



Deschutes County Property Information

Report Date: 8/23/2024 10:32:13 AM

Disclaimer

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Account Summary

Account Information

Mailing Name: KUIIPO BEND LLC ET AL
Map and Taxlot: 1712230000115
Account: 180574
Tax Status: Assessable
Situs Address: 21620 BUTLER MARKET RD, BEND, OR 97701

Property Taxes

Current Tax Year: \$2,686.38
Tax Code Area: 1017

Assessment

Subdivision: PP1991-68
Lot: PARCEL 2
Block:
Assessor Acres: 10.00
Property Class: 190 -- RESIDENTIAL

Ownership

Mailing Address:
 KUIIPO BEND LLC ET AL
 65140 COLLINS RD
 BEND, OR 97703

Valuation

Real Market Values as of Jan. 1, 2023

Land \$603,490
Structures \$0
Total \$603,490

Current Assessed Values:

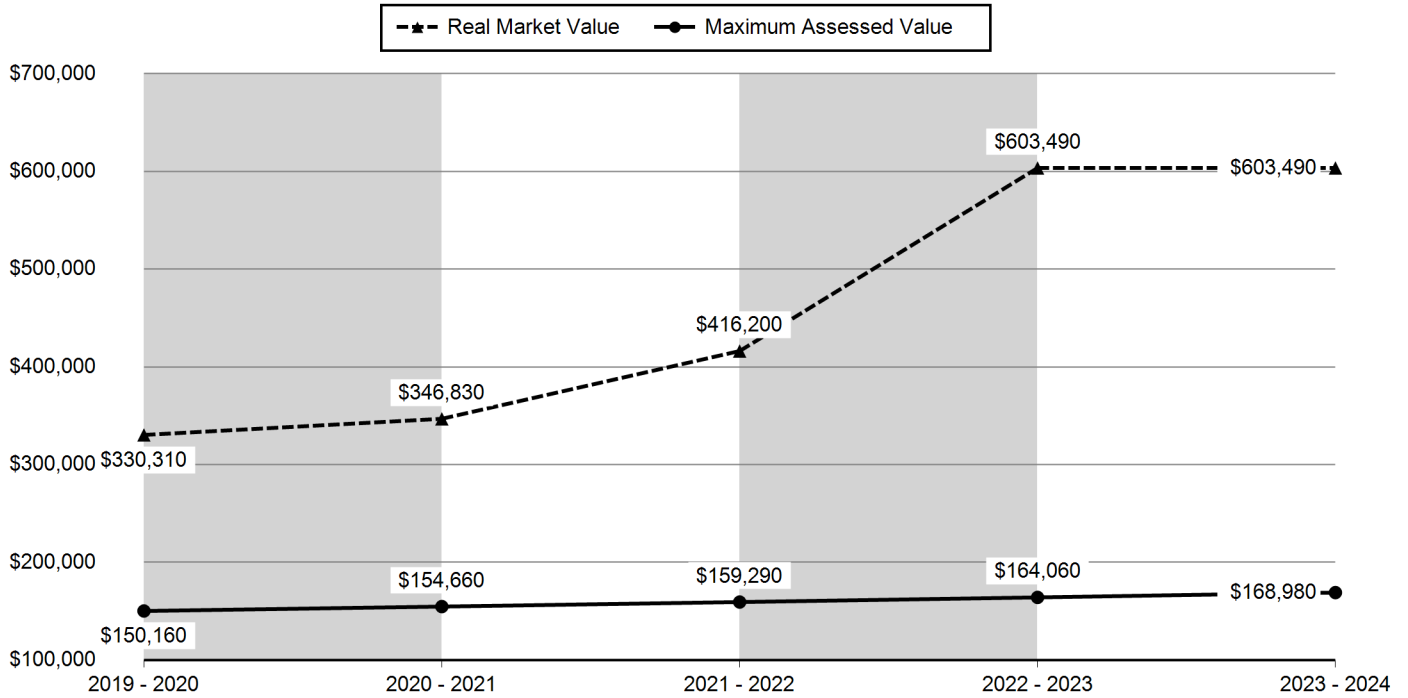
Maximum Assessed \$168,980
Assessed Value \$168,980
Veterans Exemption

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.*

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Real Market Value - Land	\$330,310	\$346,830	\$416,200	\$603,490	\$603,490
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$330,310	\$346,830	\$416,200	\$603,490	\$603,490
Maximum Assessed Value	\$150,160	\$154,660	\$159,290	\$164,060	\$168,980
Total Assessed Value	\$150,160	\$154,660	\$159,290	\$164,060	\$168,980
Veterans Exemption	\$0	\$0	\$0	\$0	\$0



Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
07/20/2015	MEECE, BRIAN J ET AL	KUUIPO BEND LLC ET AL		06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2015-29598
01/28/2014		MEECE, BRIAN J ET AL	\$62,000	07-INTEREST TRANSFERRED IS PARTIAL/UNDIVIDED/TIMESHARE	2014-3487
10/12/2011		NATIONAL LOAN ACQUISITIONS CO ET AL	\$50,000	07-INTEREST TRANSFERRED IS PARTIAL/UNDIVIDED/TIMESHARE	2011-35857
04/20/2005	SAGE WIND FARMS LLC ETAL	SAGE WIND FARMS LLC ETAL		14-RE-RECORDING/OTHER/CONSIDERATION UNDER \$500	2005-35719
04/20/2005	CHRIST OUR REDEEMER EVANGELICAL LUTHE...	SAGE WIND FARMS LLC ETAL		09-TRADE OR EXCHANGE OF PROPERTIES	2005-24239
01/26/1997	CHANG CARTER PARTNERSHIP	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN	\$94,250	05-GRANTOR/GRANTEE IS CHARITABLE/RELIGIOUS/OTHER INSTITUTION	1997-4381247
05/02/1996	CHANG, GRACE CARTER	CHANG CARTER PARTNERSHIP	\$0	06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	1996-4100217

No Structures Found.

Land Characteristics

Land Description	Acres	Land Classification
Urban Tract	10.00	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	SAGE WIND FARMS LLC,	OWNER	50.00%
OWNER	RCL INVESTMENT LLC,	OWNER	30.00%
OWNER	KUUIPO BEND LLC,	OWNER	20.00%

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
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	BEND RURAL FIRE	(541) 318-0459	1212 SW SIMPSON AVE, BEND, OR 97702
SCHOOL DISTRICT	BEND - LA PINE SCHOOL DISTRICT	(541) 355-1000	520 NW WALL ST, BEND, OR 97703
ELEMENTARY SCHOOL ATTENDANCE AREA	PONDEROSA ELEMENTARY SCHOOL	(541) 355-4300	3790 NE PURCELL BLVD, BEND, OR 97701
MIDDLE SCHOOL ATTENDANCE AREA	SKY VIEW MIDDLE SCHOOL	(541) 355-7600	63555 NE 18TH ST, BEND, OR 97701
HIGH SCHOOL ATTENDANCE AREA	MOUNTAIN VIEW HIGH SCHOOL	(541) 355-4400	2755 NE 27TH ST, BEND, OR 97701
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
PARK & RECREATION DISTRICT	BEND PARK & RECREATION DISTRICT	(541) 389-7275	799 SW COLUMBIA ST, BEND, OR 97702
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
WATER SERVICE PROVIDER	AVION WATER COMPANY	(541) 382-5342	60813 PARRELL RD, BEND, OR 97702
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 2	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Bend	Jurisdiction	City Zoning	Description
Urban Growth Boundary:	Bend	Bend	UA	URBANIZABLE AREA
Urban Reserve Area:	No			

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-B57185	Building	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH OF BEND	11/17/2004	Expired
247-FS12406	Feasibility	CHANG-SEARS PARTNERSHIP	03/21/1991	Finald
247-CU9697-PL	Land Use	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH	12/11/1996	Finald
247-E9839-PL	Land Use	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH	10/22/1998	Finald
247-SP0416-PL	Land Use	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH	04/15/2004	Finald
247-CU0426-PL	Land Use	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH	04/15/2004	Finald
247-SW2795	Road Access	RACE CARTER	01/01/1900	Finald
247-S53323	Septic	CHRIST OUR REDEEMER EVANGELICAL LUTHERAN CHURCH OF BEND	11/17/2004	Expired

REAL PROPERTY TAX STATEMENT

JULY 1, 2023 TO JUNE 30, 2024
DESCHUTES COUNTY, OREGON
1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 180574

KUUIPO BEND LLC ET AL
C/O SAGE WIND FARMS
65140 COLLINS RD
BEND OR 97703

PROPERTY DESCRIPTION

CODE: 1017 **MAP:** 171223-00-00115 **CLASS:** 190
SITUS ADDRESS: 21620 BUTLER MARKET RD BEND
LEGAL: PP1991-68 PARCEL 2

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	603,490	603,490
STRUCTURES	0	0
TOTAL RMV	603,490	603,490
MAXIMUM ASSESSED VALUE	164,060	168,980
TOTAL ASSESSED VALUE	164,060	168,980
VETERAN'S EXEMPTION	0	0
NET TAXABLE:	164,060	168,980
TOTAL PROPERTY TAX:	2,559.38	2,686.38

TAX BY DISTRICT

SCHOOL DISTRICT #1	805.04
C O C C	104.84
HIGH DESERT ESD	16.29
EDUCATION TOTAL:	926.17
DESCHUTES COUNTY	216.01
COUNTY LIBRARY	92.94
COUNTYWIDE LAW ENFORCEMENT	211.23
RURAL LAW ENFORCEMENT	261.92
COUNTY EXTENSION/4H	3.79
9-1-1	61.14
RURAL FIRE DISTRICT #2	242.76
RURAL FIRE DISTRICT #2 LOCAL OPTION	33.80
BEND METRO PARK & RECREATION	246.88
GENERAL GOVT TOTAL:	1,370.47
COUNTY LIBRARY BOND	52.91
BEND METRO PARK AND REC BOND	21.78
SCHOOL #1 BOND 2007	114.55
SCHOOL #1 BOND 2013	27.22
SCHOOL #1 BOND 2017	73.56
SCHOOL #1 BOND 2023	86.13
C O C C BOND	13.59
BONDS - OTHER TOTAL:	389.74

