



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

392 W Main Ave

Parcel #: 196088

Map & Taxlot #: 151004CC90002

County: Deschutes

OWNER

Berg, Brian K

Berg, Colette M

DATE PREPARED

Date: 01/24/2025

PREPARED BY

nromano@firstam.com



First American Title

Customer Service Department

541.382.4201

cs.deschutes.or@firstam.com

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First American Title

Customer Service Department
541.382.4201
cs.deschutes.or@firstam.com
Date: 01/24/2025

OWNERSHIP INFORMATION

Owner: Berg, Brian K
CoOwner: Berg, Colette M
Site: 392 W Main Ave Sisters OR 97759
Mail: 14914 Surrey Sisters OR 97759

Parcel #: 196088
Ref Parcel #: 151004CC90002
TRS: 15S / 10E / 04 / SW
County: Deschutes

PROPERTY DESCRIPTION

Map Grid: 151004--C-90002
Census Tract: 000502 Block: 3049
Neighborhood:
School Dist: 6 Sisters
Impr Type:
Subdiv/Plat: Staines Office Condo (The)
Land Use: 202 - Commercial - Condominium
Std Land Use: 2052 - Commercial Condominium (not offices)
Zoning: City Of Sisters-DC - Downtown Commercial
Lat/Lon: 44.292395 / -121.553513
Watershed: Whychus Creek
Legal: THE STAINES OFFICE CONDOMINIUMS Lot:
UNIT.2 Block: 0

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$281,430.00
Market Total: \$281,430.00 (2024)
% Improved: 100.00%
Assessed Total: \$189,920.00 (2024)
Levy Code: 6-045
Tax: \$3,144.62 (2024)
Millage Rate: 16.5575
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 1,512 SqFt	Year Built: 1999
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.04 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,543 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:

IMPROVEMENT: 310816

Year Built: 1999	Total SqFt: 1,512
Bedrooms: 0	Finished SqFt: 1,512
Bath Total: 0	1st Floor SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

