

T. M37



Original Memo Date: ~~March 12, 2007~~ **SUPPLEMENTAL MATERIAL**
Supplemental Memo Date: March 30, 2007
Hearing Date: April 3, 2007

TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: 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 (PA06-7102, Carpenter)

This memo is provided to address supplemental information that has recently been submitted by the applicant.

SUPPLEMENTAL INFORMATION

The original application was lacking necessary information concerning the reduction of fair market value of the property. The applicant simply provided a statement claiming that "5 acre home sites are worth \$150,000 each". Subsequent to the drafting of the staff report, the applicant provided comparable sales information in support of their statement. However, this information also appears insufficient. The submitted comparables are for developed, 1-2 acres parcels and lack any explanatory statement from a market analyst. Additionally, when the property was acquired by applicant in 1975, 5 acre lots were not permitted in the FF20 zone. Therefore, any claim based on the hypothetical development of 5 acres parcels is not valid.

Also, the ownership interest of Edward B. Carpenter and Fern L. Carpenter still remains unclear. It appears that ownership is vested in the Carpenter Loving Trust but the applicant has not provided any additional information concerning the revocability of the Trust.

CONCLUSION

For the reasons stated above, the original recommendation of the County Administrator has not changed.

RECOMMENDATION

If additional information is not submitted at the hearing, the County Administrator recommends the Board direct him to deny the claim.

Lane County

Eugene Branch:

Phone: 541-485-3588

Fax: 541-485-3597

497 Oakway Rd.

eugene@westerntitle.com

Florence Branch:

Phone: 541-997-4939

florence@westerntitle.com

Deschutes County

Bend – Main Office

Phone: 541-389-5751

bend@westerntitle.com

Bend – Old Mill District

Phone: 541-330-1200

Redmond Branch:

Phone: 541-548-2911

redmond@westerntitle.com

Sisters Branch:

Phone: 541-549-4118

sisters@westerntitle.com

Sunriver Branch:

Phone: 541-593-5450

sunriver@westerntitle.com

La Pine Branch:

Phone: 541-536-7938

lapine@westerntitle.com

Lincoln County

Newport Branch:

Phone: 541-265-2288

newport@westerntitle.com

Lincoln City Branch:

Phone: 541-994-8928

lincoln@westerntitle.com

Waldport Branch:

Phone: 541-563-2722

waldport@westerntitle.com

Yamhill County

McMinnville Branch:

Phone: 503-433-3154



Western Title & Escrow

Prepared Especially For:

Victor Gerth

Re/Max Integrity

4710 Village Plaza Loop, Suite 200

Eugene, OR, 97401

Phone: 541-345-8100 Fax: 541-302-4899

victorgerth@remax.net

Delivery Method:

**32121 GODDARD LN
COTTAGE GROVE OR 97424**

Thank you, *Jules*

**Customer Service Direct Line: 284-8011
497 Oakway Rd. Eugene, OR 97401**

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said service may be discontinued. No liability is assumed for any errors in this report.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: 32121 GODDARD LN

Map & Tax Lot #: 21-03-05-00-02100

A & T Account #: 0938694

Special Interest Code:

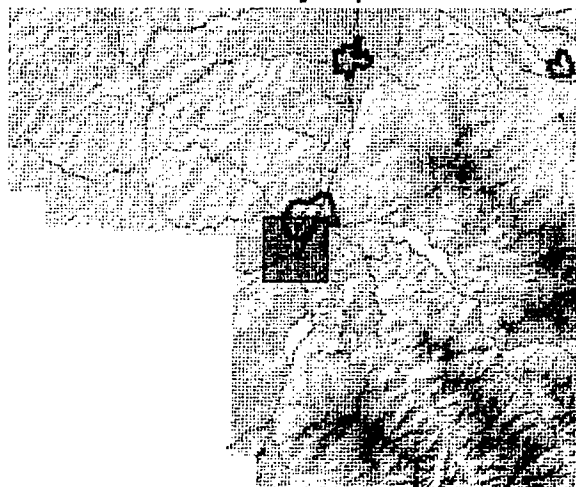
Convert to PDF Document

Tax Map

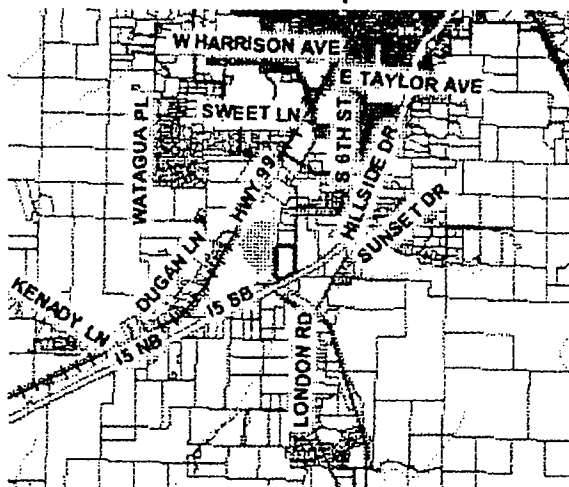
[View Tax Map](#)

View Archived Taxmaps

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: 4242527

Y-Coord: 776806

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
32121			GODDARD		LN		
	Mailing City		State	Zip Code	Zip+4		Carrier Route
COTTAGE GROVE			OR	97424	9324	H076	
Create Date: 1983-08-07				Update Date:			

Land Use

Land use information has not been field verified.

	Code:	Description:
Land Use Code and Description:	1111	SINGLE FAMILY HOUSING
Use Code and Description:	S	SINGLE FAMILY

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:	Code: LC	Description: LANE COUNTY
Parent Zone 1:	E40	EXCLUSIVE FARM USE (40 ACRE MINIMUM)

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

Node:

Plan Designation:

2000 Census Tract:

2000 Block Group:

Year Annexed:

SOL **SOUTH LANE CNTY FIRE & RESCUE**

N

Display Current Metro Plan Map

1302

2

Annexation #:

Approximate Acreage: **19.42**Approximate Square Footage: **845,935****Environmental Findings**

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:

Community Number:

Post - FIRM Date:

Panel Printed? (Y/N):

41039C2090F**415591****1985-12-18****Y**

Code:

Description:

AE**Areas of 100-year flood, base flood elevations determined.****FW****Floodway areas inside the 100-year flood, base flood elevations determined.****X****Areas determined to be outside of 500-year flood.****X5****Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.****Soils**

Soil Map Unit Number:

Soil Type Description:

Percentage
of Tax Lot:**48****FLUVENTS, NEARLY LEVEL****38****95****NEWBERG FINE SANDY LOAM****36****26****CHEHALIS SILTY CLAY LOAM, OCCASIONALLY FLOODED****14****29****CLOQUATO SILT LOAM****11****79****MCBEE SILTY CLAY LOAM****0****W****WATER****0****Schools**

Code:

Name:

District:

45J**SOUTH LANE**

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:

SO Area: SOUTHERNProvider: **COTTAGE GROVE FIRE &
AMBULANCE DEPT**

Emerald People's Utility District:

Soil Water Conservation

District:

EAST LANE

Soil Water Conservation District

Zone:

0**Political Districts**

Election Precinct:

100097

County Commissioner District:

5**EAST**

County Commissioner:

FAYE STEWART

State Representative District:

7

State Representative Name:

BRUCE HANNA

City Council Ward:

City Councilor Name:

State Senate District: 4
 State Senator: FLOYD PROZANSKI
 LCC Board Zones: 4
 EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0938694 | Map & Tax Lot: 21-03-05-00-02100

Property Owner

Owner1 Name: CARPENTER FERN L TE LIFE ESTATE
 Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Owner2 Name: CARPENTER LOVING TRUST LIFE ESTATE
 Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Owner3 Name: EDWARD B CARPENTER LLC
 Owner Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Taxpayer