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

Full Payment with 3% Discount \$2,605.79

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, 2023

Please select payment option

TAX ACCOUNT: 180574

- Full Payment (3% Discount)** **\$2,605.79**
No Additional Payment Due
- Two-Thirds Payment (2% Discount)** **\$1,755.10**
Next Payment Due 05/15/24
- One-Third Payment (No Discount)** **\$895.46**
Next Payment Due 02/15/24

KUUIPO BEND LLC ET AL
C/O SAGE WIND FARMS
65140 COLLINS RD
BEND OR 97703

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

AMOUNT ENCLOSED

\$

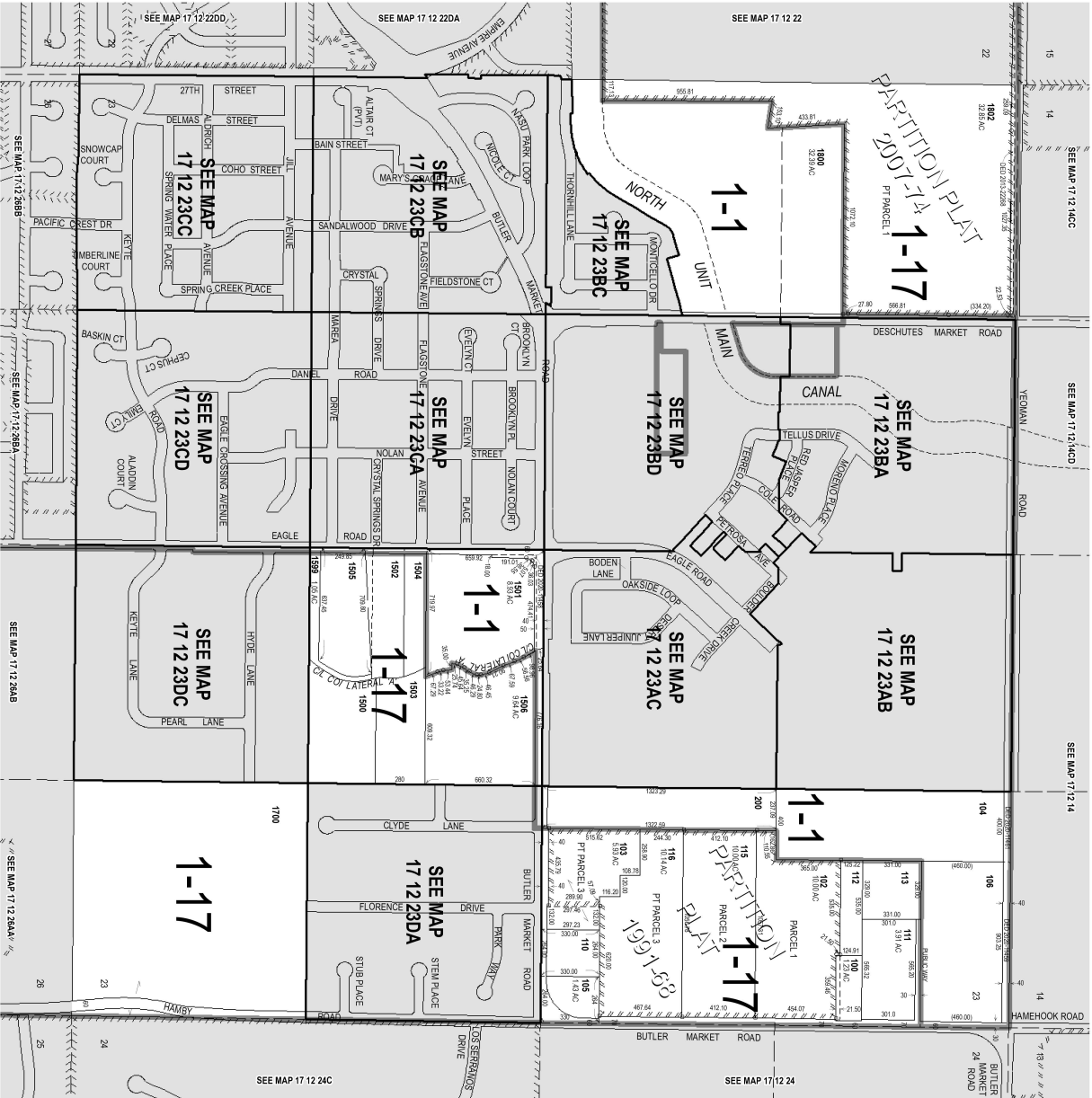
**Please make checks payable
to Deschutes County Tax Collector**

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

09100001805740000089546000017551000002605796

SECTION 23 T.17S. R.12E. W.M.
DESCHUTES COUNTY
1" = 400'

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Deschutes County Property Information - Dial

Road Map



Deschutes County GIS

Map and Taxlot: 1712230000115

