



# SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: MAY 15 Taken By: at hearing

SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:

**BP#** \_\_\_\_\_

**PA#** 66-7127 Defoe 3

**SP#** \_\_\_\_\_

**SI#** \_\_\_\_\_

**OTHER:** KM  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INTRODUCTION AND WRITTEN DEMAND FOR COMPENSATION.**

**Lane County's enforcement of land use regulations restricts the use of the property (subject Property) subject to this demand for compensation and reduces the fair market value of the subject property. The Claimant (Mary E Defoe Romans) is requesting, pursuant to ORS 197.352 and Lane Code 2.700, that Lane County pay just compensation for the reduction in fair market value of the subject property resulting from the restriction on the use of the subject property. This application constitutes written demand for compensation pursuant to ORS 197.352(4).**

**In lieu of just compensation payment, the Claimant requests that Lane County not apply the land use regulations (see below) that restrict the use of the subject property and reduces the fair market value of the subject property pursuant to ORS 197.352(8). Among other uses, the offending regulations do not allow the Claimant to subdivide the subject property to parcels of less than 25 acres in size and prevent the Claimant, except under certain exceptions, from placing residential dwellings on each resultant parcel.**

**The Claimant obtained an interest in the subject property on July 8, 1956, and has owned the subject property continuously since that time. When the Claimant bought the property it was unzoned. The property is currently zoned Exclusive Farm Use 30 (E30). That zoning, as applied by LC 16.212 will not permit land divisions below 30 acres in size for the resulting parcels and will not permit the placement of dwellings on the subject parcels except under very limited circumstances. The Claimant wishes to divide the property into five (5) six (6) acre parcels.**

**1. BACKGROUND INFORMATION**

**1.1 General Site Description**

**The property subject to this application is approximately 30 acres in size, and located on the north side of West Beacon Drive between River Road and Prairie Road Junction City, Oregon.**

**The subject property is described a Tax Lot 500 of Lane County Assessor's Map No. 16-04-34.**

**The subject property is developed with a home, storage shed, and small barn all built in 1952.**

**2. APPLICABLE CRITERIA. (Lane Code 2.700 – Real Property Compensation/Regulation Application for Claim**

**2.1 Lane Code 2.720 Application for Claim**

**Lane Code 2.720 requires that the Claimant be the present owner of the property that is the subject of the claim at the time the claim is submitted. The Claimant for this claim is the present owner of the subject property. The Claimant acquired her interest in the subject property via Warranty Deed dated June 3, 1955. The Claimant has continuously retained an ownership interest in the subject property since June 3, 1955. See previous submitted title report.**

**2.2 Lane Code 2.720 also requires the following items for a completed application:**

- a. A completed application form:**

**Response:**

**A completed Land Management Division Measure 37 Claims form has previous been submitted.**

- b. The name, mailing address, and phone number of the property owner filing the application, and each of the other owners of the subject property and anyone with any interest in the property, including lien holders, trustees, renters, lessees, and a description of the ownership interest of each, if any, along with the signature of each of the other owners indication consent to the application claim:**

**Response:**

**The Claimant is the owner of the subject property. The farm ground is a year to year land rent to Dewey Hofer, and their are no other renters, or anyone else with any present ownership interest in the subject property. The Claimant's name and mailing address and phone number are provided on the application form attached hereto. The Claimant has previous submitted a signed the Land Management Division Measure 37 Claims Form.**

**Mary E Defoe Romans 30385 Beacon Drive,  
Junction City, Oregon 97448 Phone 541-688-1096**

**The Claimant's name, mailing address, phone number, legal description, tax lot number, title report, are also provided in the Lane County application previous submitted.**

**What relief is being sought? Are you requesting monetary compensation or a waiver of a land use regulation(s)?**

**Response:**

**Either, (1) compensation in the amount of \$575,000, or (2) waiver of the restrictive land use regulations that restrict the use of the real property after it was purchased on June 3, 1955.**

**A written statement addressing the criteria listed in LC 2.740 (1)(a) through (d);**

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

**Response:**

**The subject property is zoned Exclusive Farm Use 30 acre Minimum (30) as depicted on Lane County Official Zoning Map, adopted by Lane County as part of Ordinance 884 on February 29, 1984 the primary land use regulations that restrict the use of the subject property are Lane Code 16.212 which restricts the residential use of the subject property and which requires a minimum area of 30 acres for the creation of new lots or parcels in the Exclusive Farm Use Zone on property designated a E30 on Lane County Zoning Maps. Copies of Current Lane Code 16.212 (exclusive Farm Use Zone) requirements are attached as Exhibit \_\_.**

- 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;**

**Response:**

**Please see attached Valuation Letter.**

**The Valuation letter estimates the value of the subject property "as-is" at approximately \$425,000 to \$450,000 without the improvements and the land under the improvements.**

**The reduction in fair market value is the difference between the value of the property without the land use regulations that prohibit the division of the subject property into five (5) six (6) acre parcels and the current value of the subject property with the land use regulations currently enacted and enforced on the subject property.**

**The reduction in FMV is: \$1,025,000 - \$450,000 = \$575,000.**

- © **The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner:**

**The Claimant acquired the subject property on June 3, 1955. At that time, the subject property was not zoned and could be divided into buildable single-family lots. It was after the Claimant purchased the property that the County adopted, enforced and applied the restrictive land use laws that restricted the use of the subject property.**

- (d) **The challenged regulation is not an exempt regulation as defined in LC 2.710.**

**None of the listed land use regulations restrict or prohibit activities recognized as nuisances under common law, restrict or prohibit activities for the protection of public health and safety, are required to comply with federal law, restrict or prohibit the use of the property for the purpose of selling pornography or performing nude dancing, or was enacted prior to the date of acquisition of the property by the Claimant.**

Ronald Major Defoe  
90751 Prairie Road  
Eugene, Oregon 97401

May 17, 2007

Board of County Commissioners  
125 East 8<sup>th</sup> Av.  
Eugene, Oregon 97401

Re: Map No. 16-04-34-00-00500 (PA06-7127, Defoe3)

Dear County Commissioners:

This letter may address the analysis of value for the measure 37 claim of Mary Ellen Defoe Romans of 30385 Beacon Drive, Junction City, Oregon 97448. **A CMA report has been order but hasn't been received as of this date.**

The 30 acre parcel with one family home, storage shed and old barn was all built in 1952. If it was placed on the market "as is" it would bring between four hundred twenty five (\$425,000) and four hundred and fifty thousand (\$450,000) dollars. Mrs. Romans wishes to divide the property into five (5) six (6) acre parcels and leave one parcel to each of her children.

After reading most of the measure 37 claims submitted and approved by the board ( two claims within one half mile; SWENSON 06-6879 and NEELY2 06-6955) that were this parcel divided into four additional parcels (@ \$175,000 each) and the remaining fifth with existing improvements (\$350,000), the value of the total parcel would increase no less than \$575,000. This is a very conservative figure but shows that the restrictive county land use regulations for minimum parcel size and limitations on new dwellings in the E30 zone (LC 16.212) as well as other regulations imposed on the property have lowered the fair market value of this property. If the Board is unable to accept this statement of value the CMA report is due soon.

Sincerely,

Major Defoe



**RE/MAX**  
Integrity

Each Office Independently Owned & Operated

**Mick Cates, GRI, RLI**  
Associate Broker

4710 Village Plaza Loop, Suite 200 • Eugene, OR 97401  
Direct: 541-302-4815 • Residence: 541-485-8863  
Fax: 541-302-4899 • Toll Free: 888-281-9931  
E-Mail: [mcates@remax.net](mailto:mcates@remax.net)





COMPARATIVE MARKET ANALYSIS

Date: April 23, 2007

For: Major Defoe  
90751 Prairie Rd.  
Eugene, Oregon 97448

Property:  
Tax Lot Number: 16-04-34-500

This is a 30 acre parcel owned by Mary E. Defoe Romans. It includes a home, storage building and an old barn and approximately 25 acres of agricultural land used primarily for growing crops such as grass seed and wheat. The current zoning is E30 (Exclusive farm use).

The purpose of this opinion of value, comparative market analysis is to establish the current fair market value of the subject property. Further, the purpose is to establish the fair market value if the property were subdivided into approximately six, five acre residential buildable parcels and compare the difference.

I have included recent sale data (within the last twelve months) of similar properties in the Eugene/Springfield area. They include six sales that range in value between \$401,000.00 and \$550,000.00. They average \$447,000.00 on an average 26.37 acres. Therefore I believe the current fair market value of the subject property to be approximately \$450,000.00.

I have included sales data on residential buildable five acres parcels. They range in value between \$185,000.00 and \$245,700.00. They average \$212,000.00 in price and 5.4 acres in size.

