



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

26413 Franklin Rd
0060689
1605280000300
Lane

OWNER

Franklin Road Farms LLC

DATE PREPARED

Date: 07/27/2023

PREPARED BY

ngervacio@firstam.com



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. IF ANY, RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 07/27/2023

OWNERSHIP INFORMATION

Owner: Franklin Road Farms LLC
CoOwner:
Site: 26413 Franklin Rd Junction City OR 97448
Mail: 968 Shaughnessy Ln Eugene OR 97401

Parcel #: 0060689
Ref Parcel #: 1605280000300
TRS: 16S / 05W / 28
County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000402 Block: 3029
Neighborhood: 694500
School Dist: 69 Junction City School District
Impr Type: Single family
Subdiv/Plat:
Land Use: 551 - FARM, EFU, IMPROVED
Std Land Use: AFAR - Farms And Crops
Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)
Lat/Lon: 44.157734 / -123.302866
Watershed: Long Tom River
Legal: Map Lot: 1605280000300, TRS: T16 R05 S28 Q00, Lot: TL 00300

ASSESSMENT AND TAXATION

Market Land: \$515,448.00
Market Impr: \$291,456.00
Market Total: \$806,904.00 (2022)
% Improved: 36.00%
Assessed Total: \$222,890.00 (2022)
Levy Code: 06931
Tax: \$2,535.28 (2022)
Millage Rate: 11.3746
Exemption: \$0.00
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 5	Total SqFt: 1,172 SqFt	Year Built: 1880
Baths, Total: 2	First Floor: 768 SqFt	Eff Year Built: 1982
Baths, Full: 2	Second Floor: 0 SqFt	Lot Size Ac: 39.26 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,710,166 SqFt
Total Units: 2	Basement Unfin:	Lot Width: 0
# Stories: 1	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 404 SqFt	Roof Material: Comp shingle medium
Cooling:	Attic Unfin: 0 SqFt	Roof Shape: Gable
Heating: Wall units	Attic Total: 404 SqFt	Ext Walls: Wood siding
Building Style: 21 - stat 110 or 120	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
FRANKLIN ROAD FARMS LLC	09/17/2015	46511		Deed		Conv/Unk
REID C DAVIS	10/18/2005	82888	\$600,000.00	Deed	\$210,000.00	Conventional
MERVIC J ANTHONY	04/28/2000	23957	\$470,000.00	Deed	\$372,500.00	Conventional
MICHAEL C MCLAIN	04/27/2000	23958		Deed Of Trust	\$372,500.00	Conventional
ROBERT K HILLES	10/21/1987	47006	\$39,285.00	Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT: R01

PARCEL ID: 0060689

Year Built: 1880	Total SqFt: 1,172	Condition: 2
Bedrooms: 5	Finished SqFt: 1,172	Unfinished SqFt: 0
Bath Total: 2	1st Floor SqFt: 768	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type: Wall units
Basement Unfin SqFt: 0	Attic Fin SqFt: 404	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: R02

PARCEL ID: 0060689

Year Built: 1930	Total SqFt: 420	Condition: 1+
Bedrooms: 1	Finished SqFt: 420	Unfinished SqFt: 0
Bath Total: 1	1st Floor SqFt: 420	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type: Wall units
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		



First American Title

Customer Service Department
Phone: 503.219.8746
Email: cs.oregon@firstam.com
Date: 07/27/2023

OWNERSHIP INFORMATION

Owner: Hazelnut Hill Inc	Parcel #: 5545200
CoOwner:	Ref Parcel #:
Site: 26413 Franklin Rd Junction City OR 97448	TRS:
Mail: 27939 Hwy 99w Corvallis OR 97333	County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: Block:
Neighborhood:
School Dist:
Impr Type:
Subdiv/Plat:
Land Use:
Std Land Use:
Zoning:
Lat/Lon: 0 / 0
Watershed:
Legal: Map Lot: , TRS: T R S Q

