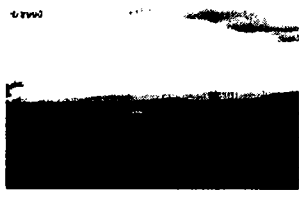


<b>Larson RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$200,000</b>
------------------	------------	------------	------------------

	<b>ML#:</b>	5043774	<b>Bedrooms:</b>	
	<b>MLS Area:</b>	237	<b>Bathrooms:</b>	
	<b>County:</b>	Benton	<b>Sub-Type:</b>	RESID
	<b>Neighborhood:</b>	HANSHEW ORCHARDS	<b>Style:</b>	
	<b>Zip Code:</b>	97456	<b>Year Built:</b>	
	<b>T/Guide:</b>	9E4	<b>Total SF:</b>	
	<b>Tax Id #:</b>	189872	<b>Tax per Year:</b>	12.55

**Directions:** IN FRONT OF 25049 LARSON, ALPINE, N ON BELLFOUNTAIN, WEST ON LARSON

**Remarks:** UNBELIEVABLE VIEW! MTN TOP LOCATION. NO STEEP DRIVES, CLOSE COMMUTE TO EUGENE OR CORVALLIS. SEPTIC SITE APPROVED. SHARED ACCESS ON THIS PROPERTY. LARGE HOMES. NO MFG. HOMES. NEW WELL 7-9 GPM.

<b>25050 HALL RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$205,000</b>
----------------------	------------	------------	------------------

**No Photo  
Available**

<b>ML#:</b>	6033040	<b>Bedrooms:</b>	
<b>MLS Area:</b>	237	<b>Bathrooms:</b>	
<b>County:</b>	Lane	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	
<b>Zip Code:</b>	97419	<b>Year Built:</b>	
<b>T/Guide:</b>	3M3	<b>Total SF:</b>	
<b>Tax Id #:</b>	4159487	<b>Tax per Year:</b>	480.17

**Directions:** HWY 36 TO HALL APPX 3 MILES ON HALL



**Remarks:** BEAUTIFUL SECLUDED ACREAGE. HAS EXISTING 1986 MFG ...NEW DRIVEWAY, GOOD WELL & SEPTIC, ALL UTILITIES. OWNER LICENSED AGENT.

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.




## Adjustments to Comparables

	<b>SUBJECT PROPERTY</b>				
<b>Address</b>	Green Island	41096 NICHOL (...)	Bear Creek Ranc...	90750 HILL RD	
<b>City</b>	Coburg Rd	Sweet Home	Junction City	Springfield	
<b>MLS#</b>		<b>7020214</b>	<b>7012765</b>	<b>7024781</b>	
<b>Status</b>		ACT	ACT	ACT	
<b>Price</b>	<b>\$/Sqft</b>	\$265,000	\$240,000	\$209,900	\$235,000
<b>Sold Price</b>	<b>\$/Sqft</b>				
<b>Sale Date</b>					
<b>DOM</b>					
			<b>\$ Adj</b>	<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>	<b>241</b>	<b>221</b>	<b>237</b>	<b>250</b>	
<b>ZIP</b>	<b>97408</b>	<b>97386</b>	<b>97448</b>	<b>97478</b>	
<b>PROP TYPE</b>		<b>RESID</b>	<b>RESID</b>	<b>RESID</b>	
<b>ZONING</b>		<b>RR5</b>			
<b># ACRES</b>	<b>5</b>	<b>5.3</b>	<b>5</b>	<b>5.57</b>	
<b># LOTS</b>			<b>2</b>		
<b>LOT SIZE</b>	<b>5-9.99AC</b>	<b>5-9.99AC</b>	<b>5-9.99AC</b>	<b>5K-6,999SF</b>	
<b>LOT DESC</b>		<b>MRCHTIM,...</b>	<b>CLEARED,...</b>		
<b>RD SURFACE</b>			<b>GRAVLRD</b>		
<b>RD FRONTAGE</b>			<b>N</b>		
<b>ELE SCHOOL</b>		<b>CRAWFORS...</b>	<b>LAUREL</b>	<b>MOHAWK</b>	
<b>HIGH SCHOOL</b>		<b>SWEET HOME</b>	<b>JUNCTION...</b>	<b>THURSTON</b>	
<b>WATERFRONT</b>			<b>N</b>		
<b>SOIL TYPE</b>			<b>NATIVE</b>		
<b>Other Adjustments</b>					
<b>Total Adjustments:</b>					
<b>Adjusted Price:</b>	<b>\$265,000</b>	<b>\$240,000</b>	<b>\$209,900</b>	<b>\$235,000</b>	

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

<b>SUBJECT PROPERTY</b>			<b>No Photo Available</b>	
<b>Address</b>	Green Island	MECHLING RD	25270 PERKINS RD	31170 Lanes Turn
<b>City</b>	Coburg Rd	Springfield	Veneta	Eugene
<b>MLS#</b>		<b>7018594</b>	<b>7020364</b>	<b>6100640</b>
<b>Status</b>		ACT	PEN	PEN
<b>Price</b>	<b>\$/Sqft</b>	\$265,000	\$249,000	\$234,900
<b>Sold Price</b>	<b>\$/Sqft</b>			\$325,000
<b>Sale Date</b>				
<b>DOM</b>			50	128
			<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>	<b>241</b>	250	236	240
<b>ZIP</b>	<b>97408</b>	97478	97487	97408
<b>PROP TYPE</b>		RESID	RESID	RESID
<b>ZONING</b>			RR5	EFU-30
<b># ACRES</b>	<b>5</b>	5.19	4.89	4.69
<b># LOTS</b>		1		
<b>LOT SIZE</b>	<b>5-9.99AC</b>	5-9.99AC	3-4.99AC	3K-4.999SF
<b>LOT DESC</b>		CLEARED,...		CLEARED,...
<b>RD SURFACE</b>		GRAVLRD		GRAVLRD
<b>RD FRONTAGE</b>		Y		Y
<b>ELE SCHOOL</b>		MOHAWK	VENETA	HARRISBURG
<b>HIGH SCHOOL</b>		THURSTON	ELMIRA	HARRISBURG
<b>WATERFRONT</b>		Y		Y
<b>SOIL TYPE</b>		NATIVE		NATIVE
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$265,000</b>	<b>\$249,000</b>	<b>\$234,900</b>	<b>\$325,000</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

<b>SUBJECT PROPERTY</b>				
<b>Address</b>	Green Island	39966 Mohawk R...	Rossberg Lane	Larson RD
<b>City</b>	Coburg Rd	Marcola	Elmira	Monroe
<b>MLS#</b>		<b>6105598</b>	<b>6066565</b>	<b>5043774</b>
<b>Status</b>		PEN	SLD	SLD
<b>Price</b>	<b>\$/Sqft</b>	\$265,000	\$219,900	\$225,000
<b>Sold Price</b>	<b>\$/Sqft</b>	\$220,000	\$205,000	\$200,000
<b>Sale Date</b>			1/5/2007	1/12/2006
<b>DOM</b>		109	127	169
			<b>\$ Adj</b>	<b>\$ Adj</b>
<b>AREA</b>	<b>241</b>	250	236	237
<b>ZIP</b>	<b>97408</b>	97454	97437	97456
<b>PROP TYPE</b>		FRM/FOR	RESID	RESID
<b>ZONING</b>		RR10	RR5	RR5
<b># ACRES</b>	<b>5</b>	4.08	5.01	5
<b># LOTS</b>			1	1
<b>LOT SIZE</b>	<b>5-9.99AC</b>	3-4.99AC	3-4.99AC	5-9.99AC
<b>LOT DESC</b>		CLEARED,...	MRCHTIM,...	ORCHARD,...
<b>RD SURFACE</b>		PAVEDRD	GRAVLRD	PAVEDRD
<b>RD FRONTAGE</b>		Y	Y	Y
<b>ELE SCHOOL</b>		MARCOLA	ELMIRA	MONROE
<b>HIGH SCHOOL</b>		MOHAWK	ELMIRA	MONROE
<b>WATERFRONT</b>		Y		N
<b>SOIL TYPE</b>		NATIVE	NATIVE	NATIVE
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$265,000</b>	<b>\$220,000</b>	<b>\$205,000</b>	<b>\$200,000</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

