

Lane County

LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401

PHONE: 541-682-3823

FAX: 541-682-3947

AGENDA COVER MEMO

MEMO DATE: October 31, 2005

AGENDA DATE: November 8, 2005

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR

KENT HOWE, PLANNING DIRECTOR

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA05-5735, Edgar Roberts)

I. MOTION

If the Board determines the applicant is the current owner, then move to require an appraisal.

II. ISSUE OR PROBLEM

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value resulting from enactment or enforcement of restrictive land use regulations, or shall the Board of County Commissioners modify, remove, or discontinue application of those land use regulations to the subject property to allow Edgar and Fauna Roberts to divide the property as allowed at the time they acquired the property?

III. DISCUSSION

1. Background

Applicant: Edgar Roberts, 47312 Airport Rd, Oakridge OR 97463

Owner: Roberts Family Trust

Agent: Baker and Associates, Surveyors.

Legal Description of Property: 21-35-18 #900

Acreage: 22 acres

Current Zoning: F2 (Impacted Forest)

Date Property Acquired: The Trust acquired the property on Jan. 28, 2005 and the applicant acquired the property in 1955.

Land Use Regulations in Effect at Date of Acquisition: All existing land use regulations in the Lane Code, except LC 16.244, which was amended by Ord. No. 17-04 (adopted February 16, 2005).

County land use regulation which restricts the use and reduces the fair market value of claimant's property: LC 16.211. This section requires a minimum of 80 acres for a land division.

Specific Relief Sought: On June 1, 2005, the applicant submitted a Measure 37 claim that stated: "We would like the current F-2 zoning to be waived to allow for a 3 to 4 lot land division as the previous RR-2 zoning would have allowed."

2. Lane Code Submittal Requirements

The processing fee was paid and except for an appraisal, the submittal requirements have been met. Instead of an appraisal, three Letters of Opinion were submitted by a real estate broker.

3. Analysis

The property contains two dwellings, a shop and RV storage area on approximately 22 acres zoned F2 (Impacted Forest). The applicant acquired the property in 1955, but the property was transferred to a Trust in 2005. The applicant is the trustee. The applicant wants to divide the property into 3 or 4 parcels. However, the F2 zone requires a minimum of 80 acres for a land division.

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

- Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and
- The restrictive land use regulation has the effect of reducing the fair market value of the property, and
- The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

If a reduction in fair market value has been established, the County has two options:

- Compensate the land owner for the loss of fair market value, or
- Waive the restrictive county land use regulations. The regulations can only be waived to allow a use permitted when the current owner acquired the property.

Issues for the Board to consider:

Ownership. The current land owner, the Roberts Family Trust, acquired the property on January 28, 2005. The applicant, Edgar Roberts, is the trustee for the Roberts Family Trust. The applicant believes he has a valid claim because he acquired the property in 1955, despite the fact it was transferred to the Trust in 2005. Measure 37 allows the Board to waive the land use regulations that were adopted after the current owner obtained the property. Because the Roberts Family Trust obtained the property on January 28, 2005, the only regulation that can be waived is LC 16.244, the telecommunications standards. The applicant has not submitted any details regarding what type of Trust holds the ownership. By transferring the property to the Trust, did the applicant exhaust his eligibility to make a Measure 37 claim back to 1955?

No appraisal. The applicant has submitted three Letters of Opinion from a real estate broker regarding the marketing of the three parcels the applicant wishes to create. According to the broker:

- Letter #1. A vacant 5-acre parcel could be placed on the market for \$149,900 to \$155,000.
- Letter #2. A vacant 16.9-acre parcel could be placed on the market for \$219,500 to \$229,000.
- Letter #3. A 5-acre parcel with two dwellings, a shop, storage area and a view, could be placed on the market for \$349,000 to \$355,500.

These letters of opinion do not provide adequate evidence to show a reduction of fair market value. Specifically:

- There is no analysis of how additional dwellings on vacant parcels would affect the value of the existing development.
- The letters show a total of 26 acres but the applicant only owns 22 acres.
- There is no analysis for the 22 acre parcel with the existing improvements (two dwellings, shop and storage area). Without this, it is not possible to determine a reduction in fair market value.
- The letters offer comparisons to properties near Pleasant Hill, not Oakridge. Without an appraisal, there is no way to know whether or not this makes a difference in the fair market value.

Final Conclusion:

The Board should give direction on how to proceed when ownership has been transferred into a Trust and no details of the Trust ownership and control have been provided. If the Board determines the applicant is the current owner with ownership since 1955, the Board should require an appraisal to determine if a land use regulation has caused a reduction of fair market value.

4. Conclusion/County Administrator Recommendation

The County Administrator recommends the Board require an appraisal and additional information regarding the Trust.

IV. ALTERNATIVES/OPTIONS

The Board has three options:

1. Require an appraisal to determine if a land use regulation has caused a reduction of fair market value, and request additional information regarding the Trust.
2. Conclude the application is not a valid claim and direct the issuance of a final written decision by the County Administrator denying the Claim.
3. Determine the application appears valid and direct staff to draft an order to that effect for final Board action.

V. ATTACHMENTS

1. Application Form.
2. Written Statement.
3. Title Report.
4. Deed from 1955.
5. Letter of Opinion #1.
6. Letter of Opinion #2.
7. Letter of Opinion #3.

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent

PO 696 OAKRIDGE, OR
EDGAR N. ROBERTS 47312 AIRPORT RD. 97463 782-2770
Applicant Name (Please Print) Mailing Address Phone
BAKER ASSOC. SURVEYORS 1385 OAK ST #3 343-7243
Agent Name (Please Print) Mailing Address Phone

2. Property Owner

Please provide the Name, Mailing Address and telephone number of all property owners of record holding interest in the property that is the subject of this application. Include a complete listing of all lien holders, trustees, renters, lessees or anyone with an interest in the property and describe the ownership interest.

EDGAR N. ROBERTS 47312 AIRPORT RD. OAKRIDGE, OR 782-2770
Property Owner Name (Please Print) Mailing Address Phone
FAUNA DELORES ROBERTS SAME SAME
Property Owner Name (Please Print) Mailing Address Phone

3. Legal Description

Please provide an accurate legal description, tax account number(s), map, street address and location of all private real properties that are the subject of this application.

Assessor Map & Tax Lot 21-35-18 900
Street Address 47312 & 47316 AIRPORT RD, OAKRIDGE OR Legal Description Attached ☒

4. Identification of Imposed Land Use Regulation

Please identify the Lane Code section or other land use regulation imposed on the private real property that is alleged to restrict the use of the subject property in a manner that reduces the fair market value. Include the date the regulation was first adopted, enforced or applied to the subject property and a written statement addressing all the criteria in LC 2.740(1).

ZONING WAS CHANGED FROM RR-2 TO F-2
IN 1984.

5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

6. Appraisal/Regulatory Effect

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the difference in the fair market value of the property before and after the application of the challenged regulations as of the date the owner makes written demand for compensation. Include all of the supporting methodology, assumptions and calculations affecting the appraisal.

WE ARE NOT SEEKING MONETARY COMPENSATION,
JUST CHANGING THE ZONING BACK TO RR-2.

7. Leases, Covenants, Conditions and Restrictions

Please provide copies of any leases or covenants, conditions and restrictions applicable to the subject property.

NONE

8. Identification of Relief Sought

Please specifically indicate what relief is being sought, either a monetary value of the claim describing the reduction in fair market value of the property or the specific use authorization sought in any waiver of the land use regulation.

WE REQUEST THAT THE ZONING BE CHANGED
BACK TO RR-2 SO THE PROPERTY CAN BE DIVIDED.

I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).

Edgar H. Ballew

Owner(s) Signature

5-22-05
Date

Kimberly M. Conner

Applicant/Agent Signature

5-23-05
Date

The following contacts are provided to assist you in finding the necessary information for this application.

For zoning and land use information, please contact the Land Management Division at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call.

For deeds and records information, please contact Lane County Deeds and Records at 682-3654.

