



## **PROPERTY INFORMATION**

**Date:**

1/28/2026

**Prepared By:**

Customer Service

**Property Address:**

93303 Prairie Rd Junction City 97448

**Parcel Number:**

1914008

**Disclaimer**

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

RLID Property Profile

Site Address: 93303 Prairie Rd Junction City, OR 97448-9467

Map & Taxlot: 16-04-08-20-01800

Tax Account: 1914008

Owner: Prairie Road Rentals LLC

Co-Owner:

Owner Mail Address: 1735 W 13th Ave Junction City, OR 97448

Taxpayer: Prairie Road Rentals LLC

Land Use: S - Single-Family

Property Class: 301 - Industrial, county appraised, improved

Zoning: M2 - Light Industrial

Tax Neighborhood: 90400 - I-5 Corridor Industrial

City Limits:

UGB: Junction City

Mapped Taxlot Size: 0.49 Acres (21,344 Sqft)

Census Tract & Block: 0404.2

School District: Junction City

High School: Junction City

Middle School: Oaklea

Elem School: Laurel

Assessment & Taxes

Assessment Year: 2025-2026

Assessed Total: \$384,450

Taxes: \$4,266.90

Tax Code Area: 06928

Market Total Value: \$521,976

Market Land Value: \$131,907

Market Imp Value: \$390,069

Imp Value Percent of Total: 75%

2024-2025 Assessed Total: \$373,253

2024-2025 Market Total: \$521,976

Building Characteristics

Total Commercial Sqft: 5,760

Total Commercial Parts: 1

Commercial Building Part: C01

Floor Number: 1

Occupancy: Storage Warehouse

Use: Flex warehouse

Year Built: 2018

Effective Year Built: 2018

Sqft: 5,760

*This section changes for each page*

Sales

Sale Date:

Sale Amount:

Arms-Length:

Multiple Accounts:

Cost per Sqft:

Document Number:

Deed Type:

Previous Sale Date:

Previous Sale Amount:

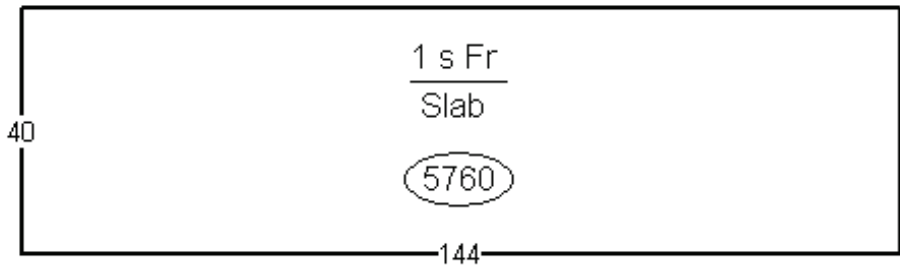
1914008 C01

Year Blt/Eff Yr: 2018

5,760-SF for C02

01

Pav Bt



93303 Prairie Rd, JC

AFTER RECORDING RETURN TO:  
Lane County Surveyor's Office  
3050 N. Delta Hwy.  
Eugene, OR 97408

# PLAT DOCUMENT #

Lane County Clerk  
Lane County Deeds and Records

**2022-016852**



\$147.00

02016907202200168520010018

04/14/2022 09:55:46 AM

RPR-SUBD Cnt=1 Pgs=1 Stn=8 CASHIER 12  
\$5.00 \$60.00 \$10.00 \$11.00 \$61.00

This document is a  
SUBDIVISION:

Prairie Road Business Park

Owner: Prairie Road Rentals LLC

Dedicatee: Lane County  
Twp. 16S Rng. 04W Sec. 08

## LANE COUNTY DEEDS & RECORDS

4 - Lots

2 - Stickers (Plat Pages)

2 - Reserved Numbers

04/14/2022 09:55:46 AM  
\$147.00  
RPR:SLUD Cdr1 Pgn1 Str# CASHIER 12  
\$5.00 \$50.00 \$10.00 \$11.00 \$61.00

**CONCURRENCES:** AFFIDAVIT OF  
CONSENT GRANTING PERMISSION TO  
SUBDIVIDE & PLAT THE PROPERTY AS  
DESCRIBED HEREON WAS RECORDED ON DOC:  
2021-054609 LCDR.

