



CITY OF JUNCTION CITY
PLANNING & BUILDING DEPARTMENT

RECEIVED
FEB 16 2024

BY: DN

TYPE IV LAND USE APPLICATION PACKET

- Submit your completed application packet with documentation to Planning at 1171 Elm Street
- Payment of the base fee is due at the time an application is submitted.
- If you have questions, contact the Planning Technician, Tere Andrews at 541-998-3125 or jcplanning@ci.junction-city.or.us

Staff Contact: Planning Technician, Tere Andrews

Planning ■ 1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-3125 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov



The base fee is due at the time an application is submitted. See Table 1 below. Additional fees may apply. See Table 1 below. Additional fees may apply.

Type IV applications require two public hearings; the first before the Planning Commission and the second before the City Council. The decision can be appealed under Junction City Municipal Code (JCMC) 17.150.120. A Type IV review process takes approximately 90 days once an application has been deemed complete.

Note: Review may reveal additional requirements. Concurrent review of other applications is at the applicant’s own risk.

Table 1		
Lane Use Application	Base Requirements/Criteria	Base Fee
Annexation	1. Land Use Application 2. JCMC 17.165 3. Zoning criteria applicable to proposal/site	\$1,000
Annexation and withdrawal of property from Special District	1. Land Use Application 2. JCMC 17.165 3. Zoning Criteria applicable to proposal/site	\$1,000
Code Amendment to Title 17, Zoning Text or Map or; Title 16, Subdivision text	1. Land Use Application 2. JCMC 145 3. Zoning Criteria applicable to proposal/site	\$950
Comprehensive Plan Amendment (Text or Map)	1. Land Use Application 2. JCMC 17.145 3. Zoning Criteria applicable to proposal/site	\$950
Extraterritorial Extension (water, sewer or storm water)	1. Land Use Application 2. JCMC 17.165 3. Zoning Criteria applicable to proposal/site	\$1,000
Other municipal codes may apply to your request/proposal. The review process may reveal further requirements. Additional information may be requested.		
<i>Questions? Contact the Planning Technician for further information about criteria/requirements—541-998-3125</i>		
Other municipal codes may apply to your request/proposal. The review process may reveal further requirements. Additional information may be requested.		

Table 2. Land Use Review Classifications	Type I	Type II	Type III	Type IV
Administrative Decision (City Administrator or Designee) Exception: Final Subdivision Plats are reviewed by the Planning Commission (Decision can be appealed to Planning Commission)	X			
Planning Commission Decision (no public hearing however one can be requested) (Decision can be appealed to City Council)		X		
Planning Commission Public Hearing and Decision (Decision can be appealed to City Council)			X	
Planning Commission Public Hearing and recommendation to City Council; City Council Public Hearing and Decision (Appealed to Oregon Land Use Board of Appeals)				X

Table 3 Land Use Application Review Steps	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
1. Land Use application submitted	X	X	X	X
2. Completeness Review to determine if all necessary information is included with application (14-30 days)	X	X	X	X
3. Application is incomplete, necessary information is requested from applicant/representative (application on hold)	X	X	X	X
4. Application is deemed complete and applicant/representative notified	X	X	X	X
5. Tentative date set for application to go before the Planning Commission	X Final Plat	X	X	X
6. Tentative date set for application to go before the City Council				X
7. Department of Land Conservation & Development (DLCD) 35-day notice			X Amendment only	X Amendment only
8. Referrals sent to City Departments and outside agencies for their review (14-21 day response period, 30 days if Wetlands involved)	X	X	X	X
9. Opportunity to Comment mailed to property owners w/in 300-feet of subject site (may run concurrent w/ Referrals) (20-40 days before meeting)		X		
10. Planning Commission Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)			X	
11. Planning Commission review and decision	X Final Plat	X	X	
12. Planning Commission Recommendation to City Council			X Map Amendment	X
13. City Council Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)				X
14. City Council review and decision			X Map Amendment	X
15. Letter of Decision, with supporting documentation, sent to applicant/representative (w/in 5 business days of decision)	X	X	X	X
16. Appeal Period begins day notice is sent to applicant/representative	X	X	X	X
17. Decision becomes final (unless appealed)	X	X	X	X

* Junction City Municipal Code 17.150.130 states multiple land use applications may be submitted at one time. An applicant may request reviews be conducted parallel to one another, or concurrently. If reviewed concurrently, they will be reviewed under the highest Land Use classification (i.e. a Type I review application concurrent with a Type IV, both are reviewed as a Type IV).



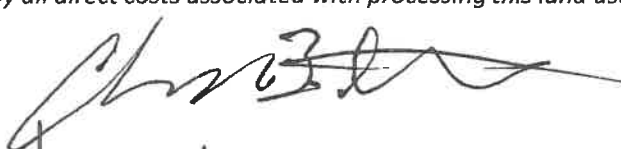
Zoned: CR
RZ-24-07

Section 4	
<u>Applicant:</u> Bothland, LLC	
Address: 1602 Coburg Rd, Eugene, OR 97401	
Phone:	E-Mail:
<u>Property Owner:</u> Same as applicant	
Address:	
Phone:	E-Mail:
<u>Contact:</u> Jed Truett of Metro Planning (if different than Applicant)	
Address: 846 A Street, Springfield, 97477	
Phone: 541 302-9830	E-Mail: jed@metroplanning.com

City of Junction City
LAND USE APPLICATION

Section 5	
Required Information	
x	Written statement describing proposal in detail
x	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
x	Three (3) paper copies of application packet including any plan sets
x	Digital copy of application packet including any plan sets
x	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Attachment(S):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Section 7	
Your signature below acknowledges the following:	
1. Payment of the base fee may not cover the City's costs associated with processing the Application. <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i>	
2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i>	
3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i>	
Applicant Signature:	
Date:	2/15/2024



846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

APPLICATION FOR A
CODE AMENDMENT
AND
COMPREHENSIVE PLAN DIAGRAM AMENDMENT
TO REDESIGNATE FROM COM/RES TO COMMERCIAL
AND
TO REZONE FROM CR TO GC

February 12, 2024

I. DETAILS:

Applicant: Bothland LLC, 1602 Coburg Rd, Eugene, OR 97401
Agent: Jed Truett, AICP, Metro Planning, Inc., 846 A Street, Spfd, OR 97477
Owners: Bothland LLC 1602 Coburg Rd., Eugene, OR 97401
Map/TL: Map 15-04-32-23, TLs 2500, 2600 and 2700. See Exhibit C.
Site Address: 474 W 10th Ave., Junction City, OR 97448 (TL 2700)
Zoning: Commercial/Residential (CR)
Desig: Commercial/Residential
Size: TL 2500, .03 acre; TL 2600, .11 acre; TL 2700; .12 acre.
Services: Urban
Legal Lot: N/A
Overlays: None
Annex: Yes. Inside

II. EXHIBITS

A: Diagram of Existing and Proposed Designation
Diagram of Existing and Proposed Zoning
B: Vicinity
C: A&T
D: RLID Printouts
E: Aerial
F: Comprehensive Plan and Zoning map excerpts

III. FACTS/BACKGROUND:

Bothland, LLC is the owner of four adjacent (separated by an alley) tax lots: TL 100, TL 2500, TL 2600 and TL 2700. Tax lot 100 contains the existing Dairy Queen restaurant at

1025 Ivy Street. The other parcels are undeveloped and are currently used as parking. The owner desires to do additional development/redevelopment consistent with the Dairy Queen on the other parcels. The zoning and designation on these other parcels prohibit development similar to the Dairy Queen.

IV. PROPOSAL

The proposal is to change the designation on TLs 2500, 2600 and 2700 (roughly .26 acre) from Commercial Residential to Commercial, and to change the zoning from Commercial Residential (CR) to General Commercial (GC).

V. APPROVAL CRITERIA - GENERALLY

1. JCMC 17.145.

The application is for an amendment to the zoning map of Chapter 17 and the plan diagram of the Junction City Comprehensive Plan. It is initiated by a property owner in accordance with JCMC 17.145. Other provisions are for informational purposes. The application has been submitted using a form provided by the city and will be accompanied by the required filing fee.

The Junction City Municipal Code does not have approval standards for changes to the map of the zoning ordinance or diagram of the comprehensive plan. Therefore, by law, the standards are limited to: internal consistency with unchanged portions of Title 17; consistency with the existing Comprehensive Plan; consistency with applicable Statewide Planning Goals; and consistency with applicable statutes and administrative rules. The Junction City Downtown Plan is not applicable to the proposal, as the properties do not lie within the boundary of that refinement plan. No other refinement plans are listed on the City's website.

VI. APPROVAL CRITERIA – COMPREHENSIVE PLAN AMENDMENT

A. Designation Background.

The Commercial/Residential Comprehensive Plan designation is implemented by Commercial/Residential (CR) Zone; and the Commercial Comprehensive Plan designation is implemented by Central Commercial (C-2) and General Commercial (GC) Zone. Table 3-1, Junction City Comprehensive Plan.