Written statement addressing Lane Code 2.740(1)

Property address: 47312 Airport Road, Oakridge, OR

Tax Lot Number: Map 21-35-18 Tax Lot 900

Background information:

Mr. Roberts has owned the aforementioned property since the early 1950's.

He donated the land now used as the Oakridge airport with the understanding that the remainder of his property adjoining the airport would be zoned for future division into 2 acre parcels. This was the case until 1984 when the County changed the zoning from RR-2 to F-2 making his 20 acre parcel undividable. Most of the residential lots in the airport area were created by Mr. Roberts when the zoning was RR-2.

We can't find an appraiser to value the property at this time. The monetary compensation for this change is not what we are seeking. Enclosed are comparable values of the proposed parcels done by a local real estate agent. We would like the restrictions for the current F-2 zoning to be waived to allow for a 3 to 4 lot land division as the previous RR-2 zoning would have allowed.

LC 2.740

1(a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;

Reply: The zoning change in 1984 restricted the use of this property as it cannot be divided in a F-2 zone.

1(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;

Reply: The proposed land division will create 2 or 3 new parcels which will sell for over \$100,000 each. The land is definitely worth less as one parcel with no chance for future division. Please see attached comparable values.

1(c) The challenged land use regulation was adopted, enforced, or applied after the current owner of the property (the applicant) became the owner; and (d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Reply: The zoning change was done in 1984. Mr. Roberts has owned the property since the early 1950's. The regulation is not exempt per LC 2.710.



First American

Western Pioneer Title Company of Lane County
a division of First American Title Insurance Co.
600 Country Club Road
Eugene, OR 97401
Phn - (541) 484-2900
Fax - (541) 484-7321

1/0

Title Transmittal

Baker & Associates
1325 Oak Street #3
Eugene, OR 97401

April 06, 2005
File No.: 7199-542450 (DAF)

Attn: Dan Baker

Re: **Roberts-Airport Road**
Property: **47312 & 47316 Airport Road, Oakridge, OR 97463**
Buyer:
Seller: **Roberts Family Trust**

Supplemental Subdivision Guarantee

Sincerely,

Deborah Forstrom
Title Officer

DAF/DAF



First American

Western Pioneer Title Company of Lane County
a division of First American Title Insurance Co.
600 Country Club Road
Eugene, OR 97401
Phn - (541) 484-2900
Fax - (541) 484-7321

Edgar Roberts
P.O. Box 696
Oakridge, OR 97463

April 06, 2005
File Number: 7199-542450

Attn: Edgar

Re: Airport Road

SUPPLEMENTAL SUBDIVISION GUARANTEE

For the Proposed Plat of:

Airport Road

GUARANTEE NO.: **7199-542450**

FEE \$ **150.00**

YOUR REF.: **Airport Road**

Western Pioneer Title Company of Lane County a division of First American Title Insurance Co.

reports to

The Oregon Real Estate Commission, and any County or City within which said subdivision or proposed subdivision is located.

That, according to the public records which impart constructive notice or matters affecting title to the premises hereinafter referred to, we find:

That the last deed of record runs to:

Edgar N. Roberts and F. Dolores Roberts, Trustees of the Roberts Family Trust

We also find the following apparent encumbrances, which includes "Blanket Encumbrances" as defined by ORS 92.305 (1), and also easements, restrictive covenants and rights of way prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

2. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: December 20, 1948, Book 387, Page 494
From: Claude R. Jones and Sadie B. Jones, his wife
To: Cassius A. Jones
For: electric line
3. Easement, including terms and provisions contained therein:
Recording Information: June 18, 1954, Reception No. 32106
In Favor of: Lane County Electric Cooperative, Inc.
For: power lines and appurtenances
4. Easement, including terms and provisions contained therein:
Recording Information: December 19, 1977, Reception No. 7780868
In Favor of: Lane County
For: public road
5. Easement, including terms and provisions contained therein:
Recording Information: May 30, 1995, Reception No. 9529921
In Favor of: Lane Electric Cooperative, Inc.
For: right of way for electric line

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$1,286.12
Map No.: 2135180000900
Property ID: 0965143
Tax Code No.: 76-05

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$442.97
Map No.: 2135180000900
Property ID: 1697299
Tax Code No.: 76-01

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$59.83
Map No.: 2135180000900
Property ID: 4094015
Tax Code No.: 76-05 (Mobile Home)

NOTE: We are supplementing this report to change the legal description and vesting.

We have also searched our General Index for Judgments and State and Federal liens against the Grantee named above and find:

-NONE-

The premises are in Lane County and are described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

THIS IS NOT A TITLE GUARANTEE since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Subdivision Report and will not be responsible for errors or omissions therein.

Dated: March 23, 2005

Western Pioneer Title Company of Lane County a division of First American Title Insurance Co.,

By: _____
Deborah Forstrom, Authorized Signatory

DAF/DAF

cc: Dan Baker, Baker & Associates
1325 Oak Street, #3, Eugene, Or 97401

Exhibit "A"

Real property in the County of Lane, State of Oregon, described as follows:

Beginning at a 3 1/4 inch brass cap marking the Center-North sixteenth corner of Section 18, Township 21 South, Range 3 East of the Willamette Meridian; thence North 89° 22' 16" West 542.39 feet along the East-West centerline of the Northwest quarter of said Section 18 to a 5/8 inch iron rod; thence North 29° 11' 54" East 296.13 feet to a 5/8 inch iron rod; thence North 0° 24' 20" West 159.38 feet to a 5/8 inch iron rod; thence North 11° 43' 31" East 408.24 feet to a 5/8 inch iron rod on the South line of Airport Road (County Road); thence South 75° 14' East 1388.29 feet along said South line to a 5/8 inch iron rod; thence South 0° 37' 53" West 272.46 feet to a 5/8 inch iron rod; thence South 85° 24' 59" East 76.60 feet to a 5/8 inch iron rod; thence South 9° 04' 38" West 204.62 feet to a 5/8 inch iron rod on the East-West centerline of the Northeast quarter of Section 18; thence North 89° 24' 51" West 1067.51 feet along said East-West centerline to the point of beginning, all in Lane County, Oregon.

Tax Parcel Number: 0965143 and 1697299 and 4094015

STATE OF OREGON.

County of Lane

BE IT REMEMBERED That on this 11th day of October A.D. 1955 before me, the undersigned, a Notary Public for Oregon

in and for said County and State, personally appeared the within named

Phyllis J. Roberts

who is

to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and

official seal the day and year last above written
W. T. D. Hall
Notary Public for Oregon

My Commission expires Oct 22, 1958

51204
44229-10-10-55
Deed

W. T. D. Hall

W. T. D. Hall
Oct 22, 1958
O. B. Box 696
Ore. 97101
Ore. 97101

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM A. ROBERTS

in consideration of the sum of \$100.00 Dollars,

to him paid by WILLIAM A. ROBERTS

do hereby remise, release and forever QUITCLAIM unto the said WILLIAM A. ROBERTS

and unto his heirs and assigns
all her right, title and interest in and to the following described parcel of real estate, together
with the tenements, hereditaments and appurtenances, situate in Lane County of
Lane State of Oregon, to-wit:

The North one half of the Northeast quarter and the North one half of the
Southwest quarter of Section 18 T²¹ S. R. 3 E. W. 1/2, Lane County, Oregon
excepting the following:

Beginning at the quarter corner common to Sections 17 and 18 in T²¹ S. R.
3 E. W. 1/2 and running thence North 0° 11' E. 1312.8 feet to the S. E. corner of the
North one half of the North one half of said section 18, which point is the true
point of beginning; thence North 89° 49' E. 1214.36 feet; thence North 40° 11' E.
270.33 feet; thence North 77° 55' E. 227.82 feet; thence North 65° 49.7' East
906 feet to the east line of the North one half of the North one half of said section
18; thence South 0° 11' East 658.41 feet to the point of beginning.