Taxpayer Name: CARPENTER E B TE LIFE ESTATE
 Taxpayer Address: 32121 GODARD LANE

City	State	Country	Zip Code
COTTAGE GROVE	OREGON	UNITED STATES	97424

Property Legal Description

Township: 21	Range: 03	Section: 05	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	
Lot/Tract/Unit Number: TL 02100			
Subdivision Number:			
Recording Number:			

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	218,741	136,050	354,791	103,441
2005	179,413	106,100	285,513	100,380
2004	140,665	76,370	217,035	97,510
2003	131,072	69,430	200,502	94,598
2002	142,255	63,120	205,375	91,200
2001	139,332	50,900	190,232	84,454
2000	135,159	58,510	193,669	90,810
1999	100,110	61,590	161,700	88,164
1998	83,440	65,520	148,960	74,333

1997	83,440	69,700	153,140	72,168
1996	78,720	65,750	144,470	83,090
1995	70,290	64,460	134,750	80,190
	103,441	0	0	
	<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)	
	Tax Year		Tax (See Explanation of Tax)	
	2006		1,027.85	
	2005		1,005.26	
	2004		984.57	
	2003		961.44	
	2002		942.42	
	2001		867.28	
	2000		939.07	
	1999		705.54	
	1998		621.63	
	1997		606.17	
	1996		640.38	
	1995		616.68	

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- ☒ Active for the 2006 Tax Year
- ☐ New Account Scheduled to be Active for the 2007 Tax Year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☐ Code Split Indicator

Remarks:**Potential Additional Tax****Special Assessment Program (if applicable)**

Code:

ZFARM

Description:

ZONED FARM

General Information

Property Class:	551	FARM, EFU, IMPROVED
Statistical Class:	130	CLASS 3 SINGLE FAMILY HOME
Neighborhood Code:	50763	
Property Use Type:	502	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		

Total Acreage for this Account: **19.20**

Fire Acres:

Tax Code Area (Levy Code): 04508 Lane County Assessment and Taxation 2006 -2007 Billing Rates**EMERALD PEOPLES UTILITY DISTRICT****LANE COMMUNITY COLLEGE****LANE COUNTY****LANE EDUCATION SERVICE DISTRICT****SOUTH LANE COUNTY FIRE & RESCUE****SOUTH LANE SCHOOL DISTRICT 45J****Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
12-13-1999		CARPENTER LOVING TRUST	CARPENTER LLC	1999-105742	6	Y
12-13-1999		CARPENTER LOVING TRUST	EDWARD B CARPENTER LLC	2000-034500	6	Y
08-29-1991		CARPENTER, EDWARD B & FERN L H&W		9104197900	6	

Manufactured Structures**Building 1 Characteristics**

Account:	0938694	Map & Tax Lot:	21-03-05-00-02100
Inspection Date:	07-18-1990	Roofstyle:	GABLE
Building Type:	31 STAT 130	Roof Cover:	COMP SHINGLE MEDIUM
Class:	3-	Heating:	
Year Built:	1919	Exterior Wall:	SHINGLE-WOOD
Effect Year Built:	1935	Depreciation:	27
Floor		Base Area	Finished Area
Basement:		Bsmt Gar sqft:	
First:	1594	Att Gar sqft:	
Second:		Att Port sqft:	
Attic:		Det Gar sqft:	700
		Driveway Sqft:	
TOTAL	1594	Paved Patio Sqft:	121

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

Warranty Deed

E. B. CARPENTER and FERN L. CARPENTER, Trustees or their successors in trust, under the CARPENTER LOVING TRUST, dated August 29, 1991, and any amendments thereto, Grantors, conveys and warrants to the Carpenter LLC, Grantee, reserving unto Grantors a life estate in the residence and one acre under and around it which is used for residential purposes, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herein.

Commonly known as: 32121 Goddard Lane, Cottage Grove, OR;

Tax Account Nos. 938694, 937365, and 938686

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICE AS DEFINED IN ORS 30.930.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is contribution to a limited liability company.

Dated December 13, 1999.

E. B. Carpenter

E. B. Carpenter, Trustee

Fern L. Carpenter

Fern L. Carpenter, Trustee

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS



45.00

00007370199905742003

1999105742

9:41:12 AM 12/30/1999

RPR DEED 1

7 CASHIER 04

15.00 10.00 20.00

After recording return to:

Robert W. Wheeler
Attorney at Law
P.O. Box 5757
Eugene, OR 97405-1722

Until a change is requested all tax statements shall be sent to the following address:

E. B. Carpenter and Fern L. Carpenter
32121 Goddard Lane
Cottage Grove, OR 97424

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named E. B. Carpenter and Fern L. Carpenter and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

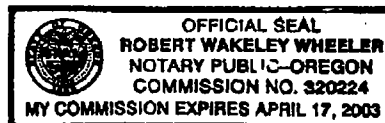


EXHIBIT A

TRACT 1:

That part of the following described parcel of land lying Northwesterly of the relocated Highway in Sections 4 and 5, Township 21 South, Range 3 West of the Willamette Meridian (said Highway location described in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L Beidler, to State of Oregon); Beginning at a point on the West boundary of the William Currin Donation Land Claim No. 44, which point is 1.81 chains North of the Southwest corner of said Claim No. 44; thence East 199.98 feet to the Northwest corner of Donation Land Claim No. 45; thence East 900.02 feet following the boundary between Claims No. 44 and No. 45; thence North 1100.0 feet, paralleling the West boundary of said Claim No. 44; thence West 270.00 feet paralleling the South boundary of said Claim No. 44; thence North 620.00 feet paralleling the West boundary of said Claim No. 44; thence West 431.50 feet paralleling the South boundary of said Claim No. 44; thence North 630.50 feet paralleling the West boundary of said Claim No. 44; thence West 388.50 feet to a point 10 feet East of the West boundary of said Claim No. 44, which point is on the East boundary of the County Road; thence South 1563.50 feet paralleling said West boundary of Claim No. 44, and also following the East boundary of said county road; thence West 10.00 feet to the West boundary of said Claim No. 44; thence South 783.50 feet, more or less, following the West boundary of Claim No. 44 to the place of beginning, in Lane County, Oregon;

EXCEPTING THEREFROM; Property described in deed recorded November 21, 1951, in Book 449, Page 390, Lane County Oregon Deed Records, from A. T. Beidler, Ira J. Beidler and Anna Beidler, to Robert B. Merrick and Anna L. Merrick, husband and wife, in Lane County, Oregon.

TRACT 2:

Part of Donation Land Claim No. 40 and 41, Township 21 South, Range 3 West of the Willamette Meridian, described as follows: Beginning at the Southeast corner of the James Chapin Donation Land Claim No. 40; thence North 14.00 chains; thence West about 24.70 chains to the center of the County Road on the West bank of the Coast Fork River; thence following the center of said road in a Southeasterly direction to a point due West of the place of beginning; thence East to the place of beginning, all in Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at the Northeast corner of the Marion Martin Donation Land Claim No. 41; running thence South following the East boundary of said Claim No. 41, 10.00 chains; thence North 72 degrees West, 9.65 chains; thence North 38 degrees West, 8.91 chains to intersection with the North boundary of said Claim No. 41; thence East 14.66 chains to the place of beginning, all in Sections 5 and 8, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at a point in center channel of river, said point being 14.00 chains North and 23.76 chains West of the Southeast corner of the James Chapin Donation Land Claim No. 40; thence East 23.30 chains; thence North 4.48 chains; thence West 22.00 chains to the center of river; thence following up channel of river in Southwesterly course to place of beginning, all in

Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

ALSO: Beginning at a point in center of channel of Coast Fork River, said point being 22.56 chains West and 1.467 chains South of the Northwest corner of the William Currin Donation Land Claim No. 44; thence East 22.10 chains; thence South 9.10 chains; thence West 22.00 chains to center of channel of Coast Fork River; thence in a Northerly direction following down center of channel of said river to place of beginning, all situated in Section 5, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon;

EXCEPTING THEREFROM the above described parcels the following:

EXCEPT property described in deed recorded April 19, 1939, in Book 199, Page 129, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L. Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property described in deed recorded April 10, 1940, in Book 197, Page 545, Lane County Oregon Deed Records, from Ira J. Beidler and Anna L. Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property described in deed recorded April 10, 1940, in Book 197, Page 546, Lane County Oregon Deed Records, from A. T. Beidler and Manie Knox Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property described in deed recorded December 2, 1949, in Book 406, Page 159, Lane County Oregon Deed Records, from A. T. Beidler and I. J. Beidler and Anna Beidler, to W. A. Woodard Lumber Co.;

EXCEPT property conveyed to State of Oregon in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records;

EXCEPT any portion of Donation Land Claim No. 41, lying South and East of Highway described in deed recorded July 8, 1954, Reception No. 33373, Lane County Oregon Deed Records, in Lane County, Oregon.

