



Supplemental Memo

Memo Date: June 21, 2007

Hearing Date: June 27, 2007 (Continued from May 8, 2007)

TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA06-7347, Nielsen2)

BACKGROUND

Applicant: George I. and Hazel I. Nielsen

Current Owner: Hazel I. Nielsen Revocable Living Trust

Agent: none

Map and Tax lot(s): 16-04-08-20, #202, #203 and #204

Acreage: 13.36 acres

Current Zoning: E-40 (Exclusive Farm Use)

Date Property Acquired: October 14, 1966 (WD #63800)

Date claim submitted: December 4, 2007

180-day deadline: June 2, 2007

Land Use Regulations in Effect at Date of Acquisition: unzoned

Restrictive County land use regulation: Minimum parcel size of forty acres and limitations on new dwellings in the E-40 (Exclusive Farm Use) zone (LC 16.212).

This claim was originally heard on May 8, 2007. At the May 8 hearing, the Board held the record open and continued discussion of the claim to the June 27, 2007 public hearing. At the May 8 hearing, staff recommended denial of the claim citing valuation deficiencies. The applicant requested an extension so that he could provide further analysis to address value reduction.

ANALYSIS

Supplemental value reduction information was provided on June 19, 2007.

The current owner is the Hazel I. Nielsen Revocable Trust. George I. and Hazel I. Nielsen acquired an interest in the property on October 14, 1966, when it was unzoned. Currently, the property is zoned E-40.

In 1993, the property was placed into a Trust. The Trust is considered a new owner but it is revocable and George I. and Hazel I. Nielsen are the Trustees. As a result, the ownership interest of George I. and Hazel I. Nielsen is continued.

The minimum lot size and limitations on new dwellings in the E-40 zone prevent the current owners from developing the property as could have been allowed when they acquired it. The claimant has submitted a comparative market analysis prepared by a real estate broker which alleges a reduction in fair market value of the property in the amount of \$1,075,226. In previous Measure 37 deliberations the County Commissioners have accepted CMAs provided by a real estate broker as competent evidence of valuation. Because of this, the County Administrator has waived the requirement for an appraisal.

CONCLUSION

It appears this is a valid claim.

RECOMMENDATION

The County Administrator recommends the Board adopt the attached order to waive the restrictive land use regulations of the E-40 zone.

Attachment: Supplemental Information submitted on June 19, 2007

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY,
OREGON**

ORDER No.

) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (Nielsen2/PA06-7347)

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowner if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by George I. and Hazel I. Nielsen (PA06-7347), the owner of real property located at 93390 Hwy 99, Junction City, and more specifically described in the records of the Lane County Assessor as map 16-04-08.2, tax lots 202, 203 and 204, consisting of approximately 13.5 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owner entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on May 8, 2007, the Board conducted a public hearing on the Measure 37 claim (PA06-7347) of George I. and Hazel I. Nielsen and continued the public hearing to June 27, 2007, and has now determined that the restrictive E-40 (Exclusive Farm Use) zone land division requirements of LC 16.212 were enforced and made applicable to prevent George I. and Hazel I. Nielsen from developing the property as might have been allowed at the time they acquired an interest in the property on October 14, 1966, and that the public benefit from application of the

current E-40 division regulations to the applicant's property is outweighed by the public burden of paying just compensation; and

WHEREAS, George I. and Hazel I. Nielsen request either \$1,075,226 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the division of land into lots containing less than forty acres and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E-40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow George I. and Hazel I. Nielsen to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicants George I. and Hazel I. Nielsen made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired an interest in the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of George I. and Hazel I. Nielsen shall be granted and the restrictive provisions of LC 16.212 that limit the division of land in the E-40 (Exclusive Farm Use) Zone shall not apply to George I. and Hazel I. Nielsen, so they can make application for approval to develop the property located at 93390 Hwy 99, Junction City, and more specifically described in the records of the Lane County Assessor as map 16-04-08-20, tax lots 202, 203 and 204, consisting of approximately 13.4 acres in Lane County, Oregon, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on October 14, 1966.