<b>SUBJECT PROPERTY</b>		<b>No Photo Available</b>		
<b>Address</b>	Green Island	25050 HALL RD		
<b>City</b>	Coburg Rd	Cheshire		
<b>MLS#</b>		<b>6033040</b>		
<b>Status</b>		SLD		
<b>Price</b>	<b>\$/Sqft</b> \$265,000	\$ \$227,900		
<b>Sold Price</b>	<b>\$/Sqft</b>	\$205,000		
<b>Sale Date</b>		6/12/2006		
<b>DOM</b>		16		
			<b>\$ Adj</b>	
<b>AREA</b>	<b>241</b>	237		
<b>ZIP</b>	<b>97408</b>	97419		
<b>PROP TYPE</b>		RESID		
<b>ZONING</b>		RR5		
<b># ACRES</b>	<b>5</b>	5		
<b># LOTS</b>				
<b>LOT SIZE</b>	<b>5-9.99AC</b>	5-9.99AC		
<b>LOT DESC</b>		PRIVATE,...		
<b>RD SURFACE</b>				
<b>RD FRONTAGE</b>				
<b>ELE SCHOOL</b>		TERRITORIAL		
<b>HIGH SCHOOL</b>		JUNCTION...		
<b>WATERFRONT</b>				
<b>SOIL TYPE</b>		NATIVE		
<b>Other Adjustments</b>				
<b>Total Adjustments:</b>				
<b>Adjusted Price:</b>	<b>\$265,000</b>	<b>\$205,000</b>		

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## Summary of Comparables

### Active

MLS#	P	Type	Address	City	Area	Acres	Price
			GREEN ISLAND		241	5	\$265,000
7020214	1	RESID	41096 NICHOL (NEXT TO) DR	Sweet Home	221	5.3	\$240,000
7012765	8	RESID	Bear Creek Ranch RD	Junction City	237	5	\$209,900
7024781	4	RESID	90750 HILL RD	Springfield	250	5.57	\$235,000
7018594	1	RESID	MECHLING RD	Springfield	250	5.19	\$249,000

### Pending

MLS#	P	Type	Address	City	Area	Acres	Price
			GREEN ISLAND		241	5	\$265,000
7020364	0	RESID	25270 PERKINS RD	Veneta	236	4.89	\$234,900
6100640	7	RESID	31170 Lanes Turn	Eugene	240	4.69	\$325,000
6105598	8	FRM/FOR	39966 Mohawk River RD	Marcola	250	4.08	\$220,000

### Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			GREEN ISLAND		241	5	\$265,000
6066565	5	RESID	Rosberg Lane	Elmira	236	5.01	\$205,000
5043774	2	RESID	Larson RD	Monroe	237	5	\$200,000
6033040	0	RESID	25050 HALL RD	Cheshire	237	5	\$205,000

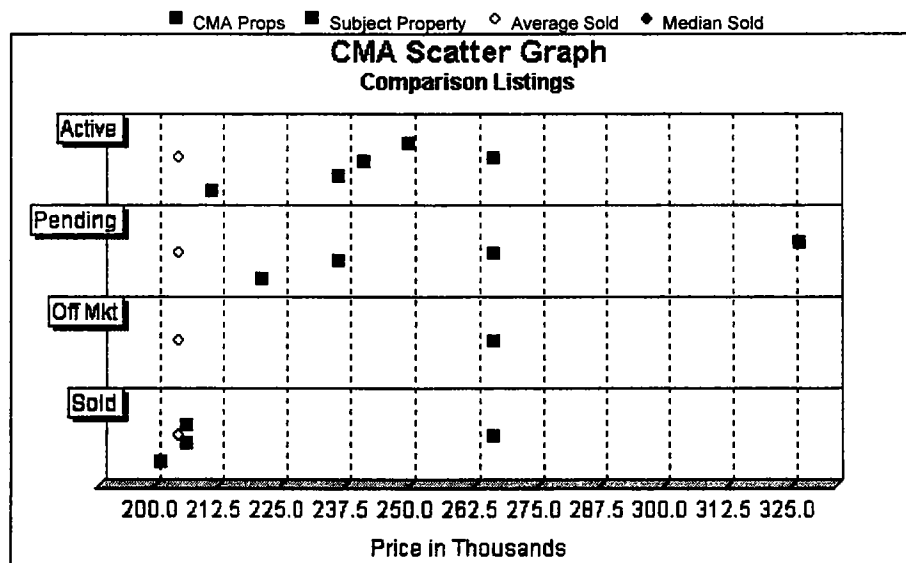
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## Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Active	4	\$233,475	\$209,900	\$249,000	0	\$0
Pending	3	\$259,967	\$220,000	\$325,000	0	\$0
Sold	3	\$203,333	\$200,000	\$205,000	0	\$0
Total Listings	10	Sold Properties closed averaging <b>90.67%</b> of their Final List Price. This reflects a <b>9.33%</b> difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$203,333	\$0
Min. List Price	\$219,900	\$0
Max. List Price	\$227,900	\$0
Suggested List Price	\$265,000	\$

### How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## **Exhibit I - Rights of Ownership**



1944-1945

**STANDSTILL**

100

PRO. 112000. 112000.

COLTHER, husband  
and wife, and  
a roadway patrol

300

the East parallel  
; thence North

for this reason:

ated all the re  
Collier, 175 C

October 10, 1974.

I, above named Dennis Leon, do hereby acknowledge  
 his voluntary act and deed. Before me

\_\_\_\_\_  
 Notary Public in and for the State of Texas

My Commission Expires: October 9, 1977

[illegible]

STATE OF OREGON }  
COUNTY OF LANE } ss.

I, D. M. PENFOLD, Director of the Dept. of Records and Elections of Lane County and ex-officio Recorder of Conveyances of the State of Oregon, in and for the County of Lane, do hereby certify that the foregoing Document has been by me compared with the original, and that it is a correct transcript therefrom, and of the whole of said original as the same appears on file or of record in my office and in my official care and custody.

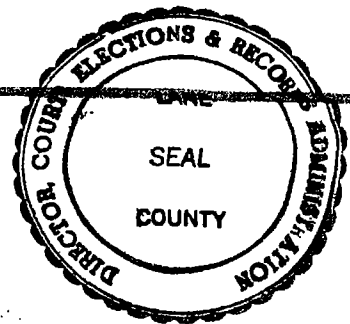
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the County Court in and for Lane County, State of Oregon

this 28<sup>th</sup> day of October, 1976

D. M. PENFOLD

Director of the Dept. of Records and Elections of Lane County  
And ex-officio Recorder of Conveyances and Registrar of Titles in and for Lane County, Oregon.