Also this deed is made subject to a right of way for an electric line
crossing issued by Claude R. Jones and Maria R. Jones to the Lane County Electric
Cooperative Inc., said crossing beginning at a point immediately across the North Fork
from the Hines Timber Company Mill and extending in a southeasterly direction to
the Oakridge side and serving the Oakridge territory.

Keep

JOY KINGSBURY, INC. REAL ESTATE

47487 Highway 58

Oakridge, OR 97463

Ph (541) 782 2489 Fax (541) 782 3160 Toll Free 800 718 2489

9/5/2005

RE: Comparative Market Analysis and Broker's Letter of Opinion

I appreciate the opportunity to market your property and to provide you with this Letter of Opinion for your property. This opinion was prepared especially for you. This opinion is limited to my conclusions regarding the listing and selling price of your home.

A Comparative Market Analysis indicates what Real Estate activity has occurred in the general vicinity of your property. I did an in house tour evaluation of the property and base my conclusions on what I observed, what I know of the general location, and what has sold in that location in the past.

The targeted property lies within Lane County and is subject to the zoning and ordinances of Lane County, Oregon. In my opinion, your property should be marketed at the following:

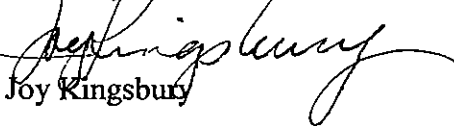
Five acres of level to gently sloping view property, well managed, wooded, with utilities available and hard packed gravel road in. Located in a desired hill area above Oakridge. This land would make a lovely private homesite.

With septic approval and well in:

For a shorter term marketing period: \$149,900

For a longer term marketing period: \$155,000

Sincerely,


Joy Kingsbury

|

Hilltop level area could be very nice homesite





**No Photo
Available**

Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full
LOTS AND LAND Status: SLD 9/4/2005 10:18:38 AM
ML#: 4079899 Area: 234 List Price: \$165,000
Address: 37026 hwy 58
City: Pleasant Hill Zip: 97455
Additional Parcels: Y/
Map Coord: 17/D/18 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision:
Manufs Okay: Y CC&Rs: #Image:
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: 19-02-02-1109 Parcel 2
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 5-9.99AC	Acres: 5	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots: 2
Perc Test: Y / APPROVED	RdFmgt: Y	Rd Surf: GRAVLRD	
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN, VALLEY	
Lot Desc: CLEARED, TREES, WOODED		Soil Type/Class: native	
Topography: ROLLING, SLOPED		Present Use: RAWLAND	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: PHONE, POWER, SEPTIC, WELL
Existing Structure: Y / GARAGE

REMARKS

XSt/Dir: Hwy 58 to first paved driveway past pierland on right. see re sign
Private: nice 5 acre homesite with well and septic in. 20X24 garage. owner carry with minimum 35,000 down. bal paid in 1 year or upon 1st construction draw. Mobile home to be newer than 2000 and double wide.
Public: nice 5 acre homesite with well and septic in. 20X24 garage. owner carry with minimum 35,000 down. bal paid in 1 year or upon 1st construction draw. mobile home to be newer than 2000 and double wide.

FINANCIAL

Prop Tax/Yr: 1017	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
HOA Dues: /	Crop/Land Lease:	3rd Party: N	SAC:
HOA Incl:			
Escrow Preference: western title			
Terms: CASH, OWNCONT			

BROKER / AGENT DATA

BRCD: 5WJT01	Office: Windermere Jean Tate RE	Phone: 541-484-2022	Fax: 541-465-8169
LPID: 993	Agent: Jerry Schwecke	Phone: 541-465-8183	Cell/Pgr: 541-912-0242
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: jschwecke@hotmail.com			Photo: NO-PHOT
List: 12/17/2004	Exp:	Show: VACANT	Poss: NEGO
Tran: 4/25/2005		Owner: casey and casey llc	Phone: 541-465-8183
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/22/2005	DOM: 95	Terms: OWNCONT	O/Price: \$165,000	Sold Price: \$165,000
Sold: 4/25/2005	SPID: 993	S/Agt: Jerry Schwecke		S/Off: 5WJT01

Wooded area located just below homesite





No Photo Available

Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full

LOTS AND LAND Status: SLD 9/4/2005 10:18:38 AM
ML#: 4079919 Area: 234 List Price: \$185,000
Address: 37026 hwy 58
City: Pleasant Hill Zip: 97455
Additional Parcels: /
Map Coord: 17/D/18 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision:
Manufhs Okay: Y CC&Rs: #Image:
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: 19-02-02-1109 Parcel 3
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5
Waterfront: / River/Lake:
Perc Test: Y / RdFrmgt:
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: CLEARED, TREES, WOODED
Topography: ROLLING, SLOPED
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf: GRAVLRD
View: MNTAIN, VALLEY
Soil Type/Class:
Present Use: RAWLAND

IMPROVEMENTS

Utilities: PHONE, POWER, WELL
Existing Structure: N /

REMARKS

XSt/Dir: Hwy 58 to first paved driveway on right past pierland see re sign
Private: nice 5 acre parcel in pleasant hill. well in and septic tank to be installed. mobile newer than 2000 and double wide ok. owner carry for 1 year with minimum 35,000 down or paid in full on first construction draw.
Public: nice 5 acre parcel in pleasant hill area. well in and septic tank to be installed. mobile newer than 2000 and double wide ok. owner carry for 1 year with 35,000 down or paid in full on first construction draw.

FINANCIAL

Prop Tax/Yr: 1017 Spcl Asmt Balance: Tax Deferral: N BAC: % 3
HOA Dues: / Crop/Land Lease: 3rd Party: N SAC:
HOA Incl:
Escrow Preference:
Terms: CASH, OWNCONT

BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere Jean Tate RE Phone: 541-484-2022 Fax: 541-465-8169
LPID: 993 Agent: Jerry Schwecke Phone: 541-465-8183 Cell/Pgr: 541-912-0242
CoLPID: CoBRCD: CoAgent: CoPh: NO-PHOT
Agent E-mail: jschwecke@hotmail.com Photo: NEGO
List: 12/17/2004 Exp: Show: VACANT Poss: NEGO
Tran: 3/21/2005 Owner: casey and casey llc Phone: 541-465-8183
Tenant: Phone:

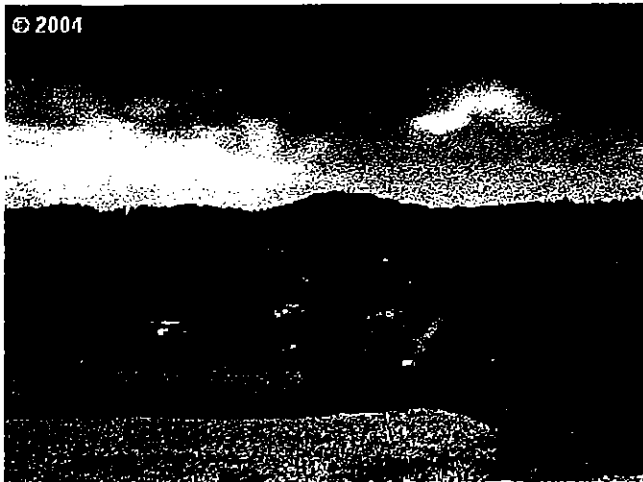
COMPARABLE INFORMATION

Pend: 1/5/2005 DOM: 19 Terms: CASH O/Price: \$185,000 Sold Price: \$175,000
Sold: 3/21/2005 SPID: 48779 S/Agt: Stewart Stevenson S/Off: 5CNW01

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



© 2004



Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full

LOTS AND LAND Status: SLD 8/29/2005 5:14:42 PM
ML#: 4000986 Area: 234 List Price: \$99,500
Address: 48846 McFarland RD
City: Oakridge Zip: 97463
Additional Parcels: /
Map Coord: 27/A/4 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: 1296597
Subdivision:
Manufhs Okay: Y CC&Rs: N #Image: 5
Elem: OAKRIDGE Middle: WESTRIDGE
High: OAKRIDGE Prop Type: RESID
Legal: Tax Lot 21-35-10-00-00533
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 3-4.99AC
Waterfront: /
Perc Test: Y / APPROVED
Seller Disc:
Lot Desc: CLEARED, PASTURE
Topography: SLOPED
Soil Cond: COMPACT

Acres: 4.74
River/Lake:
RdFmtg: N
Other Disc:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf: GRAVLRD
View: VALLEY
Soil Type/Class:

Present Use: RAWLAND

IMPROVEMENTS

Utilities: POWER, SPT-APP, WELL
Existing Structure: Y / BARN

REMARKS

XSt/Dir: To Westfir, left on McFarland from Westfir Rd, to property.
Private: Beautiful acreage and homesite. Well is in with 13 gpm. Septic approved and ready to go! Firm price.
Public: Beautiful acreage and homesite. Well is in with 13 gpm. Septic approved and ready to go! Firm price.

