

# **SUPPLEMENTAL INFORMATION SUBMITTED**

Submitted on 4-23-07

Taken By: JEX

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

HP# \_\_\_\_\_

PA# PA-06-7125 (Edgemon)

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

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

OTHER: Megan Livermore (for Sheryl Balthrop)  
343-8060



Gerry Gaydos  
Donald J. Churnside  
Sheryl Balthrop

Megan I. Livermore  
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April 23, 2007

*Hand Delivered*

Lane County Land Management Division  
125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

Re: Measure 37 Claim  
Supplemental Record  
PA-06-7125  
*Edgemon*  
*Hearing Date: May 8, 2007*

Dear Lane County Land Management Staff and County Counsel:

Enclosed please find supplemental information to be considered with respect to the Edgemon's Measure 37 claim, which has been reset for hearing on May 8, 2007.

Very truly yours,

Sheryl Balthrop

SB/mn  
Enclosures

cc: Client w/out enclosures

## **SUPPLEMENTAL RECORD**

<b>Matter:</b>	<b>Measure 37 Claim</b>
<b>Hearing Date:</b>	<b>May 8, 2007</b>
<b>Department File No.</b>	<b>PA 06-7125</b>
<b>Map and tax lot:</b>	<b>17-02-04, #1000</b>
<b>Location:</b>	<b>Hill Road, off Marcola</b>
<b>Owner/Claimant:</b>	<b>Robert Lee Edgemon. Jr.</b>

**CLAIMANT SUBMITS THE ATTACHED COMPARATIVE MARKET INFORMATION WHICH CONSTITUTES ADDITIONAL CREDIBLE EVIDENCE THAT THE RESTRICTIVE LAND USE REGULATION HAS THE EFFECT OF REDUCING THE FAIR MARKET VALUE OF THE PROPERTY.**

### **SUMMARY**

#### **Claimant's property**

**90207 Hill Road, Springfield**

**Based on previous comparative market analyses and the following data, subject property without the restrictive zoning would have a fair market value of \$22,000 - \$37,000/acre.**

**Based on February 20, 2007 comparative market analysis by Dale Veenendaal, the subject property with restrictive zoning has a reduced fair market value to approximately \$10,000/acre.**

#### **Additional comparative market data**

**90165 Sunderman Road**

**20.06 acres sold on August 4, 2006 for \$735,500 or \$36,665/acre**

**35371 McKenzie View Drive**

**14.51 acres sold on February 14, 2005 for \$550,000 or \$37,905/acre**

**90273 Hill Road**

**5.34 acres sold on March 18, 2005 for \$373,000 – improvement value \$200,000 = or \$32,397/acre**

**90589 Sunderman Road**

**5.07 acres sold on May 19, 2005 for \$115,000 or \$22,682/acre**

**Near Mile Post 8, Marcola Road**

**4.75 acres presently offered at \$200,000 or \$42,105 /acre**

**Property Adjacent to Springfield Country Club**

**2.5 acres presently offered at \$250,000 or \$100,000/acre**

**90357 357 Hill Road**

**5.2 acres to be sold on May 20, 2007 for \$255,000 or \$49,038/acre**

Statistical Class:  
Neighborhood Code: **40161**  
Property Use Type:  
Account Type: **RP**  
Category: **LAND AND IMPROVEMENTS**  
Mortgage Company Name:  
Total Acreage for this Account: **20.06**  
Fire Acres: **46.85**

Map Code Area (LAW Code) = 01915 Lane County Assessment and Taxation 2006-2007 Billing Rates

**EMERALD PEOPLES UTILITY DISTRICT**  
**LANE COMMUNITY COLLEGE**  
**LANE COUNTY**  
**LANE EDUCATION SERVICE DISTRICT**  
**SPRINGFIELD SCHOOL DISTRICT 19**

**Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
08-04-2006	735,500	DICE RICKEY L & CARRIE A	BROMMELSIEK WILLIAM A & PATTI H	2006- 57850	K	Y

