
- No public services
- Tune & Repair
- Nordic & Snowshoe
- Childcare


Mt Bachelor
SUNRISE BASE AREA
WINTER 20/21 PARKING PLAN
SUNRISE
SUNRISE LODGE
FIRST RAYS CARPET
LV2
LV1
ADA
UPPER SUNRISE PARKING LOT
JUNIOR RACE CENTER
LEARNING PROGRESSION ZONE
PICK UP BOXES
CHECK IN
ADA
FOOD TRUCKS
MIDDLE SUNRISE PARKING LOT
SKYLINER PARKING LOT
LAVA TUBE CARPET
DROP OFF LANE
EMPLOYEE PARKING
DOG SLED
LOWER SUNRISE PARKING LOT
CHECK IN
SKYLINER
EARLY RISER
*must have ticket or pass to ride
EXIT
TO WEST VILLAGE

TRAIL PROGRESSION

TRAILS ARE LISTED IN ORDER OF DIFFICULTY

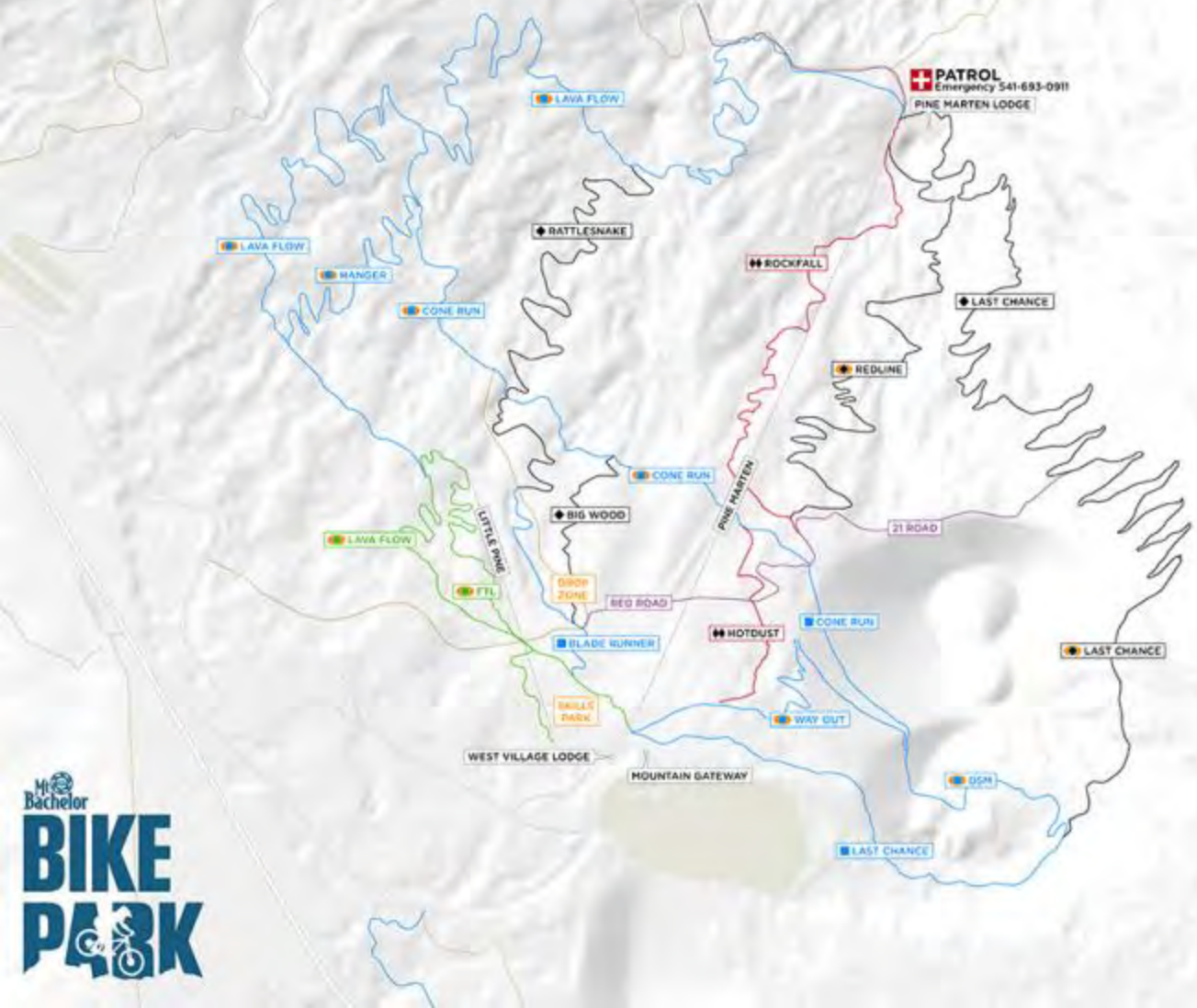
FREE RIDE JUMPING SKILLS ARE REQUIRED!