FINANCIAL

Prop Tax/Yr: 190 Spcl Asmt Balance:
HOA Dues: / Crop/Land Lease: N Tax Deferral: N BAC: % 3
HOA Incl: 3rd Party: N SAC:
Escrow Preference:
Terms: CASH

BROKER / AGENT DATA

BRCD: 5TCR01 Office: Town & Country, REALTORS, Inc Phone: 541-782-5775 Fax: 541-782-5774
LPID: MOODYL Agent: Linda Moody Phone: 541-782-2566 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: linda@tcestates.com Show: CALL-LO, RMLSLBX, VACANT Photo: SUBMIT
List: 1/9/2004 Exp: Owner: Tenney Poss: CLOSING
Tran: 6/14/2005 Tenant: Phone:
Phone:

COMPARABLE INFORMATION

Pend: 5/16/2005 DOM: 493 Terms: CASH O/Price: \$125,000 Sold Price: \$99,500
Sold: 6/13/2005 SPID: 04JUL79 S/Agt: Sean Guerrero S/Off: 5CAC01

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

JOY KINGSBURY, INC. REAL ESTATE

47487 Highway 58

Oakridge, OR 97463

Ph (541) 782 2489 Fax (541) 782 3160 Toll Free 800 718 2489

9/5/2005

RE: Comparative Market Analysis and Broker's Letter of Opinion

I appreciate the opportunity to market your property and to provide you with this Letter of Opinion for your property. This opinion was prepared especially for you. This opinion is limited to my conclusions regarding the listing and selling price of your home.

A Comparative Market Analysis indicates what Real Estate activity has occurred in the general vicinity of your property. I did an in house tour evaluation of the property and base my conclusions on what I observed, what I know of the general location, and what has sold in that location in the past.

The targeted property lies within Lane County and is subject to the zoning and ordinances of Lane County. Raw land and vacant acreage is not readily available in our area. As you are aware, we are surrounded by National Forest and do not have large tracts of private land in today's market. Recent comparable sales are in very short supply and comparable sales within the past six months that come close to the status of the target property are somewhat distant from our target property.

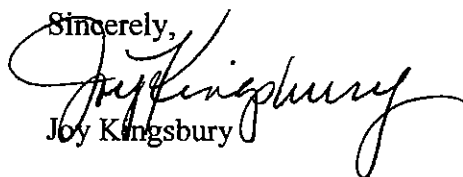
In my opinion, your property should be marketed as follows:

16.9 acres of view property in the hills above Oakridge. Gently sloping, wooded, with a hard packed gravel road meandering through. Fenced and gated with access from a paved road. The area is adjacent to the Oakridge Airport and is populated with very well maintained larger residences on acreage.

For a shorter term marketing period: \$219,500

For a longer term marketing period: \$229,000

Sincerely,


Joy Kingsbury

#2

16.9 Acre tract of land level to gently sloping, wooded. Road hard packed and maintained





**No Photo
Available**

Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full
LOTS AND LAND Status: ACT 9/5/2005 12:08:02 PM
ML#: 5049693 Area: 234 List Price: \$185,000
Address: Hwy 58
City: Lowell Zip: 97448
Additional Parcels: N/
Map Coord: 40/D/9 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1135175
Subdivision:
Manufhs Okay: Y CC&Rs: N #Image:
Elem: LUNDY Middle: LOWELL
High: LOWELL Prop Type: FRM/FOR
Legal: 19-01-23-1300
Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 10-19.99AC Acres: 15.13
Waterfront: N / River/Lake:
Perc Test: N / NONE RdFmtg: Y
Seller Disc: Other Disc:
Lot Desc: PRIVATE, SECLDED, WOODED
Topography: SLOPED
Soil Cond:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surfc: PAVEDRD
View: LAKE
Soil Type/Class:
Present Use: TIMBER

IMPROVEMENTS

Utilities: PHONE, POW-AVL
Existing Structure: N /

REMARKS

XStDir: I5 west to Dexter Reservoir, Rt just past Lowell
Private: Awesome view of Dexter Reservoir Bridge. Private and secluded.
Public: Awesome view of Dexter Reservoir, Private and secluded.

FINANCIAL

Prop Tax/Yr: 50.32 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3
HOA Dues: / Crop/Land Lease: 3rd Party: N SAC:
HOA Incl:
Escrow Preference:
Terms: CALL-LA, CASH, CONV, OWNCONT

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: CATESMIC Agent: Mick Cates Phone: 541-485-8863 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: mcates@remax.net Photo: NO-PHOT
List: 7/7/2005 Exp: Show: CALL-LA Poss: NEGOT
Tran: 7/13/2005 Owner: Stapleton
Tenant: Phone:



Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full
LOTS AND LAND Status: SLD 9/4/2005 10:17:10 AM
ML#: 4046187 Area: 234 List Price: \$145,000
Address: 38500 Dexter RD
City: Dexter Zip: 97431
Additional Parcels: /
Map Coord: 0/D/9 Zoning: List Type: ER LR: N
County: Lane Tax ID: 819068
Subdivision:
Manufhs Okay: CC&Rs: #Image: 5
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: 19-01-17-00-1600
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 20-49.99AC	Acres: 20	Lot Dimensions:	
Waterfront: Y / CREEK	River/Lake: Lost Creek	Availability: SALE	#Lots: 1
Perc Test: Y / APPROVED	RdFmrtg:	Rd Surf: GRAVLRD	
Seller Disc: EXEMPT	Other Disc:	View: CREEK, VALLEY	
Lot Desc: BRUSH, PASTURE, SECLDED, STREAM, RPROTIM		Soil Type/Class: Native	
Topography: ROLLING		Present Use:	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: SPT-APP
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 58, Right on Dexter Road, 3/4 mile to mailbox 38538, go across Bridg
Private: PC2832 Opportunity! Build your dream home, Private, pristine, acreage w/ fantastic views. Awesome close in location with Lost Creek Frontage. Great Value! Hurry won't last.
Public: PC2832 Opportunity! Build your dream home, Private, pristine, acreage w/ fantastic views. Awesome close in location with Lost Creek Frontage. Great Value! Hurry won't last.