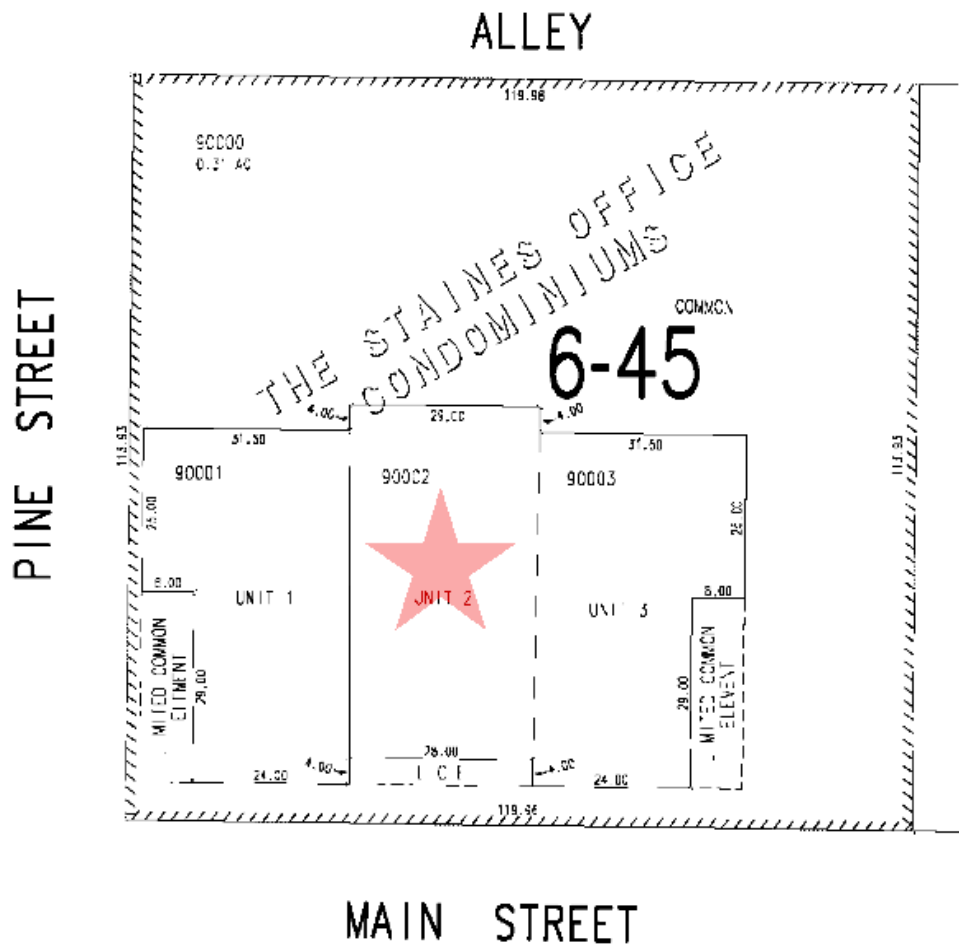
PARCEL ID: 196088

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Brian Berg	08/28/2003	2003-60963	\$195,000.00	Deed		Conv/Unk

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: 196088

Site Address: 392 W Main Ave

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Aerial Map



First American Title

Parcel ID: 196088

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.



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09/03/2003 03:50:32 PM

D-D Cnt=1 Str=2 TRACY
\$5.00 \$11.00 \$10.00 \$5.00

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 1963
SISTERS, OR 97759

Until a change is requested all tax statements shall be sent to the following address:
BRIAN K. BERG AND COLETTE M. BERG
14914 SURREY
SISTERS, OR 97759

WARRANTY DEED -- STATUTORY FORM

NEIL V. SPENCER, Grantor, conveys and warrants to BRIAN K. BERG and COLETTE M. BERG, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Unit 2, THE STAINES OFFICE CONDOMINIUMS, Deschutes County, Oregon, described in and subject to that certain Declaration for THE STAINES OFFICE CONDOMINIUMS, recorded October 21, 1998, in Volume 517, Page 1482, Official Records, together with the limited and general common elements as set forth and described therein appertaining to said Unit.

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Tax Account No(s): 196088
Map/Tax Lot No(s): 15-10-04-CC-90002

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$195,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28th day of August, 2003.

X Neil V. Spencer
NEIL V. SPENCER

STATE OF _____, COUNTY OF _____) SS.

This instrument was acknowledged before me on August 28th, 2003 by NEIL V. SPENCER.

X [Signature]

(Notary Public)
My commission expires _____

Lic. Juan Francisco Ruiz Mungue
ABOGADO Y NOTARIO G.2297
Universidad de Costa Rica U.C.R.
Tel.: 666-1679 • Liberia, GUBERNIA, C.C.S.

TITLE NO. 11-0031703
ESCROW NO. 11-0031703

Recorded By:
Western Title & Escrow Co.



Deschutes County Property Information

Report Date: 1/24/2025 8:42:04 AM

Disclaimer

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Account Summary

Account Information

Mailing Name: BERG,BRIAN K & COLETTE M
Map and Taxlot: 151004CC90002
Account: 196088
Tax Status: Assessable
Situs Address: 392 W MAIN AVE, SISTERS, OR 97759

Property Taxes

Current Tax Year: \$3,144.62
Tax Code Area: 6045

Assessment

Subdivision: THE STAINES OFFICE CONDOMINIUMS
Lot: UNIT.2
Block: 0
Assessor Acres: 0.00
Property Class: 202 -- COMMERCIAL

Ownership

Mailing Address:
BERG,BRIAN K & COLETTE M
14914 SURREY
SISTERS, OR 97759

Valuation

Real Market Values as of Jan. 1, 2024

Land \$0
Structures \$281,430
Total \$281,430

Current Assessed Values:

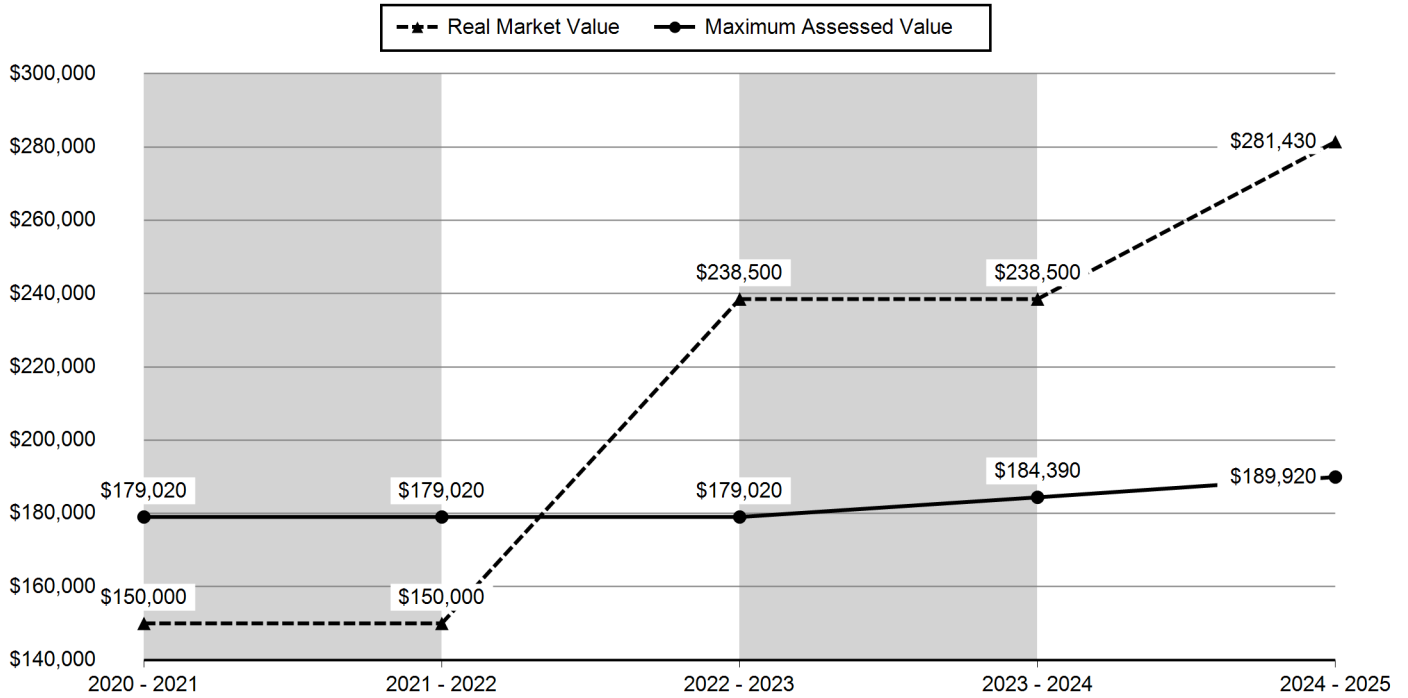
Maximum Assessed \$189,920
Assessed Value \$189,920
Veterans Exemption