Said parcels consisting of 58 acres more or less

374

1

1702

(1070') 1111 N 02° 51' 30" E 23.5' 00"

NO 2051-30-6 2351 BC

(1070.)

E line of tract conveyed
by I. J. Beidler to W. A.
Woodward Lbr Co.

2100

(710' M/L)

EAST 23.30ch
WEST 24.20ch

SE Cor
DLC No 40

STA
①

STA
©
877+80.79 14

Fd Stone Marked C.5
N 775, 768.31
E 1,321, 816.85

Victor Gerth
541-345-8100

LOTS AND LAND
RE/MAX Integrity
City

3/28/2007 5:53:52 PM

7 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
------	---	------	---------	------	------	-------	-------

Pending

6077660	0	RESID	10 Daybreak DR	Cottage Grove	235	2	\$139,000
6075582	6	RESID	Blue Sky LN	Cottage Grove	235	2.02	\$162,000

Total: 2

Average List: \$150,500
Average DOM: 204

Sold

5057789	4	RESID	PLEASANT VIEW DR.	Cottage Grove	235	1.99	\$87,500
5073237	0	RESID	2950 HILLSIDE DR	Cottage Grove	235	1.35	\$110,000
6014293	0	RESID	Gowdyville RD	Cottage Grove	235	1.42	\$130,000
6017217	0	RESID	Gowdyville RD	Cottage Grove	235	2.34	\$175,000
6008314	1	RESID	909 JOHNSON AVE	Cottage Grove	235	1.31	\$225,000

Total: 5

Average List: \$151,480
Average DOM: 50

8.4
Average Sold: \$145,500

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

**No Photo
Available**

Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND Status: PEN 3/28/2007 5:54:16 PM
ML#: 6077660 Area: 235 List Price: \$139,000
Address: 10 Daybreak DR
City: Cottage Grove Zip: 97401
Additional Parcels: N/
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1660859
Subdivision:
Manufhs Okay: Y CC&Rs:
Elem: LATHAM Middle:
High: COTTAGE GROVE Prop Type: RESID
Legal: 20-03-32-34-01700
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:	
Waterfront: N /	River/Lake:	Availability: SALE	#Lots: 1
Perc Test: /	RdFrntg:	Rd Surf: PAVEDRD	
Seller Disc: EXEMPT	Other Disc:	View: TREES, VALLEY	
Lot Desc: PASTURE, TREES		Soil Type/Class:	
Topography: SLOPED			
Soil Cond:		Present Use: RAWLAND	

IMPROVEMENTS

Utilities: SH-WELL, SPT-APP
Existing Structure: N /

REMARKS

XSt/Dir: Hwy 99 south to right/west on Sweet Lane to lefton Daybreak to lot 10
Private: Beautiful view property, just out of city limits. Area of well-kept, upper-scale homes. Shared well, CC&Rs include that homeowners pay about \$100 yearly toward maintenance fund. Twelve total sites on dead-end road, last unbuilt parcel.
Public: Beautiful view property, just out of city limits. Area of well-kept, upper-scale homes. Shared well, CC&Rs include that homeowners pay about \$100 yearly toward maintenance fund. Twelve total sites on dead-end road, last unbuilt parcel.

FINANCIAL

Prop Tax/Yr: 463.54	Spcl Asmt Balance:	Tax Deferral:	BAC: % 2.5
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5HEW01	Office: Re/Max Advantage Plus	Phone: 541-942-0151	Fax: 541-942-0100
LPID: SCHAERL	Agent: Linda Schafer	Phone: 541-942-0228	Cell/Pgr:
CoLPID:	CoBRCD:		CoPh:
Agent E-mail: lindas@oip.net	CoAgent:		
List: 8/29/2006	Exp:	Show: CALL-LA, VACANT	Poss: CLOSING
Tran: 3/21/2007		Owner: Milloway	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/20/2007	DOM/CDOM: 203 / 203	O/Price: \$139,000	
Sold:	Terms:	Sold Price:	
SPID:	S/Agt:	S/Off:	S/Off Phone:

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



Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND Status: PEN 3/28/2007 5:54:16 PM
ML#: 6075582 Area: 235 List Price: \$162,000
Address: Blue Sky LN
City: Cottage Grove Zip: 97424
Additional Parcels: /
Map Coord: 0/0/0 Zoning: List Type: ER LR: Y
County: Lane Tax ID: 905784
Subdivision:
Manufhs Okay: CC&Rs:
Elem: BOHEMIA Middle:
High: COTTAGE GROVE Prop Type: RESID
Legal: 20-03-32-0-0-00700
Public Internet/Address Display: Y/Y Offer/Nego: SELLER

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: /
Perc Test: /
Seller Disc:
Lot Desc: TREES
Topography: SLOPED
Soil Cond:

Acres: 2.02
River/Lake:
Rd Frntg:
Other Disc:

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

Present Use: RECREAT

IMPROVEMENTS

Utilities: NONE, WELL
Existing Structure: /

REMARKS

XSt/Dir: 1 mi S on 99 from main, R on Sweet, R on Blue Sky, drive between 696 & 698
Private: THIS IS A LIMITED REPRESENTATION! PLEASE DIRECT ALL QUESTIONS AND OFFERS TO SELLER..THANK YOU.
Public: 2 Acre hilltop lot w/ gentle northeast slope. Has good well @ 12gpm. approved for standard septic. Well maintained gravel Rd. only 2 miles from downtown Cottage Grove. Beautiful site for picnics ect under ancient old growth tree. Owner will carry with right terms. Feel free to write a back up offer!!

FINANCIAL

Prop Tax/Yr: 290.15 Spcl Asmt Balance:
Crop/Land Lease: Tax Deferral: BAC: % 2.5
HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
HOA Incl:
Terms: CASH, CONV, OWNCONT Escrow Preference:

BROKER / AGENT DATA

BRCD: 5RED02 Office: Real Estate By Design Phone: 541-689-2233 Fax: 866-226-5569
LPID: MILBRETT Agent: Wendy Milbrett Phone: 541-520-1321 Cell/Pgr: 541-520-1321
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: RealEstateWendy@aol.com
List: 8/26/2006 Exp: Show: VACANT Poss:
Tran: 3/28/2007 Owner: Jeannie Merrick Phone: 541-942-1213
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 3/20/2007 DOM/CDOM: 206 / 206 O/Price: \$162,000
Sold: Terms: Sold Price:
SPID: S/Agt: S/Off: S/Off Phone:

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



Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND Status: SLD 3/28/2007 5:54:17 PM
ML#: 5057789 Area: 235 List Price: \$87,500
Address: PLEASANT VIEW DR.
City: Cottage Grove Zip: 97424
Additional Parcels: /
Map Coord: 0/A/0 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: 916559
Subdivision:
Manufhs Okay: Y CC&Rs:
Elem: HARRISON Middle: LINCOLN
High: COTTAGE GROVE Prop Type: RESID
Legal: 200333412900
Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.99	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf:
Seller Disc:	Other Disc:	View: TREES, VALLEY
Lot Desc: TREES, PRIVRD		Soil Type/Class:
Topography: SLOPED		
Soil Cond: NATIVE		Present Use:

IMPROVEMENTS

Utilities: POW-AVL
Existing Structure: /

REMARKS

XSt/Dir: So./Taylor & East of Hillside
Private: Short distance east of Hillside, area cleared for home site.
Public: GREAT COUNTRY HOMESITE!-close to town! Area cleared for new residence/frame or mfg home. OWNER TERMS AVAILABLE UNTIL READY TO BUILD! Now approved for a STANDARD SEPTIC SYSTEM!