By *Agnes L. Hebbins*  
Deputy



## **Exhibit J - Lease Agreement**

THIS AGREEMENT, Made this 17th day of September, 2002; by and between  
 David and Loyce Bixler  
 31668 Green Island Road, Eugene, OR 97408 of Lane County,  
 State of Oregon, lessor, and Malpass Farms  
 32255 Bowers Drive, Harrisburg, OR 97446  
 of Linn County, State of Oregon, lessee;

WITNESSETH. That the said lessor, for and in consideration of the covenants and agreements herein-  
 after mentioned, to be kept and performed by the lessee, lessee's executors, administrators and assigns, has  
 leased and does hereby lease and let unto the lessee all of those premises lying and being in Lane  
 County, State of Oregon, and described as follows, to-wit:

33.1

A. lying on the south side of Green Island Road, between the houses.

Turn 16, Sec. 30, R 3W

552-50-3101 David

If the improvements subject to this lease include housing constructed prior to 1978, see attached Lessor's Disclosure  
 of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (S-N Form No. 504).

To Have and to Hold the above described premises with the appurtenances unto the lessee, and the  
 lessee's executors, administrators and assigns, from the 17th day of September, 2002, for,  
 during and until the 30th day of September, 2004, the lessee paying the rent therefor as  
 hereinafter stated.

Extended to 9/30/2006

And the lessee, in consideration of the leasing of the premises, as aforesaid, by the lessor to the said lessee,  
 does covenant and agree with the said lessor, lessor's executors, administrators and assigns; to pay lessor rent for  
 said premises in the manner following, to-wit:

\$3,000.00 payable October 15, 2002

\$3,000.00 payable October 15, 2003

\*3300.00 \$3,000.00 payable October 15, 2004 Pd 10/12/04

3300.00 Pd 10/14/05

3300.00 Pd 10/11/06

3300.00 Payable October 15, 2007

PCW DB 4/12/07



It is understood and agreed that the said lessee shall not underlet said premises, or any part thereof or assign this Lease without the written assent of the lessor first having been obtained thereto.

That all repairs

And it is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said lessor to re-enter the said premises and remove all persons therefrom; the lessee waiving any notice to quit or of intention to re-enter under the statute.

And the said lessee covenants to pay to the said lessor the said rent as herein specified, and that at the expiration of the said term, or other determination of this Lease, the said lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit (damages by the elements excepted); and the said lessor covenants that the said lessee, on paying the said


rent, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said described premises for the term aforesaid.

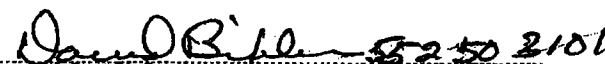
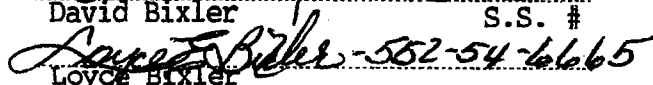
Any waiver of any breach of covenants herein contained to be kept and performed by the lessee shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the lessor from declaring a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.

IN WITNESS WHEREOF, the parties have hereunto interchangeably set their hands and seals this 17th day of September, 2002.

Executed in the presence of

Malpass Farms

  
by David C. Malpass, Partner

 552-50-2101  
David Bixler S.S. #  
 552-54-6665  
Loyce Bixler







## SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 4-24-07

Taken By: JSC

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

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

**PA#** 05-6425

Buxler

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

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

**OTHER:** Loyce E. Becker 4-24-07

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



04-24-07A10:11 RCVD

**Bixler**  
**Measure 37 Claim**  
**PA 05-6425**

**WRITTEN STATEMENT OF CLAIM FOR COMPENSATION APPLICATION  
UNDER LC 2.700 THROUGH 2.770**

**Measure 37 Claim Number: M37-PA056425**

Enclosed please find the written statement of claim for compensation that we are submitting on behalf of the owner of the subject property, Loyce Bixler and David Bixler.

CLAIMANT: Loyce Bixler and David Bixler  
31668 Green Island Road  
Eugene, Oregon 97478  
541-345-3052

PROPERTY OWNER: Same as Claimant

PROPERTY LOCATION: Off of Green Island Road  
Eugene, Oregon 97478

ASSESSOR'S MAP AND LOT: 16-03-30 #802


CURRENT COUNTY ZONING: E40 Exclusive Farm Use

DATE OF ACQUISITION: October 10, 1974

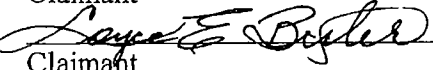
APPLICANTS: Selene Bixler Price, CPA  
1200 Executive Parkway, Suite 450  
Eugene, Oregon 97401  
541-521-8595

Lucette Bixler Wood  
2009 North 10<sup>th</sup>  
Springfield, Oregon 97477  
541-746-4214

SIGNATURES:

  
\_\_\_\_\_

Claimant

  
\_\_\_\_\_

Claimant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

4/24/07  
Date

4-24-07  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

March 18, 2007

Lucette Wood  
2009 N. 10<sup>th</sup>  
Springfield, OR 97477



LAND MANAGEMENT DIVISION  
[http://www.LaneCounty.org/PW\\_LMD/](http://www.LaneCounty.org/PW_LMD/)

**RE: Research Request**  
**Map & Tax Lot : 16-03-30-00 / 802**  
**File # PA 07-5484**

Dear Ms. Wood:

Lane County has received your research request to determine the zoning on the above referenced property on October 10, 1974.

The subject property was zoned AGT (Agriculture, Grazing, Timber Raising District) on July 21, 1966 via ordinance 66-088. The property was converted from AGT to EFU (Exclusive Farm Use) on April 27, 1977 via ordinance 613.

Therefore, on October 10, 1974, the subject property maintained the AGT zoning designation.

Enclosed, please find a copy of the AGT zoning code that was in effect.

Sincerely,

Matt Laird,  
Principal Planner

AGRICULTURE, GRAZING, TIMBER RAISING DISTRICT (AGT)-05. Purpose

The Agriculture, Grazing, Timber Raising District is intended to provide areas for rural density residential development and continuation of farm uses and timber production where compatible with each other. It is appropriate to be applied to areas which have, by nature of use and land division activity, already begun a transition from rural to urban use, primarily in the outer portions of the rural-urban fringe areas where public facilities and services will be necessary before intensive urbanization should occur, and in rural lands with marginal suitability for agricultural production.

-10. Permitted Buildings and Uses

In the AGT District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this Section, subject to the general provisions and exceptions set forth in this Chapter:

- (1) The following farm uses:
  - (a) General farming, including but not limited to the growing and raising of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed, and similar food and fibre products.
  - (b) Pastures and grazing.
  - (c) Except as limited by LC 10.110-15(1) following, animal husbandry, including the breeding and raising of cattle, sheep, horses, goats and rabbits; provided that such raising activities are not a part of, nor conducted in conjunction with any livestock sales yard, slaughter house, or animal by-product business; provided further that such uses on lots of less than five (5) acres shall be subject to the area requirements of LC 10.110-42(6).
  - (d) Raising and selling of fur bearing animals.
  - (e) Keeping of honey bees and the production and sale of honey.
- (2) The management, growing, and harvesting of forest products, including Christmas tree raising.
- (3) One single-family dwelling or two-family dwelling per lot or one mobile home per lot in compliance with the general requirements of this Chapter for mobile home permits (LC 10.195).
- (4) Normal accessories for a mobile home, such as, awning, cabana, ramada, patio, carport, garage or storage building, pursuant to an original mobile home use permit or subsequent permit for only accessories.

AGT

10.110-10

Lane Code

10.110-15

- (5) Guest house.
- (6) Parks, playgrounds, and community centers owned and operated by a governmental agency.
- (7) Lodges and grange halls.
- (8) Public and semi-public buildings and structures essential to the physical and economic welfare of an area, such as, fire stations, sub-stations, and pump stations, provided that interior yards shall be a minimum of twenty-five (25) feet, and no stockpiling or storage of materials shall be allowed.
- (9) Sale of agricultural products grown or raised on the premises, provided the sales floor area does not exceed three hundred (300) square feet.
- (10) Home occupations. (See LC 10.340 for Home Occupation provisions)
- (11) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (12) Kennel, provided the following conditions are satisfied:
  - (a) The maximum number of dogs over four (4) months of age shall be eight (8).
  - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5000) sq. ft. of lot area for each dog on the lot.
  - (c) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.

