



**Oregon
Farm & Home**

★ B R O K E R S ★

55 Q STREET

**COTTAGE
GROVE**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



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Farm & Home**
★ B R O K E R S ★

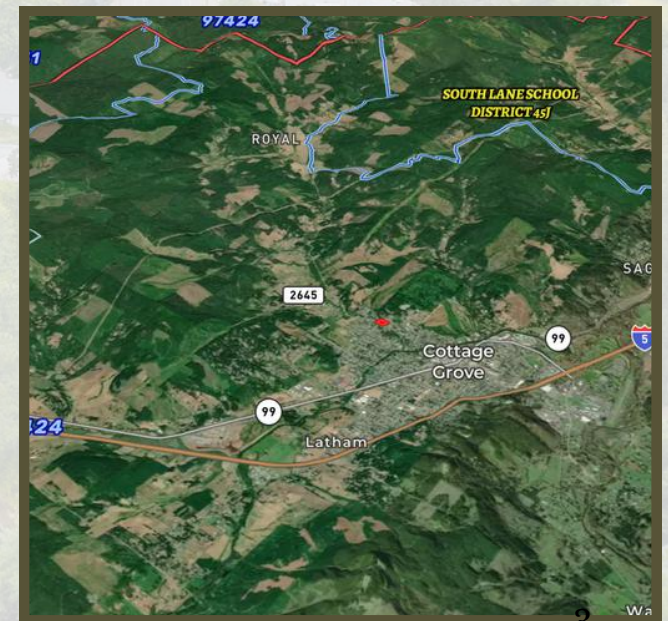
INTRODUCTION

Tucked along the edge of Cottage Grove's city limits, this charming 1925 Craftsman home sits on a versatile 1.62+/- acre property with dual site use for residential and commercial use. The 3-bedroom, 1.5-bath home is full of vintage character and timeless appeal, making it ideal as a primary residence, guest quarters, or rental opportunity. With city convenience nearby and a peaceful rural backdrop, it's a perfect balance for those who want space to live, create, and grow.

Beyond the home, the property is fully outfitted for agricultural or nursery production with 10 commercial greenhouses, 3 hoop houses, a barn, office, temperature-controlled building, and extensive storage areas. It also includes 1.33 acres of valuable water rights with a senior 1926 priority date, supporting long-term, sustainable cultivation. Whether you're looking to expand a horticultural business, start a farm-to-market operation, or create a multi-use live/work environment, this property offers the infrastructure and flexibility to bring your vision to life.

LOCATION

Located at 55 Q Street/1726 Main Street in Cottage Grove, this property enjoys a prime position just south of Eugene and less than 10 minutes from Interstate 5, offering excellent regional connectivity for both business and everyday living. Cottage Grove is a growing community known for its historic charm, vibrant downtown, and access to outdoor recreation, including nearby lakes, trails, and vineyards. With a blend of small-town atmosphere and proximity to urban amenities, it's an ideal setting for those seeking convenience, community, and the flexibility to grow a business or enjoy a peaceful lifestyle.



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ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

OPPORTUNITY

Owning this unique 1.62-acre property presents a rare opportunity to blend business and lifestyle on one versatile site. With dual zoning for both commercial and residential use, it's ideally suited for an owner-operator who wants to live where they work or an investor looking to lease for multiple income streams. The site is fully equipped for agricultural or horticultural production, featuring 10 commercial greenhouses, 3 hoop houses, a barn, ample storage areas, and a temperature-controlled room perfect for sensitive crops or products. Whether you're growing ornamentals, edibles, or specialty plants, this property is turnkey ready for year-round cultivation and expansion.

Complementing the commercial side is a charming 1925 Craftsman-style home offering 3 bedrooms and 1.5 baths. With original character details and modern comforts, it serves as a peaceful retreat or potential rental unit. The home's vintage charm, combined with the infrastructure and flexible zoning, creates exceptional potential for a variety of uses nursery, boutique farm, CSA operation, or even an event space. With everything in place to support production, operations, and living, this property is a rare find for entrepreneurs.



LAND

1.62 +/- Acres

- Parcel 1759719 (.44 +/- Acres)
- Parcel 1759727 (.84 +/- Acres)
- Parcel 0902815 (.34 +/- Acres)

Zoned Farm Forestry District

Site Use: Commercial, Residential

Willakenzie Clay Loam Soils and

McAplin Silty Clay Loam Soils

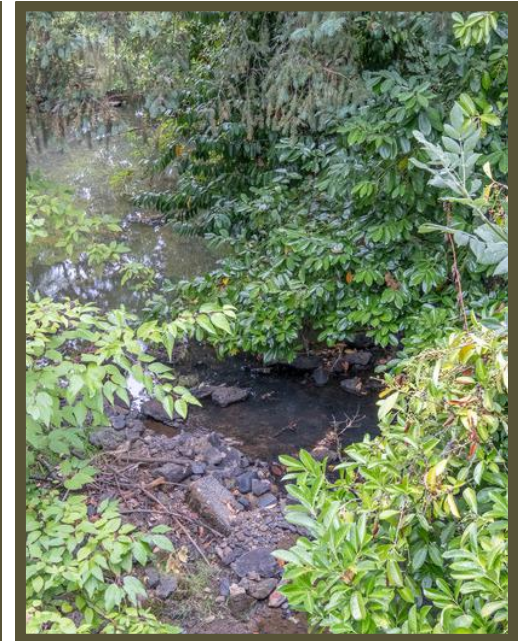
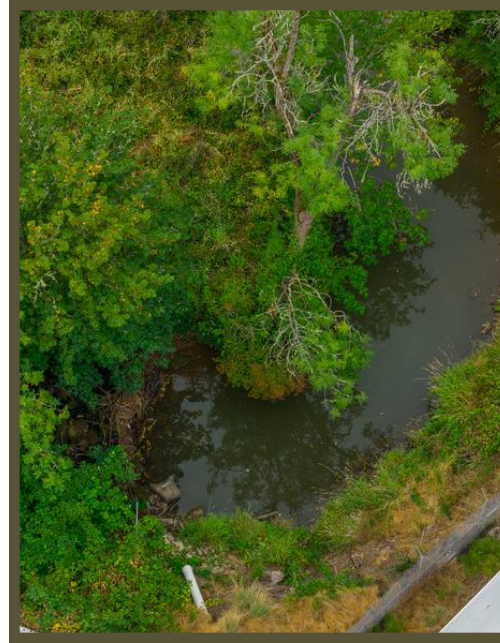
1.33 +/- Acres of Water Rights
Property Is In the Floodplain &
Floodway

Silk Creek Frontage

Partial Perimeter Fencing

- Chain Link Gates

Prior Uses: Nursery Stock



STRUCTURES

Office Building

- 880 SqFt
- 220 Power
- Kitchen with Sink
- Three Office Rooms
- LVP Flooring



Temperature Controlled Building

- 2016 SqFt
- 220 Power
- Small Office Space



Barn

- 1908 SqFt
- 220 Power
- Concrete Flooring



Loading Dock

- 2191 SqFt
- 220 Power
- Work Bench Area
- Concrete Flooring

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STRUCTURES

10 Commercial Greenhouses

- Over 43,000 +/- SqFt of Covered Greenhouse Space
- Greenhouse 1 and 2
 - Partial Concrete Flooring
 - Partial Gravel Flooring
 - Fertilizer Injector
 - Underground Piping
- Greenhouses 8
 - Shade Covers
- Greenhouse 9
 - Trellis System (Included)



3 Hoop Houses

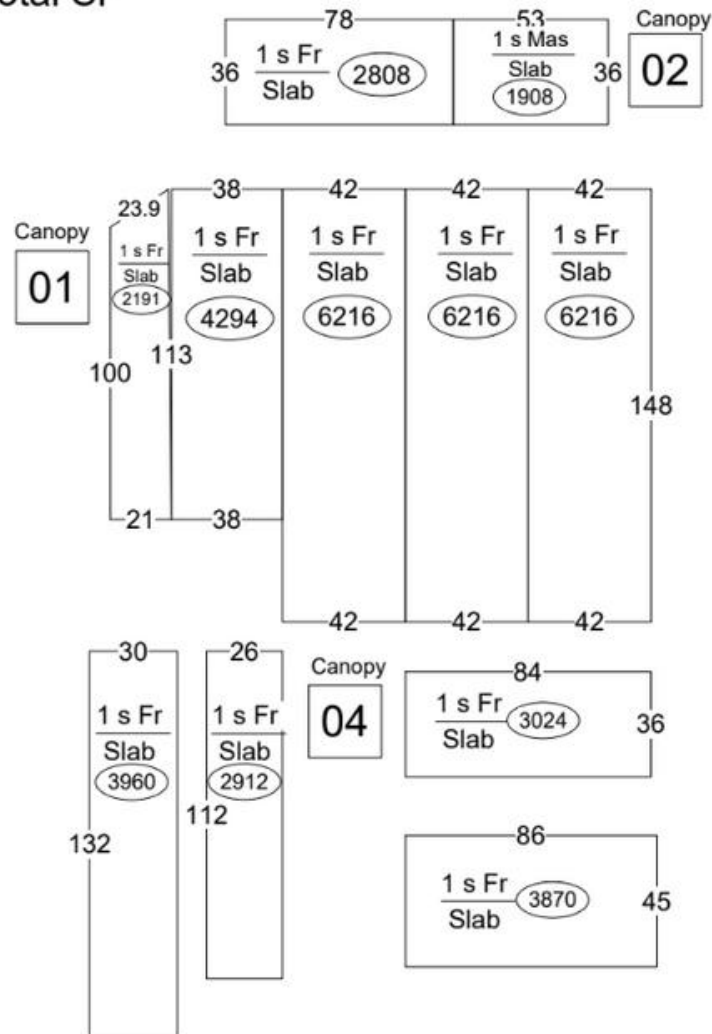
- Hoop Houses 1 - 3
 - Gravel Flooring
 - Water Storage Tanks
 - 2 - 5K Gallon Tanks



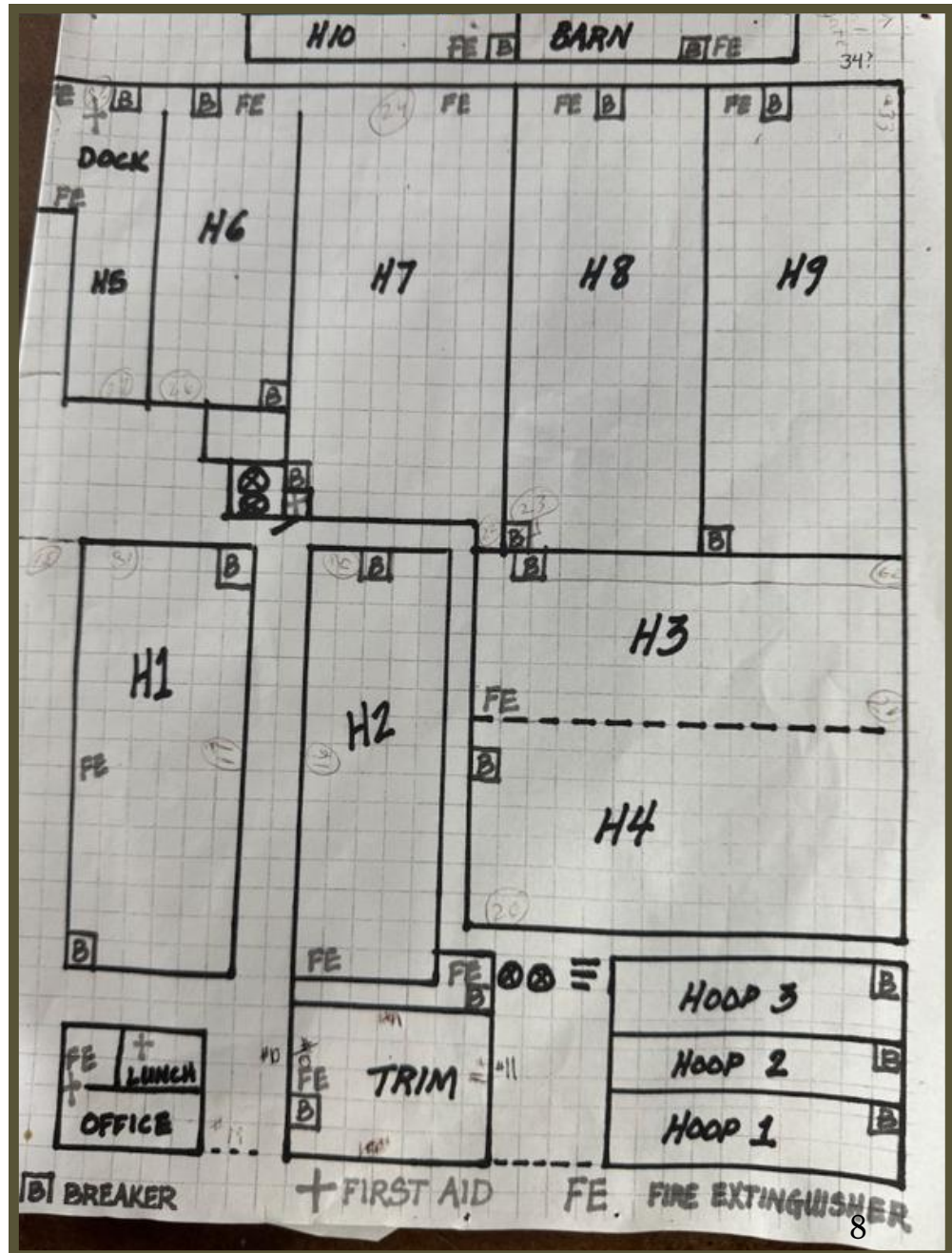
9727 C01
Year Built 1920
15 Total SF

CL Fence

03



55 Q St Cottage Grove



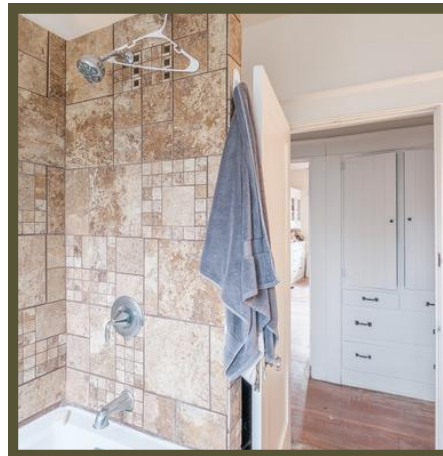
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HOME

Home Address is 1726 W Main St

- 2898 SqFt
- Craftsman Style
- Built 1925
- 3 Bedrooms
- 1.5 Bathrooms
- Two Levels
- Covered Front Porch
- Covered Concrete Patio
- Hardwood Floors
- Built-in Storage



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SYSTEMS

Generator

Mechanical Systems: Drip irrigation with multiple irrigation zones; multiple Dosatron injectors including portable injectors; fog/mist system for propagation area; pot filler machine.

Shades: Shades in (H8 and H9) and also have the mechanism in H3 and H4 (shades themselves would require repair).

Heating and Cooling: Gas heaters, exhaust fans, and cool pads in all the houses, though some repair / pad replacement may be necessary. Under-bench heating in H7.