**Manufactured Structures**

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

# LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

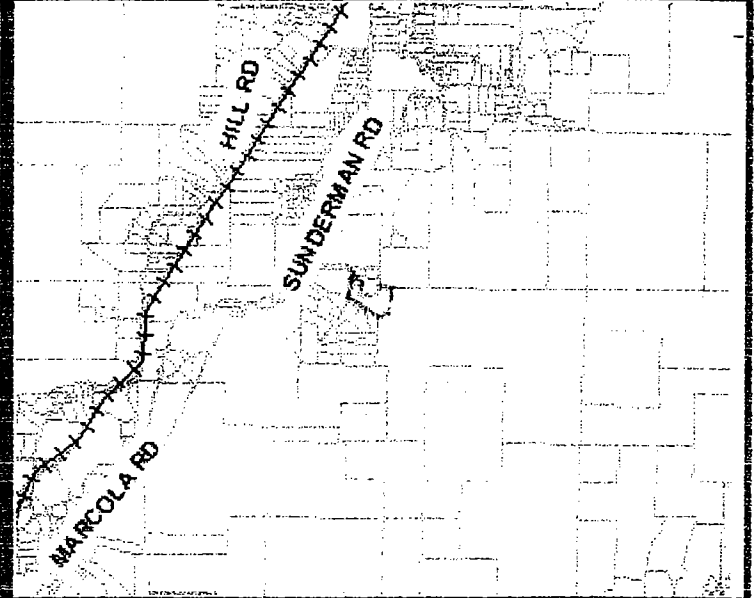
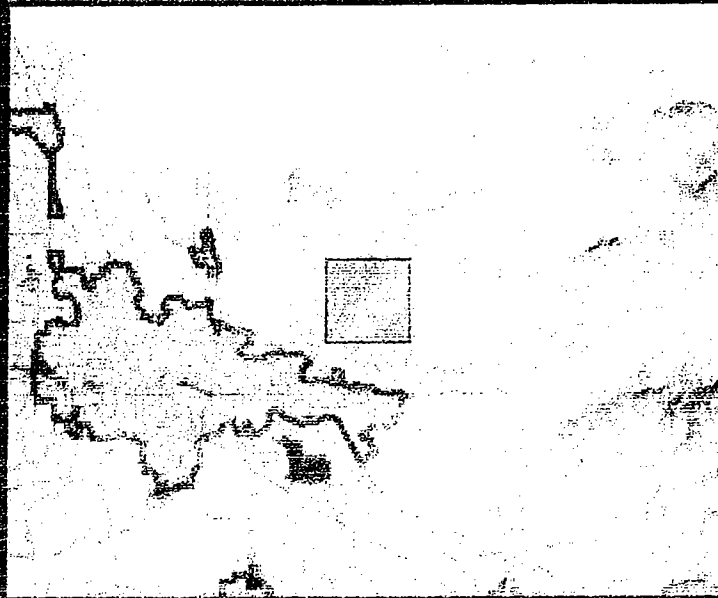
Map & Tax Lot #: 17-02-03-00-02905

Special Interest Code:

A & T Account #: 1132867

[Convert to PDF Document](#)

[View Tax Map](#)



## Site Address State Plane Coordinates

X-Coord: 4287449

Y-Coord: 900530

### Land Use

Land use information has not been field-verified.

	Code:	Description:
Land Use Code and Description:	8040	PASTURE, COWS, SHEEP, CATTLE
Use Code and Description:	A	AGRICULTURE
Land Use Code and Description:	1150	MOBILE HOME - NOT IN MOBILE HOME PARK
Use Code and Description:	N	MOBILE HOME
Land Use Code and Description:	1111	SINGLE FAMILY HOUSING
Use Code and Description:	S	SINGLE FAMILY

### Zoning

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

	Code:	Description:
Zoning Jurisdiction:	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: MVF

MOHAWK VALLEY FD

Node: N  
 Plan Designation: [Display Current Metro Plan Map](#)  
 2000 Census Tract: 0200  
 2000 Block Group: 1  
 Year Annexed:  
 Annexation #:  
 Approximate Acreage: 23.21  
 Approximate Square Footage: 1,011,028

**Environmental Findings** Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

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

FIRM Map Number:	Community Number:	Post - FIRM Date:	Panel Printed? (Y/N):
41039C1160F	415591	1985-12-18	Y
Code:	Description:		
X	Areas determined to be outside of 500-year flood.		

**Soils**

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
138G	WITZEL VERY COBBLY LOAM, 30 TO 75 PERCENT SLOPES	41
125C	STEIWER LOAM, 3 TO 12 PERCENT SLOPES	36
116G	ROCK OUTCROP-WITZEL COMPLEX, 10 TO 70 PERCENT SLOPES	14
113G	RITNER COBBLY SILTY CLAY LOAM, 30 TO 60 PERCENT SLOPES	9

**Schools**

	Code:	Name:
District:	19	SPRINGFIELD
Elementary School:	276	MOHAWK
Middle School:	505	BRIGGS
High School:	668	THURSTON

**Service Districts**

LTD Service Area:

LTD Ride Source:

Ambulance District: EC Area: EAST/CENTRAL Provider: SPRINGFIELD DEPT OF FIRE & LIFE SAFETY

Soil Water Conservation District: EAST LANE

Soil Water Conservation District Zone: 0

**Political Districts**

Election Precinct: 100152  
 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: 3  
 EWEB Commissioner District:

**Lane County Assessor's Office | Account Number: 1132867 | Map & Tax Lot: 17-02-03-00-02905**

**Property Owner**

Owner1 Name: BROMMELSIEK WILLIAM A & PATTI H  
 Owner Address: 90165 SUNDERMAN RD

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

**Taxpayer**

Taxpayer Name: BROMMELSIEK WILLIAM A & PATTI H  
 Taxpayer Address: 90165 SUNDERMAN RD