FTL ▶ LAVA FLOW ▶ LAVA FLOW ▶ CONE RUN ▶ HANGER ▶ DSM ▶ WAY OUT ▶ LAST CHANCE ▶ REDLINE

TECHNICAL

BLADE RUNNER ▶ BIG WOOD ▶ LAST CHANCE ▶ RATTLESNAKE ▶ HOTDUST ▶ ROCKFALL

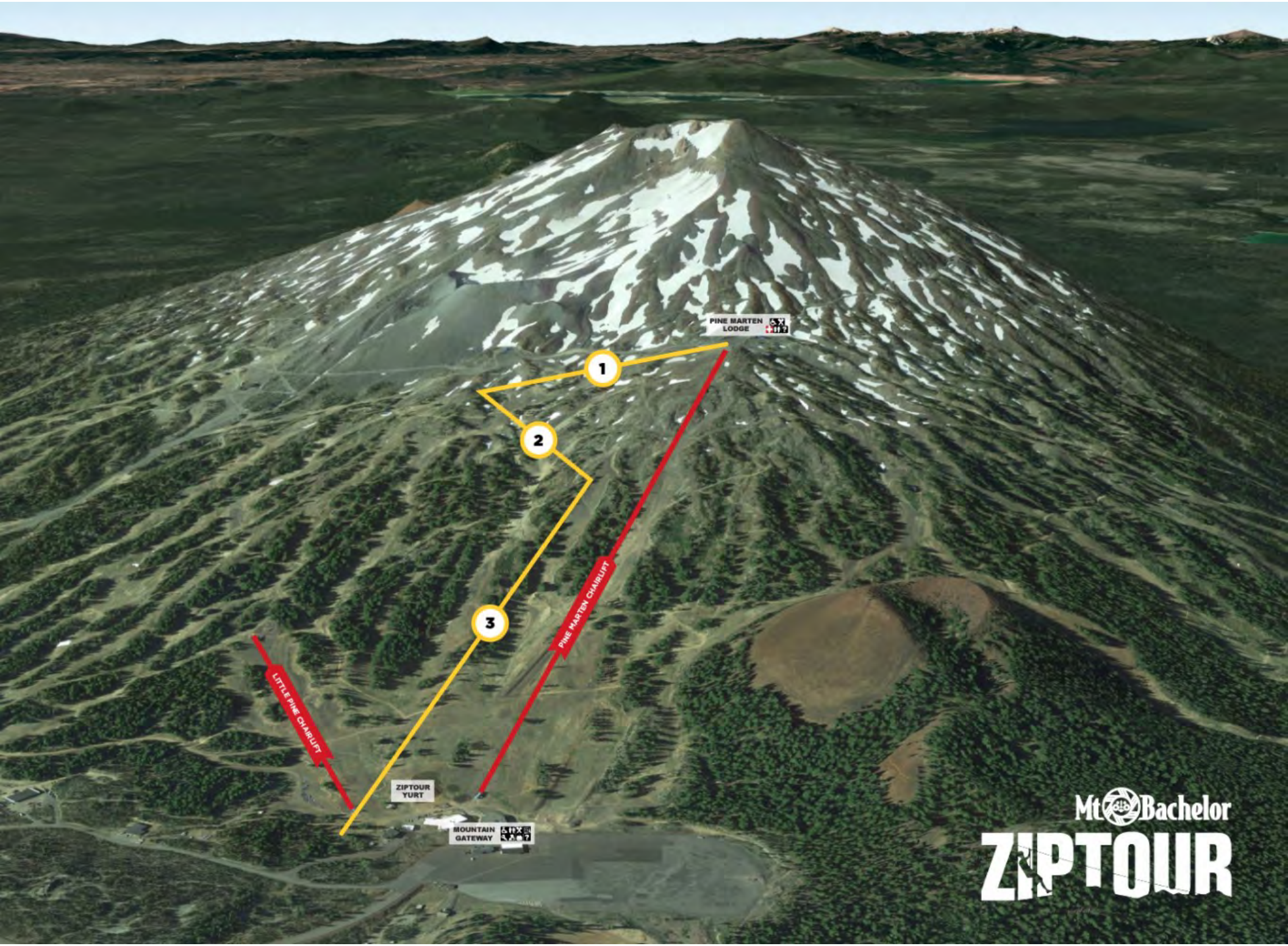
Mt. Bachelor operates under a special use permit by the Deschutes National Forest. This facility is operated in accordance with the US Department of Agriculture policy, which prohibits discrimination on basis of race, color, sex, age, disability, religion or national origin.