FINANCIAL

Prop Tax/Yr: 65	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
HOA Dues: /	Crop/Land Lease:	3rd Party: N	SAC:
HOA Incl:			
Escrow Preference:			
Terms: CASH, CONV, OTHER			

BROKER / AGENT DATA

BRCD: 5COL01	Office: Coldwell Banker CIR	Phone: 541-338-3200	Fax: 541-338-3299
LPID: MILLMIKE	Agent: Mike Miller	Phone: 541-334-7653	Cell/Pgr: 541-954-4454
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: cbmiller@continet.com			Photo: SUBMIT
List: 7/9/2004	Exp:	Show: VACANT	Poss:
Tran: 7/26/2005		Owner: Kronberger	Phone:
		Tenant:	Rhone:

COMPARABLE INFORMATION

Pend: 3/29/2005	DOM: 263	Terms: CONV	O/Price: \$145,000	Sold Price: \$145,000
Sold: 7/22/2005	SPID: JANLJEN	S/Agt: Janice Jennings		S/Off: 1CPR01



Presented by: Joy Kingsbury
Joy Kingsbury Real Estate
Agent Full
Status: ACT 9/5/2005 12:08:03 PM
ML#: 5043297 Area: 234 List Price: \$275,000
Address: Winberry Creek
City: Fall Creek Zip: 97348
Additional Parcels: Y/
Map Coord: 18/E/26 Zoning: F2 List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision:
Manufhs Okay: Y CC&Rs: N #Image: 2
Elem: LUNDY Middle: LOWELL
High: LOWELL Prop Type: FRM/FOR
Legal: To be determined in escrow
Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 20-49.99AC
Waterfront: N /
Perc Test: / NONE
Seller Disc: DSCLOSUR
Lot Desc: BRUSH, SECLDED
Topography: SLOPED, STEEP
Soil Cond: NATIVE

Acres: 22.25
River/Lake:
RdFmtg:
Other Disc:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surfc:
View: MNTAIN
Soil Type/Class: Native
Present Use: TIMBER

IMPROVEMENTS

Utilities: NONE
Existing Structure: N /

REMARKS

XS/Dir: Jasper Road to Place Road to Winberry Creek
Private: This parcel offers lake and mountain views and is very private. Present use is timber. No structures located on this property. Additional 21.42 acres available. Adjacent 1994, 2000+ sq ft home and nine+ acres also available. (See also MLS #5041456 & 5041527 & 5043295.)
Public: This parcel offers lake and mountain views and is very private. Present use is timber. No structures located on this property. Additional 21.42 acres available. Adjacent 1994, 2000+ sq ft home and nine+ acres also available

FINANCIAL

Prop Tax/Yr: 0
HOA Dues: /
HOA Incl:
Escrow Preference: Fidelity / Chiquit
Terms: CASH, CONV

Spcl Asmt Balance:
Crop/Land Lease:

Tax Deferral: Y
3rd Party: N
BAC: % 3
SAC:

BROKER / AGENT DATA

BRCD: 5PRU01 Office: Prudential R.E. Professionals
LPID: ZEBROWJO Agent: Jo Ann Zebrowski
CoLPID: CoBRCD: CoAgent:
Agent E-mail: zteam@prurep.com
List: 6/20/2005 Exp:
Tran: 7/11/2005
Show: VACANT
Owner: Vacant
Tenant:

Phone: 541-485-1400 Fax: 541-485-7136
Phone: 541-485-9956 Cell/Pgr:
CoPh:
Photo: SUBMIT
Poss: NEGOT
Phone:
Phone:

JOY KINGSBURY, INC. REAL ESTATE

47487 Highway 58

Oakridge, OR 97463

Ph (541) 782 2489 Fax (541) 782 3160 Toll Free 800 718 2489

9/4/2005

RE: Comparative Market Analysis and Broker's Letter of Opinion

I appreciate the opportunity to market your property and to provide you with this Letter of Opinion for your property. This opinion was prepared especially for you. This opinion is limited to my conclusions regarding the listing and selling price of your home.

A Comparative Market Analysis indicates what Real Estate activity has occurred in the general vicinity of your property. I did an in house tour evaluation of the property and base my conclusions on what I observed, what I know of the general location, and what has sold in that location in the past.

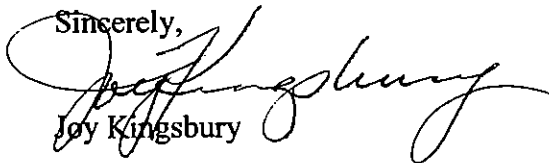
The targeted property lies within Lane County and is subject to the zoning and ordinances of Lane County, OR. In my opinion, your property should be marketed as follows:

Very well maintained custom built 2028 sq. ft home with two bedrooms, 2 full baths, heat pump, deck, 24x40 shop building with 12x40 storage area, including a 14x52 mobile/office located on five acres of view property, beautifully landscaped, and forested in an Oakridge hills location:

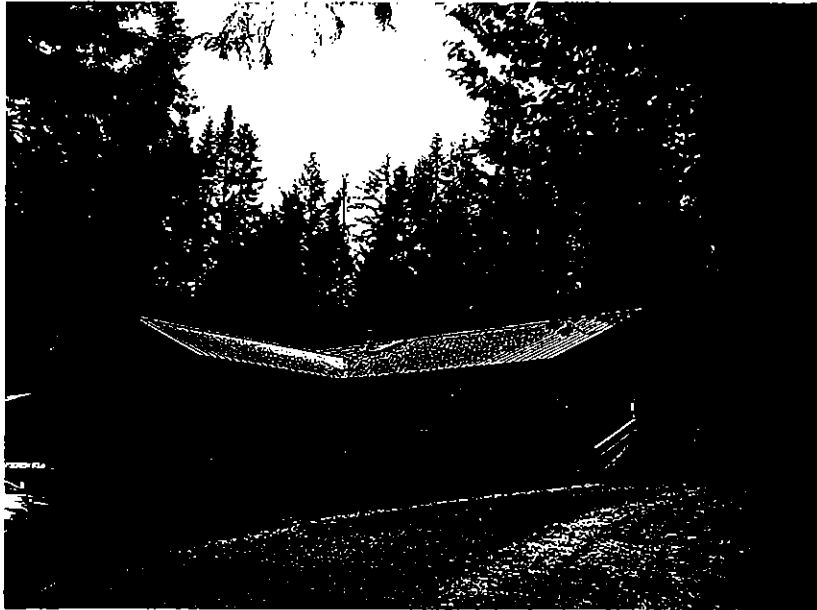
\$349,900 shorter term marketing range

\$355,500 longer term marketing range

Sincerely,


Joy Kingsbury

Home located at 47312 Airport Rd. Oakridge, OR
2028 sq. ft. Two Bedrooms, Two Full Baths





Presented By: Joy Kingsbury
Joy Kingsbury Real Estate

Agent Full

RESIDENTIAL Status: SLD 9/4/2005 9:27:02 AM
ML#: 5042964 Area: 234 List Price: \$349,900
Addr: 80944 LOST CREEK RD Unit#:
City: Dexter Zip: 97431 Condo Loc:
Map Coord: 10/D/9 Zoning: List Type: ER LR: N
County: Lane Tax ID: 878320
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL PropType: RESID
Nhoo: #Image: 8
Legal: 29-01-04-00-00800
Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 5-9.99AC # Acres: 5 Lot Dimensions:
Waterfront: View: CREEK, MNTAIN Lot Desc: LEVEL, TREES
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: Owner #Bdms/#Lvl: 3 / 1 Year Built: 1974 /
Main SQFT: 2200 TotUp/Mn: 2200 Parking: Home Warranty: Senior 55+ Y/N:
Lower SQFT: 0 Style: RANCH #Garage: 0 / DETACHD #Fireplaces: / PELLSTV
Total SQFT: 2200 Roof: COMP Exterior: OTHER Bsm/Fnd: NO-BAS

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 24 X 14 /	Mstr Bd: M / 11 X 14 /	Baths - Full.Part
Kitchen: L / 9 X 10 /	2nd Bd: M / 10 X 10 /	Upper Lvl: 0.0
Dining: M / 13 X 10 /	3rd Bd: M / 10 X 11 /	Main Lvl: 1.1
Family: M / 24 X 14 /	4th Bd: M / /	Lower Lvl: 0.0
DEN/OFF M / 9 X 22 /	UTILITY M / 6 X 6 /	Total Bth: 1.1

REMARKS

XSt/Dir: Hwy 58 to Rattlesnake Road. End of Rattlesnake R. on Lost Creek 2.3 mil
Private: Easement in back of property for neighbor. Very well maintained hardship manufactured home on property. Make appointment with seller for manufactured home. Key in lock box and key for apartment by River will be left on kitchen table. Property is also across the river in back and opens up to orchard. Driveway goes all the way back.
Public: Absolutely beautiful setting. Lost Creek goes through property and has a 10 x 12 Cottage overlooking it. Very beautiful and is used as guest house. Also has a Hardship Manufactured home in great condition. Beautiful forest and open orchard on property.

