ANNEXATION OF PROPERTY TO THE JEFFERSON COUNTY FIRE DISTRICT #1

GENERAL INFORMATION: The annexation of property to the Jefferson County Fire District #1 (fire district) is governed by Chapter 198, of the Oregon Revised Statutes (ORS), and certain policies of the fire district itself. The purpose of this handout is to assist persons interested in annexing property to the fire district in understanding the applicable state laws and fire district policies.

Generally speaking, property may be annexed to the fire district either through a process involving elections within the area proposed for annexation and the fire district; ORS 198.855, or by petition of the landowner; ORS 198.857. Additional information on the election process may be obtained from the Fire District. The information required in conjunction with the annexation is much the same under either process.

Territory may be annexed if the following conditions can be established:

1. The property must be contiguous to the existing fire district boundaries or surrounded by fire district boundaries.
2. The proposed annexation must be consistent with statewide land use planning goals and the comprehensive plan of Jefferson County.
3. The cost of the annexation shall be paid by the petitioners.

Although the assistance of the Fire District staff employees is available, the policy of the fire district is to place much of the responsibility for the work involved in processing an application for annexation on the citizens wishing to annex. The fire district may require specific planning studies or a bond to cover the cost of such studies.

If you wish to annex property to the Fire District, carefully review this handout first. If you have questions, please ask for assistance.

STEP ONE: Before the Fire District accepts an application to annex property, the following materials must be submitted to the Fire District Board:

1. A vicinity map showing the location and the boundary (including a written legal description) of the area proposed to be annexed in relation to the Fire District and boundaries. The scale on the map must be of a scale between 1" = 400' and 1" = 1000'. Maps may be obtained from the GIS Department of Jefferson County located at the Jefferson County Annex building 66 SE D Street, Madras, OR 97741.

All legal descriptions are shown on the Assessor's newly created map for Culver River Ranch properties. See Attached.

Total of 8 Tax Lot Map and Tax ID codes

121223-00-00700 — Tax ID 5049

121223-00-00900 — Tax ID 3794

121226-00-00200 — Tax ID 3797 — 5845 SW Pike Rd, Culver — No dwelling

121226-00-00400 — Tax ID 3798

121227-00-00500 — Tax ID 3801 — 9680 SW Pike Rd, Culver — New dwelling under construction

121227-00-00600 — Tax ID 3802

121227-00-00800 — Tax ID 5053

121227-00-00900 — Tax ID 3804

2. Assessor's maps showing the proposed area and particularly denoting those parcels in the area for which owners have consented for annexation. These maps may be obtained at the Jefferson County Assessor's Office, 66 SE D Street, Madras, OR 97741.

Attached:

Assessors Real Property Reports,

Property Tax Statements

Individual property maps

New GIS Assessors combined property map attached with legal descriptions.

3. Consent to Annexation Form is attached to this handout. Please take care to provide the correct information. All of the requested information on the form must be complete, or it will not be accepted for filing. For property owner's reference, applicants should attach to this application, a map showing the proposed annexation boundaries. The following shall be provided:

    a. Tax Lots(s): Provide tax code (e.g. 13-1); tax map identification (e.g. T11S, R13E, Sec 12); and tax lot number (e.g. TL 400). On a Jefferson County Assessor's tax statement, this information appears directly below the owner or agent's name. This information must be provided for each lot contained within the territory proposed to be annexed. A metes and bounds description shall also be attached.

    b. Owner's name(s) and signature(s): The consent form must be signed by the legal owner(s). Purchaser under a recorded land sale contract are considered landowners for purposes of this consent. If the property is in joint ownership (e.g. tenants by the entireties, joint tenants, etc.), all of those with an interest must sign before the total ownership area, or assessed valuation can be counted.

c. Land area: If the parcel is greater than 1 acre, the area will be shown on the tax statement. If less than 1 acre, consult the Assessor's Office for this information.

d. Business: Provide the name of any business being conducted on the property.

e. Assessed value: Values are itemized on the tax statement for the property. Consult the Assessor's Office if you have any questions.

STEP TWO: Once all of the required information has been provided to the Fire District, the proposed annexation will receive a preliminary review by the Fire District staff. Suggestions for realignment of annexation boundaries may be made. You will be advised as to the status of the proceedings, if you inquire.

STEP THREE: After the proposed annexation has received staff review, the proposal will be placed before the Fire District Board. The Fire District Board must approve the property to be annexed.

STEP FOUR: Following the review and approval by the Fire District Board, the petition of annexation must be file with the County Board of Commissioners. A public hearing on the annexation will be scheduled before the County Board of Commissioners. The hearing shall be held not sooner than 20 days nor later than 50 days after the date on which the petition is filed. Written notice of the hearing shall be mailed to the petitioner and to the board of the affected district.

When determining whether to approve the petition, the County Board of Commissioners shall consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district. If the petition is approved, the County Board of Commissioners shall enter an order describing the boundaries of the land and declaring the land annexed to the district.

JEFFERSON COUNTY FIRE DISTRICT #1
PETITIONER'S CERTIFICATIONS

Form Instructions:

Please fill out the following questions to the best of your ability.
Sign and date the bottom of the form and return to the fire district with the Petition form.

1. What are the primary land uses in the area? (e.g. warehousing, orchard, single family residential, undeveloped, etc.) Please indicate the approximate percentage of land devoted to each use.

Farm and agricultural production use, including the construction of a new residential home and use of existing outbuildings, including a shop, covered hay structure and well pumphouse. The property is zoned EFUL

2. Is there any contemplated change in land use after annexation? If so, what changes, and when

is such a change likely to occur? NO

3. Upon annexation, do you anticipate applying to change the zoning? If so, what classifications(s)?
   NO

I/We have reviewed and confirmed all information hereby supplied to the fire district and find it to be true to the best of my/our knowledge.

Date 10/06/2026

Signature(s): _____

CULVER RIVER RANCH, LLC

PETITION OF ANNEXATION
PURSUANT TO ORS 198.857
TO
JEFFERSON COUNTY RURAL FIRE PROTECTION DISTRICT #1
PRINCIPAL ACT, ORS 478.001-478.990
AFFECTED COUNTIES;
JEFFERSON
STATE OF OREGON

Property Owners Name:

CULVER RIVER RANCH, LLC:

MANAGING MEMBER/MEMBERS: Matthew Tomseth

Matt Tomseth
, being first duly sworn, depose and say: That we are owners of the following described land (Insert or Attach Legal Description):

See Culver River Ranch properties
Attached Map.

That this property lies within the contiguous territory of the Jefferson County Fire District #1, and that we hereby petition in writing to annexation of this land into the district.

