

24645 BUTLER RD

OREGON FARM & HOME BROKERS



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

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND
KELLER WILLIAMS

Luxury
KELLER WILLIAMS
INTERNATIONAL

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

AGENT INFORMATION



JOE CALLIS

jcalls@kw.com

541-760-1514

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- 14 Acres
- 1,950 SqFt
- 3 Bedrooms/2 Bathrooms
 - Single Story Home
- Woodshed
- Tack Barn
- 64 Foot Deck
 - Partially Covered
- 12 Acres of Timber
 - Planted 2007
- Two Springs
- Serene Location!



PARCEL MAP





 Boundary

LIST PACK





LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0068229**

Tax Lot: **1606360003400**

Owner: Gray, William A VII

CoOwner:

Site: 24645 Butler Rd

Junction City OR 97448

Mail: 24645 Butler Rd

Junction City OR 97448

Zoning: County-F2 - Impacted Forest

Std Land Use: RSFR - Single Family Residence

Legal: Map Lot: 1606360003400, TRS: T16 R06 S36 Q00, Lot: TL 03400

TwN/Rng/Sec: T:16S R:06W S:36 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$497,858.00**

Market Land: **\$101,711.00**

Market Impr: **\$396,147.00**

Assessment Year: **2021**

Assessed Total: **\$255,994.00**

Exemption:

Taxes: **\$2,871.54**

Levy Code: 06919

Levy Rate: 11.2172

PROPERTY CHARACTERISTICS

Year Built: 2017

Eff Year Built: 2017

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 1,950 SqFt

Floor 1 SqFt: 1,950 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 5.00 Acres (217,800 SqFt)

Garage SqFt: 513 SqFt

Garage Type: Attached

AC:

Pool:

Heat Source: Forced hot air & cool

Fireplace:

Bldg Condition:

Neighborhood: 694500

Lot: TL 03400

Block:

Plat/Subdiv:

School Dist: 69 - Junction City School District

Census: 1138 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/25/2018

Sale Amount:

Document #: 23997

Deed Type: Deed

Loan

Amount:

Lender:

Loan Type:

Interest Type:

Title Co: FIRST AMERICAN TITLE

[illegible]