I have also included recent sales of modest homes with outbuildings on approximately five acre sites. They range between a sales price of \$350,000.00 to \$460,000.00. They also average 4.81 acres in size.

Therefore, I believe the current fair market value of the property if it were subdivided is as follows:

Home plus outbuildings on five acres,	\$ 408,000.00
Five, five acre residential building lots at \$212,000.00 each	<u>\$1,060,000.00</u>
The total is	\$1,468,000.00

The current fair market value of the subject property as it exists today is approximately \$450,000.00.

The current fair market value if it were sub-dividable is \$1,468,000.00.

The difference is \$1,018,000.00 which is the loss to Mrs. Romans resulting from the current zoning restrictions.

RE/MAX Integrity  
4710 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401  
Office: (541) 345-8100

Website: [www.integrityhomesonline.com](http://www.integrityhomesonline.com)





Major, if I may be of further assistance in this matter or if you have questions regarding this analysis, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mick Cates', with a horizontal line drawn through the signature.

Mick Cates  
Broker

RLID Property Report

PROPERTY REPORT - LANE COUNTY

Account # 0054518

Map, Tax Lot, & SIC # 16-04-34-00-00500

<b>Site Address: 30385 BEACON DR JUNCTION CITY OR 97448</b>	
<b>Owner Name &amp; Address:</b> Romans Mary E Defoe 30385 Beacon Dr Junction City , OR 97448	<b>Taxpayer Name &amp; Address:</b> Romans Mary E Defoe 30385 Beacon Dr Junction City , OR 97448
Multiple Owners? No.	
Additional Account Numbers for this Tax Lot & SIC:	

Approximate Tax Lot Acres	30.26 1,318,126'	Subdivision Name:		School District:	Junction City
Inc City:		Phase:		Elem	
UGB:		Lot #	TL 00500	Middle	
Census Tr/BlkGrp:	0404/1	Recording #		High	

Zoning: Parent/Overlay	E30
Statistical Class:	130 Class 3 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	551 Farm, Efu, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value	
			Real Market	Assessed
2006	\$266,029	\$192,110	\$458,139	\$154,492
2005	\$192,339	\$157,850	\$350,189	\$149,994
	<b>2006 Taxable Value</b> \$ 154,492	<b>2006 Taxes</b> \$1,297.24	<b>Tax Code Area</b> 06929	

Two Most Recent Sales

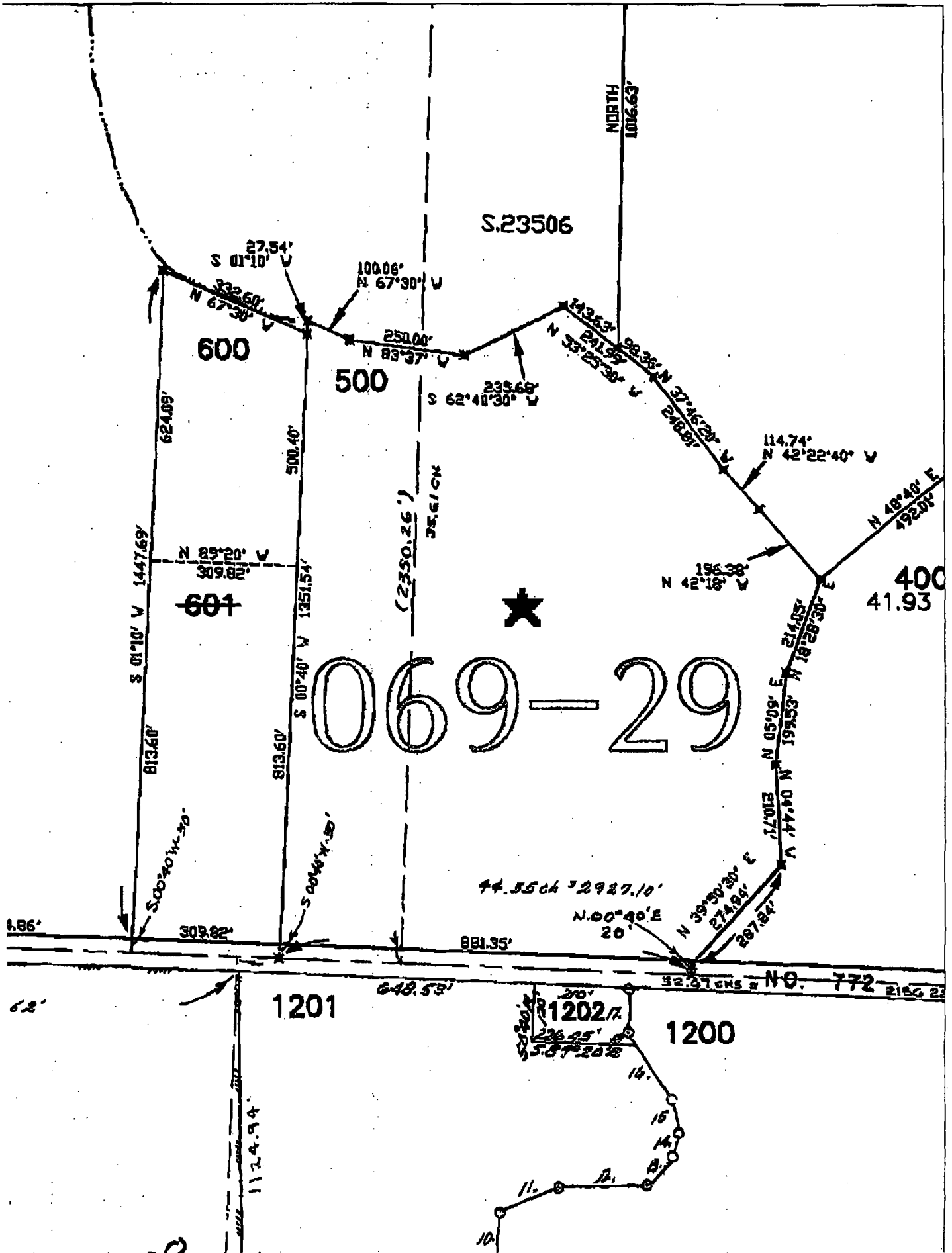
Date	Price	Grantor	Grantee	Instrument #
------	-------	---------	---------	--------------

Residential Building # 1 (of 1) Characteristics 31 stat 130

	Year Built:	Square feet		Base	Finished		
	1954	Basement				Bsmt Garage Sqft	
Bedrooms	3	First	1654	1654		Att Garage Sqft	408
Full Baths	2	Second				Det Garage Sqft	1000
Half Baths		Attic				Att Carport Sqft	
% Improvmt Complete	100	Total	1654	1654			

Comments:

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



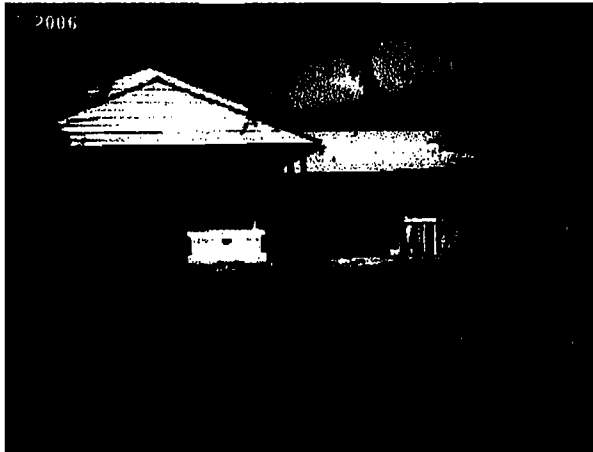
SALES DATA

MODEST HOMES AND OUTBUILDINGS  
ON AGRICULTURAL ACREAGES

Prices \$401,000.00 - \$550,000.00

Average \$447,000.00

Average 26.37 Acres



**Presented By:** Mick Cates  
RE/MAX Integrity **Clie**

**RESIDENTIAL**      **Status:** SLD    **5/14/2007**    **12:04:**  
**ML#:** 6048968      **Area:** 250    **List Price:** \$3:  
**Addr:** 37579 PARSONS CREEK RD      **Unit#:**  
**City:** Springfield    **Zip:** 97478      **Condo Loc/Lvl:**  
**Map Coord:** 10/A/20    **Zoning:**  
**County:** Lane      **Tax ID:** 1180593  
**Elem:** MOHAWK      **Middle:** BRIGGS  
**High:** THURSTON      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 1602130000701