City Sewer and Water (Domestic Use, Home Is Connected)

Irrigation Well

- No Log on File

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title

Seller: Phi 1 LLC

5 Business Day Response for Offers

Personal Property Included: All Property On Site at Time of Closing Date, Conveyed at \$0 Value

Personal Property Excluded: Pickup Truck and BoxTruck, Hanna Irrigation Machine and Dehumidifiers

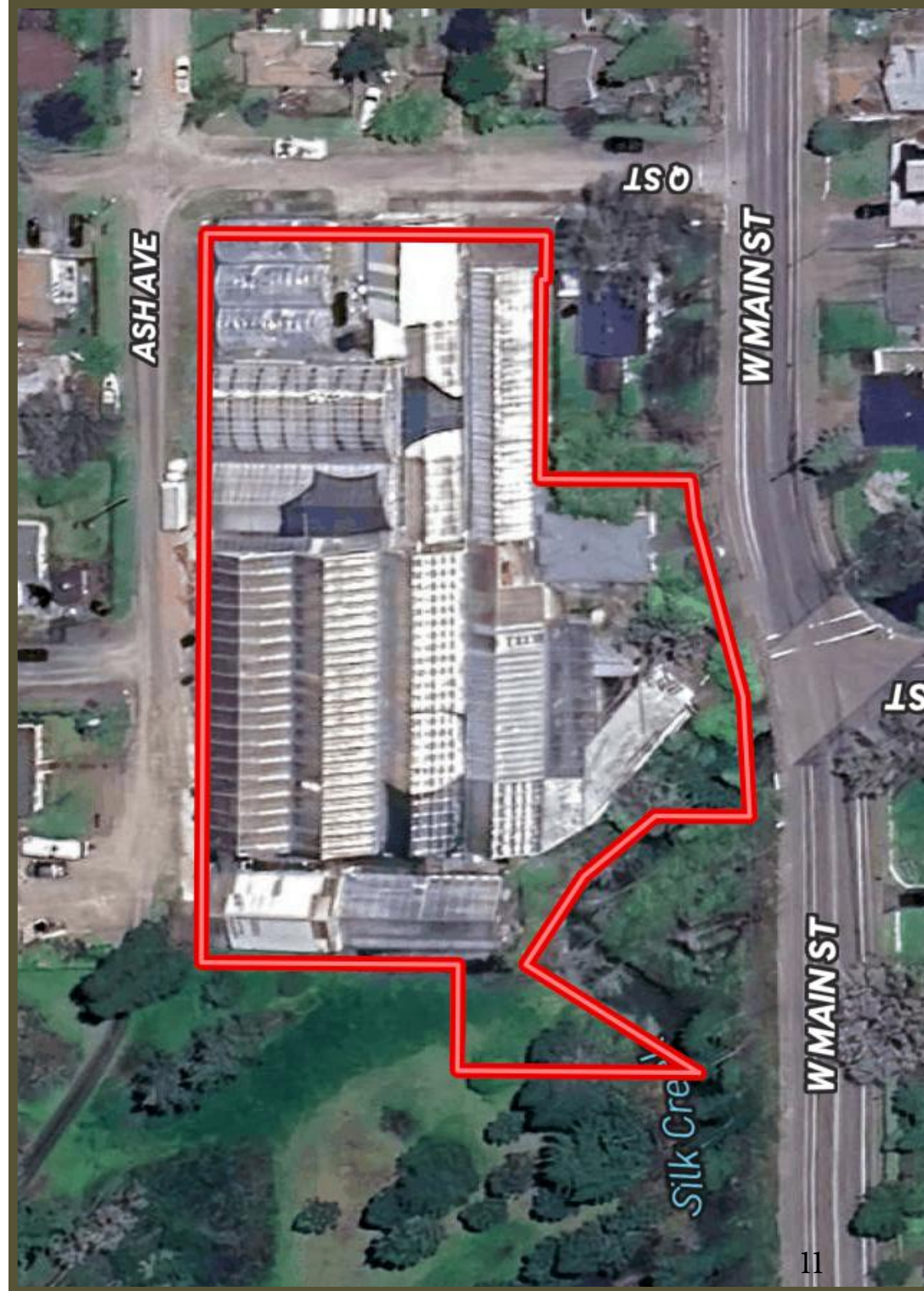
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

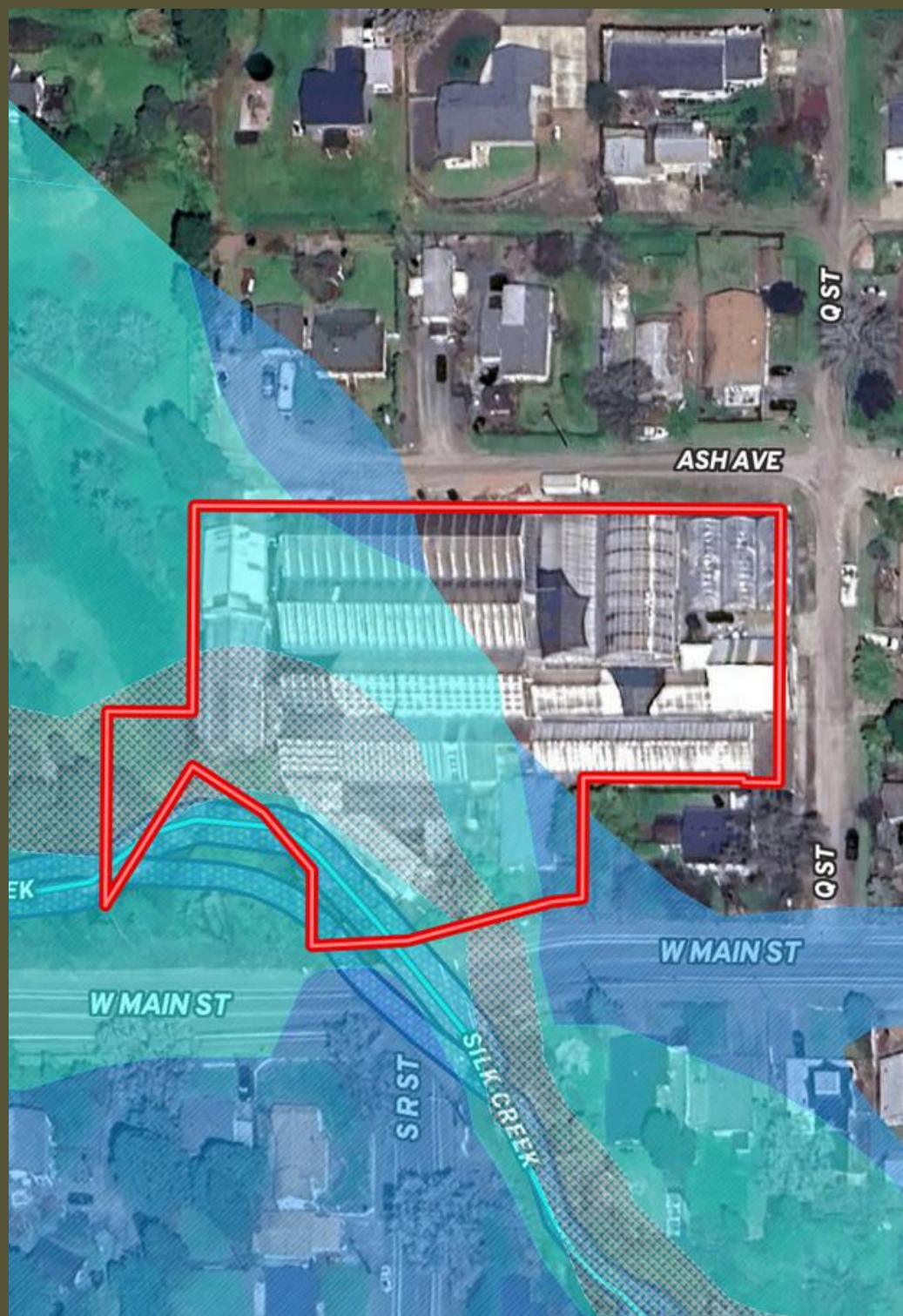
- PROPERTY BOUNDARIES
- FEMA, SURFACE WATER
- CITY LIMITS



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WILLAKENZIE CLAY LOAM
- MCAPLIN CLAY LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
135D	Willakenzie clay loam, 12 to 20 percent slopes	1.04
78	McAlpin silty clay loam	0.36



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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- 1.33 +/- ACRES
- PRIORITY DATE OF 11/1/1926
- SOURCE: SILK CREEK
- FOR: IRRIGATION

STATE OF OREGON
COUNTY OF LANE

CERTIFICATE OF WATER RIGHT

This is to Certify, That **Harry K. Metcalf**
of **Cottage Grove**, State of **Oregon**, has made proof
to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of
Silk Creek
a tributary of **Coast Fork of Willamette River** for the purpose of
irrigation
under Permit No. **7646** of the State Engineer, and that said right to the use of said waters
has been perfected in accordance with the laws of Oregon; that the priority of the right hereby
confirmed dates from **November 1, 1926;**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes
aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed
0.05 cubic foot per second;

The point of diversion is located in the **W1/2** of Section **29**, Township **20S**, Range **3W**, W. M.
The use hereunder for irrigation shall conform to such reasonable rotation system as may be
ordered by the proper state officer.

The amount of water used for irrigation, together with the amount secured under any other
right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per
acre, or its equivalent in case of rotation.

A description of the lands irrigated under the right hereby confirmed, and to which such
right is appurtenant (if for irrigation or any other purpose), is as follows: **1 and 1/3 acres**
in **NW1/4**, Section **29**, Township **20 South**, Range **3 West** of the Willamette Meridian,
in Lane County, Oregon.

The right to the use of the water for any purpose is restricted to the lands or place of use
herein described.

After the expiration of fifty years from the date of this certificate or on the expiration of
any federal power license issued in connection with this right, and after not less than two years
notice in writing to the holder hereof, the State of Oregon, or any municipality thereof, shall have
the right to take over the dams, plants and other structures and all appurtenances thereto which have
been constructed for the purpose of devoting to beneficial use the water rights specified herein, upon
condition that before taking possession the State or municipality shall pay not to exceed the fair
value of the property so taken, plus such reasonable damages, if any, to valuable, serviceable and
dependable property of the holder of this certificate, not taken over, as may be caused by the
severance therefrom of the property taken in accordance with the provisions of section 5723,
Oregon Laws.

WITNESS the signature of the State Engineer,

affixed this **24th** day
of **August**, **1928**

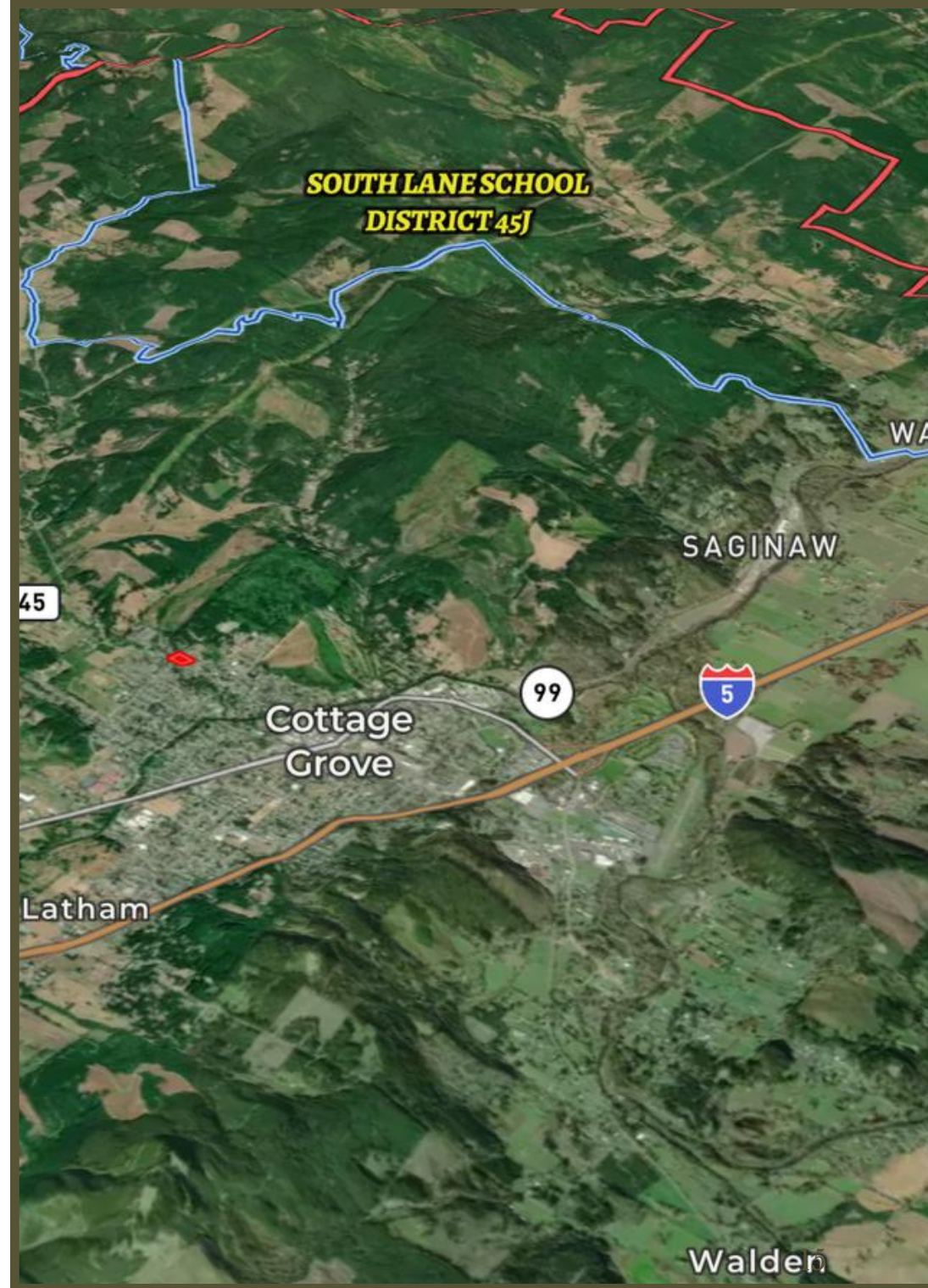
Rhea Luper

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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

- PARCEL 1759719 (.44 +/- ACRES)
- PARCEL 1759727 (.84 +/- ACRES)
- PARCEL 0902815 (.34 +/- ACRES)



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Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1759727**

Tax Lot: **2003294202402**

Owner: Phi 1 LLC

CoOwner:

Site:

Cottage Grove OR 97424

Mail: 733 Lake Shore Dr

Delray Beach FL 33444

Zoning: Cottage Grove-FF20 - Farm-Forestry District (20 Acre Minimum)

Std Land

2043 - Commercial Building

Use:

Legal: Map Lot: 2003294202402, TRS: T20 R03 S29 Q42, Recording Number: 2005-004275, Lot: TL 02402

Twtn/Rng/Sec: T:20S R:03W S:29 Q:SE QQ:NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$394,395.00**

Market Land: **\$322,670.00**

Market Impr: **\$71,725.00**

Assessment Year: **2024**

Assessed Total: **\$253,680.00**

Exemption:

Taxes: **\$4,719.96**

Levy Code: 04507

Levy Rate: 18.3448

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 0.84 Acres (36,590 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood: 84500

Lot: TL 02402

Block:

Plat/Subdiv:

School Dist: 45J - South Lane

Census: 2046 - 001201

Recreation:

SALE & LOAN INFORMATION

Sale Date: 02/24/2020

Sale Amount:

Document #: 2020-065236

Deed Type: WD

Loan

Amount:

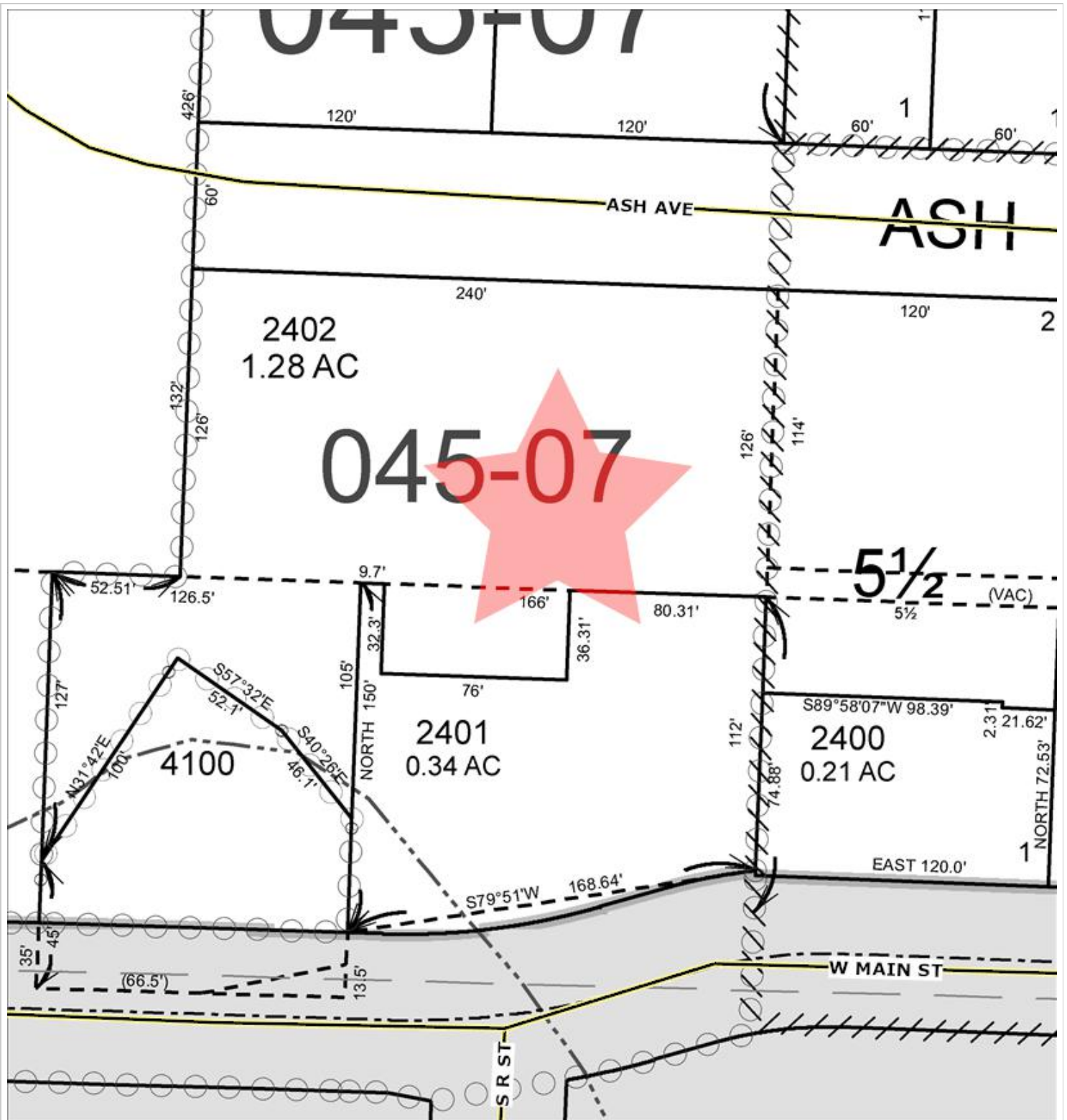
Lender:

Loan Type:

Interest

Type:

Title Co:



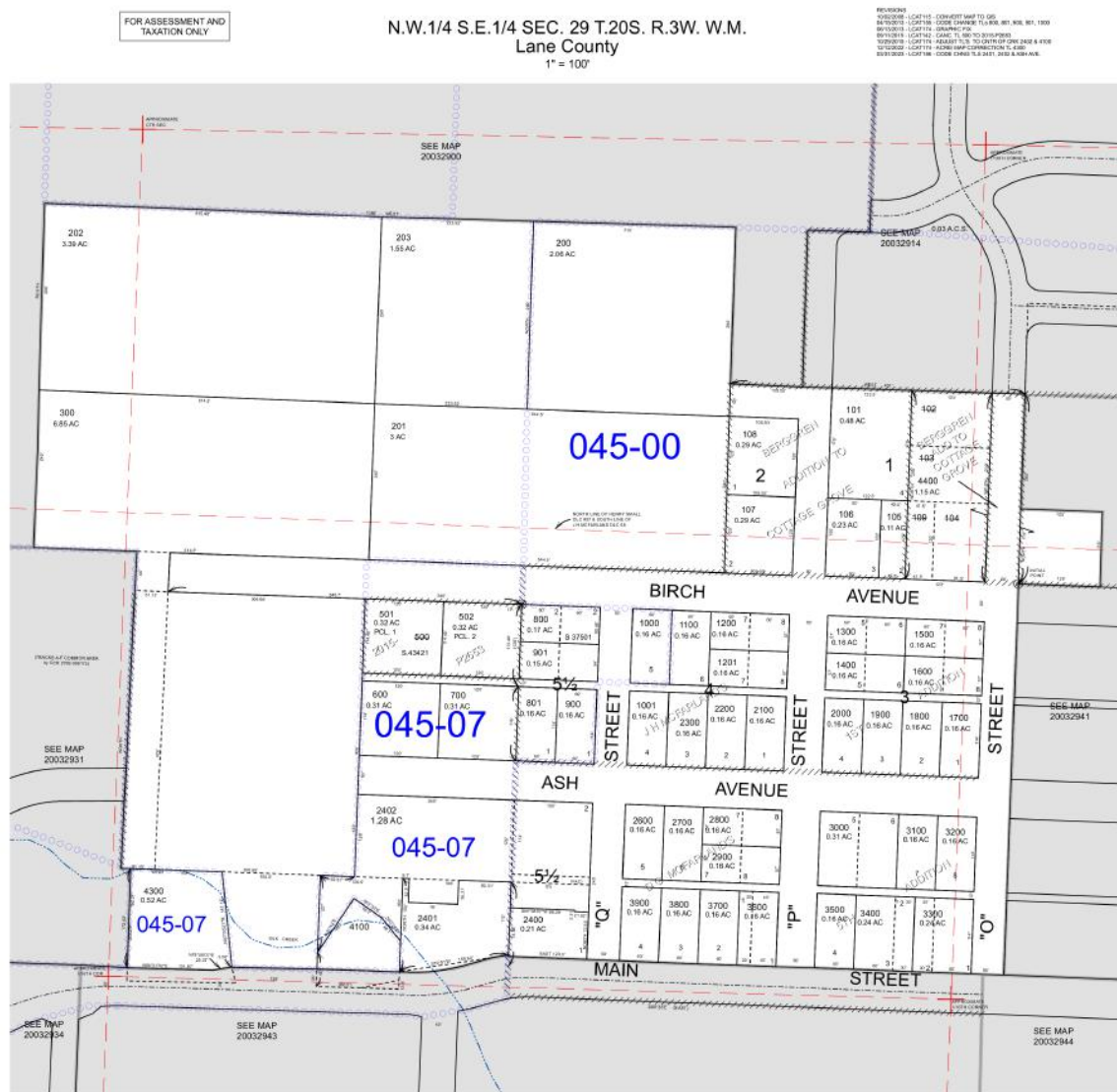
Fidelity National Title

Parcel ID: 1759727

Site Address:

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.

Full Assessor Map



20032942
COTTAGE GROVE

LCATDGC - 2023-03-31 14:16

CANCELLED
102
103
104
109
500

COTTAGE GROVE
20032942



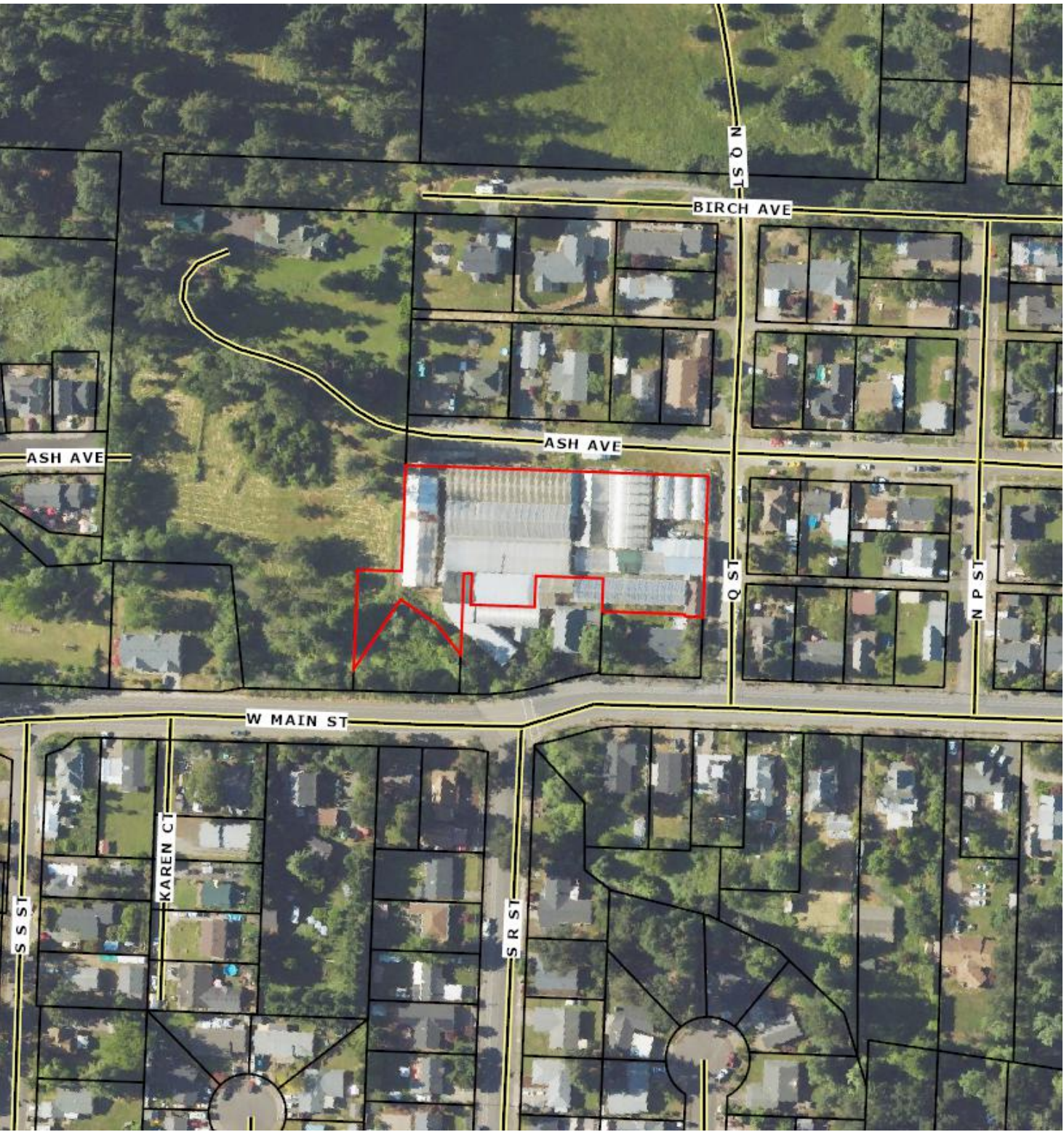
Fidelity National Title®

Parcel ID: 1759727

Site Address:

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Aerial Map

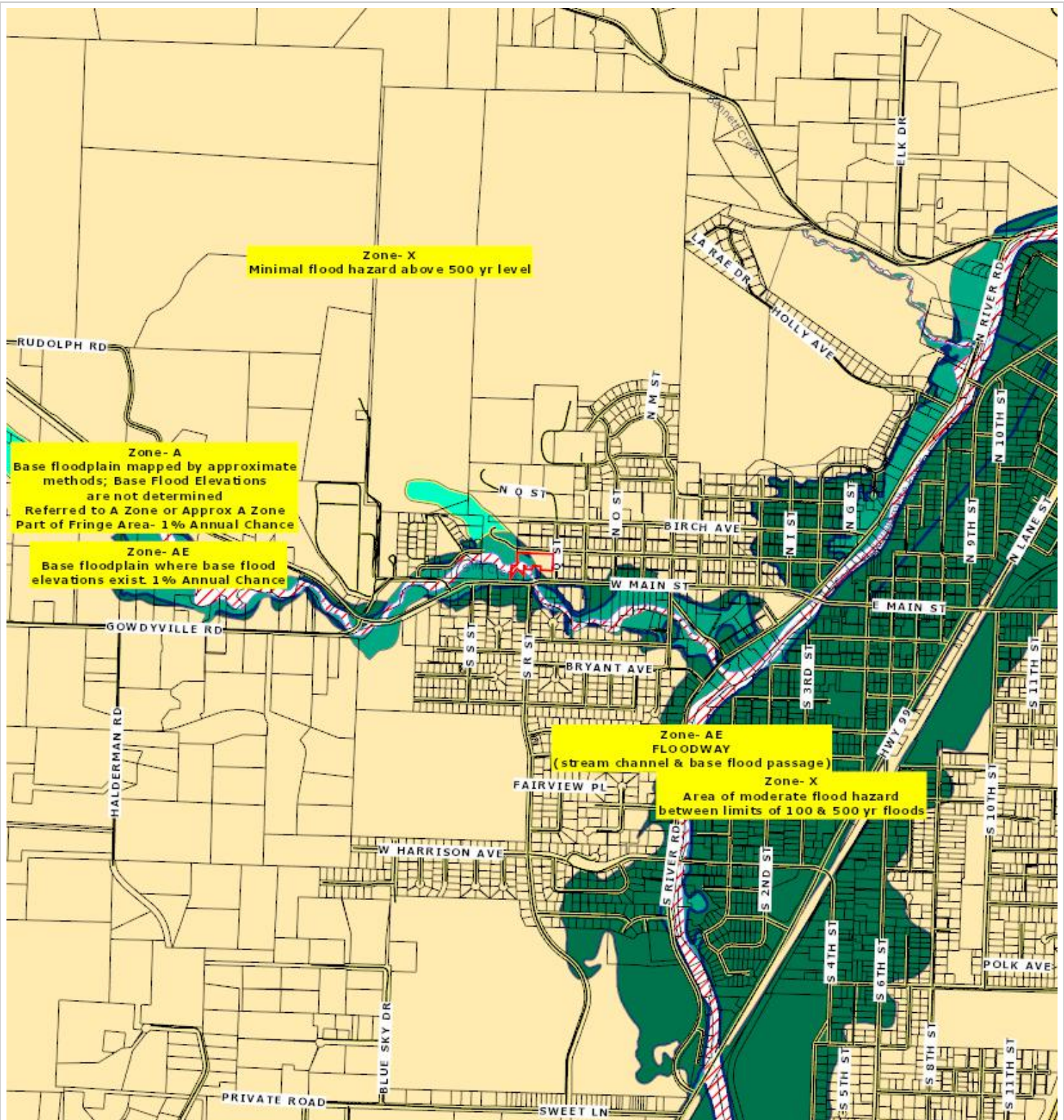


Fidelity National Title

Parcel ID: 1759727

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Flood Map



Fidelity National Title

Parcel ID: 1759727

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Detailed Property Report

Address N/A	Property Owner 1
Map & Taxlot# 20-03-29-42-02402	Phi 1 LLC
SIC N/A	733 Lake Shore Dr
Tax Account# 1759727	Delray Beach, FL 33444
	Tax account acreage 0.84
	Mapped taxlot acreage [†] 1.41
[†] 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 1759719	

Maps

Map & Taxlot # 20-03-29-42-02402



Business Information

Improvements

Photos & Sketches for Tax Account



Building Part: C01

Floor Number	1	Sq Ft	43615
Occupancy Description	Greenhouse Shade Shelter	Fireproof Steel Sq Ft	0
Use Description	Commercial Greenhouses	Reinforced Concrete Sq Ft	0
Year Built	1920	Fire Resistant Sq Ft	0
Effective Year Built	1920	Wood Joist Sq Ft	43615
Grade	C6	Pole Frame Sq Ft	0
Wall Height Ft	12	Pre-engineered Steel Sq Ft	0

Commercial Appraisal Card [2003294202402](#)

Site Address Information

General Taxlot Characteristics

Geographic Coordinates	Taxlot Characteristics	
X 4241343 Y 787289 (State Plane X,Y)	Incorporated City Limits	Cottage Grove
	Urban Growth Boundary	Cottage Grove

Latitude 43.7982 **Longitude** -123.0756

- Zoning

Zoning Jurisdiction Cottage Grove

Cottage Grove

Parent Zone RC Residential-Commercial

- Land Use

General Land Use

Code **Description**

data not available data not available

Detailed Land Use

Code **Description**

data not available data not available

Year Annexed	2017
Annexation #	02-16
Approximate Taxlot Acreage	1.41
Approx Taxlot Sq Footage	61,420
Plan Designation	Residential Commercial
Eugene Neighborhood	N/A
Census Tract	1201
Census Block Group	2
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
Adjacent to Local Access Road	No

Service Providers

Fire Protection Provider South Lane County Fire & Rescue

Ambulance Provider South Lane County Fire & Rescue

Ambulance District SO

Ambulance Service Area Southern

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.