IT IS HEREBY FURTHER ORDERED that George I. and Hazel I. Nielsen still need to make application and receive approval of any division of the property or placement of a dwelling under the other land use regulations applicable to dividing the property or placing a dwelling that were not specifically identified or established by them as restricting the division of the property or placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimants shall submit appropriate applications for review and approval of a new dwelling to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37, and return to the Board for action, if necessary. All other Lane Code land use and development regulations shall remain applicable to the subject property until

such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

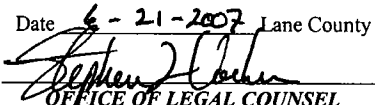
IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by George I. and Hazel I. Nielsen does not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: <http://www.oregon.gov/DAS/Risk/M37.shtml>) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicant to divide or build dwellings can be transferred to another owner. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

DATED this _____ day of _____, 2007.

Faye Stewart, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 6-21-2007 Lane County

OFFICE OF LEGAL COUNSEL

06-19-07P01



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 6-19-07

Taken By: Kim Bishop

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

BP# _____

PA# 06-7347

Nielsen Z

SP# _____

SI# _____

OTHER: _____

06-19-07P03:36

George I. & Hazel I. Nielsen
93390 Hiway 99 S.
Junction City, OR 97448
Phone 541-998-2319
Fax 541-998-2310

June 19, 2007

Land Management Division
125 East 8th Avenue
Eugene, OR 97401

RE: Ballot Measure Claim (PA 06-7347)

Greetings;

Enclosed is a modified, certified , Market Analysis as requested by your office.

Please contact me if you need further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Nielsen".

Comparative Market Analysis

For: George Neilsen

Property: 93390 Highway 99S, Junction City, OR 97448

Purpose: The Purpose of this opinion of value, Comparative Market Analysis, is to provide the Current Fair Market Value of Tax Lot 16-04-08-20-204 as it is zoned today, (E-40) Exclusive Farm Use, and compare it to the value if it were possible to subdivide it into approximately six, two acre parcels. The George Neilsen home and outbuildings are located on Tax Lots 16-04-08-20-202 and 203, and are not being considered in this analysis.

Description: The subject property is 13.36 relatively flat agricultural acres currently being used for growing nursery stock and grass seed. It is crossed by a small creek.

Analysis: The Current Fair Market Value of this property may be determined in two ways. The first method is to consider current agricultural rental values in the immediate area. Farmers in the area of Lane County pay between \$75.00-\$125.00/acre per year to lease similar crop land. Therefore this property would lease for approximately \$1002.00-\$1670.00 per year. Given that investors want a 10%/year return on cash invested, it would indicate a Fair Market Value in the range of \$10,000.00 to \$16,700.00. Furthermore, there are recent sales of similarly zoned agricultural parcels in the Willamette Valley that have occurred in the range of \$3000.00-\$5000.00/acre. On this basis, the Fair Market Value would be between \$40,080.00 and \$66,800.00. The Current Fair Market Value of the subject property as it is zoned lies in a range of \$10,000 to a high of \$66,800.00.

I have included recent sales data of buildable two acre parcels in the Eugene/Springfield area. They range in value between \$150,000 and \$250,000.00. They average \$180,871 each and 2.01 acres in size. I believe the Subject Property is at least average quality. Therefore, if it were subdivided into six approximately two acre parcels its Fair Market Value would be \$1,085,226.00.

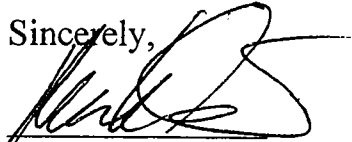
RE/MAX Integrity
4710 Village Plaza Loop, Suite 200
Eugene, Oregon 97401
Office: (541) 345-8100
Website: www.integrityhomesonline.com



The difference between Current Fair Market Value as it is zoned versus if it were allowed to be subdivided as above is between \$1,075,226.00 and \$1,018,426.00. This is the loss to the owner resulting from the current zoning restrictions of the E-40 zone on the Subject Property.