**GENERAL INFORMATION**

**Lot Size:** 20-49.99AC      **# Acres:** 35      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** PRIVATE, SLOPED, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 448    **SFSrc:** county    **#Bdrms:** 4      **#Lvl:** 2      **Year Blt:** 1970 /      **Green:**  
**Main SQFT:** 996    **TotUp/Mn:** 1444    **Style:** 2STORY      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY    **#Garage:** 1 / CARPORT    **#Fireplaces:** 1/ PELLSTV  
**Total SQFT:** 1444    **Roof:** SHINGLE    **Exterior:** VINYL      **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** Marcola Rd., 4miles past Spr Cr. turn left  
**Public:** Comfortable cozy home located on 35 private and quiet acres but not isolated. 15 acres of 25 yr old trees.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 14 X 16 /	<b>Mstr Bd:</b> M / 12 X 12 /	<b>Baths - Fi</b>
<b>Kitchen:</b> M / 9 X 12 /	<b>2nd Bd:</b> M / 10 X 12 /	<b>Upper Lvl:</b>
<b>Dining:</b> M / 9 X 12 /	<b>3rd Bd:</b> M / 10 X 12 /	<b>Main Lvl:</b>
<b>Family:</b> / /	<b>4TH-BD</b> U / 10.X 14 /	<b>Lower Lvl:</b>
		<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG  
**Interior:**  
**Exterior:** GARDEN, SPRNKLR  
**Accessibility:**  
**Cool:** HT-PUMP      **Hot Water:** ELECT      **Heat:** HT-PUMP      **Fuel:** ELECT  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:** CEILING, FLOOR, WALL

**FINANCIAL**

**PTax/Yr:** 98500      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 6/22/2006    **DOM:** 9    **Sold:** 8/9/2006    **Terms:** CONV    **O/Price:** \$395,000    **Sold:** \$401,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

Client

**RESIDENTIAL** Status: SLD 5/14/2007 12:05:  
 ML#: 7009563 Area: 250 List Price: \$4:  
 Addr:93152 MARCOLA RD Unit#:   
 City:Marcola Zip:97454 Condo Loc/Lvl:   
 Map Coord: 7/A/12 Zoning:   
 County:Lane Tax ID: 1440807  
 Elem: MARCOLA Middle:   
 High: MOHAWK PropType: DETACHD  
 Nhood/Bldg:   
 Legal: 1601080000402

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 24 Lot Dimensions:  
 Waterfront: View: MNTAIN Lot Desc: PRIVATE, SECLDED, WOOD  
 River/Lake: Seller Disc: DSCLOSUR Other Disc: LBP

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: COREC #Bdrms: 3 #Lvl: 1 Year Blt: 1930 / APPROX Green:  
 Main SQFT: 936 TotUp/Mn:936 Style: FARMHSE Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 2 / CARPORT #Fireplaces: 1/ PROPANE  
 Total SQFT: 936 Roof: METAL Exterior: T-111 Bsm/Fnd: CRAWLSP

**REMARKS**

XS/Dir: MARCOLA RD. ON LEFT JUST BEFORE PASCHELKE BR.  
 Public: CUTE LITTLE COUNTRY HOME ON 24 SECLUDED ACRES. 6 STOCK PENS, 3 UNFENCED PASTURES, SEV  
 OUTBUILDINGS, OLD BARN 20X30 POLE SHED. SOME 20YR OLD FIR AND OLDER MIXED SPECIES TREE:  
 AND APPLE, PEAR AND CHERRY TREES. MH PAD.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 12 X 17 /	Mstr Bd:	M / 12 X 12 /	Baths - Ft
Kitchen:	M / 10 X 11 / KIT&DR	2nd Bd:	M / 8 X 12 /	Upper Lvl:
Dining:	M / 7 X 11 /	3rd Bd:	M / 8 X 8 /	Main Lvl:
Family:	/ /		/ /	Lower Lvl:
	/ /		/ /	Total Bth:

**FEATURES AND UTILITIES**

Kitchen: DISHWAS, FS-RANG  
 Interior: CEILFAN  
 Exterior: BARN, OUTBULD, RV-PARK, RV-HKUP  
 Accessibility: 1LEVEL, WD-DOOR, WD-HALL  
 Cool: NONE Hot Water: ELECT Heat: WALL Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: CEILING, WALL

**FINANCIAL**

PTax/Yr: 417.24 Rent, If Rented:  
 HOA Dues: Other Dues:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 2/28/2007 DOM: 33 Sold: 4/3/2007 Terms: CASH O/Price: \$457,000 Sold: \$425,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL** Status: SLD 5/14/2007 12:05:  
ML#: 6013523 Area: 236 List Price: \$4  
Addr: 22887 W SHEFFLER RD Unit#:   
City: Elmira Zip: 97437 Condo Loc/Lvl:   
Map Coord: 16/F/9 Zoning: f-2  
County: Lane Tax ID: 1313400  
Elem: ELMIRA Middle: FERN RID  
High: ELMIRA PropType: DETACHC  
NhooD/Bldg:  
Legal: 17 06 08 00 00202 000

**GENERAL INFORMATION**

Lot Size: 10-19.99AC # Acres: 20 Lot Dimensions:  
Waterfront: CREEK View: TREES, MNTAIN Lot Desc: LEVEL, TREES  
River/Lake: LongTom Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1058 SFSrc: Lane Co. #Bdrms: 3 #Lvl: 2 Year Blt: 1930 / Green:  
Main SQFT: 1550 TotUp/Mn: 2608 Style: FARMHSE, 2STORY Home Wrnty: 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: #Garage: 2 / DETACHD #Fireplaces: 1/ WOOD  
Total SQFT: 2608 Roof: COMP Exterior: CEDAR Bsm/Fnd: CRAWLSP

**REMARKS**

XSt/Dir: W11 to Veneta-R @Territorial.1mi L on Warthen 1mi-R on Sheffler Rd. 5.4  
Public: Horse property bordering year-round creek. Water rights, fenced and cross-fenced. Remodeled vintage 4 bedroc bath featuring many extras. 4 barns, potential organic farm.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 15 X 19 / FIREPL	Mstr Bd: U / 13 X 26 /	Baths - Ft
Kitchen: M / 13 X 17 / PANTRY	2nd Bd: M / 10 X 11 /	Upper Lvl:
Dining: M / 13 X 12 / FORMAL	3rd Bd: M / 19 X 13 /	Main Lvl:
Family: / /	4TH-BD U / 15 X 13 /	Lower Lvl:
MUD-RM M / 10 X 6 /	UTILITY M / 10 X 9 /	Total Bth:

**FEATURES AND UTILITIES**

Kitchen:  
Interior:  
Exterior:  
Accessibility:  
Cool: Hot Water: ELECT Heat: BASEBRD, ZONAL Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul: CEILING, WALL

**FINANCIAL**

PTax/Yr: 1450.74 Rent, If Rented:  
HOA Dues: Other Dues:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 4/26/2006 DOM: 61 Sold: 6/1/2006 Terms: CONV O/Price: \$445,000 Sold: \$425,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

02995



**Presented By:** Mick Cates  
RE/MAX Integrity **Clie**

**RESIDENTIAL**      **Status:** SLD    **5/14/2007**    **12:02:**  
**ML#:** 5071971      **Area:** 236    **List Price:**    **\$4:**  
**Addr:** 25426 BUTLER RD      **Unit#:**  
**City:** Junction City      **Zip:** 97448      **Condo Loc/Lvl:**  
**Map Coord:** 1/A/1      **Zoning:** F2  
**County:** Lane      **Tax ID:** 1132693  
**Elem:** TERRITORIAL      **Middle:** OAKLEA  
**High:** JUNCTION CITY      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** to be provided at escrow

**GENERAL INFORMATION**

**Lot Size:** 10-19.99AC      **# Acres:** 18.66      **Lot Dimensions:**  
**Waterfront:**      **View:** TREES, MNTAIN      **Lot Desc:** PRIVATE, SECLDED, WOOD  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:**      **#Bdrms:** 3      **#Lvl:** 1      **Year Blt:** 1974 / REMOD      **Green:**  
**Main SQFT:** 2359      **TotUp/Mn:** 2359      **Style:** RANCH      **Home Wrnty:** N 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 0 /      **#Fireplaces:** 1/ WOOD  
**Total SQFT:** 2359      **Roof:** COMP      **Exterior:** STONE, T-111      **Bsmt/Fnd:** SLAB

