

87461 HALDERSON

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

Luxury
KELLERWILLIAMS
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



JOE CALLIS

jcalls@kw.com

541-760-1514

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- 1798 SqFt
- 3 Bedrooms / 2 Bathrooms
- 5 Acre Lot
 - End of Quiet Street!
- Complete Remodel
- Garden Shed
- Workshop
- 5 Miles To/From Town
- Beautiful Views



PARCEL MAP



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Oregon, AC +/-



 Boundary

Paul Terjeson Steve Helms
P: 503-999-6777 OregonFarmandHomeBrokers.com 2125 Pacific Blvd. Albany, OR 97321

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

LIST PACK





LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1111135**
Tax Lot: **1805020000305**
Owner: Callis, Joseph
CoOwner: Gray, Mara
Site: 87461 Halderson Rd
Eugene OR 97402
Mail: 87461 Halderson Rd
Eugene OR 97402
Zoning: County-RR5 - Rural Residential (5 Acre Minimum)
Std Land Use: RSFR - Single Family Residence
Legal: Map Lot: 1805020000305, TRS: T18 R05 S02 Q00, Lot: TL 00305
Twn/Rng/Sec: T:18S R:05W S:02 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$429,284.00**
Market Land: **\$179,646.00**
Market Impr: **\$249,638.00**
Assessment Year: **2020**
Assessed Total: **\$235,142.00**
Exemption:
Taxes: **\$2,939.72**
Levy Code: 02802
Levy Rate: 12.5019

SALE & LOAN INFORMATION

Sale Date: 09/28/2018
Sale Amount: \$360,000.00
Document #: 45819
Deed Type: Deed
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co: WESTERN TITLE & ESCROW CO

PROPERTY CHARACTERISTICS

Year Built: 1975
Eff Year Built: 1979
Bedrooms: 3
Bathrooms: 2
of Stories: 1
Total SqFt: 1,798 SqFt
Floor 1 SqFt: 1,315 SqFt
Floor 2 SqFt:
Basement SqFt:
Lot size: 4.59 Acres (199,940 SqFt)
Garage SqFt: 441 SqFt
Garage Type: Attached
AC:
Pool:
Heat Source: Heat pump
Fireplace: 1
Bldg Condition:
Neighborhood: 284500
Lot: TL 00305
Block:
Plat/Subdiv:
School Dist: 28J - Fern Ridge School District
Census: 1018 - 000903
Recreation:

Detailed Property Report

Site Address 87461 Halderson Rd Eugene, OR 97402-9256
Map & Taxlot# 18-05-02-00-00305
SIC N/A
Tax Account# 1111135

Property Owner 1

Callis Joseph
 87461 Halderson Rd
 Eugene, OR 97402

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 4.59
 Mapped taxlot acreage[†] 4.23

[†] 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.

Map & Taxlot # 18-05-02-00-00305**Business Information**

RLID does not contain any business data for this address

Improvements**Dwelling 1 / Building Type » Class 4 dwelling****Assessor Photo**

Assessor Sketch

image not available



Inspection Date	11/02/2010	Bedrooms	3	Roof Style	Gable
Building Class	4-	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	1975	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1979	Depreciation	22%	Percent Complete as of Jan 1st	100 %
				Heat	Heat pump

Floor Characteristics

	Base Sq Ft	Finished Sq Ft	Exterior
1st Floor	1315	1315	T 111 plywood
Attic	483	483	Wood siding
Total Sq Ft	1798	1798	

Other Square Footage

Detached Garage	N/A	Attached Garage	441
Basement Garage	N/A	Carport	N/A
Paved Patio	N/A	Paved Driveway	400

Site Address Information

87461 Halderson Rd
 Eugene, OR 97402-9256

House #	87461	Suffix	N/A	Pre-directional	N/A
Street Name	Halderson	Street Type	Rd	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97402
Zip + 4	9256				