Site Address: 24645 Butler Rd

3

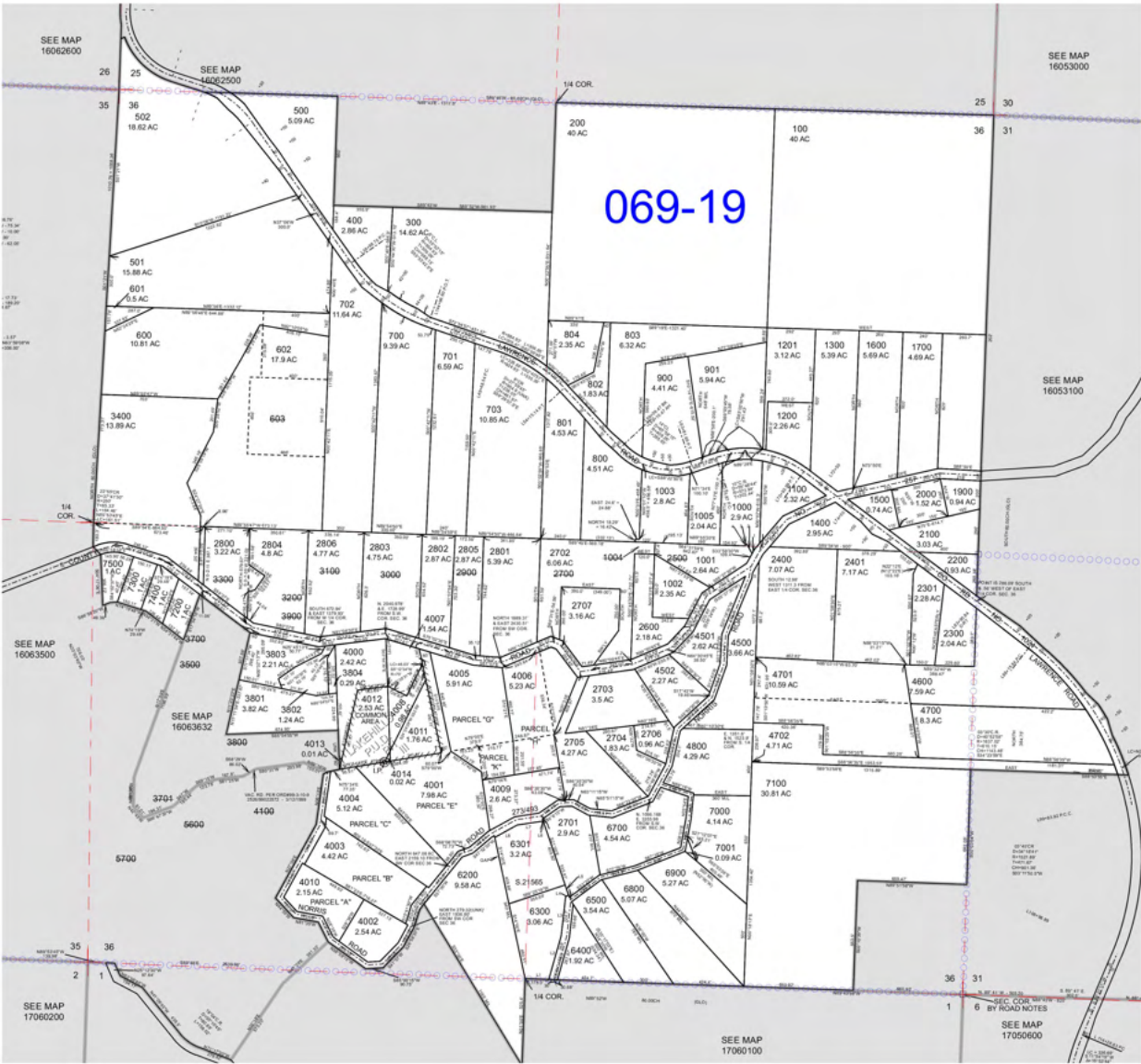
FOR ASSESSMENT AND
TAXATION ONLY

SECTION 36 T.16S. R.6W. W.M.
Lane County
1" = 400'

REVISIONS
01/14/2004 - LCAT142 - UPGRADE TCA TO 1989 STATUS GIS
01/14/2004 - LCAT142 - CONVERT MAP TO GIS
06/29/2004 - LCAT142 - LA BETWEEN 200 & 204
06/29/2004 - LCAT142 - LA BETWEEN 204 & 208
06/29/2004 - LCAT142 - LA BETWEEN 208 & 212
06/29/2004 - LCAT142 - MAP COR. ARND NORMALIZED, ADD TL 4700
07/17/2014 - LCAT142 - NTL 4700 OUT OF TL 3, 401
07/17/2014 - LCAT142 - NTL 7000 OUT OF TL 7000
10/26/2020 - LCAT142 - MAP COR. TL 7000 TO MATCH DEED SURVEY

16063600

LCAT.JCG - 2020-10-29 14:26



CANCELLED
1004
2500
2700
2900
3000
3100
3200
3300
3500
3600
3700
3701
3800
3900
4100
4200
4300
4400
4900
5000
5100
5200
5300
5400
5500
5600
5700
5800
5900
6000
6100
6600
603

