

TRADITIONAL LANE COUNTY APPRAISAL AREAS

The County has traditionally been divided into six appraisal areas for residential and commercial properties. This strategy allows detailed analysis of individual neighborhoods and provides for in-depth house type analysis when necessary. Efforts are underway to redefine the market areas within the county. Please see the South Lane and neighborhood realignment addendums for additional information.

The following is a break down of these traditional appraisal areas.

RESIDENTIAL AREAS

Cycle 1: South Eugene and Crow/Applegate

Cycle 2: Ferry Street Bridge area, south Eugene (rural) and Marcola and McKenzie School Districts

Cycle 3: River Road/Santa Clara, Bethel/Danebo and Veneta/Fern Ridge

Cycle 4: Springfield School District

Cycle 5: South & East Lane County (Pleasant Hill, Lowell, Oakridge, Creswell and Cottage Grove School Districts) *Note – this area is currently be realigned with a new land base and neighborhood naming convention.

Cycle 6: West Lane County (Coburg and Junction City, Blachly, Mapleton and Siuslaw School Districts)

COMMERCIAL AREAS

Cycle 1: Approximates Residential Cycles 1 and 2 (except Ferry Street Bridge area)

Cycle 2: Downtown Eugene area and Marcola and McKenzie School Districts

Cycle 3: River Road/Santa Clara, Bethel/Danebo and Veneta/Fern Ridge

Cycle 4: Springfield School District

Cycle 5: South & East Lane County (Pleasant Hill, Lowell, Oakridge, Creswell and Cottage Grove School Districts)

Cycle 6: West Lane County (Coburg and Junction City, Blachly, Mapleton and Siuslaw School Districts)

INDUSTRIAL AREAS

West Eugene Industrial (90101): West of Chambers & West of the Willamette River including Valley River Center & Delta Oaks. (Excluding T.L.'s that front West 11th).

Industrial 1: Land in West Eugene Neighborhood which is North of Roosevelt Blvd along; Hwy 99N, Prairie Rd., Northwest Expressway and River Rd. and West of the Willamette River.

Industrial 2: Land in West Eugene Neighborhood which is West of Chambers, South of and bordering Roosevelt Blvd. (Excluding T.L.'s that front West 11th).

West 11TH AVE. Industrial (90102): All TL's fronting West 11th between Chambers and Terry.

Chad Drive Industrial (90103): East of Coburg Road, North of Beltline, & West of I-5.

East Eugene Industrial (90104): East of Chambers, East of the Willamette River & West of I-5 (Excluding Chad Drive area).

Springfield Industrial (90201): All of Springfield including Glenwood. (excluding Gateway area).

Gateway Industrial (90202): East of I-5, North of I-105 & West of Pioneer Parkway.

Florence Industrial (90301): City of Florence and North & South coast.

I-5 Corridor Industrial (90400): Coburg, Junction City, Goshen, Creswell, & Cottage Grove.

Industrial 1: City of Coburg.

Industrial 2: Junction City

Industrial 3: Goshen, Creswell, & Cottage Grove.

Rural Industrial (90501): All remaining rural areas.

NEIGHBORHOOD NUMBERING STANDARDS*

* Does not include residential Cottage Grove or South Lane rural

Residential Neighborhoods (five digit Neighborhood code - numeric):

- First digit indicates the historic residential reappraisal cycles "1-6"
- 2nd and 3rd digits indicate the specific appraisal area
- 4th digit indicates the quality of the specific Neighborhood within the appraisal area (much more specific to Neighborhood type). This digit will also indicate if this is a rural Neighborhood with a "6" or an urban growth area/city limits area with a "7".

Fourth digit: quality designation:

- 1 = "A" neighborhood
- 2 = "B" neighborhood
- 3 = "C" neighborhood
- 4 = "D" neighborhood
- 6 = rural
- 7 = suburban
- 8 = lake influence
- 9 = manufactured home influence
- 0 (zero) = ocean influence

- 5th Digit is undefined and variable depending on Neighborhood specifics.

Manufactured Structure Park neighborhoods numbering standards

Seven digit neighborhood code – numeric:

- First digit: Indicates MS Park Neighborhood - this will always be a "9"
- Second - Fourth digits: These will be the first three digits of the corresponding residential/commercial neighborhood
- Fifth - Sixth digit: this will be a two digit Manufactured Structure park number (unique within the neighborhood)
- Seventh digit: Other distinguishing factor of park: "1" = high quality (Grade 6-7), "2" = average quality (Grade 5-6), "3" = low quality (Grade 4-5), Rural = "6", and "5" Over 55+.

Condominium (partially implemented) neighborhoods numbering standards

Seven digit neighborhood code – numeric:

- First digit: Indicates Condominium Project - this will always be a “8”
- Second - Fourth digits: These will be the first three digits of the corresponding residential/commercial neighborhood
- Fifth - Sixth digit: this will be a two digit Condominium Project number (unique within the neighborhood)
- Seventh digit: Other distinguishing factor of Condominium Project: "1" = high quality (Grade 6-7), "2" = average quality (Grade 5-6), "3" = low quality (Grade 4-5), Rural = “6”, and “5” Over 55+.

Commercial and Multifamily Naming Conventions (five digit Neighborhood code - numeric)

- First digit will be a "7" for areas that are primarily Multifamily, "8" for areas that are primarily Commercial, and "9" for areas that are primarily Industrial
- 2nd and 4th digits are derived from the primarily TCA (Tax Code Area) for the Neighborhood
- 5th digit indicates a specific market area within the TCA or City

Industrial Neighborhoods (five digit Neighborhood code - numeric)

- First digit will always be a "9"
- 2nd digit will be a "0"
- 3rd digit will be a "1" for Eugene, "2" for Springfield, "3" for Florence, "4" for I-5 Corridor, "5" for Rural Industrial
- 4th digit will be a "0"
- 5th digit will be specific to a market areas within the city/area

Industrial Transitional Neighborhoods will have a "3" in the second digit but will otherwise conform to the Industrial neighborhoods shown above.

Commercial/Industrial Transitional Neighborhoods (five digit Neighborhood code - numeric)

- First digit corresponds to the historic residential reappraisal cycle
- The middle three digits are always "000"
- Last digit is a "9" except for Florence Transitional which is a "8"

Forestland Highest and Best Use Neighborhood (five digit Neighborhood code numeric)

- All highest and best use accounts in Lane County (primarily vacant zoned F1 Non Impacted Forestland) are in Neighborhood 69600. These properties are recalculated each year using the Department of Revenue “Forestland Highest and Best Use” values based on soil type.