FW Floodway areas inside the 100-year flood, base flood elevations determined.

AE Areas of 100-year flood, base flood elevations determined.

X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FIRM Map Number 41039C2087F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit# **Soil Type Description** **% of Taxlot** **Ag Class** **Hydric %**

135D Willakenzie Clay Loam, 12 to 20 Percent Slopes 73% 3 0

78 McAlpin Silty Clay Loam 27% 2 11

Schools

	Code	Name
School District	45J	South Lane
Elementary School	573	Bohemia
Middle School	579	Lincoln
High School	580	Cottage Grove

Political Districts

Election Precinct	4300	State Representative District	12	Emerald PUD Board Zone	1
City Council Ward	CG1	State Representative	Darin Harbick	Heceta PUD Board Zone	N/A
City Councilor	Christine Hyink	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	data not available				

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#: 1759727

View tax statement(s) for:

[2024](#)
[2023](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/16/2024	\$1,559.59	\$1,539.07	\$0.00	\$20.52	\$1,559.59
02/15/2024	\$1,539.08	\$1,539.08	\$0.00	\$0.00	\$1,539.08
11/15/2023	\$1,539.08	\$1,539.08	\$0.00	\$0.00	\$1,539.08
05/15/2023	\$1,603.51	\$1,572.07	\$0.00	\$31.44	\$1,603.51
11/14/2022	\$786.04	\$786.04	\$0.00	\$0.00	\$786.04
11/09/2021	\$2,229.80	\$2,229.80	\$68.97	\$0.00	\$2,298.77
05/15/2021	\$738.41	\$738.41	\$0.00	\$0.00	\$738.41
02/16/2021	\$2,163.84	\$2,063.46	\$0.00	\$100.38	\$2,163.84
02/14/2020	\$590.00	\$589.00	\$0.00	\$1.00	\$590.00

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444

Taxpayer

Party Name	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444

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 [1759719](#)

Account Status none
Remarks none
Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 0.84
Fire Acres 1.28
Property Class 201 - Commercial, improved
Statistical Class 692 - Warehouse, distribution
Neighborhood 84500 - Cottage Grove
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 02402	Recording Number	2005-004275

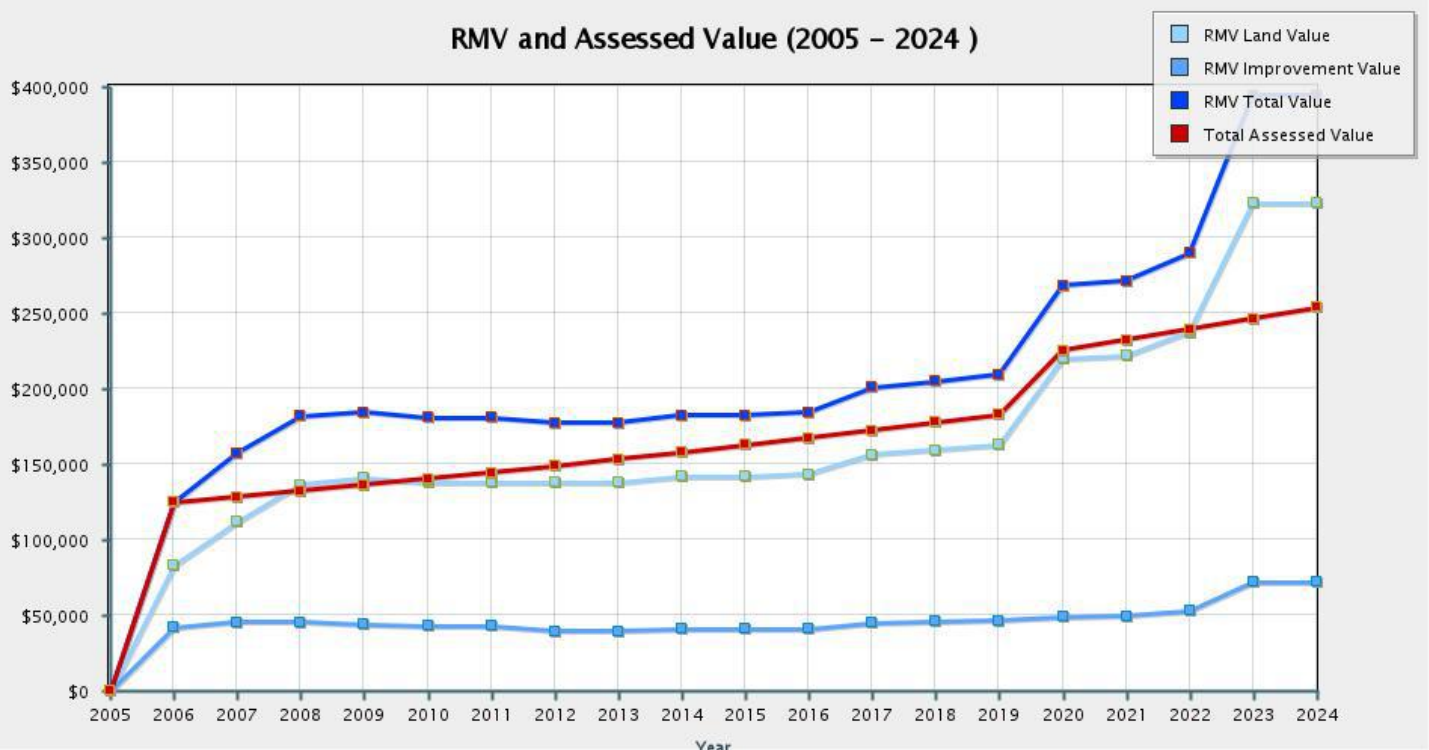
Data source: Lane County Assessment and Taxation

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		
2024	\$322,670	\$71,725	\$394,395	\$253,680	\$4,719.96
2023	\$322,670	\$71,725	\$394,395	\$246,292	\$4,617.23
2022	\$237,258	\$52,741	\$289,999	\$239,119	\$2,358.11
2021	\$221,737	\$49,293	\$271,030	\$232,155	\$2,298.77
2020	\$219,543	\$48,807	\$268,350	\$225,394	\$2,215.25
2019	\$162,528	\$46,483	\$209,011	\$182,994	\$1,726.04
2018	\$159,342	\$45,572	\$204,914	\$177,665	\$1,979.10
2017	\$156,218	\$44,679	\$200,897	\$172,490	\$1,925.85
2016	\$143,320	\$40,990	\$184,310	\$167,466	\$1,899.65
2015	\$141,901	\$40,585	\$182,486	\$162,588	\$1,718.65
2014	\$141,901	\$40,585	\$182,486	\$157,852	\$1,706.03
2013	\$137,768	\$39,403	\$177,171	\$153,254	\$1,690.68
2012	\$137,768	\$39,403	\$177,171	\$148,790	\$1,467.87
2011	\$137,768	\$42,830	\$180,598	\$144,456	\$1,432.77
2010	\$137,768	\$42,830	\$180,598	\$140,249	\$1,396.49
2009	\$140,580	\$43,700	\$184,280	\$136,164	\$1,349.22
2008	\$136,486	\$45,050	\$181,536	\$132,198	\$1,305.55
2007	\$111,874	\$45,500	\$157,374	\$128,348	\$1,264.33
2006	\$82,870	\$41,740	\$124,610	\$124,610	\$1,163.99
2005	\$0	\$0	\$0	\$0	\$ 0.00

RMV and Assessed Value (2005 – 2024)



Current Year Assessed Value \$253,680
Less Exemption Amount * N/A
Taxable Value **\$253,680**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04507
Taxing Districts for TCA 04507
City of Cottage Grove
Emerald Peoples Utility District
Lane Community College
Lane County
Lane Education Service District
South Lane County Fire & Rescue
South Lane School District 45J
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)
02/24/2020	\$0	2020-65236		8	Yes	Tidrick James D & Janet M	Phi 1 LLC
01/25/2005	\$75,000	2005-6272		L	Yes	Watson Christine L	Tidrick James D & Janet M
01/18/2005	\$0	2005-4275		L	Yes	Thies Pamela Kay	Tidrick James D & Janet M

Data source: Lane County Assessment and Taxation

Log Off

After recording return to:



\$97.00

01898525202000652360030034

11/09/2020 12:11:22 PM

Emerge Law Group P.C.
Attn: Dave Kopilak
621 SW Morrison Street, Suite 900
Portland, OR 97205

RPR-DEED Cnt=1 Pgs=3 Stn=2 CASHIER 12
\$15.00 \$11.00 \$61.00 \$10.00

Until a change is requested, all tax statements
shall be sent to the following address:

Phi 1, LLC
Attn: Manager
2600 Douglas Road, PH-1
Coral Gables, Florida 33134

WARRANTY DEED

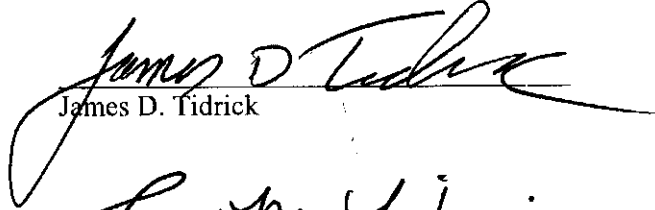
James D. Tidrick and Janet M. Tidrick, husband and wife, Grantors, with an address of 55 Q Street, Cottage Grove, Oregon 97424, convey and warrant to Phi 1, LLC, a Delaware limited liability company. Grantee, with an address of 2600 Douglas Road, PH-1, Coral Gables, Florida 33134, the real property described on the attached Exhibit A free of encumbrances.

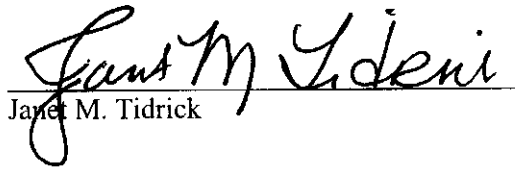
Other property or value was either part or the whole consideration for this conveyance.

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.

Dated: _____, 2020

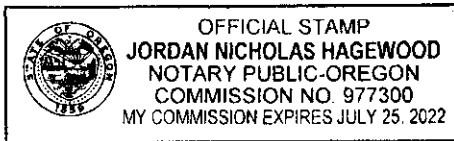
Grantors:


James D. Tidrick


Janet M. Tidrick

State of Oregon)
County of Lane) ss.

This instrument was acknowledged before me on 2/24/2020, 2020 by James D. Tidrick and Janet M. Tidrick.



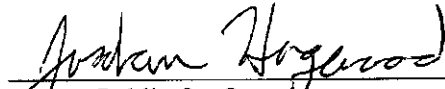

Notary Public for Oregon
Commission No. 977300
My Commission Expires: July 25, 2022

EXHIBIT A

Beginning at the Northeast corner of Lot 1, 1/2 Block 5 of the D.G. McFarland's Fifth Addition to Cottage Grove, Oregon, as platted and recorded in Book 2, Page 65, Lane County Oregon Plat Records, located at the intersection of the Southerly right of way of Ash Avenue and the Westerly right of way of Q Street; run thence along the Southerly right of way of Ash Avenue West 360.00 feet; thence leaving said right of way, South 132.00 feet; thence West 52.50 feet; thence South 127.00 feet to the centerline of Silk Creek; thence running along said centerline, North 31 degrees 42' 00" East 100.00 feet; thence South 57 degrees 32' 00" East 52.10 feet; thence South 40 degrees 36' 00" East 45.10 feet; thence leaving said centerline, North 105.00 feet; thence East 9.7 feet; thence South 32.30 feet; thence East 76.00 feet; thence North 36.90 feet; thence East 80.30 feet; thence South 111.97 feet to a point on the Northerly right of way of Main Street; thence following said right of way East 120.00 feet to a point on the Westerly right of way of Q Street; thence following said Westerly right of way and leaving said Northerly right of way North 239.26 feet to the point of beginning, in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at a 5/8 inch iron rod marking the Southeast corner of Lot 1, 1/2 Block 5 of the D.G. McFarland's Fifth Addition to Cottage Grove, Oregon, as platted and recorded in Book 2, Page 65, Lane County Oregon Plat Records, located at the intersection of the Northerly right of way of Main Street and the Westerly right of way of Q Street; run thence along the Westerly right of way of Q Street North 72.53 feet; thence leaving said right of way, North 89 degrees 46' 18" West 21.62 feet; thence North 0 degrees 13' 42" East 2.31 feet; thence South 89 degrees 58' 07" West 98.39 feet; thence South 74.88 feet to a point on the Northerly right of way of Main Street; thence following along said right-of-way East 120.00 feet to the point of beginning, all in Cottage Grove, Lane County, Oregon.



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0902815**

Tax Lot: **2003294202401**

Owner: Phi 1 LLC

CoOwner:

Site: 1726 W Main St

Cottage Grove OR 97424

Mail: 733 Lake Shore Dr

Delray Beach FL 33444

Zoning: Cottage Grove-FF20 - Farm-Forestry District (20 Acre Minimum)

Std Land
Use: 1001 - Single Family Residential

Legal: Map Lot: 2003294202401, TRS: T20 R03 S29 Q42, Lot: TL 02401

Twtn/Rng/Sec: T:20S R:03W S:29 Q:SE QQ:NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$433,379.00**

Market Land: **\$54,293.00**

Market Impr: **\$379,086.00**

Assessment Year: **2024**

Assessed Total: **\$171,783.00**

Exemption:

Taxes: **\$3,151.32**

Levy Code: 04507

Levy Rate: 18.3448

SALE & LOAN INFORMATION

Sale Date: 02/24/2020

Sale Amount:

Document #: 2020-065237

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1925

Eff Year Built:

Bedrooms: 2

Bathrooms: 1

of Stories: 1

Total SqFt: 2,898 SqFt

Floor 1 SqFt: 1,260 SqFt

Floor 2 SqFt:

Basement SqFt: 1,260 SqFt

Lot size: 0.34 Acres (14,810 SqFt)

Garage SqFt: 306 SqFt

Garage Type: Detached

AC: Yes

Pool:

Heat Source: Forced hot air

Fireplace: 1

Bldg Condition:

Neighborhood: 451500

Lot: TL 02401

Block:

Plat/Subdiv:

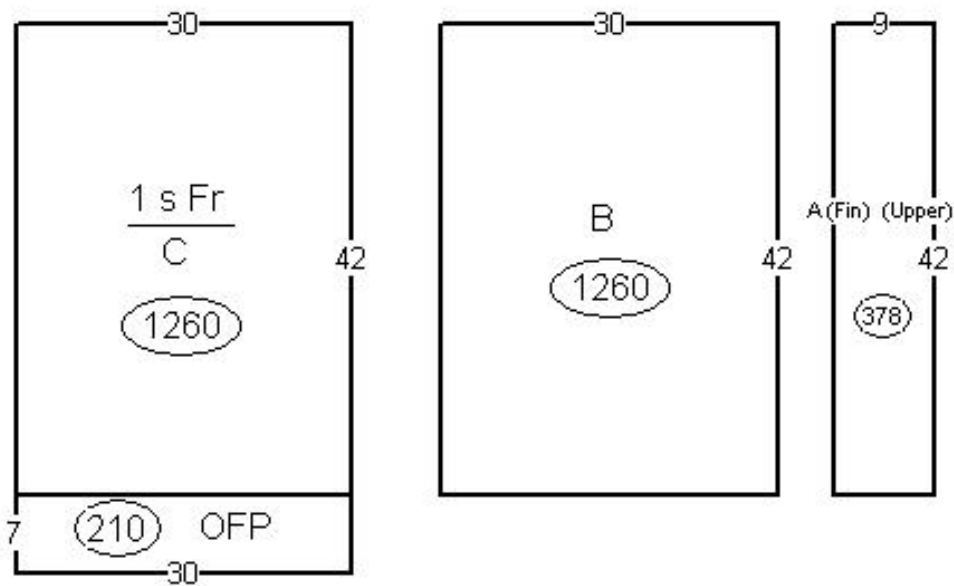
School Dist: 45J - South Lane

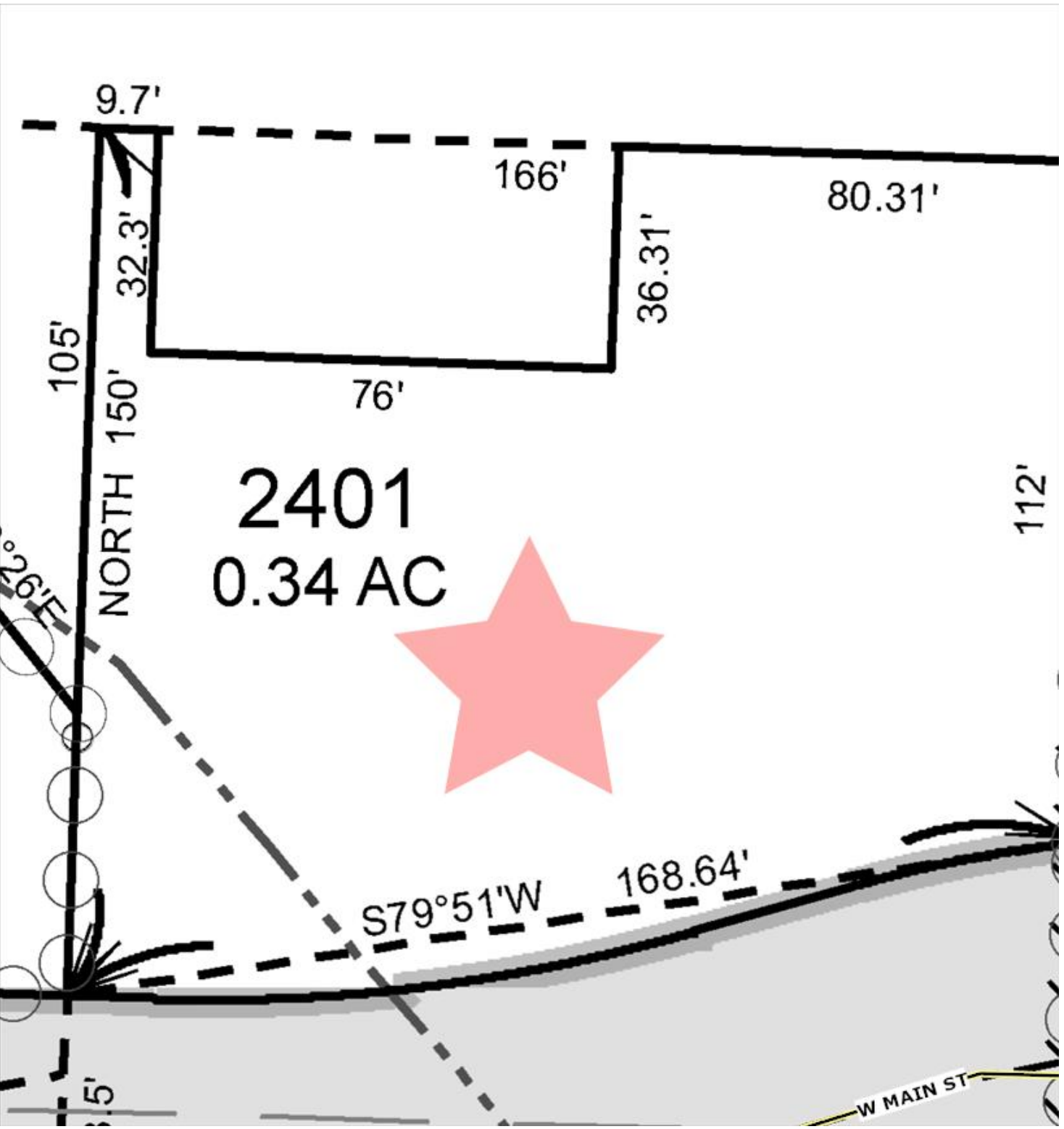
Census: 2046 - 001201

Recreation:

0902815

03





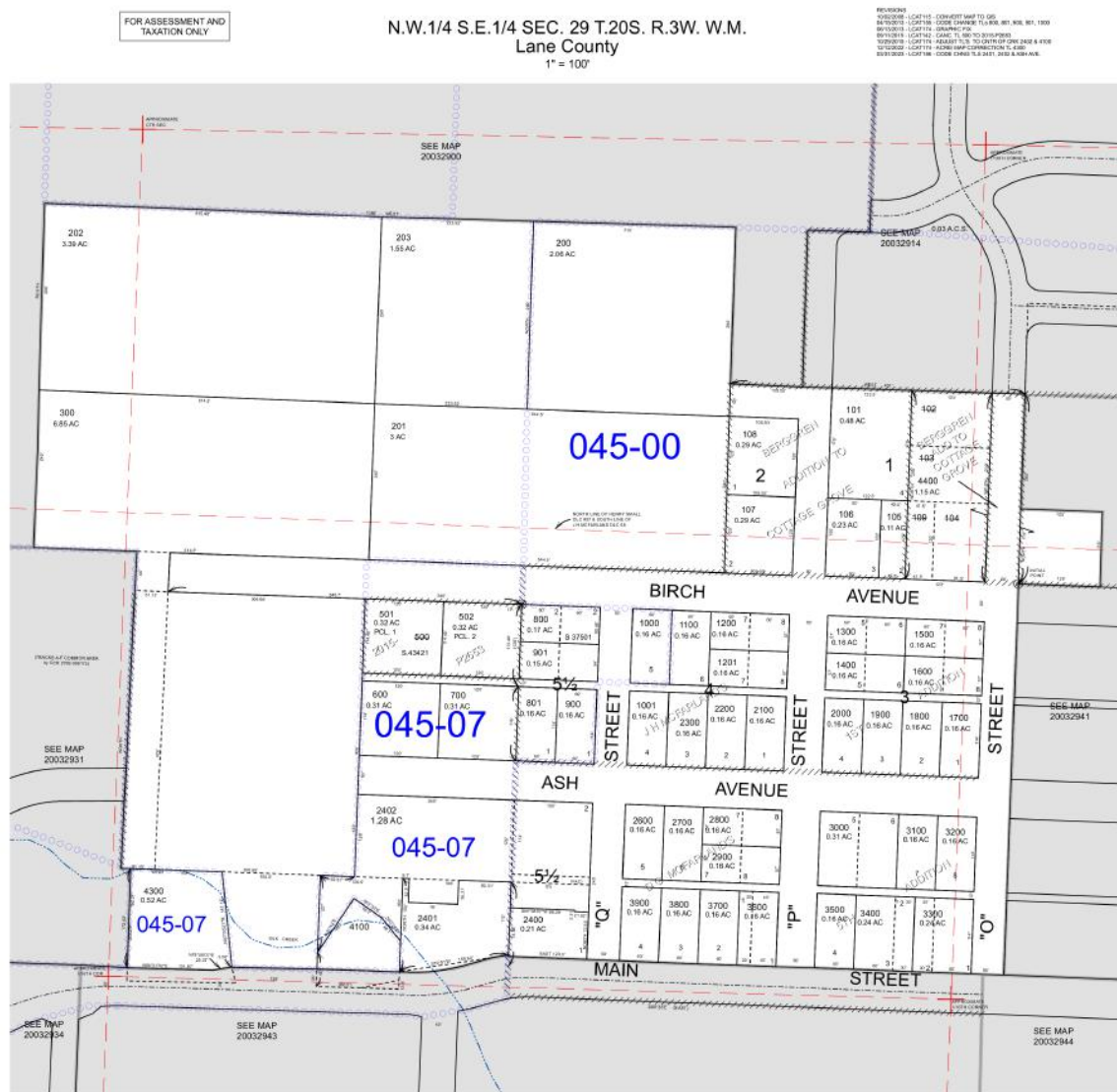
Fidelity National Title

Parcel ID: 0902815

Site Address: 1726 W Main St

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.

Full Assessor Map



20032942
COTTAGE GROVE

LCATDGC - 2023-03-31 14:16

CANCELLED
102
103
104
109
500

COTTAGE GROVE
20032942



Fidelity National Title®

Parcel ID: 0902815

Site Address: 1726 W Main St

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.



Fidelity National Title

Parcel ID: 0902815

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.

Zone- X
Minimal flood hazard above 500 yr level

Zone- A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone- AE
Base floodplain where base flood elevations exist. 1% Annual Chance

Zone- AE
FLOODWAY
(stream channel & base flood passage)

Zone- X
Area of moderate flood hazard between limits of 100 & 500 yr floods



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.

Site Address 1726 W Main St Cottage Grove, OR 97424-1809 Map & Taxlot# 20-03-29-42-02401 SIC N/A Tax Account# 0902815	Property Owner 1 Phi 1 LLC 733 Lake Shore Dr Delray Beach, FL 33444 Tax account acreage 0.34 Mapped taxlot acreage [†] 0.44
--	--

[†] 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.



Incorporated City Limits	Cottage Grove
Urban Growth Boundary	Cottage Grove

Latitude 43.7979 **Longitude** -123.0755

■ Zoning

Zoning Jurisdiction Cottage Grove

Cottage Grove

Parent Zone RC Residential-Commercial

■ Land Use

General Land Use

Code **Description**

data not available data not available

Detailed Land Use

Code **Description**

data not available data not available

Year Annexed	2017
Annexation #	02-16
Approximate Taxlot Acreage	0.44
Approx Taxlot Sq Footage	19,166
Plan Designation	Medium Density Residential
Eugene Neighborhood	N/A
Census Tract	1201
Census Block Group	2
Septic	data not available
Well	data not available
Landscaping Quality	Fair
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No
Adjacent to Local Access Road	No

Service Providers

Fire Protection Provider South Lane County Fire & Rescue

Ambulance Provider South Lane County Fire & Rescue

Ambulance District SO

Ambulance Service Area Southern

LTD Service Area? Yes

LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone

Code **Description**

AE Areas of 100-year flood, base flood elevations determined.

X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FW Floodway areas inside the 100-year flood, base flood elevations determined.

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

FIRM Map Number 41039C2087F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
----------------	-----------------------	-------------	----------	----------

78	McAlpin Silty Clay Loam	100%	2	11
----	-------------------------	------	---	----

135D	Willakenzie Clay Loam, 12 to 20 Percent Slopes	0%	3	0
------	--	----	---	---

Schools

	Code	Name
School District	45J	South Lane
Elementary School	573	Bohemia
Middle School	579	Lincoln
High School	580	Cottage Grove

Political Districts

Election Precinct	4300	State Representative District	12	Emerald PUD Board Zone	1
City Council Ward	CG1	State Representative	Darin Harbick	Heceta PUD Board Zone	N/A
City Councilor	Christine Hyink	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

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#: 0902815					
View tax statement(s) for:					
2024					
2023					
Tax Receipts					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/16/2024	\$1,040.94	\$1,027.24	\$0.00	\$13.70	\$1,040.94
02/15/2024	\$1,027.26	\$1,027.26	\$0.00	\$0.00	\$1,027.26
11/15/2023	\$1,027.26	\$1,027.26	\$0.00	\$0.00	\$1,027.26
05/15/2023	\$1,220.88	\$1,196.94	\$0.00	\$23.94	\$1,220.88
11/14/2022	\$598.48	\$598.48	\$0.00	\$0.00	\$598.48
11/09/2021	\$1,695.70	\$1,695.70	\$52.44	\$0.00	\$1,748.14
05/15/2021	\$574.88	\$574.88	\$0.00	\$0.00	\$574.88
02/16/2021	\$1,768.57	\$1,681.74	\$0.00	\$86.83	\$1,768.57
02/14/2020	\$560.00	\$559.16	\$0.00	\$0.84	\$560.00
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

Owners		
Owner	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444
Taxpayer		
Party Name	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year	
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

Tax Account Acreage 0.34	
Fire Acres	N/A
Property Class	101 - Residential, improved
Statistical Class	130 - Class 3 single family dwelling
Neighborhood	451500 - Cottage Grove Mixed
Category	Land and Improvements
Data source: Lane County Assessment and Taxation	

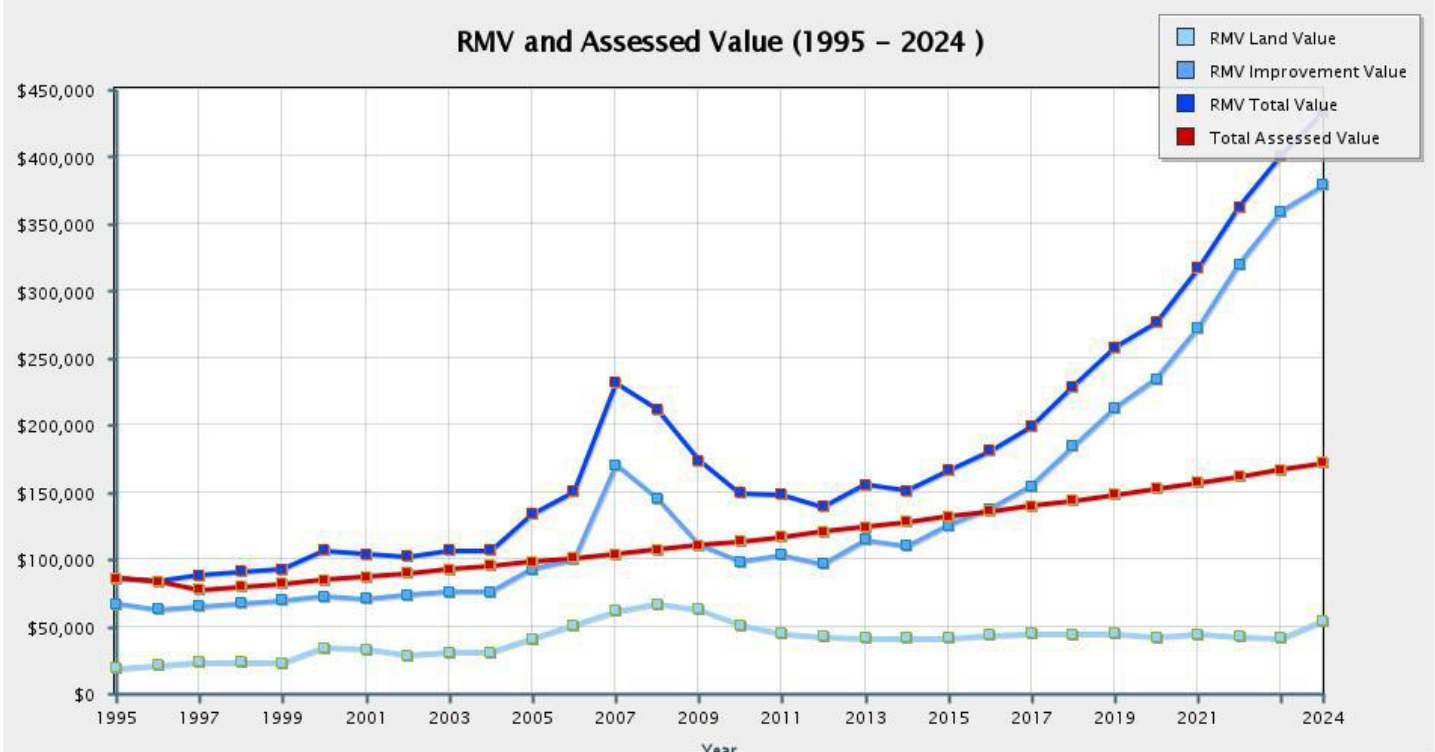
Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02401	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.					
Year	Real Market Value (RMV)	Total Assessed Value		Tax	
	Land	Improvement	Total		