Land Area See 8 tax lots + map attached

Business Culver River Ranch LLC

Maximum Assessed Value: Total: 323,786

Land: 222,896 Improvements: 100,890

DATED this 6 day of October, 2026

Owner(s) Signature:

Matt Tomseth

Jefferson County Fire District No. 1

Culver River Ranch Properties
In Relation to Jefferson County RFPD #1

MapTaxLot	Acct	Legal Description
1212230000700	5049	The S1/2 of the SW1/4 of Section 23, Township 12 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, lying west of the westerly 1945.0 elevation mean sea level U.S.C. & G.S. datum.
1212230000900	3794	The S1/2 of the SW1/4 of Section 23, Township 12 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, lying east of the easterly 1945.0 elevation mean sea level U.S.C. & G.S. datum.
1212260000200	3797	The West half of the Northwest quarter (W1/2 NW1/4) of Section 26, Township 12 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, and that portion described as follows: All that part of the East half of the Northwest quarter (E1/2 NW1/4) of Section 26, Township 12 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon, on the West side of a line and below the top of the rim rock, said line beginning at the Northeast corner of the Northwest quarter of Section 26; thence running in a South-Westerly direction following the top of the rim rock to a point at or near the Southwest corner of the Southeast quarter of the Northwest quarter (SE1/4 NW1/4) of Section 26.
1212260000400	3798	The NW1/4 of the SW1/4 of Section 26, Township 12 South, Range 12 East of the Willamette Meridian, Jefferson County, Oregon.
1212270000500	3801	The East 1/2 of the SW1/4, the SW1/4 of the SW1/4, the north 1/2 of the SE1/4, and Government Lots 12, 13, and 14 of Section 27, Township 12 South 12 East of the Willamette Meridian, Jefferson County, Oregon. Excepting therefrom: All that part of the SW1/4 of the SW1/4 and NE1/4 of the SW1/4 of said Section 27 lying northerly of the southerly 1945.0 elevation, mean sea level, U.S.C. & G.S. datum.
1212270000600	3802	All that part of the NE1/4 of the SW1/4 of Section 27, Township 12 South, Range 12 East of the Willamette Meridian lying below elevation 1945.0 mean sea level, U.S.C. & G.S. datum.
1212270000800	5053	All that part of the SW1/4 of the SW1/4 of Section 27, Township 12 South, Range 12 East of the Willamette Meridian lying North of the Northerly 1945.0 elevation, mean sea level, U.S.C. & G.S. datum.
1212270000900	3804	All that part of the SW1/4 of the SW1/4 of Section 27, Township 12 South, Range 12 East of the Willamette Meridian lying below the 1945.0 elevation mean sea level, U.S.C. & G.S.

700
11.32 AC
Map 12.12.23

900
64.06 AC
Map 12.12.23

200
112.03 AC
Map 12.12.26

400
40 AC
Map 12.12.26

500
225.62 AC
Map 12.12.27

600
1.1 AC
Map 12.12.27

800
0.9 AC
Map 12.12.27

900
2.9 AC
Map 12.12.27



Jefferson County RFPD #1

Culver River Ranch Properties

Taxlot

PART OF PARCEL 1 PARTITION PLAT 2009-01

Jefferson County uses GIS data in support of its internal business functions and the public services it provides. These GIS data, which Jefferson County distributes, may not be suitable for other purposes or uses. It is the requestor's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information. Jefferson County shall not be held liable for any errors in the GIS data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. Jefferson County assumes no legal responsibility for this information.

0 500 1,000 2,000 Feet

1 inch equals 1,000 feet

JEFFERSON COUNTY
FIRE & EMS

Jefferson County Fire & EMS
PO Box 30- 765 S. 5th St., Madras, OR 97741
P: (541) 475-7274 F: (541) 475 -7654

Date: February 10, 2026

To:
Jefferson County Planning and Building Department
85 SE D Street
Madras, Oregon 97741

Subject: Notification of Fire Suppression Contract – Culver River Ranch LLC

Dear Jefferson County Building Department,

This letter is to formally notify you that Jefferson County Fire & EMS has entered into a Fire Suppression Contract with Culver River Ranch LLC as of November 19, 2025.

As part of this agreement, Jefferson County Fire & EMS will be providing fire protection services to the properties listed below. Additionally, we will be working with the property owners toward the annexation of these parcels into the Jefferson County Fire District boundaries.

Property Legal Descriptions and Parcel Numbers:

- 121223-00-00700
- 121223-00-00900
- 121226-00-00200 — 5845 SW Pike Rd
- 121226-00-00400
- 121227-00-00500 — 9680 SW Pike Rd
- 121227-00-00600
- 121227-00-00800
- 121227-00-00900

Please record this information accordingly for your records and reference related to building permits, fire plan reviews, and inspections within these parcels.

If additional documentation or further coordination is required, please contact our office at your earliest convenience.

Sincerely,

Kasey Skaar

Interim Fire Chief
Jefferson County Fire & EMS
kskaar@jcfire-ems.org

541-475-7274

Jefferson County
2026 Real Property Assessment Report
Account 5049

Map	121223-00-00700	**Tax Status**	Assessable
Code - Tax ID	0220 - 5049	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	UNKNOWN

Property Class	400	**MA**	**SA**	**NH**
RMV Class	400	03	52	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV	RMV Exception	CPR %
0220	Land	85,620		Land	0	
	Impr	0		Impr	0	
Code Area Total		85,620	3,050	3,050	0	
Grand Total		85,620	3,050	3,050	0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	1			RL	Market	88	11.32 AC		85,620
					Code Area Total		11.32 AC		85,620

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
5049

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	1.89
JEFFERSON COUNTY ESD LEVY	0.73
CULVER SCHOOL DISTRICT #4 LEVY	14.87
EDUCATION TOTAL:	**17.49**
JEFFERSON COUNTY GENERAL LEVY	10.88
JEFFERSON COUNTY JAIL LOL 2022	5.15
JEFFERSON COUNTY LIBRARY DISTRIC	1.33
GENERAL GOVT TOTAL:	**17.36**
COCC BOND 2010	0.23
CULVER SCHOOL DIST #4 BOND '14	5.19
BONDS - OTHER TOTAL:	**5.42**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121223-00-00700 **CLASS:** 400
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	97,290	85,620
STRUCTURES		
TOTAL RMV	97,290	85,620
ASSESSED VALUE	**2,970**	**3,050**
TOTAL PROPERTY	**39.90**	**40.27**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**39.06**
2/3 PAYMENT	— 2% Discount	26.31
1/3 PAYMENT	— No Discount	13.43

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 40.27

FULL PAYMENT 39.06

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account 5049

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**39.06**
☐	2/3 PAYMENT — 2% Discount	26.31
☐	1/3 PAYMENT — No Discount	13.43

Other Amount Enclosed: $

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

PAY ONLINE

MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

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Jefferson County
2026 Real Property Assessment Report
Account 3794

Map	121223-00-00900	**Tax Status**	Assessable
Code - Tax ID	0220 - 3794	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	FLANDE, KATRINA

Property Class	550	**MA**	**SA**	**NH**
RMV Class	500	06	61	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0220	Land	315,970			Land	0	
	Impr	0			Impr	0	
Code Area Total		315,970	0	34,563		0	
Grand Total		315,970	0	34,563		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	2			A-1	Farm Use Zoned	119	29.36 AC	7	48,570
	5			A-1	Farm Use Zoned	119	9.50 AC	C3	53,600
	1			A-1	Farm Use Zoned	119	25.20 AC	D2	213,800
					Code Area Total		64.06 AC		315,970