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

**Property Legal Description**

Township: 17 Range: 02 Section: 03 Quarter: 00  
 Subdivision Type: Subdivision Name: Division/Phase:  
 Lot/Tract/Unit Number: TL 02905  
 Subdivision Number:  
 Recording Number:

**Property Value and Taxes**

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	164,888	0	164,888	84,086
2005	126,837	0	126,837	81,637
2004	117,442	0	117,442	79,259
2003	104,859	0	104,859	76,950
2002	98,924	0	98,924	74,709
2001	106,370	0	106,370	72,533
2000	114,380	0	114,380	70,420
1999	108,930	0	108,930	68,369

1998	85,100	0	85,100	66,378
1997	81,830	0	81,830	64,445
1996	85,890	0	85,890	85,890
1995	89,300	0	89,300	89,300
	84,086	0	0	

Taxable Value

Exemption Amount Regular  
(EAR)

Frozen Assessed Value  
(FZNPV)

Year	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPV)
2006		757.98
2005		735.52
2004		716.74
2003		695.04
2002		676.43
2001		667.27
2000		608.59
1999		643.19
1998		636.45
1997		630.24
1996		739.40
1995		783.98

#### 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 Seq/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☒ Code Split Indicator

1433604

#### Remarks

#### Special Assessment Program (if applicable)

Code:

Description:

#### General Information

Property Class:

401

TRACT, IMPROVED

# LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

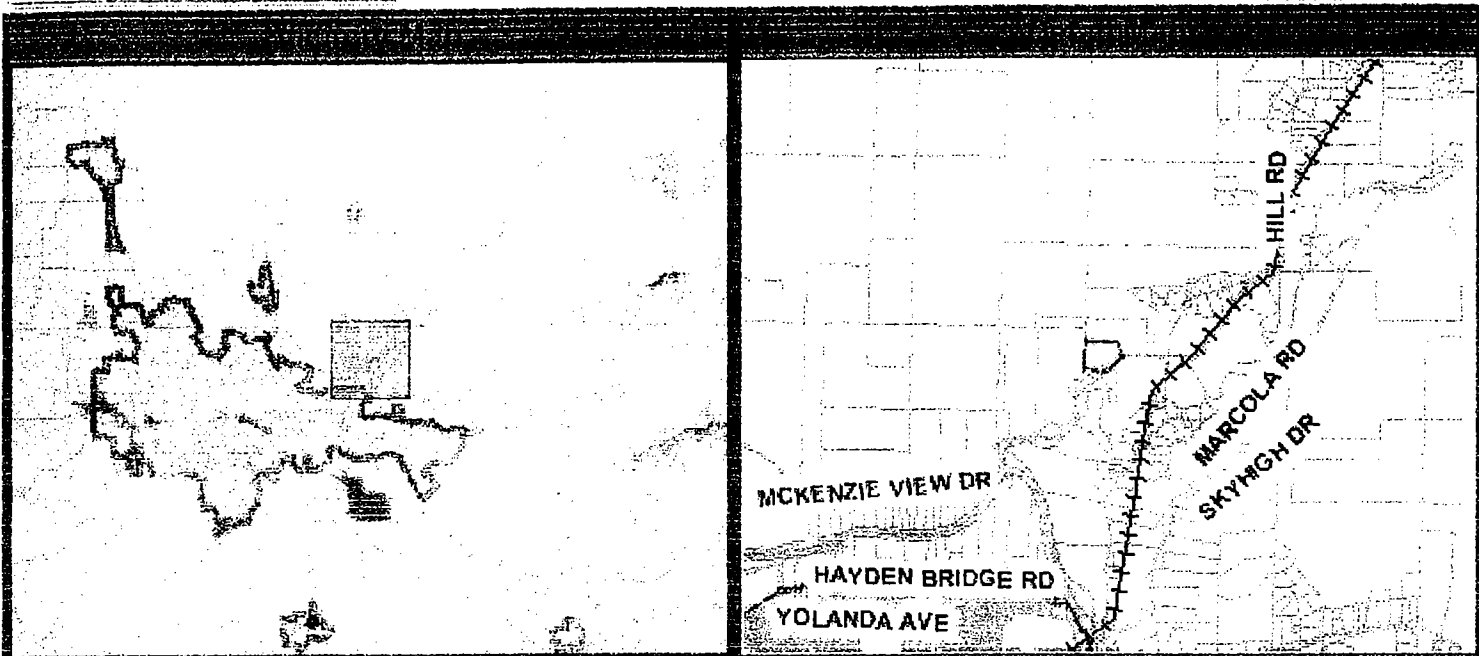
Map & Tax Lot #: 17-02-17-00-01108

Special Interest Code:

A & T Account #: 1704244

[Convert to PDF Document](#)

[View Tax Map](#)



## Site Address State Plane Coordinates

X-Coord: 4273947

Y-Coord: 895095

### Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code:

Description:

1111

SINGLE FAMILY HOUSING

Use Code and Description:

S

SINGLE FAMILY

Land Use Code and Description:

9101

BROADLEAF BRUSH

Use Code and Description:

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:

F2

IMPACTED FOREST

### Boundary Information

Boundary information is not available for this site.