**REMARKS**

**XS/Dir:** 99N, Left on Clearlake, Rt on Territorial, Left on Butler  
**Public:** This well loved home has a brand new roof, new interior & exterior paint, new water heater. There are fruit trees, blueberries and a creek running through property. The master bath has been recently remodeled. Fenced pasture property is cross-fenced.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 18 X 14 / HARDWOD	<b>Mstr Bd:</b> M / 18 X 12 / HARDWOD, DBL-CLO	<b>Baths - Ft</b>
<b>Kitchen:</b> M / 14 X 9 /	<b>2nd Bd:</b> M / 14 X 10 /	<b>Upper Lvl:</b>
<b>Dining:</b> M / 17 X 14 /	<b>3rd Bd:</b> M / 11 X 11 /	<b>Main Lvl:</b>
<b>Family:</b> M / 17 X 15 /	<b>DEN/OFF</b> M / 11 X 10 /	<b>Lower Lvl:</b>
<b>NOOK</b> M / 11 X 10 /	/ /	<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, FS-RANG, FS-REFR  
**Interior:** HARDWOD, TILE-FL  
**Exterior:** DECK, FENCED, GARDEN, TL-SHED, X-FENCE, GRAVLRD  
**Accessibility:** 1LEVEL  
**Cool:**      **Hot Water:** ELECT      **Heat:** WALL      **Fuel:** WOOD  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:** CEILING, WALL

**FINANCIAL**

**PTax/Yr:** 1645.51      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 2/2/2006      **DOM:** 131      **Sold:** 5/22/2006      **Terms:** CONV      **O/Price:** \$535,000      **Sold:** \$430,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





**Presented By:** Mick Cates  
RE/MAX Integrity **Clie**

**RESIDENTIAL**      **Status:** SLD    **5/14/2007**    **12:03:**  
**ML#:** 6095636      **Area:** 236    **List Price:** \$5  
**Addr:** 25519 FLECK RD      **Unit#:**  
**City:** Veneta      **Zip:** 97487      **Condo Loc/Lvl:**  
**Map Coord:** 0/0/0      **Zoning:**  
**County:** Lane      **Tax ID:** 745487  
**Elem:** VENETA      **Middle:**  
**High:** ELMIRA      **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 18-05-06-40-00101

**GENERAL INFORMATION**

**Lot Size:** 20-49.99AC      **# Acres:** 39.83      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 1200    **SFSrc:** county    **#Bdrms:** 5      **#Lvl:** 2      **Year Blt:** 1963 /      **Green:**  
**Main SQFT:** 1860    **TotUp/Mn:** 3060    **Style:** 2STORY    **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY    **#Garage:** 0 /    **#Fireplaces:** /  
**Total SQFT:** 3060    **Roof:** SHINGLE    **Exterior:** LAP    **Bsm/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** W. 11th, Lft on Central, Rt on Fleck 1.5 miles to 25519 Fleck (right)  
**Public:** 5 bed, 2 bath home on almost 40 acres. Needs some updating and outdoor brush cutting but this home with beau maple floors and huge kitchen will be great for your large family or entertaining. Pellet stove Excluded.Organic, ne used pesticides or sprays. Sorry NO showings on Sat.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / /	<b>Mstr Bd:</b> U / /	<b>Baths - Ft</b>
<b>Kitchen:</b> M / /	<b>2nd Bd:</b> U / /	<b>Upper Lvl:</b>
<b>Dining:</b> M / /	<b>3rd Bd:</b> U / /	<b>Main Lvl:</b>
<b>Family:</b> M / /	<b>4TH-BD</b> U / /	<b>Lower Lvl:</b>
<b>5TH-BD</b> U / /		<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG, FS-REFR  
**Interior:** HARDWOD  
**Exterior:** OUTBULD, RV-PARK  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Heat:** BASEBRD, WOODSTV      **Fuel:** ELECT, WOOD  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 1549.63      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 2/1/2007    **DOM:** 135    **Sold:** 3/5/2007    **Terms:** CONV    **O/Price:** \$500,000    **Sold:** \$450,000

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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: Mick Cates  
RE/MAX Integrity

Client

RESIDENTIAL Status: SLD 5/14/2007 12:04:  
ML#: 6071284 Area: 237 List Price: \$5  
Addr: 95829 HOWARD LN Unit#:   
City: Junction City Zip: 97448 Condo Loc/Lvl:   
Map Coord: 0/0/0 Zoning: E30  
County: Lane Tax ID: 1053063  
Elem: LAUREL Middle: OAKLEA  
High: JUNCTION CITY PropType: DETACHD  
Nhood/Bldg:  
Legal: 15-04-17-00-01701  
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 20.74 Lot Dimensions:  
Waterfront: View: TREES, VALLEY Lot Desc: LEVEL, PRIVATE, TREES  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county #Bdms: 3 #Lvl: 1 Year Blt: 1973 / Green:  
Main SQFT: 2036 TotUp/Mn: 2036 Style: RANCH Home Wrnty: N 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / OVRSIZE #Fireplaces: 1/ INSERT, WOOD  
Total SQFT: 2036 Roof: COMP Exterior: LAP Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Hwy 99 North, L on Noraton, L on Lingo, R on Howard  
Public: PC1714 Immaculate ranch style home on 20+ acres. Great rm w/fireplace, formal LR & DR. Lg utility/office w/built 48x60 barn, 30x60 shop w/concrete flr & 10' doors, 24x48 machine shed plus 2 stall barn w/corral, fncd/cross fnc wells, sprinklers, covrd patio, hot tub, fruit trees!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 19 / FORMAL, SUNKEN Mstr Bd: M / 13 X 13 / SUITE, DBL-CLO Baths - Ft  
Kitchen: M / 13 X 15 / EATAREA 2nd Bd: M / 12 X 13 / Upper Lvl:  
Dining: M / 11 X 12 / FORMAL 3rd Bd: M / 10 X 13 / Main Lvl:  
Family: M / 21 X 15 / FIREPL, GREAT-R UTILITY M / / Lower Lvl:  
/ / / Total Bth:

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, FS-RANG, FS-REFR  
Interior: BI-VACM, CEILFAN, GAR-OPN, OWSECUR, TILE-FL, WW-CARP  
Exterior: BARN, FENCED, GARDEN, OUTBULD, RV-PARK, SATDISH, SHOP, X-FENCE, CORRAL  
Accessibility: 1LEVEL  
Cool: WALL Hot Water: ELECT Heat: CEILING, WOODSTV Fuel: ELECT, WOOD  
Water: WELL Sewer: SEPTIC Insul: FULLY

FINANCIAL

PTax/Yr: 1841.13 Rent, If Rented:  
HOA Dues: Other Dues:  
HOA Incl:

COMPARABLE INFORMATION

Pend: 3/1/2007 DOM: 198 Sold: 4/27/2007 Terms: CONV O/Price: \$650,000 Sold: \$550,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SALES DATA

MODEST HOMES  
ON APPROXIMATELY FIVE ACRES

Prices \$350,000.00 - \$460,000.00

Average \$408,000.00

Average 4.81 Acres

No Photo Available

Presented By: Mick Cates RE/MAX Integrity Clic

RESIDENTIAL Status: SLD 5/14/2007 12:37  
 ML#: 6017342 Area: 236 List Price: \$3  
 Addr: 24441 BOLTON HILL RD Unit#:   
 City: Veneta Zip: 97487 Condo Loc/Lvl:   
 Map Coord: 72/C/1 Zoning:   
 County: Lane Tax ID: 1647328  
 Elern: VENETA Middle: FERN RID  
 High: ELMIRA PropType: DETACHC  
 Nhood/Bldg:   
 Legal: 18-06-02-00-00524

GENERAL INFORMATION

Lot Size: 5-9.99AC	# Acres: 4.49	Lot Dimensions:
Waterfront:	View:	Lot Desc:
River/Lake:	Seller Disc: DSCLOSUR	Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0	SFSrc: List Kit	#Bdrms: 3	#Lvl: 1	Year Blt: 2000 /	Green:
Main SQFT: 1640	TotUp/Mn: 1640	Style: CUSTOM		Home Wrnty: N 55+ w/Affidavit Y/N:	
Lower SQFT: 0	Parking: DRIVWAY	#Garage: 2 / ATTACHD		#Fireplaces: /	
Total SQFT: 1640	Roof: COMP	Exterior: T-111		Bsmt/Fnd: CRAWLSP	

REMARKS

XS/Dir: S Territorial W on Bolton Hill Rd  
 Public: Beautiful home and lush property! A must see property just waiting for the perfect buyer. Seller motivated.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 19 X 16 /	Mstr Bd: M / 14 X 12 /	Baths - Fi
Kitchen: M / 25 X 20 /	2nd Bd: / /	Upper Lvl:
Dining: / /	3rd Bd: / /	Main Lvl:
Family: / /	/ /	Lower Lvl:
/ /	/ /	Total Bth:

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, ISLAND, PANTRY  
 Interior: CEILFAN, GAR-OPN, WW-CARP, LAM-FL  
 Exterior: GARDEN, SPRNKLR, BI-HTUB  
 Accessibility: 1LEVEL  
 Cool: WINDOW Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: BLOWNIN

FINANCIAL

PTax/Yr: 3475.43 Rent, If Rented:  
 HOA Dues: Other Dues:  
 HOA Incl:

COMPARABLE INFORMATION

Pend: 3/20/2006 DOM: 13 Sold: 5/17/2006 Terms: CASH O/Price: \$375,000 Sold: \$350,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL** Status: SLD 5/14/2007 12:39:  
ML#: 6034873 Area: 234 List Price: \$3  
Addr: 40352 REUBEN LEIGH RD Unit#:   
City: Lowell Zip: 97452 Condo Loc/Lvl:   
Map Coord: 1/A/1 Zoning:   
County: Lane Tax ID: 1139227  
Elem: LUNDY Middle: OTHER  
High: LOWELL PropType: DETACHC  
Nhood/Bldg:   
Legal: 1701350002108

**GENERAL INFORMATION**

Lot Size: 5-9.99AC # Acres: 5 Lot Dimensions:  
Waterfront: View: MNTAIN Lot Desc: PRIVATE, SLOPED  
River/Lake: Fall Creek/Dexter La Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 720 SFSrc: per apprai #Bdrms: 3 #Lvl: 3 Year Blt: 1976 / APPROX Green:  
Main SQFT: 624 TotUp/Mn: 1344 Style: SPLIT Home Wrnty: 55+ w/Affidavit Y/N:  
Lower SQFT: 701 Parking: OTHER #Garage: 1 / CARPORT #Fireplaces: 2/ PELLSTV, WOOD  
Total SQFT: 2045 Roof: COMP Exterior: T-111 Bsmt/Fnd: CRAWLSP, SLAB

**REMARKS**

XS/Dir: Jasper Lowell rd to Reuben Leigh  
Public: Private home on 5 acres, hugh deck, horseshoe pit, greenhouse, chicken condo, shop, barn, room for horses, fen garden area. Newer carpet, paint inside and out. Clean Pest and Dryrot report. Ready for new owners!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / /	Mstr Bd:	U / /	BALCONY	Baths - Ft
Kitchen:	M / /	2nd Bd:	U / /		Upper Lvl:
Dining:	M / /	3rd Bd:	U / /		Main Lvl:
Family:	L / /		/ /		Lower Lvl:
	/ /		/ /		Total Bth:

**FEATURES AND UTILITIES**

Kitchen: APP-GAR, BI-RANG, DISHWAS, PANTRY  
Interior: CEILFAN, WW-CARP  
Exterior: BARN, DECK, FENCED, GARDEN, GRN-HSE, SATDISH, SHOP, TL-SHED  
Accessibility:  
Cool: NONE Hot Water: ELECT Heat: CEILING, WALL Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 2490.17 Rent, If Rented:  
HOA Dues: Other Dues:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 8/6/2006 DOM: 93 Sold: 9/6/2006 Terms: CONV O/Price: \$399,000 Sold: \$375,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Mick Cates **File**  
 RE/MAX Integrity

**RESIDENTIAL** **Status:** SLD **5/14/2007** **12:36:**  
**ML#:** 6099435 **Area:** 237 **List Price:** \$4  
**Addr:** 95644 Howard LN **Unit#:**  
**City:** Junction City **Zip:** 97448 **Condo Loc/Lvl:**  
**Map Coord:** 72/A/2 **Zoning:**  
**County:** Lane **Tax ID:** 1090685  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 15-04-18-00-2300&2303

**GENERAL INFORMATION**

<b>Lot Size:</b> 3-4.99AC	<b># Acres:</b> 4.57	<b>Lot Dimensions:</b>
<b>Waterfront:</b>	<b>View:</b>	<b>Lot Desc:</b> LEVEL
<b>River/Lake:</b>	<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>

**RESIDENCE INFORMATION**

<b>Upper SQFT:</b> 720	<b>SFSrc:</b> owner	<b>#Bdrms:</b> 3	<b>#Lvl:</b> 2	<b>Year Blt:</b> 1972 /	<b>Green:</b>
<b>Main SQFT:</b> 1012	<b>TotUp/Mn:</b> 1732	<b>Style:</b> 2STORY		<b>Home Wrnty:</b> 55+ w/Affidavit Y/N:	
<b>Lower SQFT:</b> 0	<b>Parking:</b>	<b>#Garage:</b> 2 / ATTACHD		<b>#Fireplaces:</b> 2/ WOOD	
<b>Total SQFT:</b> 1732	<b>Roof:</b> COMP	<b>Exterior:</b> LAP		<b>Bsmt/Fnd:</b> CRAWLSP	

**REMARKS**

**XSt/Dir:** Hwy 99 W right on Lingo left on Howard  
**Public:** Home in original condition. Well cared for. Family room with brick area for wood stove( current stove not approved)  
 Usable land, fenced pasture.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 13 X 18 / FIREPL	<b>Mstr Bd:</b> U / 13 X 15 /	<b>Baths - Ft</b>
<b>Kitchen:</b> M / 12 X 16 / EAT-BAR	<b>2nd Bd:</b> U / 12 X 11 /	<b>Upper Lvl:</b>
<b>Dining:</b> M / 9 X 12 /	<b>3rd Bd:</b> U / 12 X 11 /	<b>Main Lvl:</b>
<b>Family:</b> M / 14 X 17 / WOODSTV	<b>UTILITY:</b> M / 6 X 6 /	<b>Lower Lvl:</b>
/ /	/ /	<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG, FS-REFR  
**Interior:** WW-CARP  
**Exterior:** FENCED

**Accessibility:**

<b>Cool:</b> HT-PUMP	<b>Hot Water:</b> ELECT	<b>Heat:</b> HT-PUMP	<b>Fuel:</b> ELECT
<b>Water:</b> PRIVATE	<b>Sewer:</b> SEPTIC	<b>Insul:</b>	

**FINANCIAL**

**PTax/Yr:** 1650 **Rent, If Rented:**  
**HOA Dues:** **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 12/1/2006 **DOM:** 24 **Sold:** 1/16/2007 **Terms:** CONV **O/Price:** \$400,000 **Sold:** \$390,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Mick Cates  
RE/MAX Integrity

**RESIDENTIAL**      **Status:** SLD    **5/14/2007**    **12:37:**  
**ML#:** 6070720      **Area:** 236    **List Price:** \$4:  
**Addr:** 87309 CENTRAL RD      **Unit#:**  
**City:** Elmira      **Zip:** 97402      **Condo Loc/Lvl:**  
**Map Coord:** 0/B/7      **Zoning:** RR5  
**County:** Lane      **Tax ID:** 742252  
**Elem:** CENTRAL      **Middle:** FERN RID  
**High:** ELMIRA      **PropType:** DETACHC  
**Nhood/Bldg:**  
**Legal:** 18 05 04 00 01802  
Virtual Tour

**GENERAL INFORMATION**

**Lot Size:** 3-4.99AC      **# Acres:** 4.78      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** LEVEL, POND  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 1118    **SFSrc:** County    **#Bdrms:** 4      **#Lvl:** 2      **Year Blt:** 1965 /      **Green:**  
**Main SQFT:** 1196    **TotUp/Mn:** 2314    **Style:** 2STORY      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY    **#Garage:** 2 / ATTACHD      **#Fireplaces:** 1/ WOOD  
**Total SQFT:** 2314    **Roof:** SHAKE      **Exterior:** LAP      **Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** Beltline, W on Hwy 126, S on Central Rd.  
**Public:** Gorgeous farm estate. 4.78 acres of pasture land fenced & corss fenced. 3 stall barn, equipment buildings & a po  
 Great floor plan with great separation. Only minutes from Eugene.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 15 X 22 / FIREPL, FORMAL	<b>Mstr Bd:</b> U / 13 X 16 / DECK, SUITE	<b>Baths - Ft</b>
<b>Kitchen:</b> M / 10 X 12 /	<b>2nd Bd:</b> U / 14 X 15 /	<b>Upper Lvl:</b>
<b>Dining:</b> M / 11 X 11 / BLT-INS, FORMAL	<b>3rd Bd:</b> U / 10 X 12 /	<b>Main Lvl:</b>
<b>Family:</b> M / 13 X 19 /	<b>4TH-BD</b> U / 12 X 13 /	<b>Lower Lvl:</b>
<b>DEN/OFF</b> M / 11 X 11 /	/ /	<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, DISHWAS, INST-HW  
**Interior:** WW-CARP, LAM-FL  
**Exterior:** BARN, COVPATI, DECK, FENCED, OUTBULD, PORCH, RV-PARK, X-FENCE, VYW-DBL  
**Accessibility:**  
**Cool:**      **Hot Water:**      **Heat:** BASEBRD, CEILING      **Fuel:** ELECT  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:**

**FINANCIAL**

**PTax/Yr:** 2892.64      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 12/4/2006    **DOM:** 118    **Sold:** 1/19/2007    **Terms:** CONV    **O/Price:** \$469,500    **Sold:** \$435,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Mick Cates **Clie**  
 RE/MAX Integrity