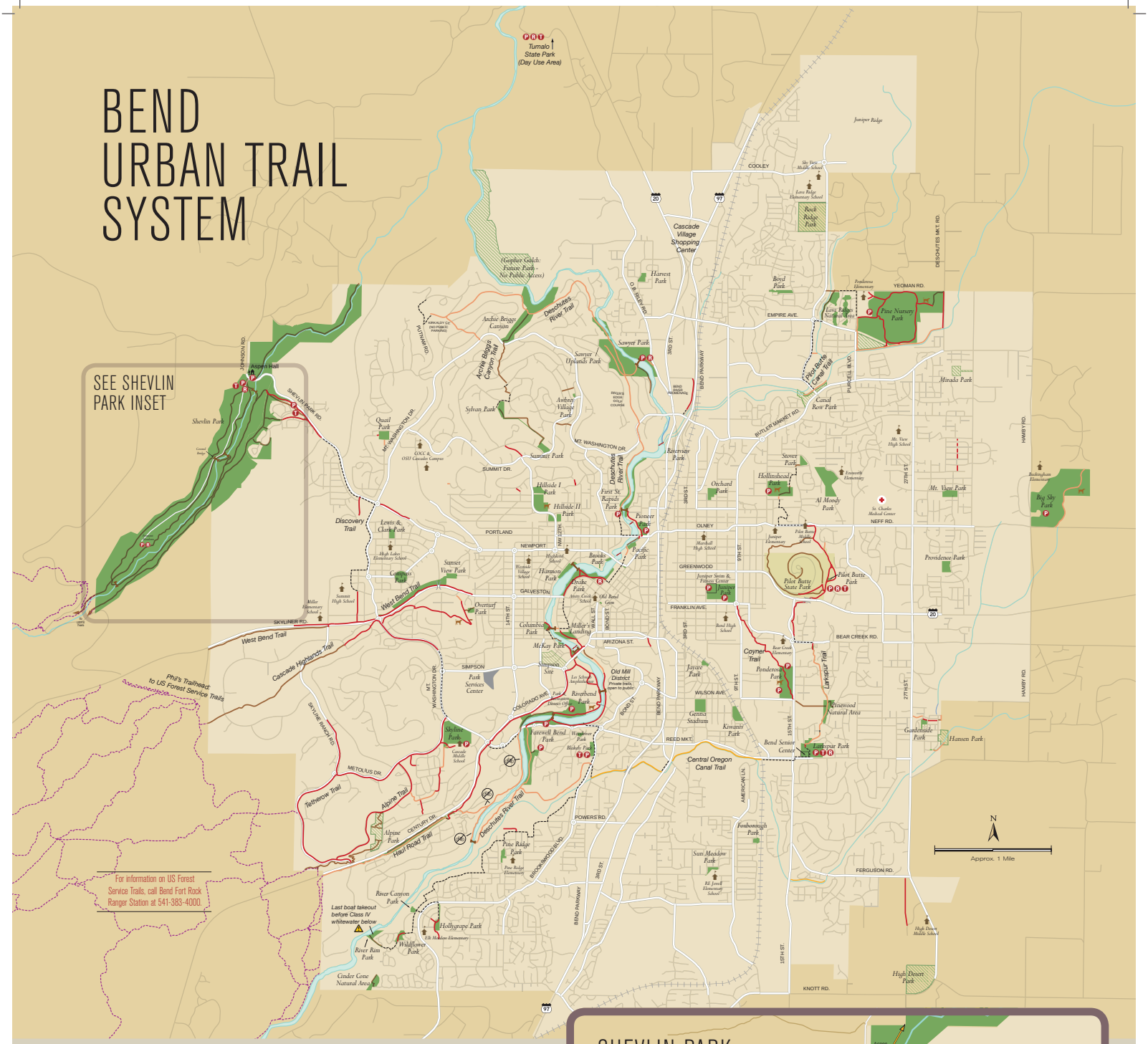
Mt Bachelor BIKE PARK

TRAILFORKS

Trail map and GPS coordinates created from TrailForks.com


PINE MARTEN LODGE
1
2
3
PINE MARTEN CHAIRLIFT
LITTLE PINE CHAIRLIFT
ZIPTOUR YURT
MOUNTAIN GATEWAY
Mt Bachelor
ZIPTOUR

BEND URBAN TRAIL SYSTEM



MAP LEGEND

Paved Trail
Natural Trail
Gravel Trail
Road/Sidewalk Trail Connection
Road with Bike Lane
Road
River
Canal
Park
Undeveloped Parkland
State Park
School
Park District Boundary
Footbridge
Dam
Off-Leash Dog Area
Parking
Restroom
Trailhead

WELCOME TO THE BEND URBAN TRAILS SYSTEM!

The Bend Urban Trails System, developed and managed jointly by the Bend Park & Recreation District and the City of Bend, connects our community and encourages recreation and non-motorized transportation.

Trails in the system traverse many different landscapes, including established parks, natural forested areas, and urban areas both sparsely and densely developed. The Urban Trails System currently includes approximately 63 developed miles, with more trails under development each year. The Bend Park & Recreation District is committed to increasing and improving the primary and connector trail routes as rights-of-way and funding opportunities become available.

BEND URBAN TRAIL OPPORTUNITIES

LARKSPUR TRAIL

The Larkspur Trail extends 4.1 miles between Pilot Butte Middle School and Larkspur Park, passing through Pinewood Natural Area and Pilot Butte State Park. Both Pilot Butte and Larkspur parks have ample parking and restroom facilities. Walkers can add an additional mile by climbing the trail to the summit of Pilot Butte or can proceed north from the park on a paved trail to Neff Road.

COYNER TRAIL

The Coyner Trail extends approximately 1.4 miles between Juniper Park and the Larkspur Trail. The section west of 15th St. to Juniper Park is paved to an accessible grade, while the segment east of 15th St. is a natural surface trail on easement that will be upgraded once the property develops.

CASCADE HIGHLANDS TRAIL

Good for mountain bikers and walkers alike, this trail begins at Overturf Park on 17th St. and travels west up and over Overturf Butte through the Skyliner Summit neighborhood to the roundabout at Mt. Washington Dr. It then continues west through Cascade Highlands, before connecting to the Forest Service Phil's Trail system. 4.6 miles in total length, the trail provides a mix of paved and unpaved surfaces.

CENTRAL OREGON CANAL TRAIL

From Blakely Park, the trail follows along the west side of Brookswood Blvd. and then heads southwest through Central Oregon Irrigation District (COID) property to an intersection with the Deschutes River Trail. At this point trail users can go either up or down stream along the river. Or, from Blakely Park, trail users can cross to the east side of Brookswood Blvd. and head south to the Central Oregon Canal and take the ditch-road east along the canal to American Lane where the COID trail currently ends. Total trail distance is 3.5 miles from Reed Market Rd. to the Deschutes River.

TRAIL ACCESSIBILITY

It is the goal of Bend Park & Recreation District to provide trail access for all. However, not all existing trail segments have been evaluated nor are all trails intended to be fully accessible routes. The trails on this map may present obstacles, running slopes, cross slopes, narrow tread widths and unstable surfaces, making them inaccessible for some users. Trails at Farewell Bend, Riverbend, Pioneer and Pine Nursery parks offer the best access for visitors with mobility aids. Updated information about the condition and accessibility of trails is available by calling 541-389-7275. It is the trail user's responsibility to determine if trail difficulty is appropriate for his or her skill level.

OFF-LEASH DOG PARKS

Bend has seven areas for people to recreate with their dogs off-leash. Unless otherwise indicated, dogs must be leashed on trails and in parks.

SHEVLIN PARK



SHEVLIN PARK TRAILS

Shevlin Park is Bend's largest park encompassing 603 acres in a natural setting. The park offers many different types of trails and provides for a variety of recreational experiences. Tumalo Creek flows through the length of the park.

Shevlin Park is home to the most diverse old growth forest at this elevation in the region and an abundance of animal life. This includes migratory birds, deer, elk, bear and the occasional cougar.

Parking is available at the park entrance on Shevlin Park Road and at Shevlin Commons, and picnic sites are dispersed throughout the park. Restrooms are located at the entrance and at the south end.

