



25357 HIGH PASS RD

JUNCTION CITY



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction

Welcome to 25237 High Pass Road! This exceptional property spans approximately 35 acres, accessed via a picturesque gravel road that culminates in a gated iron entry, ensuring both privacy and a grand sense of arrival. The residence has been thoughtfully renovated in 2019, complemented by a detached 3-car garage equipped with 220 power and a versatile shop featuring water and workspace infrastructure. The property benefits from a reliable well system producing approximately 6 GPM. Additional enhancements include updated flooring, exterior paint, electrical systems across all structures and a newer water heater.

Enhancing its appeal, the vineyard boasts a diverse selection of Pinot Noir (Pommard clone), Pinot Gris (UC Davis clone), and Chardonnay plantings across multiple blocks with varying vintages. There's even additional acreage available for expansion. The existing infrastructure supports ongoing operations, featuring irrigation components, wine totes, fuel storage, and utility systems. With a harmonious blend of established plantings, usable land, and functional improvements, this property presents a unique opportunity for residential living, hobby farming, or small-scale agricultural production.

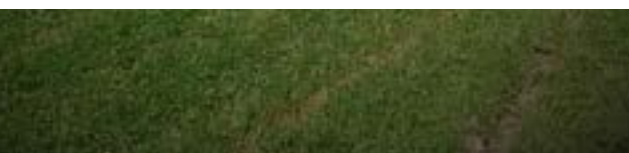


Location

This property enjoys a tranquil rural setting while remaining conveniently close to key regional routes and vibrant nearby communities. The area provides easy access to highway corridors leading to Eugene and the celebrated destinations of the Willamette Valley, renowned for its rich agriculture, thriving vineyards, and abundant outdoor recreation. Residents can enjoy local services, schools, and community amenities, all within a serene agricultural atmosphere. Nearby recreational activities include rivers, hiking trails, and regional events centered around farming and wine production, making this location both practical and lifestyle-oriented.



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

This property is ideally suited for agricultural and vineyard-focused endeavors, featuring established varieties such as Pinot Noir, Pinot Gris, and Chardonnay key grapes in the esteemed Willamette Valley wine market. The presence of multiple planting years offers a desirable mix of maturity levels, supporting both immediate and long-term production potential. With additional acreage available for planting, there are ample opportunities for expansion or diversification of crops.

The existing infrastructure including remnants of irrigation systems, wine totes, and storage for diesel and propane supports active agricultural use. Beyond farming, the property is versatile, allowing for multi-functional use. The renovated residence showcases modern upgrades, including stainless steel appliances, luxury vinyl plank flooring, ductless heating and cooling, and large windows offering breathtaking 180-degree views. The shop and detached garage provide ample space for equipment storage, projects, or business operations. With zoning and land characteristics typical of the area, this property holds significant potential for continued agricultural use, hobby operations, or rural living, with income-generating possibilities tied to vineyard production or workspace utilization.

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.

Land



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.

Land

35 +/- Acres

- **30 +/- Acres of Planted Grapes**
 - **4.5 +/- Acres of Pinot Noir Pommard Clone (2000)**
 - **16 +/- Acres of Pinot Gris UC Davis Clone (1993)**
 - **5 +/- Acres of Pinot Noir Pommard Clone (1997)**
 - **2.5 +/- Acres of Pinot Noir Pommard Clone (2002)**
 - **2.5 +/- Acres of Chardonnay (2015)**
- **Underground Sprinklers**
 - **French Drain at End of Hill**
- **Air Mover for Grapes**
- **2 - Bird Callers**
- **400' to 520' Elevation Gain**
- **Gated Private Entry**
- **Gravel Road**
- **Parcel ID: 0020816 and 1293016**
- **Lane County**
- **Zoned County F-2**

Grapes



Home



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.

Home



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.

Home

2,230 SqFt Home

- **3 Bedrooms**
- **2 Bathrooms**
- **Single Story Home with Fully Finished Daylight Basement**
- **Wood Burning Fireplace**
- **Stainless Steel Appliances**
- **Soft Close Cabinets In Kitchen**
- **Ductless Mini Split**
- **Large Windows**
- **French Doors**
- **Recent Renovations (2019)**
- **LVP Flooring**
- **Wrap Around Deck with 180* Views**

Outbuildings



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.

Outbuildings

Oversized Garage

- **3 Car Garage**
- **Two Door**
- **Detached**
- **220 Power**
- **Concrete Floors**

Shop

- **1,000 +/- SqFt**
- **Sink with Running water**
- **Water Heater**
- **Work Benches**
- **One Garage Door**

Well House

Systems

Septic: Under Driveway to Drain Field on Side – Pumped March 2026 and jetted drain lines

Well: Located In Little House at Top of the Driveway, Estimated 6 GPM

Seller Preferred Terms

Forms: OREF Forms

Title: Fidelity National Title in Albany with Tara Riesterer

Offer Response: 3 Business Days

Owner Name: Fitzpatrick Vineyards LLC

Personal Property Included all Conveyed at \$0 Value: Fridge, Oven/Range, Microwave and Dishwasher

Negotiable: 96 Wine Totes, Washer and Dryer

Equipment List Available Upon Request

Seller is providing Buyer with a copy of the attached inspection reports and/or bids. The attached report was provided to the seller by a previous potential purchaser or was done for the seller. Buyer should not rely on this, or any other prior, inspection report and or bid because the report may not be accurate and the buyer may have no recourse against an inspector and or contactor they did not themselves retain. Seller makes no representation whatsoever regarding the accuracy or completeness of the inspection or the report and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their own professional inspection report.



Property Maps

Maps provided via LandID

- Property boundaries
- Topographic



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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.

Soil Report

Soil Report provided via LandID

Majority Soil Types

- Bellpine Silty Clay Loam

Code	Description	Acres
11D	Bellpine silty clay loam, 12 to 20 percent slopes	14.68
11C	Bellpine silty clay loam, 3 to 12 percent slopes	10.53
45C	Dupee silt loam, 3 to 20 percent slopes	6.09
11E	Bellpine silty clay loam, 20 to 30 percent slopes	3.41
73	Linslaw loam	0.19



Lane County Property Profile Information

Parcel #: **0020816**
 Tax Lot: **1505310000500**
 Owner: Fitzpatrick Vineyards LLC
 Owner:
 Site: 25357 High Pass Rd
 Junction City OR 97448 - 9387
 Mail: 25357 High Pass Rd
 Junction City OR 97448 - 9387
 Land Use: 681 FOREST, MULT. SPEC. ASSMTS,
 IMPROVED
 Land Use: 7009 - Timberland, Forest, Trees
 (Agricultural)
 Legal: Map Lot: 1505310000500, TRS: T15 R05
 S31 Q00, Lot: TL 00500
 Range/Sec: 15S / 05W / 31

ASSESSMENT & TAX INFORMATION

Total: **\$500,215.00**
 Land: **\$500,215.00**
 Impr: **\$0.00**
 Year: **2025**
 Total: **\$43,678.00**

