



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: May 18

Taken By: _____

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

BP# _____

PA# 06-7202 Miller M37

SP# _____

SI# _____

OTHER: Seephonie, June 5

Michael E. Farthing
Attorney at Law

Smeede Hotel Building
767 Willamette Street, Suite 203
Eugene, Oregon 97401
Office (541) 485-1141 – Fax (541) 485-1174
email - mefarthing@yahoo.com

May 18, 2007

HAND DELIVERED

Kent Howe, Planning Director
Lane County Land Management Division
Lane County Courthouse/PSB
125 E. 8th Avenue
Eugene, OR 97401

Re: Revised Evaluation for Measure 37 Claim
Mike and Michelle Miller, Claimants
Map No. 17-02-19; Tax Lots 1100 and 1200
PA 06-7202

Dear Kent:

On behalf of my clients, Mike and Michelle Miller, we would like to clarify the evaluation used to support the above-referenced Measure 37 Claim. This claim was before the Board of Commissioners on May 1. At that time, Staff concluded:

“...There is no evidence of the referenced analysis of comparable properties, therefore, this is not competent evidence of a reduction in fair market value from enforcement of a land use regulation.”

The Board ruled to keep this record open until May 18 to allow for the evaluation to be clarified. It has been set for a hearing on June 5.

By cover letter dated April 25, we submitted a revised property evaluation with comparable values to supplement our original claim. We admit that this evaluation prepared by Kyle Gray, Principal Real Estate Broker from Emerald Property Management, is unclear in that it failed to distinguish, for value purposes, the land use regulations in effect at the time Claimants purchased the property (1995) and the regulations in place currently.

The Subject Property consists of two tax lots (Map No. 17-02-19; Tax Lots 1100 and 1200), which combined contain approximately 20 acres. See Assessor's Map, attached as Exhibit "A". Both tax lots are zoned Exclusive Farm Use, E-40. See Official Zone Map No. 436, Exhibit "B". This same zoning was in effect at the time Claimants purchased the Subject

Kent Howe, Planning Director
Lane County Land Management Division
May 18, 2007
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Property in 1995. Recognizing this, Staff further stated:

“...The E-40 zone has special use permit provisions that allow for a dwelling in that zone. The claimant has not demonstrated that the provisions of the E-40 zone preclude the use of the property as it was when the claimants acquired the property.”

At the time of acquisition, the property was subject to a \$20,000 EFU income requirement to lawfully establish a dwelling on the Subject Property. Today, the property is subject to an \$80,000 income requirement. Based on the size of the Subject Property alone, Mr. Miller knows that he cannot meet the current requirement to establish a dwelling. This opinion is based on his experience assisting others to receive approval for a farm-related dwelling under the \$20,000 income standard and his attempts to qualify similar properties under the \$80,000 standard. Claimants believe they can meet the \$20,000 requirement in effect at the time they purchased the property by utilizing a farm plan that proposes development of a nursery. See copy of an approval (PA 0609-96) for a farm related dwelling within the EFU zone that met the \$20,000 standard, attached to our original claim as Exhibit “E”.

Further, it is Claimants’ desire to complete a property line adjustment with the north and east boundary of Tax Lot 1200 and reconfigure the lot to extend northerly toward the river. This would allow for a second homesite in the EFU zone. Therefore, Claimants seek waiver of the \$80,000 EFU requirement to establish two new homesites on the river, each subject to the \$20,000 requirement. Claimants recognize that this process will be time consuming and are willing to comply with all Lane County requirements to obtain approval for the dwellings. As part of this process, the existing dwelling on Tax Lot 1200 would be partitioned along the Metro UGB which extends east-west through the southern part of each tax lot.

The value of the Subject Property has decreased as a result of the current income requirements because Claimants are unable to place two new dwellings on the property. The current value of the Subject Property, being 20 acres zoned E-40 and with one dwelling is \$550,000. See comparable sales attached as Exhibit “C”. If Claimants could add two new river front dwellings to the Subject Property as a result of a Measure 37 waiver, Mr. Gray values each new lot at \$475,000. See comparable sales attached as Exhibit “D”. The value of two new lots, each with the capability to place a dwelling upon is \$950,000. This value excludes the current dwelling on the property. Claimants seek to partition the dwelling, which is located on Tax Lot 1200 inside of the Metro UGB, at a later time. Mr. Gray has asserted that a dwelling on 0.25 acres is valued at \$250,000. See comparable sales attached as Exhibit “E”. The total value of the property is \$1,200,000 (\$950,000 + \$250,000).

Kent Howe, Planning Director
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The reduction in fair market value is \$650,000 (\$1,200,000 - \$550,000). Please accept our new explanation for this unique claim. We feel that Claimants will be able to meet the income requirements in effect in 1995 and set forth in LC 16.212(3)(b)(I), ORS 215.213(2)(b)(A), ORS 215,296(1)(2) and OAR 660 Division 33 to establish two new homesites within the EFU zone.

We look forward to the June 5 hearing. Until then, please call with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Farthing". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael E. Farthing

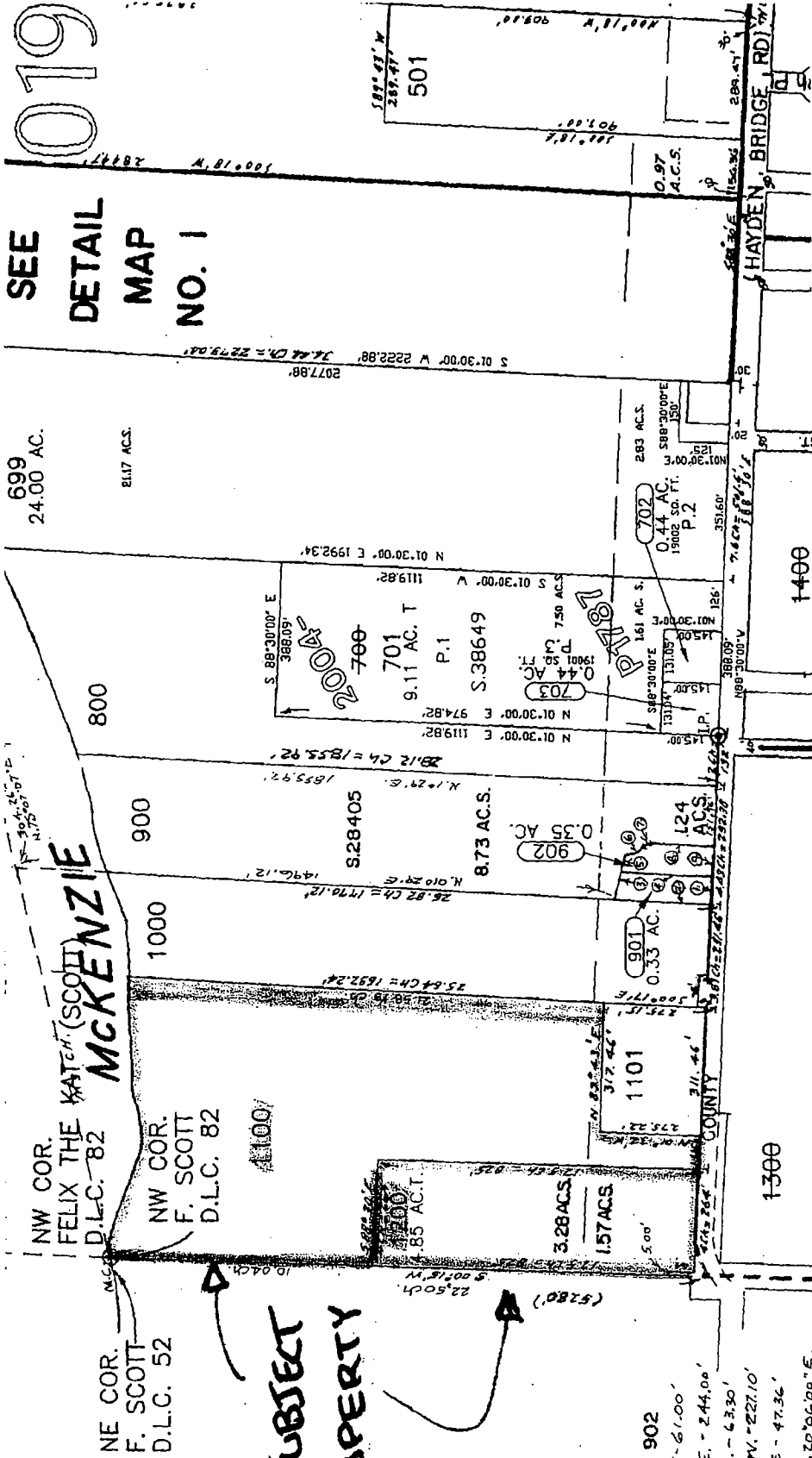
MEF/kt

Enclosure

cc: Mike and Michelle Miller (w/o encl)

019

SEE
DETAIL
MAP
NO. 1



699
24.00 AC.