Dogs must be on-leash on all Shevlin Park trails.

Loop Trail: This 6-mile trail follows the rim of the canyon, runs through old growth ponderosa pine, includes a few short, steep hills and crosses Tumalo Creek twice.

Tumalo Creek Trail: This 2.5-mile trail follows the creek upstream from the park entrance to the southern end of the park, where it joins the Deschutes National Forest trail system.

Mountain Bike Trail: This is a preferred route for mountain bikes, but is open to walkers as well. The trail follows along the canyon on the west side of the park, and links with the Forest Service Mrazek Trail. Riders may also take the east road out to the Forest Service trail system.

Accessibility: The road running through the middle of Shevlin Park is paved and can accommodate most ability levels. The trail system covers a variety of unimproved surfaces. The Shevlin Commons parking lot provides access to a 0.3-mile asphalt path that allows those with physical challenges to view the park and the Cascade mountain range from the east rim of Tumalo Creek canyon.

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The Bend Urban Trail System and the Deschutes River Trail are managed by the Bend Park & Recreation District. To report trail concerns, call Park Services Dept. at 541-388-5465. After business hours and on weekends call 541-410-3319.

TRAIL USE REGULATIONS

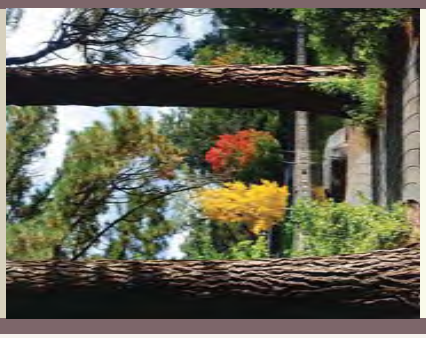
Please help keep the trail experience safe and pleasant for all users:

- Some sections of the trail are on private property. Please stay on the designated trail.
- Areas along the river are sensitive wildlife habitat. Please do not walk along the river bank.
- Motorized vehicles are not allowed on the trails.
- Bicyclists are not allowed on some sections of this trails. Please observe pedestrian-only trail sections.
- City ordinances require that dogs must be on leash at all times within the city limits (except at designated off-leash areas) and their waste properly removed. Dog "rest stops" along the trails provide you with disposal bags and trash cans.
- Do not litter. Trash cans are located throughout the park system.
- No camping, drinking alcohol, smoking or fires allowed.

ADOPT A PARK OR TRAIL

The Adopt a Trail and Adopt a Park programs give community groups, families and individuals an opportunity to keep our parks and trails beautiful and fun for all. Adopters help with litter clean up, spread projects and reporting concerns to the district. For more information on these programs call the Bend Park and Recreation District at 541-389-7275.

BEND URBAN TRAILS MAP



Discover natural landscapes, wildlife, and scenic byways. Discover exceptional places to exercise, cycle, play, relax, or commute.

Discover the Bend Urban Trails System.

Bend Park & Recreation District

FOR FUN, FOR FRIENDS, FOR HEALTH, FOR LIFE®

DESCHUTES RIVER TRAIL SYSTEM

DESCHUTES RIVER TRAIL

WELCOME TO THE DESCHUTES RIVER TRAIL!

The Bend Park & Recreation District, along with the City of Bend and private land owners, is working toward implementing the community's vision for an uninterrupted river trail. The trail will parallel the Deschutes River running through the heart of Bend. Once fully completed, the 19 mile trail will extend from Tumalo State Park to Meadow Camp with further connections to Sunriver. This map shows only existing trails and access points open to public use. The map also shows the river as a water trail and access points to it. Trail users should respect private property and sensitive riparian areas by staying on the trail. The river trail is divided into five reaches, defined by the surrounding landscape character.

AWBREY REACH

This northernmost section of the Deschutes River Trail is constructed on top of the buried Tumalo irrigation canal. It has an unpaved surface and includes a few moderate hills. Along the middle stretch of this reach, the river drops into a deep canyon, but the trail stays high on the canyon wall, offering spectacular views of the river below and of the Three Sisters in the distance. A steep climb up the Archie Briggs Canyon Trail connects to Mt. Washington Drive. Visitors can best access the trail from Sawyer Park. There is limited on-street parking at Sawyer Uplands Park with a connecting route down to the river trail.

RIVER RUN REACH

This section of river trail is located on the west bank of the river over the Tumalo irrigation canal pipe. The wide trail surface is unpaved and relatively flat. It runs between the river and a high canyon wall, and passes through the River's Edge golf course and adjacent neighborhoods. A newer section of the trail located on the east bank connects Pioneer Park to Revere Avenue. Boat landings at First Street Rapids Park and Riverview Park provide water trail access. There are several wetlands in this reach, inhabited by songbirds, trumpeter swans, otter and beaver. Osprey frequently nest and fish here.

PIONEER REACH

This reach passes through the oldest and most established sections of Bend. The trail isn't always along the river, sometimes following sidewalks through neighborhoods and downtown. The trail passes through beautiful Drake Park on Mirror Pond and ends at McKay Park and Colorado Street. There are several footbridges along the way offering opportunities to cross the river. Access the trail from any of the adjacent parks. Boat landings at McKay, Drake, Harmon and Brooks parks provide water trail access.

OLD MILL REACH

Once the site of two large ponderosa pine lumber mills, today the Old Mill reach is a mix of river parks, trails and the Shops at the Old Mill District (see inset). Trails exist on both sides of the river in addition to an extensive private trail system throughout the Old Mill District. Three footbridges connect trail legs on either side of the river, providing convenient walking loops. On the east side, the trails are paved from the Shops at the Old Mill District to the upper end of Farewell Bend Park at the Bill Healy Bridge. The trail on the west side offers a mix of paved and unpaved surfaces. Farewell Bend and Riverbend parks provide boat landings for paddlers using the Deschutes River water trail.