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations

Notations

- POTENTIAL ADDITIONAL TAX LIABILITY
  SA Farmland

Contig Accts 3797, 3798, 3801, 3802, 3804

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3794

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121223-00-00900 **CLASS:** 550
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	265,510	315,970
STRUCTURES		
TOTAL RMV	265,510	315,970
ASSESSED VALUE	**33,556**	**34,563**
TOTAL PROPERTY	**450.90**	**456.42**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	21.44
JEFFERSON COUNTY ESD LEVY	8.29
CULVER SCHOOL DISTRICT #4 LEVY	168.55
EDUCATION TOTAL:	**198.28**
JEFFERSON COUNTY GENERAL LEVY	123.26
JEFFERSON COUNTY JAIL LOL 2022	58.41
JEFFERSON COUNTY LIBRARY DISTRIC	15.03
GENERAL GOVT TOTAL:	**196.70**
COCC BOND 2010	2.60
CULVER SCHOOL DIST #4 BOND '14	58.84
BONDS - OTHER TOTAL:	**61.44**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**442.73**
2/3 PAYMENT	— 2% Discount	298.19
1/3 PAYMENT	— No Discount	152.14

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 456.42

FULL PAYMENT 442.73

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account 3794

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**442.73**
☐	2/3 PAYMENT — 2% Discount	298.19
☐	1/3 PAYMENT — No Discount	152.14