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$0.00
Market Total: \$0.00 (0)
% Improved: 0.00%
Assessed Total: \$0.00 (0)
Levy Code:
Tax: \$0.00 (0)
Millage Rate: 0.0000
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

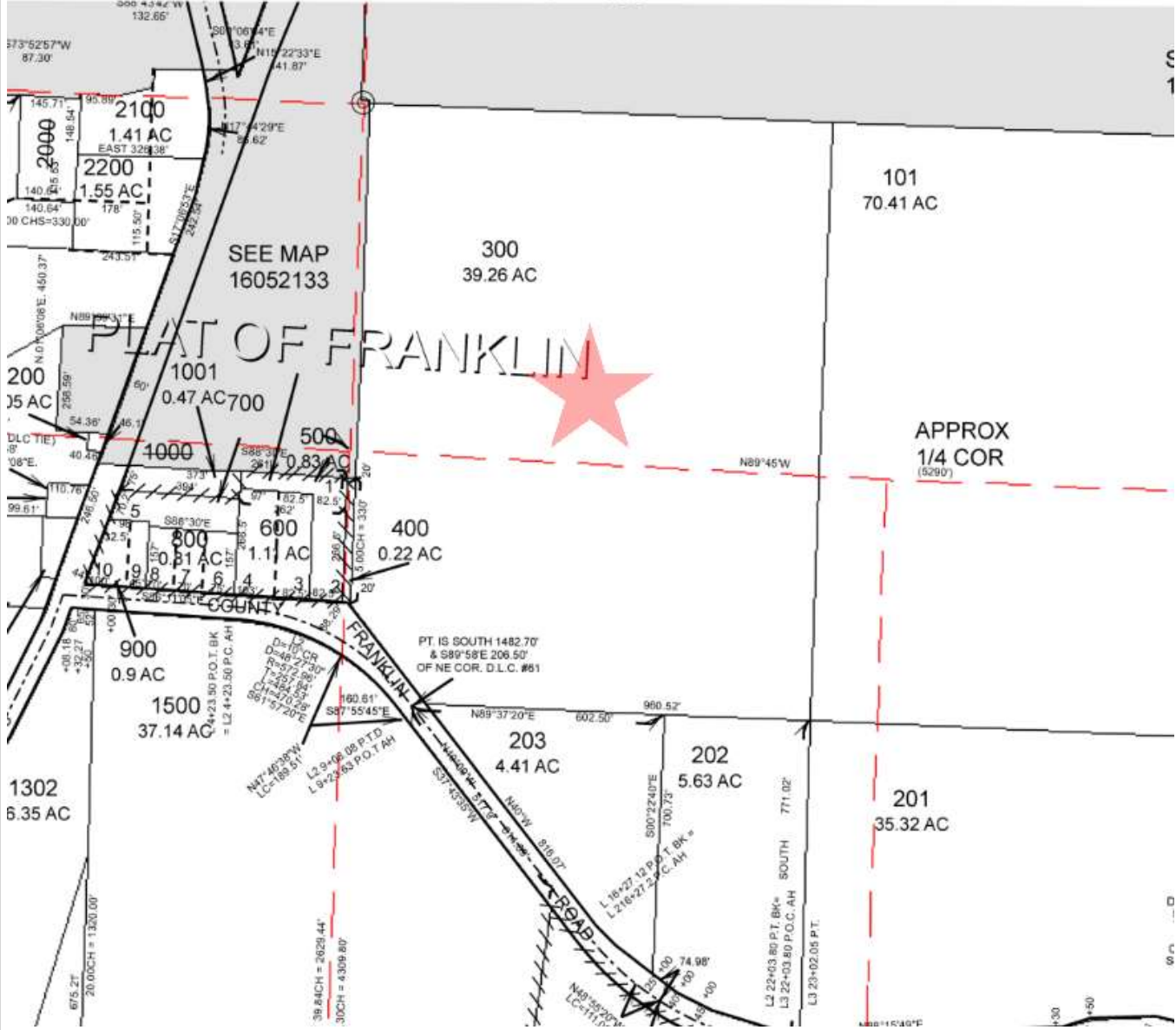
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac:
Baths, Half:	Basement Fin:	Lot Size SF:
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
-------	------	-------	------------	-----------	----------	-----------