16063600



Fidelity National Title

Parcel ID: 0068229

Site Address: 24645 Butler 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

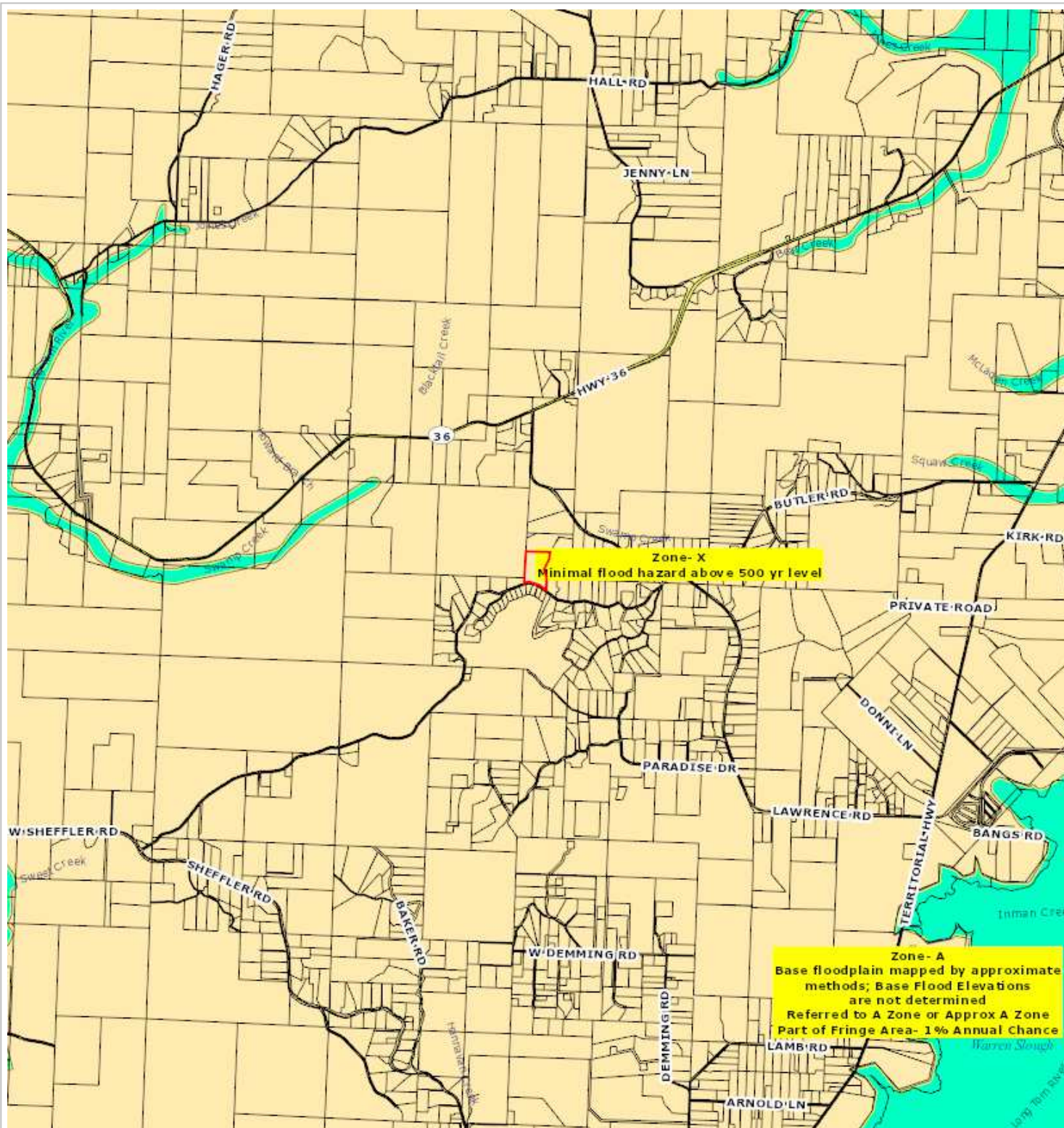


Fidelity National Title

Parcel ID: 0068229

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Flood Map



Fidelity National Title

Parcel ID: 0068229

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Detailed Property Report

Site Address 24645 Butler Rd Junction City, OR 97448-9541
Map & Taxlot# 16-06-36-00-03400
SIC N/A
Tax Account# 0068229

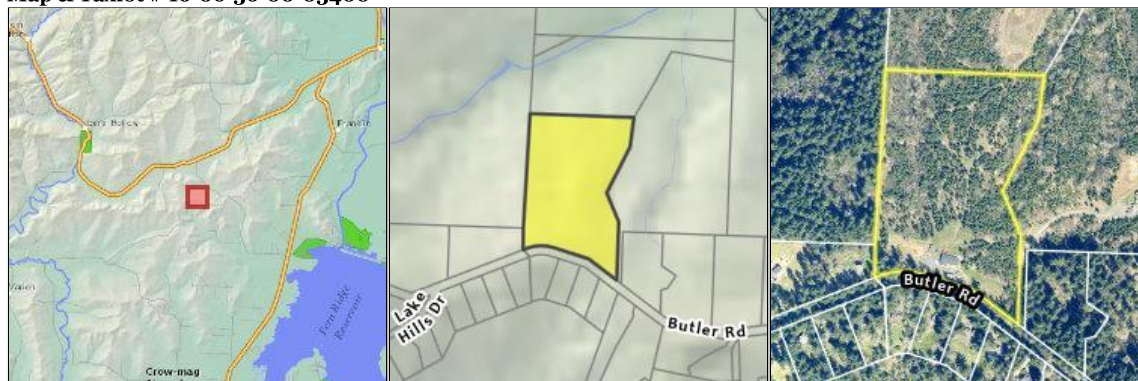
Property Owner 1
 Gray William A Vii
 24645 Butler Rd
 Junction City, OR 97448
 Tax account acreage 5.00
 Mapped taxlot acreage[†] 13.88

[†] 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 1896289

Maps

Map & Taxlot # 16-06-36-00-03400



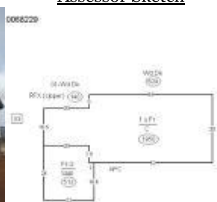
Business Information

Improvements

Dwelling 1 / Building Type » Class 3 dwelling

Assessor Photo

Assessor Sketch



[Click to enlarge photo](#)

Inspection Date	10/24/2018	Bedrooms	3	Roof Style	Gable
Building Class	3+	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	2017	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	2017	Depreciation	3%	Percent Complete as of Jan 1 st	100 %
				Heat	Forced hot air & cool

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	1950	1950	Composition siding
Total Sq Ft	1950	1950	

Other Square Footage

Detached	N/A	Attached Garage	513
Garage		Carport	N/A
Basement	N/A		
Garage			
Paved Patio	N/A	Paved Driveway	N/A

