88110 RUSTAD LANE

VENETA, OR









AGENT INFORMATION



JENNIFER BLAKE

JENNIFER.BLAKE@KW.COM 541-619-7041

state of Oregon who helps her clients with the purchase and sale of residential, multifamily, bare and agricultural land in McMinnville, Yamhill, Carlton, Sheridan, Willamina, Dayton, Amity, Newberg, Dallas and surrounding areas in the Mid-Willamette Valley. Jennifer specializes in helping clients buy and sell real estate from the smallest hobby farm onwards to the most complex agricultural operations. Her genuine nature, experience and education have contributed to her success. Her work history has given her years of appraisal experience as well as expertise with complex property negotiations and real estate transactions. In her spare time, Jennifer travels nationally competing in the National Reined Cow Horse Association shows. Jennifer's work and volunteer experience paired with her education brings her full circle allowing her to stay involved serving the agricultural community. She loves people and especially educating and advocating for her clients. Her competitive nature is an asset during negotiations paired with her dedication to providing an exceptional quality of service, communication and knowledge.

Jennifer Blake is a licensed real estate agent in the



Home Details

Main Home

1,610 SqFt

- 4 Bedrooms, 2 Bathrooms
- Single Story
- Recently Remodeled Kitchen with Stainless Steel Appliances
- Recently Remodeled Bathroom
- New Electrical Panel
- Tankless Water Heater
- Wood Stove Insert
- New Interior and Exterior Paint
- Concrete Front and Back Patio
- Meticulously Landscaped with Established Garden Areas and Fenced Yard
- Attached 2 Car Garage

ADU

- *See Floor Plan Below*
 - 2 Bedroom, 1 Bathroom
 - Kitchenette with Built In Mini Fridge
 - Tankless Water Heater
 - Beautiful Countryside Views
 - Attached 2 Car Garage
 - Access to Attic Storage

Personal Property Included: All Kitchen Appliances, Range, Fridge, Dishwasher and Washer/Dryer

Negotiable Personal Property: Babybeds (6) \$1500

Land Details

33,120 Acres

- 14.3 Acres of Water Rights *See Water Rights Tab for More Info*
- New 3 Phase Power at River
- 2 Ponds
- 2 Septic Systems
- 1 Shared Well *Shared with ADU*
- Riverfront Property with Swimming Hole
- Variety of Trees
 - o Cherry, Pear, Apple, Plum and Hazelnut
- Variety of Plants
 - Grapes, Golden Raspberry and Black Caps
- Healthy Treed Forest
- Designated Arena
- Fenced Pasture

Outbuildings Details

Barn

See Floor Plan Below

- Enclosed Insulated and Ventilated Workshop Area with Concrete Floor
- Open Utility Room
- Room for 4 Stalls
- Attached Metal Shed with Parking Area
- Finished She Shed with Deck
- 220 Power

Greenhouse

Insulated and Ventilated Shed Behind ADU

Metal Tool Shed

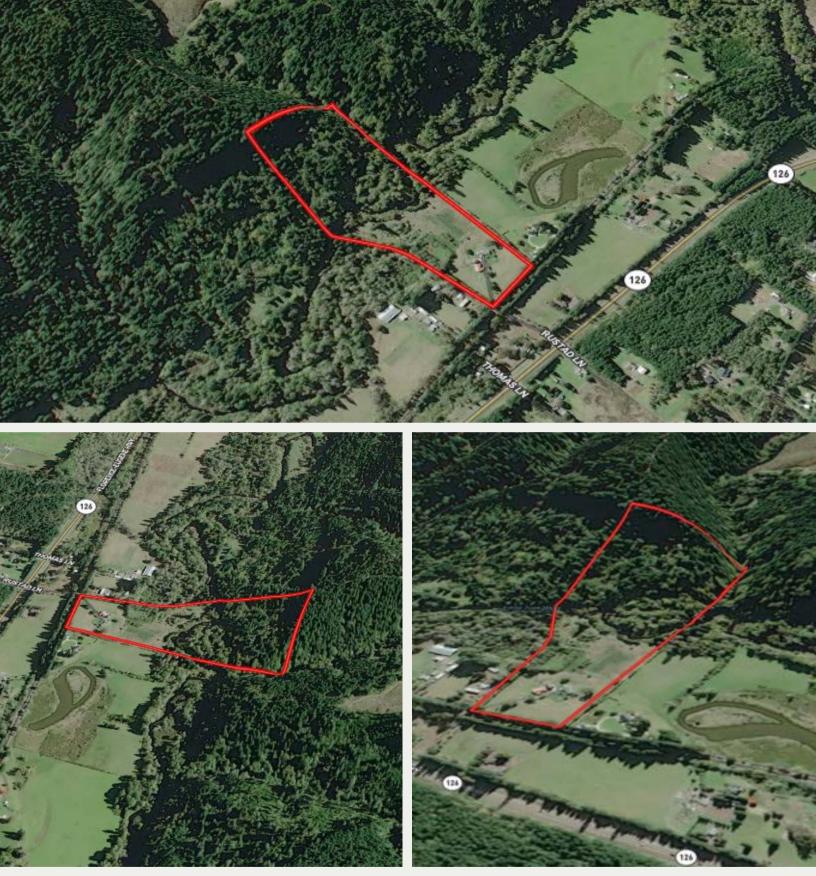
Treehouse

Maps





KELLERWILLIAMS
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KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL

Floor Plans





KELLERWILLIAMS

KELLERWILLIAMS

KELLERWILLIAMS

WXWY

INTERNATIONAL

Main Home

88110 Rustad Ln, Veneta, OR

Main Floor Finished Area 1691.57 sq ft Unfinished Area 510.48 sq ft



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



KELLERWILLAMETTE LAND WELLERWILLIAMS KELLERWILLIAMS REALTY INTERNATIONAL



88110 Rustad Ln, Veneta, OR

fat Floor Finished Area 811.38 sq ft



This regime are excluded from total floor area in GUDE floor piece. All room dimensions and floor areas must be considered approximate and are subject to holopendent certification.

