

# 83266 LORANE HWY

## OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE  
KELLER WILLIAMS REALTY

KELLER WILLIAMS  
**LAND**

KELLER WILLIAMS  
*Luxury*  
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



BRANDI ELLIOTT

brandielliott@kw.com

541-844-5027

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330





# PROPERTY DETAILS



- 5.3 Acres
- 3068 SqFt
- 4 Bedroom / 2.5 Bathrooms
  - Large Loft with Wet Bar
  - Heated Master Bathroom Floors
- Detached Shop with Loft
- Chicken Coop and Garden Area
- Walking Trails on Property
- Secluded, Yet Right Off Lorane Hwy!

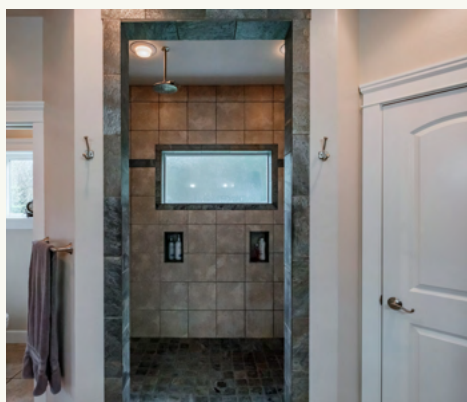






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# PARCEL MAP



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# LIST PACK





## LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1820305**

Tax Lot: **1905130000402**

Owner: Newquist, Sherri Michael

CoOwner: Newquist, Douglas Wayne

Site: 83266 Lorane Hwy

Eugene OR 97405

Mail: 83266 Lorane Hwy

Eugene OR 97405

Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)

Std Land Use: RSFR - Single Family Residence

Legal: Map Lot: 1905130000402, TRS: T19 R05 S13 Q00, Recording Number: 2008-027433, Lot: TL 00402

Twn/Rng/Sec: T:19S R:05W S:13 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$782,514.00**

Market Land: **\$78,958.00**

Market Impr: **\$703,556.00**

Assessment Year: **2021**

Assessed Total: **\$405,172.00**

Exemption:

Taxes: **\$5,078.22**

Levy Code: 06603

Levy Rate: 12.5335

### PROPERTY CHARACTERISTICS

Year Built: 2011

Eff Year Built: 2011

Bedrooms: 4

Bathrooms: 2.5

# of Stories: 1

Total SqFt: 2,834 SqFt

Floor 1 SqFt: 2,414 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 5.00 Acres (217,800 SqFt)

Garage SqFt: 1,592 SqFt

Garage Type: Attached/Detached

AC:

Pool:

Heat Source: Heat pump

Fireplace:

Bldg Condition:

Neighborhood: 664500

Lot: TL 00402

Block:

Plat/Subdiv:

School Dist: 66 - Crow-Applegate-Lorane School District

Census: 1005 - 000800

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 06/17/2021

Sale Amount: \$875,000.00

Document #: 40088

Deed Type: Deed

Loan Amount: \$548,250.00

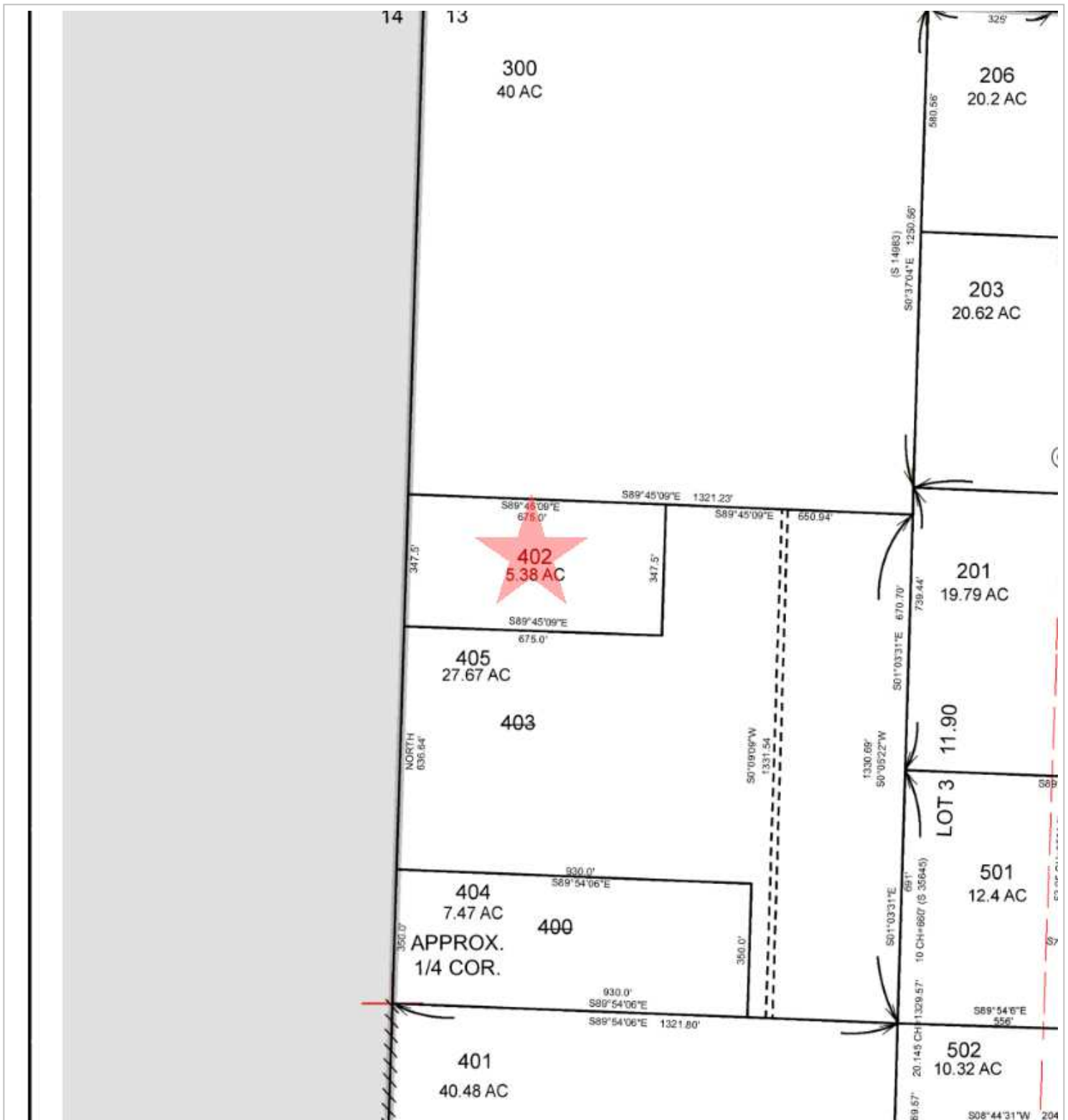
Lender: CALIBER HM LOANS INC

Loan Type: Conventional

Interest Type:

Title Co: CASCADE TITLE





**Fidelity National Title**

Parcel ID: 1820305

Site Address: 83266 Lorane Hwy

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.