Site Address Information

24645 Butler Rd
 Junction City, OR 97448-9541

House #	24645	Suffix	N/A	Pre-directional	N/A
Street Name	Butler	Street Type	Rd	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9541				

Land Use 1111 Single Family Housing
USPS Carrier Route R001

General Taxlot Characteristics

- Geographic Coordinates

Taxlot Characteristics

X 4167813 Y 912792 (State Plane X,Y)
Latitude 44.1357 **Longitude** -123.3703

■ 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

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	13.88
Approx Taxlot Sq Footage	604,613
Plan Designation	Residential
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Average
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Lane Fire Authority
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/Central
LTD Service Area? 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	49%	3	0
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	45%	4	0
45C	Dupee Silt Loam, 3 to 20 Percent Slopes	6%	3	4

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

Census Information

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

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

Demographic Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,390	+/-341	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.5%	+/-2.7	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	85.8%	+/-3.0	*See below	*See below	81.0%	*****	78.5%	+/-0.1

Percent Age 65 and Over	23.2%	+/-3.6	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	52.0	+/-5.0	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2

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

Housing Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,378	+/-107	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	103	+/-71	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	82.2%	+/-5.8	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	17.8%	+/-5.8	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-2.8	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-12.4	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	304,100	+/-22,640	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,602	+/-170	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	983	+/-253	*See below	*See below	921	+/-11	988	+/-4

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

Economic Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	14.4%	+/-4.1	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3

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

Social Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	27.7%	+/-5.9	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	91.5%	+/-3.9	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

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

* Outside city limits. Census data are not available.

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

Explanation of Symbols:

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

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0068229

View tax statement(s) for:

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

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2021	\$2,785.39	\$2,785.39	\$86.15	\$0.00	\$2,871.54
11/13/2020	\$2,685.01	\$2,685.01	\$83.04	\$0.00	\$2,768.05
11/01/2019	\$2,583.62	\$2,583.62	\$79.91	\$0.00	\$2,663.53
06/11/2019	\$444.43	\$438.59	\$0.00	\$5.84	\$444.43
02/08/2019	\$894.73	\$877.19	\$0.00	\$17.54	\$894.73
11/30/2017	\$411.50	\$409.68	\$0.00	\$1.82	\$411.50

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Gray William A Vii	24645 Butler Rd	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
Gray William A Vii	24645 Butler 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 [1896289](#)

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 641 - Forest, deferral by application, improved
Statistical Class 130 - Class 3 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 03400	Recording Number	N/A

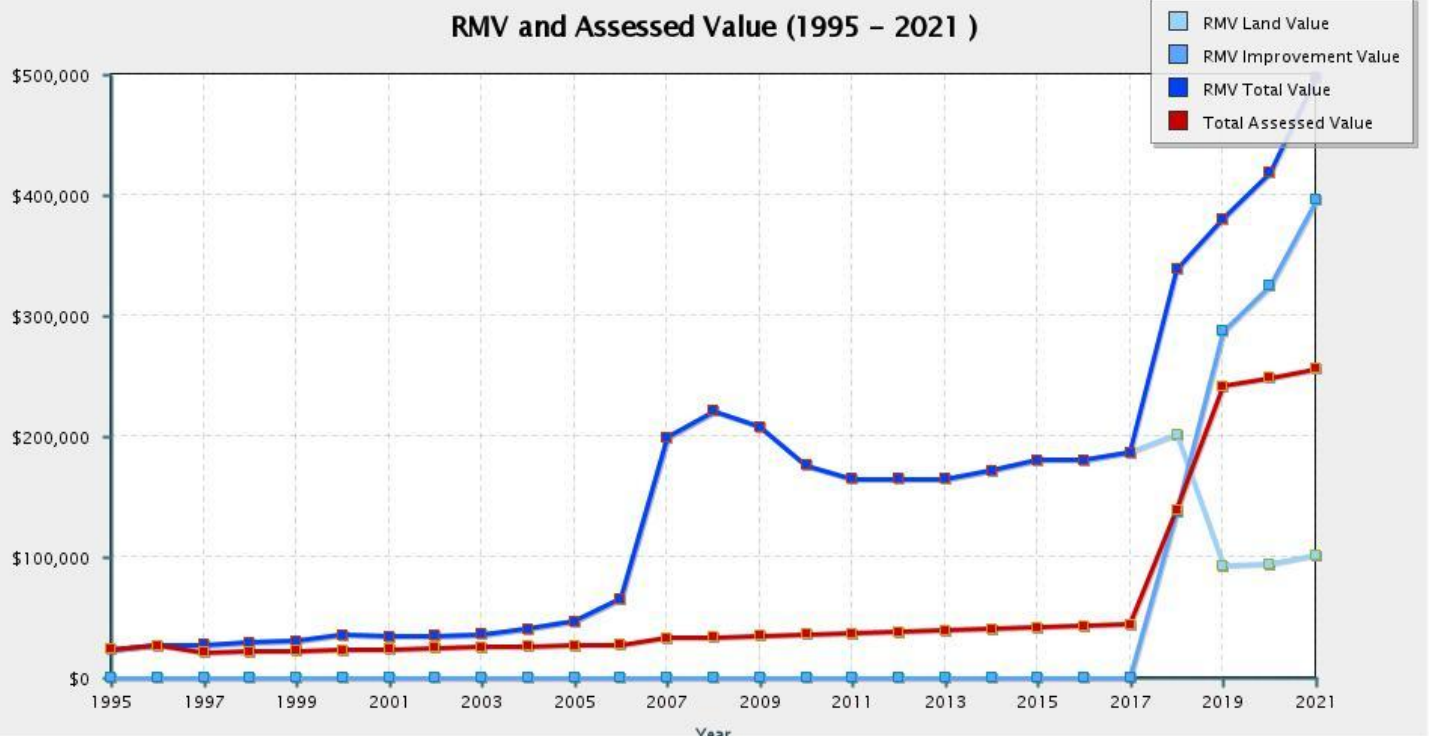
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