Land Use 1111 Single Family Housing
 USPS Carrier Route R005

General Taxlot Characteristics

Geographic Coordinates

X 4193125 **Y** 874390 (State Plane X,Y)
Latitude 44.0328 **Longitude** -123.2691

Zoning

Zoning Jurisdiction Lane County
 Lane County

Parent Zone RR5 Rural Residential (5 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	4.23
Approx Taxlot Sq Footage	184,259
Plan Designation	Residential
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Average
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?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone

Code Description

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

FIRM Map Number 41039C1100F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
135C	Willakenzie Clay Loam, 2 to 12 Percent Slopes	100%	3	0

Schools

	Code	Name
School District	28J	Fern Ridge
Elementary School	566	Veneta
Middle School	564	Fern Ridge
High School	567	Elmira

Political Districts

Election Precinct	716	State Representative District 8	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Jay Bozievich		Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	1			

Census Information

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit [Census Reporter](#).

Demographic Characteristics	Tract 0903		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	5,699	+/-397	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	5.3%	+/-2.0	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	77.3%	+/-4.1	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	13.5%	+/-3.0	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	42.3	+/-5.0	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit [American Fact Finder](#).

Housing Characteristics	Tract 0903		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	2,023	+/-146	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	28	+/-46	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	78.2%	+/-5.8	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	21.8%	+/-5.8	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-2.0	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	6.0%	+/-9.6	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	196,900	+/-21,941	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,359	+/-109	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	1,074	+/-114	*See below	*See below	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit [American Fact Finder](#).

Economic Characteristics	Tract 0903		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	18.4%	+/-7.4	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3

For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit [American Fact Finder](#).

Social Characteristics	Tract 0903		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	19.3%	+/-5.2	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	84.1%	+/-5.6	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit [American Fact Finder](#).

* Outside city limits. Census data are not available.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '*****' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, the City of Springfield and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

Please check the [State of Oregon ePermitting System](#).

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 1111135

View tax statement(s) for: [2020](#) [2019](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
10/24/2020	\$2,851.53	\$2,851.53	\$88.19	\$0.00	\$2,939.72
11/15/2019	\$2,780.63	\$2,780.63	\$86.00	\$0.00	\$2,866.63
11/15/2018	\$2,374.10	\$2,374.10	\$73.43	\$0.00	\$2,447.53
10/31/2017	\$2,267.56	\$2,267.56	\$70.13	\$0.00	\$2,337.69
11/14/2016	\$2,083.91	\$2,083.91	\$64.45	\$0.00	\$2,148.36

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

No.	Owner	Address	City/State/Zip
1	Callis Joseph	87461 Halderson Rd	Eugene, OR 97402
2	Gray Mara	87461 Halderson Rd	Eugene, OR 97402

Taxpayer

Party Name	Address	City/State/Zip
Callis Joseph	87461 Halderson Rd	Eugene, OR 97402

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 Farm Deferral

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 4.59
 Fire Acres N/A
 Property Class 541 - Farm, unzoned farm land, improved
 Statistical Class 140 - Class 4 single family dwelling
 Neighborhood 284500 - Fern Ridge Rural
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