800

900

1000

NW COR.
F. SCOTT
D.L.C. 82

NE COR.
F. SCOTT
D.L.C. 52

**SUBJECT
PROPERTY**

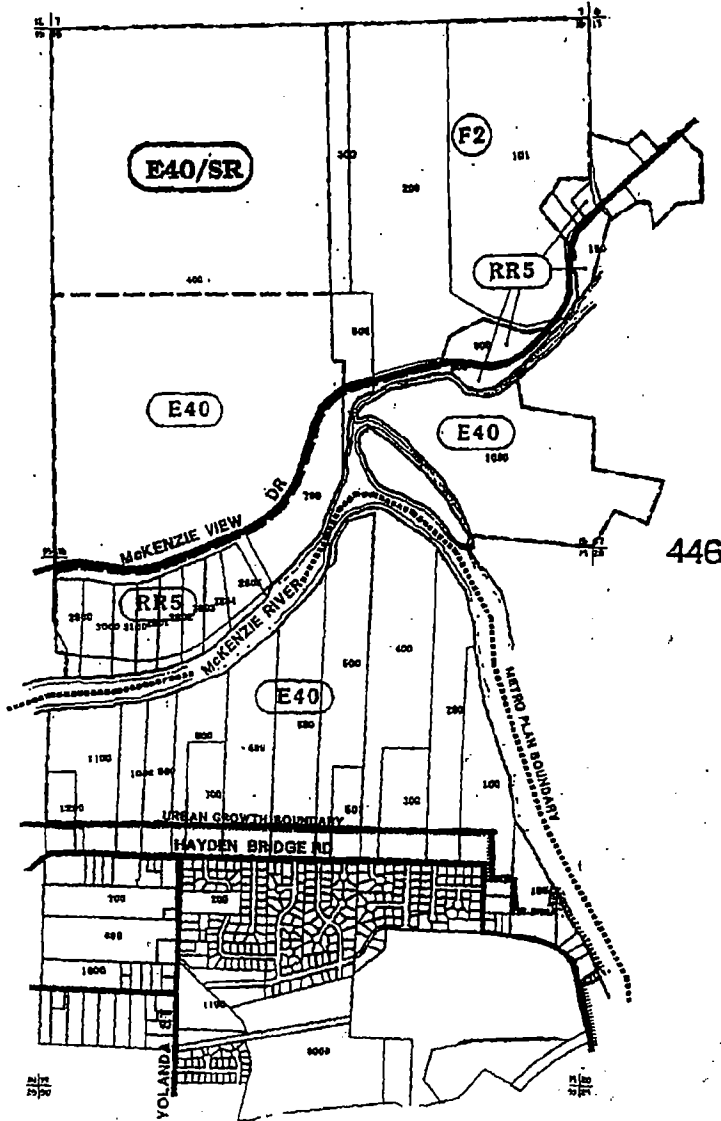
T.L. 901 B 902

1. 588°50'12" E - 61.00'
2. N 01°29'00" E - 244.00'
3. S 73°01'00" E - 47.30'
4. S 01°20'58" N - 227.10'
5. S 73°01'00" E - 47.36'
6. CO = 54.27' - S. 20°06'00" E.

EXHIBIT **A**

FLOODPLAIN

424



The RR zones on this map are changed as follows:
 FROM: RR LC 16.231 TO: RR LC 16.290
 The RR zone parcel size remains the same.

The zones on this map are changed as follows:
 From: RG, RA ~~and~~ To: RR2
 From: CR, C1, C2, & C3 To: RC Rural Commercial
 From: M1, M2, & M3 To: R1 Rural Industrial
 From: PF To: RPF Rural Public Facility
 From: PR To: RPR Rural Park & Recreation



lane county



OFFICIAL ZONING MAP

PLOT# 436

Township Range Section

17 02 18

17 02 19

ORIGINAL ORD. # PA 884 DATE 2/29/1984 FILE #

REVISION # 3 ORD # PA1048 DATE 12 / 23 / 93 FILE # PA0539-93

EXHIBIT B
 Page 1 of 1

COMPARABLE SALES

20 ACRES ZONED EFU
IMPROVED WITH A SINGLE-FAMILY DWELLING

PA 06-7202,

EXHIBIT "C"

Presented By: Joann Hallett **Agent Full**
Coldwell Banker CIR

RESIDENTIAL **Status:** SLD **4/9/2007** **4:16:01 PM**
ML#: 5042862 **Area:** 235 **List Price:** \$595,000
Addr: 83264 N. Bradford RD **Unit#:**
City: Creswell **Zip:** 97426 **Condo Loc/Lvl:**
Map Coord: 91/E/11 **Zoning:** **List Type:** ER LR: N
County: Lane **Tax ID:** 1460649
Elem: CRESLANE **Middle:** CRESWELL
High: CRESWELL **PropType:** DETACHD
Nhood/Bldg:
Legal: 19 02 07 00 00801
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 46.28 **Lot Dimensions:**
Waterfront: RIVER **View:** CREEK, RIVER **Lot Desc:** LEVEL, POND, PRIVATE
River/Lake: Willamette **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** rid **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1979/ **Green:**
Main SQFT: 2744 **TotUp/Mn:** 2744 **Style:** RANCH **Home Wrnty:** N 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / OVRSIZE **#Fireplaces:** 2/ STOVE, WOOD
Total SQFT: 2744 **Roof:** COMP **Exterior:** CEDAR, WOOD **Bsmt/Fnd:**

REMARKS

KSt/Dir: I-5 to Creswell- left on Cloverdale, go 2 miles- left on N. Bradford
Private: Agent is related to sellers. Beautiful 46 acre farm- river frontage w/ irrigation rights and a large barn. Recently updated home w/ new flooring, appliances and cabinets. Roof has recently been replaced. Oversized 2 car garage w/ shop and large crafters attic. Quick commute to Eugene, 5 min to shopping, golf, airport and healthclub.
Public: Beautiful 46 acre farm- river frontage w/ irrigation rights and large barn. Updated home w/ new floors, cabinets and appliances in kitchen. Newer roof. Oversized 2 car garage w/ shop and large crafters attic. Birdwatchers paradise w/ osprey, eagles and ducks. Quick commute to Eugene.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 20 X 14 / FIREPL	Mstr Bd: M / 12 X 17 / WI-CLOS	Baths - Full.Part
Kitchen: M / 16 X 13 / REMOD, SKYLITE	2nd Bd: M / 11 X 13 /	Upper Lvl: 0.0
Dining: M / 12 X 12 /	3rd Bd: M / 12 X 13 /	Main Lvl: 3.0
Family: M / 11 X 16 / SKYLITE, WOODSTV	DEN/OFF M / 14 X 10 /	Lower Lvl: 0.0
MEDIA M / 21 X 20 /	/ /	Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, BI-REFR, DISHWAS, BI-OVEN
Interior: CEILFAN, SMOKDET
Exterior: BARN, DECK, FENCED, GARDEN, OUTBULD, RV-PARK, SHOP, GRAVLRD
Accessibility: 1LEVEL
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** FLOOR **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:** FULLY

FINANCIAL

Property Tax/Yr: 2409.29 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: Cascade **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

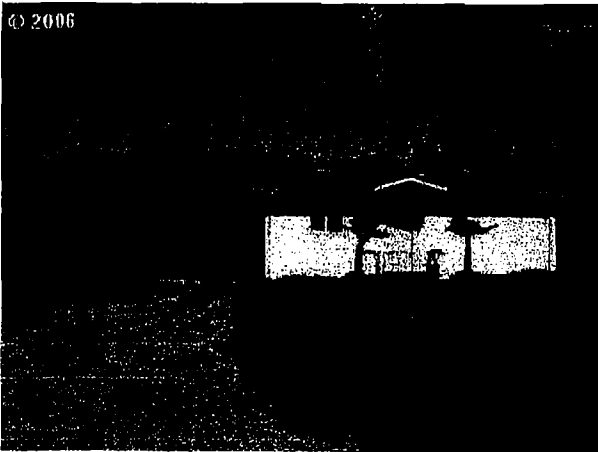
BROKER / AGENT DATA

BRCD: 5PRU03 **Office:** Prudential R.E. Professionals **Phone:** 541-343-3336 **Fax:** 541-485-1539
LPID: LOEVALER **Agent:** Valerie Loe **Phone:** 541-343-0370 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: valerieloe@prurep.com
ShowHrs: 24 hr ntc **Tran:** 12/30/2005 **List:** 6/19/2005 **Exp:** **Occ:** OWNER **Poss:**
BHrs/Loc/Cmb: call 1st **Owner:** Jim & Debi **Phone:** 541-953-6591
Show: 24HR-NC, APTONLY, OWN-OCC **Tenant:** **Phone:** 541-895-2670

COMPARABLE INFORMATION

Sold: 6/22/2005 **DOM/CDOM:** 3 / 3 **O/Price:** \$595,000
Sold: 10/11/2005 **Terms:** CASH **Sold Price:** \$599,000
SPID: AMSBERRY **S/Agt:** Nancy Amsberry **S/Off:** 5NAM01 **S/Off Phone:** 541-895-8970

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Presented By: Joann Hallett
Coldwell Banker CIR Agent Full

RESIDENTIAL Status: SLD 4/9/2007 4:15:52 PM
ML#: 6031999 Area: 233 List Price: \$400,000
Unit#: 41077 MCKENZIE HWY
City: Springfield Zip: 97478 Condo Loc/Lvl:
Map Coord: 18/C/12 Zoning: E30 List Type: ER LR: N
County: Lane Tax ID: 1027240
Elem: WALTERVILLE Middle: THURSTON
High: THURSTON PropType: DETACHD
Nhood/Bldg:
Legal: 17-15-18-00-00301
Public Internet/Address Display: Y/Y Offer/Nego:

Virtual Tour

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 21.44 Lot Dimensions:
Waterfront: CREEK View: TREES, MNTAIN Lot Desc: LEVEL, PRIVATE, TREES
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 2 #Lvl: 1 Year Blt: 1994 / Green:
Main SQFT: 816 TotUp/Mn:816 Style: RANCH Home Wrnty: N 55+ w/Affidavit Y/N: N
Lower SQFT: 0 Parking: #Garage: 2 / CARPORT #Fireplaces: /
Total SQFT: 816 Roof: COMP Exterior: WOOD Bsmt/Fnd: NO-BAS

REMARKS

XSt/Dir: McKenzie Hwy about a mile past Walterville
Private: Owner will consider trade or exchange for decent income producing property or commercial property or apartments.
Public: PC1725 Twenty one and 1/2 acre parcel w/ small 2 bedroom, 1 bath hm. Operating filbert orchard on prop (15 to 17 acres estimated). Seasonal creek. Metal outbuilding/barn (32x36). Hm would be ideal for someone to live in while building their home. Exchange for income producing property?