88110 Rustad Ln, Veneta, OR

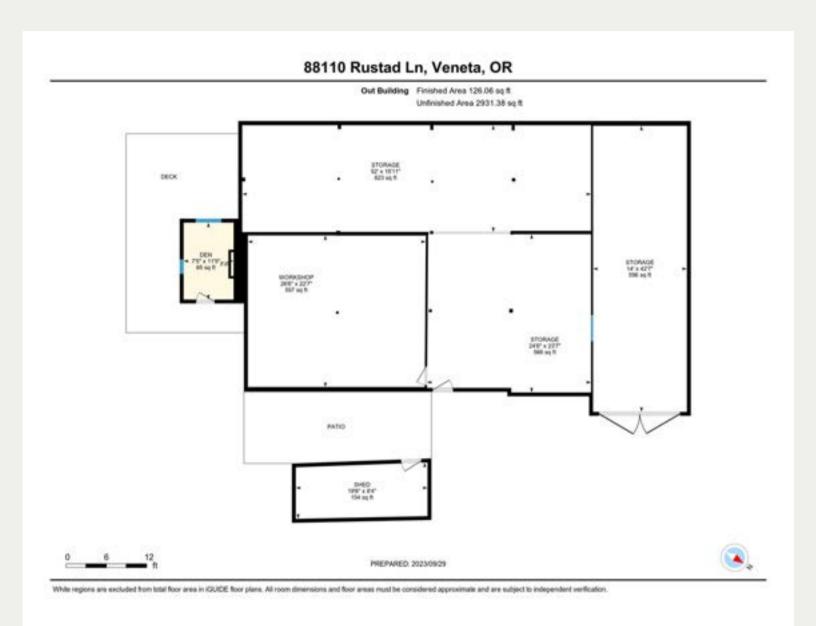
2nd Floor Finished Area 852.38 sq ft



.

PREPARED SILIVINOS

Barn





KELLERWILLIAMS REALTY

KELLERWILLIAMS

LAND

County Information

List Packet (s) Provided Through County Records





LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0519593

Tax Lot: 1706330002100

Owner: Kennedy Care Holdings LLC

CoOwner:

Site: 88110 Rustad Ln

Veneta OR 97487

Mail: 88110 Rustad Ln

Veneta OR 97487

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

Std Land Use: RSFR - Single Family Residence

Legal: Map Lot: 1706330002100, TRS: T17 R06 S33 Q00, Lot: TL 02100

Twn/Rng/Sec: T:17S R:06W S:33 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$485,483.00

Market Land: **\$87,905.00**Market Impr: **\$397,578.00**

Assessment Year: 2022

Assessed Total: \$254,160.00

Exemption:

Taxes: **\$3,341.67**Levy Code: 02817
Levy Rate: 13.1479

SALE & LOAN INFORMATION

Sale Date: 06/27/2018 Sale Amount: \$1,090,000.00 Document #: 2018-030672

Deed Type: WD

Loan Amount:

Lender: Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1962

Eff Year Built:

Bedrooms: 3
Bathrooms: 2

of Stories: 1

Total SqFt: 1,610 SqFt

Floor 1 SqFt: 1,610 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 5.00 Acres (217,800 SqFt)

Garage SqFt: 2,352 SqFt

Garage Type: Attached/Detached

AC:

Pool:

Heat Source: Radiant - ceiling

Fireplace: 1

Bldg Condition:

Neighborhood: 284500

Lot: TL 02100

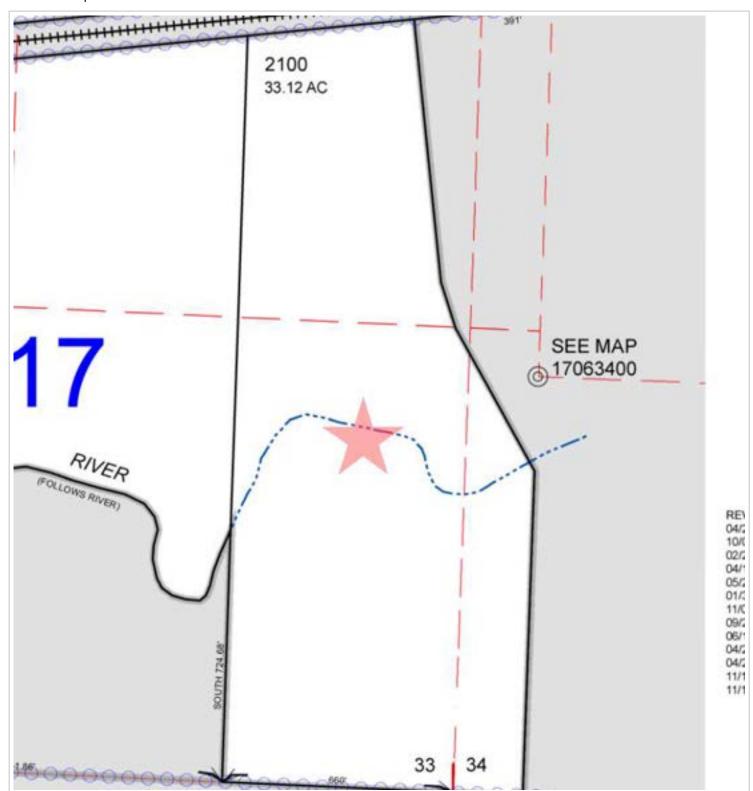
Block:

Plat/Subdiv:

School Dist: 28J - Fern Ridge School District

Census: 2048 - 000902

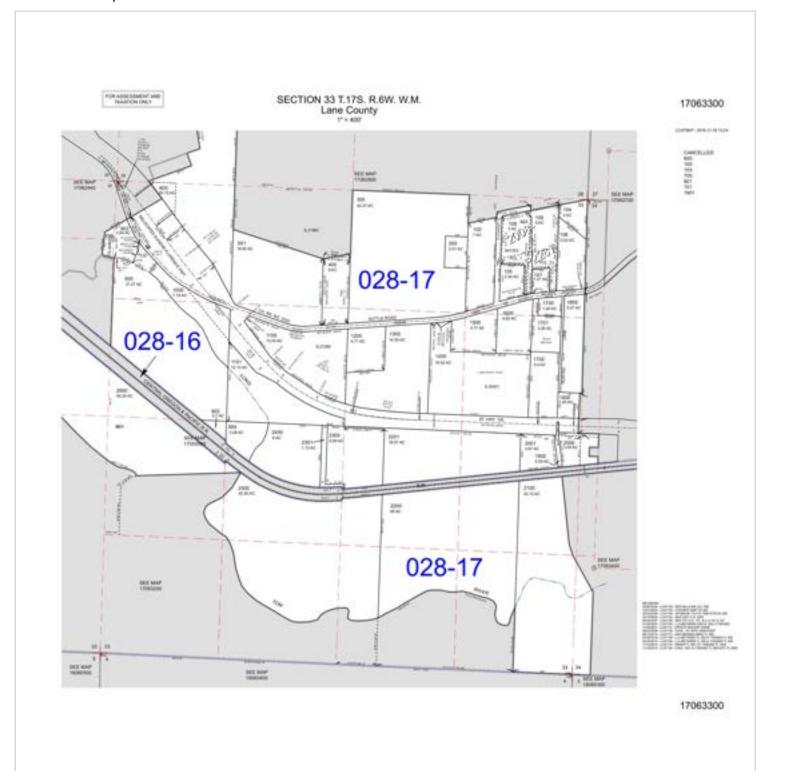
Recreation:





Parcel ID: 0519593

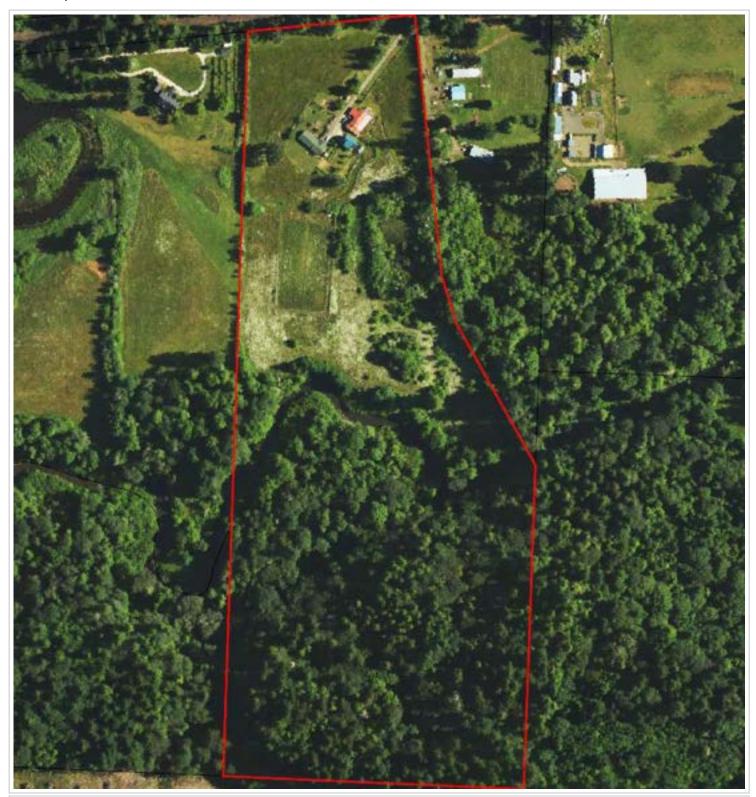
Site Address: 88110 Rustad Ln





Parcel ID: 0519593

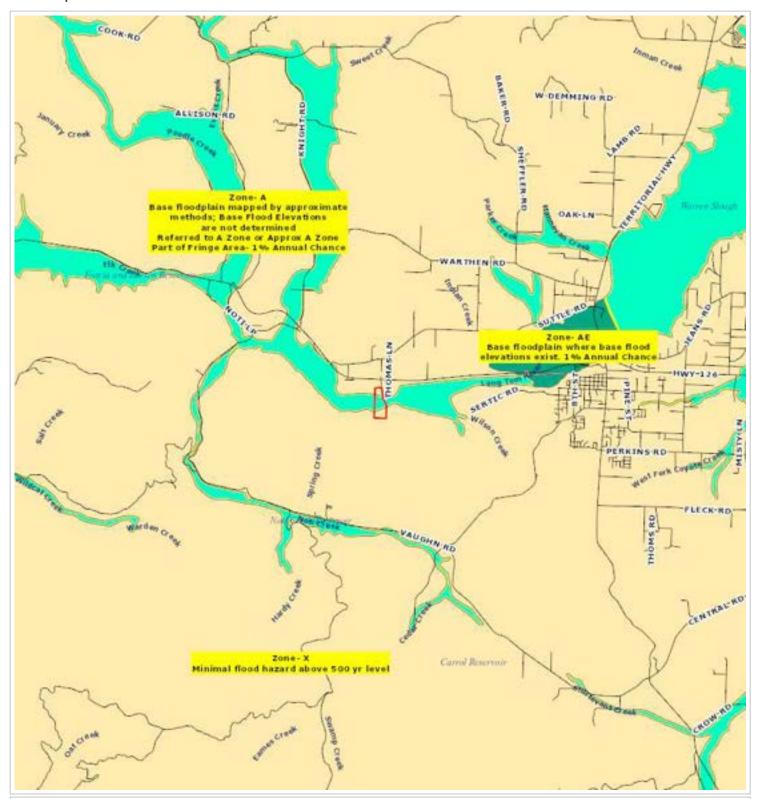
Site Address: 88110 Rustad Ln





Parcel ID: 0519593

Flood Map





Parcel ID: 0519593

Detailed Property Report

Site Address 88110 Rustad Ln Veneta, OR 97487-9411

Map & Taxlot#17-06-33-00-02100 N/A

Tax Account# 0519593

Property Owner 1

Kennedy Care Holdings LLC 88110 Rustad Ln Veneta, OR 97487

Tax account acreage 5.00 Mapped taxlot acreage 35.51

 † 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 1904406

Maps 🚺



Business Information

Improvements

Dwelling 1 / Building Type » Class 4 dwelling

Assessor Photo

Assessor Sketch

image not available



Inspection Date **Building Class**

Effective Year Built

Year Built

10/22/2010

Bedrooms Full Bath(s) Half Bath(s)

Depreciation

3 2

o

26%

Roof Style Roof Cover

Masonry Fireplace(s)

Percent Complete as of Jan 1^{st} Heat

100 %

Radiant - ceiling

Gable

Yes

Floor Characteristics

Base Sq Ft Finished Sq Ft Exterior Wood siding

1962

1962

ıst Floor 1610 1610 Total Sq Ft 1610 1610 Other Square Footage

Detached Garage N/A Basement Garage N/A Paved Patio N/A Attached Garage 600 Carport Paved Driveway

Comp shingle medium

N/A 400

Site Address Information

88110 Rustad Ln

Veneta, OR 97487-9411

88110 Suffix N/A Pre-directional N/A House # Street Name Rustad Street Type Ln Unit type / # N/A Zip Code Mail City Veneta State OR 97487 Zip + 4 9411

Land Use 1111 Single Family Housing **USPS Carrier Route** Roo1

General Taxlot Characteristics

• Geographic Coordinates

 $X 4155292 \quad Y 880805 \quad \text{(State Plane X,Y)}$ Latitude 44.0468 Longitude -123.4137 **Taxlot Characteristics**

Incorporated City Limits Urban Growth Boundary Year Annexed

none none N/A

Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)

Land Use

General Land Use

Code Description data not available data not available

Detailed Land Use

Code
data not availableDescription
data not available

Annexation # N/A Approximate Taxlot Acreage 35.51 Approx Taxlot Sq Footage 1,546,816 Plan Designation Agriculture 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? 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.

A Areas of 100-year flood, no base flood elevations determined (addditional hazard associated with storm waves).

FIRM Map Number 41039C1070F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

<u>Soils</u>

Soil Map Un	nit#Soil Type Description	% of Ta	xlot Ag Cl	assHydric %
11F	Bellpine Silty Clay Loam, 30 to 50 Percent Slope	es36%	6	O
96	Newberg Loam	25%	2	O
128B	Veneta Loam, o to 7 Percent Slopes	17%	2	3
29	Cloquato Silt Loam	8%	2	O
79	McBee Silty Clay Loam	8%	3	3
134	Wapato Silty Clay Loam	4%	3	92
45C	Dupee Silt Loam, 3 to 20 Percent Slopes	1%	3	4
63E	Jory Silty Clay Loam, 20 to 30 Percent Slopes	1%	4	O
73	Linslaw Loam	0%	3	8

Schools

	Code	Name
School District	28J	Fern Ridge
Elementary School	566	Veneta
Middle School	564	Fern Ridge
High School	567	Elmira

Political Districts

	Election Precinct	711	State Representative Distric	л 9	Emeraid PUD Board Zone	2
	City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone	N/A
	City Councilor	N/A	State Senate District	5	Central Lincoln PUD Board Zon	e N/A
	County Commissioner Distric	et 1 (West Lane)	State Senator	Dick Anderson	Soil Water Cons. Dist/Zone	Upper Willamette / 1
П						

County Commissioner Ryan Ceniga

EWEB Commissioner N/A
LCC Board Zone 1
Lane ESD Board Zone 4

Creswell Water Control District 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

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0519593

View tax statement(s) for:

2022 2021

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/10/2022	\$3,241.42	\$3,241.42	\$100.25	\$0.00	\$3,341.67
08/05/2022	\$80.88	\$77.77	\$0.00	\$3.11	\$80.88
11/08/2021	\$2,982.62	\$2,982.62	\$92.25	\$0.00	\$3,074.87
11/13/2020	\$2,908.12	\$2,908.12	\$89.94	\$0.00	\$2,998.06
11/13/2019	\$4,104.27	\$4,104.27	\$126.94	\$0.00	\$4,231.21
11/08/2018	\$3,964.32	\$3,964.32	\$122.61	\$0.00	\$4,086.93

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

OwnersAddressCity/State/ZipKennedy Care Holdings LLC88110 Rustad LnVeneta, OR 97487

Taxpayer
Party Nam

Party NameAddressCity/State/ZipKennedy Care Holdings LLC88110 Rustad LnVeneta, OR 97487