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Aerial Map



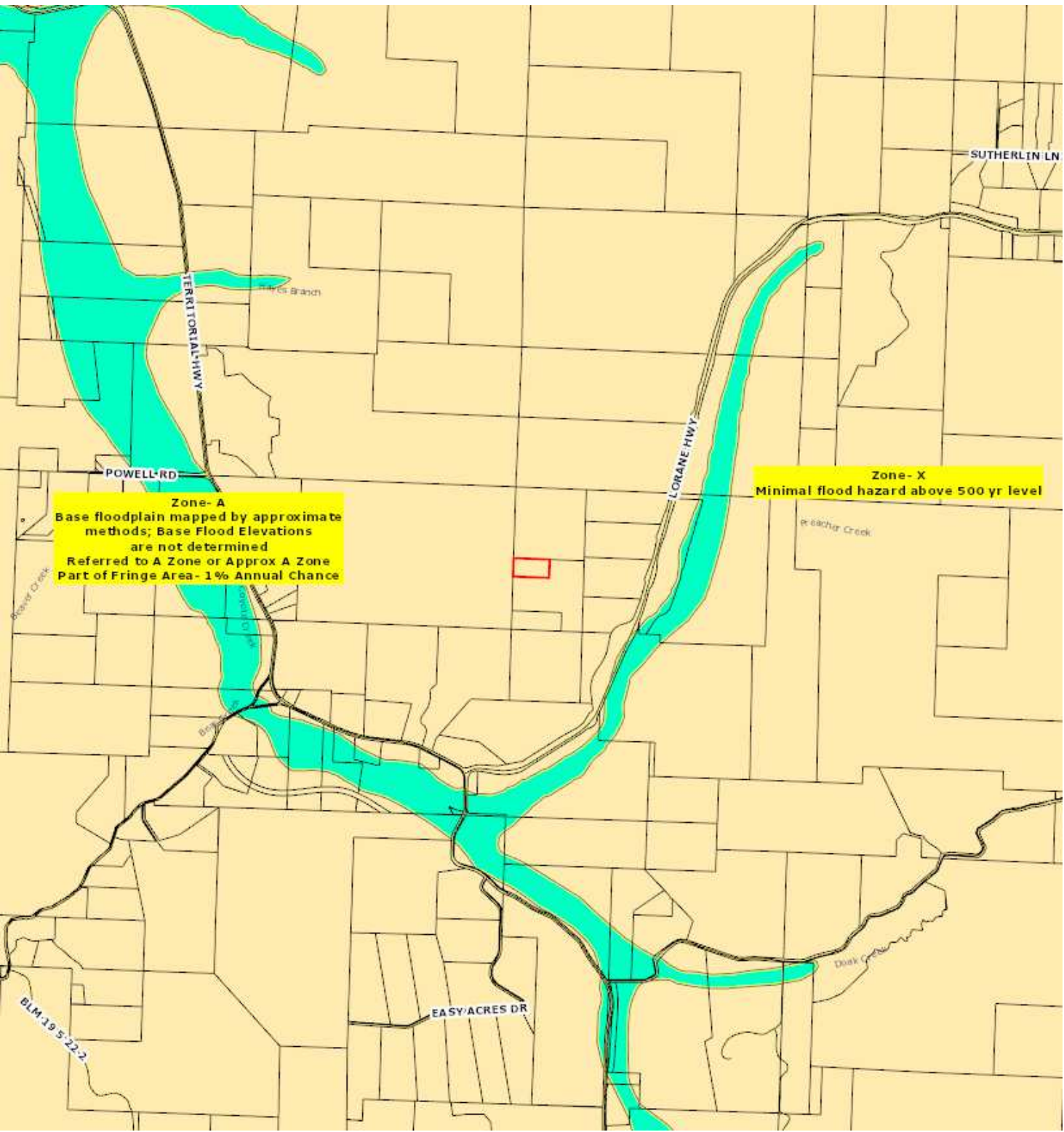
**Fidelity National Title**

**Parcel ID: 1820305**

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Flood Map



**Fidelity National Title**

Parcel ID: 1820305

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## Detailed Property Report

**Address** 83266 Lorane Hwy Eugene, OR 97405-9716  
**Map & Taxlot#** 19-05-13-00-00402  
**SIC** N/A  
**Tax Account#** 1820305

**Property Owner 1**  
 Newquist Sherri Michaele & Douglas Wayne  
 83266 Lorane Hwy  
 Eugene, OR 97405  
 Tax account acreage 5.00  
 Mapped taxlot acreage<sup>†</sup> 5.33

<sup>†</sup> 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.

Code Split - Other land tax account(s) associated with this taxlot 1854973

### Maps

#### Map & Taxlot # 19-05-13-00-00402



### Business Information

#### Improvements

#### Dwelling 1 / Building Type » Class 5 dwelling

##### Assessor Photo



[Click to enlarge photo](#)

##### Assessor Sketch



Inspection Date	10/11/2011	Bedrooms	4	Roof Style	Gable
Building Class	5	Full Bath(s)	2	Roof Cover	Comp shingle light
Year Built	2011	Half Bath(s)	1	Masonry Fireplace(s)	No
Effective Year Built	2011	Depreciation	8%	Percent Complete as of Jan 1 <sup>st</sup>	100 %
				Heat	Heat pump

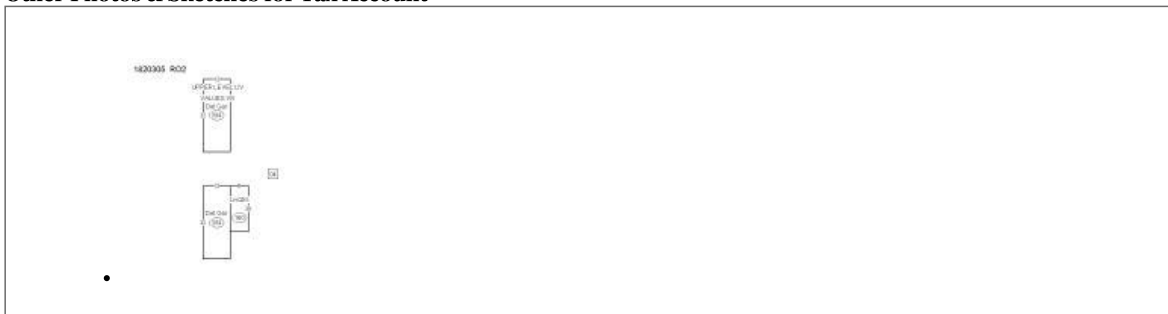
#### Floor Characteristics

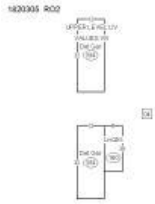
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	2414	2414	Composition siding
Attic	420	420	Composition siding
Total Sq Ft	2834	2834	

#### Other Square Footage

Detached	N/A	Attached Garage	824
Garage		Carport	N/A
Basement	N/A		
Garage			
Paved Patio	451	Paved Driveway	400

#### Other Photos & Sketches for Tax Account





### Site Address Information

83266 Lorane Hwy Eugene, OR 97405-9716					
House #	83266	Suffix	N/A	Pre-directional	N/A
Street Name	Lorane	Street Type	Hwy	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97405
Zip + 4	9716				
Land Use 1111 Single Family Housing USPS Carrier Route R003					