### General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

MVF

MOHAWK VALLEY FD

Node:

N

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

0200

2000 Block Group: 1  
Year Annexed:  
Annexation #:  
Approximate Acreage: **19.51**  
Approximate Square  
Footage: **849,856**

**Environmental Findings:** Please verify environmental information with local jurisdiction.

**Metro Flood Hazards:**

**Metro Wetlands:**

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

**FIRM Map Number:** Community Post - FIRM Panel Printed? (Y/N):  
Number: Date:  
41039C1155F **415591** **1985-12-18** **Y**  
**Code:** Description:  
**X** **Areas determined to be outside of 500-year flood.**

**Soils:**

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
<b>125F</b>	<b>STIEWER LOAM, 20 TO 50 PERCENT SLOPES</b>	<b>94</b>
<b>45C</b>	<b>DUPEE SILT LOAM, 3 TO 20 PERCENT SLOPES</b>	<b>4</b>
<b>116G</b>	<b>ROCK OUTCROP-WITZEL COMPLEX, 10 TO 70 PERCENT SLOPES</b>	<b>1</b>
<b>130</b>	<b>WALDO SILTY CLAY LOAM</b>	<b>1</b>

**Schools:**

	Code:	Name:
District:	<b>19</b>	<b>SPRINGFIELD</b>
Elementary School:	<b>276</b>	<b>MOHAWK</b>
Middle School:	<b>505</b>	<b>BRIGGS</b>
High School:	<b>668</b>	<b>THURSTON</b>

**Service Districts:**

LTD Service Area:

LTD Ride Source:

Ambulance District: **EC** Area: **EAST/CENTRAL** Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Soil Water  
Conservation District: **EAST LANE**

Soil Water  
Conservation District **0**  
Zone:

**Political Districts:**

Election Precinct: **100152**  
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: 3  
 EWEB Commissioner  
 District:

Lane County Assessor's Office | Account Number: 1704244 | Map & Tax Lot:  
 17-02-17-00-01108

Property Owner

Owner1 Name: ASHER SHERRY  
 Owner Address: 35371 MCKENZIE VIEW DR

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Owner2 Name: SHERMAN KEN L  
 Owner Address: 35371 MCKENZIE VIEW DR

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer

Taxpayer Name: SHERMAN KEN L  
 Taxpayer Address: 35371 MCKENZIE VIEW DR

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 17      Range: 02      Section: 17      Quarter: 00  
 Subdivision Type:      Subdivision Name:      Division/Phase:  
 Lot/Tract/Unit Number: TL 01108  
 Subdivision Number:  
 Recording Number:

Property Value and Tax

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	151,450	0	151,450	4,027
2005	116,319	0	116,319	3,909
2004	107,732	0	107,732	3,796
2003	96,022	0	96,022	1,013
2002	0	0	0	0
	4,027	0	0	

• Taxable Value

Exemption Amount Regular  
(EAR)

Frozen Assessed Value  
(FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	89.92
2005	87.49
2004	86.86
2003	64.00
2002	0.00

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      1643822    1643822

**Remarks**

Potential Additional Tax

Special Assessment Program (if applicable)

Code:

FORDF

Description:

FOREST DEFERRAL

**General Information**

Property Class:	641	FOREST, UNZONED FARM LAND, IMPROVED
Statistical Class:		
Neighborhood Code:	40161	
Property Use Type:	515	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	14.51	
Fire Acres:	19.51	

EMERALD PEOPLES UTILITY DISTRICT  
 LANE COMMUNITY COLLEGE  
 LANE COUNTY  
 LANE EDUCATION SERVICE DISTRICT  
 SPRINGFIELD SCHOOL DISTRICT 19

**Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
02-14-2005	550,000	GREENHOOT WILLIAM R & LISA A	SHERMAN KEN L	2005-12133	N	Y