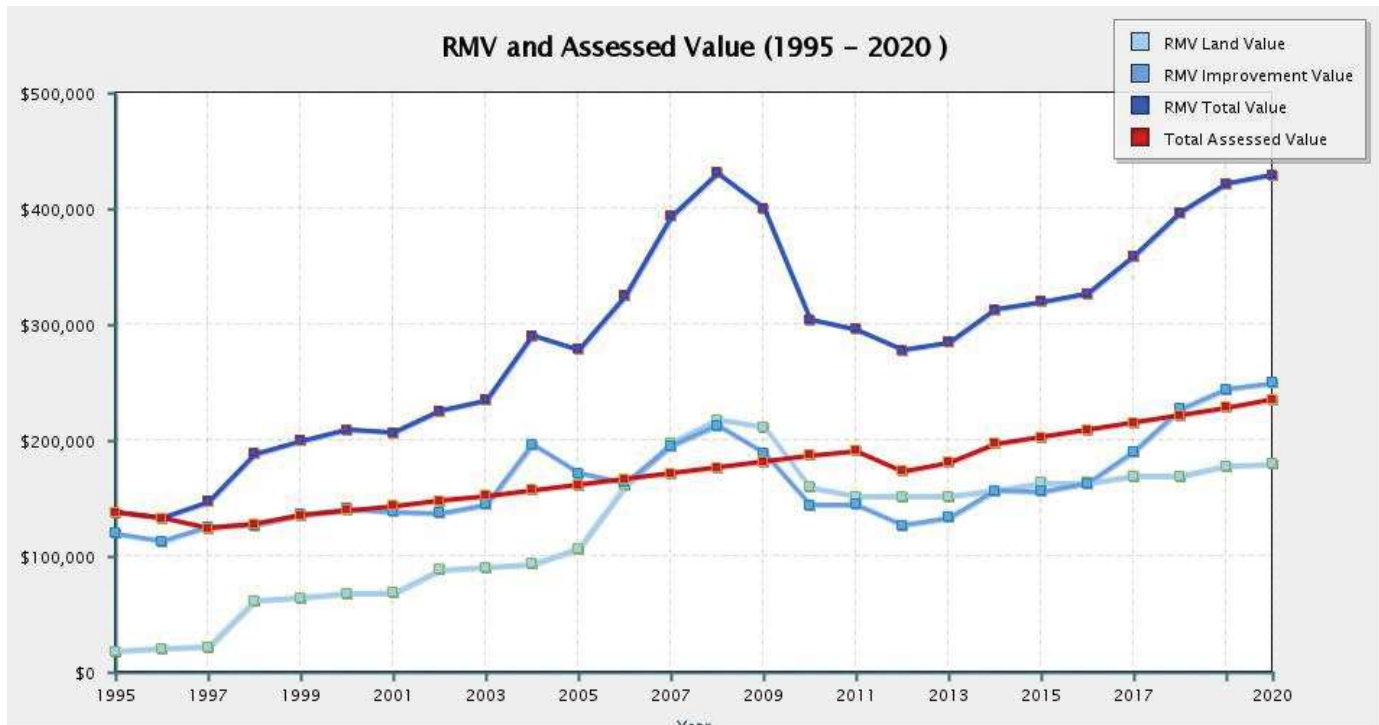
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00305	Recording Number	N/A

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.

Real Market Value (RMV)				Total Assessed Value	Tax
Year	Land	Improvement	Total		
2020	\$179,646	\$249,638	\$429,284	\$235,142	\$2,939.72
2019	\$177,805	\$244,005	\$421,810	\$228,293	\$2,866.63
2018	\$168,941	\$227,407	\$396,348	\$221,645	\$2,447.53
2017	\$168,826	\$190,038	\$358,864	\$215,189	\$2,337.69
2016	\$163,501	\$162,846	\$326,347	\$208,922	\$2,148.36
2015	\$163,501	\$155,900	\$319,401	\$202,836	\$2,122.94
2014	\$156,562	\$156,380	\$312,942	\$196,929	\$2,378.26
2013	\$151,261	\$133,380	\$284,641	\$180,723	\$2,170.10
2012	\$151,261	\$126,341	\$277,602	\$173,653	\$1,973.24
2011	\$151,261	\$144,926	\$296,187	\$191,133	\$2,191.46
2010	\$159,973	\$143,890	\$303,863	\$187,326	\$2,156.61
2009	\$211,403	\$188,980	\$400,383	\$181,870	\$2,170.15
2008	\$217,647	\$213,110	\$430,757	\$176,573	\$2,113.47
2007	\$197,665	\$195,500	\$393,165	\$171,429	\$2,017.63
2006	\$161,155	\$163,470	\$324,625	\$166,437	\$2,023.56
2005	\$106,712	\$171,750	\$278,462	\$161,589	\$1,997.05
2004	\$93,374	\$196,700	\$290,074	\$156,882	\$1,926.56
2003	\$90,288	\$144,630	\$234,918	\$152,313	\$1,900.81
2002	\$88,343	\$136,920	\$225,263	\$147,876	\$1,839.70
2001	\$68,574	\$138,300	\$206,874	\$143,569	\$1,778.02
2000	\$67,956	\$141,120	\$209,076	\$139,388	\$1,727.20
1999	\$64,250	\$135,690	\$199,940	\$135,324	\$1,668.08
1998	\$61,780	\$126,810	\$188,590	\$127,583	\$1,527.72
1997	\$21,850	\$125,550	\$147,400	\$123,867	\$1,208.88
1996	\$20,240	\$112,650	\$132,890	\$132,890	\$1,199.62
1995	\$17,790	\$119,840	\$137,630	\$137,630	\$1,236.92



