Douglas County Property Profile

Parcel

Parcel #	R124971
Site Address #	302 NE Emerald Dr Roseburg OR 97470
Owner	Yraguen, Blaze E
Mail Address	302 NE Emerald Dr Roseburg OR 97470
Owner Occupied	Yes

Property Details

Beds	4
Baths	2
Finished Area	1,691 SqFt
Year Built	2005
Basement	
# Stories	
Land Use	101 - RESIDENTIAL - IMPROVED
Lot Size	0.17 Acres (7,405 SqFt)
Market Land Value	$132,480.00
Market Impr Value	$276,883.00
Market Total Value	$409,363.00
Sale Date	12/17/2021
Sale Price	$500,000.00

Foreclosure Information

Document Type	Notice of Default
Recording Date	10/02/2026
Document #	11261
Judgement Amt	$155,869.00
Original Record Date	10/06/2005
Original Document #	25145
Original Loan Amt	
Title Co	

Tax Information

2025	$3,811.86
2024	$3,700.84
2023	$3,593.04

Trustee

Trustee Sale #	
FIRST AMERICAN TITLE INSURANCE COMPANY O	

Auction

02/12/2027

Lender

FLAGSTAR BANK, FSB

Legal

P.P. 2004-19, PARCEL 2, ACRES 0.17

Filing	Recording Date	Document Type	Original Document	Title Co
	10/02/2026	Notice of Default 11261	10/06/2005	

Douglas County Property Profile

Parcel

Parcel #	R45327
Site Address #	1450 Gleason Ave Sutherlin OR 97479
Owner	Phillips, Joanne M
Mail Address	1450 Gleason Rd W Sutherlin OR 97479
Owner Occupied	Yes

Property Details

Beds	3
Baths	2
Finished Area	1,036 SqFt
Year Built	1996
Basement	
# Stories	
Land Use	101 - RESIDENTIAL - IMPROVED
Lot Size	0.24 Acres (10,454 SqFt)
Market Land Value	$105,600.00
Market Impr Value	$157,416.00
Market Total Value	$263,016.00
Sale Date	03/01/1996
Sale Price	$79,000.00

Foreclosure Information

Document Type	Notice of Default
Recording Date	10/02/2026
Document #	11312
Judgement Amt	$28,208.00
Original Record Date	03/04/2014
Original Document #	3703
Original Loan Amt	
Title Co	

Tax Information

2025	$1,891.80
2024	$1,850.61
2023	$1,797.64

Trustee

Trustee Sale #

FIRST AMERICAN TITLE COMPANY OF OREGON

Auction

02/12/2027
1036 SE DOUGLAS
ROSEBURG

Lender

CALIBER HOME LOANS INC

Legal

GLEASON HOME TRACTS 2ND, LOT 6, ACRES 0.24

Filing	Recording Date	Document Type	Original Document	Title Co
	10/02/2026	Notice of Default 11312	03/04/2014	
	10/21/2024	Notice of Default		
	10/07/2024	Notice of Default 11841		

Douglas County Property Profile

Parcel

Parcel #	R70022
Site Address #	2063 Fir Ave Reedsport OR 97467
Owner	Taylor, Brandon Bruce
Mail Address	2063 Fir Ave Reedsport OR 97467
Owner Occupied	Yes

Property Details

Beds	3
Baths	1
Finished Area	1,191 SqFt
Year Built	1953
Basement	
# Stories	
Land Use	101 - RESIDENTIAL - IMPROVED
Lot Size	0.17 Acres (7,405 SqFt)
Market Land Value	$102,150.00
Market Impr Value	$185,504.00
Market Total Value	$287,654.00
Sale Date	12/14/2018
Sale Price	$178,000.00

Foreclosure Information

Document Type	Notice of Default
Recording Date	10/02/2026
Document #	11290
Judgement Amt	$165,969.00
Original Record Date	12/14/2018
Original Document #	19701
Original Loan Amt	
Title Co	

Tax Information

2025	$2,750.76
2024	$2,672.15
2023	$2,597.48

Trustee

Trustee Sale #	
	FIRST AMERICAN TITLE

Auction

02/10/2027
1036 SE DOUGLAS
ROSEBURG

Lender

ROCKET MORTGAGE LLC

Legal

REEDSPORT ADD TO RDSPT, BLOCK 14, LOT 11 & E1/2 10, ACRES 0.17

Filing	Recording Date	Document Type	Original Document	Title Co
	10/02/2026	Notice of Default 11290	12/14/2018	