Other Amount Enclosed: $

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

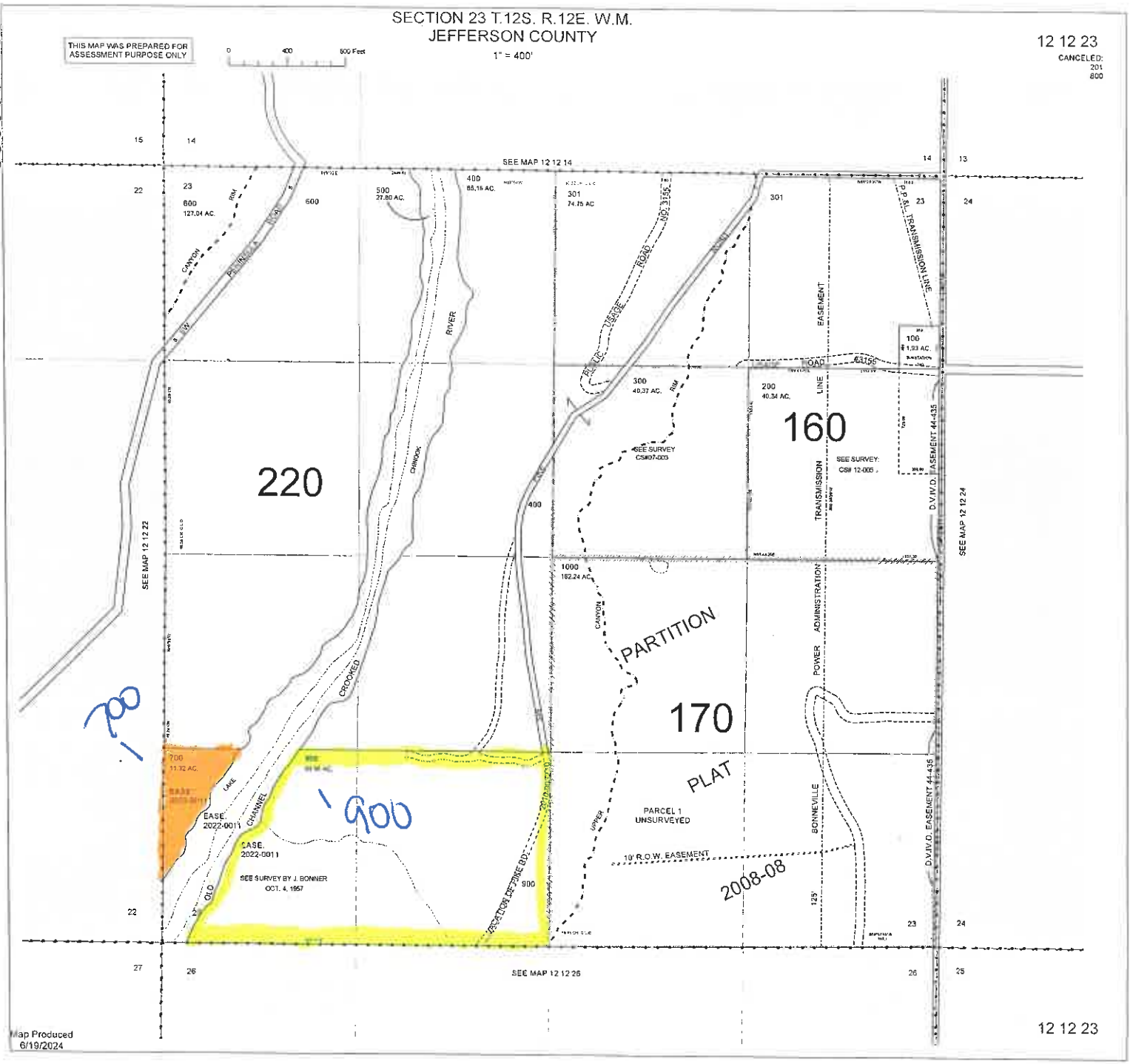
PAY ONLINE

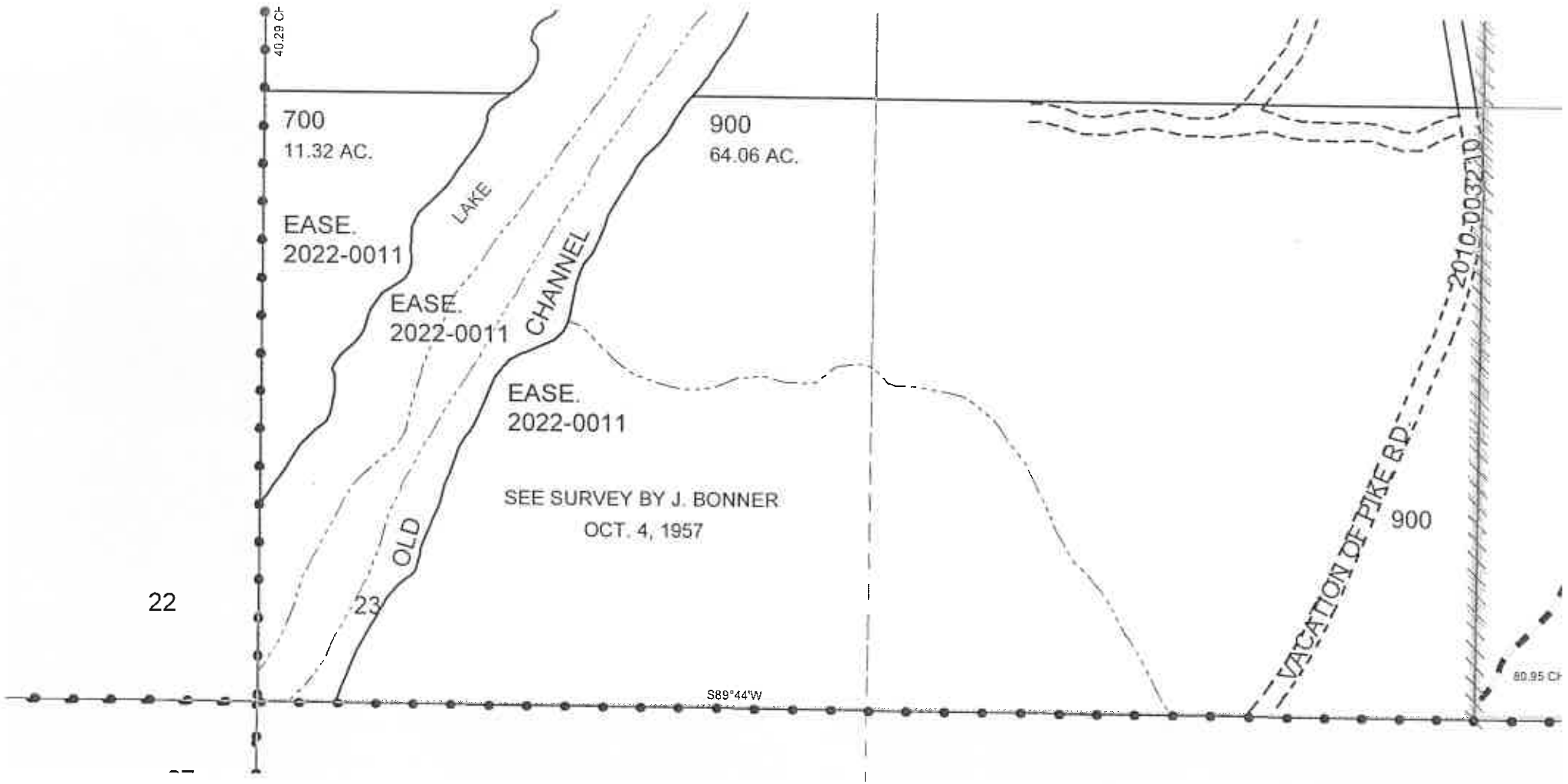
MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

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ACCT	MAP_ID
3433	1212230000100
3434	1212230000200
3435	1212230000300
3436	1212230000301
3792	1212230000400
3793	1212230000500
5048	1212230000600
5049	1212230000700
3794	1212230000900
3437	1212230001000




40.29 Ch
700
11.32 AC.
900
64.06 AC.
EASE.
2022-0011
LAKE
EASE.
2022-0011
CHANNEL
EASE.
2022-0011
SEE SURVEY BY J. BONNER
OCT. 4, 1957
OLD
22
23
S89°44'W
VACATION OF PIKE RD.
2010-003210
900
80.95 Ch

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3797

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121226-00-00200 **CLASS:** 551
SITUS: 5845 SW PIKE RD CULVER

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	483,160	572,690
STRUCTURES	170,110	178,410
TOTAL RMV	653,270	751,100
ASSESSED VALUE	**138,382**	**131,853**
TOTAL PROPERTY	**1,859.45**	**1,741.19**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	81.80
JEFFERSON COUNTY ESD LEVY	31.62
CULVER SCHOOL DISTRICT #4 LEVY	642.99
EDUCATION TOTAL:	**756.41**
JEFFERSON COUNTY GENERAL LEVY	470.21
JEFFERSON COUNTY JAIL LOL 2022	222.83
JEFFERSON COUNTY LIBRARY DISTRIC	57.34
GENERAL GOVT TOTAL:	**750.38**
COCC BOND 2010	9.92
CULVER SCHOOL DIST #4 BOND '14	224.48
BONDS - OTHER TOTAL:	**234.40**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**1,688.95**
2/3 PAYMENT	— 2% Discount	1,137.57
1/3 PAYMENT	— No Discount	580.40

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 1,741.19

FULL PAYMENT 1,688.95

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account	**3797**

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**1,688.95**
☐	2/3 PAYMENT — 2% Discount	1,137.57
☐	1/3 PAYMENT — No Discount	580.40

Other Amount Enclosed:	$

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

PAY ONLINE

MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

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Jefferson County
2026 Real Property Assessment Report
Account 3798

Map	121226-00-00400	**Tax Status**	Assessable
Code - Tax ID	0220 - 3798	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	Metes & Bounds - See legal report for full description		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	FLANDE, KATRINA

Property Class	550	**MA**	**SA**	**NH**
RMV Class	500	06	61	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0220	Land	65,230			Land	0	
	Impr	0			Impr	0	
Code Area Total		65,230	0	1,743		0	
Grand Total		65,230	0	1,743		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	1			A-1	Farm Use Zoned	119	17.00 AC	2	36,060
	3			A-1	Farm Use Zoned	119	1.44 AC	6	2,430
	2			A-1	Farm Use Zoned	119	21.56 AC	8	26,740
					Code Area Total		40.00 AC		65,230

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations

Notations

- POTENTIAL ADDITIONAL TAX LIABILITY
  SA Farmland

Contig Accts 3794, 3797, 3801, 3802, 3804

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3798

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	1.08
JEFFERSON COUNTY ESD LEVY	0.42
CULVER SCHOOL DISTRICT #4 LEVY	8.50
EDUCATION TOTAL:	**10.00**
JEFFERSON COUNTY GENERAL LEVY	6.22
JEFFERSON COUNTY JAIL LOL 2022	2.95
JEFFERSON COUNTY LIBRARY DISTRIC	0.76
GENERAL GOVT TOTAL:	**9.93**
COCC BOND 2010	0.13
CULVER SCHOOL DIST #4 BOND '14	2.97
BONDS - OTHER TOTAL:	**3.10**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121226-00-00400 **CLASS:** 550
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	54,810	65,230
STRUCTURES		
TOTAL RMV	54,810	65,230
ASSESSED VALUE	**1,693**	**1,743**
TOTAL PROPERTY	**22.76**	**23.03**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**22.34**
2/3 PAYMENT	— 2% Discount	
1/3 PAYMENT	— No Discount	

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 23.03

FULL PAYMENT 22.34

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account	**3798**

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**22.34**
☐	2/3 PAYMENT — 2% Discount	
☐	1/3 PAYMENT — No Discount	