	Real Market Value (RMV)			Total Assessed Value	Tax
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2021	\$101,711	\$396,147	\$497,858	\$255,994	\$2,871.54
2020	\$93,939	\$324,428	\$418,367	\$248,635	\$2,768.05
2019	\$93,083	\$287,354	\$380,437	\$241,531	\$2,663.53
2018	\$201,591	\$137,030	\$338,621	\$138,926	\$1,315.78
2017	\$186,533	\$0	\$186,533	\$43,970	\$ 409.68
2016	\$180,027	\$0	\$180,027	\$42,689	\$ 399.28
2015	\$180,027	\$0	\$180,027	\$41,445	\$ 326.80
2014	\$171,350	\$0	\$171,350	\$40,080	\$ 322.54
2013	\$164,842	\$0	\$164,842	\$39,066	\$ 315.10
2012	\$164,842	\$0	\$164,842	\$37,928	\$ 285.70
2011	\$164,842	\$0	\$164,842	\$36,823	\$ 278.57
2010	\$175,686	\$0	\$175,686	\$35,751	\$ 270.24
2009	\$207,614	\$0	\$207,614	\$34,709	\$ 262.90
2008	\$221,104	\$0	\$221,104	\$33,698	\$ 258.37
2007	\$199,369	\$0	\$199,369	\$32,716	\$ 247.54
2006	\$65,549	\$0	\$65,549	\$27,477	\$ 211.49
2005	\$46,489	\$0	\$46,489	\$26,677	\$ 206.66
2004	\$40,077	\$0	\$40,077	\$25,900	\$ 201.26
2003	\$36,106	\$0	\$36,106	\$25,146	\$ 236.92
2002	\$34,387	\$0	\$34,387	\$24,414	\$ 227.66
2001	\$34,047	\$0	\$34,047	\$23,703	\$ 221.75
2000	\$35,100	\$0	\$35,100	\$23,013	\$ 212.42
1999	\$30,260	\$0	\$30,260	\$22,343	\$ 210.17
1998	\$29,380	\$0	\$29,380	\$21,692	\$ 206.78
1997	\$26,950	\$0	\$26,950	\$21,060	\$ 204.84
1996	\$26,680	\$0	\$26,680	\$26,680	\$ 232.27
1995	\$23,400	\$0	\$23,400	\$23,400	\$ 207.54

RMV and Assessed Value (1995 - 2021)



Current Year Assessed Value \$255,994
 Less Exemption Amount * N/A
 Taxable Value **\$255,994**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06919

Taxing Districts for TCA 06919

Junction City School District 69
 Lane Community College
 Lane County
 Lane Education Service District
 Lane Fire Authority
 Upper Willamette Soil & Water

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

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
05/21/2018	\$0	2018-23997		6	No	Gray William	Gray William A Vii
05/23/2017	\$113,000	2017-26138		N	No	Hansen Martin M & Fenley Darlene Ros	Gray William
08/31/2016	\$0	2016-43057		8	No	Hansen Martin M	Hansen Martin M
10/26/2007	\$0	2007-73713		8	No	Gilbert Donald C	Hansen Martin M
10/26/2007	\$0	2007-73711		8	Yes	Feneley Darlene Rose	Hansen Martin M
04/14/2006	\$0	2006-26824		K	Yes	Andreason John R	Gilbert Donald C
09/15/2005	\$400,000	2005-72889		N	Yes	Coulter George M & Karen M	Hansen Martin M
02/10/1989	\$35,000	1989-30000		6	data not available	Coulter, Roger K	data not available