The Commercial Residential designation is listed in the 2012 Residential Buildable Lands Inventory. The subject parcels are identified as “developed.” Map 4. The Commercial Residential designation is listed and utilized as a commercial designation in the 2010 Commercial Building Inventory. The Commercial Residential designation is listed as a commercial designation in the 2012 Commercial and Industrial Buildable Lands Inventory. At page 12-13, the report states,

“Table 2-1 summarizes all land in the Junction City UGB. The next step is to identify the commercial and industrial land base (e.g., lands with plan designations that allow employment or “employment lands”).

Table 2-3 summarizes acres by plan designation for employment lands within the Junction City UGB. Of lands designated for employment, about 66% (534 acres) are in industrial designations, 17% (134 acres) are in commercial designations, 10% (85 acres) are in the Professional Technical Designation⁸, and 2% (19 acres) are in the Commercial/Residential Designation. Additionally, one public site (39 acres) is included in the inventory.”

At page 60,

“Commercial land includes land in the following plan designations: Commercial and Commercial/Residential.

[footnote 22] Commercial sites in Table 5-1 includes land in the following plan designations: Commercial and Commercial/Residential.”

At page 95,

“[footnote 57] Non-residential plan designations are: Commercial, Industrial, and Commercial/Residential.”

As such, changing the designation of the properties from Commercial Residential to Commercial does not impact the buildable lands inventory and is supported by the findings.

2. Commercial Zoning Districts of Chapter 17.

JCMC 17.35.010 through .140 General Commercial Zoning District. There is no purpose statement in section 35. The section lists nondiscretionary standards for

development. The proposal does not affect these standards. As such, the proposal is not inconsistent with JCMC 17.35.

JCMC 17.40.010 through .090 Commercial/Residential / Zoning District. There is no purpose statement in section 40. The section lists nondiscretionary standards for development. The proposal does not affect these standards. As such, the proposal is not inconsistent with JCMC 17.40.

Other zoning districts. Central Commercial is the other zoning district found in Chapter 17. The proposal does not relate to C-2 zoning. The standards of this district are not applicable. As such, the proposal is not inconsistent with JCMC 17.30.

3. JCMC 17.05.010 – Purpose of Chapter 17

“The several purposes of this title are to encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in the rendering of fire and police protection; to provide for adequate light and air; to lessen congestion; to encourage the orderly growth of the city; to prevent undue concentration of population; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, electrical distribution systems, transportation, schools, parks and other public requirements; and in general, to promote public health, safety, convenience and general welfare.”

Purpose statements are not approval criteria. However, in this instance, it is worth noting that the proposed zone change will conserve and stabilize the value of property by allowing full commercial use of the parcels in a coordinated manner, which will encourage the orderly growth of the city.

4. Junction City Comprehensive Plan

B. Comprehensive Plan Policies

Chapter 1: Citizen Involvement Element

Chapter 1 implements Oregon Statewide Planning Goal 1. The City of Junction City has a citizen involvement program that is acknowledged by the State as in compliance with Goal 1. Citizens are provided the opportunity to be involved in all phases of the planning process. The proposal does not include any changes to the City's

citizen involvement program. Requirements under Goal 1 are met by adherence to the City's provisions for citizen involvement as implemented by the City's Land Use Code. This application complies with the noticing requirements including the required pre-application neighborhood/applicant meeting.

Chapter 2: Environmental Element

Chapter 2 implements Oregon Statewide Planning Goal 5 and Goal 6 and 7?????. The policies of Chapter 2 are listed in Section IV. The sites are already developed, not in the floodway, and not in the 100-year floodplain. There are not wetlands on the properties. As part of referral, DEQ will have an opportunity to comment on the proposal. The subject plan amendment zone change does is not inconsistent with any listed policy.

Chapter 3: Land Use Element.

Chapter 3 implements Goal 2. The proposal does not affect the relationship between the comprehensive plan and the zoning ordinance. The proposal does not change the existing zoning designations of Junction City. As such, Chapter 3 is not applicable.

Goal 2 requires local plans and regulatory measures to be consistent with statewide goals and land use decisions to be supported by an adequate factual basis. Goal 2 also requires that comprehensive plan amendments be adopted after a public hearing by the governing body that provides citizens an opportunity to comment on the proposed amendment.

Junction City's land use code implements Goal 2 by providing state-acknowledged procedures and criteria governing land use decisions. This plan amendment and related zone change application will be considered by the Planning Commission and City Council following two public hearings. This application complies with the requirements of Junction City's land use code and thus complies with Goal 2.

This chapter also addresses urbanization. Section V.D. discusses commercial land use. The policies contained here largely relate to the need for larger commercial sites and limitations on divisions.

- *It is a goal of this plan to provide depth (distance) to the commercial areas along the major arterials serving the business areas.*

- *It is a policy of this plan to permit the division of larger parcels when a need exists based upon the unavailability of parcels of a smaller size in other parts of the city.*
- *It is a policy of this plan to permit the division of land into smaller parcels when a need exists based upon an immediate use.*
- *It is a policy of this plan not to permit the division of larger parcels of commercial land into smaller parcels for speculative purposes.*

No land divisions are proposed. Re-designating and rezoning the property to match that of the adjacent parcel under the same ownership promotes this policy by doubling the size of the tract and increases its depth, and making it available for larger and/or combined uses. The proposal complies with these goals/policies.

Chapter 4: Economic Development

The policies and objectives of Chapter 4 are listed in Section III. By allowing a broader range of commercial uses, the proposal meets the following policies:

- *Adequate land for the commercial uses that Junction City will need as the City grows, including providing commercial land to serve neighborhoods and businesses on the southern side of Junction City and in the surrounding rural communities that rely upon Junction City for their day-to-day service needs*
- *Adequate employment opportunities that sustain the population and maintain a population/employment ratio that does not result in Junction City being a “bedroom community” to the major employment centers in Lane County;*
- *A range of shopping and services available to meet most everyday needs of Junction City residents, together with those near by smaller communities and rural areas, such as (but not limited to) a full-service grocery stores, department store, home improvement store, other large format retail stores, personal services (e.g., a branch bank or beauty salon), restaurants, food and clothing stores.*

The proposal is also supported by Policy 4.1.2:

- 4.1.2 *Provide commercial land to meet the site characteristics and site sizes described in the EOA by: (a) increasing commercial land-use efficiency by promoting infill or redevelopment; (b) bringing new land into the urban*

growth boundary; (c) through both infill/redevelopment and bringing new land into the urban growth boundary.

Chapter 5: Energy Conservation:

The proposal does not affect energy conservation.

Chapter 6: Transportation

The proposal does not affect Transportation. The sites are developed and have existing access.

Chapter 7: Public Facilities

The proposal does not affect public facilities. The site are developed. All public facilities are already available.

Chapter 8: Parks, Recreation and Cultural Preservation.

The proposal does not affect parks, recreation or cultural preservation.

Chapter 9: Housing Element

Both designations allow for residential use. As stated on page 14 of the Comprehensive Plan,

- *Commercial/Residential – areas where both commercial and high-density residential uses are allowed. Uses may be allowed individually or within the same building.*
- *Commercial – may include retail, office, and/or multifamily uses, depending on the location. Retail uses are those which provide goods and/or services directly to the consumer, including service uses not usually allowed within an office use. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to a regional commercial center.*

As such, this rezone will not affect housing inventory. However, this property is not ideally situated for residential use. It is adjacent to busy streets with preexisting

commercial uses. No policies are violated by the proposed zone change/plan change. On balance, this property is best utilized for commercial uses.

5. Refinement plans

The parcels are not within the Junction City Downtown Plan. No refinement plans appear to be applicable.

6. Statewide Planning Goals

Goal 1: Citizen Involvement - To develop a citizen involvement program to insure the opportunity for citizens to be involved in all phases of the planning process.

Junction City has a citizen involvement program that is acknowledged by the State as in compliance with Goal 1. Citizens are provided the opportunity to be involved in all phases of the planning process. The proposal does not include any changes to the City's citizen involvement program. Requirements under Goal 1 are met by adherence to the City's provisions for citizen involvement as implemented by the Junction City Code. This application complies with the noticing requirements including the required pre-application neighborhood/applicant meeting.

Goal 2: Land Use Planning - To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Goal 2 requires local plans and regulatory measures to be consistent with statewide goals and land use decisions to be supported by an adequate factual basis. Goal 2 also requires that comprehensive plan amendments be adopted after a public hearing by the governing body that provides citizens an opportunity to comment on the proposed amendment.

Junction City's land use code implements Goal 2 by providing state-acknowledged procedures and criteria governing land use decisions. This Plan amendment and related zone change application will be considered by the Planning Commission and City Council following two public hearings. This application complies with the requirements of Junction City's land use code and thus complies with Goal 2.

Goal 3: Agricultural Lands

The amendment is for property in the Junction City urban growth boundary and does not affect any land designated for agricultural use. Goal 3 is not applicable.

Goal 4: Forest Lands

The amendment is for property in the Junction City urban growth boundary and does not affect any land designated for forest use. Goal 4 is not applicable.

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources- To protect natural resources and conserve scenic and historic areas and open spaces.