FINANCIAL

Prop Tax/Yr: 207.11	Spcl Asmt Balance:	Tax Deferral:	BAC: % 03
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, OWNCONT			

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5INT01	Office: Inter-State Realty	Phone: 541-942-3293	Fax: 541-767-0813
LPID: SMITHKE	Agent: Ken Smith	Phone: 541-942-2160	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: kn@oip.net			
List: 8/6/2005	Exp:	Show: VACANT	Poss:
Tran: 2/18/2006		Owner: TAYLOR	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/5/2005	DOM/CDOM: 91 / 91	O/Price: \$86,500
Sold: 2/17/2006	Terms: OWNCONT /	Sold Price: \$87,500
SPID: DMITCHEL	S/Agt: Donata Mitchell	S/Off: 5CNU01
		S/Off Phone: 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: Victor Gerth
 RE/MAX Integrity
Agent Full
LOTS AND LAND **Status:** SLD **3/28/2007** **5:54:17 PM**
ML#: 5073237 **Area:** 235 **List Price:** \$125,000
Address: 2950 HILLSIDE DR
City: Cottage Grove **Zip:** 97424
Additional Parcels: /
Map Coord: 0/A/0 **Zoning:** RR5 **List Type:** ER LR: N
County: Lane **Tax ID:** 937134
Subdivision:
Manufhs Okay: N **CC&Rs:**
Elem: HARRISON **Middle:** LINCOLN
High: COTTAGE GROVE **Prop Type:** RESID
Legal: 21-03-04-10-00500
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.35	Lot Dimensions:	
Waterfront: N /	River/Lake:	Availability: SALE	#Lots: 1
Perc Test: Y / APPROVED	RdFrntg:	Rd Surf: PAVEDRD	
Seller Disc: DSCLOSUR	Other Disc:	View: CITY, MNTAIN	
Lot Desc:		Soil Type/Class:	
Topography:		Present Use: RESIDNC	
Soil Cond: COMPACT			

IMPROVEMENTS

Utilities: CABLETV, POWER, SEPTIC, WELL
Existing Structure: N /

REMARKS

XSt/Dir: East on Taylor, Right Hillside
Private: Building site close to town - all improvements in - good flow on water, great views. Paved road to property, ready for your custom home.
Public: Building site close to town - all improvements in - good flow on water, great views. Paved road to property, ready for your custom home.

FINANCIAL

Prop Tax/Yr: 400	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5HEW01	Office: Hemenway Realtors GMAC	Phone: 541-942-0151	Fax: 541-942-0100
LPID: DUERSTHI	Agent: Sherry Duerst-Higgins	Phone: 541-767-2016	Cell/Pgr: 541-953-6689
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: sherry@duerst-higgins.com			
List: 9/27/2005	Exp:	Show: VACANT	Poss:
Tran: 3/2/2006		Owner: Peterson	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 9/29/2005	DOM/CDOM: 2 / 2	O/Price: \$125,000	
Sold: 3/2/2006	Terms: CASH /	Sold Price: \$110,000	
SPID: DUERSTHI	S/Agt: Sherry Duerst-Higgins	S/Off: 5HEW01	S/Off Phone: 541-942-0151

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND Status: SLD 3/28/2007 5:54:17 PM
ML#: 6014293 Area: 235 List Price: \$139,900
Address: Gowdyville RD
City: Cottage Grove Zip: 97424
Additional Parcels: /
Map Coord: 15/E/8 Zoning: rr5 List Type: ER LR: N
County: Lane Tax ID: 901304
Subdivision:
Manufhs Okay: Y CC&Rs: N
Elem: BOHEMIA Middle: LINCOLN
High: COTTAGE GROVE Prop Type: RESID
Legal: 20-03-29-33-00601
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.42
Waterfront: Y / CREEK River/Lake: Silk Creek
Perc Test: N / RdFrntg: Y
Seller Disc: Other Disc:
Lot Desc: PASTURE, STREAM, TREES
Topography: FLOODPL, LEVEL
Soil Cond: NATIVE

Lot Dimensions: irreg
Availability: SALE #Lots: 1
Rd Surf: PAVEDRD
View: CREEK, MNTAIN
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: NO-SEWR
Existing Structure: N /

REMARKS

XSt/Dir: W Main, L on Gowdyville, on R
Private: Almost 1 1/2 ac for new home or manuf home, creek frontage, close to town. Currently pasture, nice useable site.
Public: Almost 1 1/2 ac for new home or manuf home, creek frontage, close to town. Currently pasture, nice useable site.

FINANCIAL

Prop Tax/Yr: 136.44 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5
Crop/Land Lease: 3rd Party: N SAC: % 0
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference: fatco

BROKER / AGENT DATA

BRCD: 5CNU01 Office: CENTURY 21 Nugget Real Estate Phone: 541-942-2121 Fax: 541-942-9605
LPID: WILLIAL Agent: Linda Williamson Phone: 541-942-9557 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: lindaw@oip.net
List: 2/24/2006 Exp: Show: VACANT Poss: CLOSING
Tran: 6/19/2006 Owner: Groves Trust Phone:
Tenant:

COMPARABLE INFORMATION

Pend: 5/24/2006 DOM/CDOM: 89 / 89 O/Price: \$139,900
Sold: 6/16/2006 Terms: CASH / Sold Price: \$130,000
SPID: MCDOWELM S/Agt: Michael McDowell S/Off: 5EPR01 S/Off Phone: 541-685-5005

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: Victor Gerth
RE/MAX Integrity
Agent Full
LOTS AND LAND **Status:** SLD **3/28/2007** **5:54:17 PM**
ML#: 6017217 **Area:** 235 **List Price:** \$180,000
Address: Gowdyville RD
City: Cottage Grove **Zip:** 97424
Additional Parcels: N/
Map Coord: 10/L/12 **Zoning:** Res **List Type:** ER LR: N
County: Lane **Tax ID:** Not Found
Subdivision:
Manufhs Okay: Y **CC&Rs:** N
Elem: BOHEMIA **Middle:** LINCOLN
High: COTTAGE GROVE **Prop Type:** RESID
Legal: 2004250001200
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.34	Lot Dimensions:	
Waterfront: Y / CREEK	River/Lake:	Availability: SALE	#Lots: 1
Perc Test: Y / APPROVED	RdFrntg: Y	Rd Surf: PAVEDRD	
Seller Disc: DSCLOSUR	Other Disc:	View: CREEK, MNTAIN	
Lot Desc: CLEARED, PRIVRD		Soil Type/Class:	
Topography: LEVEL			
Soil Cond: NATIVE		Present Use: OTHER	

IMPROVEMENTS

Utilities: POW-AVL, WELL
Existing Structure: N / NONE

REMARKS

XSt/Dir: West on Main, left on Gowdyville to address
Private: Private buildable acreage just 2 miles from Cottage Grove
Public: Private buildable acreage just 2 miles from downtown Cottage Grove

FINANCIAL

Prop Tax/Yr: 1021.19	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 2.5
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH			