Data source: Lane County Assessment and Taxation

Log Off



LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1896289**
Tax Lot: **1606360003400**
Owner: Gray, William A VII
CoOwner:
Site: 24645 Butler
Junction City OR 97448
Mail: 24645 Butler Rd
Junction City OR 97448
Zoning: County-F2 - Impacted Forest
Std Land Use: OTHR - Other
Legal: Map Lot: 1606360003400, TRS: T16 R06 S36 Q00, Lot: TL 03400
Twn/Rng/Sec: T:16S R:06W S:36 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$134,656.00**
Market Land: **\$134,656.00**
Market Impr:
Assessment Year: **2021**
Assessed Total: **\$5,402.00**
Exemption:
Taxes: **\$117.09**
Levy Code: 06902
Levy Rate: 9.1434

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 8.89 Acres (387,248 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood: 694500
Lot: TL 03400
Block:
Plat/Subdiv:
School Dist: 69 - Junction City School District
Census: 1138 - 000402
Recreation:

SALE & LOAN INFORMATION

Sale Date:
Sale Amount:
Document #:
Deed Type:
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

Detailed Property Report

Site Address N/A
Map & Taxlot# 16-06-36-00-03400
SIC N/A
Tax Account# 1896289

Property Owner 1
Gray William A Vii
24645 Butler Rd
Junction City, OR 97448
Tax account acreage 8.89
Mapped taxlot acreage[†] 13.88

[†] 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 0068229

Maps

Map & Taxlot # 16-06-36-00-03400



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4167786 **Y** 913181 (State Plane X,Y)
Latitude 44.1368 **Longitude** -123.3704

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	13.88
Approx Taxlot Sq Footage	604,613
Plan Designation	Forest
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Lane Fire Authority
Ambulance Provider 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	49%	3	0
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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	709	State Representative District 9	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone
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	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,390	+/-341	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.5%	+/-2.7	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	85.8%	+/-3.0	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	23.2%	+/-3.6	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	52.0	+/-5.0	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2

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

Housing Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,378	+/-107	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	103	+/-71	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	82.2%	+/-5.8	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	17.8%	+/-5.8	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-2.8	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-12.4	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	304,100	+/-22,640	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,602	+/-170	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	983	+/-253	*See below	*See below	921	+/-11	988	+/-4

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

Economic Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	14.4%	+/-4.1	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3

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

Social Characteristics	Tract 0402		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	27.7%	+/-5.9	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	91.5%	+/-3.9	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

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

* Outside city limits. Census data are not available.

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

Explanation of Symbols:

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

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 1896289

View tax statement(s) for:

[2021](#)

[2020](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2021	\$113.57	\$113.57	\$3.52	\$0.00	\$117.09
11/13/2020	\$110.53	\$110.53	\$1.99	\$0.00	\$112.52
11/13/2019	\$108.66	\$108.66	\$3.36	\$0.00	\$112.02

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Gray William A Vii	24645 Butler Rd	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
Gray William A Vii	24645 Butler 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 [0068229](#)

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	8.89
Fire Acres	13.89
Property Class	641 - Forest, deferral by application, 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