2024	\$54,293	\$379,086	\$433,379	\$171,783	\$3,151.32
2023	\$41,137	\$359,381	\$400,518	\$166,780	\$3,081.76
2022	\$42,371	\$319,970	\$362,341	\$161,923	\$1,795.42
2021	\$44,256	\$272,498	\$316,754	\$157,207	\$1,748.14
2020	\$42,000	\$234,199	\$276,199	\$152,629	\$1,724.63
2019	\$44,987	\$212,918	\$257,905	\$148,184	\$1,605.10
2018	\$44,256	\$184,482	\$228,738	\$143,868	\$1,602.62
2017	\$44,621	\$154,244	\$198,865	\$139,678	\$1,559.50
2016	\$43,478	\$137,452	\$180,930	\$135,610	\$1,550.86
2015	\$41,217	\$125,132	\$166,349	\$131,660	\$1,391.73
2014	\$41,217	\$109,896	\$151,113	\$127,825	\$1,381.51
2013	\$41,353	\$114,210	\$155,563	\$124,102	\$1,369.08
2012	\$42,491	\$96,656	\$139,147	\$120,487	\$1,188.65
2011	\$44,801	\$103,226	\$148,027	\$116,978	\$1,160.23
2010	\$51,118	\$98,420	\$149,538	\$113,571	\$1,130.85
2009	\$62,607	\$110,750	\$173,357	\$110,263	\$1,092.57
2008	\$66,642	\$145,190	\$211,832	\$107,051	\$1,057.20
2007	\$61,500	\$170,100	\$231,600	\$103,933	\$1,023.82
2006	\$50,807	\$99,860	\$150,667	\$100,906	\$1,002.66
2005	\$40,974	\$92,460	\$133,434	\$97,967	\$981.09
2004	\$30,808	\$75,790	\$106,598	\$95,114	\$960.38
2003	\$30,808	\$75,790	\$106,598	\$92,344	\$942.77
2002	\$28,526	\$73,580	\$102,106	\$89,654	\$936.89
2001	\$33,170	\$70,750	\$103,920	\$87,043	\$905.52
2000	\$34,200	\$72,190	\$106,390	\$84,508	\$887.24
1999	\$22,950	\$69,410	\$92,360	\$82,047	\$683.87
1998	\$23,180	\$67,390	\$90,570	\$79,657	\$666.15
1997	\$23,410	\$64,800	\$88,210	\$77,337	\$649.58
1996	\$20,900	\$62,910	\$83,810	\$83,810	\$645.92
1995	\$19,000	\$66,930	\$85,930	\$85,930	\$660.83



Current Year Assessed Value \$171,783
Less Exemption Amount * N/A
Taxable Value **\$171,783**

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04507

Taxing Districts for TCA 04507

City of Cottage Grove
Emerald Peoples Utility District
Lane Community College
Lane County
Lane Education Service District
South Lane County Fire & Rescue
South Lane School District 45J
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)
02/24/2020	\$0	2020-65237		8	No	Tidrick James D & Janet M	Phi 1 LLC
04/20/2015	\$0	2015-17005		8	No	James & Chris Watson Living Trust	Terry Hibbard Living Trust
04/13/2006	\$0	2006-25285		8	No	Watson Christine L	Terry Hibbard Living Trust
01/25/2005	\$90,000	2017-47993		K	No	Terry Hibbard Living Trust & Hill Pa	Tidrick James D & Janet M
01/18/2005	\$0	2005-4275		L	No	Hibbard Terry L	Terry Hibbard Living Trust
12/26/2004	\$90,000	2005-6274		8	No	Hill Pamela Kay	Terry Hibbard Living Trust

Data source: Lane County Assessment and Taxation

Log Off

After recording return to:



01898530202000652370030035

\$97.00

Emerge Law Group P.C.
Attn: Dave Kopilak
621 SW Morrison Street, Suite 900
Portland, OR 97205

11/09/2020 12:11:22 PM

RPR-DEED Cnt=1 Pgs=3 Stn=2 CASHIER 12
\$15.00 \$11.00 \$61.00 \$10.00

Until a change is requested, all tax statements
shall be sent to the following address:

Phi I, LLC
Attn: Manager
2600 Douglas Road, PH-1
Coral Gables, Florida 33134

WARRANTY DEED

James D. Tidrick and Janet M. Tidrick, husband and wife, Grantors, with an address of 55 Q Street, Cottage Grove, Oregon 97424, convey and warrant to Phi I, LLC, a Delaware limited liability company, Grantee, with an address of 2600 Douglas Road, PH-1, Coral Gables, Florida 33134, the real property described on the attached Exhibit A free of encumbrances.

Other property or value was either part or the whole consideration for this conveyance.

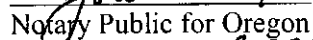
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated: _____, 2020

James D. Tidrick

Janet M. Tidrick

This instrument was acknowledged before me on 2/29, 2020 by James D. Tidrick and Janet M. Tidrick.



Commission No. 977300

My Commission Expires: July 25, 2022

EXHIBIT A

Beginning at a point 8.0 feet South of the Northwest corner of Lot 1, Half-Block 5 of D.G. McFarland's Fifth Addition, as platted and recorded in Volume 2, Page 65, Lane County Oregon Plat Records, in Cottage Grove, Oregon; running thence South 121.0 feet; thence South 79 degrees 51' West 168.64 feet; thence North 150.5 feet; thence East 9.7 feet; thence South 30 feet; thence East 76.0 feet; thence North 30.0 feet; thence East 80.3 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to Lane County, a political subdivision of the State of Oregon by Bargain and Sale Deed recorded September 14, 1981, Document No. 81-39132, Official Records.



Fidelity National Title®

Lane County Property Profile Information

Parcel #: **1759719**

Tax Lot: **2003294202402**

Owner: Phi 1 LLC

CoOwner:

Site: 55 Q St

Cottage Grove OR 97424 - 1459

Mail: 733 Lake Shore Dr

Delray Beach FL 33444 - 2847

Land Use: 201 COMMERCIAL, IMPROVED

Std Land Use: 2043 - Commercial Building

Legal: Map Lot: 2003294202402, TRS: T20 R03

S29 Q42, Recording Number: 2005-

004275, Lot: TL 02402

Twn/Rng/Sec: 20S / 03W / 29 / SE

ASSESSMENT & TAX INFORMATION

Market Total: **\$253,929.00**

Market Land: **\$159,678.00**

Market Impr: **\$94,251.00**

Assessment Year: **2024**

Assessed Total: **\$180,291.00**

Exemption: **\$0.00**

Taxes: **\$3,307.40**

Levy Code: 04500

Levy Rate: 18.3448

SALE & LOAN INFORMATION

Sale Date: 09/27/2017

Sale Amount: \$90,000.00

Document #: 47993

Deed Type: Warranty Deed

Loan Amount: \$800,000.00

Lender: PHI I LLC

Loan Type: Credit Line (Revolving)

Interest Type: VAR

Title Co: EVERGREEN LAND TITLE CO

PROPERTY CHARACTERISTICS

Lot Size Ac: 0.44

Lot Size SF: 19,166

Pool:

Neighborhood: 84500

Lot: TL 02402

Block:

Plat/Subdivision:

Zoning: Cottage grove-FF20 - Farm-Forestry
District (20 Acre Minimum)

School Dist: 45J - South Lane

Census: 2046 - 001201

Watershed: Upper Coast Fork Willamette River

Latitude: 43.798178

Longitude: -123.07565

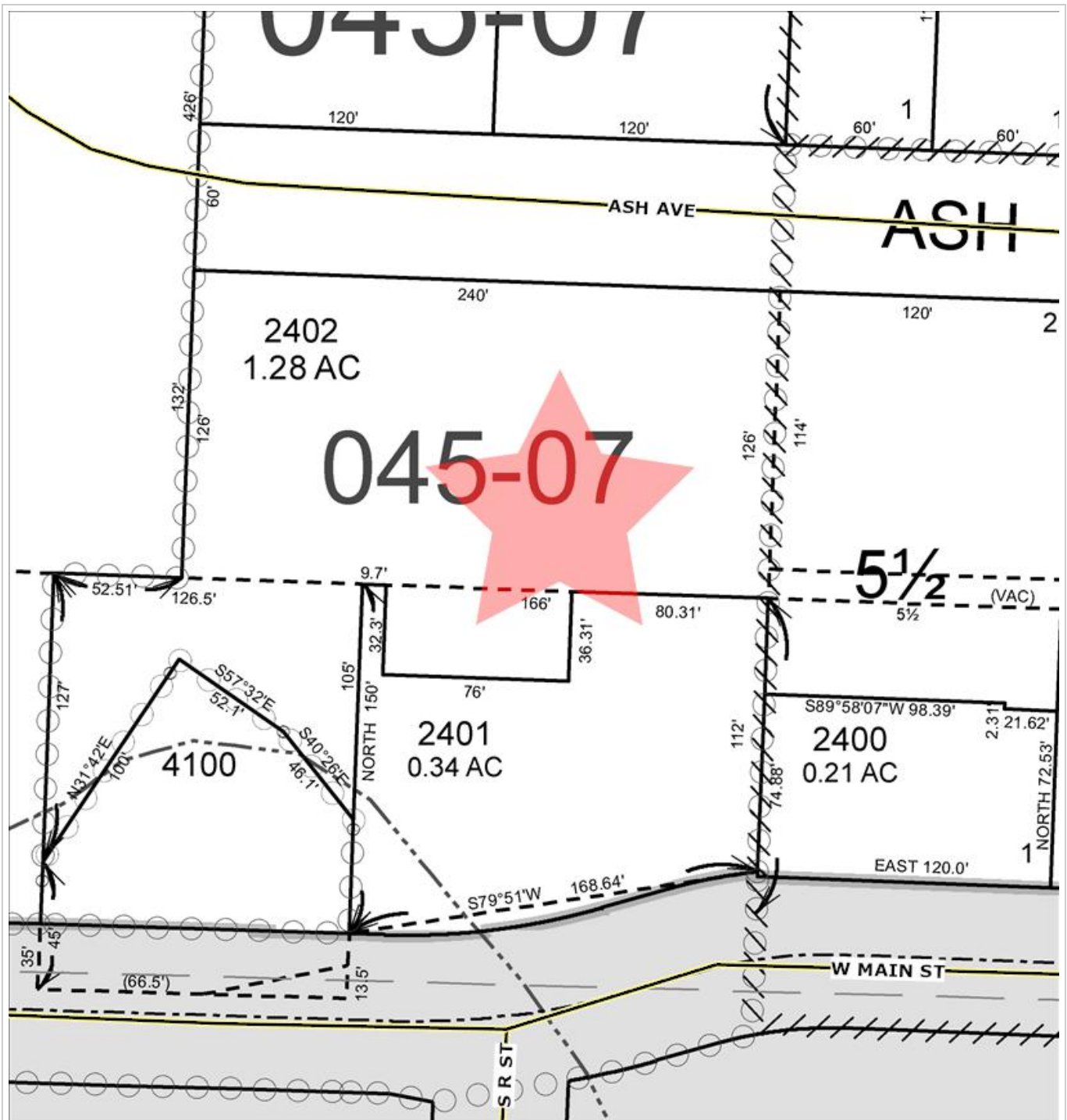
Recreation:

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:

PARCEL ID: 1759719

Impr Use:	Impr Desc:	Year Built: 0
% Complete: 0.00%	Condition:	Eff Year Built: 0
Total SqFt: 0	Bedrooms: 0	Roof Type:
Finished SqFt: 0	Bath Full: 0	Roof Mat:
Unfinished SqFt: 0	Bath 1/2: 0	Garage SqFt: 0
1st Floor SqFt: 0	Basement Fin SqFt: 0	Carport SqFt: 0
2nd Floor SqFt: 0	Basement Unfin 0	Patio: 0
	SqFt:	
3rd Floor SqFt: 0	Attic Fin SqFt:	Fireplace:
4th Floor SqFt: 0	Attic Unin SqFt: 0	Heat Type:



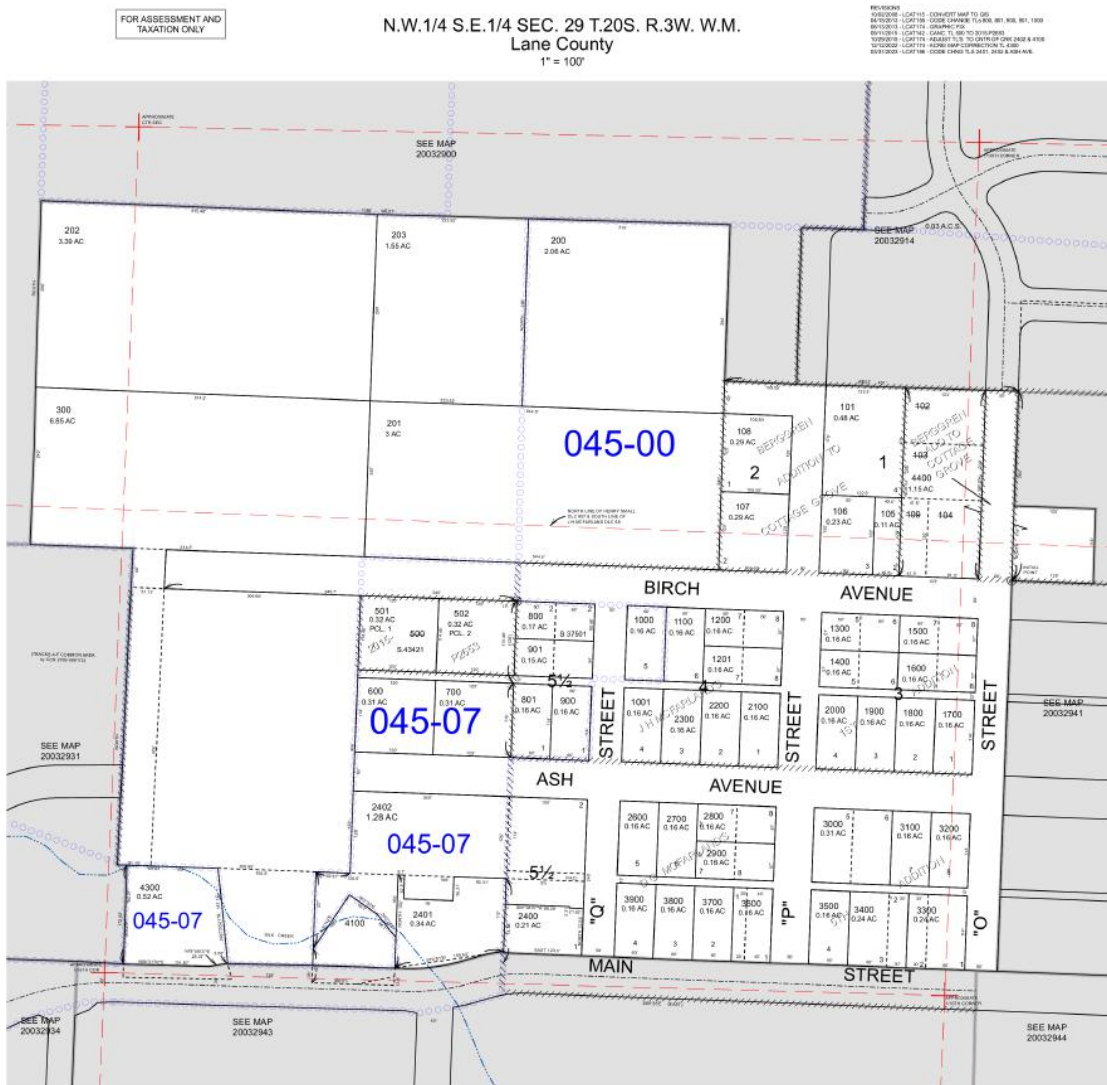
Fidelity National Title

Parcel ID: 1759719

Site Address: 55 Q St

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.

Full Assessor Map



20032942
COTTAGE GROVE

LCATDGC - 2023-03-31 14:18

CANCELLED
102
103
104
109
500

COTTAGE GROVE
20032942



Fidelity National Title®

Parcel ID: 1759719

Site Address: 55 Q St

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.

Aerial Map



Fidelity National Title

Parcel ID: 1759719

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.