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5HEW01	Office: Re/Max Advantage Plus	Phone: 541-942-0151	Fax: 541-942-0100
LPID: ZOBELBIL	Agent: William Zobel	Phone: 541-849-3143	Cell/Pgr: 541-912-7124
CoLPID:	CoBRCD:		CoPh:
Agent E-mail: bzobel@oip.net	CoAgent:		
List: 3/10/2006	Exp:	Show: VACANT	Poss:
Tran: 7/28/2006		Owner: Zolezzi	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/10/2006	DOM/CDOM: 0 /	O/Price: \$180,000	
Sold: 7/27/2006	Terms: OWNCONT /	Sold Price: \$175,000	
SPID: ZOBELBIL	S/Agt: William Zobel	S/Off: 5HEW01	S/Off Phone: 541-942-0151

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Victor Gerth

RE/MAX Integrity

Agent Full

LOTS AND LAND

Status: SLD 3/28/2007

5:54:17 PM

ML#: 6008314

Area: 235

List Price: \$225,000

Address: 909 JOHNSON AVE

City: Cottage Grove

Zip: 97424

Additional Parcels: /

Map Coord: 0/0/0

Zoning: R1

List Type: ER LR: N

County: Lane

Tax ID: 1133097

Subdivision:

Manufhs Okay:

CC&Rs:

Elem: HARRISON

Middle: LINCOLN

High: COTTAGE GROVE

Prop Type: RESID

Legal: 20 03 33 34 00203

Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC

Acres: 1.31

Waterfront: /

River/Lake:

Perc Test: /

Rd Frntg:

Seller Disc:

Other Disc:

Lot Desc: ORCHARD

Topography: LEVEL

Soil Cond:

Lot Dimensions:

Availability: SALE

#Lots:

Rd Surfng:

View:

Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: GAS, POWER, SEWER, WELL

Existing Structure: Y / RESIDNC, SHOP

REMARKS

XSt/Dir: south on 6th, past Taylor, left on Johnson, on right

Private: CALL LA FOR APPT. LA MUST BE PRESENT, exclusions in LO, Owner out of state, tenant to stay till April 1st 2006, GREAT DEVELOPMENT POTENTIAL, Can't call tenant after 8pm

Public: GREAT DEVELOPMENT POTENTIAL in city, zoned R1, level backs up to new development, home is very roomy and very livable, has a great well, city sewer, orchard, could be a great investment

FINANCIAL

Prop Tax/Yr: 2356.32

Spcl Asmt Balance:

Tax Deferral:

BAC: % 3

Crop/Land Lease:

3rd Party: N

SAC:

HOA Dues:

HOA Dues-2nd:

HOA Incl:

Terms: CASH, CONV, OWNCONT

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5SMR01

Office: Smith & Smith Realty

Phone: 541-942-9267

Fax: 541-942-3072

LPID: 4892

Agent: Francene Hall

Phone: 541-942-2866

Cell/Pgr: 541-517-5593

CoLPID: 4891

CoBRCD: 5SMR01

CoAgent: Glenn Hall

CoPh: 541-942-2866

Agent E-mail: gfh@oip.net

List: 1/25/2006

Exp:

Show: APTONLY, CALL-LA

Poss: NEGO

Tran: 4/27/2006

Owner: Clifford/Berta Bush

Phone:

Tenant:

Phone:

COMPARABLE INFORMATION

Pend: 4/3/2006

DOM/CDOM: 68 / 68

O/Price: \$275,000

Sold: 4/24/2006

Terms: CASH / OTHER

Sold Price: \$225,000

SPID: 4876

S/Agt: Cindy Coop

S/Off: 5CNU01

S/Off Phone: 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Victor Gerth
541-345-8100

RESIDENTIAL
RE/MAX Integrity

3/28/2007 5:58:27 PM

9 Matches

MLS#	P	Type	Address	City	Area	Bed	Bath	APX SQFT	Price
------	---	------	---------	------	------	-----	------	-------------	-------

Sold

6031568	0	DETACHD	Latham RD	Cottage Grove	235	3	1.1	1354	\$154,000
6053271	6	DETACHD	29551 Cottage Grove Lorane	Cottage Grove	235	3	1	1400	\$170,000
6044710	0	DETACHD	34423 GAROUTTE RD	Cottage Grove	235	3	1	1200	\$200,000
6079464	3	DETACHD	76431 London RD	Cottage Grove	235	4	1	1500	\$245,000
6030140	7	DETACHD	72785 LONDON RD	Cottage Grove	235	4	2	1784	\$250,000
6023912	0	DETACHD	1350 MERRILL LN	Cottage Grove	235	3	1.1	1787	\$270,000
6048726	8	DETACHD	76156 Blue Mountain School RD	Cottage Grove	235	3	2	1228	\$275,000
6073850	6	DETACHD	31170 VALLEY VIEW LN	Cottage Grove	235	3	1.1	1623	\$300,000
6027796	7	DETACHD	1410 BENNETT CREEK RD	Cottage Grove	235	3	2	1872	\$329,900

Total: 9

Average List:	\$249,287	Average SQFT:	1528	Average Sold:	\$243,767
Average DOM:	81	Average L\$/SQFT:	\$163	Average S\$/SQFT:	\$160

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:45 PM**
ML#: 6031568 **Area:** 235 **List Price:** \$149,900
Addr: Latham RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 1/A/1 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 940492
Elem: LATHAM **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-03-08-00-5700
Public Internet/Address Display: N/N **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.98 **Lot Dimensions:**
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1944 / **Green:**
Main SQFT: 1354 **TotUp/Mn:** 1354 **Style:** TRAD **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ GAS
Total SQFT: 1354 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: South on 6th, Right on Latham, Left at ranch sign.
Private: APPOINTMENT ONLY!! ABSOLUTELY NO DRIVE BY'S.house sold as is, PEST AND DRYROT ON FILE IN OFFICE.
Public: Almost 2 acres of gorgeous flat usable land.Great fixer

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 18 X 18 /	Mstr Bd: M / 29 X 11 /	Baths - Full.Part
Kitchen: M / 14 X 13 /	2nd Bd: M / 11 X 11 /	Upper Lvl: 0.0
Dining: / /	3rd Bd: M / 12 X 12 /	Main Lvl: 1.1
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior: FENCED
Accessibility: 1LEVEL
Cool: **Hot Water:** GAS **Heat:** BASEBRD **Fuel:** ELECT, GAS
Water: WELL **Sewer:** SEPTIC **Insul:** UNKNOWN

FINANCIAL

Property Tax/Yr: 873.19 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5CNU01 **Office:** CENTURY 21 Nugget Real Estate **Phone:** 541-942-2121 **Fax:** 541-942-9605
LPID: YOSSSHE **Agent:** Sherry Yoss **Phone:** 541-729-9797 **Cell/Pgr:**
CoLPID: YOSSTAWN **CoBRCD:** 5CNU01 **CoAgent:** Tawny Yoss **CoPh:** 541-554-2044
Agent E-mail: syoss@oip.net
ShowHrs: **Tran:** 10/18/2006 **List:** 4/17/2006 **Exp:** **Occ:** OWNER **Poss:**
LBHrs/Loc/Cmb: no box **Owner:** Martindale **Phone:**
Show: APTONLY, CALL-LA **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 8/5/2006 **DOM/CDOM:** 110 / 110 **O/Price:** \$169,900
Sold: 10/5/2006 **Terms:** CONV **Sold Price:** \$154,000
SPID: YOSSTAWN **S/Agnt:** Tawny Heth **S/Off:** 5CNU01 **S/Off Phone:** 541-942-2121

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:46 PM
ML#: 6053271 Area: 235 List Price: \$170,000
Addr: 29551 Cottage Grove Lorane Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1225240
Elem: LORANE Middle: CROW
High: CROW PropType: DETACHD
Nhood/Bldg:
Legal: 20-04-09-00-00400
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

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

Acres: 1.41
View: TREES, VALLEY
Seller Disc: DSCLOSUR

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

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county
Main SQFT: 1400 TotUp/Mn: 1400
Lower SQFT: 0 Parking:
Total SQFT: 1400 Roof: COMP

#Bdrms: 3 #Lvl: 1
Style: RANCH
#Garage: 0 /
Exterior: VINYL

Year Blt: 1945 / FIXER Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ STOVE, WOOD
Bsmt/Fnd:

REMARKS

XSt/Dir: From CG, W on Main, becomes CG-Lorane Rd, to address at top of Lorane MT
Private: New roof, new siding, newer deck, gorgeous view, small outbuildings. Needs much updating/fixing inside. Dog kennel. Large rooms, kitchen open to living. Relatives may be staying -- please call LA before showing. Make offer if buyer will do clean-up. Otherwise, vacant.
Public: New roof, new siding, newer deck, gorgeous view, small outbuildings. Needs much updating inside. Large rooms, kitchen open to living. Dog kennel.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/	Mstr Bd:	M /	/	Baths - Full.Part
Kitchen:	M /	/	2nd Bd:	M /	/	Upper Lvl: 0.0
Dining:	M /	/	3rd Bd:	M /	/	Main Lvl: 1.0
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior:
Accessibility:
Cool:
Water: WELL **Hot Water:** ELECT **Sewer:** SEPTIC **Heat:** BASEBRD **Insul:** CEILING, FLOOR **Fuel:** ELECT, WOOD

FINANCIAL

Property Tax/Yr: 967 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: FATco Linda S **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5HEW01 Office: Re/Max Advantage Plus Phone: 541-942-0151 Fax: 541-942-0100
LPID: SCHAFERL Agent: Linda Schafer Phone: 541-942-0228 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: lindas@oip.net
ShowHrs: Tran: 3/27/2007 List: 6/26/2006 Exp: Occ: VACANT Poss: CLOSING
LBHrs/Loc/Cmb: door Owner: Cameron
Show: CALL-LA, RMLSLBX, VACANT Tenant: Phone:
Phone:

COMPARABLE INFORMATION

Pend: 1/15/2007 DOM/CDOM: 203 / 203 O/Price: \$195,000
Sold: 3/22/2007 Terms: CONV Sold Price: \$170,000
SPID: SISSONMA S/Agt: Miriam Sisson S/Off: 5RAI01 S/Off Phone: 541-942-7246

**No Photo
Available**

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6044710 **Area:** 235 **List Price:** \$199,999
Addr: 34423 GAROUTTE RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** RR5 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 933232
Elem: DORENA **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-02-06-00-01200
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.25 **Lot Dimensions:**
Waterfront: CREEK **View:** MNTAIN **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** per appr **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1946 / REMOD **Green:**
Main SQFT: 1200 **TotUp/Mn:** 1200 **Style:** COTTAGE **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 2 / CARPORT **#Fireplaces:** 1/ GAS
Total SQFT: 1200 **Roof:** COMP **Exterior:** OTHER **Bsm't/Fnd:** CRAWLSP

REMARKS

XSt/Dir: East Main - Mosby Creek, 4 miles, left Garoutte, 1 mile.
Private: Excellent country property, close to town, very charming home on 1 acre, seasonal creek, great shop, all on 1 level.
Public: Excellent country property, close to town, very charming home on 1 acre, seasonal creek, great shop, all on 1 level.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 20 /	Mstr Bd: M / 12 X 11 /	Baths - Full.Part
Kitchen: M / 11 X 16 /	2nd Bd: M / 11 X 10 /	Upper Lvl: 0.0
Dining: M / 9 X 9 /	3rd Bd: M / 11 X 10 /	Main Lvl: 1.0
Family: M / 12 X 12 /	UTILITY M / 9 X 20 /	Lower Lvl: 0.0
		Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: D-DRAFT, DISHWAS, FS-REFR
Interior: CEILFAN
Exterior: GARDEN, RV-PARK, SATDISH, SHOP
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT **Heat:** BASEBRD, OTHER **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** PARTIAL

FINANCIAL

Property Tax/Yr: 1193.02 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH, CONV, FHA **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5HEW01 **Office:** Re/Max Advantage Plus **Phone:** 541-942-0151 **Fax:** 541-942-0100
LPID: DUERSTHI **Agent:** Sherry Duerst-Higgins **Phone:** 541-767-2016 **Cell/Pgr:** 541-953-6689
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: sherry@duerst-higgins.com
ShowHrs: **Tran:** 7/22/2006 **List:** 6/2/2006 **Exp:** **Occ:** TENANT **Poss:** SUBJTEN
LBHrs/Loc/Cmb: call **Owner:** McLean **Phone:**
Show: 24HR-NC **Tenant:** Mauch **Phone:** 541-767-3914

COMPARABLE INFORMATION

Pend: 6/13/2006 **DOM/CDOM:** 11 / 11 **O/Price:** \$199,999
Sold: 7/21/2006 **Terms:** CONV GND-LSE **Sold Price:** \$200,000
SPID: DOROLFBR **S/Agt:** Bridgett Rodolf **S/Off:** 5REI01 **S/Off Phone:** 541-345-8100

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



Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6079464 **Area:** 235 **List Price:** \$249,000
Addr: 76431 London RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 942175
Elem: LONDON **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 21-03-16-00-1701
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 2 **Lot Dimensions:**
Waterfront: **View:** TREES, VALLEY **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 200 **SFSrc:** County **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1920 / **Green:**
Main SQFT: 1300 **TotUp/Mn:** 1500 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 2 / DETACHD **#Fireplaces:** / STOVE, WOOD
Total SQFT: 1500 **Roof:** COMP **Exterior:** ASBESTS **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: I-5 South to exit 170, So. on London approx. 2 miles. House on left.
Private: County records don't appear to reflect sq. ft. of family room. Wall heater in bathroom, otherwise, heat source is 2 woodstoves. Call owner to show 942-7110. If not home call cell 510-1901 or Inez at work 942-4054.
Public: Nice country home with wrap around porch. Country kitchen with great view. Pantry, enclosed back porch, 2 apple trees. 2 level acres close to town. Antique Wedgewood propane range included.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 12 X 20 /	Mstr Bd:	M / 11 X 15 /	Baths - Full.Part
Kitchen:	/ /	2nd Bd:	/ /	Upper Lvl: 0.0
Dining:	/ /	3rd Bd:	/ /	Main Lvl: 1.0
Family:	U / 12 X 30 /		/ /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: DISHWAS
Interior:
Exterior:
Accessibility:
Cool: WINDOW **Hot Water:** ELECT **Heat:** WALL, WOODSTV **Fuel:** ELECT, WOOD
Water: WELL **Sewer:** SEPTIC **Insul:** SOME

FINANCIAL

Property Tax/Yr: 929.27 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5 V
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5JIM01 **Office:** Jim Downing Realty **Phone:** 541-942-6077 **Fax:** 541-942-3496
LPID: DOWNINGJ **Agent:** Jim Downing **Phone:** 541-953-0325 **Cell/Pgr:** 541-953-0325
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: jdowning@oip.net
ShowHrs: **Tran:** 11/3/2006 **List:** 9/6/2006 **Exp:** **Occ:** OWNER **Poss:** NEG
LBHrs/Loc/Cmb: None **Owner:** Gamble, Bob & Inez **Phone:** 541-942-7110
Show: CALLOWN **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 10/7/2006 **DOM/CDOM:** 31 / 31 **O/Price:** \$249,000
Sold: 11/3/2006 **Terms:** CONV **Sold Price:** \$245,000
SPID: BURLPAUL **S/Agt:** Paula Burleson **S/Off:** 5BSF01 **S/Off Phone:** 541-942-5900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:46 PM**
ML#: 6030140 **Area:** 235 **List Price:** \$264,900
Addr: 72785 LONDON RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** **List Type:** ER **LR:** N
County: Lane **Tax ID:** 970804
Elem: LONDON **Middle:**
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: tbd at escrow
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 1-2.99AC **# Acres:** 1.32 **Lot Dimensions:**
Waterfront: RIVER **View:** CREEK, RIVER **Lot Desc:** POND, PRIVATE, TREES
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 320 **SFSrc:** Lane Co **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1920 / **Green:**
Main SQFT: 1464 **TotUp/Mn:** 1784 **Style:** FARMHSE **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ STOVE, WOOD
Total SQFT: 1784 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Cottage Grove Exit 172 Left on 6th turns to London Rd
Private: A private oasis! Well maintained farmhouse on beautiful river frontage with creek along one side. Walnut, Hazel, Plum, Apple, Berries, Garden area, small stall for animal, Fish pond, Paved driveway with BBQ Hoop, Wood Shed and Greenhouse with new windows. Lrg Country Kitch, Dining area with lots of windows! Lovely!
Public: A private oasis! Well maintained farmhouse on beautiful river frontage with creek along one side. Walnut, Hazel, Plum, Apple, Berries, Garden area, small stall for animal, Fish pond, Paved driveway with BBQ Hoop, Wood Shed and Greenhouse with new windows.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: / /	3rd Bd: / /	Main Lvl: 2.0
Family: / /		Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: WW-CARP, HISPEED, LAM-FL
Exterior: GARDEN, GAZEBO, GRN-HSE, PORCH, RV-PARK, SATDISH, SHOP
Accessibility:
Cool: **Hot Water:** ELECT **Heat:** BASEBRD, WOODSTV **Fuel:** ELECT
Water: COMMUNY **Sewer:** SEPTIC **Insul:**