Other Amount Enclosed:	$

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

PAY ONLINE

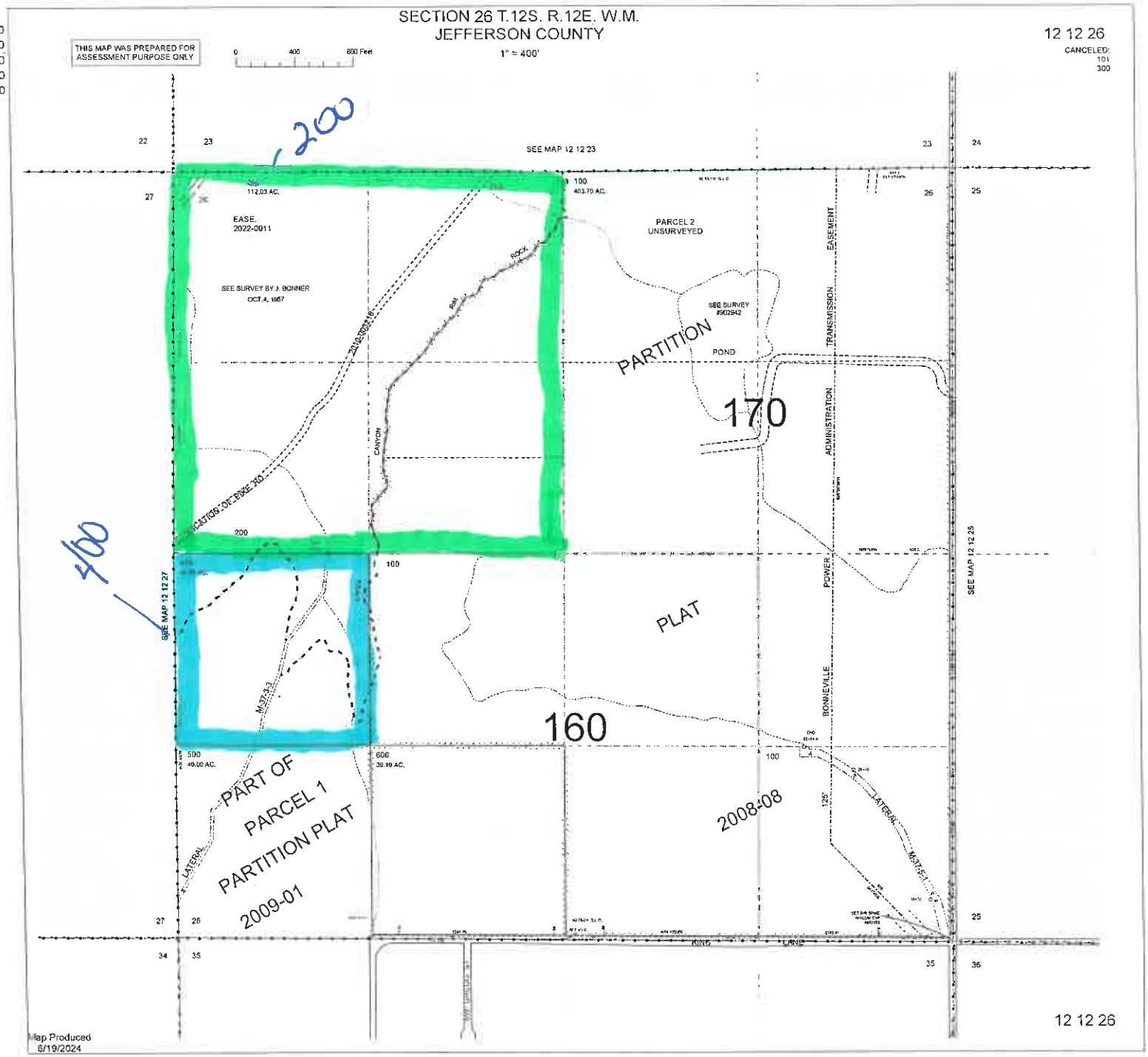
MAKE CHECKS PAYABLE TO:

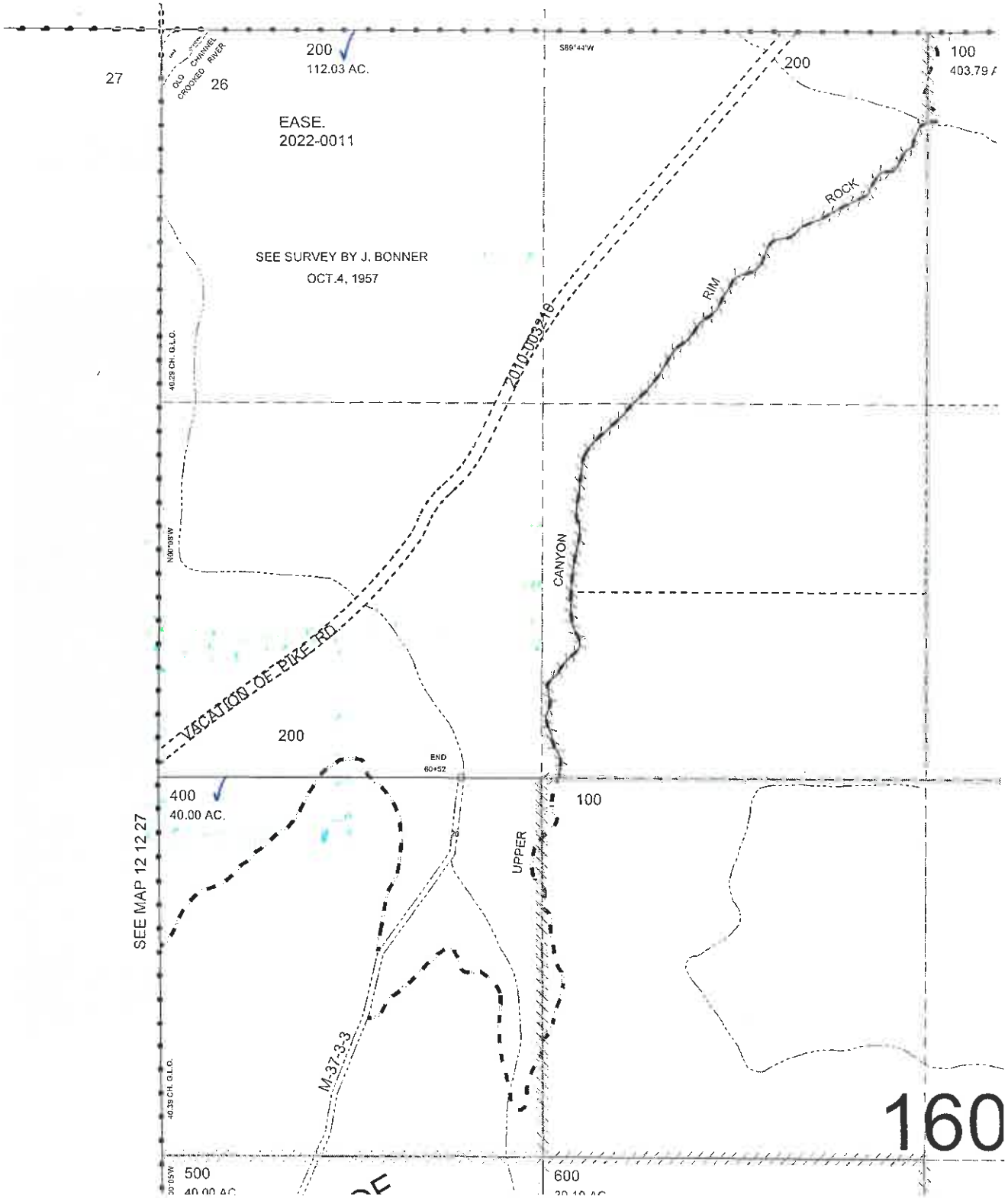
JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