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 1904406

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 140 - Class 4 single family dwelling Neighborhood 284500 - Fern Ridge 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 02100 Recording Number N/A

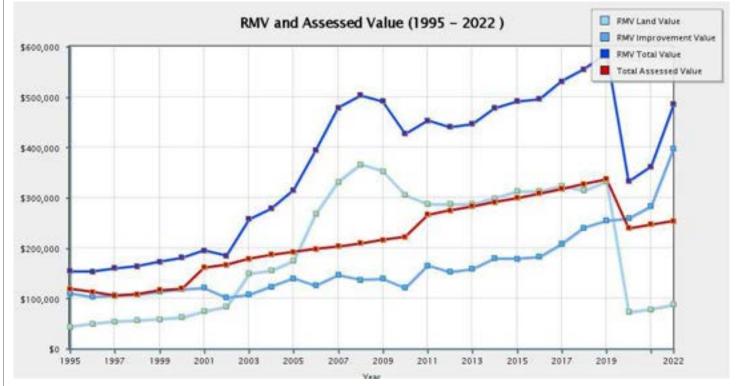
Data source: Lane County Assessment and Taxation

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>		
2022	\$87,905	\$397,578	\$485,483	\$254,160	\$3,341.67
2021	\$78,181	\$283,395	\$361,576	\$246,890	\$3,152.64
2020	\$72,836	\$259,445	\$332,281	\$239,808	\$2,998.06
2019	\$332,522	\$254,835	\$587,357	\$336,966	\$4,231.21
2018	\$314,664	\$240,564	\$555,228	\$327,253	\$4,086.93
2017	\$323,543	\$207,990	\$531,533	\$317,840	\$3,915.79
2016	\$312,821	\$182,954	\$495,775	\$308,698	\$3,760.16
2015	\$312,821	\$178,708	\$491,529	\$299,819	\$3,720.48
2014	\$298,685	\$179,484	\$478,169	\$291,070	\$3,645.07
2013	\$287,986	\$158,455	\$446,441	\$282,841	\$3,579.69
2012	\$287,986	\$152,692	\$440,678	\$274,728	\$3,299.57
2011	\$287,986	\$165,447	\$453,433	\$266,849	\$3,224.92
2010	\$305,693	\$121,240	\$426,933	\$222,536	\$2,672.99
2009	\$352,666	\$139,180	\$491,846	\$216,171	\$2,579.44
2008	\$366,426	\$137,060	\$503,486	\$209,990	\$2,513.45
2007	\$331,723	\$146,780	\$478,503	\$203,985	\$2,400.80
2006	\$268,478	\$125,990	\$394,468	\$198,176	\$2,409.44
2005	\$175,128	\$140,150	\$315,278	\$192,512	\$2,379.22
2004	\$155,365	\$123,620	\$278,985	\$187,031	\$4,549.96
2003	\$149,955	\$107,480	\$257,435	\$179,040	\$2,181.53
2002	\$83,355	\$101,790	\$185,145	\$166,661	\$2,054.79
2001	\$74,426	\$121,180	\$195,606	\$161,807	\$2,003.88
2000	\$62,564	\$118,340	\$180,904	\$119,841	\$1,451.32
1999	\$59,130	\$113,790	\$172,920	\$116,359	\$1,395.58
1998	\$56,880	\$107,350	\$164,230	\$108,539	\$1,273.31
1997	\$54,170	\$106,290	\$160,460	\$105,378	\$1,013.50
1996	\$50,160	\$103,190	\$153,350	\$113,030	\$1,020.34
1995	\$44,000	\$109,780	\$153,780	\$119,090	\$1,070.28



Current Year Assessed Value \$254,160 Less Exemption Amount * N/A Taxable Value \$254,160

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 02817

Taxing Districts for TCA 02817

Emerald Peoples Utility District
Fern Ridge Library District
Form Ridge Cibrary District

Fern Ridge Library District Fern Ridge School District 28J Lane Community College

Lane County

Lane Education Service District

Lane Fire Authority

Upper Willamette Soil & Water

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

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/27/2018	\$1,090,000	2018-30672	~	N	No	Smith Michael A & Amanda M	Kennedy Care Holdings LLC
06/05/2009	\$o	2009-31523	7 %	8	No	Smith Michael A	Smith Michael A & Amanda M
11/26/2003	\$260,000	2003-116278	178	N	No	Rustad Family Trust	Smith Michael A
12/02/2002	\$o	2002-94058	178	8	No	Rustad Ann A, Surviving Trustee of	Rustad Bypass Trust
04/19/1996	\$o	1996-25917	100	6	data not available	Rustad, Albert O	data not available
			_				
Data source: Lane County Assessment and Taxation							

Log Off

Generated by Fidelity National Title Insurance Company of Oregon on Jul 3, 2023 at 7:54am using Regional Land Information Database, https://www.rlid.org/



LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 1904406

Tax Lot: 1706330002100

Owner: Kennedy Care Holdings LLC

CoOwner:

Site: 88083 Rustad Ln

Veneta OR 97487

Mail: 88110 Rustad Ln

Veneta OR 97487

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

Std Land Use: OTHR - Other

Legal: Map Lot: 1706330002100, TRS: T17 R06 S33 Q00, Lot: TL 02100

Twn/Rng/Sec: T:17S R:06W S:33 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$348,075.00

Market Land: \$348,075.00

Market Impr:

Assessment Year: 2022

Assessed Total: \$113,661.00

Exemption:

Taxes: **\$1,323.02**Levy Code: 02816
Levy Rate: 10.7591

SALE & LOAN INFORMATION

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

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt: Basement SqFt:

Lot size: 28.12 Acres (1,224,907 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

ear source.