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 12 X 23 /	Mstr Bd:	M / 11 X 10 /	Baths - Full.Part
Kitchen:	M / 8 X 8 /	2nd Bd:	M / 10 X 10 /	Upper Lvl: 0.0
Dining:	M / / /	3rd Bd:	/ / /	Main Lvl: 1.0
Family:	/ / /		/ / /	Lower Lvl: 0.0
	/ / /		/ / /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen: FS-RANG
Interior: WW-CARP
Exterior: BARN, OUTBULD
Accessibility: 1LEVEL
Cool: Hot Water: ELECT Heat: WALL Fuel: ELECT
Water: WELL Sewer: SEPTIC Insul: CODE

FINANCIAL

Property Tax/Yr: 973.77 Spcl Asmt Balance: Tax Deferral: BAC: % 3
Terms: CASH, CONV, TRADE 3rd Party: N SAC:
Escrow Pref: First American/Wand Rent, If Rented: 750
HOA Dues: Other Dues:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5COL01 Office: Coldwell Banker CIR Phone: 541-338-3200 Fax: 541-338-3299
LPID: ROBIDOUK Agent: Kathie Robidou Phone: 541-338-3259 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: kathie@kathiesells.com
ShowHrs: Tran: 1/23/2007 List: 4/28/2006 Exp: Occ: TENANT Poss: CLOSING
BHrs/Loc/Cmb: N/A Owner: Sam Amato Phone:
Show: RMLSLBX, VACANT Tenant: Phone:

COMPARABLE INFORMATION

Pend: 11/22/2006 DOM/CDOM: 208 / 208 O/Price: \$400,000
Sold: 1/22/2007 Terms: CONV Sold Price: \$400,000
SPID: JCAUDILL S/Agt: John Caudill S/Off: 5PRU01 S/Off Phone: 541-485-1400

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Joann Hallett Agent Full
Coldwell Banker CIR

RESIDENTIAL Status: SLD 4/9/2007 4:15:58 PM
ML#: 5036516 Area: 235 List Price: \$499,900
Addr: 78086 Mosby Creek Rd Unit#:
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:
Map Coord: 0/0/0 Zoning: F2/EFU List Type: ER LR: N
County: Lane Tax ID: 1704772
Elem: HARRISON Middle: LINCOLN
High: COTTAGE GROVE PropType: DETACHD
Nhoo/Bldg:
Legal: 2103022100600000
Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 28.18 Lot Dimensions:
Waterfront: CREEK View: CREEK, MNTAIN Lot Desc: PRIVATE, SECLDED, TREES
River/Lake: CAROLINA Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: LIST KIT #Bdrms: 3 #Lvl: 1 Year Blt: 1951 / REMOD Green:
Main SQFT: 1986 TotUp/Mn: 1986 Style: RANCH Home Wrnty: N 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / DETACHD #Fireplaces: / STOVE, WOOD
Total SQFT: 1986 Roof: COMP Exterior: WOOD Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: MOSBY CREEK APPROX 2 MILES JUST PAST PITCHER LANE
Private: IF YOUR CLIENTS WANTS TOTAL PRIVACY, ALL USUABLE LAND BARNS, CREEK & NICE HOUSE ONLY 2 MILES FROM I-5 SHOW THEM THIS. CLIENTS SHOULD WALK-INTO LOWER PASTURES OPENS UP INTO CREEK & WONDERFUL 2 MEADOWS approx 15 acres below. IF NEED ME TO ASSIST IN SHOWING PASTURES FEEL FREE TO CALL ME 520-3380
Public: Totally private, a yr round creek, barns, all usable land for animals and only 2 miles to I-5. This is the perfect property. Must Walk property to get the total feel for it. Lower pastures open to 2 beautiful meadows & creek. fenced & cross fenced New roof,, all P&D done, 2 septic.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 14 X 20 / DECK	Mstr Bd:	M / 11 X 15 / BATH	Baths - Full.Part	
Kitchen:	M / 10 X 17 / EATAREA	2nd Bd:	M / 10 X 14 /	Upper Lvl:	0.0
Dining:	M / 8 X 13 /	3rd Bd:	M / 9 X 14 /	Main Lvl:	2.0
Family:	M / 17 X 24 /	UTILITY	M / 7 X 16 /	Lower Lvl:	0.0
	/ /		/ /	Total Bth:	2.0

FEATURES AND UTILITIES

Kitchen: PANTRY, FS-RANG
Interior: CEILFAN, WW-CARP
Exterior: BARN, DECK, FENCED, OUTBULD, RV-PARK, SHOP, TL-SHED, X-FENCE, PRIVRD
Accessibility: 1LEVEL, PARKING
Cool: HT-PUMP
Water: WELL Hot Water: ELECT Heat: FOR-AIR, HT-PUMP Fuel: ELECT
Sewer: SEPTIC Insul: CEILING, FLOOR

FINANCIAL

Property Tax/Yr: 96.31 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: DMITCHEL Agent: Donata Mitchell Phone: 541-520-3380 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: donata@oip.net
ShowHrs: 24 HR Tran: 4/4/2006 List: 5/26/2005 Exp: Occ: VACANT Poss: CLOSING
LBHrs/Loc/Cmb: 24 hr door Owner: OLVERHOLSER, DON Phone:
Show: RMLSLBX, VACANT Tenant: Phone:

COMPARABLE INFORMATION

Pend: 3/6/2006 DOM/CDOM: 284 / 284 O/Price: \$550,000
Sold: 3/31/2006 Terms: CONV Sold Price: \$450,000
SPID: BRAZELLF S/Agnt: Frank Brazell S/Off: 5RAI01 S/Off Phone: 541-942-7246

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 4:16:10 PM
 ML#: 5028618 Area: 244 List Price: \$599,000
 Addr: 88470 Fisher RD Unit#:
 City: Eugene Zip: 97402 Condo Loc/Lvl:
 Map Coord: 24/H/3 Zoning: E-40 List Type: ER LR: N
 County: Lane Tax ID: 1298460
 Elem: BAILEY HILL Middle: KENNEDY
 High: CHURCHILL PropType: DETACHD
 Nhood/Bldg:
 Legal: 17-05-26-00-201
 Public Internet/Address Display: Y/N Offer/Nego:

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 32.97 Lot Dimensions:
 Waterfront: LAKE View: LAKE Lot Desc: LEVEL, POND, PRIVATE
 River/Lake: Bowie Lake Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 1000 SFSrc: Seller #Bdrms: 3 #Lvl: 2 Year Blt: 1896 / REMOD Green:
 Main SQFT: 1500 TotUp/Mn: 2500 Style: 2STORY Home Wrnty: 55+ w/Affidavit Y/N:
 Lower SQFT: 0 Parking: #Garage: 3 / CARPORT #Fireplaces: 2 / WOOD
 Total SQFT: 2500 Roof: COMP Exterior: OTHER Bsmt/Fnd:

REMARKS

St/Dir: 126 west , Right on Fisher Road to Property
Private: PC2836 Wow! Spectacular 1896 vintage home with pond, pastures, barns, (2) separate guest homes or rec. buildings, RV parking and much, much more. Stunning landscape! Next to Fern Ridge Wildlife Park. Gate code is 1234 See Special Easements.
Public: PC2836 Wow! Spectacular 1896 vintage home with pond, pastures, barns, (2) separate guest homes or rec. buildings, RV parking and much, much more. Stunning landscape! Next to Fern Ridge Wildlife Park

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 26 /	Mstr Bd: U / 30 X 20 /	Baths - Full.Part
Kitchen: M / 16 X 14 /	2nd Bd: U / 14 X 12 /	Upper Lvl: 0.1
Dining: M / 16 X 14 /	3rd Bd: U / 14 X 13 /	Main Lvl: 1.0
Family: M / 14 X 12 /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: BI-RANG
Interior: CEILFAN, HARDWOD
Exterior: BARN, BBQ-PIT, GARDEN, OUTBULD
Accessibility:
Cool: Hot Water: ELECT Heat: FOR-AIR, WOODSTV Fuel: ELECT
Water: WELL Sewer: SEPTIC Insul: OTHER

FINANCIAL

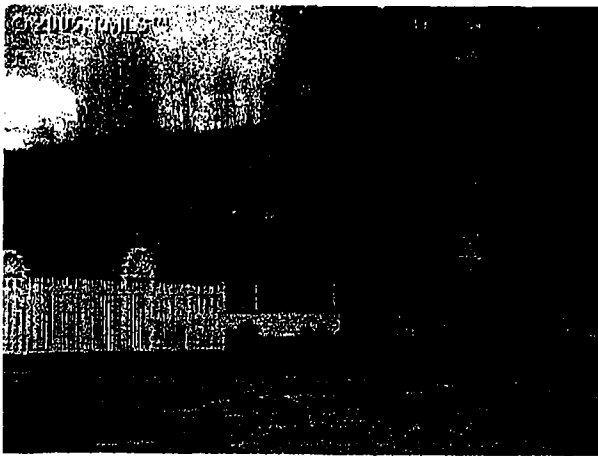
Property Tax/Yr: 2281.37 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CONV, OTHER, OWNCONT **3rd Party:** N **SAC:**
Escrow Pref: WPT- Cindy **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

BROKER / AGENT DATA

BRCD: 5COL01 **Office:** Coldwell Banker CIR **Phone:** 541-338-3200 **Fax:** 541-338-3299
LPID: MILLMIKE **Agent:** Mike Miller **Phone:** 541-334-7653 **Cell/Pgr:** 541-954-4454
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: cbmiller@continet.com
ShowHrs: **Tran:** 8/11/2006 **List:** 4/28/2005 **Exp:** **Occ:** OWNER **Poss:** CLOSING
SBHrs/Loc/Cmb: 24 **Owner:** M/M Coble **Phone:** 541-344-5292
Show: CALL1ST **Tenant:** **Phone:** 541-729-7244