-15. Conditional Uses

The following conditional uses, subject to a conditional use permit granted pursuant to the general provisions of this Chapter providing for the granting of conditional use permits (LC 10.320):

- (1) The following animal husbandry uses, provided the lot area is a minimum of ten (10) acres:
  - (a) Breeding and raising of pigs.
  - (b) Poultry ranching.
  - (c) Dairying.
- (2) The following uses, when such uses are operated on the same property as, by the owner or operator of, and customarily provided in conjunction with a farm use, and are not a separate business or enterprise, provided the lot area is a minimum of ten (10) acres:
  - (a) Hop, nut and fruit driers.
  - (b) Feed mixing and storage facilities.
  - (c) Hullers.
  - (d) Mint distilleries.
  - (e) Seed processing, packing, shipping and storage.
  - (f) Plants for the storage or packing of agricultural products produced on the premises.

ACT

10.110-15

Lane Code

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- (g) Feed lots.
- (h) Temporary and portable sawmills, barkers, and chippers.
- (i) Any other similar processing and allied farm commercial activities.
- (3) Sale of agricultural products raised on the premises where the sales floor area exceeds three hundred (300) square feet; the sale of livestock grown and raised on the premises.
- (4) Animal hospitals; kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (5) Churches.
- (6) Schools.
- (7) Day nurseries.
- (8) Group care homes.
- (9) Hospitals, nursing homes, and sanitariums.
- (10) Stables, riding academies, and commercial riding; provided such activities are contained on the property authorized for conditional use permit approval.
- (11) Radio and TV transmission towers.
- (12) Stadiums.
- (13) Electric transmission facilities transmitting electric current in excess of 75,000 volts on any single cable or line or group of cables or lines.
- (14) Flood control facilities and irrigation projects.
- (15) Accessory dwellings for persons employed on the premises.
- (16) Airports, heliports, or aircraft landing fields.
- (17) Cemeteries.
- (18) Correctional institutions.
- (19) Sanitary landfills.
- (20) Golf courses.
- (21) Jails.
- (22) Penal farms.
- (23) Radio and TV stations.
- (24) Rock, sand, gravel, and loam excavations and extraction of mineral resources, with incidental processing.
- (25) Sewage treatment plants.
- (26) Mobile home parks.
- (27) Tourist parks.
- (28) Camping vehicle parks.
- (29) Campgrounds.
- (30) Other uses not specifically authorized any place in this Chapter.

-23. Setback Requirements (Also see 10.300-15)

- (1) Front yard setback shall be twenty (20) feet.
- (2) Side yard setback shall be as follows:
  - (a) Ten (10) percent of the lot width for an interior yard, but in no case shall be more than fifteen (15) feet nor less than ten (10) feet.

AGT

10.110-23

Lane Code

10.110-42

- (b) Twenty (20) feet for a street side yard for a reverse corner lot; ten (10) percent of the lot width for a street side yard for a regular corner lot, but in no case shall be more than twenty (20) feet nor less than ten (10) feet.
- (3) Rear yard setback shall be twenty (20) feet for a main building; five (5) feet for an accessory building or structure.

-28. Vision Clearance

Vision clearance for corner lots shall be a minimum of fifteen (15) feet.

-35. Off-Street Parking

There shall be at least one (1) permanently reserved parking space, or private garage, on the same lot, or attached to or made a part of the main building. Such parking space shall be not less than eight (8) feet wide and eighteen (18) feet long. The parking space or garage shall be provided at the time of the erection of the main building, and it shall have adequate provisions for ingress and egress by standard-sized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking Section (LC 10.300-05).

-42. Area (Also see LC 10.300-20)

- (1) Any property zoned AGT after May 14, 1971, shall be designated AGT-5, and the minimum area for division of land for any property so designated shall be five (5) acres; except:
  - (a) The division of agricultural land by lease or rental for any farm use purpose is permitted, provided however, that no structure or building may be erected appurtenant to such division of land except those permitted under LC 10.110-10(11).
  - (b) Division of land for less than five (5) acres is permissible for uses permitted under LC 10.110-10(7) and (8) and permitted conditionally in the AGT District except under LC 10.110-15(15).
- (2) The minimum area for the division of land for any property zoned AGT prior to May 14, 1971, shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet.
- (3) For each accessory dwelling or mobile home unit approved conditionally under LC 10.110-15(15) except for farm labor camps the lot shall contain a minimum average of five (5) acres per such accessory unit.

AGT

10.110-42

Lane Code

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- (4) A single-family dwelling or mobile home only may be established on any lot separately owned as of September 13, 1969, which does not conform to the area requirements provided in subsections (1) and (2) above.
- (5) The main building and accessory buildings located on any one building site or lot shall not cover in excess of thirty (30) percent of the lot area.
- (6) The following animal use area regulations shall apply on lots of less than five (5) acres:
  - (a) Cows, horses, sheep or goats cannot be kept on lots having an area of less than one (1) acre. The minimum area for such animals (other than their young under the age of six months) on less than five (5) acres shall be as follows:

Horses .....	One (1) per acre, plus one (1) additional for every 15,000 square feet.
Cow.....	One (1) per acre, plus one (1) additional for every 10,000 square feet.
Goat or sheep.....	Five (5) per acre, plus one (1) additional for every 2,000 square feet.

The area of a property may be utilized one time only for the computation of the above allowable animal usage.

- (b) The number of chickens, fowl and/or rabbits (over the age of six (6) months) shall not exceed one for each five hundred (500) square feet of property. The number of young chickens, fowl and/or rabbits (under the age of six (6) months) allowed on the property at any time shall not exceed three (3) times the allowable number of chickens, fowl, and/or rabbits over the age of six (6) months.
- (c) The number of colonies of bees allowed on a lot shall be limited to one (1) colony for each two thousand (2,000) square feet of lot area.
- (d) Animal runs, stables, barns, corrals of less than one-half acre, chicken or fowl pens, and colonies of bees shall be located on the rear half of the property, but not closer than seventy (70) feet from the front property line and no closer than forty (40) feet from any residence or other property line.

13-72;7.21.72

15-72;9.8.72





## SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 4-24-07 Taken By: JSC

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

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

**PA#** 05-6425 Bixler

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

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

**OTHER:** Loyce E. Bixler 4-24-07

04-24-07A10:11 RCVD

**Bixler**  
**Measure 37 Claim**  
**PA 05-6425**

**WRITTEN STATEMENT OF CLAIM FOR COMPENSATION APPLICATION  
UNDER LC 2.700 THROUGH 2.770**

**Measure 37 Claim Number: M37-PA056425**

Enclosed please find the written statement of claim for compensation that we are submitting on behalf of the owner of the subject property, Loyce Bixler and David Bixler.

