



Property Detail
REPORT

Property Address:
23S1205-AA-01000

Prepared For:
Lisa Benson

Proudly serving
Douglas and Coos
County

ROSEBURGCS@AMERITITLE.COM
541-672-6651

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors contained herein.

REAL PROPERTY TAX STATEMENT

JULY 1, 2025 TO JUNE 30, 2026

COOS COUNTY, OREGON

250 NORTH BAXTER

COQUILLE, OREGON 97423

**ACCOUNT NO:
11206**

PROPERTY DESCRIPTION

CODE: 1302
MAP: 23S1205-AA-01000
ACRES: 0.13
SITUS:

FOWLER, BRIAN
1013 ICEL CT NE
SALEM OR 97301-1665

SOUTH COAST ESD 1.44
NORTH BEND SCHOOL #13 13.65
SW OREGON COMM COLLEGE 2.29
EDUCATION TOTAL: 17.38

COOS COUNTY-4H/EXTENSION 0.29
COOS COUNTY-LIBRARY SERVICES 2.37
COOS COUNTY 3.52
COOS COUNTY AIRPORT 0.78
COOS COUNTY URBAN RENEWAL 0.07
GENERAL GOVT TOTAL: 7.03

FIRE PATROL 20.00
BONDS - OTHER TOTAL: 20.00

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	6,480	6,800
STRUCTURES	0	0
TOTAL RMV	<u>6,480</u>	<u>6,800</u>
ASSESSED VALUE	3,190	3,280

TOTAL PROPERTY TAX: 43.14 44.41

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office (541) 396 - 7900.

ASSESSMENT QUESTIONS (PROPERTY VALUES) (541) 396-7900
TAX QUESTIONS (PAYMENTS) (541) 396-7725

2025 - 2026 TAX (Before Discount) 44.41

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/17/25	43.08	29.02	14.81
02/17/26			14.80
05/15/26		14.80	14.80
Total	43.08	43.82	44.41

TOTAL DUE (After Discount and Pre-payments) 43.08

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2025 - 2026 PROPERTY TAXES

COOS COUNTY REAL

ACCOUNT NO. 11206

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%					11/17/25	43.08
or 2/3 Payment Enclosed	2%	05/15/26	14.80	&		11/17/25	29.02
or 1/3 Payment Enclosed	0%	05/15/26	14.80	&	02/17/26	14.80	&
						11/17/25	14.81

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Mailing address change on back

Enter Payment Amount
\$

11206

1651-005037-4308

MAKE PAYMENT TO:
COOS COUNTY TAX OFFICE
250 N BAXTER ST
COQUILLE, OR 97423-1875

FOWLER, BRIAN
1013 ICEL CT NE
SALEM OR 97301-1665

06100000112060000001481000000290200000043081

Coos County Parcel Information



Parcel Information

Parcel #: 11206
 Alt Parcel: 23S12W05AATL0100000
 Site Address:
 OR
 Owner: Fowler, Brian
 1013 Icel Ct NE
 Salem OR 97301 - 1665
 Twn/Rng/Sec: 23S / 12W / 05 / A
 Parcel Size: 0.13 Acres (5,663 SqFt)
 Census Tract: 000101
 Census Block: 1000
 Levy Code: 01302
 Levy Rate: 7.6451 (2024)
 Mkt Land Value: \$6,800.00
 Mkt Impr Value: \$0.00 (0.00%)
 Total Mkt Value: \$6,800.00 (2025)
 Total Assd Value: \$3,280.00 (2025)

Tax Information

Tax Year	Annual Tax
2024	\$43.14
2023	\$42.43
2022	\$42.43

Legal

Township:23S, Range:12W, Section:05

Land

Parcel Type: Residential	Zoning: F - Forestry
Watershed: 1710030404 - Tenmile Creek-Frontal Pacific Ocean	Waterfront:
Land Use: 100 - Residential - Unimproved	Neighborhood: RRL
Recreation:	School District: 13 - North Bend
Primary School: North Bay Elementary School	Middle School: North Bend Middle School
High School: North Bend Senior High School	