**Manufactured Structure**

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

# LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: 90273 HILL RD

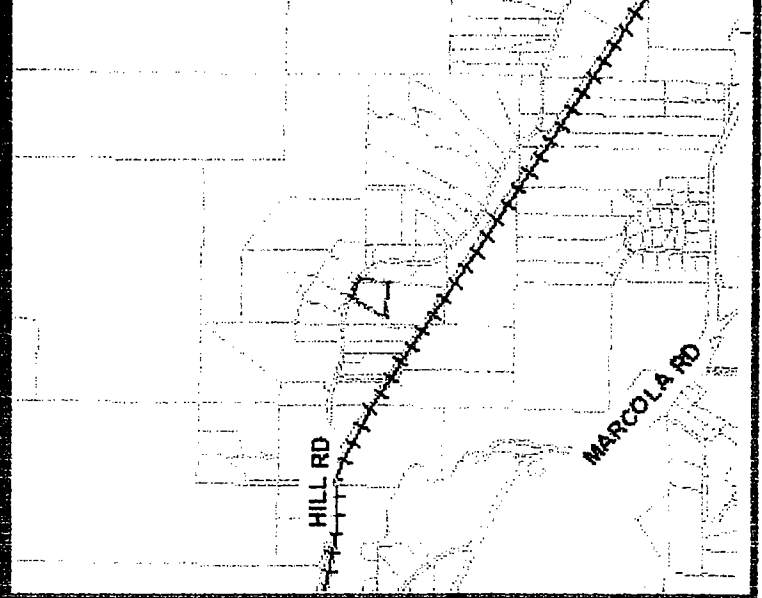
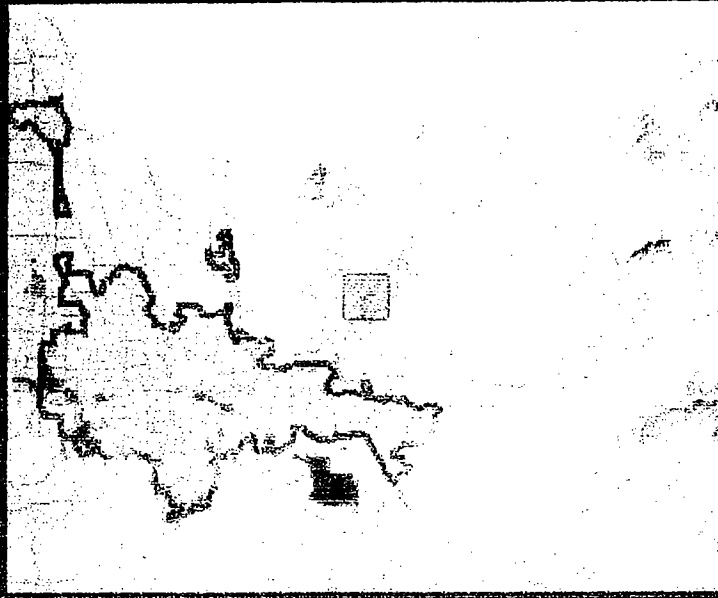
Map & Tax Lot #: 17-02-04-00-00906

Special Interest Code:

A & T Account #: 1300050

[Convert to PDF Document](#)

[View Tax Map](#)



## Site Address State Plane Coordinates

X-Coord: 4280349

Y-Coord: 902864

## Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
90273			HILL		RD		
Mailing City			State	Zip Code	Zip+4	Carrier Route	
SPRINGFIELD			OR	97478	8798	R003	
Create Date: 2001-08-09				Update Date: 2001-11-26			

## Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code:

1150

Description:

MOBILE HOME - NOT IN MOBILE HOME PARK

Use Code and Description:

N

MOBILE HOME

## Zoning

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

Zoning Jurisdiction:

Code:

LC

Description:

LANE COUNTY

Parent Zone 1:

RR5

RURAL RESIDENTIAL (5 ACRE MINIMUM)

## Boundary Information

Please verify boundary information with local jurisdiction.

## General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers: **MVF** **MOHAWK VALLEY FD**  
Node: **N**  
Plan Designation: Display Current Metro Plan Map  
2000 Census Tract: 0200  
2000 Block Group: 1  
Year Annexed:  
Annexation #:  
Approximate Acreage: **5.34**  
Approximate Square Footage: **232,610**

**Environmental Findings** Please verify environmental information with local jurisdiction.

**Metro Flood Hazards:**

**Metro Wetlands:**

**FIRM Map Number:** **Community** **Post - FIRM**  
**41039C1155F** **Number:** **Date:** **Panel Printed? (Y/N):**  
**415591** **1985-12-18** **Y**  
**Code:** **Description:**  
**X** **Areas determined to be outside of 500-year flood.**

**Soils**  
**Soil Map Unit Number:** **Soil Type Description:** **Percentage of Tax Lot:**  
**77B** **MARCOLA COBBLY SILTY CLAY LOAM, 2 TO** **75**  
**78** **7 PERCENT SLOPES**  
**MCALPIN SILTY CLAY LOAM** **25**

**Schools**  
**District:** **Code:** **Name:**  
**19** **SPRINGFIELD**  
**Elementary School:** **276** **MOHAWK**  
**Middle School:** **505** **BRIGGS**  
**High School:** **668** **THURSTON**

**Service Districts**  
**LTD Service Area:**  
**LTD Ride Source:**  
**Ambulance District:** **EC** **Area:** **EAST/CENTRAL** **Provider:** **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**  
**Soil Water**  
**Conservation District:** **EAST LANE**  
**Soil Water**  
**Conservation District** **0**  
**Zone:**