CLAIMANT: Loyce Bixler and David Bixler  
31668 Green Island Road  
Eugene, Oregon 97478  
541-345-3052

PROPERTY OWNER: Same as Claimant

PROPERTY LOCATION: Off of Green Island Road  
Eugene, Oregon 97478

ASSESSOR'S MAP AND LOT: 16-03-30 #802

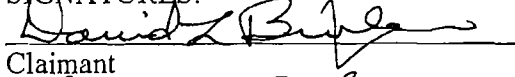
CURRENT COUNTY ZONING: E40 Exclusive Farm Use

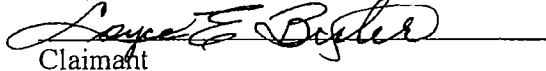
DATE OF ACQUISITION: October 10, 1974

APPLICANTS: Selene Bixler Price, CPA  
1200 Executive Parkway, Suite 450  
Eugene, Oregon 97401  
541-521-8595

Lucette Bixler Wood  
2009 North 10<sup>th</sup>  
Springfield, Oregon 97477  
541-746-4214

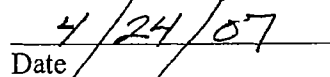
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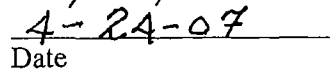
  
Claimant

  
Claimant

Applicant

Applicant

  
Date

  
Date

Date

Date

March 18, 2007

Lucette Wood  
2009 N. 10<sup>th</sup>  
Springfield, OR 97477



LAND MANAGEMENT DIVISION  
[http://www.LaneCounty.org/PW\\_LMD/](http://www.LaneCounty.org/PW_LMD/)

**RE: Research Request**  
**Map & Tax Lot : 16-03-30-00 / 802**  
**File # PA 07-5484**

Dear Ms. Wood:

Lane County has received your research request to determine the zoning on the above referenced property on October 10, 1974.

The subject property was zoned AGT (Agriculture, Grazing, Timber Raising District) on July 21, 1966 via ordinance 66-088. The property was converted from AGT to EFU (Exclusive Farm Use) on April 27, 1977 via ordinance 613.

Therefore, on October 10, 1974, the subject property maintained the AGT zoning designation.

Enclosed, please find a copy of the AGT zoning code that was in effect.

Sincerely,

Matt Laird,  
Principal Planner

AGRICULTURE, GRAZING, TIMBER RAISING DISTRICT (AGT)-05. Purpose

The Agriculture, Grazing, Timber Raising District is intended to provide areas for rural density residential development and continuation of farm uses and timber production where compatible with each other. It is appropriate to be applied to areas which have, by nature of use and land division activity, already begun a transition from rural to urban use, primarily in the outer portions of the rural-urban fringe areas where public facilities and services will be necessary before intensive urbanization should occur, and in rural lands with marginal suitability for agricultural production.

-10. Permitted Buildings and Uses

In the AGT District, the following types of buildings and uses are permitted as hereinafter specifically provided for by this Section, subject to the general provisions and exceptions set forth in this Chapter:

- (1) The following farm uses:
  - (a) General farming, including but not limited to the growing and raising of trees, vines, shrubs, berries, vegetables, nursery stock, hay grains, seed, and similar food and fibre products.
  - (b) Pastures and grazing.
  - (c) Except as limited by LC 10.110-15(1) following, animal husbandry, including the breeding and raising of cattle, sheep, horses, goats and rabbits; provided that such raising activities are not a part of, nor conducted in conjunction with any livestock sales yard, slaughter house, or animal by-product business; provided further that such uses on lots of less than five (5) acres shall be subject to the area requirements of LC 10.110-42(6).
  - (d) Raising and selling of fur bearing animals.
  - (e) Keeping of honey bees and the production and sale of honey.
- (2) The management, growing, and harvesting of forest products, including Christmas tree raising.
- (3) One single-family dwelling or two-family dwelling per lot or one mobile home per lot in compliance with the general requirements of this Chapter for mobile home permits (LC 10.195).
- (4) Normal accessories for a mobile home, such as, awning, cabana, ramada, patio, carport, garage or storage building, pursuant to an original mobile home use permit or subsequent permit for only accessories.

AGT

10.110-10

Lane Code

10.110-15

- (5) Guest house.
- (6) Parks, playgrounds, and community centers owned and operated by a governmental agency.
- (7) Lodges and grange halls.
- (8) Public and semi-public buildings and structures essential to the physical and economic welfare of an area, such as, fire stations, sub-stations, and pump stations, provided that interior yards shall be a minimum of twenty-five (25) feet, and no stockpiling or storage of materials shall be allowed.
- (9) Sale of agricultural products grown or raised on the premises, provided the sales floor area does not exceed three hundred (300) square feet.
- (10) Home occupations. (See LC 10.340 for Home Occupation provisions)
- (11) Accessory buildings and uses customarily provided in conjunction with a use permitted in this District.
- (12) Kennel, provided the following conditions are satisfied:
  - (a) The maximum number of dogs over four (4) months of age shall be eight (8).
  - (b) For more than three (3) dogs over four (4) months of age, there shall be at least five thousand (5000) sq. ft. of lot area for each dog on the lot.
  - (c) All dogs shall be owned by the occupant of the premises, except those temporarily kept for purposes of breeding.

-15. Conditional Uses

The following conditional uses, subject to a conditional use permit granted pursuant to the general provisions of this Chapter providing for the granting of conditional use permits (LC 10.320):

- (1) The following animal husbandry uses, provided the lot area is a minimum of ten (10) acres:
  - (a) Breeding and raising of pigs.
  - (b) Poultry ranching.
  - (c) Dairying.
- (2) The following uses, when such uses are operated on the same property as, by the owner or operator of, and customarily provided in conjunction with a farm use, and are not a separate business or enterprise, provided the lot area is a minimum of ten (10) acres:
  - (a) Hop, nut and fruit driers.
  - (b) Feed mixing and storage facilities.
  - (c) Hullers.
  - (d) Mint distilleries.
  - (e) Seed processing, packing, shipping and storage.
  - (f) Plants for the storage or packing of agricultural products produced on the premises.

AGT

10.110-15

Lane Code

10.110-23

- (g) Feed lots.
- (h) Temporary and portable sawmills, barkers, and chippers.
- (i) Any other similar processing and allied farm commercial activities.
- (3) Sale of agricultural products raised on the premises where the sales floor area exceeds three hundred (300) square feet; the sale of livestock grown and raised on the premises.
- (4) Animal hospitals; kennels which do not satisfy the requirements for kennels allowed as a permitted use.
- (5) Churches.
- (6) Schools.
- (7) Day nurseries.
- (8) Group care homes.
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- (12) Stadiums.
- (13) Electric transmission facilities transmitting electric current in excess of 75,000 volts on any single cable or line or group of cables or lines.
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- (17) Cemeteries.
- (18) Correctional institutions.
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- (23) Radio and TV stations.
- (24) Rock, sand, gravel, and loam excavations and extraction of mineral resources, with incidental processing.
- (25) Sewage treatment plants.
- (26) Mobile home parks.
- (27) Tourist parks.
- (28) Camping vehicle parks.
- (29) Campgrounds.
- (30) Other uses not specifically authorized any place in this Chapter.

-23. Setback Requirements (Also see 10.300-15)

- (1) Front yard setback shall be twenty (20) feet.
- (2) Side yard setback shall be as follows:
  - (a) Ten (10) percent of the lot width for an interior yard, but in no case shall be more than fifteen (15) feet nor less than ten (10) feet.

AGT

10.110-23

Lane Code

10.110-42

- (b) Twenty (20) feet for a street side yard for a reverse corner lot; ten (10) percent of the lot width for a street side yard for a regular corner lot, but in no case shall be more than twenty (20) feet nor less than ten (10) feet.
- (3) Rear yard setback shall be twenty (20) feet for a main building; five (5) feet for an accessory building or structure.

-28. Vision Clearance

Vision clearance for corner lots shall be a minimum of fifteen (15) feet.

-35. Off-Street Parking

There shall be at least one (1) permanently reserved parking space, or private garage, on the same lot, or attached to or made a part of the main building. Such parking space shall be not less than eight (8) feet wide and eighteen (18) feet long. The parking space or garage shall be provided at the time of the erection of the main building, and it shall have adequate provisions for ingress and egress by standard-sized automobiles. For parking space requirements for buildings other than dwellings, see the general Off-Street Parking Section (LC 10.300-05).