PROPERTY CHARACTERISTICS

Lot Size Ac: 35.03
 Lot Size SF: 1,525,907
 Pool:
 Neighborhood: 694500
 Lot: TL 00500
 Block:
 Plat/Subdivision:

County Info

List Pack provided by
Fidelity National Title company

Zoned County F-2



Fidelity National Title®

Lane County Property Profile Information

Parcel #: **0020816**

Tax Lot: **1505310000500**

Owner: Fitzpatrick Vineyards LLC

CoOwner:

Site: 25357 High Pass Rd

Junction City OR 97448 - 9387

Mail: 25357 High Pass Rd

Junction City OR 97448 - 9387

Land Use: 681 FOREST, MULT. SPEC. ASSMTS,
IMPROVED

Std Land Use: 7009 - Timberland, Forest, Trees
(Agricultural)

Legal: Map Lot: 1505310000500, TRS: T15 R05
S31 Q00, Lot: TL 00500

Twn/Rng/Sec: 15S / 05W / 31

ASSESSMENT & TAX INFORMATION

Market Total: **\$500,215.00**

Market Land: **\$500,215.00**

Market Impr: **\$0.00**

Assessment Year: **2025**

Assessed Total: **\$43,678.00**

Exemption: **\$0.00**

Taxes: **\$530.91**

Levy Code: 06902

Levy Rate: 9.2620

SALE & LOAN INFORMATION

PROPERTY CHARACTERISTICS

Lot Size Ac: 35.03

Lot Size SF: 1,525,907

Pool:

Neighborhood: 694500

Lot: TL 00500

Block:

Plat/Subdivision:

Zoning: County-F2 - Impacted Forest

School Dist: 69 - Junction City

Census: 2005 - 000402

Watershed: Long Tom River

Latitude: 44.225145

Longitude: -123.3488

Recreation:

Sale Date: 12/12/2018

Sale Amount: \$1,300,000.00

Document #: 57046

Deed Type: Warranty Deed

Loan Amount: \$700,000.00

Lender: COLUMBIA STATE BANK

Loan Type: Commercial

Interest Type:

Title Co: FIRST AMERICAN TITLE

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:

Impr Use:	Impr Desc:
% Complete: 0.00%	Condition:
Total SqFt: 0	Bedrooms: 0
Finished SqFt: 0	Bath Full: 0
Unfinished SqFt: 0	Bath 1/2: 0
1st Floor SqFt: 0	Basement Fin SqFt: 0
2nd Floor SqFt: 0	Basement Unfin 0
	SqFt:
3rd Floor SqFt: 0	Attic Fin SqFt:
4th Floor SqFt: 0	Attic Unin SqFt: 0

PARCEL ID: 0020816

Year Built: 0
Eff Year Built: 0
Roof Type:
Roof Mat:
Garage SqFt: 0
Carport SqFt: 0
Patio: 0
Fireplace:
Heat Type:



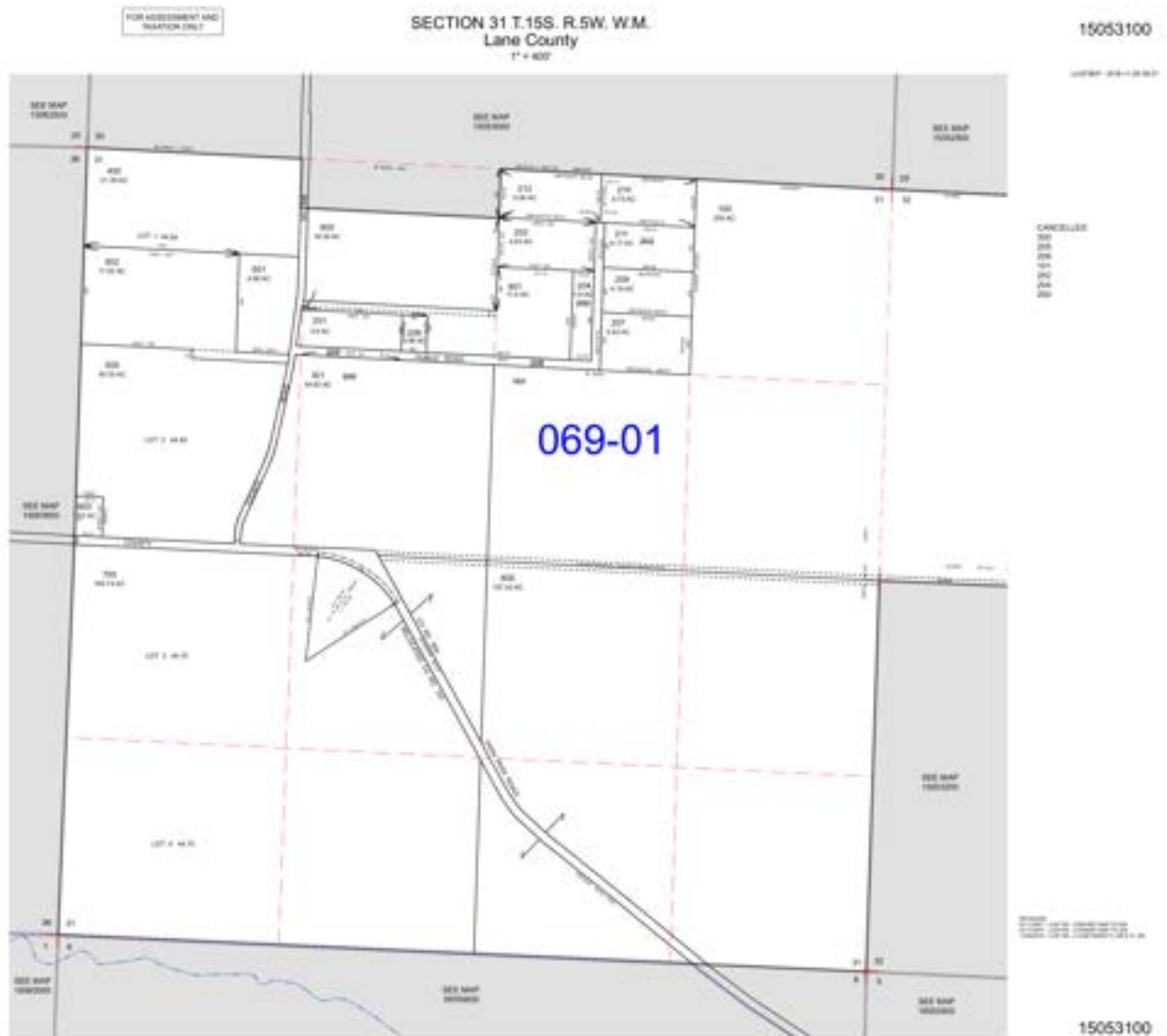
Fidelity National Title

Parcel ID: 0020816

Site Address: 25357 High Pass Rd

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

Full Assessor Map



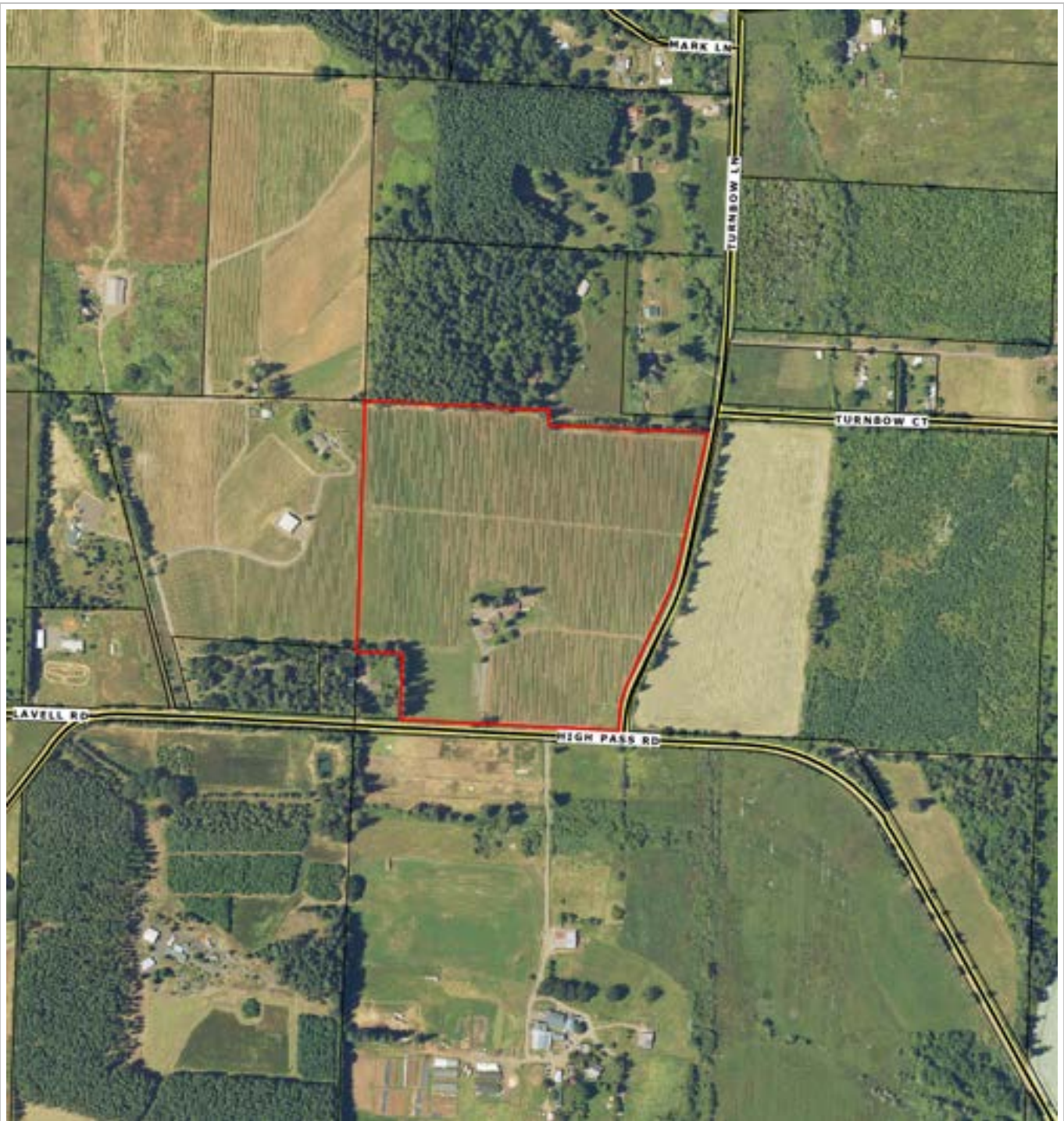
Fidelity National Title

Parcel ID: 0020816

Site Address: 25357 High Pass Rd

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

Aerial Map

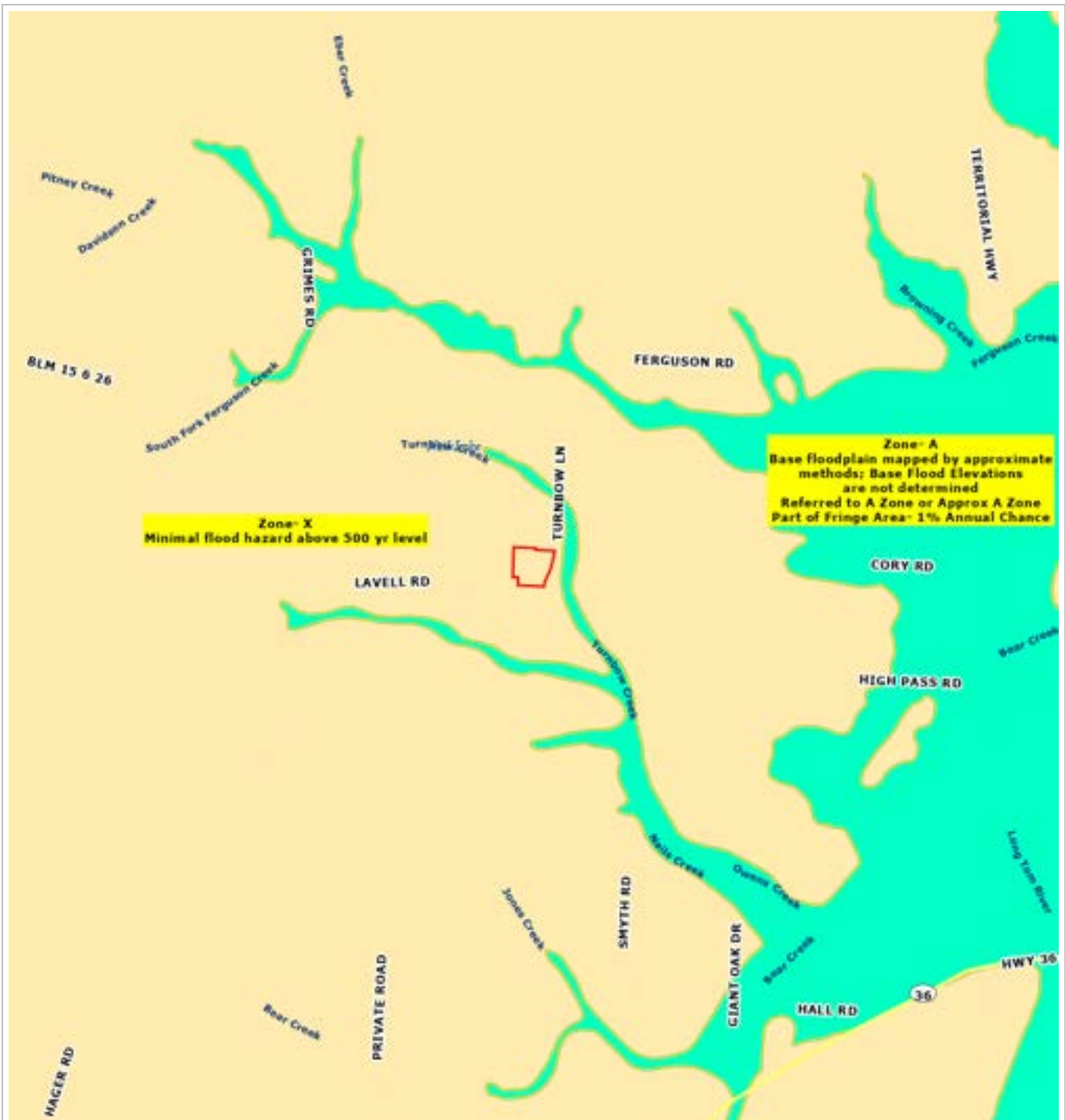


Fidelity National Title

Parcel ID: 0020816

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.

Flood Map

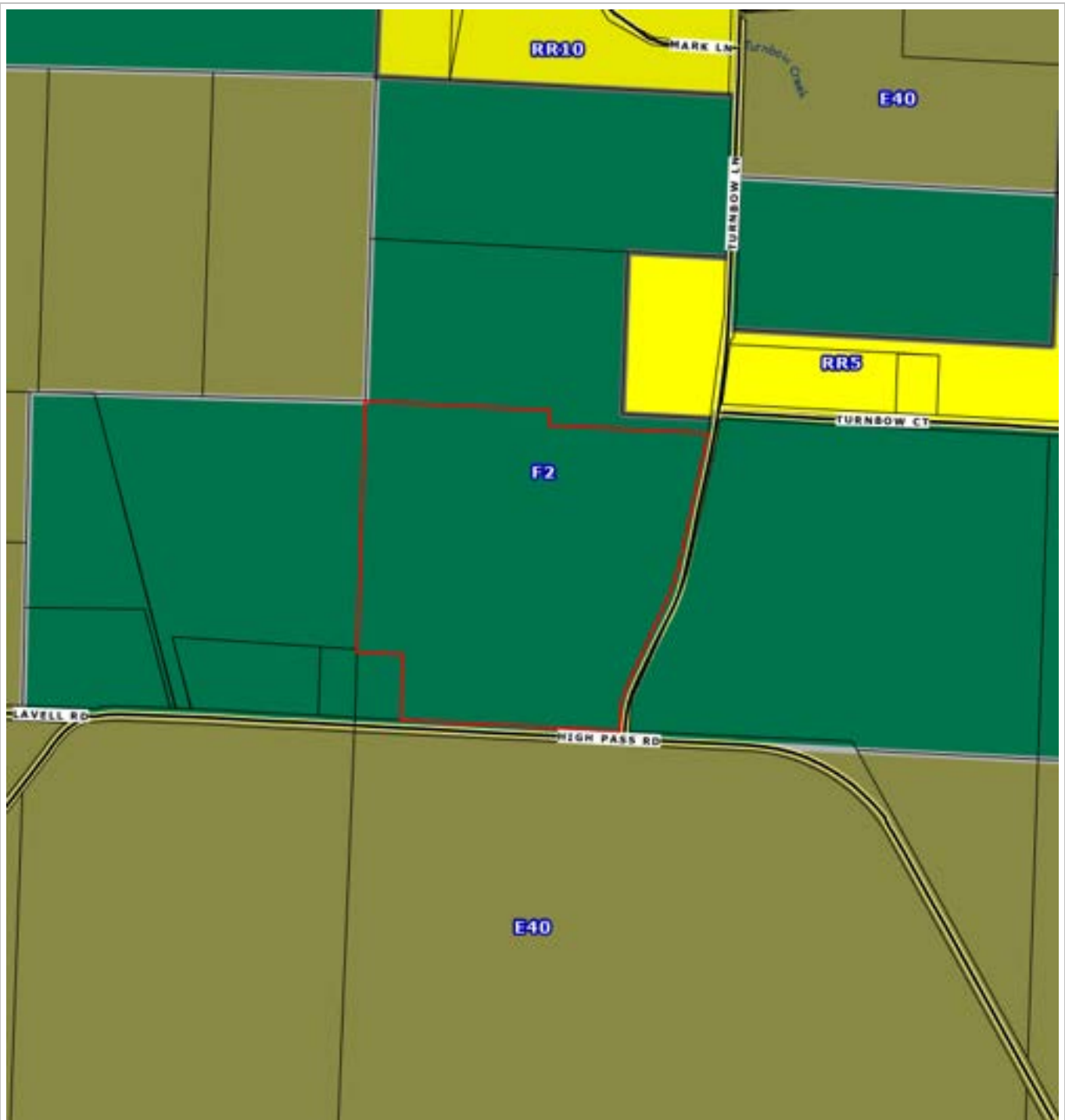


Fidelity National Title

Parcel ID: 0020816

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.

Zoning Map



Fidelity National Title

Parcel ID: 0020816

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

Site Address N/A
Map & Taxlot#15-05-31-00-00500
SIC N/A
Tax Account# 0020816

Property Owner 1
Fitzpatrick Vineyards LLC
25357 High Pass Rd
Junction City, OR 97448
Tax account acreage 35.03
Mapped taxlot acreage[†] 35.01

[†] 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 1293016

Maps

Map & Taxlot # 15-05-31-00-00500



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4174557 Y 945182 (State Plane X,Y)
Latitude 44.2251 Longitude -123.3488

Zoning

Zoning Jurisdiction Lane County
Lane County
Parent Zone F2 Impacted Forest

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	35.01
Approx Taxlot Sq Footage	1,525,036
Plan Designation	Forest
Eugene Neighborhood	N/A
Census Tract	0402
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 Junction City Rural Fire Protection District
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/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 41039C0600F
Community Number 039C
Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	42%	3	0
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	30%	3	0
45C	Dupee Silt Loam, 3 to 20 Percent Slopes	18%	3	4
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	10%	4	0
73	Linslaw Loam	1%	3	8

Schools

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

Political Districts

Election Precinct	713	State Representative District 10	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	David Gomberg	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	Ryan Ceniga			Creswell Water Control District
EWEB Commissioner	N/A			data not available
LCC Board Zone	1			
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#: 0020816

View tax statement(s) for:

[2025](#)
[2024](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/14/2025	\$514.98	\$514.98	\$15.93	\$0.00	\$530.91
11/07/2024	\$497.97	\$497.97	\$15.40	\$0.00	\$513.37
11/13/2023	\$493.22	\$493.22	\$15.26	\$0.00	\$508.48
11/08/2022	\$456.18	\$456.18	\$14.12	\$0.00	\$470.30
11/15/2021	\$446.74	\$446.74	\$13.83	\$0.00	\$460.57