### General Taxlot Characteristics

<ul style="list-style-type: none"><li>Geographic Coordinates</li></ul> <b>X</b> 4197736 <b>Y</b> 833421 (State Plane X,Y) <b>Latitude</b> 43.9209 <b>Longitude</b> -123.2464		<b>Taxlot Characteristics</b>	
<hr/>		Incorporated City Limits	
<ul style="list-style-type: none"><li>Zoning</li></ul> <b>Zoning Jurisdiction</b> Lane County Lane County <b>Parent Zone</b> E40 Exclusive Farm Use (40 acre minimum)		Urban Growth Boundary	
<hr/>		Year Annexed	
<ul style="list-style-type: none"><li>Land Use</li></ul> <b>General Land Use</b> <b>Code</b> <b>Description</b> data not available data not available		Annexation #	
<hr/>		Approximate Taxlot Acreage	
<b>Detailed Land Use</b> <b>Code</b> <b>Description</b> data not available data not available		Approx Taxlot Sq Footage	
		Plan Designation	
		Eugene Neighborhood	
		Metro Area Nodal Dev Area	
		Septic	
		Well	
		Landscaping Quality	
		Historic Property Name	
		City Historic Landmark?	
		National Historical Register?	

### Service Providers

Fire Protection Provider Lane Fire Authority	
Ambulance Provider	Eugene Springfield Fire
Ambulance District	WC
Ambulance Service Area West/Central	
LTD Service Area?	No
LTD Ride Source?	No

### Environmental Data

<b>FEMA Flood Hazard Zone</b>	
<b>Code</b>	<b>Description</b>
X	Areas determined to be outside of 500-year flood.
<hr/>	
FIRM Map Number	41039C1625F
Community Number	039C
Post-FIRM Date	data not available
Panel Printed?	Yes
<hr/>	
<b>Soils</b>	
<b>Soil Map Unit#</b>	<b>Soil Type Description</b>
108F	Philomath Cobbly Silty Clay, 12 to 45 Percent Slopes
108C	Philomath Cobbly Silty Clay, 3 to 12 Percent Slopes
135F	Willakenzie Clay Loam, 30 to 50 Percent Slopes
<hr/>	
<b>% of Taxlot</b>	
Ag Class	Hydric %
70%	6
29%	6
1%	6

### Schools

	<b>Code</b>	<b>Name</b>
School District	66	Crow-Applegate-Lorane
Elementary School	589	Applegate
Middle School	592	Crow
High School	592	Crow



## Political Districts

Election Precinct	711	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone
City Councilor	N/A	State Senate District	5	Central Lincoln PUD Board Zone
County Commissioner District 1 (West Lane)		State Senator	Dick Anderson	Soil Water Cons. Dist/Zone
County Commissioner	Jay Bozievich			Upper Willamette / 3
EWEB Commissioner	N/A			Creswell Water Control District
LCC Board Zone	1			No

## 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 0800		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	1,534	+/-173	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	3.2%	+/-2.6	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	83.1%	+/-4.4	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	22.9%	+/-2.9	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	51.0	+/-5.3	*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 0800		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	600	+/-60	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	87	+/-50	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	76.2%	+/-8.6	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	23.8%	+/-8.6	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	3.8%	+/-5.0	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-18.3	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	328,900	+/-35,502	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,744	+/-290	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	959	+/-435	*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 0800		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	10.9%	+/-4.3	*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 0800		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	24.1%	+/-5.4	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	92.9%	+/-3.3	*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

## Building Permits

## Land Use Applications

## Petitions

## Tax Statements & Tax Receipts

Account#: 1820305

View tax statement(s) for:

[2021](#)  
[2020](#)

#### **Tax Receipts**

<b>Receipt Date</b>	<b>Amount Received</b>	<b>Tax</b>	<b>Discount</b>	<b>Interest</b>	<b>Applied Amount</b>
11/08/2021	\$4,925.87	\$4,925.87	\$152.35	\$0.00	\$5,078.22
11/10/2020	\$4,721.09	\$4,721.09	\$146.01	\$0.00	\$4,867.10
11/15/2019	\$4,553.06	\$4,553.06	\$140.82	\$0.00	\$4,693.88

Data source: Lane County Assessment and Taxation

#### **Owner/Taxpayer**

##### **Owners**

<b>Owner</b>	<b>Address</b>	<b>City/State/Zip</b>
Newquist Sherri Michaelae & Douglas Wayne	83266 Lorane Hwy	Eugene, OR 97405

##### **Taxpayer**

<b>Party Name</b>	<b>Address</b>	<b>City/State/Zip</b>
Newquist Sherri Michaelae & Douglas Wayne	83266 Lorane Hwy	Eugene, OR 97405

Data source: Lane County Assessment and Taxation

#### **Account Status**

**Status** Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot [1854973](#)

Account Status none  
Remarks none  
Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