If I may be of further assistance or if you have any questions regarding this market analysis, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mick Cates', with a stylized flourish extending to the right.

Mick Cates
Broker

Account # 1427432

PROPERTY REPORT - LANE COUNTY

Map, Tax Lot, & SIC # 16-04-08-20-00204

Site Address:

Owner Name & Address:
Hazel I Nielsen Rev Liv Tr
93390 Hwy 99 S
Junction City, OR 97448

Taxpayer Name & Address:
Nielsen George I To
93390 Hwy 99 S
Junction City, OR 97448

Multiple Owners? Yes.*

Additional Account Numbers for this Tax Lot & SIC:

Approximate Tax 1-40-1336
Lot Acres 60,984'
Inc City:
UGB:
Census Tr/BlkGrp: 0403/1

Subdivision Name:
Phase:
Lot # TL 00204
Recording #

School District:	Junction City
Elem	Laurel
Middle	Oaklea
High	Junction City

Zoning: Parent/Overlay E40

Statistical Class:

Land Use: 9100 Vacant, Unused, Undeveloped Land

Property Class: 340 Industrial, Unzoned Farm Land, Vacant

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2006	\$37,401	\$0	\$37,401	\$1,013
2005	\$27,224	\$0	\$27,224	\$984

2006 Taxable Value
\$ 1,013

2006 Taxes
\$8.80

Tax Code Area
06928

Two Most Recent Sales

Date	Price	Grantor
01-08-1998	\$0	Nielsen, George I & Hazel I H&w
12-27-1993	\$0	Nielsen, George I & Hazel I H&w

Grantee Instrument #
98-00133200
94-00382500

Residential Building # 0 (of 0) Characteristics

Year Built:	
Bedrooms	
Full Baths	
Half Baths	
% Improvmt Complete	

Square feet	Base	Finished
Basement		
First		
Second		
Attic		
Total		

Bsmt Garage Sqft	
Att Garage Sqft	
Det Garage Sqft	
Att Carport Sqft	

Comments:

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

Recent Sales

Approximately Two Acre Parcels

Sales Value Range
\$150,000 - \$250,000
Average: \$180,870.00

Average Size Parcel
2.01 Acres

© 2006

Presented by: Mick Cates Age
RE/MAX Integrity
LOTS AND LAND Status: SLD 6/18/2007 3:18:
ML#: 6007470 Area: 237 List Price: \$1.
Address: 93069 APPLGATE Lot 1
City: Cheshire Zip: 97448
Additional Parcels: Y/Sub Lots
Map Coord: 0/A/0 Zoning: RR2 List Type: ER I
County: Lane Tax ID: 57792
Subdivision: Applegate Meadows
Manufhs Okay: N CC&Rs: Y
Elem: LAUREL Middle: OAKLEA
High: JUNCTION CITY Prop Type: RESID
Legal: Lot 1- Applegate Meadows; PA056281
Public Internet/Address Display: Y/Y Offer/Nego: LA

[Virtual Tour](#)**GENERAL INFORMATION**

Lot Size: 1-2.99AC Acres: 1.96
Waterfront: Y / LAKE River/Lake: Brock's Loch
Perc Test: Y / APPROVED RdFrntg: Y
Seller Disc: EXEMPT Other Disc:
Lot Desc: CLEARED, PASTURE, SOLAR
Topography: FLOODPL, LEVEL
Soil Cond: NATIVE, COMPACT

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf: PAVEDRD
View: LAKE, VALLEY
Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL
Existing Structure: N / NONE

REMARKS

XSt/Dir: Hwy 99 N to Hwy 36 W to Applegate Trail S 1/4 mi. to prop.
Private: County lists 100 yr. flood plain. Home ground floor to be approx. 1ft above current grade. Reservations only until final plat records - \$2000 on EM contract - call LA for details. Seller will drill well. Buyer shall install well pump and Adv septic. Drainfields in. Buyer may live in RV on prop during home construction. Min 1800 sqft.
Public: Flat building lots 1 - 2 acres. 5 lots on small lake frontage. All lots open and clear w/valley & Mt. views. Greenway. MFG homes. Min sqft = 1800. Final plat expected by April 1. Only 20 min. to downtown Eugene.