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

SECTION 28 T.16S. R.5W. W.M. Lane County 1" = 400'



Parcel ID: 0060689

Site Address: 26413 Franklin Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title

Aerial Map



First American Title

Parcel ID: 0060689

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



01528512201500465110030039

09/17/2015 11:45:44 AM

RPR-DEED Cnt=1 Stn=40 CASHIER 01

\$15.00 \$11.00 \$21.00 \$10.00

WARRANTY DEED

Recording Information Required by ORS 205.234

- 1. Name of Transaction: Warranty Deed
- 2. Name of Parties: Grantor: Reid C. Davis and Molly Davis
Grantee: Franklin Road Farms, LLC, an Oregon limited liability company
- 3. Person to Whom Documents to be Returned: Hamilton W. Budge, Jr.
725 Country Club Rd.
Eugene, OR 97401
- 4. True and Actual Consideration: Other than Money
- 5. Please Send Tax Statements to: Franklin Road Farms, LLC
c/o Reid C. Davis
968 Shaughnessy Ln.
Eugene, OR 97401

Tax Account No. 0060689

- 6. Information Required by ORS 205.125: N/A

KNOW ALL PERSONS BY THESE PRESENTS, that Reid C. Davis and Molly Davis, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Franklin Road Farms, LLC, an Oregon limited liability company, hereinafter called the Grantee, does hereby grant, warrant, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, all of Grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Lane and State of Oregon, described as follows, to-wit:

Beginning at the Southwest corner of the North 1/2 of the A.W. Gibson and wife donation Land Claim No. 43 in Township 16 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon; run thence East along the South line of said North 1/2, 1167.0 feet; thence North 23.0 chains; thence West 1147.0 feet to a point 20.0 feet East of the West line of said Donation Land Claim; thence South 19.0 chains; thence West 10.0 feet to the West line of Said Donation Land Claim; thence South along said West line 4.0 chains to the place of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM that portion lying Southwesterly of the Notherly right-of-way line of County Road No. 17

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, subject to all encumbrances, easements, reservations and restrictions of record.

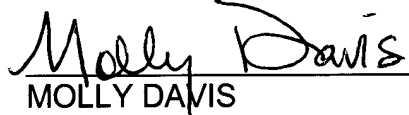
The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16 day of SEPTEMBER, 2015.

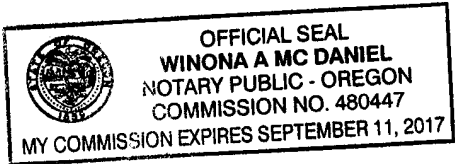

REID C. DAVIS


MOLLY DAVIS

STATE OF OREGON)
 : ss.
County of Lane)

SEPTEMBER 16, 2015

Personally appeared the above-named Reid C. Davis, who acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

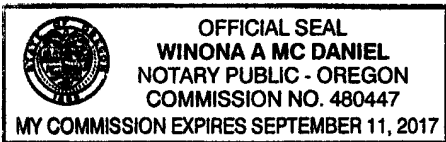


Winona A McDaniel
Notary Public for Oregon
My Commission Expires: 9-11-17

STATE OF OREGON)
 : ss.
County of Lane)

SEPTEMBER 16, 2015

Personally appeared the above-named Molly Davis, who acknowledged the foregoing instrument to be her voluntary act and deed. Before me.