FINANCIAL

Property Tax/Yr: 888.27 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Sellers Choice **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5WJT04 **Office:** Windermere RE Lane County **Phone:** 541-895-2906 **Fax:** 541-895-2801
LPID: HITTENBE **Agent:** Karen Hittenberger **Phone:** 541-895-3263 **Cell/Pgr:**
CoLPID: HITTENSH **CoBRCD:** 5WJT04 **CoAgent:** Shawn Hittenberger **CoPh:** 541-895-3230
Agent E-mail: htnbrgr@mac.com
ShowHrs: **Tran:** 8/7/2006 **List:** 4/22/2006 **Exp:** **Occ:** OWNER **Poss:** 60-90DA
LBHrs/Loc/Cmb: chain lnk gate **Owner:** M/M Slater **Phone:** 541-767-0251
Show: CALL1ST, RMLSLBX **Tenant:** OK TO SHOW IF NO ANSWER **Phone:**

COMPARABLE INFORMATION

Pend: 5/6/2006 **DOM/CDOM:** 14 / 14 **O/Price:** \$264,900
Sold: 8/7/2006 **Terms:** CONV **Sold Price:** \$250,000
SPID: DUERSTHI **S/Ag:** Sherry Duerst-Higgins **S/Off:** 5HEW01 **S/Off Phone:** 541-942-0151

No Photo Available

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:47 PM
ML#: 6023912 Area: 235 List Price: \$275,000
Addr: 1350 MERRILL LN Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 14/G/9 Zoning: R-1 List Type: ER LR: N
County: Lane Tax ID: 904035
Elem: BOHEMIA Middle: LINCOLN
High: COTTAGE GROVE PropType: DETACHD
Nhood/Bldg:
Legal: 2003294402700
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: CREEK
River/Lake: Silk Creek

Acres: 1.18
View: CREEK
Seller Disc: DSCLOSUR

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

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County
Main SQFT: 1787 TotUp/Mn: 1787
Lower SQFT: 0 Parking: OFF-STR
Total SQFT: 1787 Roof: COMP

#Bdrms: 3 #Lvl: 1
Style: TRAD
#Garage: 2 / CARPORT
Exterior: WOOD

Year Blt: 1948 / APPROX Green:
Home Wrnty: N 55+ w/Affidavit Y/N: N
#Fireplaces: 1/ WOOD
Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: West Main, South on M, West on Merrill Lane to the end.
Private: Once in a lifetime opportunity, over 1 acre and 500 feet of creek frontage. In town. Charming 1940's era home in excellent condition. Great opportunity for developer to establish several water front lots or for the avid gardener. Large shop w/220. Extraordinary stone fireplace in L.R. Underground oil tank.
Public: Once in a lifetime chance, over 1 acre and 500 feet of creek frontage in town. Charming 1940's home in excellent condition. Opportunity for developer to establish several water front lots or for the avid gardener. Large shop w/220. Extraordinary stone fireplace in L.R. UG oil tank.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / / FIREPL
Kitchen: / /
Dining: / /
Family: / /

Mstr Bd: M / /
2nd Bd: / /
3rd Bd: / /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 1.1
Lower Lvl: 0.0
Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: DISHWAS, GASAPPL, FS-RANG
Interior:
Exterior: COVPATI, FENCED, GARDEN, SHOP
Accessibility: 1LEVEL
Cool: NONE
Water: WELL

Hot Water: ELECT
Sewer: PUBLIC

Heat: FOR-AIR
Insul: UNKNOWN

Fuel: GAS

FINANCIAL

Property Tax/Yr: 2394.42
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral: N
3rd Party: Y
Rent, If Rented:

BAC: % 3
SAC:

BROKER / AGENT DATA

BRCD: 5TEL01 Office: Territorial Land Company
LPID: 4123 Agent: James Belknap
CoLPID: CoBRCD: CoAgent:
Agent E-mail: jbelknap@oip.net
ShowHrs: Tran: 11/10/2006List: 4/1/2006 Exp:
LBHrs/Loc/Cmb: 24/7 Owner: Estate of Ed Ladd
Show: RMLSLBX Tenant:

Phone: 541-942-9141 Fax: 541-942-1653
Phone: 541-942-9676 Cell/Pgr:
CoPh:
Occ: VACANT Poss: NEG
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 6/12/2006 DOM/CDOM: 72 / 72
Sold: 8/30/2006 Terms: CONV
SPID: BEVEREVA S/Agnt: Eva Wright Bever

O/Price: \$275,000
Sold Price: \$270,000
S/Off: 5HME01 S/Off Phone: 541-343-4411



Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL **Status:** SLD **3/28/2007** **5:58:47 PM**
ML#: 6048726 **Area:** 235 **List Price:** \$299,888
Addr: 76156 Blue Mountain School RD **Unit#:**
City: Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**
Map Coord: 1/A/1 **Zoning:** RR5 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 934677
Elem: DORENA **Middle:**
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg:
Legal: 2102190000698
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

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

Acres: 2.96
View: TREES, TERRITR
Seller Disc: DSCLOSUR

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

RESIDENCE INFORMATION

Upper SQFT: 300 **SFSrc:** Tax
Main SQFT: 928 **TotUp/Mn:** 1228
Lower SQFT: 0 **Parking:** OFF-STR
Total SQFT: 1228 **Roof:** COMP

#Bd rms: 3 **#Lvl:** 2
Style: FARMHSE, 2STORY
#Garage: 3 / DETACHD
Exterior: WOOD

Year Blt: 1937 / APPROX **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: /
Bsm't/Fnd: CRAWLSP

REMARKS

XSt/Dir: East Main to Mosby Creek Rd., Rt on Blue Mountain, On rt side before sch
Private: The lovely home has been lovingly cared for and has a great covered "dance" floor and a beautiful wood deck/gazebo for entertaining. 3 car garage with a shop in one bay and a bathroom. Big old traditional barn, pond, orchard and garden area. Just steps away from a meandering creek.
Public: This lovely older home has everything you need for the good life, Beautiful yard for entertaining, deck, orchard, garden area, pond, near creek, big old traditional barn, 3 car garage with a shop in one bay and bathroom. Walkin closet in dwnstrs master. 2 bd rms upstrs, unfin.attic room.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 17 /
Kitchen: M / 11 X 9 / DECK, GDN-WIN
Dining: M / 11 X 14 /
Family: / /
UTILITY M / 9 X 11 /