FINANCIAL

Prop Tax/Yr: 710.84 Spcl Asmt Balance: Tax Deferral: N BAC: % 3
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV Escrow Preference: Cascade (Cindy)

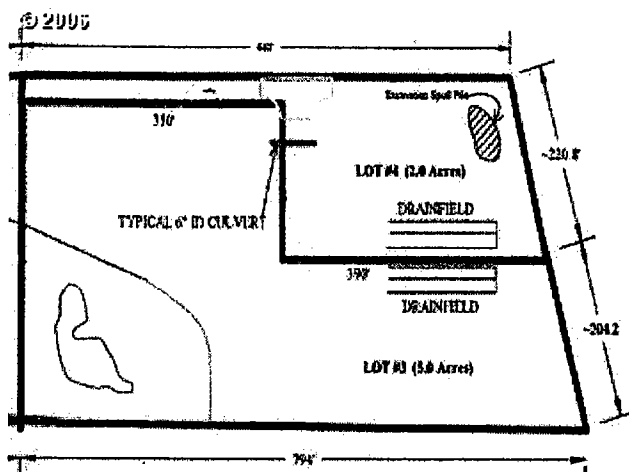
BROKER / AGENT DATA

BRCD: 5BRE01 Office: Barnhart Assoc Real Estate Phone: 541-345-3006 Fax: 541-345-3
LPID: HEIDECKE Agent: Scott Heidecke Phone: 541-284-4118 Cell/Pgr: 541-517-5
CoLPID: LANDMAN CoBRCD: 5BRE01 CoAgent: Rick Sterry CoPh: 541-284-4
Agent E-mail: scotth@barnhartassociates.com
List: 2/1/2006 Exp: Show: 24HR-NC, VACANT Poss: CLOSING
Tran: 7/1/2006 Owner: Ron & Joanne Schmitt Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 4/24/2006 DOM/CDOM: 82 / 82 O/Price: \$150,000
Sold: 6/30/2006 Terms: CASH / Sold Price: \$150,000
SPID: HITTENBE S/Agt: Karen Hittenberger S/Off: 5WJT04 S/Off Phone: 541-895-2

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates
 RE/MAX Integrity
Age
LOTS AND LAND Status: SLD 6/18/2007 3:17:
ML#: 6101782 Area: 234 List Price: \$11
Address: 84287 HILLTOP Lot 4
City: Pleasant Hill Zip: 97455
Additional Parcels: Y/
Map Coord: 54/O/20 Zoning: RR5 List Type: ER 1
County: Lane Tax ID: 1318037
Subdivision:
Manufs Okay: Y CC&Rs:
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: Original Map and Tax Lot 19-02-01-2204 prior to subdivic
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: /
Perc Test: /
Seller Disc:
Lot Desc:
Topography: LEVEL
Soil Cond:

Acres: 2
River/Lake:
Rd Frntg:
Other Disc:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf:
View:
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: WATER
Existing Structure: /

REMARKS

XSt/Dir: Hwy 58 to North on Hilltop Dr.
Private: Sale subject to final subdivision plat approval. Lots have standard septic approval. Well will be provided prior to cl
 Power is located as start of new road. Seller may elect to perform an IRC 1031 exchange.
Public: Close in 2 acre level lot with standard septic approval and well before close. Manufactured housing allowed. Sale
 subject to final subdivision plat approval. Lot 3 a 5 acre parcel is available for \$189,000.