**RESIDENTIAL** **Status:** SLD **5/14/2007** **12:38:**  
**ML#:** 6030798 **Area:** 235 **List Price:** \$4:  
**Addr:** 28202 COTTAGE GROVE LORANE RD **Unit#:**  
**City:** Cottage Grove **Zip:** 97424 **Condo Loc/Lvl:**  
**Map Coord:** 91/F/8 **Zoning:** RR5  
**County:** Lane **Tax ID:** 1032158  
**Elem:** LORANE **Middle:** CROW  
**High:** CROW **PropType:** DETACHD  
**Nhood/Bldg:**  
**Legal:** 20 04 07 00 01100 000

**GENERAL INFORMATION**

**Lot Size:** 3-4.99AC **# Acres:** 4.62 **Lot Dimensions:** irregular  
**Waterfront:** CREEK **View:** TREES, VALLEY **Lot Desc:** PRIVATE, SLOPED, TREES  
**River/Lake:** **Seller Disc:** DSCLOSUR **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 944 **SFSrc:** County **#Bdrms:** 4 **#Lvl:** 2 **Year Blt:** 1900 / RESTORD **Green:**  
**Main SQFT:** 1458 **TotUp/Mn:** 2402 **Style:** VICT, 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0 **Parking:** DRIVWAY **#Garage:** 0 / **#Fireplaces:** 1/ PROPANE  
**Total SQFT:** 2402 **Roof:** COMP **Exterior:** WOOD **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSU/Dir:** I5 Creswell W Oregon/Camas Swale/Hamm S Territorial to E CG Lorane Rd  
**Public:** APPT Only. Beautiful 106 yr old Victorian w/Bk nook, lg pantry, formal LR/DR areas, lots of storage, 20x100 shop.  
 4.62 acres w/horse pastures, paddock, large oak/fir trees, creek, organic gardens, 100+ yr old apple trees, landsc  
 deck in front, covered patio in rear.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 25 X 14 / FIREPL, FORMAL	<b>Mstr Bd:</b> U / 10 X 14 /	<b>Baths - Ft</b>
<b>Kitchen:</b> M / 10 X 19 / EATAREA, ISLAND	<b>2nd Bd:</b> U / 11 X 11 /	<b>Upper Lvl:</b>
<b>Dining:</b> M / 12 X 13 / BAYWIND, FNCH-DR	<b>3rd Bd:</b> U / 10 X 12 /	<b>Main Lvl:</b>
<b>Family:</b> U / 12 X 25 / BLT-INS	<b>4TH-BD</b> M / 11 X 14 / WI-CLOS	<b>Lower Lvl:</b>
<b>BONUS</b> M / 21 X 14 / FNCH-DR, HI-CEIL	<b>UTILITY</b> M / 7 X 8 / HI-CEIL, SINK	<b>Total Bth:</b>

**FEATURES AND UTILITIES**

**Kitchen:** BI-RANG, COOK-IS, DISHWAS, PANTRY, BI-OVEN, PLB-ICE, FS-REFR  
**Interior:** CEILFAN, HARDWOD, TILE-FL, WW-CARP, HISPEED  
**Exterior:** BARN, COVPATI, GARDEN, PORCH, SATDISH, SHOP, X-FENCE, CORRAL, PAVEDRD  
**Accessibility:** KITCAB, PARKING  
**Cool:** **Hot Water:** ELECT **Heat:** BASEBRD, OTHER **Fuel:** ELECT, PROPAN  
**Water:** WELL **Sewer:** SEPTIC **Insul:** BLOWNIN, CEILING, FULLY

**FINANCIAL**

**PTax/Yr:** 1932.67 **Rent, If Rented:**  
**HOA Dues:** **Other Dues:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 6/29/2006 **DOM:** 80 **Sold:** 8/25/2006 **Terms:** CONV **O/Price:** \$499,900 **Sold:** \$436,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented By: Mick Cates RE/MAX Integrity Clic

**RESIDENTIAL** Status: SLD 5/14/2007 12:35:  
 ML#: 6089710 Area: 237 List Price: \$4  
 Addr: 23990 ALPINE RD Unit#:   
 City: Monroe Zip: 97456 Condo Loc/Lvl:   
 Map Coord: 1/A/1 Zoning:   
 County: Benton Tax ID: 190854  
 Elem: MONROE Middle: MONROE  
 High: MONROE PropType: DETACHD  
 Nhood/Bldg: Alpine  
 Legal: 2515 14627-00-00500  
[Virtual Tour](#)

**GENERAL INFORMATION**

Lot Size: 5-9.99AC # Acres: 5.4 Lot Dimensions:  
 Waterfront: CREEK View: TREES, CREEK Lot Desc: HILLY, LEVEL, TREES  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 344 SFSrc: Seller #Bdrms: 4 #Lvl: 2 Year Blt: 1997 / Green:  
 Main SQFT: 1886 TotUp/Mn: 2230 Style: CRAFTSM, CUSTOM Home Wrnty: N 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 2 / DETACHD #Fireplaces: 1/ WOOD  
 Total SQFT: 2230 Roof: COMP Exterior: CEDAR, WOOD Bsmt/Fnd: CRAWLSP

**REMARKS**

XSt/Dir: Hwy 99 thru Monroe W Alpine Cutoff, W Alpine 4.5 miles  
 Public: PC1711 Gorgeous 9 year old custom built mostly one level hm on beautifully landscaped 5.4 acres w/creek. Multi sets of French drs to enjoy the views! Vaultd ceils, tile floors & counters in kitchen w/island, master suite, hardwd 3.5 acres in Fir trees (1992), 24x48 garage/shop!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 26 X 18 / FIREPL, FNCH-DR	Mstr Bd: M / 14 X 14 / VAULTED	Baths - Ft
Kitchen: M / 20 X 13 / ISLAND, KIT&DR	2nd Bd: U / 11 X 10 / FNCH-DR, VAULTED	Upper Lvl:
Dining: / /	3rd Bd: U / 11 X 10 / FNCH-DR, VAULTED	Main Lvl:
Family: M / 16 X 17 / VAULTED	4TH-BD M / 15 X 14 / FNCH-DR, VAULTED	Lower Lvl:
UTILITY M / 6 X 9 /	ENTRY M / 6 X 7 / VAULTED	Total Bth:

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, D-DRAFT, DISHWAS, ISLAND, PANTRY  
 Interior: CEILFAN, HARDWOD, TILE-FL, WW-CARP  
 Exterior: COVPATI, DOG-RUN, FENCED, GARDEN, OUTBULD, PATIO, PORCH, SHOP, SPRNKL R  
 Accessibility:  
 Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR, HT-PUMP Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 1530 Rent, If Rented:  
 HOA Dues: Other Dues:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/21/2006 DOM: 15 Sold: 12/13/2006 Terms: CONV O/Price: \$485,000 Sold: \$460,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SALES DATA

RECENT SALES DATA ON SOLD  
APPROXIMATELY FIVE ACRE PARCELS

Prices \$185,000.00 - \$245,700.00

Average \$212,000.00

Average 5.4 Acres



Presented by: Mick Cates Age  
 RE/MAX Integrity  
**LOTS AND LAND** Status: SLD 5/14/2007 11:43:  
 ML#: 2000112 Area: 244 List Price: \$1'  
 Address: Christensen Rd 16  
 City: Eugene Zip: 97405  
 Additional Parcels: /  
 Map Coord: 9/C/8 Zoning: F-2 List Type: EA 1  
 County: Lane Tax ID: Not Found  
 Subdivision:  
 Manufhs Okay: CC&Rs:  
 Elem: Edgewood Middle: Spencer Butte  
 High: South Eugene Prop Type: FRM/FOR  
 Legal: 180329106  
 Public Internet/Address Display: Y/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 5-9.99AC	Acres: 5.38	Lot Dimensions: irreg
Waterfront: Y /	River/Lake:	Availability:
Perc Test: Y / APROVED	RdFrntg:	Rd Surf: GRAVLRD #Lots:
Seller Disc: DSCLOSUR	Other Disc:	View:
Lot Desc: PRIVATE, TREES		Soil Type/Class:
Topography: SLOPED		Present Use:
Soil Cond: NATIVE		

**IMPROVEMENTS**

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

**REMARKS**

**XSt/Dir:** S on Fox Hollow, L on Christensen, 5th parcel on L  
**Private:** Building site is nestled above an intermittent stream and sheltered by ash, oak, fir and Ponderosa Pine. Affordable privacy with elbow room. Sand filter required on septic, inside fire district, CCR's on structures/timber  
**Public:** Building site is nestled above an intermittent stream and sheltered by ash, oak, fir and Ponderosa Pine. Privacy w elbow room. Sand filter required on septic, inside fire district, CCR's on structures/timber