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: SMOKDET
Exterior: DECK, FENCED
Accessibility: 1LEVEL
Cool: Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT
Water: WELL Sewer: SEPTIC Insul: FULLY

FINANCIAL

Property Tax/Yr: 1907.54 Spcl Asmt Balance: Tax Deferral: N BAC: % 3
Terms: CASH, CONV 3rd Party: N SAC: % 0
Escrow Pref: Western Title Rent, If Rented:
HOA Dues: /
HOA Incl:

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: 4132 Agent: Elmina Mike Phone: 541-744-8884 Cell/Pgr: 541-543-5001
CoLPID: CoBRCD: CoAgent: CoPh: SUBMIT
Agent E-mail: elmina@nu-world.com Photo: Poss:
ShowHrs: Tran: 8/4/2005 List: 6/20/2005 Exp: Occ: OWNER Phone: 541-937-3469
LBHrs/Loc/Cmb: 24/ Front Porch Owner: M/M Phillips Phone:
Show: CALL1ST, RMLSLBX Tenant:

COMPARABLE INFORMATION

Pend: 7/6/2005 DOM: 16 Terms: CONV O/Price: \$349,900 Sold Price: \$349,900



6/20/05



Presented By: Joy Kingsbury
Joy Kingsbury Real Estate

Agent Full

RESIDENTIAL Status: SLD 9/4/2005 9:35:42 AM
ML#: 5042716 Area: 234 List Price: \$299,900
Addr: 83655 RATTLESNAKE RD Unit#:
City: Dexter Zip: 97431 Condo Loc:
Map Coord: 0/D/9 Zoning: List Type: ER LR: Y
County: Lane Tax ID: 812865
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL PropType: RESID
Nhoo: Rural residential #Image: 5
Legal: 19-01-07-00-01100
Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront:
River/Lake:

Acres: 2.98
View: TREES
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: SLOPED, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc:
Main SQFT: 1328 TotUp/Mn: 1328
Lower SQFT: 0 Style: RANCH
Total SQFT: 1328 Roof: COMP

#Bdms/#Lvl: 2/1
Parking: OFF-STR
#Garage: 0 / CARPORT
Exterior: BRD&BTN, WOOD

Year Built: 1961 /
Home Warranty: Senior 55+ Y/N:
#Fireplaces: 1/ PELLSTV
Bsm/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 13 /
Kitchen: M / 10 X 11 /
Dining: M / 10 X 10 /
Family: M / 15 X 15 / WOOD
UTILITY: M / 7 X 11 /

Mstr Bd: M / 12 X 11 /
2nd Bd: M / 12 X 11 /
3rd Bd: / /
4th Bd: / /
ENTRY: M / 3 X 11 /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 2.0
Lower Lvl: 0.0
Total Bth: 2.0

REMARKS

XSt/Dir: E.on Highway 58, past HS to Rattlesnake Rd. Turn R, 1st home on left.
Private: "Park-like" landscaped setting. Merchantable timber line the back property giving you a forest without a "Closed in feeling." The large outbuildings, workshop area & RV Pad along with garden and fruit trees, are a real bonus. Cute home with lots of room to grow. Built-ins include range, oven and pellet stove. Creek in winter. Yard is an absolute showpiece.
Public: A most impressive view of this well landscaped yard greets you as you drive up the private driveway toward the modest and well kept home. Merchantable timber, large outbuildings, workshop & RV pad along with fruit trees and garden area are a real bonus. Private, yet a showpiece to view!

FEATURES AND UTILITIES

Kitchen:
Interior: CEILFAN, SMOKDET, WW-CARP
Exterior: BARN, COVPATI, GARDEN, OUTBULD, SHOP, TL-SHED, RV-HKUP
Accessibility: 1LEVEL, PARKING, GRNDLVL

Cool: Hot Water: ELECT Heat: CEILING, WOODSTV Fuel: ELECT, WOOD
Water: WELL Sewer: SEPTIC Insul: PGE-PUD

FINANCIAL

Property Tax/Yr: 1894.5 Spcl Asmt Balance: Tax Deferral: N BAC: % 3
Terms: CASH, CONV, VA 3rd Party: N SAC: % 2
Escrow Pref: Rent, If Rented:
HOA Dues: /
HOA Incl:

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: RAZEGARY Agent: Gary Raze Phone: 541-284-8068 Cell/Pgr: 541-554-5825
CoLPID: CoBRCD: CoAgent: CoPh: SUBMIT
Agent E-mail: glraze@rio.com Photo: 30-60DA
ShowHrs: Daytime Tran: 8/10/2005 List: 6/17/2005 Exp: Occ: OWNER Poss: 503-726-2125
LBHrs/Loc/Cmb: carport post Owner: Gary Stienhauer Phone:
Show: CALL1ST, CALL-LA Tenant:

COMPARABLE INFORMATION

Pend: 6/23/2005 DOM: 6 Terms: CONV O/Price: \$299,900 Sold Price: \$299,900



Presented By: Joy Kingsbury
Joy Kingsbury Real Estate

Agent Full

RESIDENTIAL Status: SLD 9/4/2005 9:19:42 AM
ML#: 5039621 Area: 234 List Price: \$275,000
Addr: 48187 MCFARLAND RD Unit#:
City: Oakridge Zip: 97463 Condo Loc:
Map Coord: 17/B/12 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1228616
Elem: OAKRIDGE Middle: HAMLIN
High: OAKRIDGE PropType: RESID
Nhoo: #Image: 8
Legal: 21-35-09-00-00302
Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 3-4.99AC
Waterfront:
River/Lake:

Acres: 3.64
View: TREES, VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: PRIVATE, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc:
Main SQFT: 1800 TotUp/Mn: 1800
Lower SQFT: 0 Style: RANCH
Total SQFT: 1800 Roof: COMP

#Bdms/#Lvl: 3 / 1
Parking:
#Garage: 2 / ATTACHD
Exterior: WOOD

Year Built: 1979 /
Home Warranty: Senior 55+ Y/N:
#Fireplaces: 1 / INSERT, WOOD
Bsmt/Fnd:

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 23 X 16 /
Kitchen: M / 21 X 12 / EAT-BAR
Dining: M / 17 X 11 / BAYWIND
Family: / /
DEN/OFF M / 14 X 7 /

Mstr Bd: M / 14 X 13 /
2nd Bd: M / 11 X 10 /
3rd Bd: M / 11 X 10 /
4th Bd: / /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 2.0
Lower Lvl: 0.0
Total Bth: 2.0

REMARKS

XSt/Dir: Westoak to McFarland
Private: Beautiful property and views from this remodeled home. Large living room with great windows, exposed beams, & fireplace insert. Formal dining room w bay window. Oversized kitchen w. eating bar, baywindow, builtins. Remodeled bath with tile. Vaulted ceilings. Shop. Gardens. Faces golf course.
Public: Beautiful property and views from this custom remodel. Large LR with great windows, exposed beams, & fireplace insert. Formal dining room w bay window. Oversized kitchen w. eating bar, baywindow, builtins. Remodeled bath with tile. Vaulted ceilings. Shop. Gardens. Faces golf course.