The property does not contain any inventoried Statewide Goal 5 resources. There are no known significant natural assets or historic resources on the property. The amendment does not propose a change to the City's list of Goal 5 resources or propose a change to any regulatory measures related to Goal 5. The proposed request will not allow new uses that could be in conflict with a significant Goal 5 resource site because not such sites exist on-site. Goal 5 is not applicable.

Goal 6: Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water, and land resources of the state.

The City of Junction City has existing programs and regulations in place to maintain and improve the quality of the air, water and land resources. The Junction City Planning Department coordinates the City's compliance with applicable federal and state environmental quality statutes and manage multiple programs to maintain compliance with Goal 6 including Water Resources Programs, such as implementing the City's National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit, and the Wastewater & Stormwater (sewer & drainage) Programs. This amendment will encourage development of existing commercially zoned land. All new development must comply with applicable local, state and federal air and water quality standards. The proposed amendment does not alter the City's acknowledged compliance with Goal 6.

Goal 7. Areas Subject to Natural Disaster and Hazards- To protect people and property from natural hazards.

The Comp Plan and the City's Land Use Code are acknowledged to be in compliance with all applicable statewide land use goals, including Goal 7. Junction City has existing programs, policies, zoning overlays, and development standards to regulate development

in areas subject to natural disasters and hazards. The subject property is not within the Floodway. The subject property is not located within known areas of natural disasters or hazards. The proposed Plan amendment does not affect any City regulations or alter mitigation requirements for any properties in areas subject to natural disasters and hazards. Goal 7 is not applicable.

Goal 8: Recreational Needs - To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Junction City has evaluated projected population growth, changes in community demographics, and the recreational needs of citizens and visitors. In compliance with Goal 8, the Plan Diagram designates areas needed for Parks and Open Space. The subject property does not contain any land identified as needed to meet recreational needs or to satisfy the demand for recreational facilities. The proposed Plan Diagram amendment and related zone change will not affect the City's supply of land available for recreation areas or recreational facilities. Goal 8 is not applicable.

Goal 9: Economic Development- To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The City of Junction City has done a full economic analysis as part of its comprehensive plan. For the reasons set out under the Comprehensive Plan analysis, the proposal is consistent with economic development.

Goal 10: Housing - "To provide for the housing needs of citizens of the state."

The City of Junction City has done a full housing analysis as part of its comprehensive plan. For the reasons set out under the comprehensive plan analysis, the proposal is consistent with housing.

Goal 11: Public Facilities and Services - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The property is located within the city limits of the City of Junction City and all public services either exist or can be efficiently provided to serve the subject site. The proposal

will not affect the City or other service providers' ability to provide public services. The Plan amendment and related zone change comply with Goal 11.

Goal 12: Transportation – To provide and encourage a safe, convenient and economic transportation system.

The City of Junction City has an adopted and acknowledged Transportation System Plan (TSP). The proposed Plan Diagram change is from Commercial/Residential to Commercial. Commercial use is consistent with the TSP. The amendment will allow the creation of a vibrant commercial area taking advantage of the strategic location near other commercial uses, and transit and major transportation corridors.

Goal 13: Energy - To conserve energy.

RESPONSE. There are no non-renewable energy resources on the property. The proposed change to the Plan's land use diagram will not amend or affect any land use regulations enacted to implement Goal 13. All new development will be required to comply with local, state and federal codes related to energy conservation. Goal 13 is not applicable.

Goal 14: Urbanization - To provide an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

RESPONSE. This Plan amendment does not propose to expand the Urban Growth Boundary thus does not require a review of the transition of rural to urban land uses. Therefore, the provisions of Goal 14 and OAR Chapter 660, Division 24 (Urban Growth Boundaries) are not applicable.

Goal 15: Willamette River Greenway

RESPONSE. The property is not located within the Willamette River Greenway. Goal 15 is not applicable.

Goals 16 thru 19 - Coastal Goals

RESPONSE. The property is not located on the coast. Goals 16 thru 19 are not applicable.

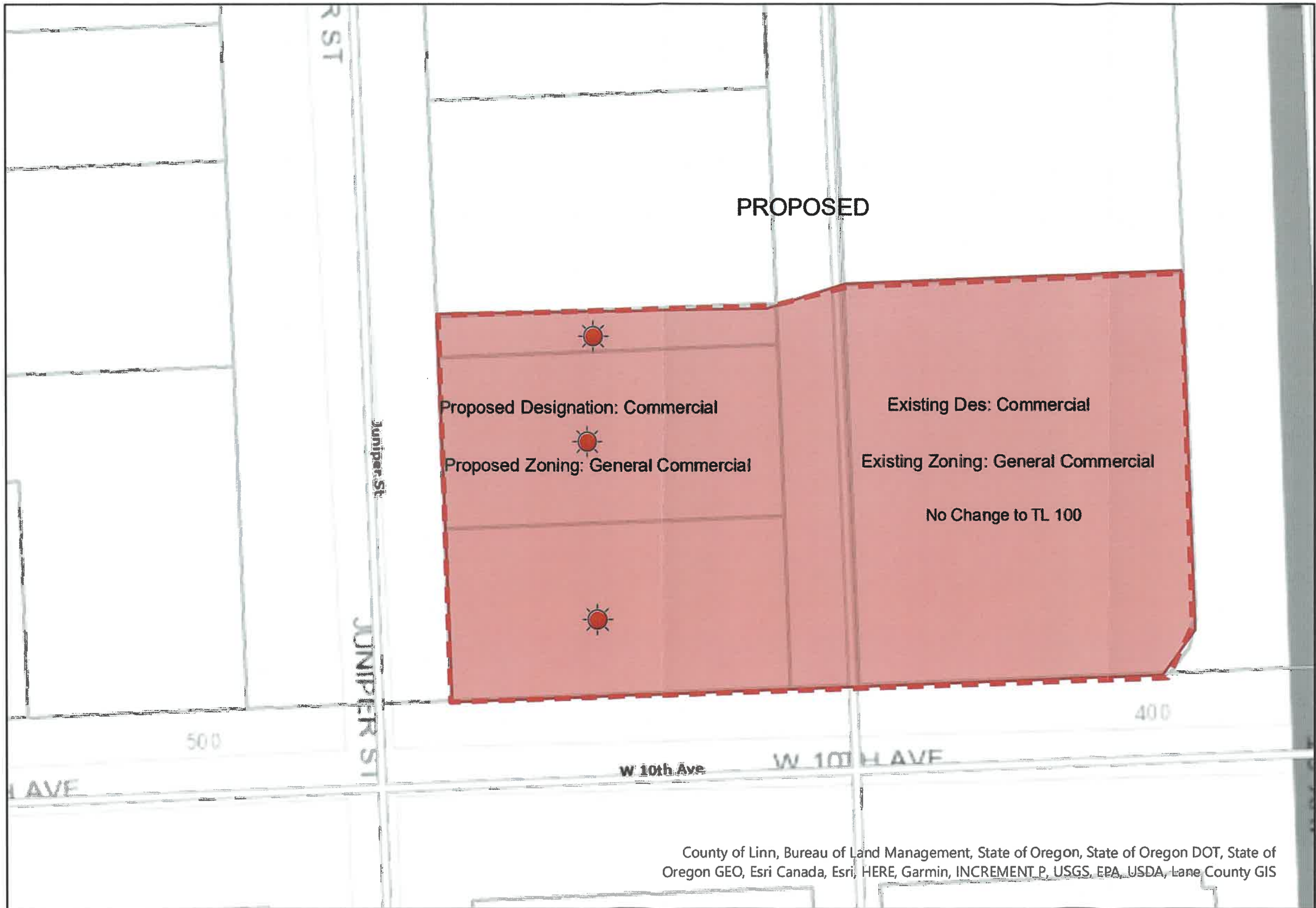
7. Statutes and Administrative Rules

No statutes or administrative rules are applicable to the proposed change.