**Political Districts**  
**Election Precinct:** **100152**

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: 3  
EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1300050 | Map & Tax Lot:  
17-02-04-00-00906

Owner1 Name: BASS DIANNE A  
Owner Address: 90273 HILL RD

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Owner2 Name: COX MARVIN  
Owner Address: 90273 HILL RD

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer Name: COX MARVIN & BASS DIANNE A  
Taxpayer Address: 90273 HILL RD

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

**Property Legal Description**

Township: 17 Range: 02 Section: 04 Quarter: 00  
Subdivision Type: Subdivision Name: Division/Phase:  
Lot/Tract/Unit Number: TL 00906  
Subdivision Number:  
Recording Number:

**Global Valuation History**

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	143,762	189,080	332,842	224,493
2005	112,426	165,210	277,636	195,643
2004	101,766	263,680	365,446	217,894
2003	91,368	235,440	326,808	211,605

2002	81,560	210,820	292,380	192,468
2001	88,847	15,920	104,767	17,805
2000	101,757	16,940	118,697	17,285
1999	97,210	16,770	113,980	16,786
1998	75,940	16,280	92,220	15,880
1997	73,020	16,280	89,300	15,417
1996	72,300	16,280	88,580	18,830
1995	2,370	14,760	17,130	17,130

224,493

0

0

Taxable Value

Exemption Amount Regular  
(EAR)

Frozen Assessed Value  
(FZNPU)

Year	Tax Code	Amount
2006		2,249.24
2005		1,970.48
2004		2,318.85
2003		2,866.74
2002		2,068.11
2001		197.69
2000		190.81
1999		188.44
1998		165.84
1997		162.74
1996		188.88
1995		168.03

#### Explanation of Tax

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

#### Account Status

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

#### Remarks

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

Code:

**FARMD**

Description:

**FARM DEFERRAL****General Information**Property Class: **549**Statistical Class: **190**Neighborhood Code: **40161**Property Use Type: **862**Account Type: **RP**Category: **LAND AND IMPROVEMENTS**

Mortgage Company Name:

Total Acreage for this Account: **5.34**

Fire Acres:

**FARM, UNZONED FARM LAND,  
MANUFACTURED STRUCTURE  
MANUFACTURED HOME ON REAL  
PROPERTY****Map Code: Acre (T-Valley-6006) - 01906 - Lane County Assessment and Taxation 2006-2007 Billing Rates****EMERALD PEOPLES UTILITY DISTRICT****LANE COMMUNITY COLLEGE****LANE COUNTY****LANE EDUCATION SERVICE DISTRICT****MOHAWK VALLEY RURAL FIRE PROTECTION DIST****SPRINGFIELD SCHOOL DISTRICT 19****Sales Information**

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
03-18-2005	373,000	POLAND JACOBUS J & DEANNA A	COX MARVIN	2005-19945	R	N
05-14-2004	349,500	BETZ GEORGE L & REBA	POLAND JACOBUS J & DEANNA A	2004-45792	R	N
08-05-1999		SCHEIDT ALBERT & ELSIE	BETZ GEORGE L & REBA (CP)	10747	V	
08-05-1999	149,500	SCHEIDT ALBERT & ELSIE	BETZ GEORGE L & REBA (CP)	99-068992	R	N

**Manufactured Structures**

Model Year: 2000	Make: MANOR	Model:
Serial Number: 17711668ABC	Plate Number: EM41873	LOIS Number: L137727
Length: 67	Width: 40	

**Building 1**

Account: 1300050	Map & Tax Lot: 17-02-04-00-00906	
Inspection Date: 05-01-2002	Roofstyle: GABLE	Bedrooms:

Building Type: **11 MANUFACTURED  
STRUCTURE**

Roof Cover: **COMP SHINGLE  
MEDIUM**

Full Baths:

Class:

Heating:

Half Baths:

Year Built:

Exterior Wall:

Fireplaces:

Effect Year

**2001**

Depreciation:

Percent Improv.

**100**

Built:

Complete:

Floor

Base Area Finished Area

Parking Area

Basement:

Bsmt Gar sqft:

First:

Att Gar sqft:

Second:

Att Port sqft:

Attic:

Det Gar sqft:

Driveway Sqft:

**TOTAL**

Paved Patio Sqft:

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

# LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **90589 SUNDERMAN RD**

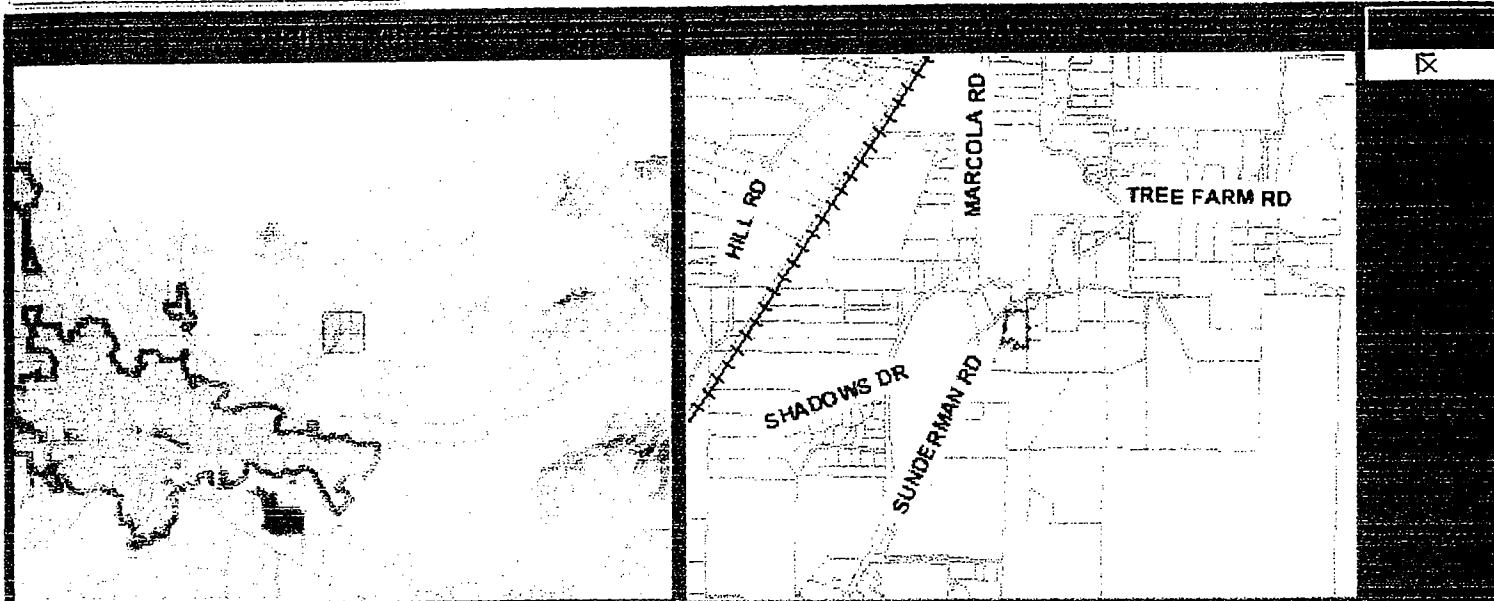
Map & Tax Lot #: **17-02-03-00-00301**

Special Interest Code:

A & T Account #: **0104727**

[Convert to PDF Document](#)

[View Tax Map](#)



## Site Address State Plane Coordinates

X-Coord: **4287977**

Y-Coord: **905679**

## Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
<b>90589</b>			<b>SUNDERMAN</b>		<b>RD</b>		
Mailing City			State	Zip Code	Zip+4	Carrier Route	
<b>SPRINGFIELD</b>			<b>OR</b>	<b>97478</b>	<b>9700</b>	<b>R003</b>	
Create Date: <b>2005-09-22</b>				Update Date: <b>2005-10-04</b>			

## Land Use

Land use information has not been field verified.

Code:

Description:

Land Use Code and Description: **1111**

**SINGLE FAMILY HOUSING**

Use Code and Description: **S**

**SINGLE FAMILY**

## Zoning

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

Code:

Description:

Zoning Jurisdiction: **LC**

**LANE COUNTY**

Parent Zone 1: **RR5**

**RURAL RESIDENTIAL (5 ACRE MINIMUM)**

## Boundary Information

Please verify boundary information with local jurisdiction.

## General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

**MVF**

**MOHAWK VALLEY FD**

Node:

**N**

Plan Designation:

[Display Current Metro Plan Map](#)

2000 Census Tract:

**0200**

2000 Block Group:

**1**

Year Annexed:

Annexation #:

Approximate Acreage: **5.06**

Approximate Square Footage: **220,414**

**Environmental Land Use** Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

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

FIRM Map Number: Community Number: Post - FIRM Date: Panel Printed? (Y/N):

**41039C0670F**

**415591**

**1985-12-18**

**Y**

Code:

Description:

**X**

**Areas determined to be outside of 500-year flood.**

**Soils**

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
<b>89F</b>	<b>NEKIA SILTY CLAY LOAM, 30 TO 50 PERCENT SLOPES</b>	<b>100</b>

**Schools**

	Code:	Name:
District:	<b>19</b>	<b>SPRINGFIELD</b>
Elementary School:	<b>276</b>	<b>MOHAWK</b>
Middle School:	<b>505</b>	<b>BRIGGS</b>
High School:	<b>668</b>	<b>THURSTON</b>

**Service Districts**

LTD Service Area:

LTD Ride Source:

Ambulance District: **EC** Area: **EAST/CENTRAL** Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Soil Water Conservation District: **EAST LANE**