**FINANCIAL**

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

**BROKER / AGENT DATA**

BRCD: 5TEL01	Office: TERRITORIAL LAND COM	Phone: 541-942-9141	Fax: 541-942-1
LPID: 4123	Agent: JAMES BELKNAP	Phone: 541-942-9676	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail:			
List: 2/25/2002	Exp:	Show: VACANT	Poss: IMMED
Tran: 9/29/2006		Owner: Stewart Foundation	Phone:
		Tenant:	Phone:

**COMPARABLE INFORMATION**

Pend: 10/31/2005	DOM/CDOM: 1344 /	O/Price: \$195,000
Sold: 9/25/2006	Terms: CASH /	Sold Price: \$185,000
SPID: CROSBYCH	S/Agt: Charity Crosby	S/Off: 5REI01
		S/Off Phone: 541-345-8

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

2000



Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 5/14/2007 11:44:  
ML#: 6006388 Area: 236 List Price: \$1'  
Address: 25768 TIDBALL LN  
City: Veneta Zip: 97487

Additional Parcels: N/  
Map Coord: 66/A/3 Zoning:  
County: Lane Tax ID: 503506  
Subdivision:  
Manufhs Okay: N CC&Rs: N  
Elem: VENETA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: To be provided via preliminary title report

**GENERAL INFORMATION**

Lot Size: 3-4.99AC	Acres: 4.93	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg:	Rd Surf: /
Seller Disc: EXEMPT	Other Disc:	View: TERRITR
Lot Desc: CLEARED, PASTURE, SOLAR		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

**IMPROVEMENTS**

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

**REMARKS**

XSt/Dir: W. on 11th past Fern Ridge, L on Houston, L on Tidball, in on right  
Public: Beautiful level acreage perfect for construction of new home. Good well & septic, partially fenced pasture and outbuildings plus a seasonal creek to the south. Room for horses, and gardening, wonderful southern exposure.

**FINANCIAL**

PTax/Yr: 790.24 HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 3/14/2006 DOM: 46 Sold: 6/7/2006 Terms: CONV O/Price: \$195,000 Sold: \$187,500

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates  
 RE/MAX Integrity  
 Cite  
**LOTS AND LAND** Status: SLD 5/14/2007 11:46:  
 ML#: 6007137 Area: 234 List Price: \$1  
 Address: BROWN RD  
 City: Dexter Zip: 97431  
 Additional Parcels: /  
 Map Coord: 0/C/0 Zoning: RR5  
 County: Lane Tax ID: 812444  
 Subdivision:  
 Manufhs Okay: Y CC&Rs: N  
 Elem: TRENT Middle: PLEASANT HILL  
 High: PLEASANT HILL Prop Type: RESID  
 Legal: to be supplied via pre lim title report. buyer to verify acre size

**GENERAL INFORMATION**

Lot Size: 5-9.99AC	Acres: 5	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf: PAVEDRD
Seller Disc:	Other Disc: cla	View: TREES, PARK
Lot Desc: TREES		Soil Type/Class:
Topography: LEVEL		Present Use: MIX-USE
Soil Cond: NATIVE		

**IMPROVEMENTS**

Utilities: NONE  
 Existing Structure: Y / NONE

**REMARKS**

XSt/Dir: Hwy 58 N on Rattlesnake to Brown Road to end on Right  
 Public: Septic Approval. Walk to Elihah Bristow Parks 800+ beautiful acres with 10 miles of riding, hiking, and biking, in the process of clearing up property where the pink tape is marked. Trees at the rear of the property; Seasonal creeks adjoining property MLS 6007131

**FINANCIAL**

PTax/Yr: 89.67 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 5/1/2006 DOM: 91 Sold: 6/30/2006 Terms: CONV O/Price: \$214,000 Sold: \$194,700

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo Available**

Presented by: Mick Cates RE/MAX Integrity Client  
 LOTS AND LAND Status: SLD 5/14/2007 11:45:  
 ML#: 6053948 Area: 234 List Price: \$1  
 Address: Brown RD  
 City: Dexter Zip: 97431  
 Additional Parcels: N/  
 Map Coord: 0/C/9 Zoning: RR5  
 County: Lane Tax ID: Not Found  
 Subdivision:  
 Manufhs Okay: CC&Rs:  
 Elem: TRENT Middle: PLEASANT HILL  
 High: PLEASANT HILL Prop Type: RESID  
 Legal: property is being surveyed and new pins to be placed, pr close of escrow.

**GENERAL INFORMATION**

Lot Size: 5-9.99AC	Acres: 5	Lot Dimensions:
Waterfront: / CREEK	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg:	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: CREEK, PARK
Lot Desc:		Soil Type/Class:
Topography:		Present Use:
Soil Cond:		

**IMPROVEMENTS**

Utilities: NONE  
Existing Structure: N /

**REMARKS**

XSDir: Hwy 58 North on Rattlesnake to Brown Road  
Public: Property is being surveyed and new pins to be placed prior to close of escrow. See mls # 6007131 for adjoining p for sale. River bottom soil, creek, Walk to the river and Elijah Bristow park that has 10 miles of walking and riding

**FINANCIAL**

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 8/21/2006 DOM: 55 Sold: 9/29/2006 Terms: CONV O/Price: \$199,700 Sold: \$199,700

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52005



Presented by: Mick Cates  
 RE/MAX Integrity  
 Client  
**LOTS AND LAND** Status: SLD 5/14/2007 11:45:  
 ML#: 6047257 Area: 234 List Price: \$2  
 Address: Hills Creek Lot 603  
 City: Springfield Zip: 97478  
 Additional Parcels: /  
 Map Coord: 84/D/11 Zoning:  
 County: Lane Tax ID: 571982  
 Subdivision:  
 Manufhs Okay: CC&Rs:  
 Elem: TRENT Middle:  
 High: PLEASANT HILL Prop Type: MULTI  
 Legal: 18-02-2400

**GENERAL INFORMATION**

Lot Size: 5-9.99AC	Acres: 5.07	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf:
Seller Disc: DSCLOSUR	Other Disc:	View: TREES, MNTAIN
Lot Desc: PASTURE		Soil Type/Class:
Topography: LEVEL		Present Use: RAWLAND
Soil Cond:		

**IMPROVEMENTS**

Utilities: NONE  
 Existing Structure: / NONE

**REMARKS**

XSt/Dir: Jasper Rd to Jasper, R on Hills Creek about 1 mile  
 Public: PC3333 Nice flat, buildable Parcel. Only one mile to the Willamette River boat dock and Great fishing. You may purchase the 8 acre parcel with 2 homes and a barn, shop, and mobile home for \$585,000. Natural gas available.

**FINANCIAL**

PTax/Yr: 359.33 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 7/25/2006 DOM: 54 Sold: 9/12/2006 Terms: CONV O/Price: \$200,000 Sold: \$200,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo Available**

Presented by: Mick Cates Cllc  
 RE/MAX Integrity  
**LOTS AND LAND** Status: SLD 5/14/2007 11:44:  
 ML#: 6033040 Area: 237 List Price: \$2.  
 Address: 25050 HALL RD  
 City: Cheshire Zip: 97419  
 Additional Parcels: /  
 Map Coord: 3/M/3 Zoning: RR5  
 County: Lane Tax ID: 4159487  
 Subdivision:  
 Manufhs Okay: Y CC&Rs: N  
 Elem: TERRITORIAL Middle: OAKLEA  
 High: JUNCTION CITY Prop Type: RESID  
 Legal: to be supplied prior to close of escrow

**GENERAL INFORMATION**

Lot Size: 5-9.99AC	Acres: 5	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg:	Rd Surf: TREES, MNTAIN
Seller Disc: DSCLOSUR	Other Disc:	View: TREES, MNTAIN
Lot Desc: PRIVATE, SECLDED		Soil Type/Class:
Topography: SLOPED		Present Use: RESIDNC
Soil Cond: NATIVE		

**IMPROVEMENTS**

Utilities: PHONE, POWER, SEPTIC, UG-UTIL, WELL  
 Existing Structure: Y / MOBL-HM

**REMARKS**

XSt/Dir: hwy 36 to Hall appx 3 miles on Hall  
 Public: beautiful secluded acreage. Has existing 1986 MFG ...new driveway, good well & septic, all utilities. Owner licens agent.