COMPARABLE INFORMATION

End: 8/2/2006 **DOM/CDOM:** 461 / 461 **O/Price:** \$699,900
Sold: 8/8/2006 **Terms:** OWNCONT **Sold Price:** \$599,000
SPID: GAYLINGW **S/Ag:** Gwen Gaylin **S/Off:** 5ESR01 **S/Off Phone:** 541-342-7566



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 4:15:53 PM
ML#: 5016047 Area: 233 List Price: \$450,000
Addr: 40145 Deerhorn Rd Unit#:
City: Springfield Zip: 97478 Condo Loc/Lvl:
Map Coord: 10/N/9 Zoning: List Type: ER LR: N
County: Lane Tax ID: 98531
Elem: WALTERVILLE Middle: THURSTON
High: THURSTON PropType: DETACHD
Nhood/Bldg:
Legal: 17012600300
Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 20K-.99AC
Waterfront: RIVER
River/Lake: McKenzie

Acres: 24.73
View: RIVER
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc:
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County
Main SQFT: 0 TotUp/Mn: 0
Lower SQFT: 0 Parking: PAD
Total SQFT: 2718 Roof: COMP

#Bdrms: 5 #Lvl: 3
Style: FARMHSE
#Garage: 0 /
Exterior: MANMADE

Year Blt: 1909/ HISTORC Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ PELLSTV
Bsmt/Fnd:

REMARKS

XSt/Dir: HWY 126 E. Rt on Deerhorn approx. 3 mile Property on Left
Private: SELLER REQUESTS NO MORE SHOWINGS AND WILL NOT ENTERTAIN BACK UP OFFERS.
Public: Restored Turn of the Century Farmhouse w/ Large Porch on 25 acres. 5 bedrooms, 6 baths, jetted tubs. Oak kitchen w/ pantry, new appliances. Dining room, living rm, parlor. Ceiling fans, pellet stove. Possible Bed & Breakfast. 12x16 shop on slab. 2 TAX lots. 1000 ft of McKenzie Rv. Frntge

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 12 / FIREPL, FNCH-DR
Kitchen: M / 15 X 12 / PANTRY, REMOD
Dining: M / 15 X 14 / FNCH-DR
Family: U / /
UTILITY M / 5 X 7 / BATH

Mstr Bd: U / 15 X 12 / BATH
2nd Bd: U / 15 X 12 / BATH
3rd Bd: U / 12 X 10 / BATH
5TH-BD U / / BATH
4TH-BD U / 12 X 9 / BATH

Baths - Full.Part
Upper Lvl: 5.0
Main Lvl: 1.0
Lower Lvl: 0.0
Total Bth: 6.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOS, PANTRY, FS-RANG, FS-REFR
Interior: CEILFAN, HARDWOD, SMOKDET, JET-TUB, SOAKTUB
Exterior: PORCH, SHOP

Accessibility:

Cool:
Water: WELL

Hot Water:
Sewer: SEPTIC

Heat: ZONAL
Insul:

Fuel: ELECT

FINANCIAL

Property Tax/Yr: 1500
Terms: CASH, CONV
Escrow Pref: WPT Sondra Johnson
HOA Dues:
HOA Incl:

Spcl Asmt Balance:
Other Dues:

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

BAC: % 2.5
SAC:

BROKER / AGENT DATA

BRCD: 5ASR03 Office: All State Real Estate
LPID: BARRETTB Agent: Beverly Barrett
CoLPID: CoBRCD: CoAgent:

Phone: 541-687-1663 Fax: 541-687-2327
Phone: 541-747-9409 Cell/Pgr: 541-954-1737
CoPh:

Agent E-mail: Bvbarrett@aol.com

ShowHrs: Tran: 5/13/2005 List: 3/10/2005 Exp:

Occ: OWNER Poss: CLOSING

LBHrs/Loc/Cmb: appt

Owner: CLA

Show: APTONLY, CALL-LA

Tenant:

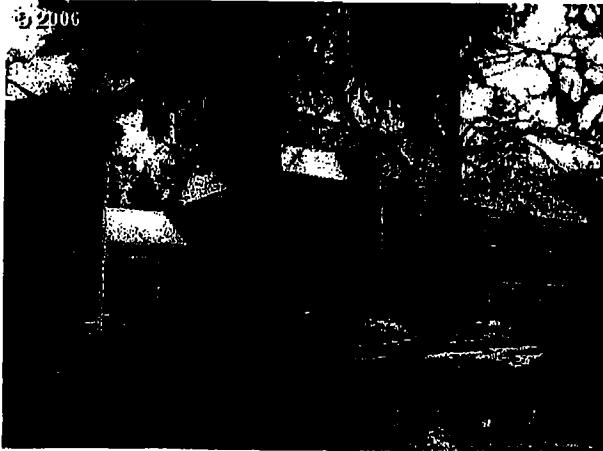
Phone:

COMPARABLE INFORMATION

Pend: 4/5/2005 DOM/CDOM: 26 /
Sold: 5/13/2005 Terms: CONV
SPID: EVENSONM S/Agt: Mary Morss

O/Price: \$450,000
Sold Price: \$450,000
S/Off: WOPI01

S/Off Phone: 503-639-5473



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL **Status:** SLD **4/9/2007** **4:15:55 PM**
ML#: 6025509 **Area:** 234 **List Price:** \$495,000
Addr: 81611 MINNOW CREEK RD **Unit#:**
City: Lowell **Zip:** 97452 **Condo Loc/Lvl:**
Map Coord: 1/A/1 **Zoning:** **List Type:** ER LR: N
County: Lane **Tax ID:** 876209
Elem: TRENT **Middle:** LOWELL
High: LOWELL **PropType:** DETACHD
Nhood/Bldg:
Legal: See Title Report
Public Internet/Address Display: Y/Y **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 21 **Lot Dimensions:**
Waterfront: OTHER **View:** CREEK, MNTAIN **Lot Desc:** PRIVATE, WOODED
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 1600 **SFSrc:** **#Bdrms:** 6 **#Lvl:** 2 **Year Blt:** 1950 / REMOD **Green:**
Main SQFT: 1364 **TotUp/Mn:** 2964 **Style:** DTCHCOL **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** PAD **#Garage:** 4 / ATTACHD **#Fireplaces:** / STOVE, WOOD
Total SQFT: 2964 **Roof:** COMP **Exterior:** LAP **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Hwy 58 past Lowell to 2nd driveway past 16 ml. marker Minnow Ck on right
Private:
Public: Large, private mountain home on 21+acres w/4car gar. Beautifully updated includes gourmet kitchen, large family room and sep. living room. Master suite with private deck, views cascade wilderness and year round rushing creek below. Lg. front deck surrounded by beautiful landscape

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / /	Mstr Bd: U / /	DECK, SUITE	Baths - Full.Part
Kitchen: M / /	2nd Bd: U / /		Upper Lvl: 2.0
Dining: M / /	3rd Bd: U / /		Main Lvl: 1.0
Family: M / /	4TH-BD U / /	SUITE	Lower Lvl: 0.0
5TH-BD U / /	DEN/OFF U / /		Total Bth: 3.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, BI-OVEN
Interior: HARDWOD, LAM-FL
Exterior: DECK, DOG-RUN, GARDEN, OUTBULD, PORCH, RV-PARK, TL-SHED, WTRFEAT

Accessibility:

Cool: **Hot Water:** ELECT **Heat:** BASEBRD, WOODSTV **Fuel:** ELECT
Water: WELL **Sewer:** SEPTIC **Insul:**

FINANCIAL

Property Tax/Yr: 2656.18 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

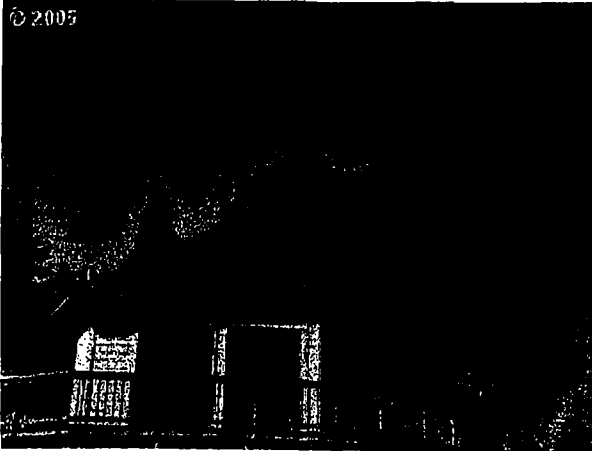
BROKER / AGENT DATA

BRCD: 5REI01 **Office:** RE/MAX Integrity **Phone:** 541-345-8100 **Fax:** 541-302-4899
LPID: 4226 **Agent:** Michael O'Connell Jr. **Phone:** 541-953-0350 **Cell/Pgr:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: moconnelljr@remax.net
ShowHrs: **Tran:** 5/16/2006 **List:** 4/7/2006 **Exp:** **Occ:** OWNER **Poss:** NEGO
BHrs/Loc/Cmb: all/front door **Owner:** Gerry or Becky **Phone:** 541-915-7906
Show: APTONLY, RMLS LBX **Tenant:** **Phone:**

COMPARABLE INFORMATION

Pend: 4/19/2006 **DOM/CDOM:** 12 / 12 **O/Price:** \$495,000
Sold: 5/15/2006 **Terms:** CONV **Sold Price:** \$495,000
SPID: 50354 **S/Agnt:** Lisa Johnson **S/Off:** 5COL01 **S/Off Phone:** 541-338-3200