Mstr Bd: M / 12 X 12 / WI-CLOS, WOODFLR
2nd Bd: U / 11 X 11 /
3rd Bd: U / 11 X 11 /
BONUS U / 24 X 11 / BOOKSVS, VAULTED

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

FEATURES AND UTILITIES

Kitchen: FS-RANG
Interior:
Exterior: BARN, COVPATI, DECK, GARDEN, PATIO, SHOP, PAVEDRD, WTRFEAT
Accessibility:
Cool:
Water: SPRING, WELL **Hot Water:** ELECT **Heat:** OTHER
Sewer: SEPTIC **Insul:** OTHER

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1197
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance: 0
Other Dues:

Tax Deferral: N
3rd Party: N
Rent, If Rented:

BAC: % 2.5
SAC:

BROKER / AGENT DATA

BRCD: 5CNU01 **Office:** CENTURY 21 Nugget Real Estate
LPID: BIRDJUDY **Agent:** Judy Bird
CoLPID: BIRDBEN **CoBRCD:** 5CNU01 **CoAgent:** Benjamin Bird
Agent E-mail: judybird@oip.net
ShowHrs: daytime **Tran:** 11/10/2006 **List:** 6/12/2006 **Exp:**
LBHrs/Loc/Cmb: none **Owner:** Roger, Paula, Bernice
Show: APTONLY, CALL1ST, OWN-OCC **Tenant:** Roger's cell

Phone: 541-942-2121 **Fax:** 541-942-9605
Phone: 541-337-4828 **Cell/Pgr:**
CoPh: 541-337-4827

Occ: OWNER **Poss:** CLOSING
Phone: 541-942-8523
Phone: 541-729-6194

COMPARABLE INFORMATION

Pend: 11/2/2006 **DOM/CDOM:** 143 / 143
Sold: 11/7/2006 **Terms:** OTHER
SPID: LANE **S/Ag't:** Lane Hillendahl

O/Price: \$299,888
Sold Price: \$275,000
S/Off: 5ASR05 **S/Off Phone:** 541-942-9267

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Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:47 PM
ML#: 6073850 Area: 235 List Price: \$300,000
Addr: 31170 VALLEY VIEW LN Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 0/A/0 Zoning: List Type: ER LR: N
County: Lane Tax ID: 939650
Elem: LATHAM Middle:
High: COTTAGE GROVE PropType: DETACHD
Nhood/Bldg:
Legal: 2103072001500
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

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

Acres: 2.79
View: VALLEY
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: PRIVATE
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: List Kit
Main SQFT: 1623 TotUp/Mn: 1623
Lower SQFT: 0 Parking:
Total SQFT: 1623 Roof:

#Bdrms: 3 #Lvl: 1
Style: RANCH
#Garage: 2 / CARPORT
Exterior: WOOD

Year Blt: 1963 / Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 3/ PELLSTV, WOOD
Bsmt/Fnd:

REMARKS

XSt/Dir: 99-South, Right on Kenady Ln., Left on Valley View
Private: Appraisers: Conventional loan, home was dated but in great condition. Views to die for. Inputted for comparison purposes.
Public: Breathtaking Valley Views! 2.79 Acres with Rolling Pastures. All Appliances Stay, Breakfast Nook, Formal Dining, Double Sided Wood Fireplace plus an Addl Wood Fireplace & Pellet Stove. 2 Car Carport & RV Park, Wood Shop & 2 Wells (home & Irrigation).

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	/	/	Mstr Bd:	M	/	Baths - Full.Part
Kitchen:	/	/	2nd Bd:	/	/	Upper Lvl: 0.0
Dining:	/	/	3rd Bd:	/	/	Main Lvl: 1.1
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, PANTRY, FS-RANG
Interior: CEILFAN
Exterior: DECK, GARDEN, OUTBULD, RV-PARK, SHOP
Accessibility: 1LEVEL
Cool:
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: FOR-AIR
Insul: FULLY

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1974.52
Terms: CASH, CONV, VA
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Other Dues:

Tax Deferral:
3rd Party: N
Rent, If Rented:

BAC: % 2.5
SAC:

BROKER / AGENT DATA

BRCD: 5BSF01 Office: Assist 2 Sell Buyers & Sellers
LPID: 6288 Agent: Shane May
CoLPID: CoBRCD: CoAgent:
Agent E-mail: shanemay@assist2sell.com
ShowHrs: Tran: 8/22/2006 List: 5/1/2006 Exp:
LBHrs/Loc/Cmb: 9-7 Owner: Mr. Feldt
Show: CALL-LO Tenant:

Phone: 541-942-5900 Fax: 541-942-9774
Phone: 541-942-5900 Cell/Pgr:
CoPh:

Occ: VACANT Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 8/1/2006 DOM/CDOM: 92 / 92
Sold: 8/21/2006 Terms: CONV
SPID: 6288 S/Agt: Shane May

O/Price: \$300,000
Sold Price: \$300,000
S/Off: 5BSF01 S/Off Phone: 541-942-5900

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented By: Victor Gerth
RE/MAX Integrity

Agent Full

RESIDENTIAL Status: SLD 3/28/2007 5:58:48 PM
ML#: 6027796 Area: 235 List Price: \$334,900
Addr: 1410 BENNETT CREEK RD Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 65/A/1 Zoning: List Type: ER LR: N
County: Lane Tax ID: 885432
Elem: BOHEMIA Middle: LINCOLN
High: COTTAGE GROVE PropType: DETACHD
Nhood/Bldg:
Legal: 20 03 20 0000701000
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

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

Acres: 1.07
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc:
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc:
Main SQFT: 1872 TotUp/Mn: 1872
Lower SQFT: 0 Parking:
Total SQFT: 1872 Roof:

#Bdrms: 3 #Lvl: 1
Style: RANCH
#Garage: 3 / DETACHD
Exterior: WOOD

Year Blt: 1960 / Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 2/ WOOD
Bsmt/Fnd:

REMARKS

XSt/Dir: (N) River Rd. (W) to Bennett Creek. 1.5 miles on right
Private: Easy to show. On Saturdays please show after 2 p.m. Any time on the other days. Thank you.
Public: 3 Bay shop. Lovely country home sited on appx. 1 acre of land. remodeled throughout. Spaciour family room. Tile floors. 36 x 30 shop with attached, covered RV parking.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 23 /
Kitchen: M / 12 X 11 /
Dining: M / 10 X 14 /
Family: M / 21 X 15 /
/ /

Mstr Bd: M / 12 X 14 /
2nd Bd: M / 10 X 12 /
3rd Bd: M / 10 X 12 /
SHOP M / 36 X 30 /
/ /

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

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-REFR
Interior: CEILFAN
Exterior: OUTBULD, RV-PARK, SHOP, TL-SHED
Accessibility: 1LEVEL
Cool: HT-PUMP
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: HT-PUMP
Insul:

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1561.62
Terms: CASH, CONV
Escrow Pref:
HOA Dues:
HOA Incl:

Spcl Asmt Balance:

Tax Deferral:
3rd Party: N
Rent, If Rented:

BAC: % 3
SAC:

Other Dues:

BROKER / AGENT DATA

BRCD: 5PRU01 Office: Prudential R.E. Professionals
LPID: WHIPPLER Agent: Randal/Cindy Whipple
CoLPID: HECK CoBRCD: 5PRU01 CoAgent: Mike Heckard
Agent E-mail: whipplehomes@prurep.com

Phone: 541-485-1400 Fax: 541-485-7136
Phone: 541-984-2526 Cell/Pgr:
CoPh: 541-968-9736

ShowHrs: Tran: 8/11/2006 List: 4/14/2006 Exp:
LBHrs/Loc/Cmb: 9-7 p.m. Owner: Roxanna & Ricky
Show: CALL1ST, RMLSLBX Tenant:

Occ: OWNER Poss:
Phone: 541-767-0740
Phone:

COMPARABLE INFORMATION

Pend: 6/3/2006 DOM/CDOM: 50 / 225
Sold: 7/31/2006 Terms: CONV
SPID: INBODYC S/Ag: Candy Inbody

O/Price: \$334,900
Sold Price: \$329,900
S/Off: 5PRU03 S/Off Phone: 541-343-3336