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ACCT	MAPID
3605	1212260000100
3797	1212260000200
3798	1212260000400
3440	1212260000500
3441	1212260000600




27
26
OLD CHANNEL CROOKED RIVER
200
112.03 AC.
EASE.
2022-0011
SEE SURVEY BY J. BONNER
OCT.4, 1957
S89°44'W
200
100
403.79 A
ROCK
RIM
CANYON
2010-003218
VACATION OF PIKE RD
40.29 CH. G.L.O.
N00°08'W
200
END
60+52
400
40.00 AC.
100
UPPER
SEE MAP 12 12 27
M-37-3-3
40.39 CH. G.L.O.
500
600
160

Jefferson County
2026 Real Property Assessment Report
Account 3801

Map	121227-00-00500	**Tax Status**	Assessable
Code - Tax ID	0220 - 3801	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	ANDREW METELSKI

Property Class	551	**MA**	**SA**	**NH**
RMV Class	501	06	61	000

Site	Situs Address	City
	9690 SW PIKE RD	CULVER
	9680 SW PIKE RD	CULVER

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0220	Land	1,158,560		124,791	Land	0	
	Impr	61,040		27,700	Impr	0	
Code Area Total		1,219,600	27,700	152,491		0	
Grand Total		1,219,600	27,700	152,491		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220					Farm Avg SAV OSD	100			12,000
					Farm Avg SAV OSD	100			12,000
	1			A-1	Farm Site	119	1.00 AC	MHS	61,640
	5			A-1	Farm Site	119	1.00 AC	MHS	61,640
	2			A-1	Farm Use Zoned	119	31.28 AC	6	52,780
	3			A-1	Farm Use Zoned	119	89.54 AC	8	111,060
	4			A-1	Farm Use Zoned	119	9.70 AC	C2	57,600
	6			A-1	Farm Use Zoned	119	93.10 AC	D2	789,840
					Code Area Total		225.62 AC		1,158,560

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0220	4	2010	351	GP BUILDING	120	2,268			61,040
				Code Area Total		2,268			61,040

Exemptions / Special Assessments / Notations

Notations

- POTENTIAL ADDITIONAL TAX LIABILITY
  SA Farmland

Contig Accts 3794, 3797, 3798, 3802, 3804

Appraisal Maint 2026-REPAIR/REMODEL/REMOVE STRUCTURE (MS DEMOLISHED), 2027-NEW CONSTRUCTION - RESIDENTIAL (SINGLE FAMILY DWELLING)

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3801

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	94.61
JEFFERSON COUNTY ESD LEVY	36.57
CULVER SCHOOL DISTRICT #4 LEVY	743.64
EDUCATION TOTAL:	**874.82**
JEFFERSON COUNTY GENERAL LEVY	543.81
JEFFERSON COUNTY JAIL LOL 2022	257.71
JEFFERSON COUNTY LIBRARY DISTRIC	66.32
GENERAL GOVT TOTAL:	**867.84**
COCC BOND 2010	11.47
CULVER SCHOOL DIST #4 BOND '14	259.62
BONDS - OTHER TOTAL:	**271.09**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121227-00-00500 **CLASS:** 551
SITUS:9690 SW PIKE RD CULVER

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	977,440	1,158,560
STRUCTURES	143,220	61,040
TOTAL RMV	1,120,660	1,219,600
ASSESSED VALUE	**197,153**	**152,491**
TOTAL PROPERTY	**2,649.17**	**2,013.75**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**1,953.34**
2/3 PAYMENT	— 2% Discount	1,315.65
1/3 PAYMENT	— No Discount	671.25

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 2,013.75

FULL PAYMENT 1,953.34

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account 3801

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**1,953.34**
☐	2/3 PAYMENT — 2% Discount	1,315.65
☐	1/3 PAYMENT — No Discount	671.25

Other Amount Enclosed: $

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

PAY ONLINE

MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

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Jefferson County
2026 Real Property Assessment Report
Account 3802

Map	121227-00-00600	**Tax Status**	Assessable
Code - Tax ID	0220 - 3802	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	FLANDE, KATRINA

Property Class	550	**MA**	**SA**	**NH**
RMV Class	500	06	61	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV	RMV Exception	CPR %
0220	Land	1,370		Land	0	
	Impr	0		Impr	0	
Code Area Total		1,370	0	4	0	
Grand Total		1,370	0	4	0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	1			A-1	Farm Use Zoned	119	1.10 AC	8	1,370
					Code Area Total		1.10 AC		1,370

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations

Notations

- POTENTIAL ADDITIONAL TAX LIABILITY
  SA Farmland

Contig Accts 3794, 3797, 3798, 3801, 3804

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3802

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	0.00
JEFFERSON COUNTY ESD LEVY	0.00
CULVER SCHOOL DISTRICT #4 LEVY	0.02
EDUCATION TOTAL:	**0.02**
JEFFERSON COUNTY GENERAL LEVY	0.01
JEFFERSON COUNTY JAIL LOL 2022	0.01
JEFFERSON COUNTY LIBRARY DISTRIC	0.00
GENERAL GOVT TOTAL:	**0.02**
COCC BOND 2010	0.00
CULVER SCHOOL DIST #4 BOND '14	0.01
BONDS - OTHER TOTAL:	**0.01**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121227-00-00600 **CLASS:** 550
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	1,150	1,370
STRUCTURES		
TOTAL RMV	1,150	1,370
ASSESSED VALUE	**4**	**4**
TOTAL PROPERTY	**0.05**	**0.05**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**0.05**
2/3 PAYMENT	— 2% Discount	
1/3 PAYMENT	— No Discount	

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 0.05

FULL PAYMENT 0.05

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account 3802

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**0.05**
☐	2/3 PAYMENT — 2% Discount	
☐	1/3 PAYMENT — No Discount	

Other Amount Enclosed: $

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

PAY ONLINE

MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

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Jefferson County
2026 Real Property Assessment Report
Account 5053

Map	121227-00-00800	**Tax Status**	Assessable
Code - Tax ID	0220 - 5053	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	UNKNOWN

Property Class	400	**MA**	**SA**	**NH**
RMV Class	400	03	52	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV	RMV Exception	CPR %
0220	Land	62,910		Land	0	
	Impr	0		Impr	0	
Code Area Total		62,910	70	70	0	
Grand Total		62,910	70	70	0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	1			RL	Market	88	0.90 AC		62,910
					Code Area Total		0.90 AC		62,910

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
5053

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	0.04
JEFFERSON COUNTY ESD LEVY	0.02
CULVER SCHOOL DISTRICT #4 LEVY	0.34
EDUCATION TOTAL:	**0.40**
JEFFERSON COUNTY GENERAL LEVY	0.25
JEFFERSON COUNTY JAIL LOL 2022	0.12
JEFFERSON COUNTY LIBRARY DISTRIC	0.03
GENERAL GOVT TOTAL:	**0.40**
COCC BOND 2010	0.01
CULVER SCHOOL DIST #4 BOND '14	0.12
BONDS - OTHER TOTAL:	**0.13**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121227-00-00800 **CLASS:** 400
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	71,490	62,910
STRUCTURES		
TOTAL RMV	71,490	62,910
ASSESSED VALUE	**70**	**70**
TOTAL PROPERTY	**0.95**	**0.93**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**0.90**
2/3 PAYMENT	— 2% Discount	
1/3 PAYMENT	— No Discount	