Improvement

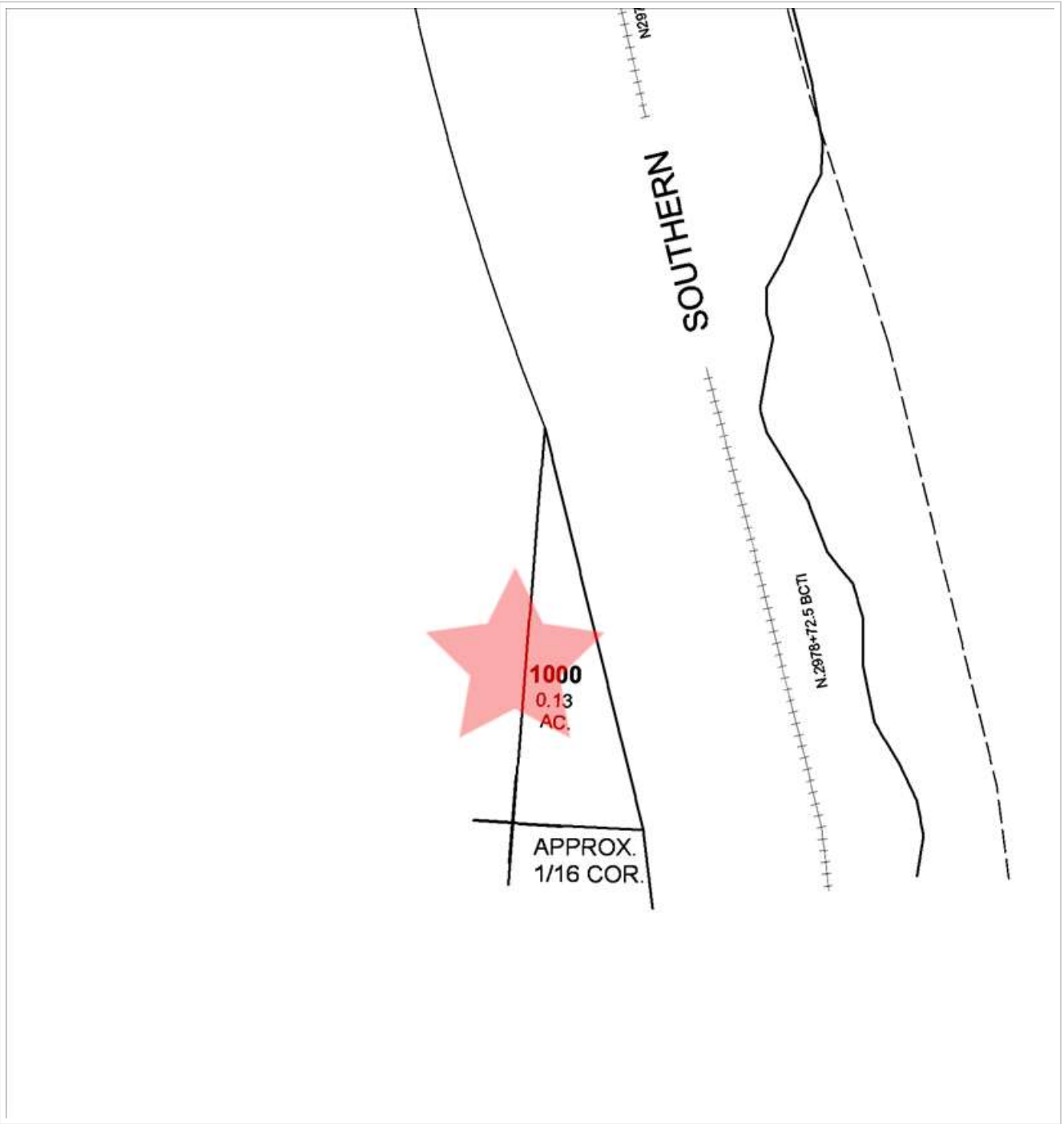
Year Built:	Garage:	Carport:
Bedrooms:	Bathrooms:	# Rooms:
Building Area:	Finished Area:	

Transfer Information

Loan Date: 01/26/2009	Loan Amt:	Doc Num: 609	Doc Type: Quit Claim Deed (non-arm's length)
Loan Type:	Finance Type:	Lender:	
Sale Date: 06/01/2008	Sale Price: \$39,000.00	Doc Num: 2008 13571	Doc Type: QC

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.

