



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

1560 SE Stephens St

Parcel #: R73608

Map & Taxlot #: 270624DC04600

County: Douglas

OWNER

1560 Stephens LLC

DATE PREPARED

Date: 06/06/2024

PREPARED BY

ngervacio@firstam.com



First American Title

Customer Service Department

541.672.5555

cs.douglas.or@firstam.com

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First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 06/06/2024

OWNERSHIP INFORMATION

Owner: 1560 Stephens LLC
CoOwner:
Site: 1560 SE Stephens St Roseburg OR 97470
Mail: PO Box 1011 Roseburg OR 97470

Parcel #: R73608
Ref Parcel #: 270624DC04600
TRS: 27S / 06W / 24 / SE
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 130001 Block: 1054
Neighborhood: CS5
School Dist: 4 Roseburg
Impr Type: RP - Commercial
Subdiv/Plat: Roseburg 04 Southern Add
Land Use: 201 - COMMERCIAL - IMPROVED
Std Land Use: CMSC - Commercial Miscellaneous
Zoning: C3 - General Commercial
Lat/Lon: 43.201535 / -123.352022
Watershed: Deer Creek-South Umpqua River
Legal: ROSEBURG 4TH SOUTHERN ADD, BLOCK 92,
LOT 2, ACRES 0.09

ASSESSMENT AND TAXATION

Market Land: \$45,696.00
Market Impr: \$88,200.00
Market Total: \$133,896.00 (2023)
% Improved: 66.00%
Assessed Total: \$101,464.00 (2023)
Levy Code: 00451
Tax: \$1,488.19 (2023)
Millage Rate: 14.6672
Exemption: \$0.00
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 1,800 SqFt	Year Built: 1978
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.09 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 3,920 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
1560 STEPHENS LLC	12/05/2018	19272	\$295,000.00	Deed	\$285,000.00	Private Party Lender
MEL STROUP	09/16/2009	16453	\$200,000.00	Deed		Conv/Unk
TIMOTHY J GAUTNEY	08/08/2003	21353	\$165,000.00	Deed	\$100,000.00	Private Party 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.

IMPROVEMENT: 1

PARCEL ID: R73608

Year Built: 1978	Total SqFt: 1,800	Condition:
Bedrooms: 0	Finished SqFt: 1,800	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		