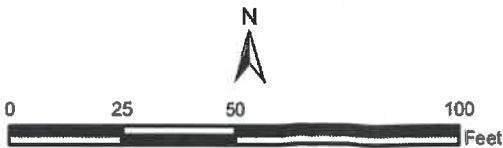
Existing Designation and Zoning

Lane County, Oregon



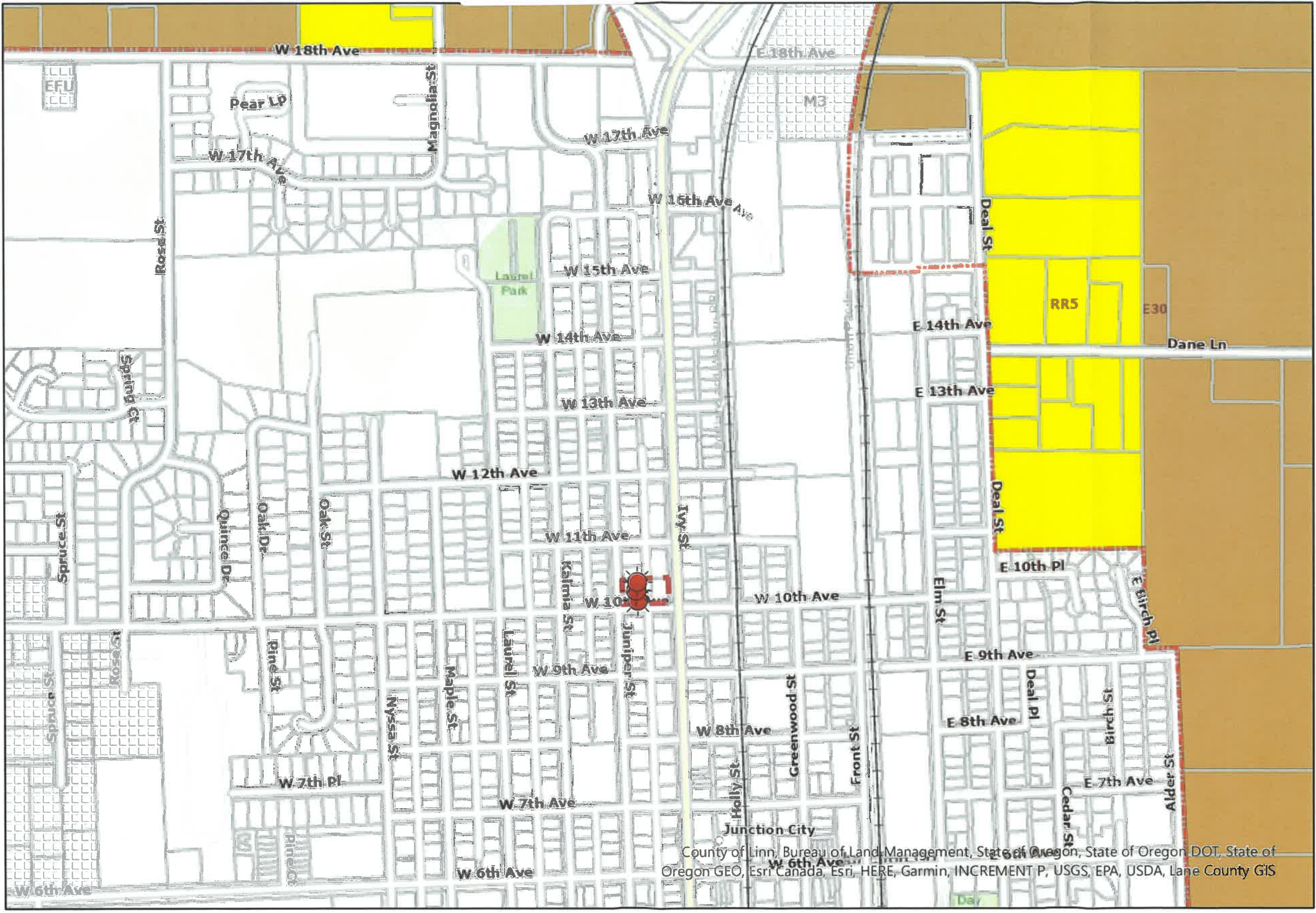
County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Lane County GIS

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.

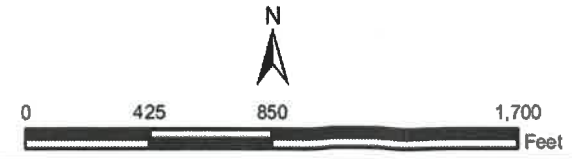


Proposed Designation and Zoning

Lane County, Oregon



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County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Lane County GIS

Vicinity

Lane County, Oregon

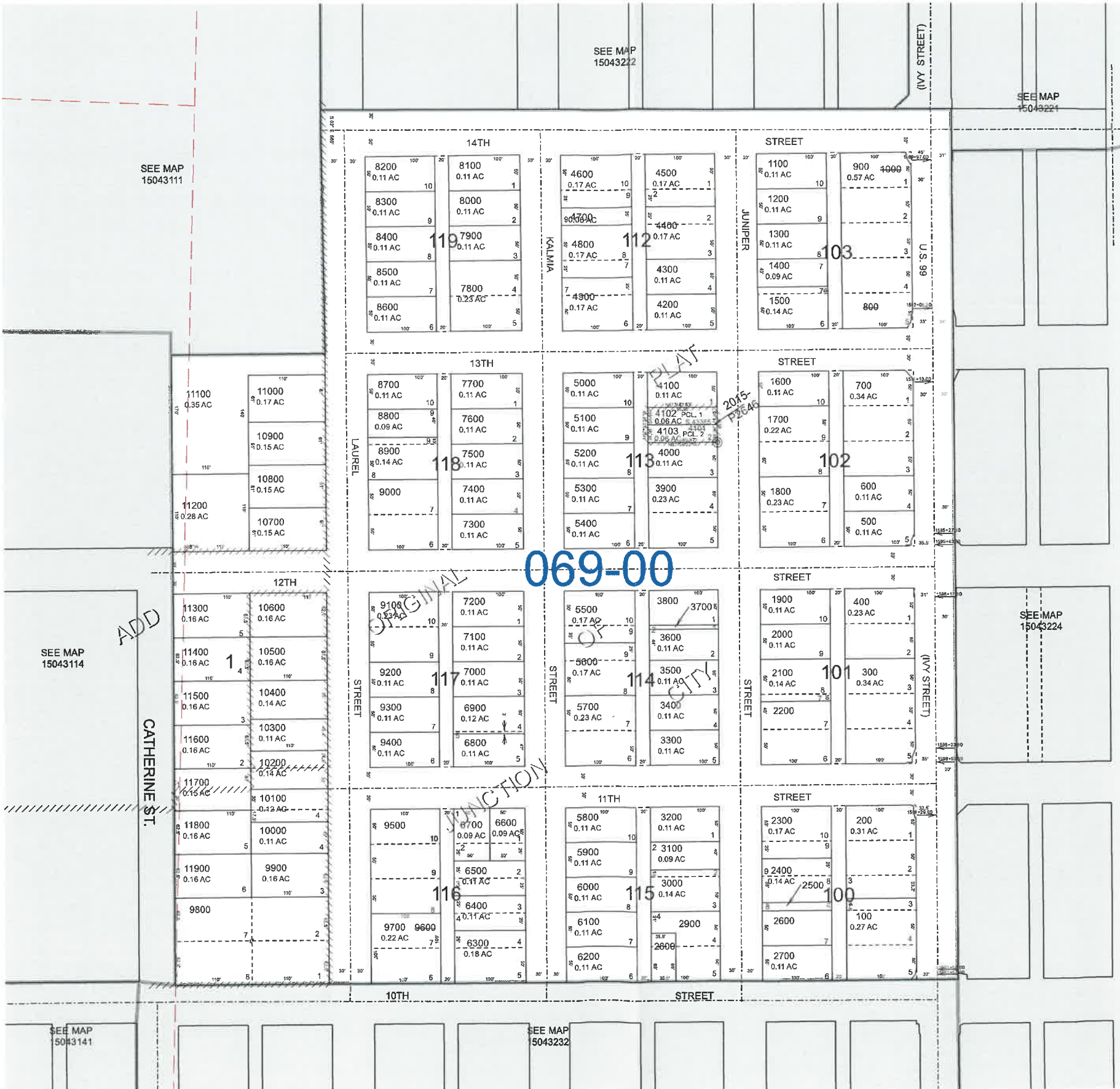
FOR ASSESSMENT
TAXATION ONLY

S.W. 1/4 N.W. 1/4 SEC. 32 T.15S. R.4W. W.M.
Lane County
1" = 100'

15043223
JUNCTION CITY

LCATDGC - 2022-12-14 10:39

CANCELLED
9600
1000
800
4101



REVISIONS
10/25/2007 - LCAT130 - CONVERT MAP TO GIS
05/11/2008 - LCAT155 - MAP CORRECTION TL 1100
07/02/2015 - LCAT174 - CANG TL 4101 INTO 2015-P2547
09/09/2022 - LCAT186 - PTN OF TL 400 OUT TO ROAD
09/09/2022 - LCAT186 - PTN OF TL 300 OUT TO ROAD
09/09/2022 - LCAT186 - PTN OF TL 500 OUT TO ROAD
09/12/2022 - LCAT186 - PTN OF TL 100 OUT TO ROAD
09/28/2022 - LCAT187 - PTN OF TL 700 & 800 OUT TO ROAD
12/14/2022 - LCAT188 - PTN OF TL 200 OUT TO ROAD

JUNCTION CITY
15043223

Detailed Property Report

Site Address

1025 Ivy St Junction City, OR 97448-1930

Map & Taxlot#

15-04-32-23-00100

SIC

N/A

Tax Account#

0010049

Property Owner 1

Bothland LLC

1602 Coburg Rd

Eugene, OR 97401

Tax account acreage 0.27

Mapped taxlot acreage[†] 0.27

† 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.