FEATURES AND UTILITIES

Kitchen: BI-RANG, COMPCTR, DISHWAS, BI-OVEN
Interior:
Exterior: GARDEN, PATIO, SHOP, SPRNKLR
Accessibility: 1LEVEL

Cool: Hot Water: Heat: FOR-AIR, WOODSTV Fuel: ELECT
Water: PRIVATE, SH-WELL Sewer: SEPTIC Insul: FULLY

FINANCIAL

Property Tax/Yr: 1675.88 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5
Terms: CASH, CONV 3rd Party: N SAC: % 0
Escrow Pref: First American-Diane Rent, If Rented:
HOA Dues: /
HOA Incl:

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: 43620 Agent: Christopher Suarez Phone: 541-984-5419 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: Chris@SuarezSells.com Photo: SUBMIT
ShowHrs: Tran: 9/1/2005 List: 6/7/2005 Exp: Occ: OWNER Poss:
LBHrs/Loc/Cmb: 8-8 Owner: Neil & Retha Phone: 541-782-5897
Show: CALL1ST, RMLSLBX Tenant: Phone:

COMPARABLE INFORMATION

Pend: 6/24/2005 DOM: 17 Terms: CONV O/Price: \$275,000 Sold Price: \$275,000

RLID Property Report

PROPERTY REPORT - LANE COUNTY

Account # 4094015

Map, Tax Lot, & SIC # 21-35-18-00-00900

Site Address:	
Owner Name & Address: Roberts Edgar N & F Dolores PO Box 698 Oakridge, OR 97463	Taxpayer Name & Address: Roberts Edgar N & F Dolores PO Box 698 Oakridge, OR 97463
Multiple Owners? No.	
Additional Account Numbers for this Tax Lot & SIC: 0965143, 6073430, 1697299	

Approximate Tax Lot Acres	22.22 967,903'	Subdivision Name:		School District:	Oakridge
Inc City:		Phase:		Elem	Oakridge
UGB:		Lot #		Middle	Westridge
Census Tr/BlkGrp:	1500/3	Recording #		High	Oakridge

Zoning:	Parent/Overlay	F2
Statistical Class:	190	Manufactured Home On Real Property
Land Use:	9100	Vacant, Unused, Undeveloped Land
Property Class:	109	Residential, Manufactured Structure

Property Value and Taxes

	Land Value <u>Real Market</u>	Improvement Value <u>Real Market</u>	Total Value <u>Real Market</u>	<u>Assessed</u>
2004	\$0	\$4,940	\$4,940	\$4,940
2003	\$0	\$4,750	\$4,750	\$4,750

2004 Taxable Value
\$ 4,940

2004 Taxes
\$59.83

Tax Code Area
07605

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
------	-------	---------	---------	--------------

Manufactured Structure

Model Year:	1977	Make:	Ridgewood
Serial Number:	10498	Plate Number:	X137943
Length:	52	Width:	14
Model:			

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)



Phone (541) 484-2900 Fax (541) 484-7321

LANE COUNTY PROPERTY PROFILE INFORMATION

Account# : 1697299 Owner : Roberts Edgar & Fauna D CoOwner : Site : 47312 Airport Rd Oakridge 97463 Mail : PO Box 696 Oakridge Or 97463 Land Use : 401 Tract, Improved Stat. Class : *unknown Building Code* Zoning : Legal : T1 00900 	Owner Phone : Tenant Phone : Parcel # : 21 35 18 00 00900 000 Census : 15.00 3 Elem School : Mid School : High School : Acct Status 1 : Acct Status 2 :
---	--

ASSESSMENT & TAX INFORMATION

RMV Total : \$47,284
RMV Land : \$47,284
RMV Imprvt :
% Improved :
M50 Assd Tot : \$47,284
Prior Total :
04-05 Taxes : \$442.97
Levy Code : 07601

PROPERTY CHARACTERISTICS

Bldg # : of
Year Built :
Bedrooms :
Bathrooms :
Bldg Sq Ft :
1st Floor :
2nd Floor :
Bsmt Fin SF :
Bsmt Unf SF :
Attic Unf SF :
Attic Fin SF :
Attic Sq Ft :
Lot Sq Ft : 736,164
Lot Size Ac : 16.90
Lot Dim. :
Stories :
Total Rooms :
Garage SF :
Roof Style :
Roof Mat'l :
Exter. Wall :
Deck Type :
Deck Sq Ft :
Well :
Septic :
Driv'way SF :
Neighborhood :

SALE & LOAN INFORMATION

Sale Date :
Sale Amount :
\$Cost/SqFt : \$0.00
Document # :
Deed Type :
Loan Amount :
Lender :
Loan Type :
Interest Type :
Vesting :

Title Co :
Loan Type :

PRIOR SALE INFORMATION

Previous Transfer :
Previous Sale Amt :

The Information Provided Is Deemed Reliable, But Is Not Guaranteed



Phone (541) 484-2900 Fax (541) 484-7321

LANE COUNTY PROPERTY PROFILE INFORMATION

Account# : 0965143	Owner Phone :
Owner : Roberts Edgar & Fauna D	Tenant Phone :
CoOwner :	
Site : 47312 Airport Rd Oakridge 97463	Parcel # : 21 35 18 00 00900 000
Mail : PO Box 696 Oakridge Or 97463	Census : 15.00 3
Land Use : 401 Tract, Improved	Elem School :
Stat. Class : Res, Single Family Res, Class 4	Mid School :
Zoning :	High School :
Legal : T1 00900	Acct Status 1 :
:	Acct Status 2 :
:	

ASSESSMENT & TAX INFORMATION

RMV Total : \$229,080
RMV Land : \$62,630
RMV Imprvt : \$166,450
% Improved : 73
M50 Assd Tot : \$111,256
Prior Total : \$155,560
04-05 Taxes : \$1,286.12
Levy Code : 07605

SALE & LOAN INFORMATION

Sale Date : 10/31/1994
Sale Amount :
\$Cost/SqFt : \$0.00
Document # : 77996
Deed Type :
Loan Amount :
Lender :
Loan Type :
Interest Type :
Vesting :

PRIOR SALE INFORMATION

Previous Transfer : 11/01/1990
Previous Sale Amt : \$103,500

PROPERTY CHARACTERISTICS

Bldg # : 1 of 1
Year Built : 1985
Bedrooms : 2
Bathrooms : 2.00
Bldg Sq Ft : 2,028
1st Floor : 2,028
2nd Floor :
Bsmt Fin SF :
Bsmt Unf SF :
Attic Unf SF :
Attic Fin SF :
Attic Sq Ft :
Lot Sq Ft : 953,964
Lot Size Ac : 21.90
Lot Dim. :
Stories :
Total Rooms :
Garage SF :
Roof Style : GABLE
Roof Mat'l : WOOD SHAKE
Exter. Wall : WOOD
Deck Type :
Deck Sq Ft :
Well :
Septic :
Driv'way SF : 3,534
Neighborhood :

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

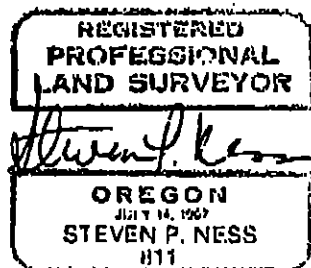
FORD ■ NESS ■ FASSBENDER**LAND SURVEYING ■ CONSTRUCTION SUPERVISION ■ WATER RIGHTS EXAMINATIONS**