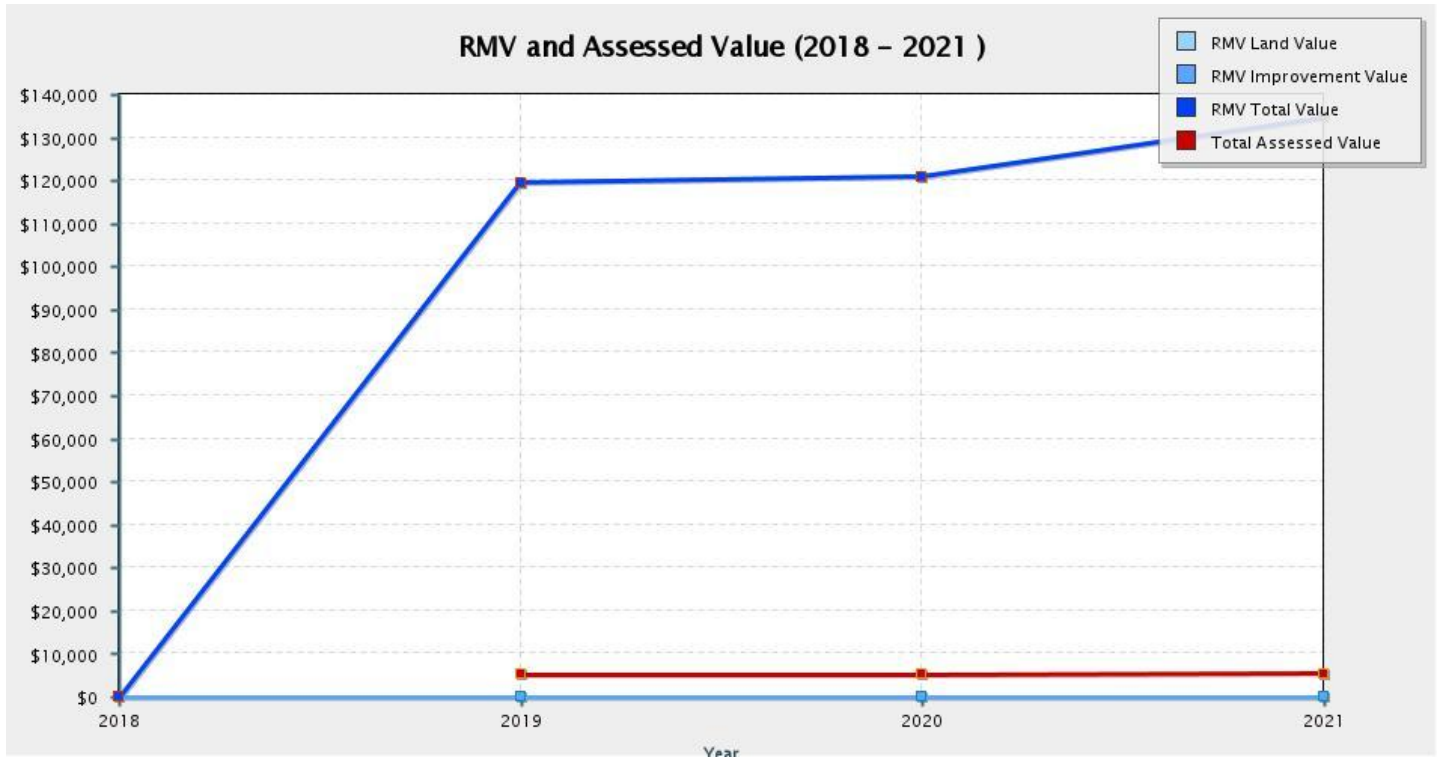
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 03400	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Real Market Value (RMV)			Total Assessed Value		Tax
Year	Land	Improvement	Total		
2021	\$134,656	\$0	\$134,656	\$5,402	\$ 117.09
2020	\$120,774	\$0	\$120,774	\$5,245	\$ 113.95
2019	\$119,386	\$0	\$119,386	\$5,092	\$ 112.02
2018	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$5,402
Less Exemption Amount * N/A
Taxable Value **\$5,402**

* 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

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

Log Off



After recording return to:
First American Title
535 E Main Street
Cottage Grove, OR 97424

Until a change is requested all tax
statements shall be sent to the
following address:
William Gray
24645 Butler Road
Junction City, OR 97448

File No.: 7192-3042017 (mm)
Date: May 18, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

Lane County Clerk
Lane County Deeds & Records

2018-023997

05/25/2018 12:48:22 PM

RPR-DEED Cnt=1 Stn=9 CASHIER 11 3pages
\$15.00 \$11.00 \$10.00 \$21.00

\$57.00

STATUTORY WARRANTY DEED

William Gray , Grantor, conveys and warrants to **William A Gray VII, a single man** , 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 **\$to correct vesting** . (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 21 day of may, 2018.

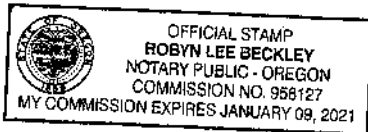
William Gray

William Gray

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 21 day of may, 2018
by **William Gray**.

Robyn Lee Beckley



Notary Public for Oregon
My commission expires:

1.9.21

EXHIBIT A

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

Beginning at the brass cap monument set in 1961 by the Bureau of Land Management to mark the West one-quarter corner of Section 36, Township 16 South, Range 6 West of the Willamette Meridian; thence, North 1° 20' 21" East 773.31 feet along the West line of said Section 36 to a reinforcing rod; thence, South 89° 55' 47" East 703.00 feet to a point marked by a reinforcing rod; thence, South 5° 28' 52" West 201.45 feet to a point marked by a reinforcing rod; thence, South 25° 05' 19" West 346.18 feet to a point marked by a reinforcing rod; thence, South 24° 27' 20" East 213.84 feet to a reinforcing rod set on the Northerly extension of a line thirty feet Westerly of and parallel to the Westerly line of that survey filed at the office of the Lane County Surveyor under No. 14129; thence, South 0° 01' 18" East 394.50 feet along said parallel line to a reinforcing rod set on the Northerly right of way line of Butler Road (being a line parallel with and 30.00 feet Northerly of the centerline thereof); thence, North 54° 29' 32" West 239.84 feet along said right of way line to a point; thence, North 74° 19' 48" West 246.32 feet continuing along said right of way line to a point; thence, 189.28 feet continuing along said right of way line as it follows the arc of a curve to the left having a radius of 280.00 feet to a point which bears South 86° 20' 28" West 185.69 feet from the last described point; thence, South 66° 58' 32" West 28.15 feet continuing along said right of way line to a reinforcing rod set on the West line of said Section 36; thence, North 0° 02' 19" West 147.99 feet to the point of beginning in Lane County, Oregon.