Zone- X
Minimal flood hazard above 500 yr level

Zone- A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone- AE
Base floodplain where base flood elevations exist 1% Annual Chance

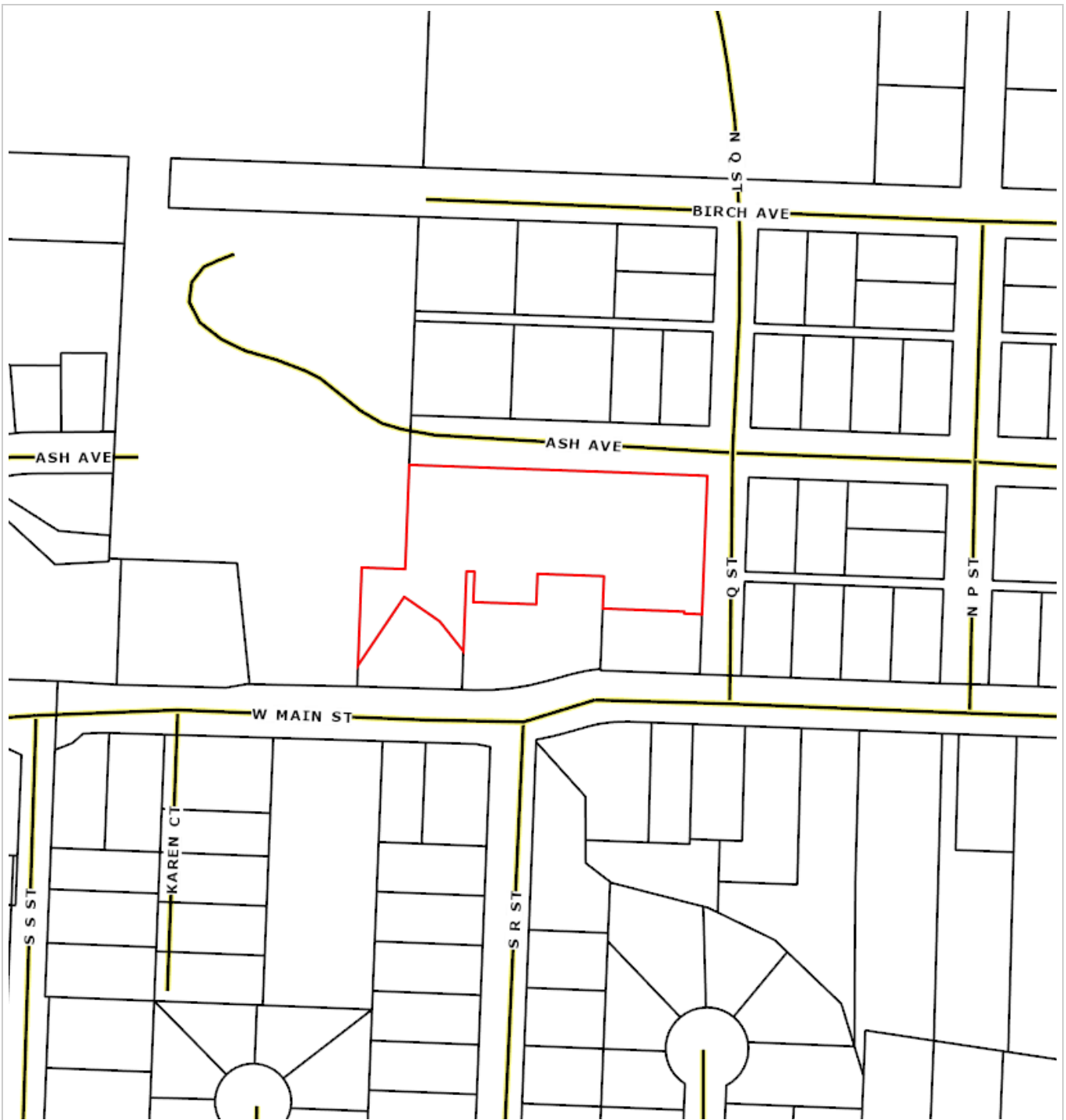
Zone- AE FLOODWAY
(stream channel & base flood passage)

Zone- X
Area of moderate flood hazard between limits of 100 & 500 yr floods



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Zoning Map



Fidelity National Title

Parcel ID: 1759719

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.

Detailed Property Report

Address 55 Q St Cottage Grove, OR 97424-1459	Property Owner 1
Map & Taxlot# 20-03-29-42-02402	Phi 1 LLC
SIC N/A	733 Lake Shore Dr
Tax Account# 1759719	Delray Beach, FL 33444
	Tax account acreage 0.44
	Mapped taxlot acreage [†] 1.41

[†] 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 1759727

Maps

Map & Taxlot # 20-03-29-42-02402



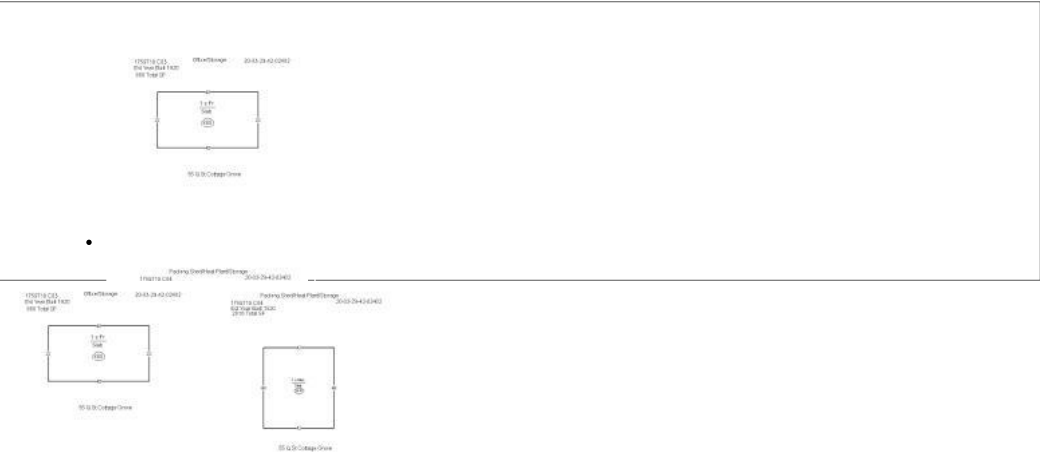
Business Information

Business Profile Summary	
Business Name	
Pacific Green Growers	
Address	
55 Q St	
Cottage Grove, OR 97424-1459	
Contact Information	
Toll-free Phone	
Phone (541) 942-7041	
Fax	
Web Pacificgreengrowers.Com	
SIC and NAICS	
NAICS Code 111422	
NAICS Description Floriculture Production	
Primary SIC Code 18198	
Primary SIC Description Ornamental Floriculture & Nursery Products	
Corporate Information	
Location Employment Size 1 to 4 (range) 2 (actual)	
Location Sales Volume Less Than \$500,000 (range) 118000 (actual)	

Source: infoGroup/Government Division, 5711 S 86th Circle, Omaha, NE 68127, www.infoUSAgov.com

Improvements

Photos & Sketches for Tax Account



Building Part: Co3

Floor Number	1	Sq Ft	880
Occupancy Description	Office Building	Fireproof Steel Sq Ft	0
Use Description	Office/Storage	Reinforced Concrete Sq Ft	0
Year Built	1920	Fire Resistant Sq Ft	0
Effective Year Built	1950	Wood Joist Sq Ft	880
Grade	3-	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

Building Part: Co4

Floor Number	1	Sq Ft	2016
Occupancy Description	Storage Warehouse	Fireproof Steel Sq Ft	0
Use Description	Packing Shed/Heat Plant/Storag	Reinforced Concrete Sq Ft	0
Year Built	1920	Fire Resistant Sq Ft	0
Effective Year Built	1920	Wood Joist Sq Ft	2016
Grade	3	Pole Frame Sq Ft	0
Wall Height Ft	14	Pre-engineered Steel Sq Ft	0

Commercial Appraisal Card [2003294202402](#)

Site Address Information

55 Q St
Cottage Grove, OR 97424-1459

House #	55	Suffix	N/A	Pre-directional	N/A
Street Name	Q	Street Type	St	Unit type / #	N/A
Mail City	Cottage Grove	State	OR	Zip Code	97424
Zip + 4	1459				

Land Use 8192 Farm, Predominant Activity - Nursery or Flower Stock
USPS Carrier Route N/A

General Taxlot Characteristics

Geographic Coordinates

X 4241516 Y 787268 (State Plane X,Y)
Latitude 43.7981 Longitude -123.0750

Zoning

Zoning Jurisdiction Cottage Grove
Cottage Grove

Parent Zone RC Residential-Commercial

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	Cottage Grove
Urban Growth Boundary	Cottage Grove
Year Annexed	N/A
Annexation #	Unknown/No ID
Approximate Taxlot Acreage	1.41
Approx Taxlot Sq Footage	61,420
Plan Designation	Residential Commercial
Eugene Neighborhood	N/A
Census Tract	1201
Census Block Group	2
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
Adjacent to Local Access Road	No

Service Providers

Fire Protection ProviderSouth Lane County Fire & Rescue
Ambulance Provider South Lane County Fire & Rescue
Ambulance District SO
Ambulance Service AreaSouthern
LTD Service Area? Yes
LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone

Code Description

FW Floodway areas inside the 100-year flood, base flood elevations determined.
AE Areas of 100-year flood, base flood elevations determined.
X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.
X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C2087F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
135D	Willakenzie Clay Loam, 12 to 20 Percent Slopes	73%	3	0
78	McAlpin Silty Clay Loam	27%	2	11

Schools

	Code	Name
School District	45J	South Lane
Elementary School	573	Bohemia
Middle School	579	Lincoln
High School	580	Cottage Grove

Political Districts

Election Precinct	4300	State Representative District 12	Emerald PUD Board Zone	N/A
City Council Ward	CG1	State Representative Darin Harbick	Heceta PUD Board Zone	N/A

City Councilor	Christine Hyink	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

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#: 1759719					
View tax statement(s) for:					
2024					
2023					
Tax Receipts					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/16/2024	\$1,092.51	\$1,078.13	\$0.00	\$14.38	\$1,092.51
02/15/2024	\$1,078.13	\$1,078.13	\$0.00	\$0.00	\$1,078.13
11/15/2023	\$1,078.13	\$1,078.13	\$0.00	\$0.00	\$1,078.13
05/15/2023	\$2,102.59	\$2,061.36	\$0.00	\$41.23	\$2,102.59
11/14/2022	\$1,030.69	\$1,030.69	\$0.00	\$0.00	\$1,030.69
11/09/2021	\$2,874.07	\$2,874.07	\$88.89	\$0.00	\$2,962.96
05/15/2021	\$977.45	\$977.45	\$0.00	\$0.00	\$977.45
02/16/2021	\$977.45	\$977.45	\$0.00	\$0.00	\$977.45
11/13/2020	\$1,951.29	\$1,878.64	\$0.00	\$72.65	\$1,951.29
02/14/2020	\$910.00	\$908.60	\$0.00	\$1.40	\$910.00
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

Owners		
Owner	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444
Taxpayer		
Party Name	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444
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 1759727	
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

Tax Account Acreage 0.44	
Fire Acres	N/A
Property Class	201 - Commercial, improved
Statistical Class	692 - Warehouse, distribution
Neighborhood	84500 - Cottage Grove
Category	Land and Improvements
Data source: Lane County Assessment and Taxation	

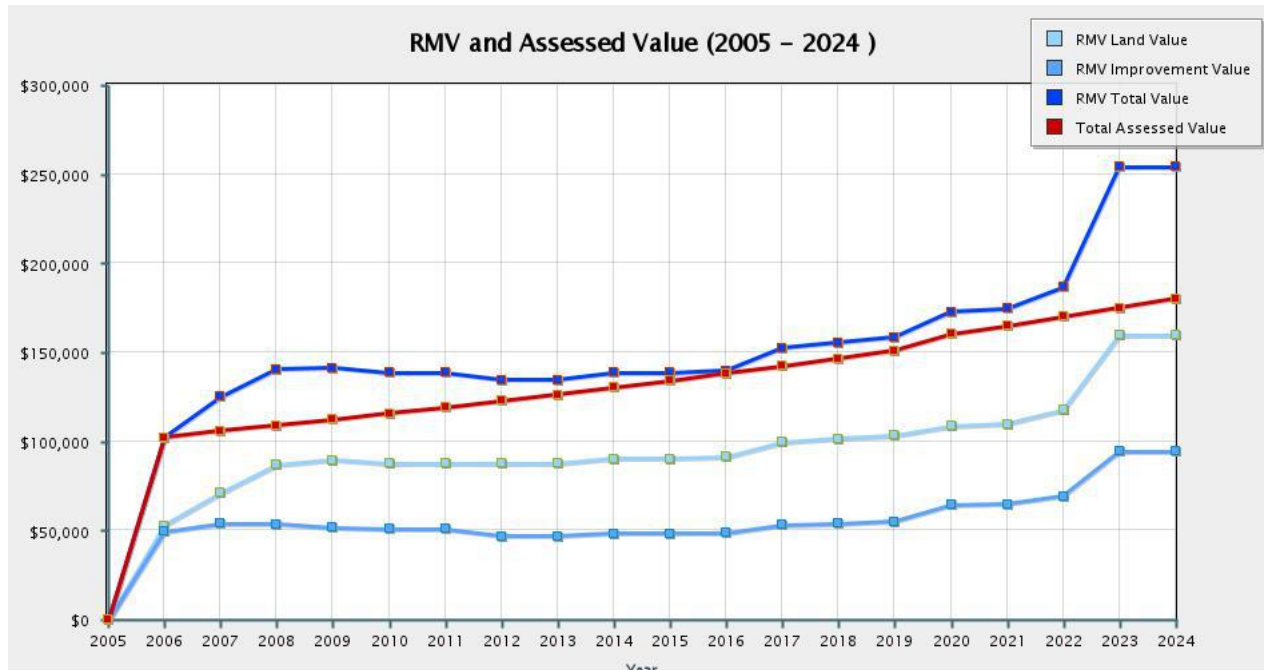
Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02402	Recording Number	2005-004275
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		
2024	\$159,678	\$94,251	\$253,929	\$180,291	\$3,307.40
2023	\$159,678	\$94,251	\$253,929	\$175,040	\$3,234.39
2022	\$117,411	\$69,303	\$186,714	\$169,942	\$3,092.05
2021	\$109,730	\$64,770	\$174,500	\$164,993	\$2,962.96
2020	\$108,645	\$64,130	\$172,775	\$160,188	\$2,932.34
2019	\$103,472	\$55,026	\$158,498	\$150,866	\$2,662.37
2018	\$101,444	\$53,949	\$155,393	\$146,472	\$2,644.89
2017	\$99,455	\$52,893	\$152,348	\$142,206	\$2,578.87
2016	\$91,244	\$48,527	\$139,771	\$138,064	\$2,464.22
2015	\$90,341	\$48,049	\$138,390	\$134,043	\$2,295.98
2014	\$90,341	\$48,049	\$138,390	\$130,139	\$2,308.40
2013	\$87,710	\$46,652	\$134,362	\$126,349	\$2,269.51
2012	\$87,710	\$46,652	\$134,362	\$122,669	\$2,079.88
2011	\$87,710	\$50,710	\$138,420	\$119,096	\$2,039.77
2010	\$87,710	\$50,710	\$138,420	\$115,627	\$1,984.84
2009	\$89,501	\$51,750	\$141,251	\$112,259	\$1,921.59
2008	\$86,895	\$53,360	\$140,255	\$108,989	\$1,862.01
2007	\$71,226	\$53,900	\$125,126	\$105,815	\$1,805.15
2006	\$52,760	\$49,450	\$102,210	\$102,210	\$1,691.55
2005	\$0	\$0	\$0	\$0	\$0.00



Current Year Assessed Value \$180,291
Less Exemption Amount * N/A
Taxable Value **\$180,291**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04500
Taxing Districts for TCA 04500
City of Cottage Grove
Lane Community College
Lane County
Lane Education Service District
South Lane County Fire & Rescue
South Lane School District 45J
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)
02/24/2020	\$0	2020-65236		K	Yes	Tidrick James D & Janet M	Phi 1 LLC