Current Year Assessed Value \$235,142
 Less Exemption Amount * N/A
 Taxable Value **\$235,142**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 02802
 Taxing Districts for TCA 02802
 Fern Ridge Library District
 Fern Ridge School District 28J
 Lane Community College
 Lane County
 Lane Education Service District
 Lane Fire Authority

****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)
09/25/2018	\$360,000	2018-45819		R	No	Anglin Thomas W	Callis Joseph
11/26/2014	\$0	2014-47084		2	No	Madsen Earl A & Arlene	Anglin Thomas W
11/24/2014	\$285,000	2014-47085		R	No	Castle Janice Christine	Anglin Thomas W
02/15/2006	\$0	2006-11129		K	No	Madsen Earl A & Arlene	Castle Janice Christine
02/20/2001	\$0	2001-13660		6	No	Castle, Jimmie Allen	Castle Janice Christine

Data source: Lane County Assessment and Taxation

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTEE'S NAME:

Joseph Callis and Mara Gray

AFTER RECORDING RETURN TO:

Order No.: WT0161093-MJS

Joseph Callis and Mara Gray
87461 Halderson Road
Eugene, OR 97402

SEND TAX STATEMENTS TO:

Joseph Callis and Mara Gray
87461 Halderson Road
Eugene, OR 97402

APN: 1111135

Map: 18 05 02 00 00305

87461 Halderson Road, Eugene, OR 97402

After Recording Return To:
Western Title & Escrow Company
497 Oakway Rd., Suite 340, Eugene, OR 97401

Lane County Clerk
Lane County Deeds & Records

2018-045819

09/28/2018 09:34:48 AM

RPR-DEED Cnt=1 Stn=9 CASHIER 06 3pages
\$15.00 \$11.00 \$10.00 \$61.00

\$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas W. Anglin, Grantor, conveys and warrants to **Joseph Callis and Mara Gray**, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

Beginning at a point which is North 0° 56' West 65.94 feet and South 70° 41' East 6.40 feet from the Southeast corner of the B.M. Richardson Donation Land Claim No. 38 in Section 2, Township 18 South, Range 5 West of the Willamette Meridian; run thence North 0° 02' West 764.86 feet along the Easterly right of way of County Road No. 1166 as recorded on Reel 705, Instrument No. 36743 at the Lane County Deed Records, Lane County, Oregon; thence North 88° 25' 15" East 246.58 feet; thence South 0° 02' East 858.07 feet to the Northerly right of way of said County Road No. 1166; thence along said Northerly right of way North 70° 41' West 261.25 feet to the point of beginning, all in Lane County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

STATUTORY WARRANTY DEED

(continued)

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 undersigned have executed this document on the date(s) set forth below.

Dated: September 25, 2018


Thomas W. Anglin

State of OREGON

County of Lane

This instrument was acknowledged before me on September 25, 2018 by Thomas W. Anglin.