Winona A McDaniel
Notary Public for Oregon
My Commission Expires: 9-11-17

Site Address 26413 Franklin Rd Junction City, OR 97448-9544
Map & Taxlot# 16-05-28-00-00300
SIC N/A
Tax Account# 0060689 a

Property Owner 1
 Franklin Road Farms LLC
 968 Shaughnessy Ln
 Eugene, OR 97401
 Tax account acreage 39.26
 Mapped taxlot acreage[†] 37.35

a Additional site address(es) are associated with this tax account

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 16-05-28-00-00300



Business Information

Improvements

Dwelling 1 / Building Type » Class 1 or 2 dwelling

Assessor Photo

Assessor Sketch



Click to enlarge photo

Inspection Date	03/02/2009	Bedrooms	5	Roof Style	Gable
Building Class	2	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	1880	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1982	Depreciation	21%	Percent Complete as of Jan 1 st	100 %
				Heat	Wall units

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	768	768	Wood siding
Attic	404	404	Wood siding
Total Sq Ft	1172	1172	

Other Square Footage

Detached Garage	N/A	Attached Garage	N/A
Basement Garage	N/A	Carport	N/A
Paved Patio	220	Paved Driveway	N/A

Dwelling 2 / Building Type » Class 1 or 2 dwelling

Assessor Photo

Assessor Sketch



Click to enlarge photo

Inspection Date	03/02/2009	Bedrooms	1	Roof Style	Gable
Building Class	1+	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1930	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1966	Depreciation	25%	Percent Complete as of Jan 1 st	100 %
				Heat	Wall units

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
--	-------------------	-----------------------	-----------------

Other Square Footage

Detached Garage	N/A	Attached Garage	N/A
-----------------	-----	-----------------	-----

1st Floor	420	420	Wood siding	Basement Garage	N/A	Carport	N/A
Total Sq Ft	420	420		Paved Patio	N/A	Paved Driveway	N/A

Site Address Information

26413 Franklin Rd
Junction City, OR 97448-9544

House #	26413	Suffix	N/A	Pre-directional	N/A
Street Name	Franklin	Street Type	Rd	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9544				

Land Use 1111 Single Family Housing
USPS Carrier Route R001

Additional site address(es) attached to this tax account

- 26417 Franklin Rd

General Taxlot Characteristics

- Geographic Coordinates

X 4185379 Y 919882 (State Plane X,Y)
Latitude 44.1568 **Longitude** -123.3043

- Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)

- Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	37.35
Approx Taxlot Sq Footage	1,626,966
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Fair
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Lane Fire Authority
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/Central
LTD Service Area? No
LTD Ride Source? No

Environmental DataFEMA Flood Hazard Zone**Code Description**

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

FIRM Map Number 41039C0600F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class Hydric %	
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	62%	3 0
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	23%	3 0
28C	Chehulpum Silt Loam, 3 to 12 Percent Slopes	15%	6 0

Schools

	Code	Name
School District	69	Junction City
Elementary School	1297	Territorial
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	717	State Representative District 14		Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Julie Fahey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	7	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	James I. Manning Jr.	Soil Water Cons. Dist/Zone	Upper Willamette / 1
County Commissioner	Ryan Ceniga			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	4				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens**Building Permits****Land Use Applications****Petitions****Tax Statements & Tax Receipts**

Account#: 0060689

View tax statement(s) for:

[2022](#)

[2021](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2022	\$2,459.22	\$2,459.22	\$76.06	\$0.00	\$2,535.28
04/21/2022	\$66.16	\$66.16	\$2.05	\$0.00	\$68.21
11/15/2021	\$2,356.02	\$2,356.02	\$72.87	\$0.00	\$2,428.89
11/06/2020	\$2,271.40	\$2,271.40	\$70.25	\$0.00	\$2,341.65
11/05/2019	\$2,185.72	\$2,185.72	\$67.60	\$0.00	\$2,253.32
11/06/2018	\$2,124.16	\$2,124.16	\$65.70	\$0.00	\$2,189.86

Data source: Lane County Assessment and Taxation

Owner/Taxpayer**Owners**

Owner	Address	City/State/Zip
Franklin Road Farms LLC	968 Shaughnessy Ln	Eugene, OR 97401