Fireplace:

Bldg Condition:

Neighborhood: 284500

Lot: TL 02100

Block:

Plat/Subdiv:

School Dist: 28J - Fern Ridge School District

Census: 2048 - 000902

Recreation:

Detailed Property Report

Site Address N/A **Map & Taxlot**#17-06-33-00-02100 SIC N/A

Tax Account# 1904406

Property Owner 1

Kennedy Care Holdings LLC 88110 Rustad Ln Veneta, OR 97487

Tax account acreage 28.12 Mapped taxlot acreage 35.51

[†] 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 0519593

Maps 🚺



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4155443 **Y** 879942 (State Plane X,Y) **Latitude** 44.0445 **Longitude** -123.4130

Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)

■ Land Use

General Land Use

Code Description data not available data not available

data not avanable data no

Detailed Land UseCodeDescriptiondata not availabledata not available

Taxlot Characteristics

Incorporated City Limits none Urban Growth Boundary none Year Annexed N/A Annexation # N/A Approximate Taxlot Acreage 35.51 Approx Taxlot Sq Footage 1,546,816 Agriculture Plan Designation 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 AreaNorthwest/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.

A Areas of 100-year flood, no base flood elevations determined (addditional hazard associated with storm waves).

FIRM Map Number 41039C1070F

Community Number 039C

Post-FIRM				
Panel Print	ed? Yes			
<u>Soils</u>				
	Unit#Soil Type Description	% of Ta	xlotAg C	lassHydric %
11F	Bellpine Silty Clay Loam, 30 to 50 Percent Slop	es36%	6	О
96	Newberg Loam	25%	2	О
128B	Veneta Loam, o to 7 Percent Slopes	17%	2	3
29	Cloquato Silt Loam	8%	2	О
79	McBee Silty Clay Loam	8%	3	3
134	Wapato Silty Clay Loam	4%	3	92
45C	Dupee Silt Loam, 3 to 20 Percent Slopes	1%	3	4
63E	Jory Silty Clay Loam, 20 to 30 Percent Slopes	1%	4	О
73	Linslaw Loam	0%	3	8

Schools

CodeNameSchool District28JFern RidgeElementary School566VenetaMiddle School567Fern RidgeHigh School567Elmira

Political Districts

Election Precinct 711 State Representative District 9 Emerald PUD Board Zone 2
City Council Ward N/A State Representative Boomer Wright Heceta PUD Board Zone N/A
City Councilor N/A State Senate District 5 Central Lincoln PUD Board Zone N/A

County Commissioner District 1 (West Lane) State Senator Dick Anderson Soil Water Cons. Dist/Zone Upper Willamette / 1
County Commissioner Ryan Ceniga Creswell Water Control District data not available

County Commissioner Ryan Ceniga EWEB Commissioner N/A 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#: 1904406

View tax statement(s) for:

2022 2021

Tax Receipts

 Receipt Date
 Amount Received
 Tax
 Discount
 Interest
 Applied Amount

 05/02/2023
 \$4,408.83
 \$3,678.28
 \$0.00
 \$730.55
 \$4,408.83

φ₃,σ/0.25 φ₃,

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

OwnersAddressCity/State/ZipKennedy Care Holdings LLC88110 Rustad LnVeneta, OR 97487

TaxpayerAddressCity/State/ZipParty Name88110 Rustad LnVeneta, OR 97487

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 **0519593**

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 28.12 Fire Acres 33.12

Property Class 641 - Forest, deferral by application, improved

Statistical Class N/A

Neighborhood 284500 - Fern Ridge Rural Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

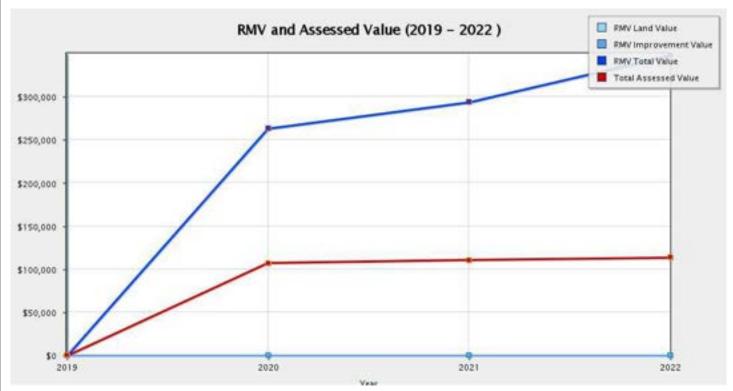
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02100	Recording Number	N/A

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 Marke	t Value (RMV)		Total Assessed Value	Tax
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2022	\$348,075	\$o	\$348,075	\$113,661	\$1,323.02
2021	\$293,594	\$o	\$293,594	\$110,350	\$1,241.17
2020	\$263,326	\$o	\$263,326	\$107,136	\$1,209.09
2019	\$o	\$o	\$ 0	\$ 0	\$ 0.00



Current Year Assessed Value \$113,661 Less Exemption Amount * N/A Taxable Value \$113,661

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 02816

Taxing Districts for TCA 02816 Emerald Peoples Utility District

Fern Ridge Library District Fern Ridge School District 28J 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

Generated by Fidelity National Title Insurance Company of Oregon on Jul 3, 2023 at 7:55am using Regional Land Information Database, https://www.rlid.org/



TITLE NO. 0307321 ESCROW NO. EU18-1021 5 € TAX ACCT, NO. 0519593 MAP/TAX LOT NO. 17-06-33-00-02100

GRANTOR

MICHAEL A. SMITH and AMANDA M. SMITH GRANTEE KENNEDY CARE HOLDINGS, LLC 88110 RUSTAD LANE VENETA, OR 97487

Until a change is requested. all tax statements shall be sent to the following address: ***SAME AS GRANTEE*** Lame County Clerk ane County Deeds and Records