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Fitzpatrick Vineyards LLC	25357 High Pass Rd	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
Fitzpatrick Vineyards LLC	25357 High Pass Rd	Junction City, OR 97448

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 [1293016](#)

Account Status	none
Remarks	Potential Additional Tax; 92 Postponed Farm Tax \$288.79
Special Assessment Program	Farm Deferral Forest Deferral

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	35.03
Fire Acres	40.03
Property Class	681 - Forest, mult. spec. assmts, improved
Statistical Class	N/A
Neighborhood	694500 - Junction City Typical Rural
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

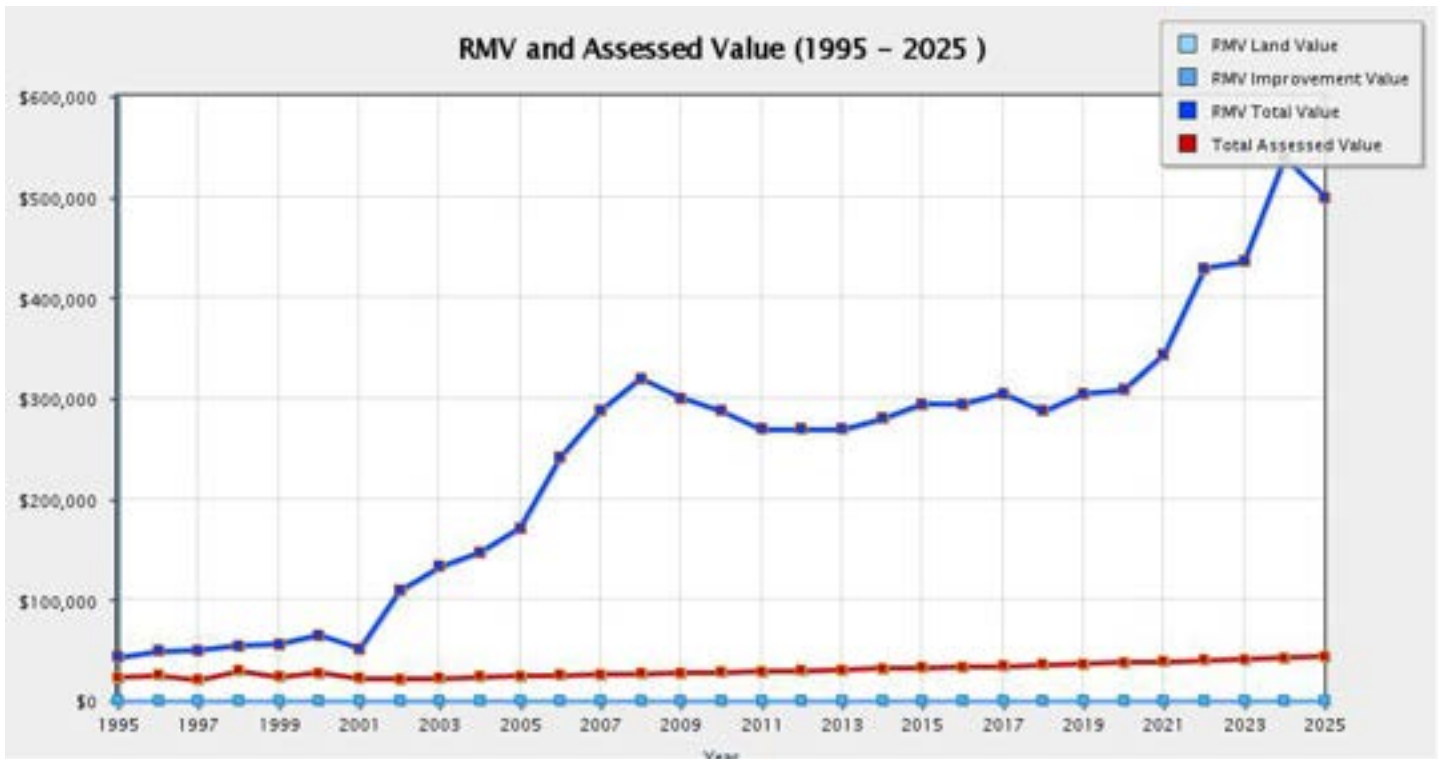
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00500	Recording Number	N/A

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.

<u>Year</u>	<u>Real Market Value (RMV)</u>		<u>Total</u>	<u>Total Assessed Value</u>	<u>Tax</u>
	<u>Land</u>	<u>Improvement</u>			
2025	\$500,215	\$0	\$500,215	\$43,678	\$ 530.91
2024	\$539,239	\$0	\$539,239	\$42,405	\$ 513.37
2023	\$436,358	\$0	\$436,358	\$41,171	\$ 508.48
2022	\$429,262	\$0	\$429,262	\$39,973	\$ 470.30
2021	\$344,119	\$0	\$344,119	\$38,809	\$ 460.57
2020	\$308,642	\$0	\$308,642	\$37,679	\$ 439.25
2019	\$305,096	\$0	\$305,096	\$36,583	\$ 425.28
2018	\$287,357	\$0	\$287,357	\$35,518	\$ 411.06
2017	\$305,096	\$0	\$305,096	\$34,483	\$ 407.69
2016	\$294,451	\$0	\$294,451	\$33,480	\$ 392.73
2015	\$294,451	\$0	\$294,451	\$32,502	\$ 333.51
2014	\$280,262	\$0	\$280,262	\$31,526	\$ 331.92
2013	\$269,617	\$0	\$269,617	\$30,635	\$ 322.85
2012	\$269,617	\$0	\$269,617	\$29,744	\$ 294.94
2011	\$269,617	\$0	\$269,617	\$28,878	\$ 286.98
2010	\$287,353	\$0	\$287,353	\$28,036	\$ 274.49
2009	\$300,166	\$0	\$300,166	\$27,219	\$ 274.55
2008	\$319,672	\$0	\$319,672	\$26,426	\$ 295.87
2007	\$288,245	\$0	\$288,245	\$25,656	\$ 250.67
2006	\$241,649	\$0	\$241,649	\$24,909	\$ 246.73
2005	\$171,213	\$0	\$171,213	\$24,184	\$ 239.16
2004	\$147,372	\$0	\$147,372	\$23,478	\$ 233.23
2003	\$133,285	\$0	\$133,285	\$22,243	\$ 261.75
2002	\$109,445	\$0	\$109,445	\$21,591	\$ 251.33
2001	\$51,622	\$0	\$51,622	\$22,473	\$ 252.33
2000	\$64,669	\$0	\$64,669	\$27,149	\$ 255.56
1999	\$55,980	\$0	\$55,980	\$23,860	\$ 259.63
1998	\$54,350	\$0	\$54,350	\$29,584	\$ 810.36
1997	\$49,860	\$0	\$49,860	\$20,593	\$ 243.03
1996	\$49,370	\$0	\$49,370	\$24,940	\$ 260.11
1995	\$43,310	\$0	\$43,310	\$22,880	\$ 243.13