Assessor Map



Parcel ID: 11206

Site Address:

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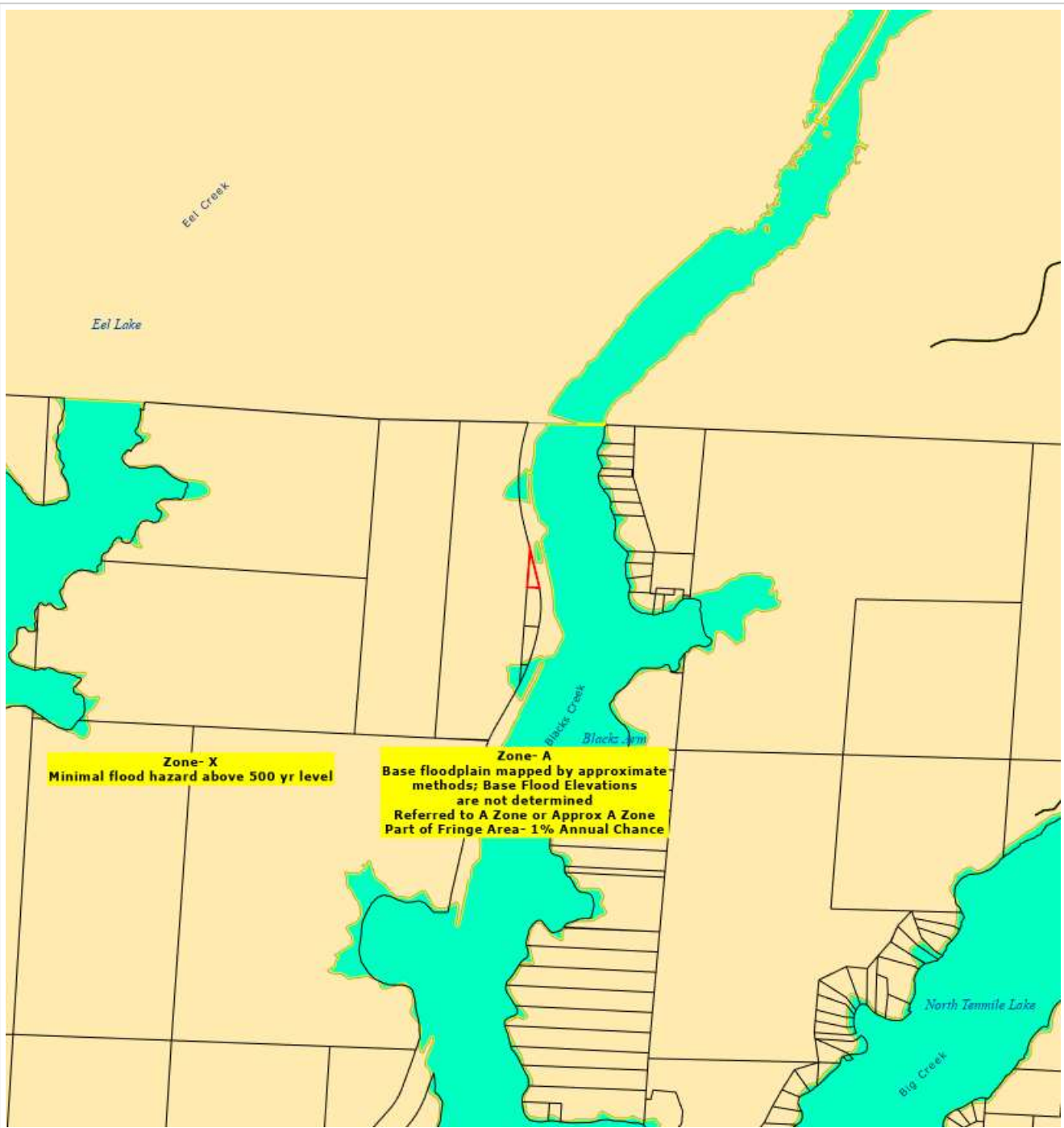
Aerial Map