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 0.93

FULL PAYMENT 0.90

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account 5053

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**0.90**
☐	2/3 PAYMENT — 2% Discount	
☐	1/3 PAYMENT — No Discount	

Other Amount Enclosed: $

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

PAY ONLINE

MAKE CHECKS PAYABLE TO:

JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

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Jefferson County
2026 Real Property Assessment Report
Account 3804

Map	121227-00-00900	**Tax Status**	Assessable
Code - Tax ID	0220 - 3804	**Account Status**	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	CULVER RIVER RANCH, LLC 61049 RIVER BLUFF TRL BEND OR 97702-1989	**Deed Reference #**	2025-1250
		Sales Date/Price	05-08-2025 / $2,100,000
		Appraiser	FLANDE, KATRINA

Property Class	550	**MA**	**SA**	**NH**
RMV Class	500	06	61	000

Site	Situs Address	City

Value Summary

Code Area		RMV	MAV	AV		RMV Exception	CPR %
0220	Land	3,600			Land	0	
	Impr	0			Impr	0	
Code Area Total		3,600	0	12		0	
Grand Total		3,600	0	12		0	

Land Breakdown

Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0220	1			A-1	Farm Use Zoned	119	2.90 AC	8	3,600
					Code Area Total		2.90 AC		3,600

Improvement Breakdown

Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations

Notations

- POTENTIAL ADDITIONAL TAX LIABILITY
  SA Farmland

Contig Accts 3794, 3797, 3798, 3801, 3802

JULY 1, 2026 TO JUNE 30, 2027
JEFFERSON COUNTY TAX COLLECTOR
66 S.E. D STREET, SUITE E
MADRAS, OR 97741
www.jeffersoncountyor.gov

ACCOUNT NUMBER
3804

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

2026 - 2027 CURRENT TAX BY DISTRICT

COCC LEVY	0.01
JEFFERSON COUNTY ESD LEVY	0.00
CULVER SCHOOL DISTRICT #4 LEVY	0.06
EDUCATION TOTAL:	**0.07**
JEFFERSON COUNTY GENERAL LEVY	0.04
JEFFERSON COUNTY JAIL LOL 2022	0.02
JEFFERSON COUNTY LIBRARY DISTRIC	0.01
GENERAL GOVT TOTAL:	**0.07**
COCC BOND 2010	0.00
CULVER SCHOOL DIST #4 BOND '14	0.02
BONDS - OTHER TOTAL:	**0.02**

PROPERTY DESCRIPTION
CODE: 0220 **MAP:** 121227-00-00900 **CLASS:** 550
SITUS:

VALUES:	**LAST YEAR**	**THIS YEAR**
LAND	3,020	3,600
STRUCTURES		
TOTAL RMV	3,020	3,600
ASSESSED VALUE	**12**	**12**
TOTAL PROPERTY	**0.16**	**0.16**

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 (541) 475-2443.

To pay by Credit Card or Echeck, go to www.jeffco.net and click link for Tax Payments. Or call 1-877-865-0432. ADDITIONAL FEES APPLY

POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS	**(541) 475-4458**
ASSESSMENT QUESTIONS	**(541) 475-2443**
WEBSITE	**WWW.JEFFERSONCOUNTYOR.GOV**

TAX PAYMENT OPTIONS

PAYMENT DUE: November 16, 2026

FULL PAYMENT	**— 3% Discount**	**0.16**
2/3 PAYMENT	— 2% Discount	
1/3 PAYMENT	— No Discount	

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

2026 - 2027 TAX (before discount) 0.16

FULL PAYMENT 0.16

Includes discount and any pre-payments

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

☐ Mailing address change on back

JEFFERSON COUNTY, OREGON

Account	**3804**

JEFFERSON COUNTY
TAX COLLECTOR
66 SE D ST SUITE E
MADRAS, OR 97741

PAYMENT DUE: November 16, 2026

☐	**FULL PAYMENT — 3% Discount**	**0.16**
☐	2/3 PAYMENT — 2% Discount	
☐	1/3 PAYMENT — No Discount	