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL **Status:** SLD **4/9/2007** **4:15:57 PM**
ML#: 5036756 **Area:** 235 **List Price:** \$439,000
Addr: 81225 N JACKSON RD **Unit#:**
City: Creswell **Zip:** 97426 **Condo Loc/Lvl:**
Map Coord: 0/E/15 **Zoning:** E-30 **List Type:** ER **LR:** N
County: Lane **Tax ID:** 1591203
Elem: DELIGHT VALLEY **Middle:** LINCOLN
High: COTTAGE GROVE **PropType:** DETACHD
Nhood/Bldg: LYNX HOLLOW
Legal: T 19 R 3 S 33 Tax Lot #304
Public Internet/Address Display: Y/Y **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 20-49.99AC **# Acres:** 30 **Lot Dimensions:** IRREGULAR
Waterfront: OTHER **View:** MNTAIN, VALLEY **Lot Desc:** SECLDED, SLOPED, WOODED
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** AGENT **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1964 / REMOD **Green:**
Main SQFT: 2128 **TotUp/Mn:** 2128 **Style:** CHALET **Home Wrnty:** N 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 3 / DETACHD **#Fireplaces:** 1/ STOVE, WOOD
Total SQFT: 2128 **Roof:** METAL **Exterior:** FIBRCM, MANMADE **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Hwy 99 South of Creswell, West on Lynx Hollow, right on Jackson to end
Private: New cabinets. 36x24 barn. 32x24 3-car garage with unfinished upstairs apartment (32x15). 8x16 shop on slab, 8x40 steel boxcar. Owners are Orgeon licensed Realtors. Seller in process of completing finish work. Good horse property. Antique wood stove excluded/negotiable.
Public: Fabulous ranch on dead end road with killer views of valley and mountains. Great close-in location just South of Creswell. 30+ acres of fenced pasture, timber and towering oaks. 23x32 great room with vaulted ceilings and wall of windows. Attached shop NOT included in sq. ft.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 23 X 32 / DECK, VAULTED	Mstr Bd: M / 14 X 14 /	Baths - Full.Part
Kitchen: M / 14 X 15 / COUNKIT, WOODSTV	2nd Bd: M / 14 X 12 /	Upper Lvl: 0.0
Dining: M / 14 X 16 /	3rd Bd: M / 16 X 12 /	Main Lvl: 2.0
Family: / /	SHOP M / 16 X 26 /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: COOK-IS, PANTRY
Interior: SMOKDET, TILE-FL, WW-CARP
Exterior: BARN, FENCED, OUTBULD, SHOP, PRIVRD
Accessibility: 1LEVEL
Cool: HT-PUMP **Hot Water:** ELECT **Heat:** HT-PUMP **Fuel:** ELECT
Water: SH-WELL **Sewer:** SEPTIC **Insul:** SOME

FINANCIAL

Property Tax/Yr: 1536.53 **Spcl Asmt Balance:** **Tax Deferral:** Y **BAC:** % 3
Terms: CASH, CONV **3rd Party:** N **SAC:**
Escrow Pref: WPTCO
HOA Dues: **Other Dues:**
HOA Incl:

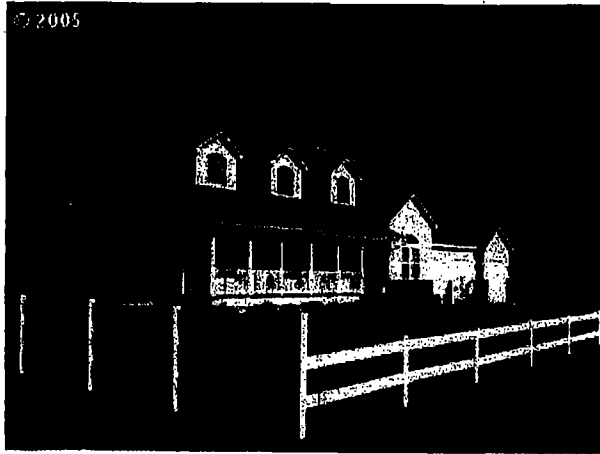
BROKER / AGENT DATA

BRCD: 5HEW01 **Office:** Hemenway Realtors GMAC **Phone:** 541-942-0151 **Fax:** 541-942-0100
_PID: WARDJOE **Agent:** Joe Ward **Phone:** 541-767-2001 **Cell/Pgr:** 541-912-0934
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
Agent E-mail: joeward@oip.net
ShowHrs: **Tran:** 11/1/2005 **List:** 5/27/2005 **Exp:** **Occ:** VACANT **Poss:** CLOSING
_BHrs/Loc/Cmb: SIDE DOOR **Owner:** Clement/Montana **Phone:**
Show: RMLSLBX, VACANT **Tenant:** **Phone:**

COMPARABLE INFORMATION

pend: 10/31/2005 **DOM/CDOM:** 157 / 293 **O/Price:** \$425,000
Sold: 11/1/2005 **Terms:** CASH **Sold Price:** \$421,000
SPID: OKEEFERO **S/Agnt:** Ron O'Keefe **S/Off:** 5HEW01 **S/Off Phone:** 541-942-0151

© 2005



Presented By: Joann Hallett
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/9/2007 4:15:59 PM
ML#: 5019618 Area: 235 List Price: \$479,000
Addr: 32929 CAMAS SWALE RD Unit#:
City: Creswell Zip: 97426 Condo Loc/Lvl:
Map Coord: 57/B/2 Zoning: List Type: ER LR: N
County: Lane Tax ID: 1314887
Elem: CRESLANE Middle: CRESWELL
High: CRESWELL PropType: DETACHD
Nhood/Bldg:
Legal: 1903160000100
Public Internet/Address Display: Y/N Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC # Acres: 25 Lot Dimensions:
Waterfront: CREEK View: CREEK Lot Desc: LEVEL, PRIVATE
River/Lake: Seller Disc: DSCLOSUR Other Disc: SIDING

RESIDENCE INFORMATION

Upper SQFT: 932 SFSrc: #Bdrms: 4 #Lvl: 2 Year Blt: 1999/ Green:
Main SQFT: 2326 TotUp/Mn: 3258 Style: 2STORY Home Wrnty: 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: #Garage: 3 / ATTACHD #Fireplaces: 1/ GAS
Total SQFT: 3258 Roof: COMP Exterior: FIBRCEM Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: I-5 TO CRESWELL, W ON OREGON TO CAMAS SWALE
Private: CUSTOM BUILT HOME ON 25 PRIVATE ACRES WITH A CREEK, QUALITY CONSTRUCTION, COVERED FRONT DECK, FULLY LANDSCAPED, FENCED, GUEST BEDROOM WITH SITTING ROOM, WONDERFUL COUNTRY KITCHEN WITH ISLAND, TILED KITCHEN AND ENTRY. A MUST SEE PROPERTY! 2k selling bonus if accepted offer before 4-30-05
Public: CUSTOM BUILT HOME ON 25 PRIVATE ACRES WITH A CREEK, QUALITY CONSTRUCTION, COVERED FRONT DECK, FULLY LANDSCAPED, FENCED, GUEST BEDROOM WITH SITTING ROOM, WONDERFUL COUNTRY KITCHEN WITH ISLAND, TILED KITCHEN AND ENTRY. A MUST SEE PROPERTY!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 16 /	Mstr Bd: M / 12 X 14 / BATH, WHIRLPL	Baths - Full.Part
Kitchen: M / 10 X 14 / COUNKIT, ISLAND	2nd Bd: U / 10 X 10 / BATH	Upper Lvl: 2.0
Dining: M / 12 X 18 /	3rd Bd: U / 9 X 10 / BATH	Main Lvl: 2.0
Family: M / 12 X 18 / FIREPL	DEN/OFF M / 10 X 11 /	Lower Lvl: 0.0
/ /	4TH-BD U / 11 X 12 / BATH, SUITE	Total Bth: 4.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, DISPOS, GASAPPL, PLB-ICE
Interior: GAR-OPN, GASFPLS, SMOKDET
Exterior: DECK, FENCED, PORCH, SPRNKLR, PRIVRD
Accessibility:
Cool: CENTAIR Hot Water: Heat: FOR-AIR Fuel: PROPANE
Water: WELL Sewer: SEPTIC Insul: FULLY

FINANCIAL

Property Tax/Yr: 3105.18 Spcl Asmt Balance: Tax Deferral: BAC: % 3
Terms: CASH, CONV, FHA 3rd Party: Y SAC:
Escrow Pref: Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

BROKER / AGENT DATA

BRCD: 5CHB01 Office: John L. Scott Eugene-Spfld Phone: 541-687-1415 Fax: 541-687-1419
_PID: BENSONKA Agent: Katherine Benson Phone: 541-521-4229 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: katiebenson@johnlscott.com
ShowHrs: Tran: 6/8/2005 List: 3/25/2005 Exp: Occ: OWNER Poss: NEGO
_BHrs/Loc/Cmb: 24 HR Owner: HELT Phone: 541-914-3296
Show: CALL1ST, OWN-OCC, RMLSLBX Tenant: Phone:

COMPARABLE INFORMATION

Pend: 4/20/2005 DOM/CDOM: 26 / O/Price: \$489,000
Sold: 6/7/2005 Terms: CASH Sold Price: \$470,000
SPID: CROSBYCH S/Agt: Charity Crosby S/Off: 5REI01 S/Off Phone: 541-345-8100

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

COMPARABLE SALES

10-ACRE LOTS WITH APPROVAL TO BUILD
SINGLE-FAMILY DWELLING

PA 06-7202

EXHIBIT "D"

**No Photo
Available**

Presented by: Mike Miller
Coldwell Banker CIR
Agent Full
LOTS AND LAND Status: SLD 4/9/2007 3:01:20 PM
ML#: 5089522 Area: 244 List Price: \$595,000
Address: Crest DR
City: Eugene Zip: 97405
Additional Parcels: /
Map Coord: 0/A/0 Zoning: R-1 List Type: ER LR: N
County: Lane Tax ID: 639268
Subdivision:
Manufns Okay: N CC&Rs:
Elem: CREST DRIVE Middle: SPENCER BUTTE
High: SOUTH EUGENE Prop Type: RESID
Legal: to be provided prior to close
Public Internet/Address Display: Y/ N Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 3.64
Waterfront: / River/Lake:
Perc Test: / RdFrntg:
Seller Disc: Other Disc:
Lot Desc:
Topography:
Soil Cond:
Lot Dimensions:
Availability: SALE #Lots:
Rd Surf:
View:
Soil Type/Class:
Present Use: RAWLAND

IMPROVEMENTS

Utilities: POW-AVL, WAT-AVL
Existing Structure: /

REMARKS

XSt/Dir: willamette to Crest to lot adjacent to 830 Crest
Private: Purchaser to perform due diligence to their own satisfaction. Property is approximately at 800 feet of elevation. Acreage figures per county records.
Public: Fabulous estate lot in the city featuring over 3 1/2 acres in one of Eugene's premier established neighborhoods. Truly a rare opportunity to purchase a one of a kind property in the city. Property appears to have development potential.