SEE MAP 27 6 24DD



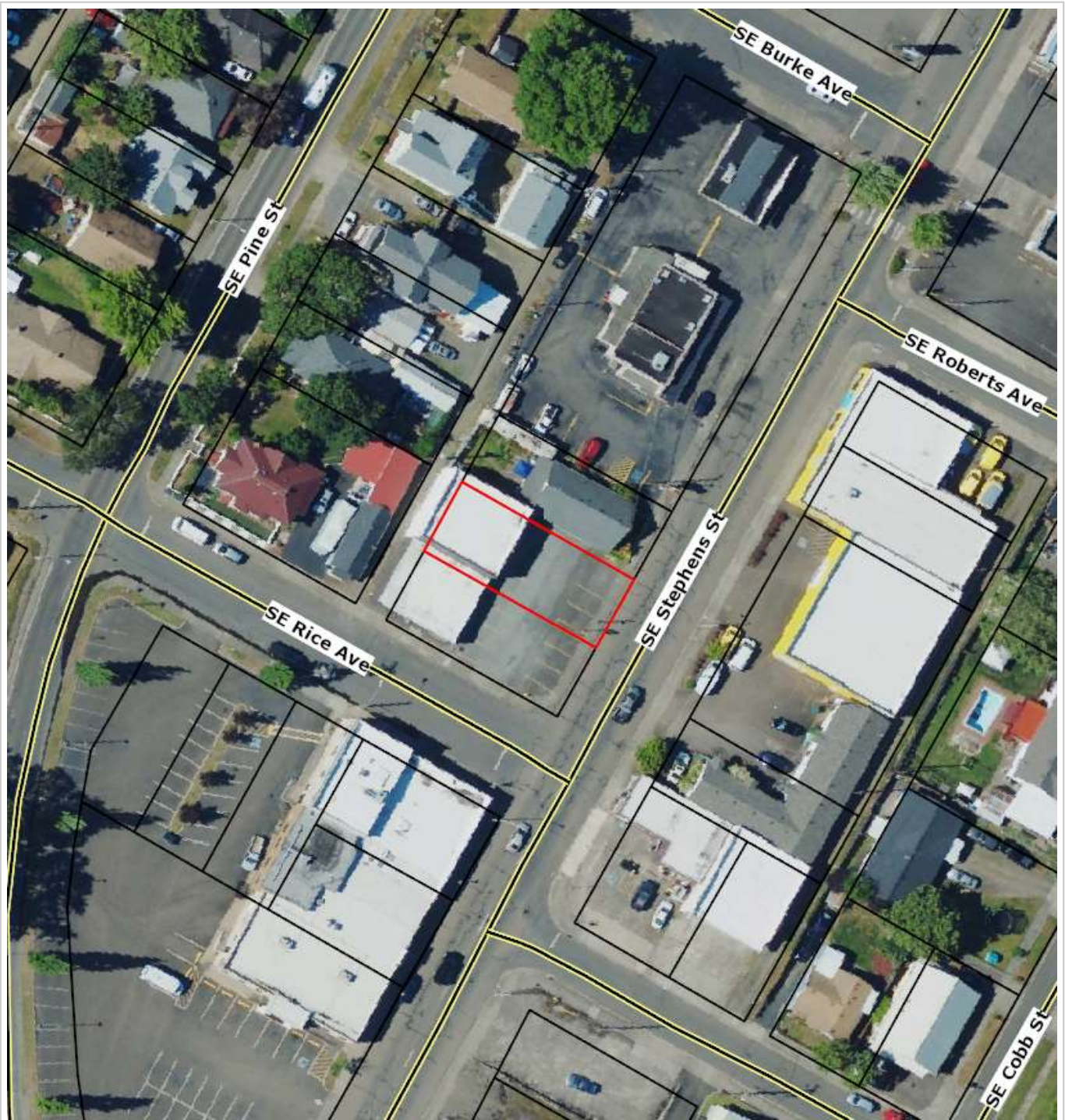
First American Title

Parcel ID: R73608

Site Address: 1560 SE Stephens St

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Aerial Map



First American Title

Parcel ID: R73608

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Douglas County Official Records
Patricia K. Hitt, County Clerk

2018-019272

12/05/2018 02:57:01 PM

DEED-WD Cnt=1 Stn=33 HAJOHNST
\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

AFTER RECORDING RETURN TO: AMERITTLE
1495 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

270538 AM

DOUGLAS COUNTY CLERK



CERTIFICATE PAGE

**DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT**

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

Document Name: Warranty Deed

Parties:

Grantor: Mel Stroup

Grantee: 1560 Stephens, LLC



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

1560 Stephens, LLC

PO Box 1011

Roseburg, OR 97470

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

1560 Stephens, LLC

PO Box 1011

Roseburg, OR 97470

File No. 270538AM

STATUTORY WARRANTY DEED

Mel Stroup,

Grantor(s), hereby convey and warrant to

1560 Stephens, LLC,

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

Lots 1 and 2, Block 92, Fourth Southern Addition to the City of Roseburg, Douglas County, Oregon.

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

27-06W-24DC-04700

27-06W-24DC-04600

The true and actual consideration for this conveyance is \$295,000.00.

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

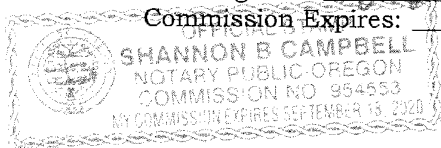
Dated this 5th day of December, 2018.