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.*

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
Real Market Value - Land	\$0	\$0	\$0	\$0	\$0
Real Market Value - Structures	\$150,000	\$150,000	\$238,500	\$238,500	\$281,430
Total Real Market Value	\$150,000	\$150,000	\$238,500	\$238,500	\$281,430
Maximum Assessed Value	\$179,020	\$179,020	\$179,020	\$184,390	\$189,920
Total Assessed Value	\$150,000	\$150,000	\$179,020	\$184,390	\$189,920
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
2024	11-15-2024	PAYMENT	11-20-2024	11-15-2024	\$3,050.28	(\$3,144.62)	\$94.34	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	\$0.00	\$3,144.62	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2023	11-15-2023	PAYMENT	05-02-2024	05-02-2024	\$1,018.33	(\$1,018.33)	\$0.00	\$0.00	\$0.00
2023	11-15-2023	PAYMENT	02-08-2024	02-08-2024	\$1,018.34	(\$1,018.34)	\$0.00	\$0.00	\$0.00
2023	11-15-2023	PAYMENT	11-15-2023	11-14-2023	\$1,018.34	(\$1,018.34)	\$0.00	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$3,055.01	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2022	11-15-2022	PAYMENT	05-08-2023	05-08-2023	\$975.84	(\$975.84)	\$0.00	\$0.00	\$0.00
2022	11-15-2022	PAYMENT	02-13-2023	02-13-2023	\$975.84	(\$975.84)	\$0.00	\$0.00	\$0.00
2022	11-15-2022	PAYMENT	11-18-2022	11-15-2022	\$975.84	(\$975.84)	\$0.00	\$0.00	\$0.00
2022	11-15-2022	IMPOSED	10-12-2022	11-15-2022	\$0.00	\$2,927.52	\$0.00	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
08/28/2003	SPENCER, NEIL V	BERG, BRIAN K & COLETTE M	\$195,000	30-UNCONFIRMED SALE	2003-60963
07/22/1999	STAINES, DENNIS R	SPENCER, NEIL V	\$132,000	30-UNCONFIRMED SALE	1999-36173

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
521 - COMM ACCT: Office - Office Building	Condo	6045	1999	1,512

Land Characteristics

Land Description	Acres	Land Classification
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Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	BERG, BRIANK HUSBAND AND WIFE~BERG, COLETTE M	OWNER	100.00%
OWNER	BERG, COLETTEM HUSBAND AND WIFE~BERG, BRIAN K	OWNER	100.00%

Related Accounts

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

No Related Accounts found.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	SISTERS CAMP SHERMAN FIRE DISTRICT	(541) 549-0771	301 SOUTH ELM ST, SISTERS, OR 97759
SCHOOL DISTRICT	SISTERS SCHOOL DISTRICT #6	(541) 549-8521	525 EAST CASCADE AVE, SISTERS, OR 97759
ELEMENTARY SCHOOL ATTENDANCE AREA	SISTERS ELEMENTARY SCHOOL	(541) 549-8981	611 EAST CASCADE AVE, SISTERS, OR 97759
MIDDLE SCHOOL ATTENDANCE AREA	SISTERS MIDDLE SCHOOL	(541) 549-2099	15200 MCKENZIE HWY, SISTERS, OR 97759
HIGH SCHOOL ATTENDANCE AREA	SISTERS	(541) 549-4045	1700 MCKINNEY BUTTE RD, SISTERS, OR 97759
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	SISTERS PARK & RECREATION DISTRICT	(541) 549-2091	1750 W. MCKINNEY BUTTE RD, SISTERS, OR 97759
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
SEWER SERVICE PROVIDER	SISTERS, CITY OF	(541) 280-9785	PO BOX 39, SISTERS, OR 97759
WATER SERVICE PROVIDER	SISTERS, CITY OF	(541) 323-5212	PO BOX 39, SISTERS, OR 97759
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 5	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
GARBAGE & RECYCLING SERVICE	HIGH COUNTRY DISPOSAL	(541) 548-4984	1090 NE HEMLOCK AVE, REDMOND, OR 97756

Development Summary

Planning Jurisdiction:	Jurisdiction	City Zoning	Description
Sisters	Sisters	DC	DOWNTOWN COMMERCIAL - SISTERS UGB
Urban Growth Boundary:			
Sisters			
Urban Reserve Area:			
No			