Related Accts

5046147 5553875 5637057

Map & Taxlot # 15-04-32-23-00100



Business Information

Business Profile Summary

Business Name

Dairy Queen Grill & Chill

Address

1025 Ivy St

Junction City, OR 97448-1930

Contact Information

Toll-free Phone

(866) 793-7582

Phone

(541) 998-6312

Fax

Web

Dairyqueen.Com

SIC and NAICS

NAICS Code

722511

NAICS Description

Full-Service Restaurants

Primary SIC Code

581208

Primary SIC Description

Restaurants

Corporate Information

Location Employment Size

20 to 49 (range) | 30 (actual)



Location Sales Volume

\$1-2.5 Million (range) | 1409000 (actual)

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

Improvements

Photos & Sketches for Tax Account



Building Part: C01

Floor Number	1	Sq Ft	2046
Occupancy Description	Fast Food Restaurant	Fireproof Steel Sq Ft	0
Use Description	Fast Food Restaurant	Reinforced Concrete Sq Ft	0
Year Built	1963	Fire Resistant Sq Ft	2046
Effective Year Built	1980	Wood Joist Sq Ft	0
Grade	4	Pole Frame Sq Ft	0
Wall Height Ft	10	Pre-engineered Steel Sq Ft	0

Commercial Sales Data

Image

Sale Date

[010049.pdf](#)

09/29/2009

Commercial Appraisal Card [1504322300100](#)

Site Address Information

1025 Ivy St Junction City, OR 97448-1930					
House #	1025	Suffix	N/A	Pre-directional	N/A
Street Name	Ivy	Street Type	St	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	1930				

Land Use 5810 Eating Places (Food & Both Food & Alcoholic Beverages)
USPS Carrier Route N/A

General Taxlot Characteristics

<div>Geographic Coordinates</div> <div>X 4212181 Y 943076 (State Plane X,Y) Latitude 44.2228 Longitude -123.2051</div>	<div>Taxlot Characteristics</div> <div>Incorporated City Limits Junction City Urban Growth Boundary Junction City Year Annexed N/A Annexation # Unknown/No ID Approximate Taxlot Acreage 0.27 Approx Taxlot Sq Footage 11,761 Plan Designation Commercial 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</div>
<div>Zoning</div> <div>Zoning Jurisdiction Junction City Junction City Parent Zone GC General Commercial</div>	
<div>Land Use</div> <div>General Land Use Code Description data not available data not available Detailed Land Use Code Description data not available data not available</div>	

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?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone			
Code	Description		
X	Areas determined to be outside of 500-year flood.		
FIRM Map Number	41039C0602F		
Community Number	039C		
Post-FIRM Date	data not available		
Panel Printed?	Yes		

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class	Hydric %
76	Malabon-Urban Land Complex	100%	10

Schools

	Code	Name
School District	69	Junction City
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	4700	State Representative District	12	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	1 (West Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 2
County Commissioner	Ryan Ceniga			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	1				

Lane ESD Board Zone	4
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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

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

Building Permits

Please check the State of Oregon ePermitting System .

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction
--

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 0010049 View tax statement(s) for: 2023 2022					
<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/15/2023	\$6,438.56	\$6,438.56	\$199.13	\$0.00	\$6,637.69
11/15/2022	\$6,137.15	\$6,137.15	\$189.81	\$0.00	\$6,326.96
11/15/2021	\$6,014.92	\$6,014.92	\$186.03	\$0.00	\$6,200.95
11/16/2020	\$5,822.61	\$5,822.61	\$180.08	\$0.00	\$6,002.69
11/15/2019	\$5,617.43	\$5,617.43	\$173.74	\$0.00	\$5,791.17
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
Bothland LLC	1602 Coburg Rd	Eugene, OR 97401
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
Bothland LLC	1602 Coburg Rd	Eugene, OR 97401
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year	
Related Accts 5046147 5553875 5637057	
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

Tax Account Acreage	0.27
Fire Acres	N/A
Property Class	201 - Commercial, improved
Statistical Class	445 - Restaurant (fast food)
Neighborhood	86900 - Junction City
Category	Land and Improvements
Data source: Lane County Assessment and Taxation	

Township-Range-Section / Subdivision Data

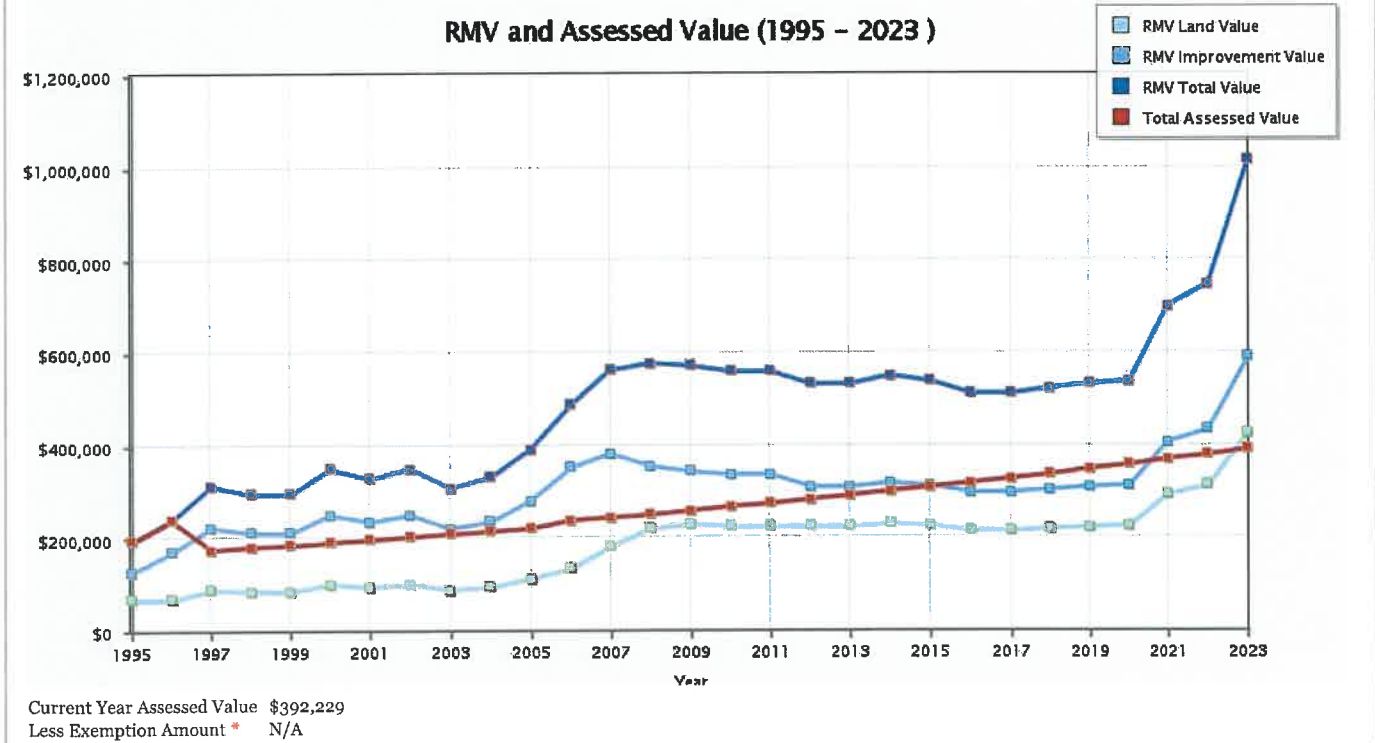
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00100	Recording Number	N/A

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			
2023	\$426,952	\$590,911	\$1,017,863	\$392,229		\$6,637.69
2022	\$313,936	\$434,494	\$748,430	\$380,805		\$6,326.96
2021	\$293,399	\$406,070	\$699,469	\$369,714		\$6,200.95
2020	\$225,692	\$312,362	\$538,054	\$358,946		\$6,002.69
2019	\$223,458	\$309,270	\$532,728	\$348,492		\$5,791.17
2018	\$219,077	\$303,206	\$522,283	\$338,342		\$5,624.29
2017	\$214,782	\$297,261	\$512,043	\$328,487		\$5,426.54
2016	\$214,782	\$297,261	\$512,043	\$318,919		\$5,275.81
2015	\$226,087	\$312,907	\$538,994	\$309,630		\$4,663.52
2014	\$230,702	\$319,293	\$549,995	\$300,612		\$4,682.93
2013	\$223,983	\$309,994	\$533,977	\$291,856		\$4,567.72
2012	\$223,983	\$309,994	\$533,977	\$283,355		\$4,298.13
2011	\$223,983	\$336,950	\$560,933	\$275,102		\$3,999.74
2010	\$223,983	\$336,950	\$560,933	\$267,089		\$3,876.74
2009	\$228,555	\$343,830	\$572,385	\$259,310		\$3,773.04
2008	\$221,899	\$354,460	\$576,359	\$251,757		\$3,666.94
2007	\$181,885	\$381,140	\$563,025	\$244,424		\$3,597.48
2006	\$134,730	\$352,910	\$487,640	\$237,305		\$3,487.93
2005	\$111,808	\$279,590	\$391,398	\$221,577		\$3,276.22
2004	\$94,753	\$236,940	\$331,693	\$215,123		\$3,034.20
2003	\$87,735	\$219,390	\$307,125	\$208,857		\$3,286.32
2002	\$99,699	\$249,310	\$349,009	\$202,774		\$3,166.62
2001	\$94,056	\$235,200	\$329,256	\$196,868		\$2,882.25
2000	\$100,060	\$250,210	\$350,270	\$191,134		\$2,794.97
1999	\$84,800	\$212,040	\$296,840	\$185,567		\$2,717.70
1998	\$84,800	\$212,040	\$296,840	\$180,162		\$2,656.90
1997	\$89,260	\$223,200	\$312,460	\$174,915		\$2,610.42
1996	\$68,140	\$170,380	\$238,520	\$238,520		\$3,271.95
1995	\$68,140	\$126,210	\$194,350	\$194,350		\$2,769.04