FINANCIAL

Prop Tax/Yr: 1315.56
Crop/Land Lease:
HOA Dues:
HOA Incl:
Terms: CASH, CONV

Spcl Asmt Balance:
HOA Dues-2nd:

Tax Deferral:
3rd Party: N BAC: % 2.5
SAC:

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5RAR01 **Office:** Randy Ancell Real Estate
LPID: ANCELLRA **Agent:** Randy Ancell
CoLPID: **CoBRCD:** **CoAgent:**
Agent E-mail: randy.ancell@comcast.net
List: 11/17/2006 **Exp:**
Tran: 5/4/2007

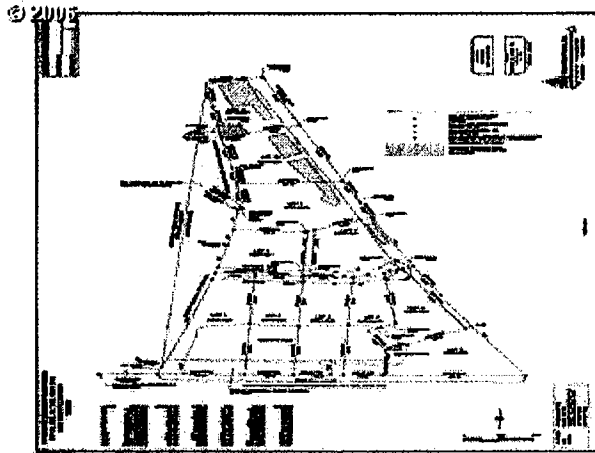
Phone: 541-915-9537 **Fax:** 877-866-8
Phone: 541-915-9537 **Cell/Pgr:**
CoPh:
Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 2/16/2007 **DOM/CDOM:** 91 / 91
Sold: 5/1/2007 **Terms:** CONV /
SPID: SHARIBEA **S/Agt:** Shari Bea

O/Price: \$165,000
Sold Price: \$153,000
S/Off: 5CAC01 **S/Off Phone:** 541-344-2

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates
RE/MAX Integrity

Age

LOTS AND LAND Status: SLD 6/18/2007 3:18:
ML#: 6007509 Area: 237 List Price: \$1:
Address: 93069 APPLEGATE Lot 9
City: Cheshire Zip: 97448
Additional Parcels: Y/Sub Lots
Map Coord: 0/A/0 Zoning: RR2 List Type: ER I
County: Lane Tax ID: 57792
Subdivision: Applegate Meadows
Manufhs Okay: N CC&Rs: Y
Elem: LAUREL Middle: OAKLEA
High: JUNCTION CITY Prop Type: RESID
Legal: Lot 9 Applegate Meadows: PA056281
Public Internet/Address Display: Y/Y Offer/Nego: LA

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.86
Waterfront: N / River/Lake:
Perc Test: Y / APPROVED RdFrntg: Y
Seller Disc: EXEMPT Other Disc:
Lot Desc: CLEARED, PASTURE, SOLAR, TREES
Topography: FLOODPL, LEVEL
Soil Cond: NATIVE, COMPACT

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf: PAVEDRD
View: TREES, VALLEY
Soil Type/Class:

Present Use: RESIDNC

IMPROVEMENTS

Utilities: CABLETV, PHONE, POWER, SPT-APP, UG-UTIL, WELL
Existing Structure: N / NONE

REMARKS

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FINANCIAL

Prop Tax/Yr: 710.84 Spcl Asmt Balance:
Crop/Land Lease:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV

Tax Deferral: N BAC: % 3
3rd Party: N SAC:

Escrow Preference: Cascade (Cindy)

BROKER / AGENT DATA

BRCD: 5BRE01 Office: Barnhart Assoc Real Estate Phone: 541-345-3006 Fax: 541-345-3
LPID: HEIDECKE Agent: Scott Heidecke Phone: 541-284-4118 Cell/Pgr: 541-517-5
CoLPID: LANDMAN CoBRCD: 5BRE01 CoAgent: Rick Sterry CoPh: 541-284-4
Agent E-mail: scott@barnhartassociates.com
List: 2/1/2006 Exp: Show: 24HR-NC, VACANT Poss: CLOSING
Tran: 6/19/2006 Owner: Ron & Joanne Schmitt Phone:
Tenant: Phone:

COMPARABLE INFORMATION

Pend: 2/6/2006 DOM/CDOM: 5 / 5 O/Price: \$159,000
Sold: 6/19/2006 Terms: CONV / Sold Price: \$159,000
SPID: ENSLEYM S/Agt: Mindy Ensley S/Off: 5COL01 S/Off Phone: 541-338-3

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: Mick Cates
RE/MAX Integrity

Age 3:18

LOTS AND LAND Status: SLD 6/18/2007
ML#: 6052309 Area: 237 List Price: \$1.
Address: 24845 HALL RD
City: Cheshire Zip: 97419
Additional Parcels: /
Map Coord: 3/M/3 Zoning: List Type: ER I
County: Lane Tax ID: 1210945
Subdivision:
Manufhs Okay: CC&Rs:
Elem: TERRITORIAL Middle: OAKLEA
High: JUNCTION CITY Prop Type: RESID
Legal: 1606130000328
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.09	Lot Dimensions:	
Waterfront: Y / CREEK	River/Lake: Bear Creek	Availability: SALE	#Lots:
Perc Test: /	Rd Frntg:	Rd Surf:	
Seller Disc:	Other Disc:	View: TREES, CREEK	
Lot Desc: CORNER, WOODED		Soil Type/Class:	
Topography: LEVEL			
Soil Cond: NATIVE		Present Use: MANUFAC	

IMPROVEMENTS

Utilities: POWER, SEPTIC, WELL
Existing Structure: Y / MOBL-HM, NO-VALU, OTHER

REMARKS

XSt/Dir: Goldson & Hall
Private: mobile of no value..seller will remove if buyer would like. Beautiful corner acreage with creek running through. Sw neighborhood, 20 minutes to Eugene. Well & Septic. large old growth timber for a peaceful harmonious parklike s
Public: mobile of no value..seller will remove if buyer would like. Beautiful corner acreage with creek running through. Sw neighborhood, 20 minutes to Eugene. Well & Septic. large old growth timber for a peaceful harmonious parklike s

FINANCIAL

Prop Tax/Yr: 395.46	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference: Fidelity /Chiquit	

BROKER / AGENT DATA

BRCD: 5EAL01	Office: Eugene's Alternative - Realtor	Phone: 541-302-5999	Fax: 541-349-9
LPID: 5247	Agent: Pam Haggard	Phone: 541-228-6820	Cell/Pgr: 541-228-6
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: pam@alternativerealtor.com			
List: 6/20/2006	Exp:	Show: VACANT	Poss: CLOSING
Tran: 12/1/2006		Owner: CLA	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 10/10/2006	DOM/CDOM: 112 / 112	O/Price: \$185,000	
Sold: 11/22/2006	Terms: CONV /	Sold Price: \$170,000	
SPID: MBOLTZ	S/Agt: Matthew Boltz	S/Off: 5WJT01	S/Off Phone: 541-484-2

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

**No Photo
Available**

Presented by: Mick Cates Age
RE/MAX Integrity
LOTS AND LAND Status: SLD 6/18/2007 3:18:
ML#: 6079893 Area: 237 List Price: \$1
Address: 27303 8TH ST
City: Junction City Zip: 97448
Additional Parcels: N/
Map Coord: 0/A/0 Zoning: RR2 List Type: ER
County: Lane Tax ID: 491017
Subdivision: Alvadore
Manufhs Okay: Y CC&Rs: N
Elem: MEADOW VIEW Middle: MEADOW VIEW
High: WILLAMETTE Prop Type: RESID
Legal: 17-05-03-11-00800
Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.83
Waterfront: N / River/Lake:
Perc Test: / RdFrntg: Y
Seller Disc: DSCLOSUR Other Disc:
Lot Desc: BRUSH
Topography: LEVEL
Soil Cond: NATIVE

Lot Dimensions: 263 x 300
Availability: SALE #Lots:
Rd Surf: PAVEDRD
View:
Soil Type/Class:
Present Use: OTHER