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

24-Jan-2025

BERG,BRIAN K & COLETTE M
14914 SURREY
SISTERS OR 97759

Tax Account #	196088	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6045
Situs Address	392 W MAIN AVE SISTERS OR 97759	Interest To	Jan 24, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,144.62	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,055.01	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,927.52	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,433.48	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,382.28	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,822.93	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,731.65	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,637.23	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.43	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,441.38	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,361.18	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,306.69	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,264.18	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,202.02	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,203.61	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,135.84	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.84	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.10	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,875.47	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,823.13	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,765.33	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,719.48	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,691.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,460.39	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,064.12	Nov 15, 1999
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2024 TO JUNE 30, 2025
DESCHUTES COUNTY, OREGON
1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 196088

BERG,BRIAN K & COLETTE M
14914 SURREY
SISTERS OR 97759

PROPERTY DESCRIPTION

CODE: 6045 MAP: 151004-CC-90002 CLASS: 202
SITUS ADDRESS: 392 W MAIN AVE SISTERS
LEGAL: THE STAINES OFFICE CONDO 0 UNIT.2

Table with columns: VALUES, LAST YEAR, THIS YEAR. Rows include REAL MARKET (RMV), LAND, STRUCTURES, TOTAL RMV, MAXIMUM ASSESSED VALUE, TOTAL ASSESSED VALUE, ASSESSED VALUE, and TOTAL PROPERTY TAX.

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 at +1 (541) 388-6508.

TAX BY DISTRICT

Table listing various tax districts and their amounts, including SCHOOL DISTRICT #6, COUNTY LIBRARY, and GENERAL GOVT TOTAL.

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

Full Payment with 3% Discount \$3,050.28

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * Online www.deschutes.org/tax
* By Mail to Deschutes County Tax, PO Box 7559 Bend OR 97708-7559
* Drop Box located at 1300 NW Wall Street, Bend or 411 SW 9th Street, Redmond
* In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

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

Payment Due November 15, 2024

Please select payment option

TAX ACCOUNT: 196088

- Full Payment (3% Discount) \$3,050.28
Two-Thirds Payment (2% Discount) \$2,054.48
One-Third Payment (No Discount) \$1,048.21

BERG,BRIAN K & COLETTE M
14914 SURREY
SISTERS OR 97759

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

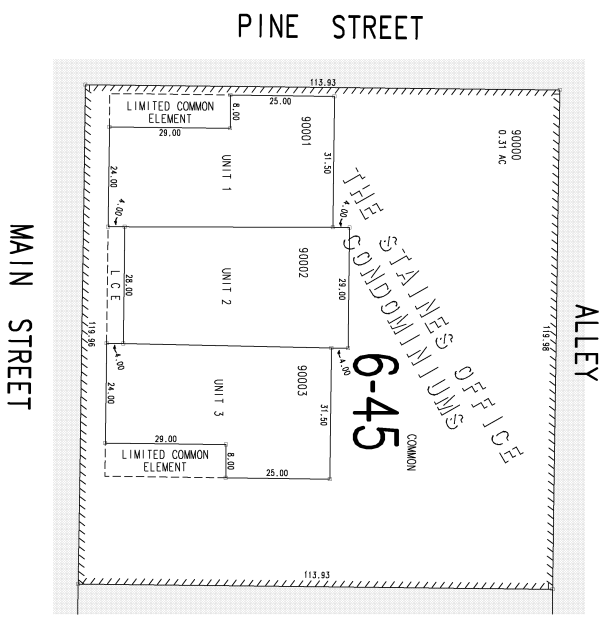
09100001960880000104821000020544800003050289

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY.
REVISED: 06/03/2004

SUPPLEMENTAL MAP NO. 1
SW1/4 SW1/4 SEC. 04 T. 15S. R. 10E. W.M.
DESCHUTES COUNTY

1" = 20'

15 10 04CC
SUPPLEMENTAL
MAP NO. 1



15 10 04CC
SUPPLEMENTAL
MAP NO. 1

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 151004CC90002