SOUTH CANYON REACH

This reach has trail sections on both sides of the river, connected by a footbridge approximately 1.5 miles upstream of the Farewell Bend Park bridge. The river flows fast here through a beautiful canyon, cascading over rocks and logs.
WEST SIDE: The trail on the west side of the river passes through Mt. Bachelor Village. Bicycles are not allowed on this section of the river trail, but there is an alternative mountain bike route that connects the Bill Healy Bridge to the Haul Road Trail along Century Drive.
EAST SIDE: The east side trail at the northern end of this reach is unpaved, narrow and rocky in places. The trail continues to the South Canyon Footbridge and crosses to the west side to loop back to town. Users can choose to divert up to Brookswood Blvd. on a side trail that originates just upstream of the COID power plant and short timber bridge. At Brookswood, the trail follows the sidewalk through various neighborhoods before reaching Wildflower Park then ultimately River Rim Park.

WATER TRAIL

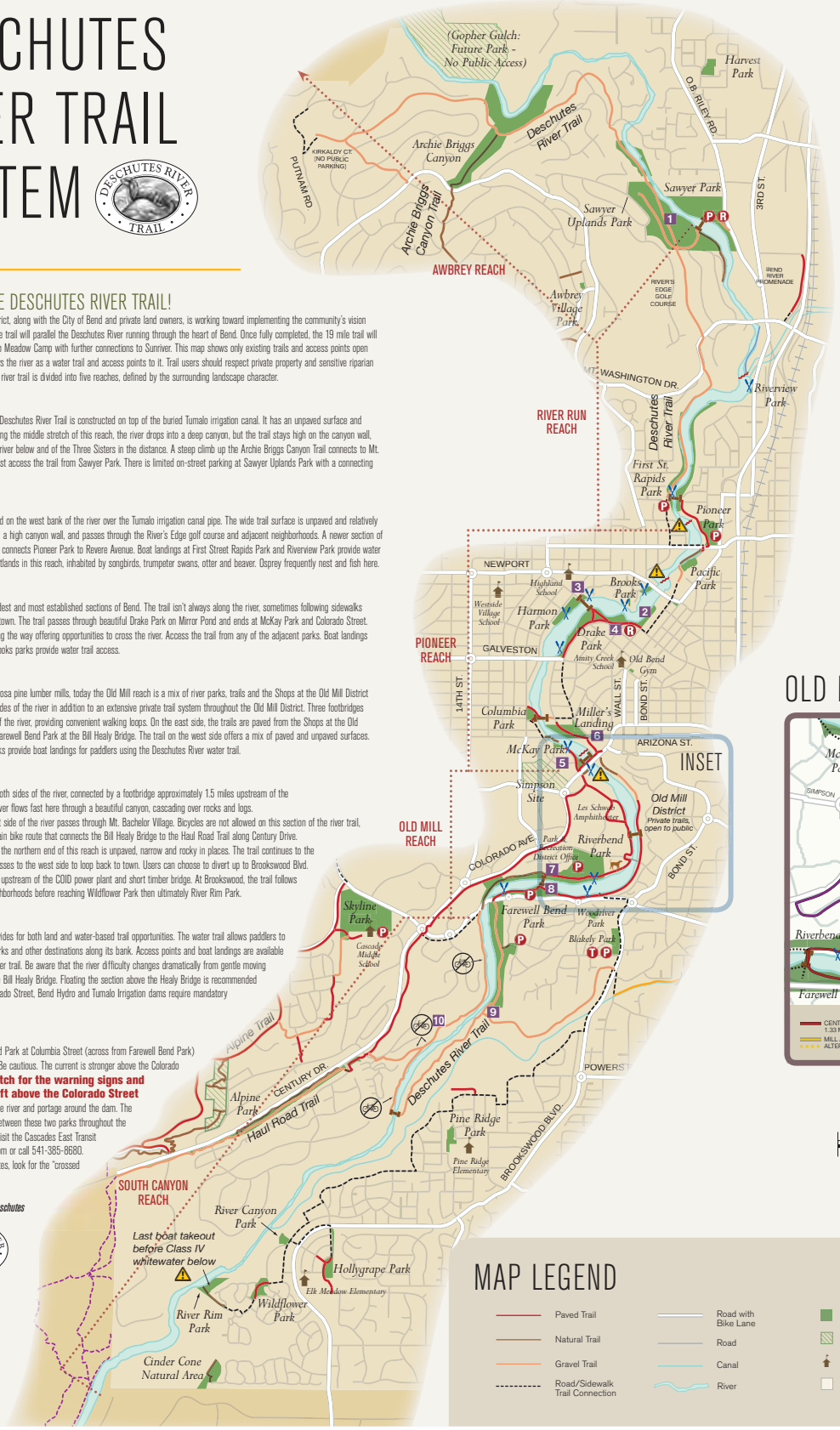
The Deschutes River corridor provides for both land and water-based trail opportunities. The water trail allows paddlers to enjoy the river and connect to parks and other destinations along its bank. Access points and boat landings are available at several locations along the water trail. Be aware that the river difficulty changes dramatically from gentle moving water to Class 4 rapids above the Bill Healy Bridge. Floating the section above the Healy Bridge is recommended only for expert boaters. The Colorado Street, Bend Hydro and Tumalo Irrigation dams require mandatory portaging.

FLOATING THE RIVER

Floating is popular from Riverbend Park at Columbia Street (across from Farewell Bend Park) to Drake Park on Riverside Blvd. Be cautious. The current is stronger above the Colorado Street dam than it appears. **Watch for the warning signs and exit the river on the left above the Colorado Street bridge.** Floaters must leave the river and portage around the dam. The Ride-the-River shuttle operates between these two parks throughout the summer season. For a schedule visit the Cascades East Transit website at cascadeseasttransit.com or call 541-385-8680. For non-motorized boat launch sites, look for the "crossed oars" symbols on the map.