01/25/2005	\$75,000	2005-6272		L	Yes	Watson Christine L	Tidrick James D & Janet M
01/18/2005	\$0	2005-4275		L	Yes	Thies Pamela Kay	Tidrick James D & Janet M

Data source: Lane County Assessment and Taxation

Log Off



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1759727**

Tax Lot: **2003294202402**

Owner: Phi 1 LLC

CoOwner:

Site:

Cottage Grove OR 97424

Mail: 733 Lake Shore Dr

Delray Beach FL 33444

Zoning: Cottage grove-FF20 - Farm-Forestry District (20 Acre Minimum)

Std Land

2043 - Commercial Building

Use:

Legal: Map Lot: 2003294202402, TRS: T20 R03 S29 Q42, Recording Number: 2005-004275, Lot: TL 02402

Twtn/Rng/Sec: T:20S R:03W S:29 Q:SE QQ:NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$394,395.00**

Market Land: **\$322,670.00**

Market Impr: **\$71,725.00**

Assessment Year: **2024**

Assessed Total: **\$253,680.00**

Exemption:

Taxes: **\$4,719.96**

Levy Code: 04507

Levy Rate: 18.3448

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 0.84 Acres (36,590 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood: 84500

Lot: TL 02402

Block:

Plat/Subdiv:

School Dist: 45J - South Lane

Census: 2046 - 001201

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Detailed Property Report

Address N/A	Property Owner 1
Map & Taxlot# 20-03-29-42-02402	Phi 1 LLC
SIC N/A	733 Lake Shore Dr
Tax Account# 1759727	Delray Beach, FL 33444
	Tax account acreage 0.84
	Mapped taxlot acreage [†] 1.41
[†] 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 1759719	

Maps

Map & Taxlot # 20-03-29-42-02402



Business Information

Improvements

Photos & Sketches for Tax Account



Building Part: C01

Floor Number	1	Sq Ft	43615
Occupancy Description	Greenhouse Shade Shelter	Fireproof Steel Sq Ft	0
Use Description	Commercial Greenhouses	Reinforced Concrete Sq Ft	0
Year Built	1920	Fire Resistant Sq Ft	0
Effective Year Built	1920	Wood Joist Sq Ft	43615
Grade	C6	Pole Frame Sq Ft	0
Wall Height Ft	12	Pre-engineered Steel Sq Ft	0

Commercial Appraisal Card [2003294202402](#)

Site Address Information

General Taxlot Characteristics

Geographic Coordinates	Taxlot Characteristics	
X 4241343 Y 787289 (State Plane X,Y)	Incorporated City Limits	Cottage Grove
	Urban Growth Boundary	Cottage Grove

Latitude 43.7982 **Longitude** -123.0756

- Zoning

Zoning Jurisdiction Cottage Grove

Cottage Grove

Parent Zone RC Residential-Commercial

- Land Use

General Land Use

Code **Description**

data not available data not available

Detailed Land Use

Code **Description**

data not available data not available

Year Annexed	2017
Annexation #	02-16
Approximate Taxlot Acreage	1.41
Approx Taxlot Sq Footage	61,420
Plan Designation	Residential Commercial
Eugene Neighborhood	N/A
Census Tract	1201
Census Block Group	2
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
Adjacent to Local Access Road	No

Service Providers

Fire Protection Provider South Lane County Fire & Rescue

Ambulance Provider South Lane County Fire & Rescue

Ambulance District SO

Ambulance Service Area Southern

LTD Service Area? Yes

LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone

Code **Description**

FW Floodway areas inside the 100-year flood, base flood elevations determined.

AE Areas of 100-year flood, base flood elevations determined.

X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

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

FIRM Map Number 41039C2087F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit# **Soil Type Description** **% of Taxlot** **Ag Class** **Hydric %**

135D Willakenzie Clay Loam, 12 to 20 Percent Slopes 73% 3 0

78 McAlpin Silty Clay Loam 27% 2 11

Schools

	Code	Name
School District	45J	South Lane
Elementary School	573	Bohemia
Middle School	579	Lincoln
High School	580	Cottage Grove

Political Districts

Election Precinct	4300	State Representative District	12	Emerald PUD Board Zone	1
City Council Ward	CG1	State Representative	Darin Harbick	Heceta PUD Board Zone	N/A
City Councilor	Christine Hyink	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	data not available				

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#: 1759727

View tax statement(s) for:

[2024](#)
[2023](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/16/2024	\$1,559.59	\$1,539.07	\$0.00	\$20.52	\$1,559.59
02/15/2024	\$1,539.08	\$1,539.08	\$0.00	\$0.00	\$1,539.08
11/15/2023	\$1,539.08	\$1,539.08	\$0.00	\$0.00	\$1,539.08
05/15/2023	\$1,603.51	\$1,572.07	\$0.00	\$31.44	\$1,603.51
11/14/2022	\$786.04	\$786.04	\$0.00	\$0.00	\$786.04
11/09/2021	\$2,229.80	\$2,229.80	\$68.97	\$0.00	\$2,298.77
05/15/2021	\$738.41	\$738.41	\$0.00	\$0.00	\$738.41
02/16/2021	\$2,163.84	\$2,063.46	\$0.00	\$100.38	\$2,163.84
02/14/2020	\$590.00	\$589.00	\$0.00	\$1.00	\$590.00

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444

Taxpayer

Party Name	Address	City/State/Zip
Phi 1 LLC	733 Lake Shore Dr	Delray Beach, FL 33444

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 [1759719](#)

Account Status none
Remarks none
Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 0.84
Fire Acres 1.28
Property Class 201 - Commercial, improved
Statistical Class 692 - Warehouse, distribution
Neighborhood 84500 - Cottage Grove
Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

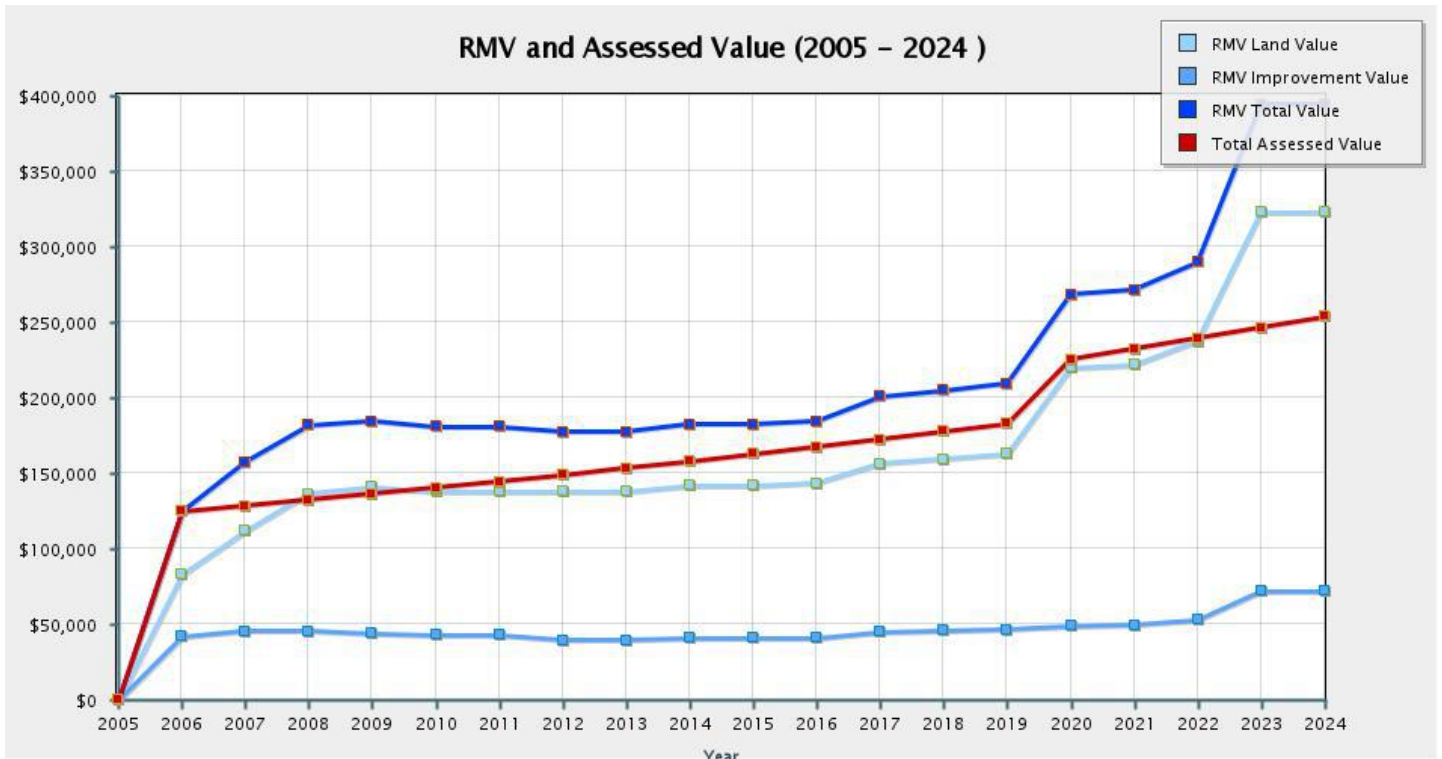
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02402	Recording Number	2005-004275

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		
2024	\$322,670	\$71,725	\$394,395	\$253,680	\$4,719.96
2023	\$322,670	\$71,725	\$394,395	\$246,292	\$4,617.23
2022	\$237,258	\$52,741	\$289,999	\$239,119	\$2,358.11
2021	\$221,737	\$49,293	\$271,030	\$232,155	\$2,298.77
2020	\$219,543	\$48,807	\$268,350	\$225,394	\$2,215.25
2019	\$162,528	\$46,483	\$209,011	\$182,994	\$1,726.04
2018	\$159,342	\$45,572	\$204,914	\$177,665	\$1,979.10
2017	\$156,218	\$44,679	\$200,897	\$172,490	\$1,925.85
2016	\$143,320	\$40,990	\$184,310	\$167,466	\$1,899.65
2015	\$141,901	\$40,585	\$182,486	\$162,588	\$1,718.65
2014	\$141,901	\$40,585	\$182,486	\$157,852	\$1,706.03
2013	\$137,768	\$39,403	\$177,171	\$153,254	\$1,690.68
2012	\$137,768	\$39,403	\$177,171	\$148,790	\$1,467.87
2011	\$137,768	\$42,830	\$180,598	\$144,456	\$1,432.77
2010	\$137,768	\$42,830	\$180,598	\$140,249	\$1,396.49
2009	\$140,580	\$43,700	\$184,280	\$136,164	\$1,349.22
2008	\$136,486	\$45,050	\$181,536	\$132,198	\$1,305.55
2007	\$111,874	\$45,500	\$157,374	\$128,348	\$1,264.33
2006	\$82,870	\$41,740	\$124,610	\$124,610	\$1,163.99
2005	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$253,680
Less Exemption Amount * N/A
Taxable Value \$253,680
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04507
Taxing Districts for TCA 04507
City of Cottage Grove
Emerald Peoples Utility District
Lane Community College
Lane County
Lane Education Service District
South Lane County Fire & Rescue
South Lane School District 45J
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)
02/24/2020	\$0	2020-65236		8	Yes	Tidrick James D & Janet M	Phi 1 LLC
01/25/2005	\$75,000	2005-6272		L	Yes	Watson Christine L	Tidrick James D & Janet M
01/18/2005	\$0	2005-4275		L	Yes	Thies Pamela Kay	Tidrick James D & Janet M

Data source: Lane County Assessment and Taxation

Log Off

After recording return to:



\$97.00

01898525202000652360030034

11/09/2020 12:11:22 PM

Emerge Law Group P.C.
Attn: Dave Kopilak
621 SW Morrison Street, Suite 900
Portland, OR 97205

RPR-DEED Cnt=1 Pgs=3 Stn=2 CASHIER 12
\$15.00 \$11.00 \$61.00 \$10.00

Until a change is requested, all tax statements
shall be sent to the following address:

Phi 1, LLC
Attn: Manager
2600 Douglas Road, PH-1
Coral Gables, Florida 33134

WARRANTY DEED

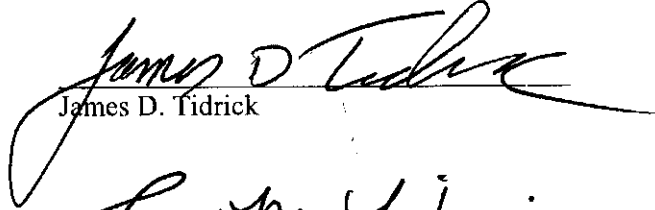
James D. Tidrick and Janet M. Tidrick, husband and wife, Grantors, with an address of 55 Q Street, Cottage Grove, Oregon 97424, convey and warrant to Phi 1, LLC, a Delaware limited liability company. Grantee, with an address of 2600 Douglas Road, PH-1, Coral Gables, Florida 33134, the real property described on the attached Exhibit A free of encumbrances.

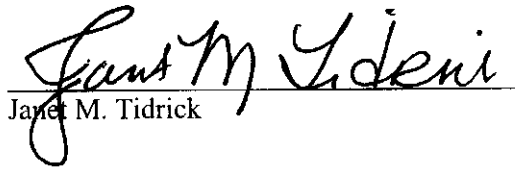
Other property or value was either part or the whole consideration for this conveyance.

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.

Dated: _____, 2020

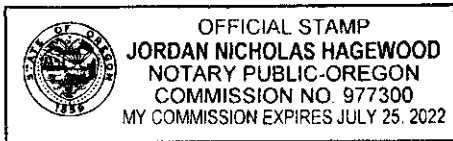
Grantors:


James D. Tidrick


Janet M. Tidrick

State of Oregon)
County of Lane) ss.

This instrument was acknowledged before me on 2/24/2020, 2020 by James D. Tidrick and Janet M. Tidrick.



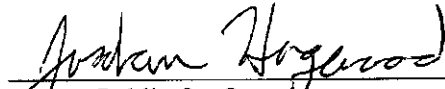

Notary Public for Oregon
Commission No. 977300
My Commission Expires: July 25, 2022

EXHIBIT A

Beginning at the Northeast corner of Lot 1, 1/2 Block 5 of the D.G. McFarland's Fifth Addition to Cottage Grove, Oregon, as platted and recorded in Book 2, Page 65, Lane County Oregon Plat Records, located at the intersection of the Southerly right of way of Ash Avenue and the Westerly right of way of Q Street; run thence along the Southerly right of way of Ash Avenue West 360.00 feet; thence leaving said right of way, South 132.00 feet; thence West 52.50 feet; thence South 127.00 feet to the centerline of Silk Creek; thence running along said centerline, North 31 degrees 42' 00" East 100.00 feet; thence South 57 degrees 32' 00" East 52.10 feet; thence South 40 degrees 36' 00" East 45.10 feet; thence leaving said centerline, North 105.00 feet; thence East 9.7 feet; thence South 32.30 feet; thence East 76.00 feet; thence North 36.90 feet; thence East 80.30 feet; thence South 111.97 feet to a point on the Northerly right of way of Main Street; thence following said right of way East 120.00 feet to a point on the Westerly right of way of Q Street; thence following said Westerly right of way and leaving said Northerly right of way North 239.26 feet to the point of beginning, in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at a 5/8 inch iron rod marking the Southeast corner of Lot 1, 1/2 Block 5 of the D.G. McFarland's Fifth Addition to Cottage Grove, Oregon, as platted and recorded in Book 2, Page 65, Lane County Oregon Plat Records, located at the intersection of the Northerly right of way of Main Street and the Westerly right of way of Q Street; run thence along the Westerly right of way of Q Street North 72.53 feet; thence leaving said right of way, North 89 degrees 46' 18" West 21.62 feet; thence North 0 degrees 13' 42" East 2.31 feet; thence South 89 degrees 58' 07" West 98.39 feet; thence South 74.88 feet to a point on the Northerly right of way of Main Street; thence following along said right-of-way East 120.00 feet to the point of beginning, all in Cottage Grove, Lane County, Oregon.



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



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MORE
ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEVEHELMS@KW.COM | 541-979-0118



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