Notary Public - State of Oregon

My Commission Expires: 11-19-19

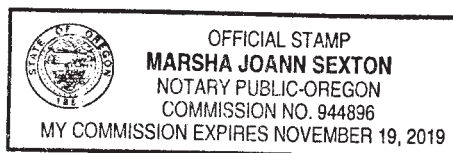


EXHIBIT "A"

Exceptions

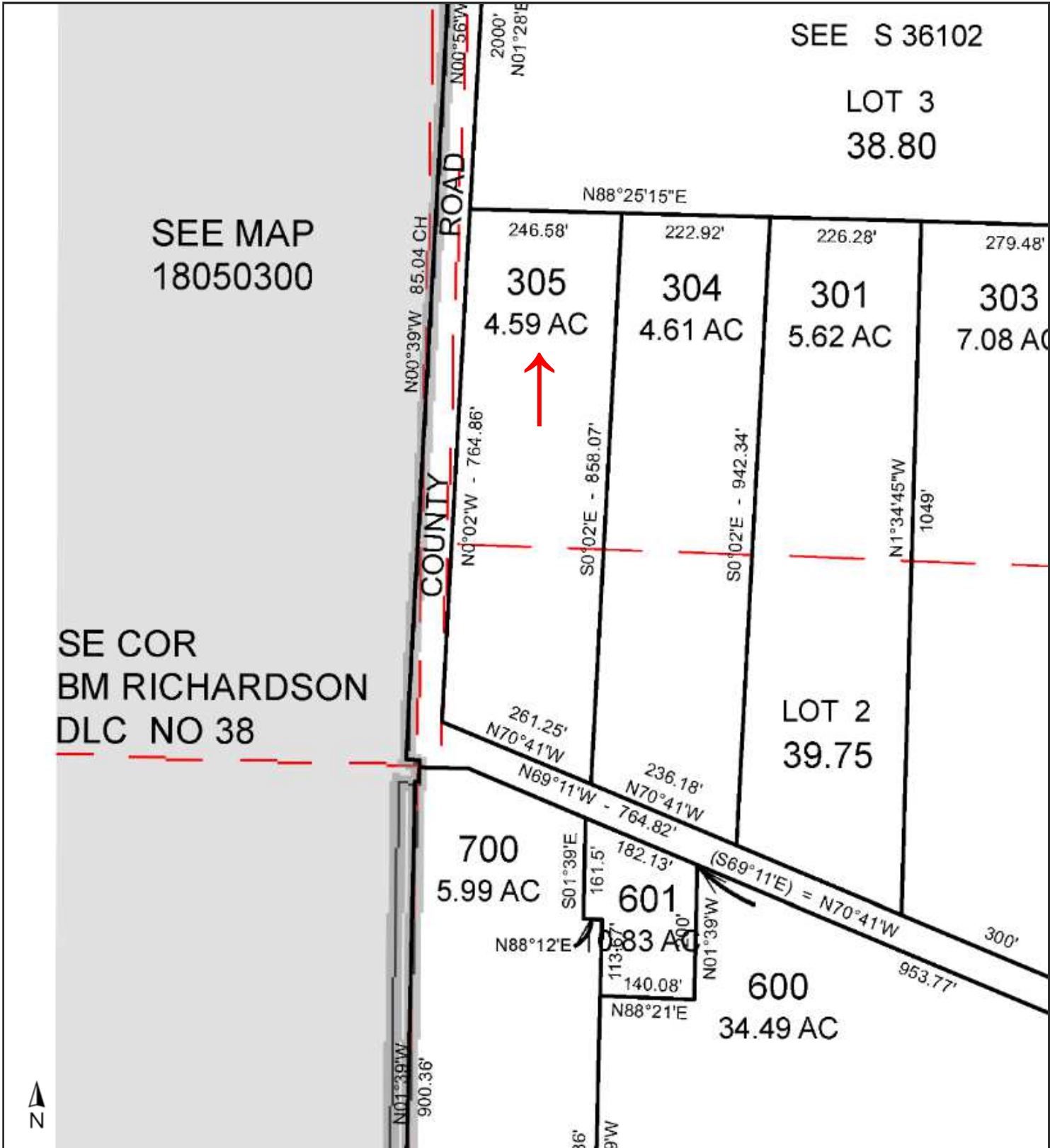
Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: Veteran 2
Tax Account No.: 1111135

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.