#### **General Tax Account Information**

Tax Account Acreage 5.00  
Fire Acres N/A  
Property Class 401 - Tract, improved  
Statistical Class 150 - Class 5 single family dwelling  
Neighborhood 664500 - Crow-Applegate 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 00402	Recording Number	2008-027433

Data source: Lane County Assessment and Taxation

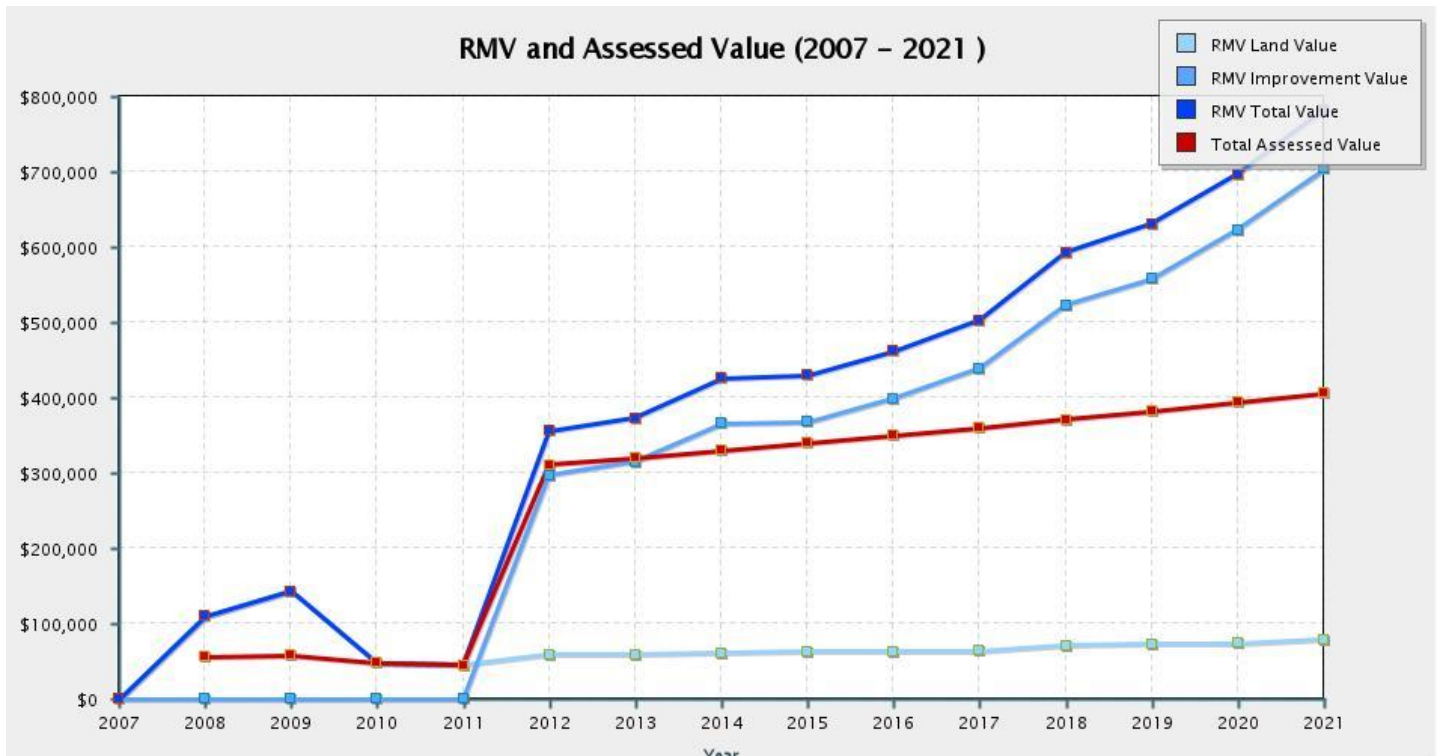
#### **Property Values & Taxes**

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.

<b>Year</b>	<b>Real Market Value (RMV)</b>			<b>Total Assessed Value</b>	<b>Tax</b>
	<b><u>Land</u></b>	<b><u>Improvement</u></b>	<b><u>Total</u></b>		
2021	\$78,958	\$703,556	\$782,514	\$405,172	\$5,078.22
2020	\$73,532	\$622,702	\$696,234	\$393,371	\$4,867.10
2019	\$72,911	\$557,255	\$630,166	\$381,914	\$4,693.88
2018	\$70,146	\$522,334	\$592,480	\$370,791	\$4,558.47
2017	\$63,932	\$438,577	\$502,509	\$359,991	\$4,272.26
2016	\$62,267	\$398,977	\$461,244	\$349,506	\$3,662.97
2015	\$62,267	\$367,417	\$429,684	\$339,326	\$3,510.74
2014	\$60,206	\$365,146	\$425,352	\$329,443	\$3,497.83
2013	\$58,565	\$314,233	\$372,798	\$319,848	\$3,197.08
2012	\$58,565	\$296,731	\$355,296	\$310,532	\$2,900.77
2011	\$44,666	\$0	\$44,666	\$44,666	\$ 315.92
2010	\$47,604	\$0	\$47,604	\$47,604	\$ 334.45
2009	\$142,446	\$0	\$142,446	\$57,357	\$ 529.18