Taxable Value	\$392,229
* Frozen Assessed Value	







Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

<p>Tax Code Area (Levy Code) for current tax year 06900</p> <p>Taxing Districts for TCA 06900</p> <p>City of Junction City</p> <p>Junction City Rural Fire Protection Dist</p> <p>Junction City School District 69</p> <p>Lane Community College</p> <p>Lane County</p> <p>Lane Education Service District</p> <p>Upper Willamette Soil & Water</p>	<p>**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.</p>
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Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
09/29/2009	\$700,000	2009-55868		M	Yes	Bradley Mark L & Carla A	Bothland LLC
06/18/2002	\$0	2002-77570		8	Yes	Bradley Mark L & Carla A	Bradley Mark L & Carla A
05/28/1996	\$288,000	1996-35300		Y	data not available	Sloan, James & Mary Jo H&W	data not available
02/23/1994	\$0	1994-14781		8	data not available	Mc Eldowney, Inez C	data not available
07/02/1991	\$175,000	1996-35970		C	data not available	Mc Eldowney, Inez C	data not available
07/01/1991	\$156,770	1991-31193		W	data not available	Mc Eldowney, Inez	data not available

Data source: Lane County Assessment and Taxation

Detailed Property Report

Site Address	N/A	Property Owner 1	Bothland LLC
Map & Taxlot#	15-04-32-23-02500		1602 Coburg Rd
SIC	N/A		Eugene, OR 97401
Tax Account#	0010072		Tax account acreage 0.03
			Mapped taxlot acreage [†] 0.03
* Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.			

Map & Taxlot # 15-04-32-23-02500



Business Information

RLID does not contain any business data for this address
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Improvements

Photos & Sketches for Tax Account
Commercial Sales Data
Image Sale Date
010049.pdf 09/29/2009

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<div>Geographic Coordinates</div> <div>X 4212035 Y 943136 (State Plane X,Y)</div> <div>Latitude 44.2229 Longitude -123.2056</div>	<div>Taxlot Characteristics</div> <div>Incorporated City Limits Junction City</div> <div>Urban Growth Boundary Junction City</div> <div>Year Annexed N/A</div> <div>Annexation # Unknown/No ID</div> <div>Approximate Taxlot Acreage 0.03</div> <div>Approx Taxlot Sq Footage 1,307</div> <div>Plan Designation Commercial/Residential</div> <div>Eugene Neighborhood N/A</div> <div>Metro Area Nodal Dev Area No</div> <div>Septic data not available</div> <div>Well data not available</div> <div>Landscaping Quality data not available</div> <div>Historic Property Name N/A</div> <div>City Historic Landmark? No</div> <div>National Historical Register? No</div>
<div>Zoning</div> <div>Zoning Jurisdiction Junction City</div> <div>Junction City</div> <div>Parent Zone CR Commercial/Residential</div>	
<div>Land Use</div> <div>General Land Use</div> <div>Code Description</div> <div>data not available data not available</div> <div>Detailed Land Use</div> <div>Code Description</div> <div>data not available data not available</div>	

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?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone			
Code Description			
X	Areas determined to be outside of 500-year flood.		
FIRM Map Number	41039Co602F		
Community Number	039C		
Post-FIRM Date	data not available		
Panel Printed?	Yes		
<hr/>			
Soils			
Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class Hydric %
76	Malabon-Urban Land Complex	100%	10
<hr/>			

Schools

	Code	Name
School District	69	Junction City
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	4700	State Representative District	12	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	1 (West Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 2
County Commissioner	Ryan Ceniga			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	data not available				

Building Permits

Please check the State of Oregon ePermitting System .

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction
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Liens

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

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 0010072					
View tax statement(s) for: 2023 2022					
<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/15/2023	\$121.07	\$121.07	\$3.74	\$0.00	\$124.81
11/15/2022	\$115.41	\$115.41	\$3.57	\$0.00	\$118.98
11/15/2021	\$113.12	\$113.12	\$3.50	\$0.00	\$116.62
11/16/2020	\$109.51	\$109.51	\$3.39	\$0.00	\$112.90
11/15/2019	\$105.66	\$105.66	\$3.27	\$0.00	\$108.93
11/15/2018	\$102.64	\$102.64	\$3.17	\$0.00	\$105.81
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

<u>Owners</u>

Owner Bothland LLC	Address 1602 Coburg Rd	City/State/Zip Eugene, OR 97401
<hr/>		
<u>Taxpayer</u> Party Name Bothland LLC	Address 1602 Coburg Rd	City/State/Zip Eugene, OR 97401
<hr/>		
Data source: Lane County Assessment and Taxation		