\$92,00

2018-030672

06/29/2018 02:21:15 PM

RPR-DEED Cnt=1 Stn=2 CASHIER 06 \$10.00 \$11.00 \$61.00 \$10.00

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

WARRANTY DEED -- STATUTORY FORM

MICHAEL A. SMITH and AMANDA M. SMITH, as tenants by the entirety, Grantor,

conveys and warrants to

KENNEDY CARE HOLDINGS, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances: Covenants, Conditions, Restrictions, Easements of record and also subject to that certain Deed of Trust dated June 5, 2009, now in favor of Bank of America in the original amount of \$225,000.00, recorded June 10, 2009, Reception No. 2009-031524, Lane County Oregon Records.

The true consideration for this conveyance is \$1,090,000.00.

Dated this 27 day of Uune

Circula Mr. Smith

State of Oregon

County of Lane

This instrument was acknowledged before me on

EXPIRES JANUARY 5, 2020

, 2018 by MICHAEL A. SMITH and

AMANDA M. SMITH,

OFFICIAL STAMP

GINA LEE LARSON NOTARY PUBLIC - OREGON COMMISSION NO. 946018

(Notary Public for Gregon) My commission expires



Exhibit "A"

All that part of the following described tract lying South of the Southern Pacific Railroad: Beginning at the Fast 1/4 Section corner of Section 33, Township 17 South, Range 6 West, Willamette Meridian, and running thence North 89° 43' West along the Hast and West 1/4 line of said Section 33, 660.0 feet; thence South 2672.34 feet to the South line of the said Section 33; thence South 89° 43' Fast 660.0 feet to the Southeast corner of the Section; thence South 89° 43' East along the South line of Section 34, in said Township and Range, 198.96 feet to a point where the West line of the George Herbert Donation Land Claim No. 46 of said Township and Range (if the same is extended Southward) intersects the sald Section line; thence North 0° 04' East (along said claim line if extended) 937.77 feet; thence North 31° 10' West 463.44 feet; thence North 19° 20° West 140.0 feet; thence North 7° 37' West 753.0 foot to the Southerly line of the Southern Pacific Railmoad; thence North 82° 23' East 391.0 feet to the West line of the said Herbert Claim; thence North 0° 04' Hast along the West line of the Claim 407.75 feet to the Northeast corner of Lot 6 of said Section 34; thence North 89° 43' West along the North line of said Lot 6, 185.56 feet; thence South 16.50 feet; thence North 89° 43' West 16.50 feet; thence North 16.50 feet to the place of beginning, in Lanc County, Oregon.

EXCEPTING THEREFROM: the right of way for railroad convoyed to the Willamette Pacific Railroad Company, in Lanc County, Oregon.

Soil Report





KELLERWILLIAMS
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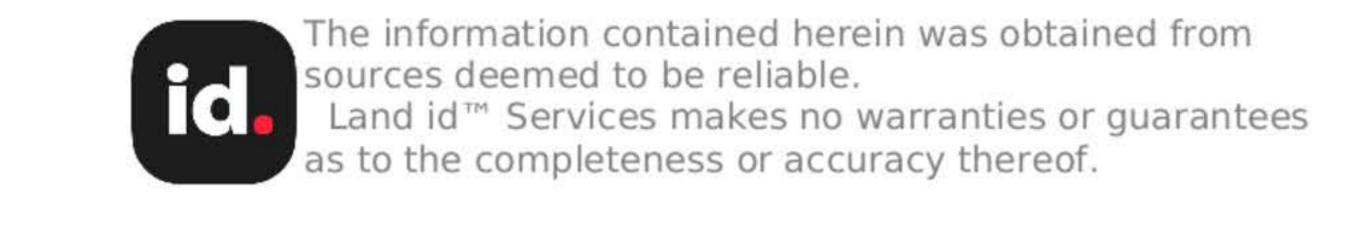


Google

Steve Helms, Paul Terjeson

P: 503-979-0118 OregonFarmandHomeBrokers.com 2125 Pacific Blvd. Albany, OR

Imagery ©2023 Airbus, CNES / Airbus, M



400

600

800ft

200

Boundary 35.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11F	Bellpine silty clay loam, 30 to 50 percent slopes	12.6	35.55	0	17	6е
96	Newberg loam	8.88	25.06	0	83	2w
128B	Veneta loam, 0 to 7 percent slopes	6.15	17.35	0	79	2e
79	McBee silty clay loam	2.86	8.07	0	88	3w
29	Cloquato silt loam	2.79	7.87	0	92	2w
134	Wapato silty clay loam	1.39	3.92	0	29	3w
63E	Jory silty clay loam, 20 to 30 percent slopes	0.43	1.21	0	59	4e
45C	Dupee silt loam, 3 to 20 percent slopes	0.33	0.93	0	79	Зе
73	Linslaw loam	0.01	0.03	0	84	3w
TOTALS		35.44(100%	•	57.51	3.58

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend Increased Limitations and Hazards Decreased Adaptability and Freedom of Choice Users Land, Capability 'Wild Life' Forestry Limited Moderate Intense Limited Moderate . Intense Very Intense