2008	\$109,574	\$0	\$109,574	\$55,686	\$ 517.35
2007	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$405,172  
Less Exemption Amount \* N/A  
Taxable Value **\$405,172**  
\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

#### Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06603  
Taxing Districts for TCA 06603  
Crow-Applegate-Lorane School District 66  
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)
06/11/2021	\$875,000	2021-40088		<b>W</b>	Yes	Hadley Steven & Shari	Newquist Sherri Michael & Douglas W
12/27/2016	\$725,000	2016-65094		<b>W</b>	Yes	Leenknecht Michael H & Donna Nelson	Hadley Steven & Shari
02/07/2013	\$0	2013-8147		<b>6</b>	Yes	Leenknecht Michael H	Leenknecht Michael H & Donna Nelson
12/09/2010	\$145,000	2010-62422		<b>M</b>	No	Quade James T	Leenknecht Michael H
09/29/2010	\$0	2010-49013		<b>8</b>	No	Quade Helen F	Quade James T
09/10/2010	\$0	2010-45418		<b>K</b>	Yes	Quade Helen F	Quade James T

Data source: Lane County Assessment and Taxation

Log Off



# Fidelity National Title®

## LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1854973**

Tax Lot: **1905130000402**

Owner: Newquist, Sherri Michaela

CoOwner: Newquist, Douglas Wayne

Site: 83266 Lorane Hwy

Eugene OR 97405

Mail: 83266 Lorane Hwy

Eugene OR 97405

Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)

Std Land Use: RSFR - Single Family Residence

Legal: Map Lot: 1905130000402, TRS: T19 R05 S13 Q00, Lot: TL 00402

TwN/Rng/Sec: T:19S R:05W S:13 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$4,026.00**

Market Land: **\$4,026.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$4,026.00**

Exemption:

Taxes: **\$99.23**

Levy Code: 06602

Levy Rate: 10.4597

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 0.38 Acres (16,553 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood: 664500

Lot: TL 00402

Block:

Plat/Subdiv:

School Dist: 66 - Crow-Applegate-Lorane School District

Census: 1005 - 000800

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 06/11/2021

Sale Amount: \$875,000.00

Document #: 2021-040088

Deed Type: Deed

Loan

Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



## Detailed Property Report

**Site Address** N/A  
**Map & Taxlot#** 19-05-13-00-00402  
**SIC** N/A  
**Tax Account#** 1854973

**Property Owner 1**  
Newquist Sherri Michaelae & Douglas Wayne  
83266 Lorane Hwy  
Eugene, OR 97405  
Tax account acreage 0.38  
Mapped taxlot acreage<sup>†</sup> 5.33

<sup>†</sup> 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.

Code Split - Other land tax account(s) associated with this taxlot 1820305

### Maps

#### Map & Taxlot # 19-05-13-00-00402



### Business Information

#### Improvements

#### Site Address Information

#### General Taxlot Characteristics

##### ■ Geographic Coordinates

**X** 4197746 **Y** 833385 (State Plane X,Y)  
**Latitude** 43.9208 **Longitude** -123.2464

##### ■ 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	5.33
Approx Taxlot Sq Footage	232,175
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

### Service Providers

Fire Protection Provider Lane Fire Authority  
Ambulance Provider Eugene Springfield Fire  
Ambulance District WC  
Ambulance Service Area West/Central  
LTD Service Area? No  
LTD Ride Source? No

### Environmental Data

#### FEMA Flood Hazard Zone

##### **Code Description**

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

FIRM Map Number 41039C1625F  
Community Number 039C  
Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
108F	Philomath Cobbly Silty Clay, 12 to 45 Percent Slopes	70%	6	0
108C	Philomath Cobbly Silty Clay, 3 to 12 Percent Slopes	29%	6	4
135F	Willakenzie Clay Loam, 30 to 50 Percent Slopes	1%	6	0

Schools

	Code	Name
School District	66	Crow-Applegate-Lorane
Elementary School	589	Applegate
Middle School	592	Crow
High School	592	Crow

Political Districts

Election Precinct	711	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone
City Councilor	N/A	State Senate District	5	Central Lincoln PUD Board Zone
County Commissioner District 1 (West Lane)		State Senator	Dick Anderson	Soil Water Cons. Dist/Zone
County Commissioner	Jay Bozievich			Upper Willamette / 3
EWEB Commissioner	N/A			Creswell Water Control District
LCC Board Zone	1			data not available