Mel Stroup
Mel Stroup

State of Oregon } ss
County of Douglas }

On this 4th day of December, 2018, before me, Shannon B Campbell, a Notary Public in and for said state, personally appeared Mel Stroup, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument and acknowledged to me that he executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shannon B Campbell
Notary Public for the State of Oregon
Residing at: Winston
Commission Expires: 9/18/2020



Property
R73608

Owner

1560 STEPHENS LLC

Property Address

1560 SE STEPHENS ST, ROSEBURG, OR
97470

2023 Real Market Value

Property Page: Property Details

2024 GENERAL INFORMATION

Property Status A ACTIVE

Property Type Commercial

Legal Description ROSEBURG 4TH SOUTHERN ADD,
BLOCK 92, LOT 2, ACRES 0.09

Alternate Account Number 52893.00

Neighborhood CS5 SE STEPHENS & SE PINE -
COMMERCIAL

Map Number 27-06W-24DC-04600

Property Use 201 - COMMERCIAL - IMPROVED

Levy Code Area [00451](#)

Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name 1560 STEPHENS LLC

Mailing Address PO BOX 1011 ROSEBURG, OR
97470

2023 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 ☐ - Improvement Type
RETAIL STORE

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1978	1,800	Details
	Eff Yr Built -	Adjustment % -		Roof Styles -	
	Baths -	Heat/AC -		Fireplaces -	
	Flooring -	Foundation -		Int Finish -	
		Ext Finish -			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	CPX	0.09 Acres
TOTALS		3920.40 Sq. ft / 0.09 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$88,200	\$45,696	\$133,896	\$0	\$101,464
2022	\$88,200	\$45,696	\$133,896	\$0	\$98,509
2021	\$63,000	\$32,640	\$95,640	\$0	\$95,640
2020	\$63,000	\$32,640	\$95,640	\$0	\$95,640
2019	\$63,000	\$32,640	\$95,640	\$0	\$93,012
2018	\$83,160	\$43,085	\$126,245	\$0	\$90,303
2017	\$58,874	\$30,502	\$89,376	\$0	\$87,673

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
12/5/2018	Stroup, Mel	1560 STEPHENS LLC	<u>2018-19272</u>	\$295,000	WD WARRANTY DEED
4/1/1992	UNKNOWN	-	<u>1992-8646</u>	\$0	
9/15/2009	GAUTNEY, TIMOTHY J	Stroup, Mel	<u>2009-16453</u>	\$200,000	WD WARRANTY DEED
8/7/2003	GAUTNEY, JACK L & DARIA A	GAUTNEY, TIMOTHY J	<u>2003-21353</u>	\$165,000	WD WARRANTY DEED
9/1/1995	ALLEN, BOBBY & CLEO PEARL TRS	GAUTNEY, JACK L & DARIA A	<u>2003-22109</u>	\$105,000	WD WARRANTY DEED
9/1/1995	UNKNOWN	GAUTNEY, JACK L & DARIA A	<u>1995-16720</u>	\$105,000	

TOTAL TAXES DUE	
Current Year Due	\$1,560.95
Past Years Due	\$0.00
Total Due	\$1,560.95