Account Status

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

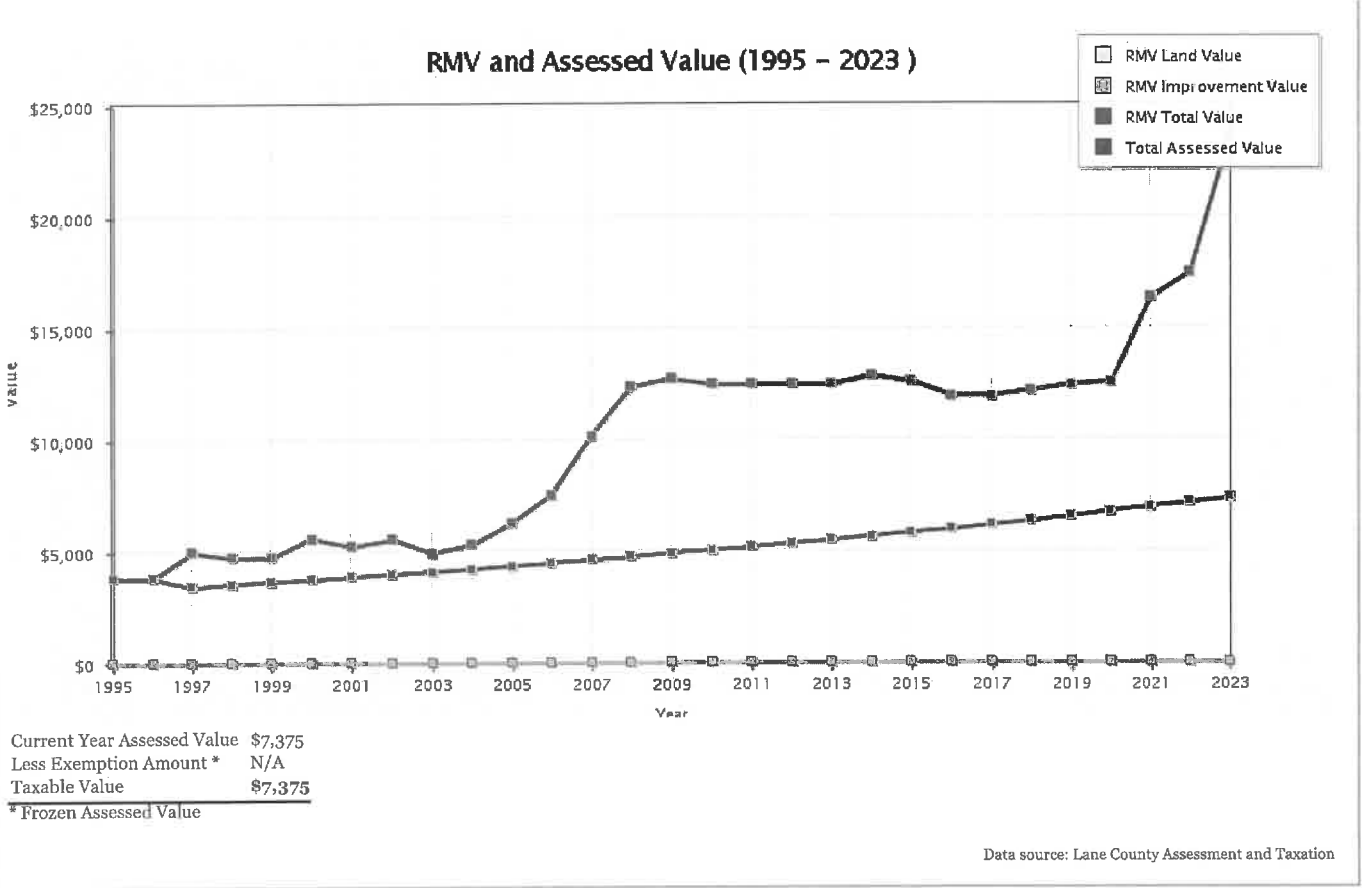
General Tax Account Information

Tax Account Acreage	0.03
Fire Acres	N/A
Property Class	201 - Commercial, improved
Statistical Class	N/A
Neighborhood	86900 - Junction City
Category	Land and Improvements
<hr/>	
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>		
2023	\$23,789	\$0	\$23,789	\$7,375	\$ 124.81
2022	\$17,492	\$0	\$17,492	\$7,161	\$ 118.98
2021	\$16,348	\$0	\$16,348	\$6,953	\$ 116.62
2020	\$12,576	\$0	\$12,576	\$6,751	\$ 112.90
2019	\$12,452	\$0	\$12,452	\$6,555	\$ 108.93
2018	\$12,208	\$0	\$12,208	\$6,365	\$ 105.81
2017	\$11,969	\$0	\$11,969	\$6,180	\$ 102.09
2016	\$11,969	\$0	\$11,969	\$6,000	\$ 99.26
2015	\$12,599	\$0	\$12,599	\$5,825	\$ 87.73
2014	\$12,857	\$0	\$12,857	\$5,655	\$ 88.09
2013	\$12,483	\$0	\$12,483	\$5,490	\$ 85.92
2012	\$12,483	\$0	\$12,483	\$5,330	\$ 80.85
2011	\$12,483	\$0	\$12,483	\$5,175	\$ 75.24
2010	\$12,483	\$0	\$12,483	\$5,024	\$ 72.92
2009	\$12,738	\$0	\$12,738	\$4,878	\$ 70.98
2008	\$12,367	\$0	\$12,367	\$4,736	\$ 68.98
2007	\$10,137	\$0	\$10,137	\$4,598	\$ 67.67
2006	\$7,509	\$0	\$7,509	\$4,464	\$ 65.61
2005	\$6,232	\$0	\$6,232	\$4,334	\$ 64.08
2004	\$5,282	\$0	\$5,282	\$4,208	\$ 59.35
2003	\$4,891	\$0	\$4,891	\$4,085	\$ 64.28
2002	\$5,559	\$0	\$5,559	\$3,966	\$ 61.94
2001	\$5,245	\$0	\$5,245	\$3,850	\$ 56.37
2000	\$5,580	\$0	\$5,580	\$3,738	\$ 54.66
1999	\$4,730	\$0	\$4,730	\$3,629	\$ 53.15
1998	\$4,730	\$0	\$4,730	\$3,523	\$ 51.95
1997	\$4,980	\$0	\$4,980	\$3,420	\$ 51.05
1996	\$3,800	\$0	\$3,800	\$3,800	\$ 52.13
1995	\$3,800	\$0	\$3,800	\$3,800	\$ 54.14



Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06900

Taxing Districts for TCA 06900

City of Junction City

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)
09/29/2009	\$700,000	2009-55868		K	Yes	Bradley Mark L & Carla A	Bothland LLC
06/18/2002	\$0	2002-77570		8	Yes	Bradley Mark L & Carla A	Bradley Mark L & Carla A
05/28/1996	\$288,000	1996-35300		Y	data not available	Sloan, James & Mary Jo H&W	data not available
02/23/1994	\$0	1994-14781		8	No	Mc Eldowney, Inez C	data not available
07/02/1991	\$175,000	1996-35970		C	No	Mc Eldowney, Inez C	data not available
07/01/1991	\$156,770	1991-31193		W	data not available	Mc Eldowney, Inez	data not available

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

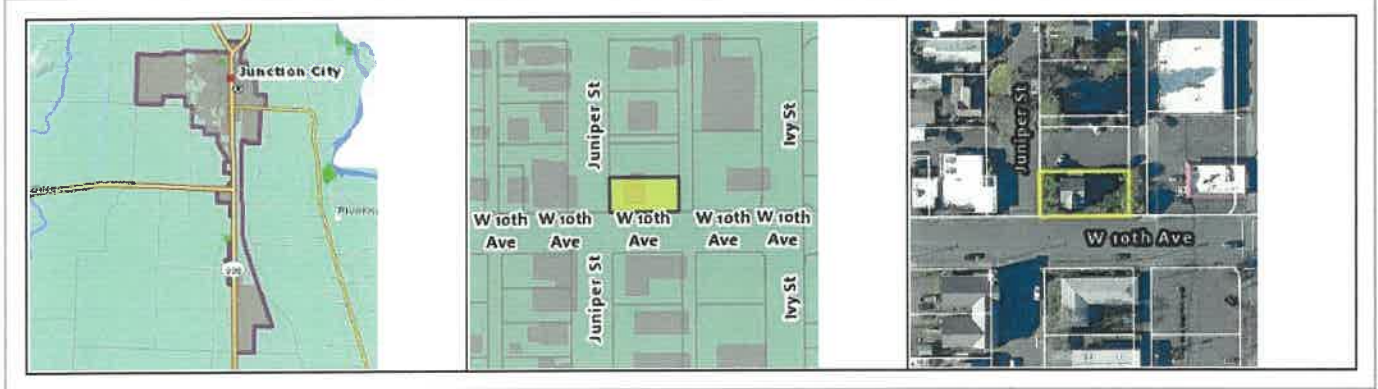
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02500	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Detailed Property Report

Site Address 474 W 10th Ave Junction City, OR 97448-1724	Property Owner 1
Map & Taxlot# 15-04-32-23-02700	Bothland LLC
SIC N/A	1602 Coburg Rd
Tax Account# 0010056	Eugene, OR 97401
	Tax account acreage 0.11
	Mapped taxlot acreage [†] 0.12
* Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.	

Map & Taxlot # 15-04-32-23-02700



Business Information

RLID does not contain any business data for this address
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Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

474 W 10th Ave Junction City, OR 97448-1724					
House #	474	Suffix	N/A	Pre-directional	W
Street Name	10th	Street Type	Ave	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	1724				
Land Use 1111 Single Family Housing USPS Carrier Route N/A					

General Taxlot Characteristics

Geographic Coordinates X 4212020 Y 943063 (State Plane X,Y) Latitude 44.2227 Longitude -123.2057	Taxlot Characteristics Incorporated City Limits Junction City Urban Growth Boundary Junction City Year Annexed N/A Annexation # Unknown/No ID Approximate Taxlot Acreage 0.12 Approx Taxlot Sq Footage 5,227 Plan Designation Commercial/Residential Eugene Neighborhood N/A Metro Area Nodal Dev Area No Septic data not available Well data not available Landscaping Quality Poor Historic Property Name N/A City Historic Landmark? No National Historical Register? No
Zoning Zoning Jurisdiction Junction City Junction City Parent Zone CR Commercial/Residential	
Land Use General Land Use Code Description data not available data not available Detailed Land Use Code Description data not available data not available	

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?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone			
Code Description			
X	Areas determined to be outside of 500-year flood.		
FIRM Map Number	41039C0602F		
Community Number	039C		
Post-FIRM Date	data not available		
Panel Printed?	Yes		
<hr/>			
Soils			
Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class Hydric %
76	Malabon-Urban Land Complex	100%	10
<hr/>			

Schools

	Code	Name
School District	69	Junction City
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	4700	State Representative District 12	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone
City Councilor	N/A	State Senate District	6	N/A
County Commissioner District 1	(West Lane)	State Senator	Cedric Hayden	Central Lincoln PUD Board Zone
County Commissioner	Ryan Ceniga			Soil Water Cons. Dist/Zone
EWEB Commissioner	N/A			Upper Willamette / 2
LCC Board Zone	1			Creswell Water Control District
Lane ESD Board Zone	4			No

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

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

Building Permits

Please check the State of Oregon ePermitting System .