Current Year Assessed Value \$43,678
 Less Exemption Amount * N/A
 Taxable Value **\$43,678**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06902
 Taxing Districts for TCA 06902
 Junction City School District 69
 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)
10/27/2018	\$1,300,000	2018-57046		K	Yes	Charles E & Priscilla L Suggett 1997	Fitzpatrick Vineyards LLC

Data source: Lane County Assessment and Taxation

Log Off



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1293016**

Tax Lot: **1505310000500**

Owner: Fitzpatrick Vineyards LLC

CoOwner:

Site: 25357 High Pass Rd

Junction City OR 97448

Mail: 25357 High Pass Rd

Junction City OR 97448

Zoning: County-F2 - Impacted Forest

Std Land

Use: 7009 - Timberland, Forest, Trees (Agricultural)

Legal: Map Lot: 1505310000500, TRS: T15 R05 S31 Q00, Lot: TL 00500

Twtn/Rng/Sec: T:15S R:05W S:31 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$586,040.00**

Market Land: **\$93,421.00**

Market Impr: **\$492,619.00**

Assessment Year: **2025**

Assessed Total: **\$281,519.00**

Exemption:

Taxes: **\$3,053.47**

Levy Code: 06901

Levy Rate: 10.8464

PROPERTY CHARACTERISTICS

Year Built: 1970

Eff Year Built: 1992

Bedrooms: 4

Bathrooms: 1.5

of Stories: 1

Total SqFt: 2,251 SqFt

Floor 1 SqFt: 1,171 SqFt

Floor 2 SqFt:

Basement SqFt: 1,080 SqFt

Lot size: 5.00 Acres (217,800 SqFt)

Garage SqFt: 816 SqFt

Garage Type: Detached

AC:

Pool:

Heat Source: Radiant - ceiling

Fireplace: 1

Bldg Condition:

Neighborhood: 694500

Lot: TL 00500

Block:

Plat/Subdiv:

School Dist: 69 - Junction City

Census: 2005 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/27/2018

Sale Amount: \$1,300,000.00

Document #: 2018-057046

Deed Type: Deed

Loan

Amount:

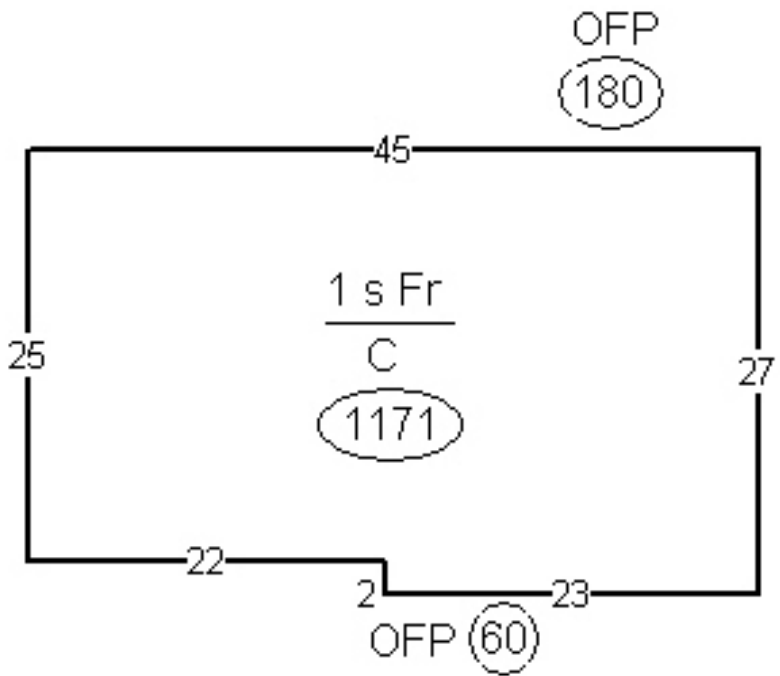
Lender:

Loan Type:

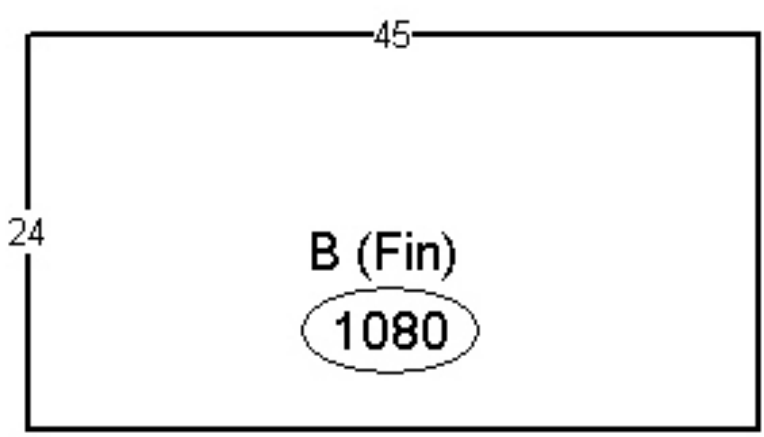
Interest

Type:

Title Co:



03



01 Pav

Detailed Property Report

Site Address 25357 High Pass Rd Junction City, OR 97448-9387
Map & Taxlot# 15-05-31-00-00500
SIC N/A
Tax Account# 1293016

Property Owner 1
Fitzpatrick Vineyards LLC
25357 High Pass Rd
Junction City, OR 97448
Tax account acreage 5.00
Mapped taxlot acreage[†] 35.01

[†] 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 0020816

Maps

Map & Taxlot # 15-05-31-00-00500



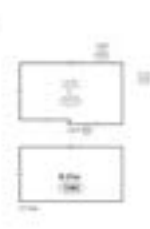
Business Information

Improvements

Dwelling 1 / Building Type » Class 4 dwelling

Assessor Photo

Assessor Sketch



Click to enlarge photo

Inspection Date	01/02/2018	Bedrooms	4	Roof Style	Gable
Building Class	4+	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1970	Half Bath(s)	1	Masonry Fireplace(s)	Yes
Effective Year Built	1992	Depreciation	19%	Percent Complete as of Jan 1 st	100 %
				Heat	Radiant - ceiling

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	1171	1171	Wood siding
Basement	1080	1080	N/A
Total Sq Ft	2251	2251	

Other Square Footage

Detached Garage	816	Attached Garage	N/A
Basement Garage	N/A	Carport	N/A
Paved Patio	N/A	Paved Driveway	500

Site Address Information

25357 High Pass Rd
Junction City, OR 97448-9387

House #	25357	Suffix	N/A	Pre-directional	N/A
Street Name	High Pass	Street Type	Rd	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9387				

Land Use 1111 Single Family Housing
USPS Carrier Route N/A

General Taxlot Characteristics

Geographic Coordinates
X 4174443 Y 944902 (State Plane X,Y)
Latitude 44.2244 Longitude -123.3492