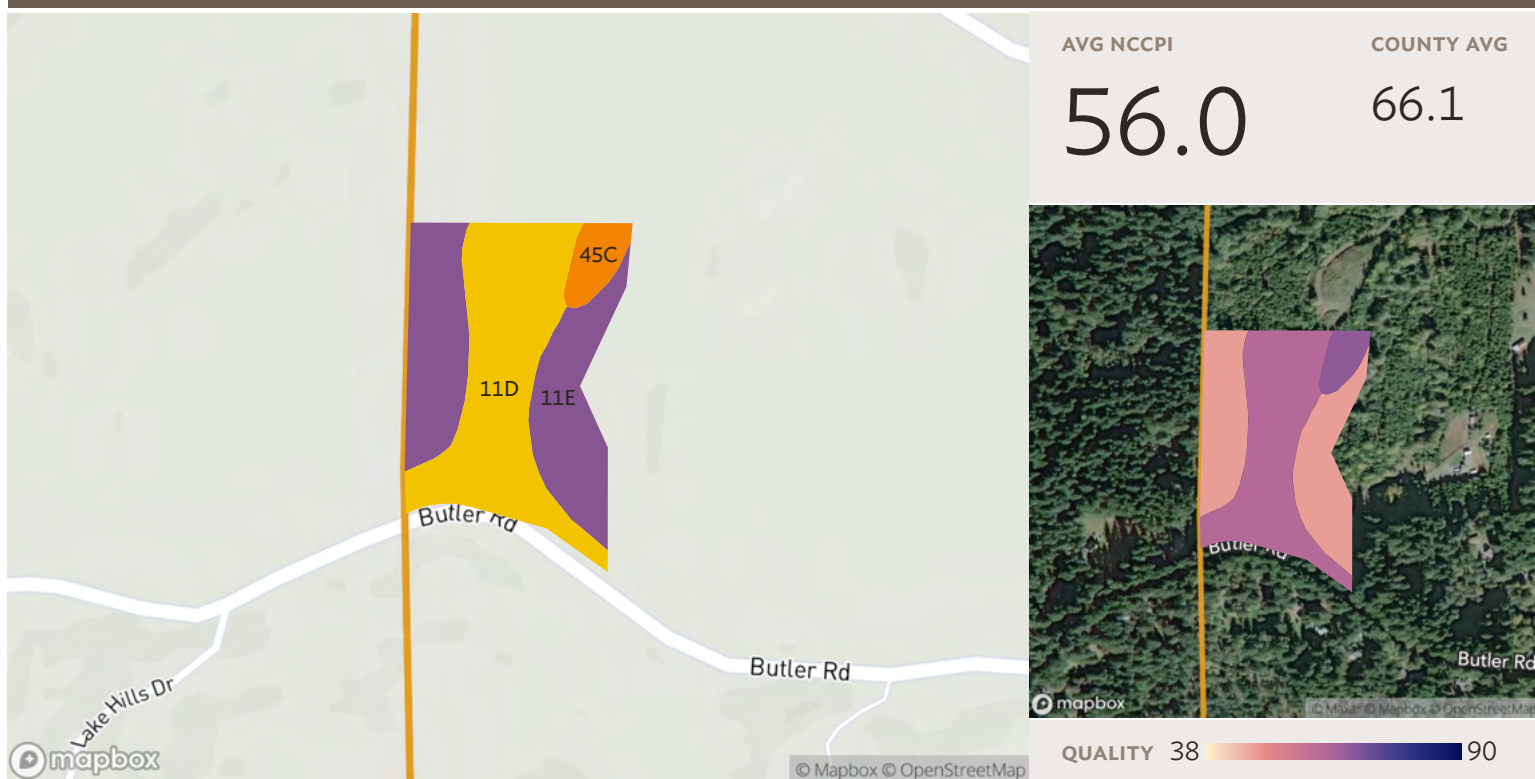
NOTE: This legal description was created prior to January 1, 2008.

SOIL REPORTS



1 field, 14 acres in Lane County, OR

TOWNSHIP/SECTION 16S 6W – 36



All fields

Source: NRCS Soil Survey

14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
11D	Bellpine silty clay loam, 12 to 20 percent slopes	6.75	48.7%	3	61.8
11E	Bellpine silty clay loam, 20 to 30 percent slopes	6.25	45.1%	4	48.2
45C	Dupee silt loam, 3 to 20 percent slopes	0.87	6.3%	3	67.3
		13.87			56.0