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction
--

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 0010056					
View tax statement(s) for: 2023 2022					
<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/15/2023	\$428.63	\$428.63	\$13.26	\$0.00	\$441.89
11/15/2022	\$408.58	\$408.58	\$12.64	\$0.00	\$421.22
11/15/2021	\$1,423.11	\$1,423.11	\$44.01	\$0.00	\$1,467.12
11/16/2020	\$1,377.62	\$1,377.62	\$42.61	\$0.00	\$1,420.23
11/05/2019	\$1,329.08	\$1,329.08	\$41.11	\$0.00	\$1,370.19

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
Bothland LLC	1602 Coburg Rd	Eugene, OR 97401
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
Bothland LLC	1602 Coburg Rd	Eugene, OR 97401

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	0.11
Fire Acres	N/A
Property Class	200 - Commercial, vacant
Statistical Class	N/A
Neighborhood	86900 - Junction City
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

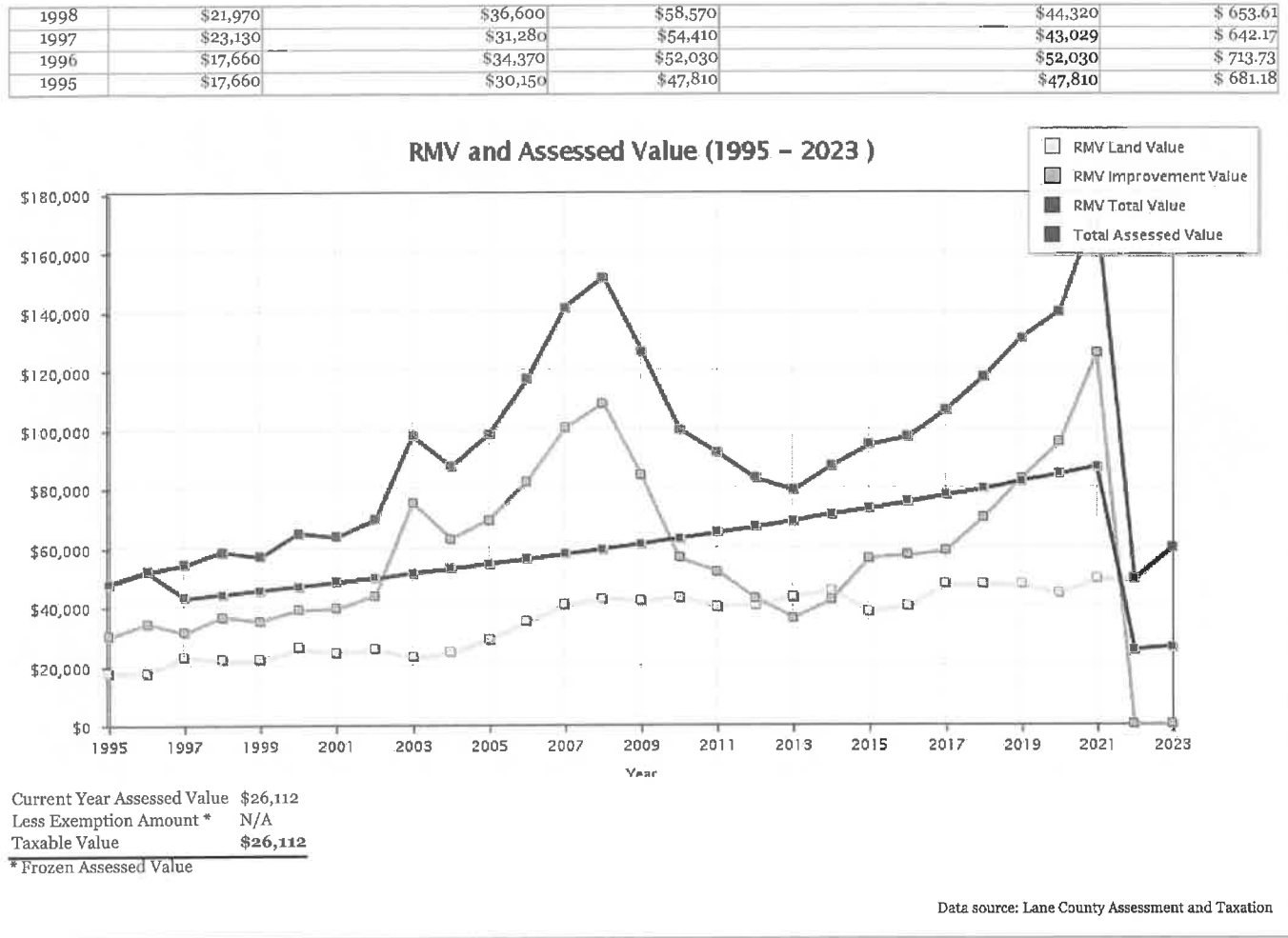
Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02700	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		
2023	\$60,000	\$0	\$60,000	\$26,112	\$ 441.89
2022	\$49,329	\$0	\$49,329	\$25,352	\$ 421.22
2021	\$49,329	\$125,954	\$175,283	\$87,473	\$1,407.12
2020	\$44,429	\$95,639	\$140,068	\$84,926	\$1,420.23
2019	\$47,695	\$83,368	\$131,063	\$82,453	\$1,370.19
2018	\$47,695	\$70,376	\$118,071	\$80,052	\$1,330.71
2017	\$47,695	\$58,827	\$106,522	\$77,720	\$1,283.92
2016	\$40,082	\$57,383	\$97,465	\$75,456	\$1,248.25
2015	\$38,445	\$56,300	\$94,745	\$73,258	\$1,103.38
2014	\$45,520	\$42,225	\$87,745	\$71,124	\$1,107.97
2013	\$43,350	\$36,090	\$79,440	\$69,052	\$1,080.71
2012	\$40,626	\$42,947	\$83,573	\$67,041	\$1,016.92
2011	\$40,082	\$51,970	\$92,052	\$65,088	\$ 946.32
2010	\$43,350	\$56,660	\$100,010	\$63,192	\$ 917.22
2009	\$42,113	\$84,450	\$126,563	\$61,351	\$ 892.68
2008	\$42,795	\$108,960	\$151,755	\$59,564	\$ 867.57
2007	\$40,844	\$100,680	\$141,524	\$57,829	\$ 851.14
2006	\$34,911	\$82,360	\$117,271	\$56,145	\$ 825.22
2005	\$28,972	\$69,500	\$98,472	\$54,510	\$ 805.98
2004	\$24,553	\$63,180	\$87,733	\$52,922	\$ 746.44
2003	\$22,735	\$75,220	\$97,955	\$51,381	\$ 808.47
2002	\$25,836	\$43,730	\$69,566	\$49,884	\$ 779.01
2001	\$24,374	\$39,400	\$63,774	\$48,431	\$ 709.05
2000	\$25,930	\$39,010	\$64,940	\$47,020	\$ 687.58
1999	\$21,970	\$35,140	\$57,110	\$45,650	\$ 668.56



Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06900

Taxing Districts for TCA 06900

City of Junction City
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

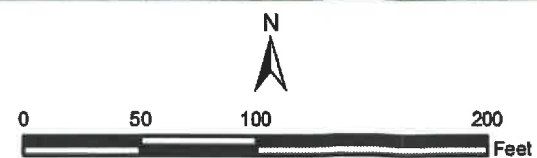
Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
04/23/2021	\$85,000	2021-29867		M	No	Schlegel Michael G & Schlegel Marcel	Bothland LLC
01/14/2001	\$0	2001-5846		K	No	Boehm Wanda Jo	Schlegel Michael G
12/27/1999	\$0	1999-105325		K	No	Boehm Wanda Jo	Schlegel Michael G
03/08/1994	\$0	1994-17311		6	data not available	White, Betty Jane	data not available
08/21/1989	\$0	1989-38203		8	data not available	Garner, Robert Lee & Eula A H&W	data not available

Data source: Lane County Assessment and Taxation

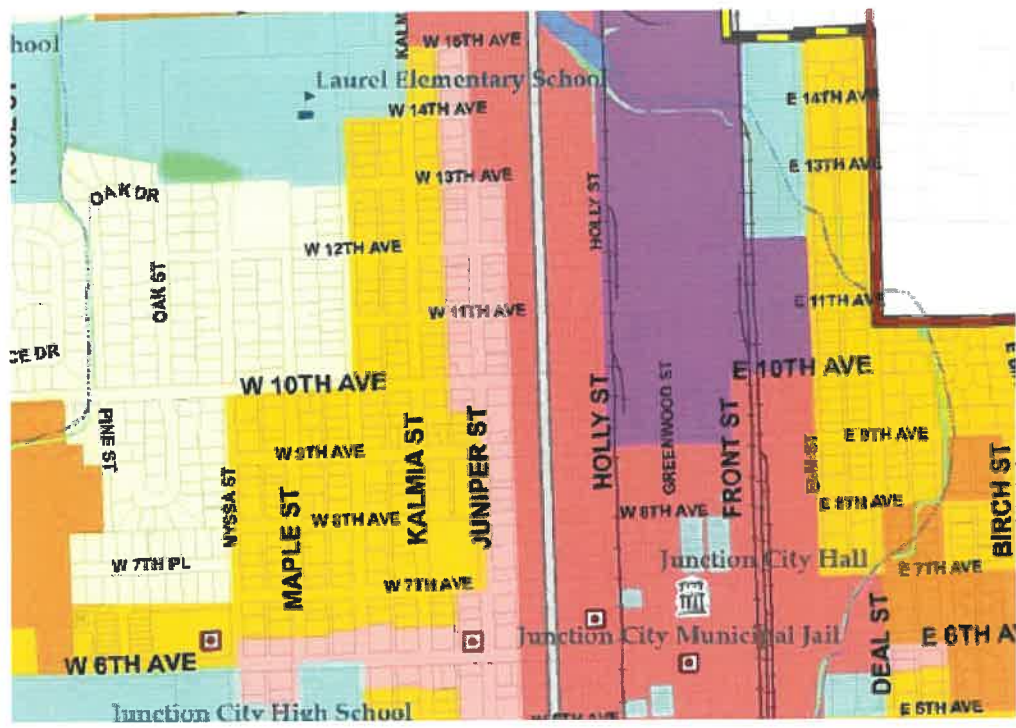


The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



2023 aerial

Lane County, Oregon



Junction City Plan Designations