Look for this symbol along the Deschutes River Trail:

DESCHUTES RIVER TRAIL

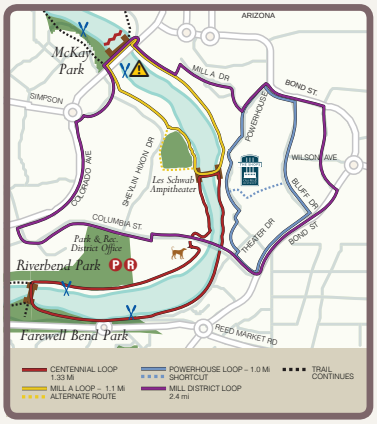


POINTS OF INTEREST ALONG THE DESCHUTES RIVER TRAIL

1. Sawyer Park offers the opportunity to spot a variety of birds and wildlife and is included in the Oregon Cascade Birding Trail system.
2. The historic Rademacher House and plaza overlook Mirror Pond and Drake Park, with the Three Sisters visible in the background. This site includes a sign interpreting Bend's founding and early history.
3. Located across the foot bridge from Drake Park, Pageant Park was named to commemorate the Bend Water Pageant, a favorite community event that ran from 1933-1965. An interpretive sign describes the event highlight, the launch of large, lighted floats on Mirror Pond.
4. This Drake Park interpretive sign (located directly in front of the public restrooms) describes Bend's early sense of community spirit.
5. McKay Park is the site of the Oregon Trunk Railroad. An interpretive sign in the park describes Bend's early railroad history.
6. Located across the Deschutes River from McKay Park, Miller's Landing Park was a holding area for the Miller Lumber Company in the early 1900's. As the newest riverfront park, it will be open in summer 2013.
7. Across the river from Farewell Bend Park is Riverbend Park, a popular site for events, river access and picnicking.
8. Farewell Bend Park honors the history of the logging industry at this site with two interpretive signs. Additional signs along the boardwalk explain a riparian restoration project and other steps being made to care for the health of our river and its ecosystem. The park includes a playground and restrooms.
9. The boardwalk here offers a view of Central Oregon Irrigation District's Hydro site, where irrigation water is dropped back to the river through two turbines, generating electrical power. The public has access to this trail section thanks to an agreement with COID—please stay on the designated trail.
10. Mt. Bachelor Village Resort, in partnership with Brooks Resources and the High Desert Museum, has provided a series of interpretative signs along this section of trail which describe the native habitat, foliage, and other points of interest.

OLD MILL DISTRICT

Private trails, open to public



N

Approx. 1 Mile

DESCHUTES RIVER FLOWS SOUTH TO NORTH

MAP LEGEND

- Paved Trail
- Natural Trail
- Gravel Trail
- Road/Sidewalk Trail Connection
- Road with Bike Lane
- Road
- Canal
- River
- Park
- Undeveloped Parkland
- School
- Park District Boundary
- Footbridge
- Parking
- Restroom
- Trailhead
- Off-Leash Dog Area
- Non-Motorized Boat Launch
- Dam
- River Hazard