Taxpayer

Party Name	Address	City/State/Zip
Franklin Road Farms LLC	968 Shaughnessy Ln	Eugene, OR 97401

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	Potential Additional Tax
Special Assessment Program	Zoned Farm

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	39.26
Fire Acres	N/A
Property Class	551 - Farm, efu, improved
Statistical Class	120 - Class 2 single family dwelling
Neighborhood	694500 - Junction City Typical Rural
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

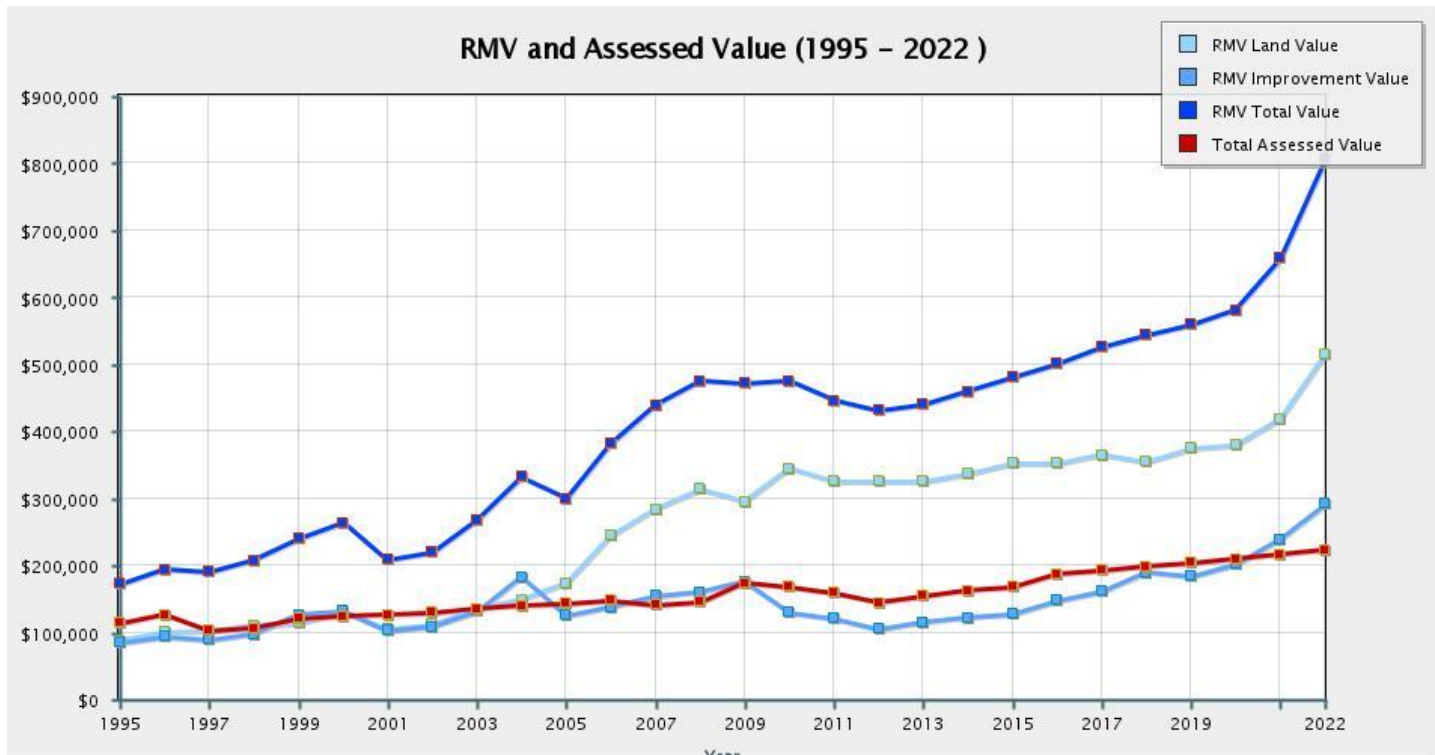
Subdivision Type Phase	N/A N/A	Subdivision Name Lot/Tract/Unit #	N/A TL 00300	Subdivision Number Recording Number	N/A N/A
------------------------	------------	-----------------------------------	-----------------	-------------------------------------	------------