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 0800		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	1,534	+/-173	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	3.2%	+/-2.6	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	83.1%	+/-4.4	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	22.9%	+/-2.9	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	51.0	+/-5.3	*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 0800		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	600	+/-60	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	87	+/-50	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	76.2%	+/-8.6	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	23.8%	+/-8.6	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	3.8%	+/-5.0	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-18.3	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	328,900	+/-35,502	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,744	+/-290	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	959	+/-435	*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 0800		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	10.9%	+/-4.3	*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 0800		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	24.1%	+/-5.4	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	92.9%	+/-3.3	*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

## Building Permits

## Land Use Applications

## Petitions

## Tax Statements & Tax Receipts

**Account#:** 1854973

View tax statement(s) for:

[2021](#)

[2020](#)

### Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2021	\$96.25	\$96.25	\$2.98	\$0.00	\$99.23
11/10/2020	\$92.52	\$92.52	\$2.86	\$0.00	\$95.38
11/15/2019	\$91.90	\$91.90	\$2.85	\$0.00	\$94.75
05/08/2019	\$3.63	\$3.63	\$0.00	\$0.00	\$3.63
12/24/2018	\$90.31	\$89.48	\$0.00	\$0.83	\$90.31
11/07/2017	\$91.44	\$91.44	\$2.83	\$0.00	\$94.27
01/03/2017	\$30.00	\$30.00	\$0.00	\$0.00	\$30.00

Data source: Lane County Assessment and Taxation

## Owner/Taxpayer

### Owners

#### **Owner**

Newquist Sherri Michaele & Douglas Wayne

#### **Address**

83266 Lorane Hwy

#### **City/State/Zip**

Eugene, OR 97405

### Taxpayer

#### **Party Name**

Newquist Sherri Michaele & Douglas Wayne

#### **Address**

83266 Lorane Hwy

#### **City/State/Zip**

Eugene, OR 97405

Data source: Lane County Assessment and Taxation

## Account Status

**Status** Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot [1820305](#)

Account Status none

Remarks none

Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

## General Tax Account Information

Tax Account Acreage 0.38  
Fire Acres 5.38  
Property Class 401 - Tract, improved  
Statistical Class N/A  
Neighborhood 664500 - Crow-Applegate Rural  
Category Land and Improvements

Data source: Lane County Assessment and Taxation

## Township-Range-Section / Subdivision Data

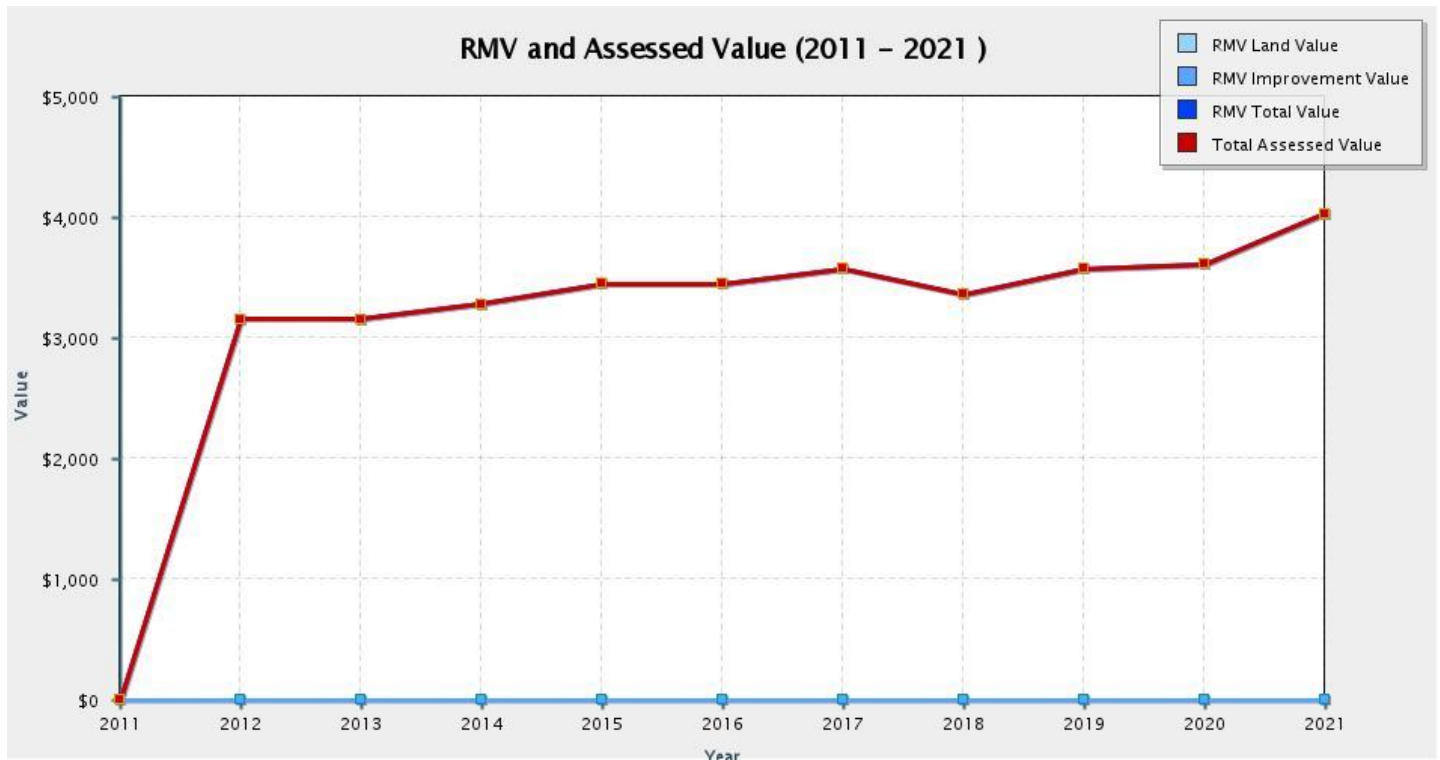
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00402	Recording Number	N/A