BEND AREA BREW PUBS



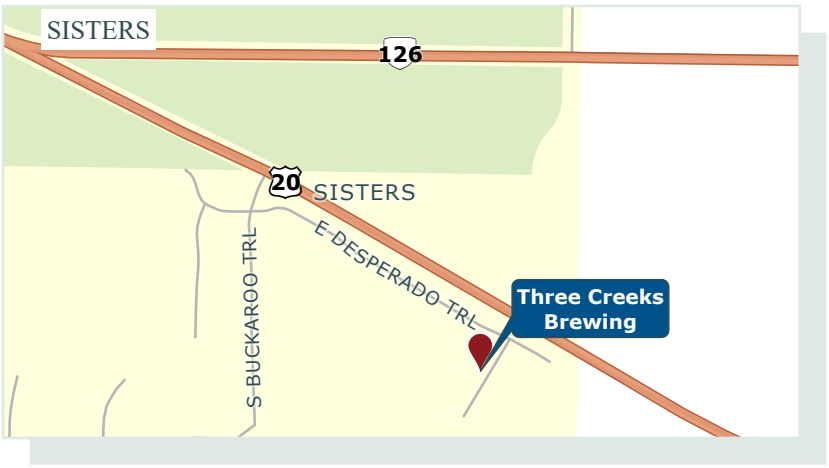
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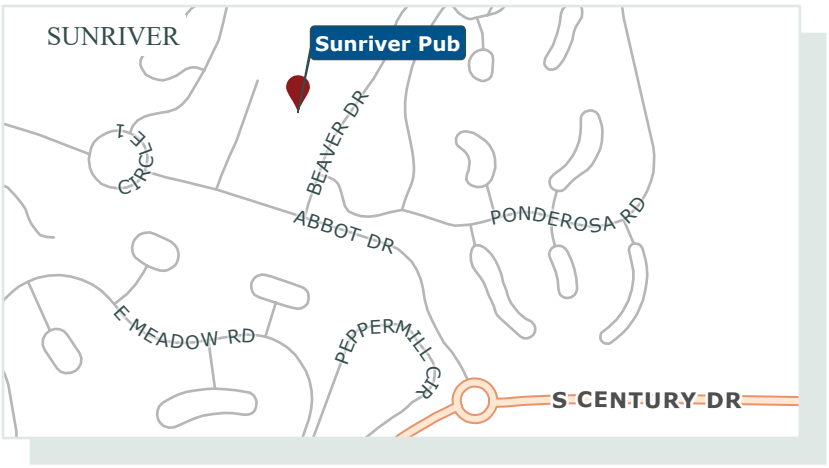
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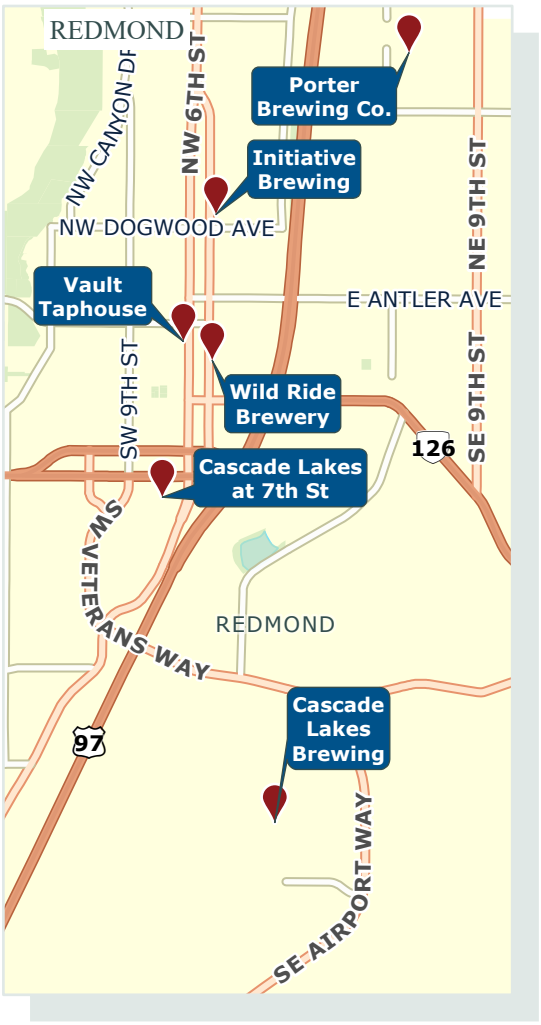
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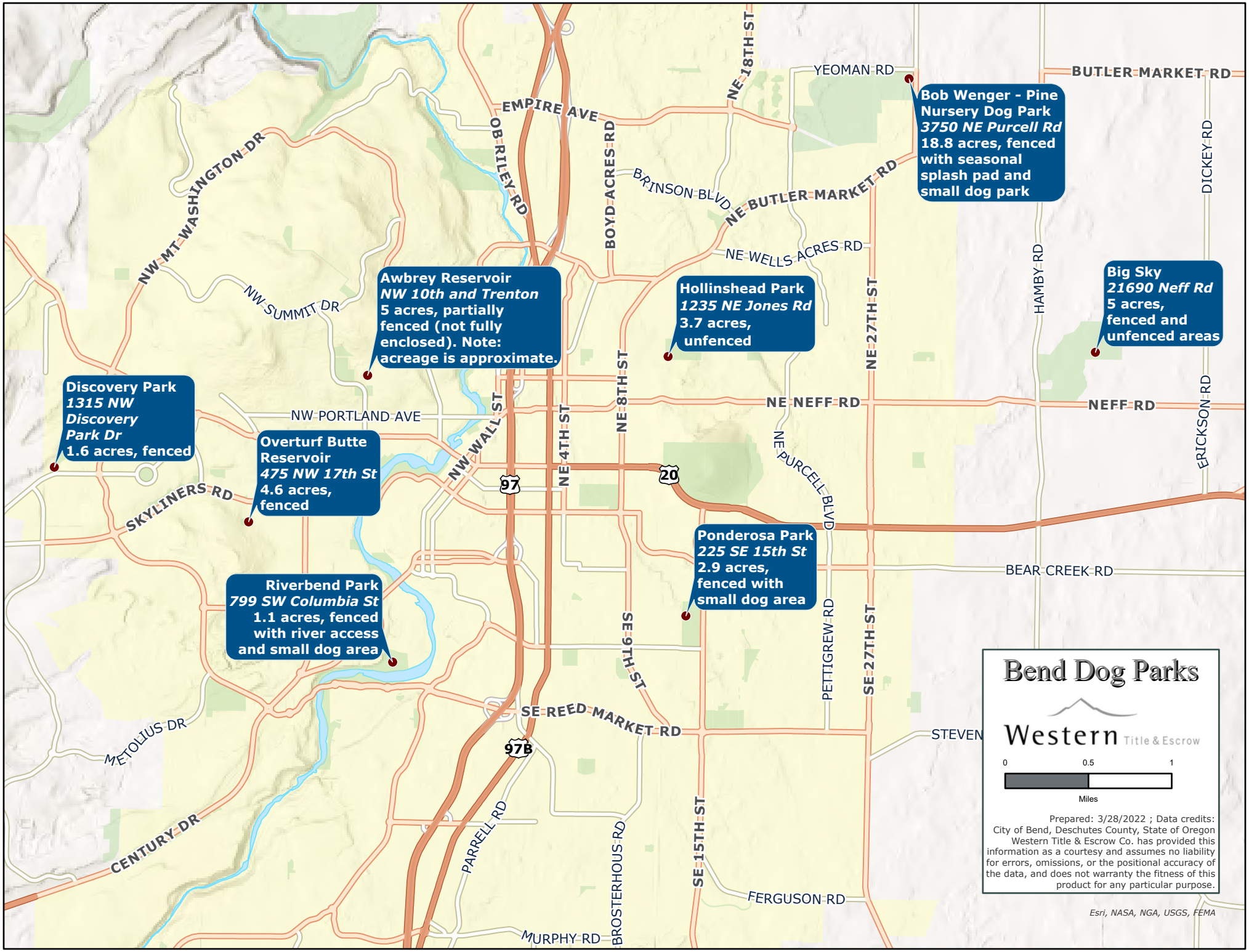
Bend Area Brew Pubs