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

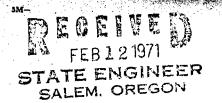
Water Rights

Documents Provided Through OWRD





KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS



*APPLICATION FOR PERMIT CERTIFICATE NO. 43387

To Appropriate the Public Waters of the State of Oregon

I, Albert U. Rustad	
Route 1, Box 383, Veneta	applicant)
(Mailing address)	······
State of, do hereby	make application for a permit to appropriate the
ollowing described public waters of the State of Orego	m, SUBJECT TO EXISTING RIGHTS:
If the applicant is a corporation, give date and plo	ace of incorporation
1. The source of the proposed appropriation is	(Name of Stream)
, a tributar	y of $\frac{1}{2}$
2. The amount of water which the applicant inten	ds to apply to beneficial use is
ubic feet per second.	om more than one source, give quantity from each)
**3. The use to which the water is to be applied is	
pasture and hay crop land.	
4. The point of diversion is located 975 ft.	N and 262 ft. N from the SE
orner of Section 33. (or: 1030 feet from	1
(Section	or subdivision)
section 33 as marked by 12" iron pipe, on	a bearing of north 73 West)
(If preferable, give distance and b	earing to section corner)
(If there is more than one point of diversion, each must be peing within the Of SE 4	of Sec. 33
(Give smallest legal subdivision) R. 6W, W. M., in the county ofLane	(N. or S.)
(E. or W.) 5. The Irrigation pipe line (Main ditch, canal or pipe line)	gest/captho be 1200 feet
n length, terminating in the NE 2 of SE2 (Smallest legal subdivision)	· · · · · · · · · · · · · · · · · · ·
R	shown throughout on the accompanying map.
DESCRIPTION	OF WORKS
Diversion Works—	
6. (a) Height of dam feet, leng	gth on top feet, length at bottom
feet; material to be used and character	of construction
• ,	(Loose rock, concrete, masonry
ock and brush, timber crib, etc., wasteway over or around dam)	
(b) Description of headgate	
(LIII	noer, concrete, etc., number and size or openings)
() If	tion 15 HP 220 Volt 3 phase 3/60 mm
	tion 15 HP, 220 Volt, 3 phase, 3460 rpm. (Size and type of pump)
Contrifugal direct coupled, type DP, 320 gpr (Size and type of engine or motor to be used,	
of system is approximately 300 gpm; however,	f use is approximately 10 feet. Capacit only 17 sprinklers will be utilized.
*A different form of application is provided where storage works are	contemplated. electricity, with the exception of municipalities, must be made to the

Inicipal or Domestic Supply— 10. (a) To supply the city of			35808
County having a present			
(Name of) I an estimated population of		1	
(b) If for domestic use state number of			•
(Answer questions 11, 13		La constant	
11. Estimated cost of proposed works, \$1,30		er e	ļ
12. Construction work will begin on or before			ч
13. Construction work will be completed on or	r before 1 June 197	<u>,</u> ,	
14. The water will be completely applied to the	•	re	1 7
15 July 1971		ALI	
	Bleer	Kustoo	
	,	4	
Remarks:			1
	, in the second		, '
	•	f'	
County of Marion, ss.			
This is to certify that I have examined the f			
aps and data, and return the same forcorre	ction and completion	n.	
In order to retain its priority, this application	n must be returned to th	e State Enginee	r, with corre
ons on or beforeMay 4th,	1971.		
1	P		
, , , , , , , , , , , , , , , , , , , ,			
WITNESS my hand this4th day of	March		, 19.7 <u>1</u>
	March		, 197 <u>1</u>
	CHRIS L.		, 19.71

MAR 1 1 1971 STATE ENGINEER SALEM. OREGON

Larry W. Jebousek Assistant

STATE OF OREGON,
County of Marion,

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

	right herein gra			•			lied to ben	eficial use
and shall t	not exceed 0.	18 cub	ic feet pe	er second	measured a	t the point o	f diversion	from the
stream, or	its equivalent in	case of rotation	n with o	other wate	er users, fro	m Long	Tom Rive	r
				•	dd		•	:
	use to which this	s water is to be	арриеа		TEXTES:			
If fo	or irrigation, this	appropriation s	hall be l	imited to	1/80)	of one cub	ic foot per
second or	its equivalent for	each acre irrig	ated ar	nd shall	be furthe	er limited	to a div	ersion
of not	to exceed 2½ a	cre feet per	acre 1	for each	acre irr	gated duri	ng the i	rriga
tion sea	ason of each y	ear,						·
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••••••						•		
	be subject to such		_				per state of	ficer.
	priority date of t							
Act	ual construction	work shall beg	in on or	before		May 8, 197	3	. and shall
thereafter	be prosecuted w	ith reasonable	diligence	and be c	ompleted on	or before Oc	tober 1, 19.	74.
Con	nplete application	of the wate r t	o the pro	posed use	shall be ma	de on or befo	re October	· 1, 1975.
WITNESS my hand this 8th day of					May , 19 72			
					alex	L'ato	STATE	ENGINEER
				;				+
		d in the Oregon,				.	EER	
:	3LIC	ed in	, W			∞	ATE ENGINEER	1
477% 35808	E PUB STATE	eceiv Salem	4	.		² 35808	HATE TATE	page
33.	THE THE HE S	irst 1 2r at Dec		•		35	TEE	
70. 6	PECSTIT APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON	was f ngine	y oy	; ;		3, 19 No.	CHRIS L. WHERLER	N
Application No. 17-47796 Permit No. 358	PE	rent 1	00 °,	dican		May 8,	RIS 1) o No.
Application Permit No.	PI APPROPI WATERS OF	strum se Sta	8 8	o app		l ed in		Basin 0 0
Ap Per	TO A	This instrument was first received in the office of the State Engineer at Salem, Oregon,	, at	Returned to applicant:	Approved:	May 8, Recorded in book No	a •	nage Basin No.
	. .	T) office	on the	Retu:	Appr	Ä	•	Drain Fees