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<u>2023</u>	\$1,488.19	\$1,488.19	\$0	\$1,488.19	\$72.76	-	\$1,560.95
<u>2022</u>	\$1,444.86	\$1,444.86	\$0	\$1,444.86	\$0.00	-	\$0.00
2021	\$1,402.78	\$1,402.78	\$0	\$1,402.78	\$0.00	-	\$0.00
2020	\$1,438.56	\$1,438.56	\$0	\$1,438.56	\$0.00	-	\$0.00
2019	\$1,409.22	\$1,409.22	\$0	\$1,409.22	\$0.00	-	\$0.00
2018	\$1,373.25	\$1,373.25	\$0	\$1,373.25	\$0.00	-	\$0.00
2017	\$1,315.40	\$1,315.40	\$0	\$1,315.40	\$0.00	-	\$0.00
2016	\$1,254.95	\$1,254.95	\$0	\$1,254.95	\$0.00	-	\$0.00
2015	\$1,290.71	\$0.00	\$0	\$1,290.71	\$0.00	-	\$0.00
2014	\$1,254.09	\$0.00	\$0	\$1,254.09	\$0.00	-	\$0.00
2013	\$1,217.40	\$0.00	\$0	\$1,217.40	\$0.00	-	\$0.00
2012	\$1,183.38	\$0.00	\$0	\$1,183.38	\$0.00	-	\$0.00
2011	\$1,148.98	\$0.00	\$0	\$1,148.98	\$0.00	-	\$0.00
2010	\$1,115.70	\$0.00	\$0	\$1,115.70	\$0.00	-	\$0.00
2009	\$1,429.98	\$0.00	\$0	\$1,429.98	\$0.00	-	\$0.00
2008	\$1,050.94	\$0.00	\$0	\$1,050.94	\$0.00	-	\$0.00
2007	\$1,031.84	\$0.00	\$0	\$1,031.84	\$0.00	-	\$0.00
2006	\$1,009.21	\$0.00	\$0	\$1,009.21	\$0.00	-	\$0.00
2005	\$977.08	\$0.00	\$0	\$977.08	\$0.00	-	\$0.00
2004	\$956.43	\$0.00	\$0	\$956.43	\$0.00	-	\$0.00
2003	\$934.51	\$0.00	\$0	\$934.51	\$0.00	-	\$0.00
2002	\$910.58	\$0.00	\$0	\$910.58	\$0.00	-	\$0.00
2001	\$878.18	\$0.00	\$0	\$878.18	\$0.00	-	\$0.00
2000	\$806.98	\$0.00	\$0	\$806.98	\$0.00	-	\$0.00
1999	\$821.10	\$0.00	\$0	\$821.10	\$0.00	-	\$0.00
1998	\$776.56	\$0.00	\$0	\$776.56	\$0.00	-	\$0.00
1997	\$772.55	\$0.00	\$0	\$772.55	\$0.00	-	\$0.00
1996	\$1,012.15	\$0.00	\$0	\$1,012.15	\$0.00	-	\$0.00

PROPERTY FEES

TAXYEAR	FEE TYPE	TOTAL BILLED	DATE PAID	TOTAL OWED
2007	RETURNED CHECK CHARGE	\$25.00	9-16- 2009	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
<u>2022</u>	<u>DOUG-63194- 2022</u>	12-1-2022	\$4,945.94
2019	<u>1865574</u>	11-7-2019	\$1,366.94
2018	<u>1823678</u>	11-26-2018	\$1,332.05
2017	<u>1754517</u>	1-24-2018	(\$1,275.94)
2017	<u>1757523</u>	1-24-2018	\$1,275.94
2017	<u>1754515</u>	11-29-2017	\$1,275.94
2017	<u>1754515</u>	11-29-2017	(\$1,275.94)
2017	<u>1754517</u>	11-29-2017	\$1,275.94
2016	<u>1672119</u>	11-29-2016	\$1,217.30
2015	<u>1586454</u>	11-23-2015	\$1,251.99
2014	<u>1501827</u>	11-24-2014	\$1,216.47
2013	<u>1418564</u>	11-25-2013	\$1,180.88
2012	<u>1336077</u>	11-26-2012	\$1,147.88
2011	<u>1251079</u>	11-22-2011	\$1,114.51
2010	<u>1163942</u>	11-22-2010	\$1,082.23
2009	<u>1081079</u>	11-23-2009	\$1,039.08
2009	<u>1021114</u>	10-6-2009	\$348.00
<u>2008</u>	<u>1020669</u>	9-16-2009	\$2,495.05
2007	<u>928250</u>	5-29-2008	(\$899.09)
2007	<u>928250</u>	5-9-2008	\$899.09
<u>2006</u>	<u>835271</u>	12-28-2006	\$3,388.30
2003	<u>611794</u>	7-1-2004	\$8.54
2003	<u>595388</u>	1-12-2004	\$934.51
2002	<u>526135</u>	8-11-2003	\$319.96
2002	<u>513934</u>	2-28-2003	\$303.53
2002	<u>490605</u>	11-19-2002	\$303.53
2001	<u>434036</u>	2-14-2002	\$593.36
2001	<u>428763</u>	12-26-2001	\$292.73
2000	<u>365244</u>	5-21-2001	\$268.98
2000	<u>355299</u>	2-15-2001	\$269.00
2000	<u>327014</u>	11-15-2000	\$269.00
1996	<u>243221</u>	6-30-2000	\$337.39
1999	<u>213204</u>	5-18-2000	\$277.59
1999	<u>204026</u>	2-17-2000	\$273.70
1999	<u>189218</u>	11-24-1999	\$273.70
1998	<u>143507</u>	5-18-1999	\$258.84
1998	<u>134347</u>	2-18-1999	\$258.86
1998	<u>124231</u>	12-4-1998	\$258.86
1997	<u>75648</u>	5-7-1998	\$17.16
1997	<u>69034</u>	2-26-1998	\$772.55
1996	<u>13024</u>	5-15-1997	\$337.37
1996	<u>3912</u>	2-19-1997	\$337.39