CITY	NAME	ADDRESS	PHONE	WEBSITE
Sunriver	Sunriver Brewing - Sunriver Pub	57100 Beaver Dr # 4	(541) 593-3007	http://Sunriverbrewingcompany.Com
Sisters	Three Creeks Brewing	721 Desperado Ct	(541) 549-1963	http://Threecreeksbrewing.Com
Redmond	Cascade Lakes Brewing Company - 7th Street Brewhouse	855 SW 7th St	(541) 923-1795	https://cascadelakes.com
Redmond	Cascade Lakes Brewing Company Production Facility	2141 SW 1st St	(541) 923-3110	http://www.cascadelakes.com/
Redmond	Initiative Brewing	424 NW 5th St	(541) 527-4380	https://initiativebrew.com
Redmond	Kobold Brewing - Vault Taphouse	245 SW 6th St	(541) 504-9373	http://koboldbrewing.com/
Redmond	Porter Brewing Co.	611 NE Jackpine Ct # 2	(541) 504-7959	https://www.porterbrewingco.com
Redmond	Wild Ride Brewery	332 SW 5th St	(541) 516-8544	http://Wildridebrew.Com
Bend	10 Barrel Brewing - East	62950 18th St	(541) 241-7733	http://10barrel.Com
Bend	10 Barrel Brewing - West	1135 NW Galveston Ave # B	(541) 678-5228	http://10barrel.Com
Bend	Avid Cider	550 SW Industrial Way Suite 190	(541) 706-9240	https://www.avidcider.com/
Bend	Bend Brewing	1019 NW Brooks St	(541) 383-1599	http://Bendbrewingco.Com
Bend	Bevel Craft Brewing	911 SE Armour Rd	(541) 972-3835	https://www.bevelbeer.com
Bend	Boneyard Beer Pub	1955 NE Divisions St	(541) 241-7184	http://boneyardbeer.com/
Bend	Bridge 99 Brewery	63063 Layton Ave # 102	(541) 280-1690	http://Bridge99brewery.Com
Bend	Cascade Lakes Brewing Company - Cascade Lakes Brewpub	1441 SW Chandler Ave # 100	(541) 388-4998	https://cascadelakes.com
Bend	Craft Kitchen & Brewery	62988 Layton Ave # 103	(541) 668-1766	https://craftoregon.com
Bend	Crux Fermentation Project	50 SW Division St	(541) 385-3333	http://Cruxfermentation.Com
Bend	Deschutes Brewery - Bend Public House	1044 NW Bond St	(541) 382-9242	http://Deschutesbrewery.Com
Bend	Deschutes Brewery - Bend Tasting Room	901 SW Simpson Ave	(541) 385-8606	http://Deschutesbrewery.Com
Bend	Goodlife Brewing Company	70 SW Century Dr	(541) 728-0749	http://Goodlifebrewing.Com
Bend	Immersion Brewing	550 SW Industrial Way # 185	(541) 633-7821	http://Imbrewing.Com
Bend	McMenamins - Old St Francis School	700 NW Bond St	(541) 382-5174	http://Mcmenamins.Com
Bend	Monkless Belgian Ales - The Brasserie	803 SW Industrial Way, Ste 202	(541) 797-6760	https://www.monkless.com
Bend	Oblivion Brewing	63027 Plateau Dr # 4	(541) 241-2733	https://oblivionbrewing.net
Bend	Silver Moon Brewing	24 NW Greenwood Ave	(541) 388-8331	http://Silvermoonbrewing.Com
Bend	Spider City Brewing - Brewery Tap Room	1177 SE 9th St		https://spidercitybrewing.com
Bend	Spider City Brewing - Downtown Tasting Room	55 NW Minnesota Ave		https://spidercitybrewing.com
Bend	Sunriver Brewing - Galveston Pub	1005 NW Galveston Ave # 150	(541) 408-9377	http://Sunriverbrewingcompany.Com
Bend	The Ale Apothecary - Tasting Room	30 SW Century Drive Suite 140	(541) 797-6265	https://thealeapothecary.com
Bend	The Cellar - A Porter Brewing Company	206 NW Oregon Ave Suite 2	(541) 382-1645	http://www.cascadelakes.com/
Bend	Van Henion Brewing Company	63067 Plateau Dr		https://vanhenionbrewing.com/
Bend	Worthy Brewing	495 NE Bellevue Dr	(541) 639-4776	http://Worthybrewing.Com


Bob Wenger - Pine Nursery Dog Park
3750 NE Purcell Rd
18.8 acres, fenced with seasonal splash pad and small dog park
Awbrey Reservoir
NW 10th and Trenton
5 acres, partially fenced (not fully enclosed). Note: acreage is approximate.
Hollinshead Park
1235 NE Jones Rd
3.7 acres, unfenced
Big Sky
21690 Neff Rd
5 acres, fenced and unfenced areas
Discovery Park
1315 NW Discovery Park Dr
1.6 acres, fenced
Overturf Butte Reservoir
475 NW 17th St
4.6 acres, fenced
Ponderosa Park
225 SE 15th St
2.9 acres, fenced with small dog area
Riverbend Park
799 SW Columbia St
1.1 acres, fenced with river access and small dog area
YEOMAN RD
BUTLER MARKET RD
EMPIRE AVE
NE 18TH ST
O'RILEY RD
BOYD ACRES RD
BRINSON BLVD
NE BUTLER MARKET RD
DICKEY RD
NW MT WASHINGTON DR
NW SUMMIT DR
NE WELLS ACRES RD
HAMBY RD
NE 27TH ST
NE 8TH ST
NE 4TH ST
NW WALL ST
NW PORTLAND AVE
NE NEFF RD
NEFF RD
ERICKSON RD
NE PURCELL BLVD
97
20
SKYLINERS RD
BEAR CREEK RD
SE 9TH ST
PETTIGREW RD
SE 27TH ST
SE REED MARKET RD
97B
METOLIUS DR
CENTURY DR
PARRELL RD
BROSTERHOUS RD
SE 15TH ST
FERGUSON RD
MURPHY RD
STEVEN
Bend Dog Parks
Western Title & Escrow
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Miles
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Esri, NASA, NGA, USGS, FEMA

CENTRAL OREGON GOLF COURSES