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values 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 tax shown is the amount certified in October. This 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. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2022	\$515,448	\$291,456	\$806,904	\$222,890	\$2,535.28
2021	\$419,224	\$239,462	\$658,686	\$216,533	\$2,497.10
2020	\$379,243	\$202,013	\$581,256	\$210,334	\$2,341.65
2019	\$375,150	\$184,331	\$559,481	\$204,333	\$2,253.32
2018	\$355,097	\$189,204	\$544,301	\$198,483	\$2,189.86
2017	\$365,175	\$161,123	\$526,298	\$192,819	\$2,107.45
2016	\$353,132	\$147,952	\$501,084	\$187,320	\$2,042.73
2015	\$353,132	\$127,372	\$480,504	\$168,383	\$1,576.04
2014	\$337,276	\$122,308	\$459,584	\$162,314	\$1,539.47
2013	\$325,265	\$115,350	\$440,615	\$154,399	\$1,465.16
2012	\$325,265	\$105,748	\$431,013	\$144,623	\$1,295.01
2011	\$325,265	\$120,877	\$446,142	\$158,720	\$1,427.97
2010	\$345,130	\$130,090	\$475,220	\$167,795	\$1,506.66
2009	\$295,597	\$176,290	\$471,887	\$174,305	\$1,595.15
2008	\$314,569	\$160,270	\$474,839	\$145,373	\$1,333.39
2007	\$284,071	\$154,750	\$438,821	\$141,134	\$1,289.06
2006	\$244,204	\$137,690	\$381,894	\$148,159	\$1,357.02
2005	\$174,160	\$125,480	\$299,640	\$143,797	\$1,321.41
2004	\$149,503	\$183,150	\$332,653	\$139,662	\$1,283.91
2003	\$135,468	\$132,710	\$268,178	\$135,529	\$1,466.87
2002	\$111,785	\$108,630	\$220,415	\$130,371	\$1,395.62
2001	\$105,173	\$103,460	\$208,633	\$126,237	\$1,352.43
2000	\$131,740	\$132,640	\$264,380	\$124,079	\$1,327.15
1999	\$114,030	\$126,320	\$240,350	\$120,473	\$1,289.59
1998	\$110,710	\$97,170	\$207,880	\$105,866	\$1,144.52
1997	\$101,570	\$89,150	\$190,720	\$102,783	\$1,128.48
1996	\$100,560	\$93,840	\$194,400	\$127,040	\$1,265.81
1995	\$88,210	\$84,400	\$172,610	\$114,200	\$1,158.75



Current Year Assessed Value \$222,890
 Less Exemption Amount * N/A
Taxable Value \$222,890

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts





Tax Code Area (Levy Code) for current tax year 06931

Taxing Districts for TCA 06931	Emerald Peoples Utility District
	Junction City School District 69
	Lane Community College
	Lane County
	Lane Education Service District
	Lane Fire Authority
	Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
09/16/2015	\$0	2015-46511		8	No	Davis Reid C & Molly	Franklin Road Farms LLC
10/03/2005	\$600,000	2005-82888		R	No	Anthony Mervin J	Davis Reid C
04/24/2000	\$470,000	2000-23957		R	No	Hilles Robert K	McLain Michael C & Karen A
10/21/1987	\$39,285	1987-47006		I	data not available	Hillesco	data not available

Data source: Lane County Assessment and Taxation

Log Off

Generated by First American Title Ins. Company on Jul 27, 2023 at 12:46pm using Regional Land Information Database, <https://www.rlid.org/>