Zoning
Zoning Jurisdiction Lane County
Lane County
Parent Zone F2 Impacted Forest

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 35.01
Approx Taxlot Sq Footage 1,525,036
Plan Designation Forest
Eugene Neighborhood N/A
Census Tract 0402
Census Block Group 2
Septic Yes
Well Yes
Landscaping Quality Fair
Historic Property Name N/A
City Historic Landmark? No
National Historical Register? No
Adjacent to Local Access RoadNo

Service Providers

Fire Protection Provider Junction City Rural Fire Protection District
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/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 41039Co600F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes
Soils
Soil Map Unit# Soil Type Description % of Taxlot Ag Class Hydric %
11D Bellpine Silty Clay Loam, 12 to 20 Percent Slopes 42% 3 0
11C Bellpine Silty Clay Loam, 3 to 12 Percent Slopes 30% 3 0
45C Dupee Silt Loam, 3 to 20 Percent Slopes 18% 3 4
11E Bellpine Silty Clay Loam, 20 to 30 Percent Slopes 10% 4 0
73 Linslaw Loam 1% 3 8

Schools

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

Political Districts

Election Precinct	713	State Representative District 10	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	Soil Water Cons. Dist/Zone	Upper Willamette / 1
County Commissioner	Ryan Ceniga		Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	1			
Lane ESD Board Zone	4			

Census Information

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

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

Account#: 1293016					
View tax statement(s) for:					
2025					
2024					
Tax Receipts					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/14/2025	\$2,961.87	\$2,961.87	\$91.60	\$0.00	\$3,053.47
11/07/2024	\$2,849.40	\$2,849.40	\$88.13	\$0.00	\$2,937.53
11/13/2023	\$2,616.77	\$2,616.77	\$80.93	\$0.00	\$2,697.70
11/08/2022	\$2,469.75	\$2,469.75	\$76.38	\$0.00	\$2,546.13
11/15/2021	\$2,434.95	\$2,434.95	\$75.31	\$0.00	\$2,510.26
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer		
Owners		
Owner	Address	City/State/Zip
Fitzpatrick Vineyards LLC	25357 High Pass Rd	Junction City, OR 97448
Taxpayer		
Party Name	Address	City/State/Zip
Fitzpatrick Vineyards LLC	25357 High Pass Rd	Junction City, OR 97448
Data source: Lane County Assessment and Taxation		

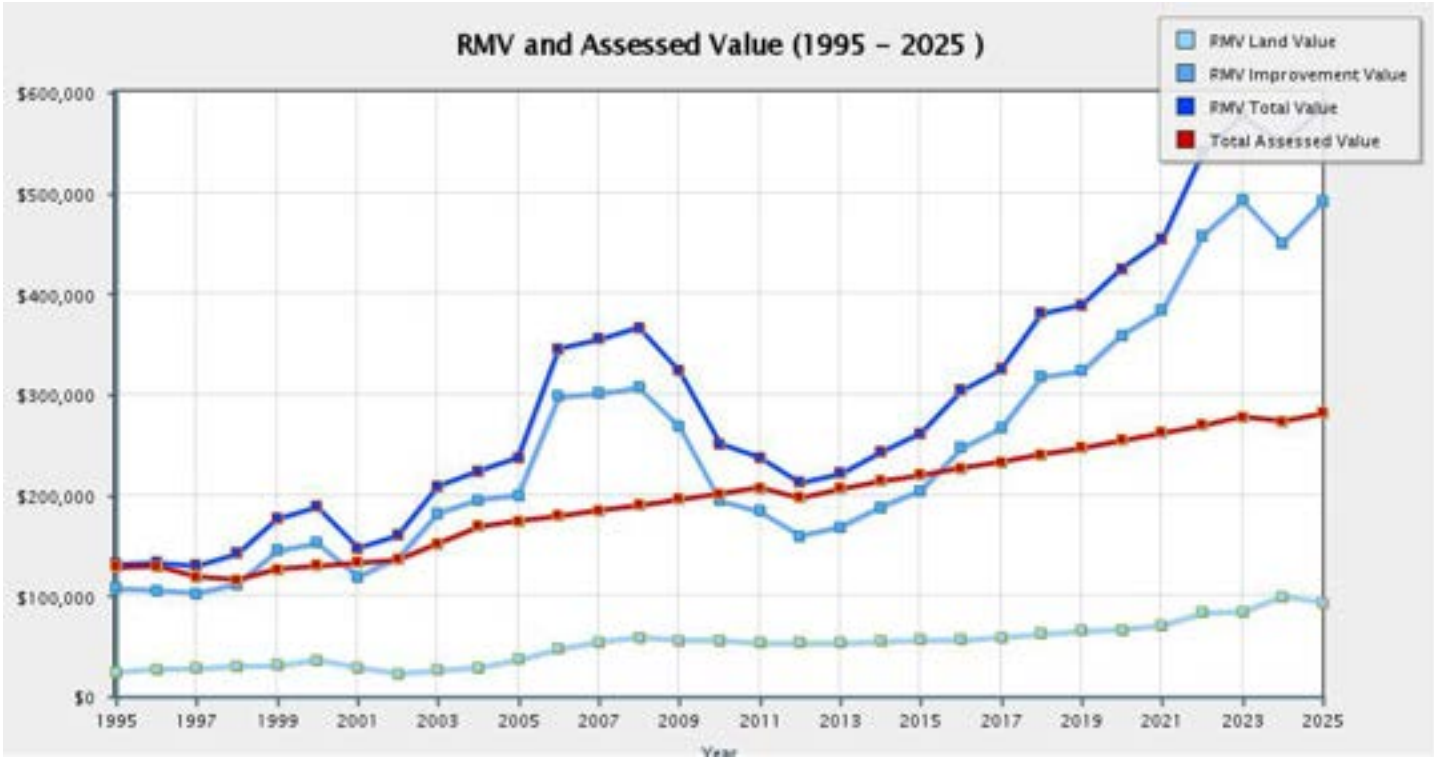
Account Status	
Status	Active Account Current Tax Year
Code Split - Other land tax account(s) associated with this taxlot 0020816	
Account Status	none
Remarks	Potential Additional Tax
Special Assessment Program	Forest Deferral
Data source: Lane County Assessment and Taxation	

General Tax Account Information	
Tax Account Acreage	5.00
Fire Acres	N/A
Property Class	681 - Forest, mult. spec. assmts, improved
Statistical Class	140 - Class 4 single family dwelling
Neighborhood	694500 - Junction City Typical Rural
Category	Land and Improvements
Data source: Lane County Assessment and Taxation	

Township-Range-Section / Subdivision Data					
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00500	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	Land	Real Market Value (RMV) Improvement	Total	Total Assessed Value Tax