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		
2021	\$4,026	\$0	\$4,026	\$4,026	\$ 99.23
2020	\$3,611	\$0	\$3,611	\$3,611	\$ 95.38
2019	\$3,570	\$0	\$3,570	\$3,570	\$ 94.75
2018	\$3,362	\$0	\$3,362	\$3,362	\$ 93.11
2017	\$3,570	\$0	\$3,570	\$3,570	\$ 94.27
2016	\$3,445	\$0	\$3,445	\$3,445	\$ 90.02
2015	\$3,445	\$0	\$3,445	\$3,445	\$ 90.48
2014	\$3,279	\$0	\$3,279	\$3,279	\$ 89.79
2013	\$3,155	\$0	\$3,155	\$3,155	\$ 88.92
2012	\$3,155	\$0	\$3,155	\$3,155	\$ 87.19
2011	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$4,026  
Less Exemption Amount \* N/A  
Taxable Value **\$4,026**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

### Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06602  
Taxing Districts for TCA 06602  
Crow-Applegate-Lorane School District 66  
Lane Community College  
Lane County  
Lane Education Service District  
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)
06/11/2021	\$875,000	2021-40088		K	Yes	Hadley Steven & Shari	Newquist Sherri Michael & Douglas W
12/27/2016	\$725,000	2016-65094		K	Yes	Leenknecht Michael H & Donna Nelson	Hadley Steven & Shari
02/07/2013	\$0	2013-8147		6	Yes	Leenknecht Michael H	Leenknecht Michael H & Donna Nelson



Log Off



Lane County Clerk  
Lane County Deeds & Records

2021-040088

06/17/2021 11:51:52 AM

RPR-DEED Cnt=1 Stn=40 CASHIER 01 2pages  
\$10.00 \$11.00 \$10.00 \$61.00

\$92.00

TITLE NO. 0327831  
ESCROW NO. VP21-0938 CGR  
TAX ACCT. NO. 1820305, 1854973  
MAP/TAX LOT NO. 19-05-13-00-00402

**GRANTOR**

STEVEN HADLEY and SHARI HADLEY

**GRANTEE**

SHERRI MICHAEL NEWQUIST and DOUGLAS WAYNE NEWQUIST  
83266 LORANE HIGHWAY  
EUGENE, OR 97405

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

STEVEN HADLEY and SHARI HADLEY, as tenants by the entirety, Grantor,  
conveys and warrants to

SHERRI MICHAEL NEWQUIST and DOUGLAS WAYNE NEWQUIST, as tenants by the entirety, Grantee,  
the following described real property free of encumbrances except as specifically set forth herein:

Beginning at the Southwest corner of the Northwest one-quarter corner of Section 13, in Township 19 South, Range 5 West of the Willamette Meridian; thence along the West boundary of the Northwest one-quarter of said Section 13 North 986.64 feet to the true point of beginning; thence leaving said West boundary and running South 89° 45' 09" East 675.00 feet; thence North 347.50 feet to a point which bears South 89° 45' 09" East from the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 13; thence North 89° 45' 09" West 675.00 feet to the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of said Section 13; thence along the West boundary of the Northwest one-quarter of said Section 13 South 347.50 feet to the true point of beginning, all in Lane County, Oregon.

The true consideration for this conveyance is \$875,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND

195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 11 day of June, 2021.

Steven Hadley  
STEVEN HADLEY

Shari Hadley  
SHARI HADLEY

State of Oregon  
County of Lane

This instrument was acknowledged before me on June 11, 2021 by STEVEN HADLEY and SHARI HADLEY.

[Signature]

(Notary Public for Oregon)

My commission expires

10/1/21