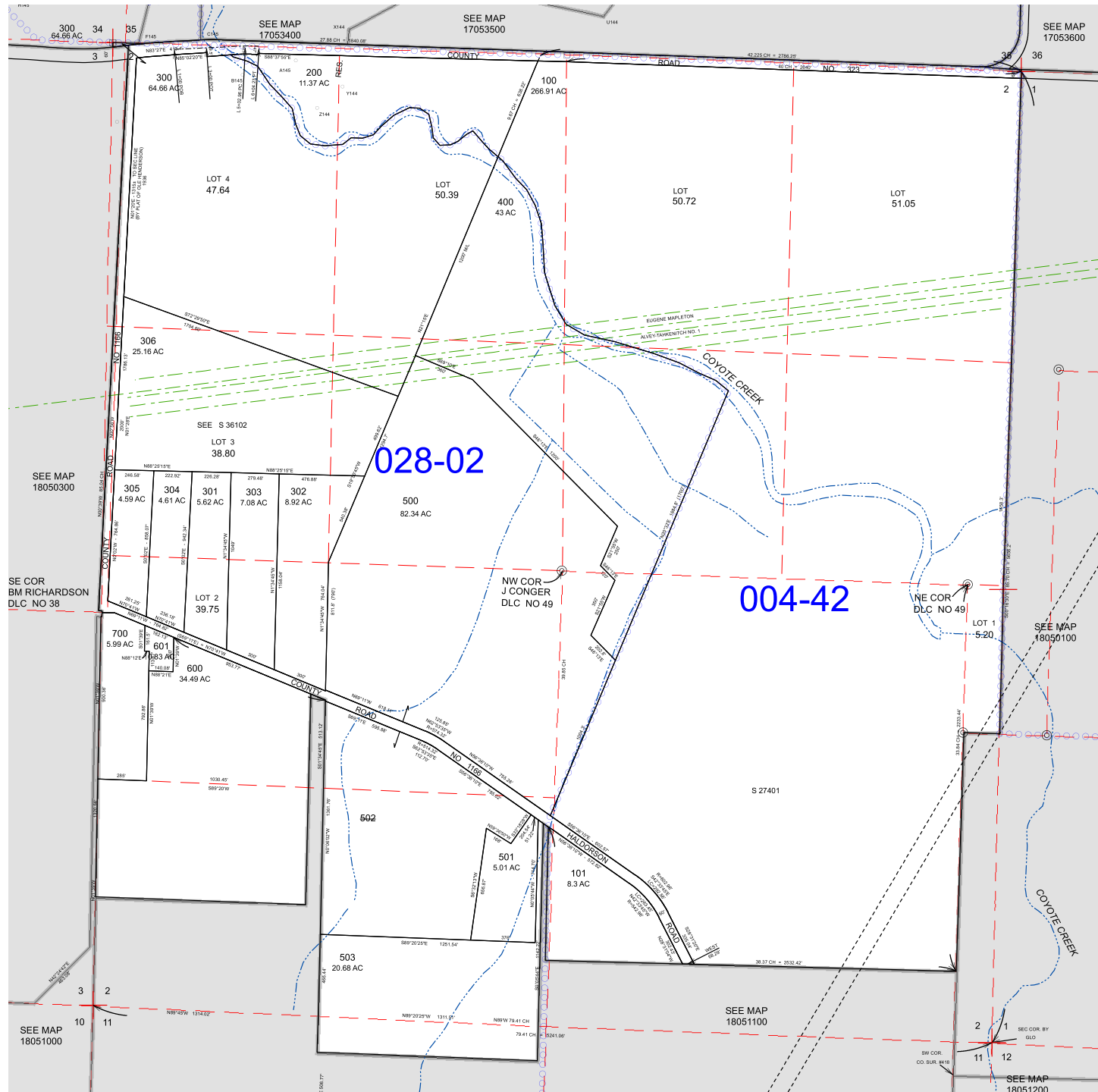
Fidelity National Title

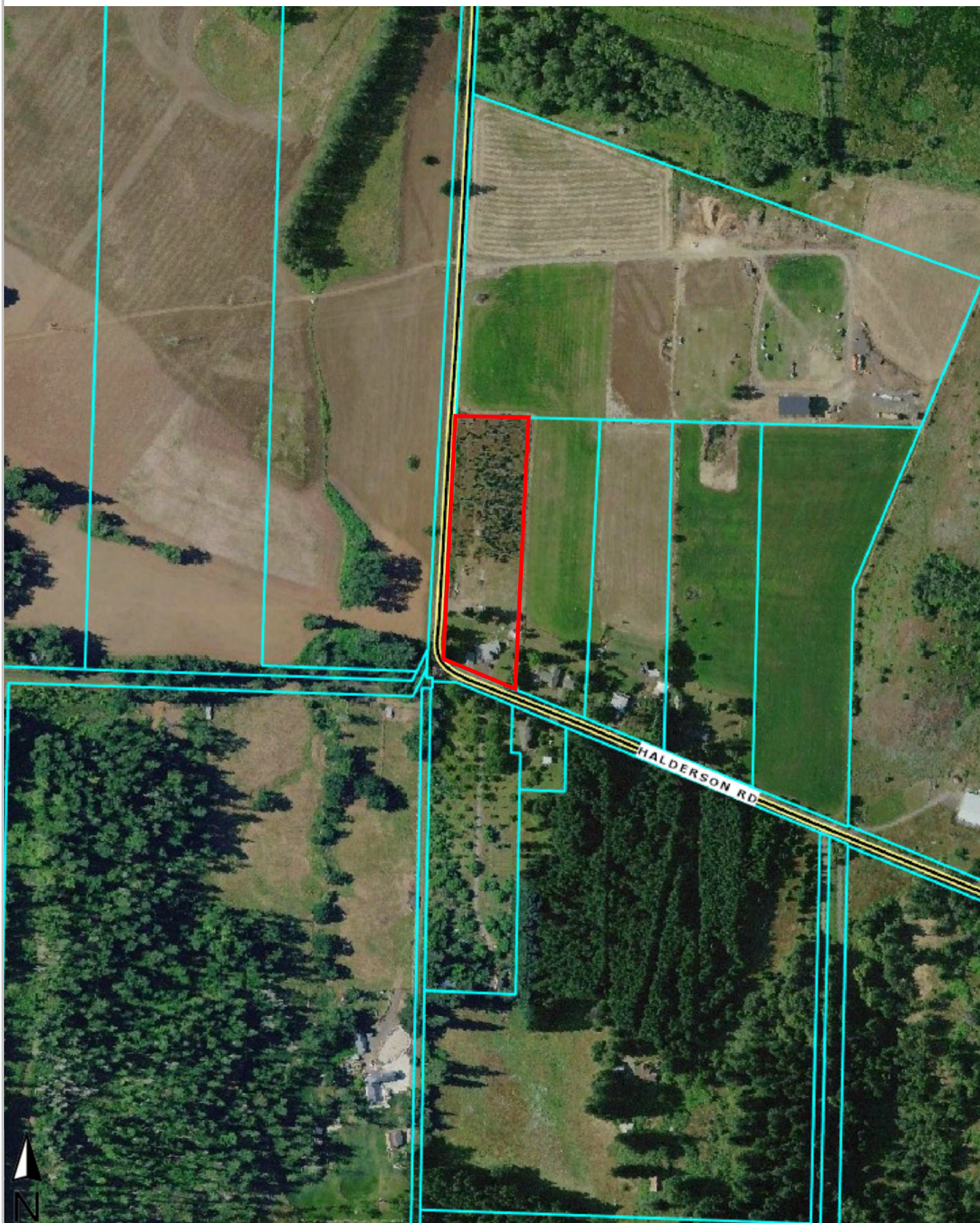
ParcelID: 1111135

87461 Halderson Rd

Eugene, OR 97402

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





Fidelity National Title

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title