1120 Bailey Hill Road, No. 1 Eugene, Oregon 97402-3048 (503) 344-1852 FAX (503) 344-9923

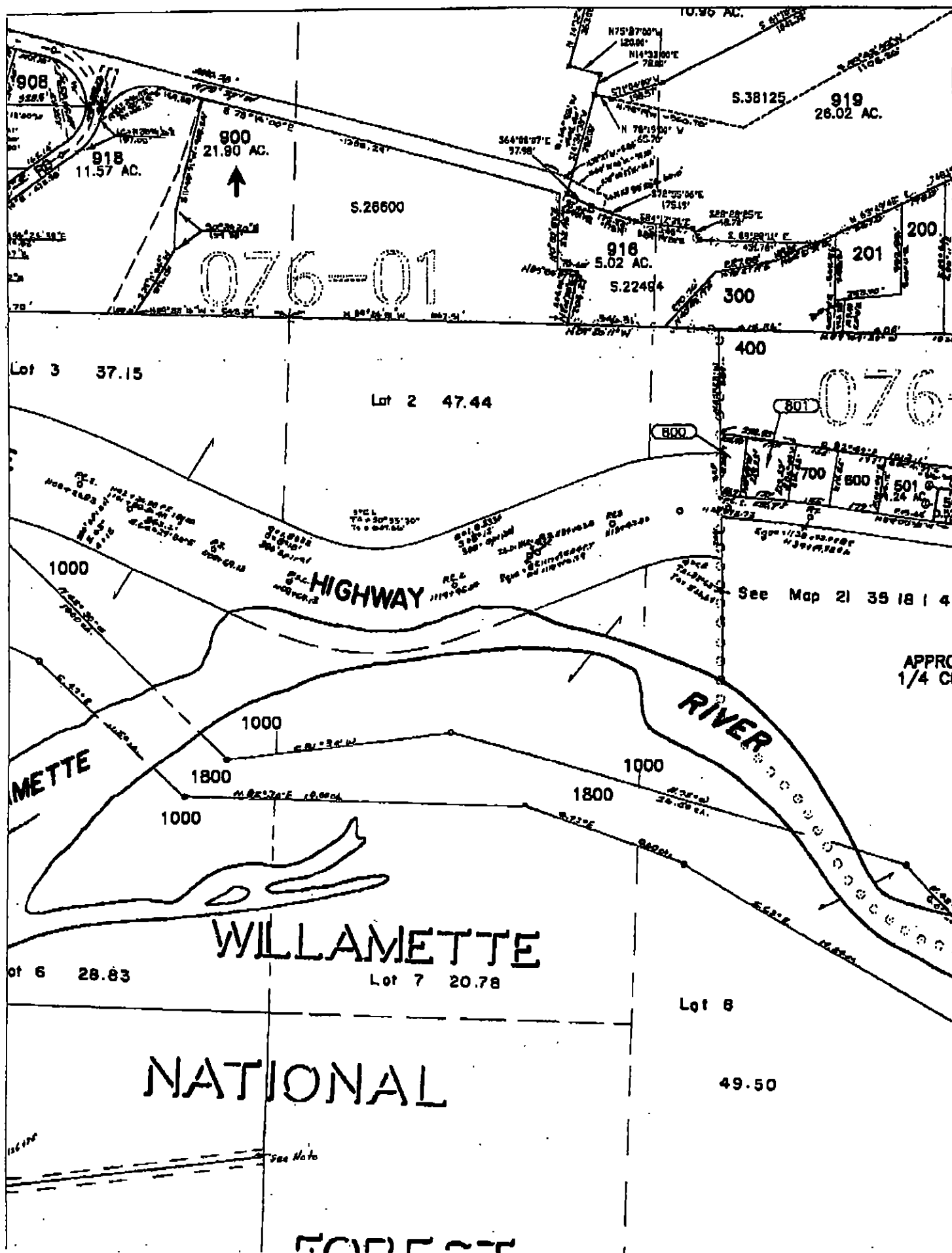
**DESCRIPTION OF NEW ROBERTS PARCEL
FROM SEPTEMBER 23, 1994 SURVEY
October 10, 1994**

Beginning at a 3 1/4" brass cap marking the center-north sixteenth corner of Section 18, Township 21 South, Range 3 East of the Willamette Meridian; thence North 89° 22' 16" West 542.39 feet along the east-west centerline of the Northwest quarter of said Section 18 to a 5/8" iron rod; thence North 29° 11' 54" East 296.13 feet to a 5/8" iron rod; thence North 0° 24' 20" West 159.38 to a 5/8" iron rod; thence North 11° 43' 31" East 408.24 feet to a 5/8" iron rod on the south line of Airport Road (county road); thence South 75° 14' East 1388.29 feet along said south line to a 5/8" iron rod; thence South 0° 37' 53" West 272.46 feet to a 5/8" iron rod; thence South 85° 24' 59" East 76.60 feet to a 5/8" iron rod; thence South 9° 04' 38" West 204.62 feet to a 5/8" iron rod on the east-west centerline of the Northeast quarter of Section 18; thence North 89° 24' 51" West 1067.51 feet along said east-west centerline to the point of beginning, containing 21.90 acres, more or less, all in Lane County, Oregon.

robdes.1



Formerly doing business as: Ford Surveying since 1945 and Leavitt, Ness & Co. since 1966
Certified W.B.E./D.B.E.



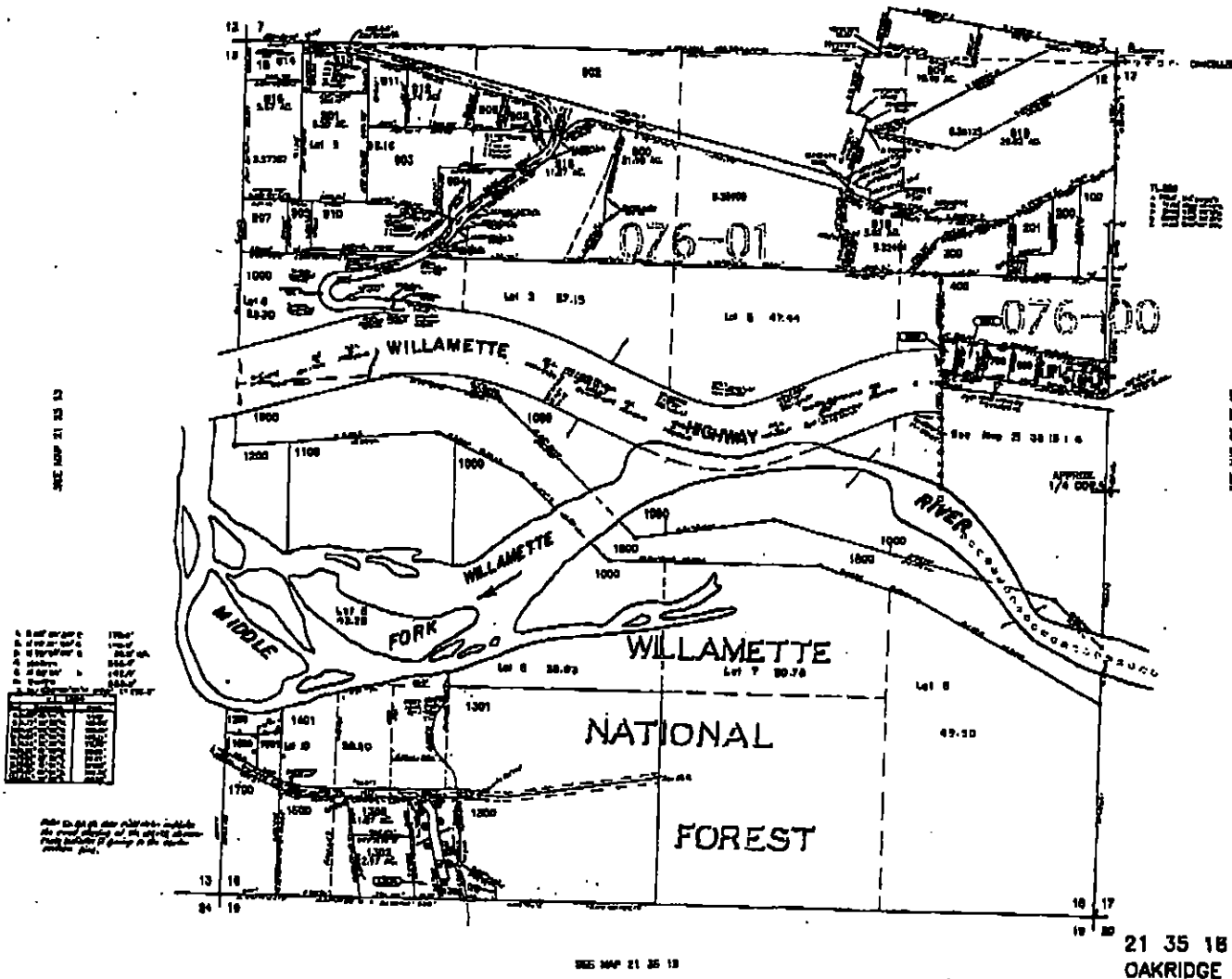
FOR ASSESSMENT
AND TAXATION
ONLY

SEC.18 T.21S. R.3E. W.M.
LANE COUNTY
SCALE 1" = 400'

SEE MAP 21 35 07



21 35 18
OAKRIDGE
NAD 83/91



SEE MAP 21 35 18

21 35 18
OAKRIDGE