-42. Area (Also see LC 10.300-20)

- (1) Any property zoned AGT after May 14, 1971, shall be designated AGT-5, and the minimum area for division of land for any property so designated shall be five (5) acres; except:
  - (a) The division of agricultural land by lease or rental for any farm use purpose is permitted, provided however, that no structure or building may be erected appurtenant to such division of land except those permitted under LC 10.110-10(11).
  - (b) Division of land for less than five (5) acres is permissible for uses permitted under LC 10.110-10(7) and (8) and permitted conditionally in the AGT District except under LC 10.110-15(15).
- (2) The minimum area for the division of land for any property zoned AGT prior to May 14, 1971, shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet.
- (3) For each accessory dwelling or mobile home unit approved conditionally under LC 10.110-15(15) except for farm labor camps the lot shall contain a minimum average of five (5) acres per such accessory unit.



- (4) A single-family dwelling or mobile home only may be established on any lot separately owned as of September 13, 1969, which does not conform to the area requirements provided in subsections (1) and (2) above.
- (5) The main building and accessory buildings located on any one building site or lot shall not cover in excess of thirty (30) percent of the lot area.
- (6) The following animal use area regulations shall apply on lots of less than five (5) acres:
  - (a) Cows, horses, sheep or goats cannot be kept on lots having an area of less than one (1) acre. The minimum area for such animals (other than their young under the age of six months) on less than five (5) acres shall be as follows:

Horses .....	One (1) per acre, plus one (1) additional for every 15,000 square feet.
Cow.....	One (1) per acre, plus one (1) additional for every 10,000 square feet.
Goat or sheep.....	Five (5) per acre, plus one (1) additional for every 2,000 square feet.

The area of a property may be utilized one time only for the computation of the above allowable animal usage.

- (b) The number of chickens, fowl and/or rabbits (over the age of six (6) months) shall not exceed one for each five hundred (500) square feet of property. The number of young chickens, fowl and/or rabbits (under the age of six (6) months) allowed on the property at any time shall not exceed three (3) times the allowable number of chickens, fowl, and/or rabbits over the age of six (6) months.
- (c) The number of colonies of bees allowed on a lot shall be limited to one (1) colony for each two thousand (2,000) square feet of lot area.
- (d) Animal runs, stables, barns, corrals of less than one-half acre, chicken or fowl pens, and colonies of bees shall be located on the rear half of the property, but not closer than seventy (70) feet from the front property line and no closer than forty (40) feet from any residence or other property line.

AGT

10.110-42

Lane Code

10.110-90

Animals, chickens, and/or fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal and poultry food shall be stored so as to be rodent-proof.

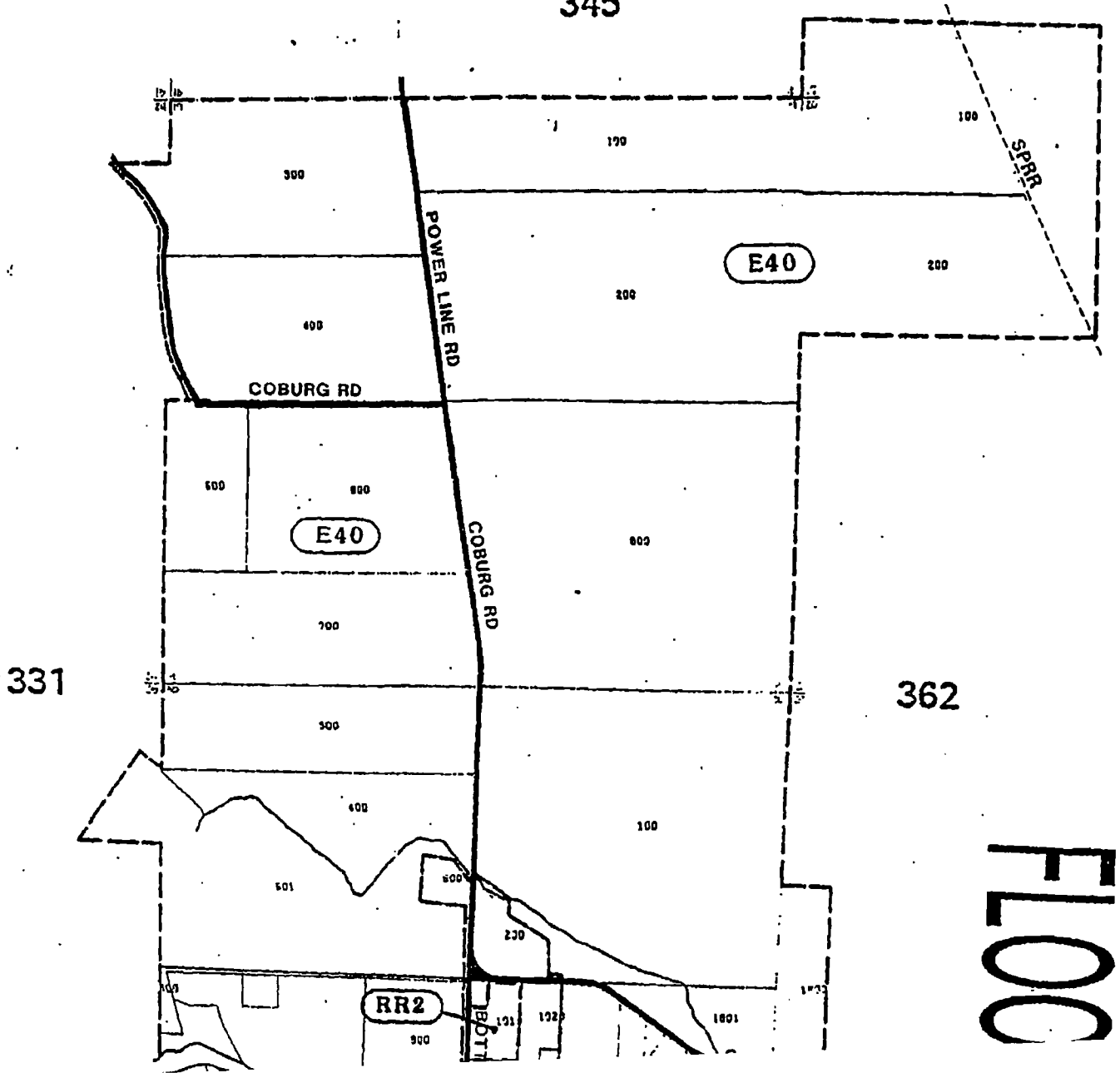
When an AGT District is reclassified to another district, all those animal uses in this paragraph (6) shall be required to comply with the requirements of said other district for such uses within a period of six (6) months from the date of reclassification. [10.110-42(6) to here added by 15-72;9.8.72.]

-90. Site Development Requirements for Subdivision Lots Recorded Prior to September 13, 1969.

Any lot in a major or minor subdivision plat that was recorded as of September 13, 1969, and which is less than one (1) acre in size shall have the Use regulations and the Signs, Height, Area, and Building Setback requirements of Section 10.135, Suburban Residential District (RA).