Soil Water Conservation District Zone: **0**

**Political Districts**

Election Precinct:	<b>100152</b>	
County Commissioner District:	<b>5</b>	<b>EAST</b>
County Commissioner:	<b>FAYE STEWART</b>	
State Representative District:	<b>11</b>	
State Representative Name:	<b>PHIL BARNHART</b>	
City Council Ward:		
City Councilor Name:		
State Senate District:	<b>6</b>	
State Senator:	<b>WILLIAM MORRISETTE</b>	
LCC Board Zones:	<b>3</b>	
EWEB Commissioner District:		

**Lane County Assessor's Office | Account Number: 0104727 | Map & Tax Lot: 17-02-03-00-00301**

**Property Owner**

Owner Name: **PETERSON GARY A & DAWN L**

Owner Address: **5729 MAIN ST 230**

City	State	Country	Zip Code
<b>SPRINGFIELD</b>	<b>OREGON</b>		<b>97478</b>

Taxpayer Name: **PETERSON GARY A & DAWN L**

Taxpayer Address: **5729 MAIN ST 230**

City	State	Country	Zip Code
<b>SPRINGFIELD</b>	<b>OREGON</b>		<b>97478</b>

**Property Legal Description**

Township: <b>17</b>	Range: <b>02</b>	Section: <b>03</b>	Quarter: <b>00</b>
Subdivision Type:	Subdivision Name:	Division/Phase:	
Lot/Tract/Unit Number: <b>TL 00301</b>			
Subdivision Number:			
Recording Number:			

	Land Value	Improvement Value	Total Value
	Real Market	Real Market	Real Market      Assessed
2006	146,435	35,760	182,195      72,743
2005	61,708	0	61,708      51,161
2004	57,138	0	57,138      49,671
2003	51,017	0	51,017      48,224
2002	48,130	0	48,130      46,819
2001	51,754	0	51,754      45,455
2000	63,300	0	63,300      43,610
1999	60,000	0	60,000      42,340
1998	70,520	0	70,520      41,107
1997	67,810	0	67,810      39,910
1996	67,140	0	67,140      67,140
1995	50,970	0	50,970      50,970

72,743

0

0

Taxable Value

Exemption Amount Regular (EAR)

Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	818.19
2005	427.77
2004	584.60
2003	560.68
2002	543.00
2001	560.69
2000	481.42
1999	475.31
1998	429.29
1997	421.28
1996	673.50

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

### Account Status

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

### Remarks

### Special Assessment Program (if applicable)

Code:

Description:

### General Information

Property Class:	401	TRACT, IMPROVED
Statistical Class:	307	NON-LIVING UNIT OF FARM VARIETY
Neighborhood Code:	40161	
Property Use Type:		
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	5.07	
Fire Acres:	5.07	

### Tax Code Area (Levy Code) 01905 Lane County Assessment and Taxation 2006-2007 Billing Rates

EMERALD PEOPLES UTILITY DISTRICT  
 LANE COMMUNITY COLLEGE  
 LANE COUNTY  
 LANE EDUCATION SERVICE DISTRICT  
 MOHAWK VALLEY RURAL FIRE PROTECTION DIST  
 SPRINGFIELD SCHOOL DISTRICT 19

### Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
05-19-2005	115,000	WORTHINGTON FAMILY TRUST	PETERSON GARY A & DAWN L	2005-37970	Y	N
09-25-1999		WORTHINGTON LIVING TRUST	WORTHINGTON HELEN C TE	2001-67915	6	Y
04-26-1999		WORTHINGTON CARL R & H C	WORTHINGTON LIVING TRUST	99-042600	V	Y

# EMERGENCY

Mountain Valley, Oregon, etc.  
I have arranged my affairs in accordance with the  
wishes of my estate, and have designated as my executor  
the person named herein, and I hereby authorize him  
to act in accordance with the provisions of this will.

WITNESSES

Subscribed and sworn to before me this

# EMERGENCY

Notary Public

I hereby certify that the foregoing is a true and correct  
copy of the original of the will of the person named  
herein, and that the same has been duly filed for  
record in the office of the County Clerk of the County  
of Oregon, State of Oregon, and that the same is  
available for public inspection.

WITNESSES

Subscribed and sworn to before me this

**GAIL  
NEWTON  
BROKER  
CRS, CSP, GRI**

**484-2463**

**UNIQUE  
PROPERTIES, INC.**  
Equal Housing Opportunity  
Member, National Association of Realtors

**JULIE  
HUFF  
BROKER  
CRS, CSP, GRI**

**953-4476**



April 20, 2007

To Whom this may concern:

I have 5.2 acres on Hill Road that was for sale for \$255,000.

The party bought the property for \$255,000. The sale will be final May 20, 2007. They have given us \$20,000.00 that is non-refundable to secure the deal.

Paul R. Best  
90357 Hill Rd  
Springfield, Or 97478