FINANCIAL

Prop Tax/Yr: 1808.81 Spcl Asmt Balance: Tax Deferral: BAC: % 2.75
Crop/Land Lease: 3rd Party: N SAC: % 0
HOA Dues:
HOA Incl:
Terms: CASH, CONV
Escrow Preference: Western- Diane

BROKER / AGENT DATA

BRCD: 5BRE01 Office: Barnhart Assoc Real Estate
LPID: 7411 Agent: David Holland Phone: 541-345-3006 Fax: 541-345-3140
CoLPID: CoBRCD: CoAgent: Phone: 541-284-4133 Cell/Pgr:
Agent E-mail: davidh@barnhartassociates.com CoPh:
List: 12/6/2005 Exp: Show: VACANT Poss:
Tran: 6/26/2006 Owner: CLA Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 3/31/2006 DOM/CDOM: 115 / 115 O/Price: \$595,000
Sold: 6/22/2006 Terms: CASH / Sold Price: \$460,000
SPID: ESCHRICH S/Agt: Jon Eschrich S/Off: 5REI01 S/Off Phone: 541-345-8100

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller Client Full
Coldwell Banker CIR
LOTS AND LAND Status: SLD 4/9/2007 4:46:52 PM
ML#: 4080224 Area: 240 List Price: \$479,000
Address: Lot 26 Diamond Ridge
City: Eugene Zip: 97408
Additional Parcels: /
Map Coord: 0/0/0 Zoning: RR10
County: Lane Tax ID: 1728383
Subdivision: Diamond Ridge Sub
Manufhs Okay: N CC&Rs: Y
Elem: COBURG Middle: CAL YOUNG
High: SHELDON Prop Type: RESID
Legal: 16-03-34-00-02900

GENERAL INFORMATION

Lot Size: 10-19.99AC Acres: 10
Waterfront: N / River/Lake:
Perc Test: Y / APPROVED RdFrntg: Y
Seller Disc: EXEMPT Other Disc:
Lot Desc: CLEARED, PASTURE, PRIVATE, SOLAR, TREES
Topography: LEVEL, ROLLING
Soil Cond: NATIVE

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

IMPROVEMENTS

Utilities: GAS-AVL, PHONE, POW-AVL, SPT-APP, UG-UTIL, WAT-AVL
Existing Structure: N /

REMARKS

XSt/Dir: I-5 to Coburg exit, east on Van Duyn to subdivision
Public: 10+ acre building lot in area of upscale homes. Privacy, pasture, views, usable terrain. Horses and llamas okay. 4J schools. Community water system. Easy access to Eugene and Springfield.

FINANCIAL

PTax/Yr: 266.24 HOA Dues: 450/ YR HOA Dues-2nd:
HOA Incl: COMMONS, OTHER, WATER

COMPARABLE INFORMATION

Pend: 8/28/2005 DOM: 249 Sold: 9/29/2005 Terms: CONV O/Price: \$399,000 Sold: \$479,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Mike Miller Client Full
Coldwell Banker CIR
LOTS AND LAND Status: SLD 4/9/2007 4:48:52 PM
ML#: 4080219 Area: 240 List Price: \$450,000
Address: Lot 18 Diamond Ridge
City: Eugene Zip: 97408
Additional Parcels: /
Map Coord: 0/Q/0 Zoning: RR10
County: Lane Tax ID: 1728300
Subdivision: Diamond Ridge Sub
Manufhs Okay: N CC&Rs: Y
Elem: COBURG Middle: CAL YOUNG
High: SHELDON Prop Type: RESID
Legal: 16-03-34-00-02100

GENERAL INFORMATION

Lot Size: 10-19.99AC	Acres: 10.08	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: Y / APPROVED	RdFrntg: Y	Rd Surf: GRAVLRD
Seller Disc: EXEMPT	Other Disc:	View: MNTAIN, VALLEY
Lot Desc: CLEARED, PASTURE, PRIVATE, SOLAR, TREES		Soil Type/Class:
Topography: LEVEL, ROLLING		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: GAS-AVL, PHONE, POW-AVL, SPT-APP, UG-UTIL, WAT-AVL
Existing Structure: N /

REMARKS

XSt/Dir: I-5 to Coburg exit, east on Van Duyn to subdivision
Public: 10+ acre building lot in area of upscale homes. Privacy, pasture, views, usable terrain. Horses and llamas okay. 4J schools. Community water system. Easy access to Eugene and Springfield.

FINANCIAL

PTax/Yr: 268.38 HOA Dues: 450/ YR HOA Dues-2nd:
HOA Incl: COMMONS, OTHER, WATER

COMPARABLE INFORMATION

Pend: 7/19/2005 DOM: 209 Sold: 8/5/2005 Terms: CASH O/Price: \$425,000 Sold: \$436,500

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: Mike Miller
Coldwell Banker CIR
Client Full
LOTS AND LAND Status: SLD 4/9/2007 4:46:53 PM
ML#: 5020654 Area: 243 List Price: \$425,000
Address: 26 Hidden Meadows
City: Eugene Zip: 97405
Additional Parcels: Y/26&27
Map Coord: 50/M/11 Zoning: RR5
County: Lane Tax ID: 1717055
Subdivision: Hidden Meadows
Manufhs Okay: N CC&Rs: Y
Elem: PARKER Middle: SPENCER BUTTE
High: SOUTH EUGENE Prop Type: RESID
Legal: 180321000 5300 00

GENERAL INFORMATION

Lot Size: 10-19.99AC Acres: 10.13 Lot Dimensions:
Waterfront: N / River/Lake: Availability: SALE #Lots:
Perc Test: Y / RdFrntg: Rd Surf: PAVEDRD
Seller Disc: EXEMPT Other Disc: View: MNTAIN
Lot Desc: PRIVATE, SOLAR Soil Type/Class:
Topography: LEVEL Present Use:
Soil Cond: NATIVE

IMPROVEMENTS

Utilities: PHONE, POW-AVL, UG-UTIL, WAT-AVL
Existing Structure: /

REMARKS

XSt/Dir: E. Amazon to Dillard Rd to Top of Ridge
Public: 10+ acre parcel in the heart of Hidden Meadows. Southern exposure. Seasonal stream through property, adj, to common meadow area. Horses permitted - Can divide into two 5 acre lots.

FINANCIAL

PTax/Yr: 906.34 HOA Dues: HOA Dues-2nd:
HOA Incl:

COMPARABLE INFORMATION

Pend: 2/15/2006 DOM: 322 Sold: 2/28/2006 Terms: CONV O/Price: \$485,000 Sold: \$420,000

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

© 2004

Presented by: Mike Miller Client Full
 Coldwell Banker CIR
 LOTS AND LAND Status: SLD 4/9/2007 4:46:53 PM
 ML#: 4048311 Area: 243 List Price: \$450,000
 Address: Firland
 City: Eugene Zip: 97405
 Additional Parcels: /
 Map Coord: 0/Z/O Zoning: F2
 County: Lane Tax ID: 1307808
 Subdivision:
 Manufhs Okay: CC&Rs: N
 Elem: HARRIS Middle: ROOSEVELT
 High: SOUTH EUGENE Prop Type: RESID
 Legal: 18-03-09-30-10400 complete at closing

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5.01
 Waterfront: N / River/Lake:
 Perc Test: N / RdFrntg: Y
 Seller Disc: EXEMPT Other Disc:
 Lot Desc: CLEARED, SECLDED, SOLAR, TREES, PRIVRD
 Topography: GRADED, LEVEL
 Soil Cond: NATIVE

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

IMPROVEMENTS

Utilities: CABLETV, GAS-AVL, PHONE, POW-AVL, SPT-APP, WAT-AVL
 Existing Structure: N /

REMARKS

XSt/Dir: Spring Blvd; S to Firland; Left to property
 Public: Spectacular ESTATE-QUALITY acreage just off Spring Blvd. Views to Cascades. Estimated ready to build by March 2005.