13-72;7.21.72

15-72;9.8.72



## PROPERTY REPORT - LANE COUNTY

Account # 0040301

Map, Tax Lot, &amp; SIC # 16-03-30-00-00802

Site Address:	
Owner Name & Address: <b>Bixler Loyce E &amp; David L</b> <b>31668 Green Island Rd</b> <b>Coburg , OR 97408</b>	Taxpayer Name & Address: <b>Bixler Loyce E &amp; David L</b> <b>31668 Green Island Rd</b> <b>Coburg , OR 97408</b>
Multiple Owners? No.	
Additional Account Numbers for this Tax Lot & SIC: 0040319	

Approximate Tax Lot Acres	57.02 2,483,791'	Subdivision Name:		School District:	Eugene
Inc City:		Phase:		Elem	Coburg
UGB:		Lot #	TL 00802	Middle	Cal Young
Census Tr/BlkGrp:	0300/1	Recording #		High	Sheldon

Zoning: Parent/Overlay	E40
Statistical Class:	
Land Use:	1111 Single Family Housing
Property Class:	

## Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2007	\$0	\$0	\$0	\$0
2006	\$240,013	\$0	\$240,013	\$13,367
2007 Taxable Value		2007 Taxes	Tax Code Area	
\$ 0		\$0.00	00438	

## Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
09-02-1997	\$0	Colthar, Leon Houston & Lily Emma H&		97-06828900
09-02-1997	\$0	Bixler, Loyce Evelyn	Bixler, Loyce E & David L	97-06829000

## Residential Building # 0 (of 0) Characteristics

	Square feet	Base	Finished		
Year Built:				Bsmt Garage Sqft	
Bedrooms				Att Garage Sqft	
Full Baths				Det Garage Sqft	
Half Baths				Att Carport Sqft	
% Improvmt Complete					
	Basement				
	First				
	Second				
	Attic				
	Total				

## Comments:

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

FOR ASSESSMENT  
AND TAXATION  
ONLY

SECTION 30 T.16S. R.3W. W.M.  
LANE COUNTY

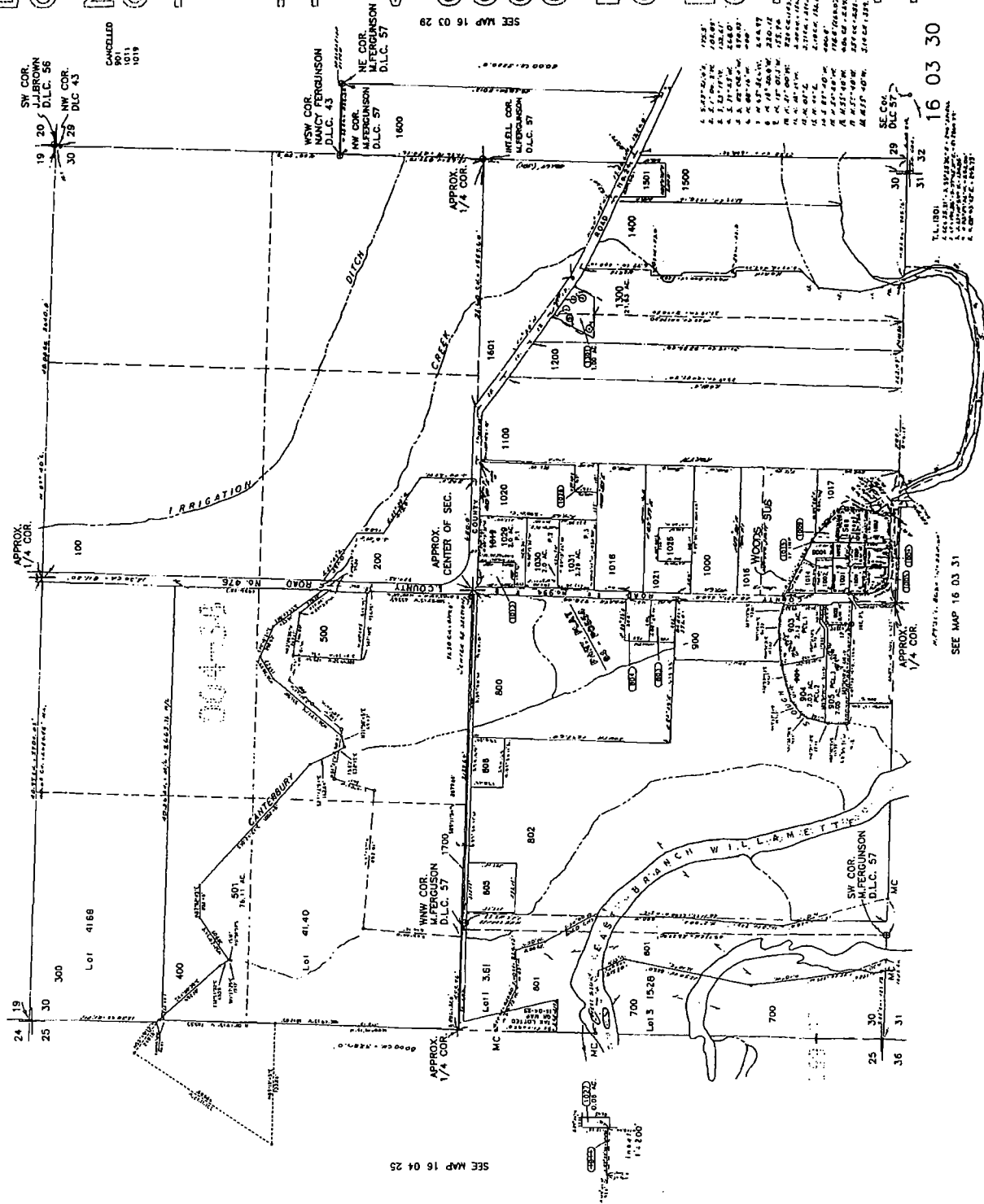
SCALE 1" = 400'

SEE MAP 16 03 19

16 03 30

NAD 83/91

Lot	Area	Owner	Acres	Value
1	1.00	LANE COUNTY	1.00	100.00
2	1.00	LANE COUNTY	1.00	100.00
3	1.00	LANE COUNTY	1.00	100.00
4	1.00	LANE COUNTY	1.00	100.00
5	1.00	LANE COUNTY	1.00	100.00
6	1.00	LANE COUNTY	1.00	100.00
7	1.00	LANE COUNTY	1.00	100.00
8	1.00	LANE COUNTY	1.00	100.00
9	1.00	LANE COUNTY	1.00	100.00
10	1.00	LANE COUNTY	1.00	100.00
11	1.00	LANE COUNTY	1.00	100.00
12	1.00	LANE COUNTY	1.00	100.00
13	1.00	LANE COUNTY	1.00	100.00
14	1.00	LANE COUNTY	1.00	100.00
15	1.00	LANE COUNTY	1.00	100.00
16	1.00	LANE COUNTY	1.00	100.00
17	1.00	LANE COUNTY	1.00	100.00
18	1.00	LANE COUNTY	1.00	100.00
19	1.00	LANE COUNTY	1.00	100.00
20	1.00	LANE COUNTY	1.00	100.00
21	1.00	LANE COUNTY	1.00	100.00
22	1.00	LANE COUNTY	1.00	100.00
23	1.00	LANE COUNTY	1.00	100.00
24	1.00	LANE COUNTY	1.00	100.00
25	1.00	LANE COUNTY	1.00	100.00
26	1.00	LANE COUNTY	1.00	100.00
27	1.00	LANE COUNTY	1.00	100.00
28	1.00	LANE COUNTY	1.00	100.00
29	1.00	LANE COUNTY	1.00	100.00
30	1.00	LANE COUNTY	1.00	100.00
31	1.00	LANE COUNTY	1.00	100.00
32	1.00	LANE COUNTY	1.00	100.00
33	1.00	LANE COUNTY	1.00	100.00
34	1.00	LANE COUNTY	1.00	100.00
35	1.00	LANE COUNTY	1.00	100.00
36	1.00	LANE COUNTY	1.00	100.00
37	1.00	LANE COUNTY	1.00	100.00
38	1.00	LANE COUNTY	1.00	100.00
39	1.00	LANE COUNTY	1.00	100.00
40	1.00	LANE COUNTY	1.00	100.00





## LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

Map &amp; Tax Lot #: 16-03-30-00-00802

Special Interest Code:

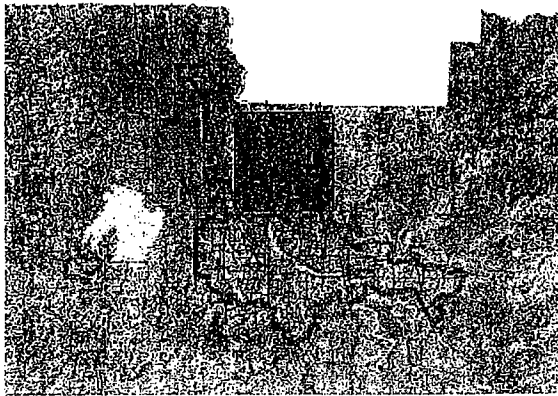
A &amp; T Account #: 0040301

[Convert to PDF Document](#)

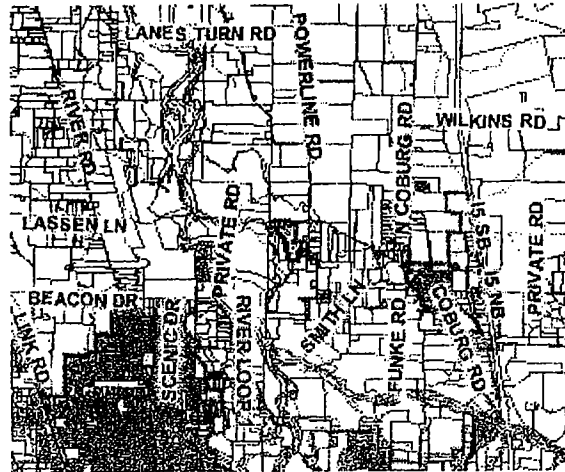
Tax Map

[View Tax Map](#)[View Archived Taxmaps](#)

Vicinity Map



Detail Map



## Site Address State Plane Coordinates

X-Coord: 4238177

Y-Coord: 914243

## Land Use

Land use information has not been field verified.

Land Use Code and Description: 1111

Code:

Description:

SINGLE FAMILY HOUSING

Use Code and Description: S

S

SINGLE FAMILY

Land Use Code and Description: 9101

9101

BROADLEAF BRUSH

Use Code and Description: V

V

VACANT

## Zoning

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

Zoning Jurisdiction:

Code:

Description:

LC

LANE COUNTY

Parent Zone 1:

E40

EXCLUSIVE FARM USE (40 ACRE MINIMUM)

## Boundary Information

Please verify boundary information with local jurisdiction.

## General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

CBF

COBURG RFPD

Node:

N

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

0300

2000 Block Group:

1

Year Annexed:

Annexation #:

Approximate Acreage:

57.02

Approximate Square Footage:

2,483,791

## Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards: **A3** **Areas of 100-year flood; base flood elevations and flood hazard factors determined.**

Metro Wetlands:

#### FEMA Flood Hazard Zones

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

FIRM Map Number: **41039C0640F** Community Number: **415591** Post - FIRM Date: **1985-12-18** Panel Printed? (Y/N): **Y**

Code: **AE** Description:

**Areas of 100-year flood, base flood elevations determined.**

**X5**

**Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.**

#### Soils

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
<b>22</b>	<b>CAMAS GRAVELLY SANDY LOAM, OCCASIONALLY FLOODED</b>	<b>77</b>
<b>96</b>	<b>NEWBERG LOAM</b>	<b>17</b>
<b>95</b>	<b>NEWBERG FINE SANDY LOAM</b>	<b>6</b>

#### Schools

	Code:	Name:
District:	<b>4J</b>	<b>EUGENE</b>
Elementary School:	<b>137</b>	<b>COBURG</b>
Middle School:	<b>506</b>	<b>CAL YOUNG</b>
High School:	<b>652</b>	<b>SHELDON</b>

#### Service Districts

LTD Service Area: **Y**

LTD Ride Source:

Ambulance District: **WC** Area: **WEST/CENTRAL** Provider: **EUGENE FIRE & EMS**

Emerald People's Utility District:

Soil Water Conservation District: **LINN SWCD**

Soil Water Conservation District Zone: **0**

#### Political Districts

Election Precinct: **100153**

County Commissioner District: **5** **EAST**

County Commissioner: **FAYE STEWART**

State Representative District: **11**

State Representative Name: **PHIL BARNHART**

City Council Ward:

City Councilor Name:

State Senate District: **6**

State Senator: **WILLIAM MORRISETTE**

LCC Board Zones: **2**

EWEB Commissioner District:

**Lane County Assessor's Office | Account Number: 0040301 | Map & Tax Lot: 16-03-30-00-00802**

#### Property Owner

Owner1 Name: **BIXLER LOYCE E & DAVID L**

Owner Address: **31668 GREEN ISLAND RD**

City

State

Country

Zip Code



**COBURG OREGON UNITED STATES 97408**

**Taxpayer**Taxpayer Name: **BIXLER LOYCE E & DAVID L**Taxpayer Address: **31668 GREEN ISLAND RD**

City State Country Zip Code  
**COBURG OREGON UNITED STATES 97408**

**Property Legal Description**Township: **16** Range: **03** Section: **30** Quarter: **00**

Subdivision Type: Subdivision Name: Division/Phase:

Lot/Tract/Unit Number: **TL 00802**

Subdivision Number:

Recording Number:

**Property Value and Taxes**

	Land Value Real Market	Improvement Value Real Market	Total Value	
			Real Market	Assessed
2007	0	0	0	0
2006	240,013	0	240,013	13,367
2005	218,194	0	218,194	12,977
2004	187,889	0	187,889	12,599
2003	169,706	0	169,706	12,232
2002	163,645	0	163,645	11,875
2001	132,127	0	132,127	11,530
2000	141,825	0	141,825	11,194
1999	130,910	0	130,910	10,870
1998	121,230	0	121,230	10,711
1997	111,220	0	111,220	10,399
1996	110,120	0	110,120	12,250
1995	96,600	0	96,600	11,560

	0	0	0
	Taxable Value	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)
Tax Year			Tax (See Explanation of Tax)
2007			0.00
2006			159.65
2005			150.40
2004			141.28
2003			137.42
2002			134.91
2001			113.19
2000			116.52
1999			107.97
1998			105.89
1997			106.72
1996			112.62
1995			109.55

**Explanation of Tax**

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

**Account Status**

- ☒ Active for the 2006 Tax Year  
☐ New Account Scheduled to be Active for the 2007 Tax Year  
☒ Locally Assessed  
☐ Pending Seg/Merge  
☐ Pending Value Change  
☐ Delinquency  
☐ Delayed Foreclosure  
☐ Bankruptcy  
☒ Code Split Indicator **0040319**

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

Code:

**ZFARM**

Description:

**ZONED FARM****General Information**

Property Class:

Statistical Class:

Neighborhood Code: **60161**Property Use Type: **.502**Account Type: **RP**Category: **LAND AND IMPROVEMENTS**

Mortgage Company Name:

Total Acreage for this Account: **56.01**

Fire Acres:

**Tax Code Area (Levy Code): 00438** Lane County Assessment and Taxation 2006-2007 Billing Rates**COBURG RURAL FIRE PROTECTION DISTRICT****EMERALD PEOPLES UTILITY DISTRICT****EUGENE SCHOOL DISTRICT 4J****LANE COMMUNITY COLLEGE****LANE COUNTY****LANE EDUCATION SERVICE DISTRICT****Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
09-02-1997		COLTHAR, LEON HOUSTON & LILY EMMA H&		9706828900	K	N
09-02-1997		BIXLER, LOYCE EVELYN	BIXLER, LOYCE E & DAVID L	9706829000	8	N

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