IMPROVEMENTS

Utilities: POW-AVL, SEPTIC, WELL
Existing Structure: Y / BARN, OTHER

REMARKS

XSt/Dir: W on Clear Lake Rd, N on Alvadore Rd, W on 8th
Private: Sale contingent on court approval. "DO NOT ENTER" Structure. It is unsafe. Buyer to take care of any and all inspection. Land being sold "as is" School is of no value, it needs to be torn down
Public: 10 minutes to town. Build your dream home. School on property has no value. Needs to be torn down. Being sold

FINANCIAL

Prop Tax/Yr: 781.51 Spcl Asmt Balance:
Crop/Land Lease:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV

Tax Deferral: BAC: % 2.75v
3rd Party: Y SAC:

Escrow Preference: Evergreen

BROKER / AGENT DATA

BRCD: 5ASR03 Office: All State Real Estate
LPID: 7653 Agent: Dianna Irving
CoLPID: CoBRCD: CoAgent:
Agent E-mail: dianna@allstaterealestate.com
List: 9/8/2006 Exp:
Tran: 12/4/2006 Show: CALL-LA, VACANT
Owner: Graf
Tenant:

Phone: 541-687-1663 Fax: 541-687-2
Phone: 541-762-1065 Cell/Pgr: 541-729-6
CoPh:
Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 9/21/2006 DOM/CDOM: 13 / 13
Sold: 12/4/2006 Terms: OTHER /
SPID: VANMETER S/Agt: Tom Van Meter

O/Price: \$175,000
Sold Price: \$174,100
S/Off: 5ASR03 S/Off Phone: 541-687-1

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Presented by: Mick Cates Age
RE/MAX Integrity

LOTS AND LAND Status: SLD 6/18/2007 3:18:
ML#: 7000691 Area: 234 List Price: \$2:
Address: Hwy 58
City: Pleasant Hill Zip: 97455
Additional Parcels: /
Map Coord: 0/A/0 Zoning: List Type: ER 1
County: Lane Tax ID: 1063906
Subdivision:
Manufhs Okay: CC&Rs:
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: TBD
Public Internet/Address Display: Y/N Offer/Nego: LA



GENERAL INFORMATION

Lot Size: 1-2.99AC
Waterfront: /
Perc Test: /
Seller Disc: EXEMPT
Lot Desc:
Topography: LEVEL, ROLLING
Soil Cond:

Acres: 2.37
River/Lake:
Rd Frntg:
Other Disc:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf:
View:
Soil Type/Class:

Present Use:

IMPROVEMENTS

Utilities: NONE
Existing Structure: /

REMARKS

XSt/Dir: Hwy 58 to property (right hand side), behind 35652 Hwy 58, before DQ
Private: One of a kind! Great piece of property. Build your dream home on 2.37 acres of rolling land! Approved and plated buildable lot. Standard septic approval. Well needed. Electricity can be obtained from adjoining property.
Public: One of a kind! Great piece of property. Build your dream home on 2.37 acres of rolling land! Approved and plated buildable lot. Standard septic approval. Well needed. Electricity can be obtained from adjoining property.

FINANCIAL

Prop Tax/Yr: 80.38
Crop/Land Lease:
HOA Dues:
HOA Incl:
Terms: CASH, CONV

Spcl Asmt Balance:
HOA Dues-2nd:

Tax Deferral:
3rd Party: N BAC: % 2.5
SAC:

Escrow Preference:

BROKER / AGENT DATA

BRCD: 5HFS01 Office: Home Finders Svc RE Group, Inc
LPID: CASTLEA Agent: Ashton Castle
CoLPID: CoBRCD: CoAgent:
Agent E-mail: hfsteam3@hotmail.com
List: 1/2/2007 Exp:
Tran: 4/13/2007

Show: VACANT
Owner: CLA
Tenant:

Phone: 541-349-0558 Fax: 541-349-0
Phone: 541-510-9299 Cell/Pgr:
CoPh:

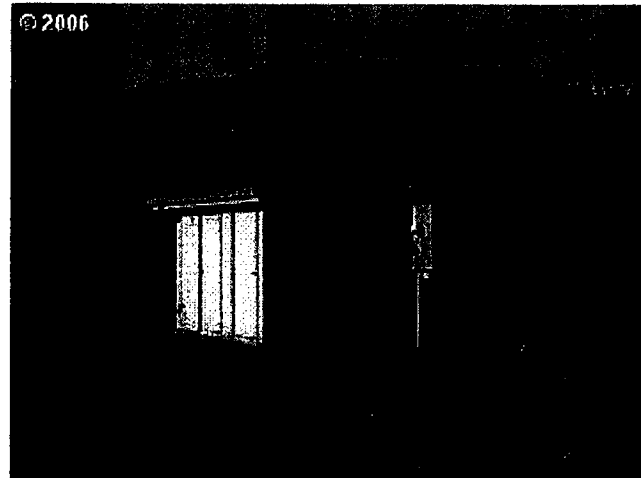
Poss:
Phone:
Phone:

COMPARABLE INFORMATION

Pend: 1/26/2007 DOM/CDOM: 24 / 24
Sold: 2/22/2007 Terms: CASH /
SPID: CASTLEA S/Ag: Ashton Castle

O/Price: \$229,900
Sold Price: \$210,000
S/Off: 5HFS01 S/Off Phone: 541-349-C

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates **Age**
 RE/MAX Integrity
LOTS AND LAND **Status:** SLD **6/18/2007** **3:17:**
ML#: 6053753 **Area:** 233 **List Price:** \$2
Address: 38312 McKenzie Hwy
City: Springfield **Zip:** 97478
Additional Parcels: /
Map Coord: 32/1/20 **Zoning:** **List Type:** ER I
County: Lane **Tax ID:** 1740594
Subdivision:
Manufhs Okay: Y **CC&Rs:** N
Elem: WALTERVILLE **Middle:** THURSTON
High: THURSTON **Prop Type:** RESID
Legal: 17-01-28-00-00506
Public Internet/Address Display: Y/Y **Offer/Nego:** LA

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2	Lot Dimensions:	
Waterfront: N /	River/Lake:	Availability: SALE	#Lots:
Perc Test: /	RdFrntg:	Rd Surf:	
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN	
Lot Desc:		Soil Type/Class:	
Topography: LEVEL			
Soil Cond:		Present Use: RAWLAND	

IMPROVEMENTS

Utilities: POWER, SEPTIC, WATER, WELL
Existing Structure: Y / OTHER

REMARKS

XSt/Dir: Driveway is accross street from Walterville Store
Private: This land is situated behind a house that fronts McKenzie Hwy. The views and privacy are tremendous. The well, and power are all in as well as a new storage blding for the pump house.
Public: Terrific views of the mountains, sets well off Hwy behind another property. Well, septic and power are all in along new pump house.

FINANCIAL

Prop Tax/Yr: 0	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH		Escrow Preference: Western Pioneer/Cind	

BROKER / AGENT DATA

BRCD: 5KES01	Office: Keller-Williams /Eugene-Spfld	Phone: 541-349-2656	Fax: 541-485-9
LPID: STICKLER	Agent: Aaron Stickler	Phone: 541-349-2650	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: astickler@kw.com			
List: 6/26/2006	Exp:	Show: VACANT	Poss: CLOSING
Tran: 10/4/2006		Owner: Swinney	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 8/14/2006	DOM/CDOM: 49 / 49	O/Price: \$250,000	
Sold: 9/21/2006	Terms: CASH /	Sold Price: \$250,000	
SPID: SATON	S/Agt: Nancy Sato	S/Off: 5COL01	S/Off Phone: 541-338-3

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Statement

What: Comparative Market Analysis

For: George Neilsen

Property: 93390 Hwy 99S, Junction City, OR 97448

Amount: \$525.00

Please make your check payable to Remax Integrity.

Thank you!

Mick Cates
Broker

RE/MAX Integrity
4710 Village Plaza Loop, Suite 200
Eugene, Oregon 97401
Office: (541) 345-8100
Website: www.integrityhomesonline.com



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