7/1/23 TO 6/30/24 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://douglascountyor.gov/348/Tax-Collection>

PROPERTY DESCRIPTION

MAP: 27-06W-24DC-04600

CODE AREA: 00451

ACCOUNT NO: R73608

SITUS: 1560 SE STEPHENS ST
LEGAL: ROSEBURG 4TH SOUTHERN ADD, BLOCK 92, LOT 2, ACRES
0.09

1560 STEPHENS LLC
PO BOX 1011
ROSEBURG, OR 97470

DELINQUENT TAXES: \$0.00

2023-24 CURRENT TAX BY DISTRICT:

CC UMPQUA 44.97
ED DOUGLAS 52.32
SC ROSEBURG 4 398.42
EDUCATION TAXES: \$495.71

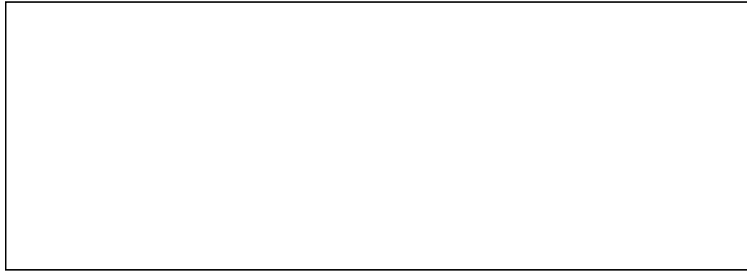
CI ROSEBURG 837.51
CO DOUGLAS 109.91
D.LAKE URBAN RENEWAL AGENCY 39.12
SV 4H EXTENSION SERVICE 5.94
GENERAL GOVERNMENT TAXES: \$992.48

BONDS AND MISC TAXES: \$0.00

2023-24 LEVIED TAX: \$1,488.19
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	45,696	45,696
STRUCTURE	88,200	88,200
NET RMV	133,896	133,896
TAXABLE VALUES:		
NET ASSESSED VALUE	98,509	101,464

PROPERTY TAXES: \$1,444.86 \$1,488.19



Full Payment With 3% Discount \$1,443.55
2/3 Payment With 2% Discount \$972.29
1/3 Payment No Discount \$496.07

TOTAL DUE: \$1,443.55
(After Discount)

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



DOUGLAS COUNTY, OREGON

2023-2024 Property Tax Payment Stub

ACCOUNT NO: R73608

SITUS: 1560 SE STEPHENS ST

Pay Online: <https://www.co.douglas.or.us>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



Mailing Address Change On Back Of Stub.

DUE: Nov 15, 2023 IN FULL (3% Discount) \$1,443.55
DUE: Nov 15, 2023 2/3 PAYMENT (2% Discount) \$972.29
DUE: Nov 15, 2023 1/3 PAYMENT (NO Discount) \$496.07

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Enter Amount Paid
Due Date: Nov 15, 2023

1560 STEPHENS LLC
PO BOX 1011
ROSEBURG, OR 97470

10000001736080000144355000009722900000496073