FINANCIAL

PTax/Yr: 822.16 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 8/30/2004 DOM: 39 Sold: 7/6/2005 Terms: CASH O/Price: \$450,000 Sold: \$402,500

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

COMPARABLE SALES

**0.25-ACRE LOTS INSIDE UGB
IMPROVED WITH SINGLE-FAMILY DWELLING**

PA 06-7202

EXHIBIT "E"



Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL **Status:** SLD **4/9/2007** **4:39:44 PM**
ML#: 6069137 **Area:** 239 **List Price:** \$249,900
Addr: 739 S 70TH ST **Unit#:**
City: Springfield **Zip:** 97478 **Condo Loc/Lvl:**
Map Coord: 43/J/19 **Zoning:**
County: Lane **Tax ID:** 1241981
Elem: THURSTON **Middle:** THURSTON
High: THURSTON **PropType:** DETACHD
Nhood/Bldg:
Legal: 1802022201000
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** 0.46 **Lot Dimensions:**
Waterfront: **View:** TREES **Lot Desc:** LEVEL, SLOPED
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 2 **#Lvl:** 1 **Year Blt:** 1946 / REMOD **Green:**
Main SQFT: 1465 **TotUp/Mn:** 1465 **Style:** RANCH **Home Wrnty:** N 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1 / GAS
Total SQFT: 1465 **Roof:** COMP **Exterior:** SHAKE, WOOD **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: East on Main to Sout 70th Street to property
Public: Great Thurston Hills home on almost half an acre w/lots of parking. Hardwood floors thru out, vinyl windows, French doors, built in books shelves and China cabinet, ceiling fans, 2 car garage w/10X23 shop area, fully landscaped w/underground sprinklers

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 21 X 13 / BOOKSVS, FIREPL	Mstr Bd: M / 15 X 11 /	Baths - Full.Part
Kitchen: M / 12 X 12 / EAT-BAR, PANTRY	2nd Bd: M / 12 X 10 /	Upper Lvl: 0.0
Dining: M / 12 X 18 /	3rd Bd: / /	Main Lvl: 2.0
Family: / /	UTILITY M / 8 X 12 /	Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, PANTRY, FS-REFR
Interior: CEILFAN, GAR-OPN, HARDWOD, JET-TUB
Exterior: COVPATI, DECK, RV-PARK, SHOP, SPRNKL
Accessibility:
Cool: NONE **Hot Water:** GAS **Heat:** BASEBRD, WALL **Fuel:** ELECT, GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** PARTIAL

FINANCIAL

PTax/Yr: 1643.3 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

COMPARABLE INFORMATION

Pend: 8/12/2006 **DOM:** 5 **Sold:** 9/15/2006 **Terms:** CONV **O/Price:** \$249,900 **Sold:** \$249,900

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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: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 4:39:43 PM
ML#: 6060509 Area: 232 List Price: \$229,000
Addr: 466 WOODLANE DR Unit#:
City: Springfield Zip: 97477 Condo Loc/Lvl:
Map Coord: 0/A/0 Zoning:
County: Lane Tax ID: 216596
Elem: ELIZABETH PAGE Middle: BRIGGS
High: SPRINGFIELD PropType: DETACHD
Nhood/Bldg:
Legal: to be provided at close of escrow

GENERAL INFORMATION

Lot Size: 10K-14,999SF # Acres: 0.29 Lot Dimensions: 84x144
Waterfront: View: Lot Desc: LEVEL
River/Lake: Seller Disc: DSCLOSUR Other Disc: LBP

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: RLJD #Bdrms: 4 #Lvl: 1 Year Blt: 1960 / Green:
Main SQFT: 1744 TotUp/Mn: 1744 Style: RANCH Home Wrnty: 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / ATTACHD #Fireplaces: 1 / WOOD
Total SQFT: 1744 Roof: BUILTUP Exterior: BRICK, WOOD Bsm/Fnd: CRAWLSP

REMARKS

XS/Dir: Harlow/Hayden Bridge to S on Grovedale to left on Woodlane to property
Public: Wonderful Hayden Bridge home. Close to new hospital. Hardwood floors, 2 full baths, heat pump, two car garage with shop, fully fenced yard with mature landscaping. This home is a real find. Solidly built and well maintained, it is ready for new owners!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / / FIREPL, HARDWOD	Mstr Bd: M / / BATH, HARDWOD	Baths - Full.Part
Kitchen: M / / EAT-BAR, SKYLITE	2nd Bd: M / / HARDWOD	Upper Lvl: 0.0
Dining: M / /	3rd Bd: M / / HARDWOD	Main Lvl: 2.0
Family: M / /	4TH-BD M / / HARDWOD	Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: COOK-IS, DISHWAS, BI-OVEN
Interior: CEILFAN, HARDWOD
Exterior: FENCED
Accessibility: 1LEVEL
Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT
Water: PUBLIC Sewer: SEPTIC Insul: FULLY

FINANCIAL

PTax/Yr: 1750.72 Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

COMPARABLE INFORMATION

Pend: 7/20/2006 DOM: 3 Sold: 8/25/2006 Terms: CONV O/Price: \$229,000 Sold: \$228,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

4/2006

Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 4:39:42 PM
ML#: 6078672 Area: 232 List Price: \$229,900
Addr: 1866 YOLANDA AVE Unit#:
City: Springfield Zip: 97477 Condo Loc/Lvl:
Map Coord: 0/A/0 Zoning:
County: Lane Tax ID: 198588
Elem: YOLANDA Middle: BRIGGS
High: SPRINGFIELD PropType: DETACHD
Nhood/Bldg:
Legal: 17-03-24-34-00304

GENERAL INFORMATION

Lot Size: 10K-14,999SF # Acres: 0.23 Lot Dimensions:
Waterfront: View: Lot Desc: LEVEL
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 3 #Lvl: 1 Year Blt: 1965 / Green:
Main SQFT: 1488 TotUp/Mn: 1488 Style: RANCH Home Wrnty: 55+ w/Affidavit Y/N:
Lower SQFT: 0 Parking: #Garage: 2 / #Fireplaces: 1/INSERT, WOOD
Total SQFT: 1488 Roof: COMP Exterior: WOOD Bsmt/Fnd: CRAWLSP

REMARKS

XSt/Dir: Hayden Bridge (N) on 19th (W) on Yolanda
Public: Hayden Bridge Honey. Large Lot with Shop & RV Parking, Back Yard Backs to Filbert Orchard, Gas Forced Air Heat w/Air Conditioning, Den/Office, New Exterior Paint, Large Bedrooms, Large Lot, Attic Storage, Well for Watering.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 13 X 16 / BLT-INS Mstr Bd: M / 11 X 14 / Baths - Full.Part
Kitchen: M / 9 X 12 / 2nd Bd: M / 10 X 10 / Upper Lvl: 0.0
Dining: M / 11 X 11 / 3rd Bd: M / 10 X 12 / Main Lvl: 2.0
Family: / / DEN/OFF M / 10 X 10 / Lower Lvl: 0.0
SHOP M / 12 X 50 / / / Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: PLB-ICE, FS-RANG, FS-REFR
Interior: GAR-OPN
Exterior: COVPATI, RV-PARK, SHOP, TL-SHED, WDW-DBL
Accessibility:
Cool: CENTAIR Hot Water: ELECT Heat: FOR-AIR Fuel: GAS
Water: PUBLIC Sewer: SEPTIC Insul: CEILING, CODE, FLOOR

FINANCIAL

PTax/Yr: 1374.76 Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

COMPARABLE INFORMATION

Pend: 9/20/2006 DOM: 19 Sold: 10/25/2006 Terms: CONV O/Price: \$229,900 Sold: \$226,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL Status: SLD 4/9/2007 4:39:42 PM
 ML#: 6088105 Area: 232 List Price: \$227,000
 Addr: 934 NORTHRIDGE AVE Unit#:
 City: Springfield Zip: 97477 Condo Loc/Lvl:
 Map Coord: 29/H/14 Zoning:
 County: Lane Tax ID: 1098019
 Elem: ELIZABETH PAGE Middle: HAMLIN
 High: SPRINGFIELD PropType: DETACHD
 Nhood/Bldg:
 Legal: 17-03-26-12-04314-000
 Virtual Tour

GENERAL INFORMATION

Lot Size: 10K-14,999SF # Acres: 0.24 Lot Dimensions: 148 X 70
 Waterfront: View: MNTAIN Lot Desc: LEVEL
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: County #Bdrms: 3 #Lvl: 1 Year Blt: 1975 / RESTORD Green:
 Main SQFT: 1508 TotUp/Mn: 1508 Style: RANCH Home Wrnty: Y 55+ w/Affidavit Y/N:
 Lower SQFT: 0 Parking: #Garage: 2 / ATTACHD #Fireplaces: 1 / WOOD
 Total SQFT: 1508 Roof: COMP Exterior: OTHER, WOOD Bsmt/Fnd: CRAWLSP

REMARKS

XS&Dir: Q to 5th St., S on 5th, E on Hayden Bridge, S on 10th to Northridge
 Public: Immaculate Hayden Bridge home. Fresh paint inside&out. Kitchen w/refinished counters opens onto family&dining rooms. Bedrms all good size w/private+mastr bath. Finished&insulated garage. Lge covered entry & patio. Fenced yard w/Japanese maple, rhodies, dogwood, azaleas. Inspection&repairs done.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 17 X 14 / SUNKEN	Mstr Bd:	M / 13 X 12 / BATH	Baths - Full.Part
Kitchen:	M / 10 X 8 /	2nd Bd:	M / 13 X 11 /	Upper Lvl: 0.0
Dining:	M / 17 X 9 /	3rd Bd:	M / 12 X 11 /	Main Lvl: 2.0
Family:	M / 14 X 16 / FIREPL, SLIDER		/ /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISPOS, BI-OVEN, PLB-ICE, FS-REFR
 Interior: WW-CARP, HISPEED
 Exterior: DOG-RUN, FENCED, PORCH, SPRNKLR, TL-SHED
 Accessibility: 1LEVEL, RAMP
 Cool: NONE Hot Water: ELECT Heat: CEILING Fuel: ELECT
 Water: PUBLIC Sewer: PUBLIC Insul: CEILING, UNKNOWN

FINANCIAL

PTax/Yr: 2187.88 Rent, If Rented:
 HOA Dues: Other Dues:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 11/14/2006 DOM: 43 Sold: 12/14/2006 Terms: CONV O/Price: \$257,000 Sold: \$225,258

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL **Status:** SLD **4/9/2007** **4:39:45 PM**
ML#: 6046513 **Area:** 249 **List Price:** \$249,000
Addr: 601 ROWAN AVE **Unit#:**
City: Springfield **Zip:** 97477 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:**
County: Lane **Tax ID:** 1075348
Elem: CENTENNIAL **Middle:** HAMLIN
High: SPRINGFIELD **PropType:** DETACHD
Nhood/Bldg:
Legal: 17-03-34-23-01106

