



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 5-25-07

Taken By: SGS

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

BP# _____

PA# 06 7250

ML

SP# _____

Moulton

SI# _____

OTHER:

COMMENTS/TESTIMONY FOR MEASURE 37 CLAIMS

No development will be approved at the public hearing for this Measure 37 claim.

Name: MARITHA MOULTON

Address: P.O. BOX 624, PLEASANT HILL, OR 97455

Distance from property: ZERO FEET PA #: 06-7250

Do you wish to receive notice of future land use applications for this property? YES NO

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

- 1. Lane County has enacted or enforced a restrictive land use regulation since the owner or a family member acquired the property; and
- 2. The restrictive land use regulation has the effect of reducing the fair market value of the property; and
- 3. The restrictive land use regulation is not an exempt regulation as defined in Measure 37 and LC 2.710.

Testimony regarding this Measure 37 claim should be limited to evidence addressing the three issues outlined above. Issues regarding water, traffic, septic or other concerns not related to the Measure 37 criteria may be addressed once a land use application is submitted. If the Board of County Commissioners determines this is a valid claim, the claimant may submit a land use application to develop the property at a later date. Notice regarding a land use application to develop the property will be sent at that time to all who submit testimony during the Measure 37 claim proceeding or request such notice in writing.

Your testimony can be submitted by email, in writing or in person at the hearing, but should address these specific areas. Attach additional pages if needed.

1. Continuous ownership by the present owner or family members and the restrictive county land use regulations enacted or enforced since the property was acquired.

2. The alleged reduction in fair market value resulting from enforcement of restrictive land use regulations.

SEE ATTACHED PAGES

3. Whether the restrictive land use regulations are exempt from Measure 37 claims.

4. Other comments.

Claim #M37-PA067250
Comparative Market Analysis
RE: #6---Appraisal/Regulatory Effect

CURRENT VALUE

MOULTON PROPERTY: 18-02-36-302

Location: Proden Lane, Pleasant Hill, OR
14.05 acres, vacant, fronting on Middle Fork of Willamette
River
Current zoning: E25

COMPARABLE PROP: 19-02-03-400

Location: North Morningstar Rd., Pleasant Hill
61.8 acres
Current zoning: E40
Sold as vacant parcel on 03/29/2005, for \$340,000,
or \$5,502 per acre.

North Morningstar Rd. parcel was sold over 2 years ago, is not on the river, is a large parcel (which accounts, in part, for the lower price per acre). Moulton property, by comparison, is currently valued at \$112,000, or \$8,000 per acre.

VALUE IF REGULATIONS ARE WAIVED

COMPARABLE #1: 19-03-17-00-01600, Parcel #0839553

Location: Creswell, OR
10.0 acres timber, buildable
Current zoning: F2
Sold as vacant tract on 07/14/2006, for \$229,000, or \$22,900 per
acre. Parcel is in Creswell, not on river, and has fewer acres than
Moulton property.

COMPARABLE #2: 19-02-29-00-00900, Parcel #0829042

Location: Creswell, OR
15.52 acres forest land, buildable
Current zoning: F2
Sold with no improvements on 04/04/2006 for \$225,000, or
\$14,497 per acre. Parcel is in Creswell, not on river, and has
comparable acres to Moulton property.

COMPARABLE #3: 18-04-13-00-01702, Parcel #1627932

Location: Eugene, OR
9.0 acres vacant, unused, undeveloped land
Current zoning: F2

COMP. #3 (cont'd.) Sold on 10/27/2006 for \$250,000, or \$27,778 per acre.
Parcel is near Eugene's city limits, in the 4J School District, not on the river, and is smaller than Moulton Property.

This researched information shows that the Moulton property, if buildable, would be valued upwards of \$350,000, or at least \$25,000 per acre. There are few buildable parcels available that front the Middle Fork of the Willamette River, and that are also located in the much-desired Pleasant Hill School District. \$350,000, less \$112,000, depicts a \$238,000 reduction in fair market value due to the challenged regulations.