Other Amount Enclosed:	$

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

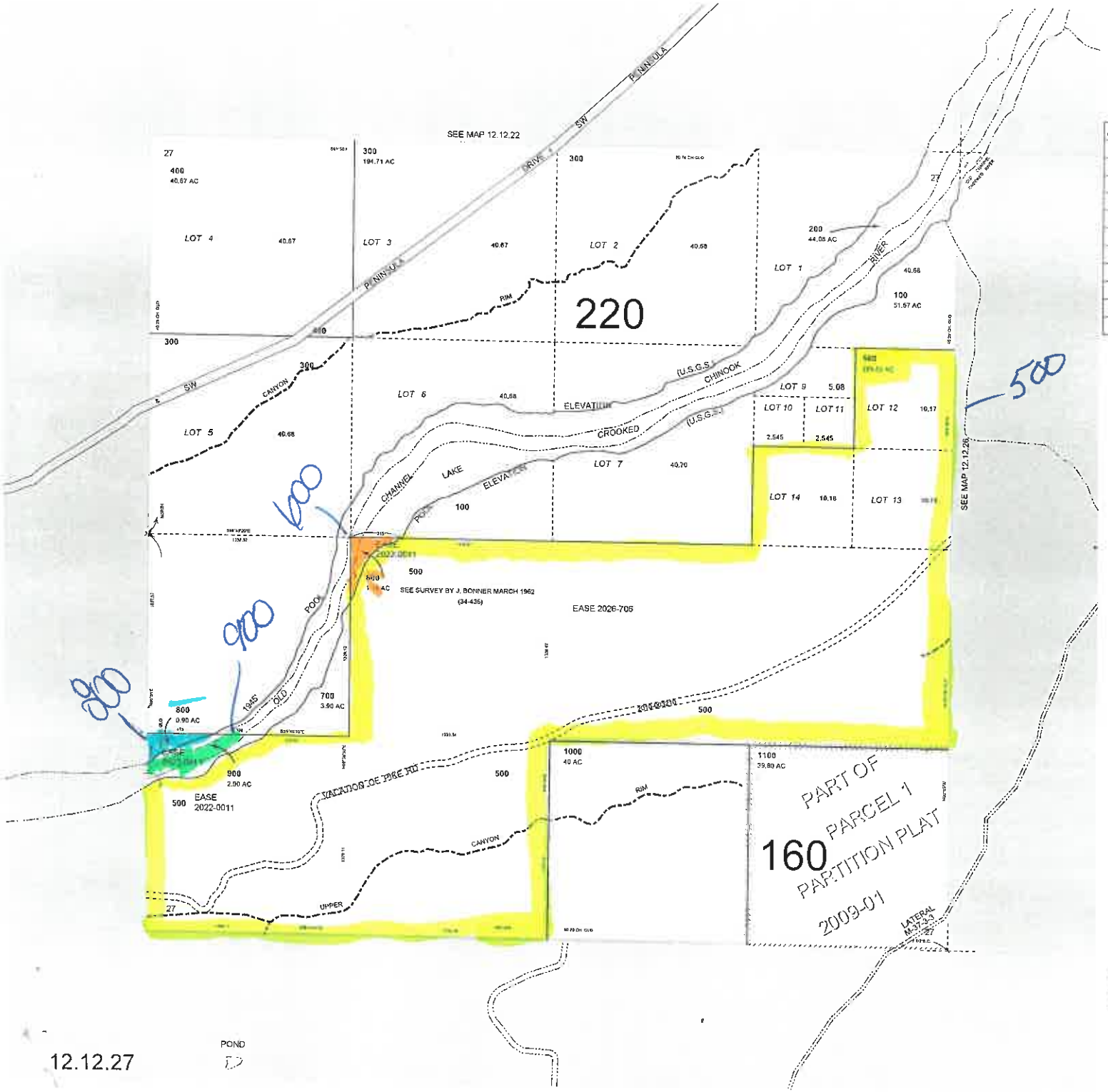
PAY ONLINE

MAKE CHECKS PAYABLE TO:

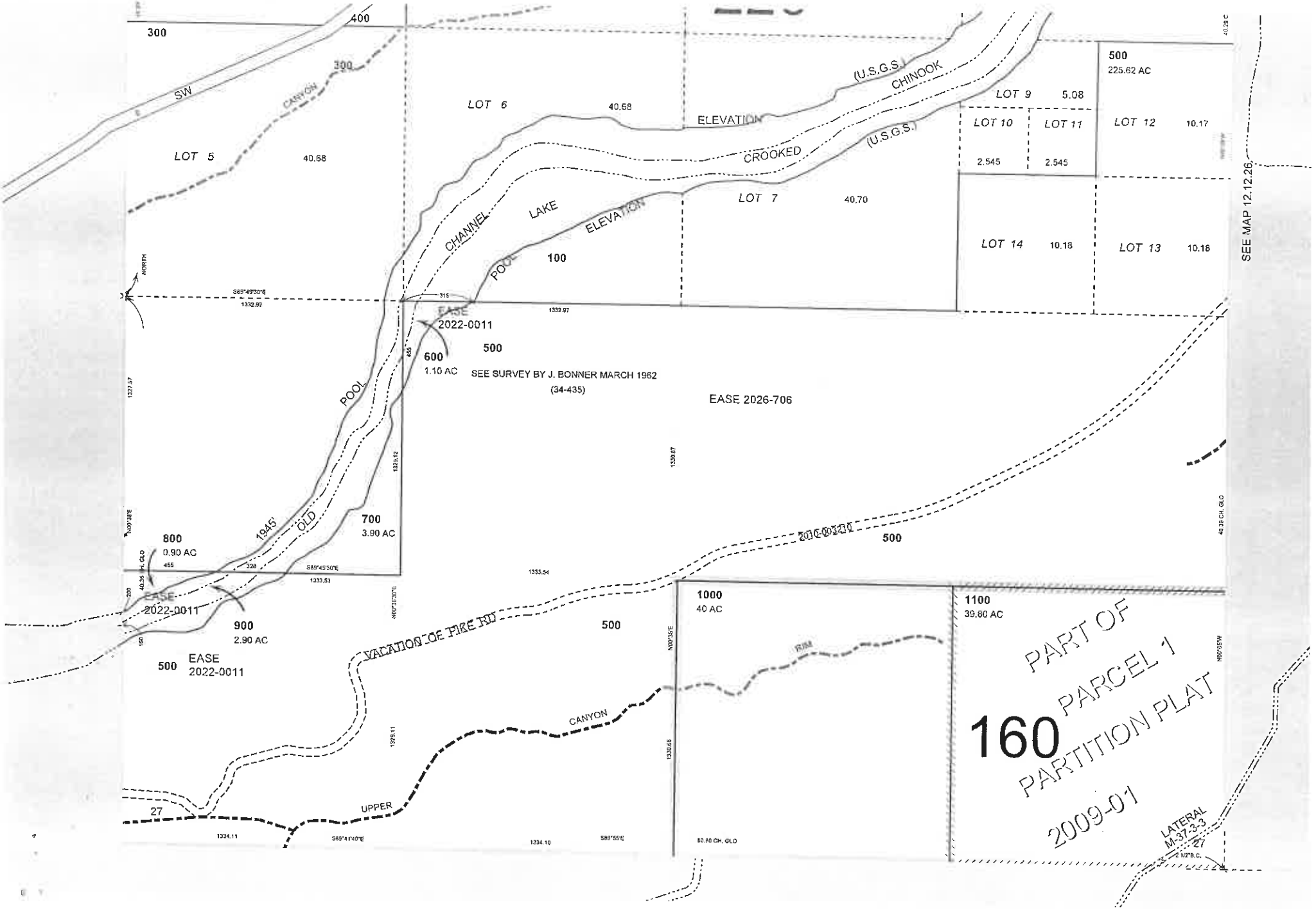
JEFFERSON COUNTY TAX
66 S.E. D STREET, SUITE E
MADRAS, OR 97741

CULVER RIVER RANCH, LLC
TOMSETH, MATTHEW S.
61049 RIVER BLUFF TRL
BEND OR 97702-1989

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ACCT #	Map ID
3803	1212270000700
5051	1212270000300
3801	1212270000500
5053	1212270000800
5052	1212270000400
3800	1212270000200
3799	1212270000100
3802	1212270000600
3804	1212270000900
3442	1212270001000
3443	1212270001100


300
400
SW
CANYON
LOT 5
40.68
LOT 6
40.68
ELEVATION
(U.S.G.S.)
CHINOOK
CROOKED
(U.S.G.S.)
LOT 7
40.70
LOT 9
5.08
LOT 10
2.545
LOT 11
2.545
500
225.62 AC
LOT 12
10.17
LOT 14
10.18
LOT 13
10.18
SEE MAP 12.12.26
CHANNEL
LAKE
POOL
ELEVATION
POOL
100
NORTH
S65°49'30"E
1332.97
EASE
2022-0011
600
1.10 AC
500
SEE SURVEY BY J. BONNER MARCH 1962
(34-435)
EASE 2026-706
1227.57
1329.12
1339.67
POOL
1945
OLD
700
3.90 AC
800
0.90 AC
S89°45'30"E
1333.53
1333.54
EASE
2022-0011
900
2.90 AC
500
EASE
2022-0011
VACATION OF FIRE RD
500
1000
40 AC
1100
39.80 AC
R/W
CANYON
UPPER
27
1334.11
S89°41'40"E
1334.10
S89°55'E
80.60 CH. GLO
1330.66
PART OF
160
PARCEL 1
PARTITION PLAT
2009-01
LATERAL
M-37-3-3
27