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.25 **Lot Dimensions:**
Waterfront: **View:** TREES **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 728 **SFSrc:** county **#Bd rms:** 3 **#Lvl:** 2 **Year Blt:** 1975 / APPROX **Green:**
Main SQFT: 910 **TotUp/Mn:** 1638 **Style:** 2STORY **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 2 / OVRSIZE **#Fireplaces:** 1 / WOOD
Total SQFT: 1638 **Roof:** COMP **Exterior:** OTHER **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Centennial, S Aspan, R Oaksana, L Poltava, R Diamond, L Rowan
Public: Fenced Back Yard, Nicely Landscaped, Water Fountain, Playhouse, 2 Tier Deck w/Jacuzzi, Master w/Bay Window, Kitchen has Granite Counters, Formal Living Area, Family Room, Updated & Very Clean.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	/	/	Mstr Bd:	M	/	Baths - Full.Part
Kitchen:	/	/	2nd Bd:	/	/	Upper Lvl: 1.0
Dining:	/	/	3rd Bd:	/	/	Main Lvl: 1.1
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 2.1

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOS, FS-RANG
Interior:
Exterior: DECK, FENCED, RV-PARK
Accessibility:
Cool: NONE **Hot Water:** ELECT **Heat:** CEILING **Fuel:** ELECT
Water: PUBLIC **Sewer:** PUBLIC **Insul:** UNKNOWN

FINANCIAL

PTax/Yr: 1756.71 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

COMPARABLE INFORMATION

Pend: 6/7/2006 **DOM:** 42 **Sold:** 6/7/2006 **Terms:** CONV **O/Price:** \$249,000 **Sold:** \$249,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller
Coldwell Banker CIR

Client Full

RESIDENTIAL **Status:** SLD **4/9/2007** **4:39:44 PM**
ML#: 6033646 **Area:** 232 **List Price:** **\$230,000**
Addr: 2595 MARCOLA RD **Unit#:**
City: Springfield **Zip:** 97477 **Condo Loc/Lvl:**
Map Coord: 30/H/15 **Zoning:**
County: Lane **Tax ID:** 203644
Elem: YOLANDA **Middle:** BRIGGS
High: THURSTON **PropType:** DETACHD
Nhood/Bldg:
Legal: 17-03-25-14-00500

GENERAL INFORMATION

Lot Size: 10K-14,999SF **# Acres:** 0.32 **Lot Dimensions:** 90 x 153
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** DSCLOSUR **Other Disc:** lead

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** **#Bdrms:** 3 **#Lvl:** 1 **Year Bt:** 1956 / REMOD **Green:**
Main SQFT: 1495 **TotUp/Mn:** 1495 **Style:** RANCH **Home Wrnty:** 55+ w/Affidavit Y/N:
Lower SQFT: 0 **Parking:** **#Garage:** 2 / ATTACHD **#Fireplaces:** 1/ INSERT, WOOD
Total SQFT: 1495 **Roof:** COMP **Exterior:** WOOD **Bsm/Fnd:** CRAWLSP

REMARKS

XSt/Dir: I 105, Mohawk exit, left (north) on 19th, right on Marcola
Public: Great country cabin in the city. Tile floor, updated huge country kitchen and living area. New wood trim and hardwood floors through most of the house. RV parking, large very nice covered patio/deck, oversized 2 car garage, double oven and breakfast bar.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 20 X 21 / FIREPL, HARDWOD	Mstr Bd: M / 10 X 13 / BATH, DECK	Baths - Full.Part
Kitchen: M / 11 X 17 / ISLAND, KIT&DR	2nd Bd: M / 10 X 13 / HARDWOD	Upper Lvl: 0.0
Dining: M / 14 X 10 / COUNKIT	3rd Bd: M / 10 X 11 / HARDWOD	Main Lvl: 2.0
Family: / /	UTILITY M / 6 X 7 /	Lower Lvl: 0.0
		Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: BI-MICO, D-DRAFT, DISHWAS, DISPOS, BI-GRILL, BI-DOWN, FS-RANG
Interior: GAR-OPN, HARDWOD, TILE-FL, WOODFLR
Exterior: COVPATI, DECK, FENCED, RV-PARK, SATDISH, SEC-LIT, TL-SHED
Accessibility: 1LEVEL
Cool: NONE **Hot Water:** ELECT **Heat:** WALL, WOODSTV **Fuel:** ELECT
Water: PUBLIC **Sewer:** SEPTIC **Insul:** UNKNOWN

FINANCIAL

PTax/Yr: 2152 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl:

COMPARABLE INFORMATION

Pend: 5/15/2006 **DOM:** 12 **Sold:** 6/2/2006 **Terms:** CONV **O/Price:** \$230,000 **Sold:** \$255,500

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

submitted at Public Hearing

Thomas and Karen Reid
34694 McKenzie View Drive
Springfield, OR 97478
Tel: 541-988-5896
e-mail: ts_reid@yahoo.com

May 1, 2007

Chairman Faye Stewart
Board of County Commissioners
Lane County Public Service Building
125 East 8th Street
Eugene, OR 97401

Re: PA06-7202, Miller

As a property owner I received notice of the Measure 37 claim for Michael and Michelle Miller for Tax lots 17-02-19 1100 and 1200 located between Hayden Bridge road and the McKenzie River.

I note that the larger parcel (Lot 1100) is in the 100-year flood plain and largely within the active floodway (see attached excerpt from the current Flood Insurance Rate Map). Indeed, the parcel was flooded in 1996 (see attached photograph).

It appears from the claim that the claimed reduction in value is based on the prospect of building a residence on Lot 1100 if relief were granted from the restrictive effect of the E40 farm gross income requirements.

However, it would be impractical and unlawful to place a structure or fill in the floodway of the McKenzie River. Doing so would place the structure itself at risk, incur significant future public safety expenditures, and future remedial repairs to the river floodway. Any obstruction in the floodway would aggravate flood elevations and/or increase erosion for approximately ten occupied residential properties along the affected reach of the river.

I suggest the Board consider how the significant fact of floodplain and floodway conditions on Lot 1100 may reduce or eliminate the claimed reduction in fair market value from restrictive land use regulation.

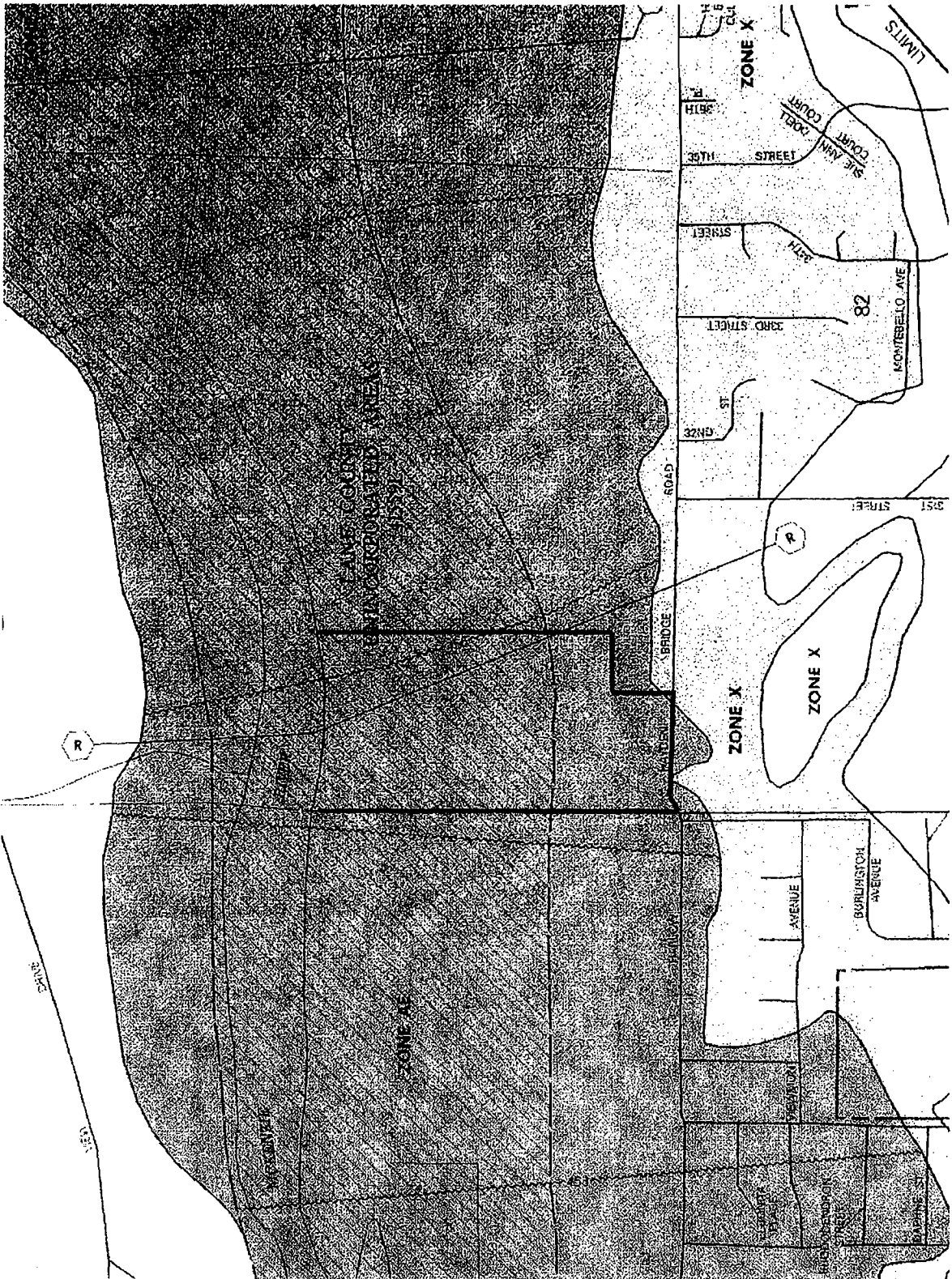
I wish to be notified in a timely manner of any future actions affecting these properties. Thank you for your consideration.



Tom Reid

PA06-7202 Miller

Miller_FIRM.psd



PA06-7202 Miller

Portz photo 1996 flood BW.jpg

February 7 '96

Miller lot 1100