**FINANCIAL**

PTax/Yr: 480.17 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 5/17/2006 DOM: 16 Sold: 6/12/2006 Terms: CASH O/Price: \$228,700 Sold: \$205,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented by: Mick Cates RE/MAX Integrity  
 LOTS AND LAND Status: SLD 5/14/2007 11:44:  
 ML#: 6066565 Area: 236 List Price: \$2  
 Address: Rossberg Lane  
 City: Elmira Zip: 97437  
 Additional Parcels: /  
 Map Coord: 70/C/7 Zoning: RR5  
 County: Lane Tax ID: 1296175  
 Subdivision:  
 Manufns Okay: Y CC&Rs: N  
 Elem: ELMIRA Middle: FERN RIDGE  
 High: ELMIRA Prop Type: RESID  
 Legal: 17-06-17-00-00322

**GENERAL INFORMATION**

Lot Size: 3-4.99AC	Acres: 5.01	Lot Dimensions: 468x496
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmtg: Y	Rd Surf: GRAVLRD
Seller Disc:	Other Disc:	View: TREES, VALLEY
Lot Desc: MRCHTIM, SECLDED, TREES, WOODED, PRIVRD		Soil Type/Class:
Topography: SLOPED		Present Use: RAWLAND, TIMBER
Soil Cond: NATIVE		

**IMPROVEMENTS**

Utilities: SPT-APP, WELL  
 Existing Structure: N / NONE

**REMARKS**

XSt/Dir: Hwy 126 to Knight Rd, L on Rossberg Lane  
 Public: PC1551 Nice wooded lot on a private drive. Well In! 12gpm. Some Timber Good home site at the top of the prop  
 Sign is at the top of the property. Backs up to Weyerhauser land. Great views and seclusion. Prefer Owner Terms

**FINANCIAL**

PTax/Yr: 28.17 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 12/4/2006 DOM: 127 Sold: 1/5/2007 Terms: OWNCNT O/Price: \$225,000 Sold: \$205,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mick Cates **Clle**  
 RE/MAX Integrity  
**LOTS AND LAND** **Status:** SLD **5/14/2007** **11:43:**  
**ML#:** 6069278 **Area:** 237 **List Price:** \$2  
**Address:** Hwy 36  
**City:** Junction City **Zip:** 97448  
**Additional Parcels:** Y/  
**Map Coord:** 82/B/8 **Zoning:** RR5  
**County:** Lane **Tax ID:** 1706710  
**Subdivision:**  
**Manufhs Okay:** Y **CC&Rs:**  
**Elem:** LAUREL **Middle:** OAKLEA  
**High:** JUNCTION CITY **Prop Type:** RESID  
**Legal:** 1605170000222

**GENERAL INFORMATION**

<b>Lot Size:</b> 5-9.99AC	<b>Acres:</b> 6.89	<b>Lot Dimensions:</b>
<b>Waterfront:</b> N /	<b>River/Lake:</b>	<b>Availability:</b> SALE <span style="float: right;"><b>#Lots:</b></span>
<b>Perc Test:</b> N /	<b>RdFrntg:</b> Y	<b>Rd Surf:</b>
<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>	<b>View:</b>
<b>Lot Desc:</b>		<b>Soil Type/Class:</b>
<b>Topography:</b>		<b>Present Use:</b>
<b>Soil Cond:</b>		

**IMPROVEMENTS**

**Utilities:** NONE  
**Existing Structure:** N /

**REMARKS**

**XSt/Dir:** West on Hwy 36 through Cheshire past Hall Rd. sign on R to Allens Alley  
**Public:** Close-in country lot. Private knoll just west of Cheshire. Sunny exposure with many Douglas Firs around the proper for privacy. Great spot to build your dream home. Wells in the area are high producers. This lot can be purchased to with the home and 7.34 acres at 26120 Hall Rd.

**FINANCIAL**

**PTax/Yr:** 284 **HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 11/15/2006 **DOM:** 99 **Sold:** 2/12/2007 **Terms:** CONV **O/Price:** \$265,000 **Sold:** \$234,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates RE/MAX Integrity Age  
 LOTS AND LAND Status: SLD 5/14/2007 11:42:  
 ML#: 6004257 Area: 244 List Price: \$2  
 Address: Florence RD  
 City: Eugene Zip: 97405  
 Additional Parcels: /  
 Map Coord: 47/N/5 Zoning: RR10 List Type: ER 1  
 County: Lane Tax ID: 737807  
 Subdivision:  
 Manufhs Okay: Y CC&Rs:  
 Elem: TWIN OAKS Middle:  
 High: CHURCHILL Prop Type: RESID  
 Legal: to be provided prior to close of escrow. Sale subject to lot  
 adjustment almost completed.  
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 5-9.99AC	Acres: 5	Lot Dimensions:
Waterfront: Y / CREEK	River/Lake:	Availability: SALE #Lots:
Perc Test: Y /	RdFrmtg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES, VALLEY
Lot Desc: PASTURE, SOLAR, STREAM, TREES		Soil Type/Class:
Topography: ROLLING		Present Use: RAWLAND
Soil Cond:		

IMPROVEMENTS

Utilities: POW-AVL, SPT-APP  
 Existing Structure: N / NONE

REMARKS

XSt/Dir: Bailey Hill, to Lorane Hwy, L on Peaceful Valley, L on Florence Rd  
 Private: Sale subject to lot line adjustment.  
 Public: Lovely pastoral lot with southern exposure on a quiet, dead end street in Peaceful Valley area. Next to 85186 Flor Rd. Sale subject to lot line adjustment. Septic approval. Area of nice homes & 4J schools. Easy sloped homesite w seasonal creek, pasture, & oak trees.

FINANCIAL

Prop Tax/Yr: 438.48	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3V
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference: First American Title	

BROKER / AGENT DATA

BRCD: 5CGR01	Office: Crieger Goodwin RE Sales	Phone: 541-485-5212	Fax: 541-485-5
LPID: CRIEGERR	Agent: Rosemary Crieger	Phone: 541-686-2855	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: rcrieger@direcway.com			
List: 1/18/2006	Exp:	Show: VACANT	Poss:
Tran: 5/26/2006		Owner: M. Robinson	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 2/3/2006	DOM/CDOM: 16 / 141	O/Price: \$234,900
Sold: 5/16/2006	Terms: CONV /	Sold Price: \$234,900
SPID: HAASGALA	S/Agt: Galand Haas	S/Off: 5KRW01
		S/Off Phone: 541-738-7

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented by:** Mick Cates Clie  
 RE/MAX Integrity  
**LOTS AND LAND**      **Status:** SLD      **5/14/2007**      **11:45:**  
**ML#:** 7020650      **Area:** 235      **List Price:** \$2  
**Address:** 36179 WAGNER LN  
**City:** Cottage Grove      **Zip:** 97424  
**Additional Parcels:** /  
**Map Coord:** 25/F/11      **Zoning:** F2  
**County:** Lane      **Tax ID:** 880714  
**Subdivision:**  
**Manufhs Okay:** Y      **CC&Rs:** N  
**Elem:** DORENA      **Middle:** LINCOLN  
**High:** COTTAGE GROVE      **Prop Type:** FRM/FOR  
**Legal:** 2002340001700

**GENERAL INFORMATION**

<b>Lot Size:</b> 5-9.99AC	<b>Acres:</b> 6.74	<b>Lot Dimensions:</b>
<b>Waterfront:</b> /	<b>River/Lake:</b>	<b>Availability:</b> SALE <b>#Lots:</b>
<b>Perc Test:</b> /	<b>RdFrntg:</b>	<b>Rd Surf:</b> DIRTRD
<b>Seller Disc:</b> EXEMPT	<b>Other Disc:</b>	<b>View:</b> TREES, LAKE
<b>Lot Desc:</b> PRIVATE, WOODED		<b>Soil Type/Class:</b>
<b>Topography:</b> LEVEL, SLOPED		<b>Present Use:</b>
<b>Soil Cond:</b> OTHER		

**IMPROVEMENTS**

**Utilities:** POWER, SEPTIC, WELL  
**Existing Structure:** Y / MOBL-HM, NO-VALU

**REMARKS**

**XSt/Dir:** Row River, L side of lake about 8 miles, past Rat Creek, left on Wagner  
**Public:** Beautiful views of Dorena, Timbered property, well, septic, ok'd manufactured home

**FINANCIAL**

**PTax/Yr:** 576.89      **HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 3/19/2007      **DOM:** 12      **Sold:** 4/25/2007      **Terms:** OTHER      **O/Price:** \$275,000      **Sold:** \$245,700

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



STATEMENT

Date: May 14, 2007

For: Comparative Market Analysis  
Major Defoe

Property: Tax Lot Number 16-04-34-500

Cost: \$525.00

Please make your check payable to RE/MAX Integrity.

Thank you,

Mick Cates  
Broker

RE/MAX Integrity  
4710 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401  
Office: (541) 345-8100  
Website: [www.integrityhomesonline.com](http://www.integrityhomesonline.com)