Parcel ID: 11206

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Flood Map



Parcel ID: 11206

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QUIT CLAIM DEED
~~221~~

TAX STATEMENTS
RETURN TO BRIAN FOWLER
2210 14th Court
NORTH BEND, OREGON
97459

Brian Fowler of 2210 14th Court, North Bend, Oregon, Grantor releases quickclaims to

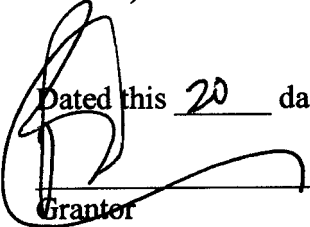
Mona Tigert of 3049 Pepperwood Drive, Lake Havasu City, Arizona Grantee, all rights, title, and interest in and to the following described real estate.

Tax Acc. 112.006 T 23S, R 12W, Sec 5aa TL 1000.

All that portion of Lot 1 lying southwesterly of southern pacific railroad. Lot 1 of Section 5, all in T23S, R12WWM, Coos County, Oregon, save and except a parcel heretofore conveyed by deed recorded in Book 118, page 184, Deed Records of Coos County, Oregon Described as follows: Beginning on the south line of said lot 1, section 5, 329.6 feet west of the Southeast corner of said lot 1; thence North 342.8feet, thence West 220 feet to the low water line of North Lake (Ten Mile); thence along said low water line S60°0'W, 141.6 feet; thence S13° 30'E, 207 feet more or less to the south line of said lot 1; thence East along said lot line 200 feet to the place of beginning.

The True consideration for this conveyance is \$39,000.00 (Thirty-Nine Thousand Dollars)

Dated this 20 day of June in the year 2008.



Grantor

Brian Fowler
2110 14th Court,
North Bend, OR 97459

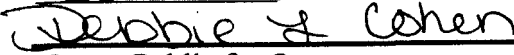


Grantee

Mona Tigert
3049 Pepperwood Drive
Lake Hayasu City AZ 86404

Date: July 1, 2008

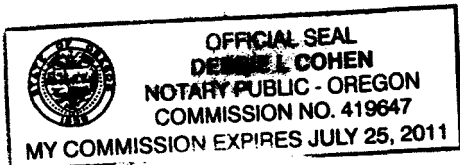
SUBSCRIBED AND SWORN to before me this 20 day of June, 2008.



Notary Public for Oregon
My commission expires: July 25, 2011

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008.

Notary Public for Oregon
My commission expires: _____



PROMISSORY NOTE

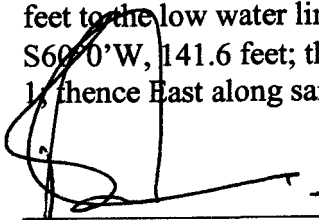
On or before July 15, 2011 the undersigned, jointly and severally promise to pay to the order of Brian Fowler, 2110 14th Court, North Bend, Oregon, United States of America, the sum of \$39,000 U.S. Funds. Thirty-Nine thousand U.S. Dollars.

Any part of this debt may be paid at any time.

Upon \$39,000 not being paid in full to Brian Fowler, property to revert back to Brian Fowler.

This note is secured by Trust Deed covering property known as Tax Acc. 112.006 T 23S, R 12W, Sec 5aa TL 1000.

All that portion of Lot 1 lying southwesterly of southern pacific railroad. Lot 1 of Section 5, all in T23S, R12WWM, Coos County, Oregon, save and except a parcel heretofore conveyed by deed recorded in Book 118, page 184, Deed Records of Coos County, Oregon Described as follows: Beginning on the south line of said lot 1, section 5, 329.6 feet west of the Southeast corner of said lot 1; thence North 342.8feet, thence West 220 feet to the low water line of North Lake (Ten Mile); thence along said low water line S60°0'W, 141.6 feet; thence S13° 30'E, 207 feet more or less to the south line of said lot 1, thence East along said lot line 200 feet to the place of beginning.



Seller
Brian Fowler at
2110 14th Court,
North Bend, OR 97459



Buyer
Mona Tigert at
3049 Pepperwood Drive
Lake Havasu City AZ 86404
Date: July 1 2008

Debbie L Cohen