2025	\$93,421	\$492,619	\$586,040	\$281,519	\$3,053.47
2024	\$99,037	\$450,316	\$549,353	\$273,421	\$2,937.53
2023	\$84,201	\$493,183	\$577,384	\$277,738	\$2,697.70
2022	\$83,365	\$457,903	\$541,268	\$269,763	\$2,546.13
2021	\$71,097	\$383,347	\$454,444	\$262,040	\$2,510.26
2020	\$66,064	\$358,562	\$424,626	\$254,515	\$2,427.12
2019	\$65,494	\$323,388	\$388,882	\$247,229	\$2,614.03
2018	\$62,934	\$317,869	\$380,803	\$240,129	\$2,540.23
2017	\$58,511	\$266,732	\$325,243	\$233,254	\$2,443.41
2016	\$56,967	\$247,474	\$304,441	\$226,576	\$2,378.66
2015	\$56,967	\$204,264	\$261,231	\$220,088	\$1,984.56
2014	\$55,052	\$187,829	\$242,881	\$213,810	\$2,038.36
2013	\$53,532	\$168,265	\$221,797	\$206,501	\$1,921.76
2012	\$53,532	\$159,431	\$212,963	\$197,575	\$1,744.85
2011	\$53,532	\$184,081	\$237,613	\$207,506	\$1,762.68
2010	\$55,958	\$194,790	\$250,748	\$201,559	\$1,707.27
2009	\$55,806	\$267,940	\$323,746	\$195,806	\$1,665.49
2008	\$58,666	\$307,380	\$366,046	\$190,218	\$1,620.83
2007	\$54,281	\$301,080	\$355,361	\$184,789	\$1,602.80
2006	\$47,536	\$297,990	\$345,526	\$179,539	\$1,553.66
2005	\$37,376	\$199,840	\$237,216	\$174,417	\$1,524.65
2004	\$28,582	\$195,630	\$224,212	\$169,464	\$1,365.88
2003	\$26,496	\$182,080	\$208,576	\$151,684	\$1,469.86
2002	\$23,119	\$137,200	\$160,319	\$136,329	\$1,304.94
2001	\$28,813	\$118,790	\$147,603	\$133,307	\$1,251.99
2000	\$36,091	\$152,300	\$188,391	\$129,947	\$1,242.68
1999	\$31,250	\$145,050	\$176,300	\$126,161	\$1,209.13
1998	\$30,330	\$111,580	\$141,910	\$115,708	\$1,120.76
1997	\$27,830	\$102,370	\$130,200	\$118,674	\$1,158.53
1996	\$27,550	\$105,540	\$133,090	\$129,080	\$1,159.01
1995	\$24,170	\$107,690	\$131,860	\$128,340	\$1,164.36



Current Year Assessed Value \$281,519
Less Exemption Amount * N/A
Taxable Value **\$281,519**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06901
Taxing Districts for TCA 06901
Junction City Rural Fire Protection Dist
Junction City School District 69
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)
10/27/2018	\$1,300,000	2018-57046		N	Yes	Charles E & Priscilla L Suggett 1997	Fitzpatrick Vineyards LLC
03/13/1998	\$0	1998-18150		6	data not available	Charles E Suggett & Priscilla L TR	data not available
07/07/1997	\$0	1997-48542		6	data not available	Suggett, Charles E	data not available
11/15/1996	\$1,000	1997-1535		L	data not available	Luxford, Dennis R & Carol L H&W	data not available
07/13/1993	\$175,000	1993-43224		N	data not available	Rathburn, Gary D	data not available
10/14/1991	\$22,500	1991-49510		6	data not available	Rathburn, Gary D	data not available
03/11/1990	\$148,500	1990-24343		N	data not available	Barber, Raymond D & Rosaleen B H&W	data not available

Data source: Lane County Assessment and Taxation

Log Off

Lane County Clerk
Lane County Deeds & Records

2018-057046

12/12/2018 01:44:45 PM

RPR-DEED Cnt=1 Stn=1 CASHIER 05 3pages
\$15.00 \$11.00 \$10.00 \$61.00

\$97.00



After recording return to:
Fitzpatrick Vineyards LLC
25357 High Pass Road
Junction City, OR 97448

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

Fitzpatrick Vineyards LLC
25357 High Pass Road
Junction City, OR 97448

File No.: 1031-3148871 (JLW)
Date: October 26, 2018

STATUTORY WARRANTY DEED

Charles E. Suggett and Priscilla L. Suggett as trustees of the "Charles E. Suggett and Priscilla L. Suggett 1997 Trust" (a revocable grantor type trust without set expiration date) dated July 7, 1997, Grantor, conveys and warrants to Fitzpatrick Vineyards LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,300,000.00**. (Here comply with requirements of ORS 93.030)

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 this 27 day of OCT, 20 18.

Charles E. Suggett and Priscilla L. Sugget 1997
Trust

Charles E. Suggett Trustee
Charles E. Suggett, Trustee
Priscilla L. Suggett Trustee
Priscilla L. Suggett, Trustee

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 27th day of October, 20 18
by Charles E. Suggett and Priscilla L. Suggett as Trustees of Charles E. Suggett and Priscilla L. Sugget
1997 Trust, on behalf of the Trust.



Janet L. Winder
Notary Public for Oregon
My commission expires: 4/30/2021

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

The Southwest quarter of the Northwest quarter of Section 31, Township 15 South, Range 5 West of the Willamette Meridian, Lane County, Oregon.

EXCEPT the South 18 rods of the West 11 rods thereof.

ALSO EXCEPT: Beginning at the Southeast corner of said Southwest quarter of the Northwest quarter; thence North to an intersection with the East line of Turnbow Road, which road is designated as a County Road; thence Southwesterly along said road to the intersection of High Pass Road at a point due West of the point of beginning; thence East along said High Pass Road to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at a point 750 feet East of the Southwest corner of the herein described property; thence South 60 feet; thence Easterly, parallel to the South line of the Northwest quarter of the Northwest quarter of said Section 31, 750 feet to the centerline of County Road No. 546 (Turnbow Lane); thence Northwesterly along said centerline 60 feet to said South line of the Northwest quarter of the Northwest quarter of said Section 31; thence West along said South line to the point of beginning, in Lane County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valley's leading farm, ranch, and land real estate specialists. With over 25 years of experience, Paul and his team represent buyers and sellers in farm ground, ranch land, development property, luxury estates, acreage, residential, and multifamily properties.

Paul's background as a fifth-generation farmer, nursery and dairy manager, land developer, and economist gives him deep expertise in zoning, water rights, soils, and land development, helping clients navigate complex transactions and build strong real estate portfolios.



SCAN TO LEARN MORE ABOUT THE TEAM





**Oregon
Farm & Home**
★ BROKERS ★

kW MID-WILLAMETTE
KELLERWILLIAMS REALTY

DRIVEN BY TRUST & VALUE



(541) 740-7752 | oregonfarmandhomebrokers.com

Licensed Oregon Brokers & Land Specialists. Each office is independently owned and operated.