AUGUST 19TH, 2021.

**APPROVALS & ACCEPTANCE:**

COUNTY PLANNING DIRECTOR 3/23/2022  
DATE  
COUNTY SURVEYOR 3/1/2022  
DATE  
Kurt Rode for Michaela 4-01-22  
COUNTY ASSESSOR DATE  
Lane County Board of Commissioners 14 APR 22  
DATE

**PRAIRIE ROAD BUSINESS PARK**

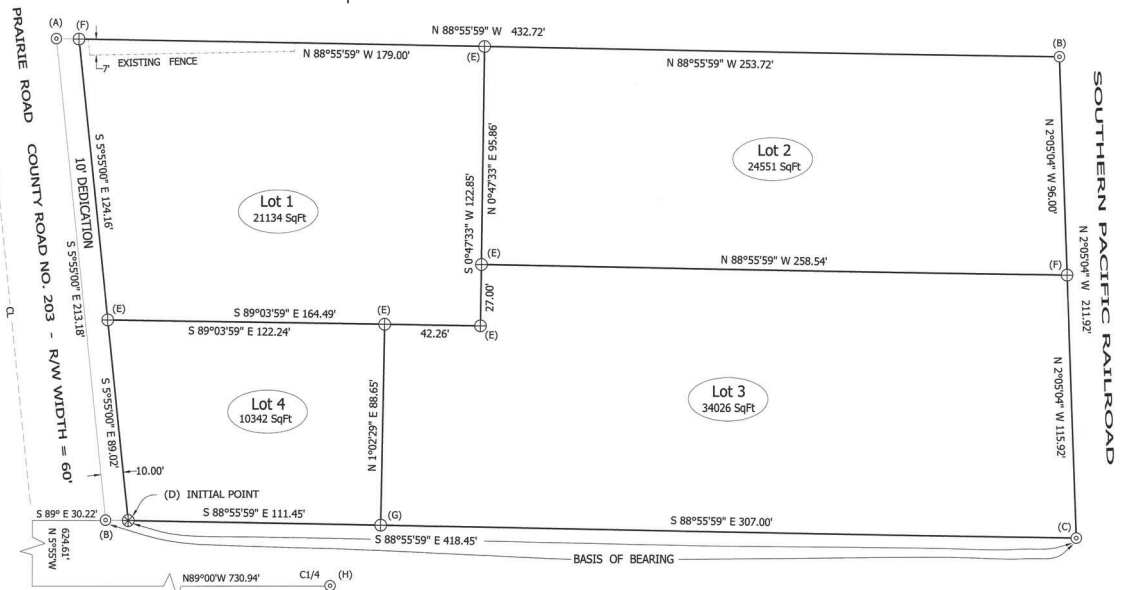
T.16 S., R.4 W. W.M.  
SE1/4NW1/4 OF SECTION 8  
LANE COUNTY, OREGON  
MARCH 15, 2021  
MAP & TAX #16-04-08-20-01300



**RECORDED**  
DATE: 14 APR 2022  
COUNTY CLERK  
BY: [Signature]

PROPERTY OWNER:  
PRAIRIE ROAD RENTALS LLC  
1735 W. 13RD JUNCTION CITY OR 97448

LANE COUNTY SURVEYORS OFFICE  
CSF NO. \_\_\_\_\_  
FILE DATE \_\_\_\_\_  
LANE COUNTY PLANNING FILE 509-PA20-05391  
ZONING: M-2



**NARRATIVE:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PRAIRIE ROAD RENTALS LLC FOR THE PURPOSE OF THE SUBDIVISION OF THE PROPERTY SHOWN. AN EARLIER SURVEY BY DONN ROWE ON CSF #44094 FILED ON 9-7-2017 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE CORNER MONUMENTS SET IN CSF #44094 WERE HELD FOR CONTROL. THE INSTRUMENT USED WAS A LEICA TCRA 1103. THE DEED OF THE PROPERTY IS RECORDED IN LANE COUNTY RECORDS ON DOC. 2017-013708 LCDR. THE FLOOD ZONES FOR THE PROPERTY ARE DOCUMENTED ON LOMA CASE NO.: 17-10-1034A. NOTE: ALL MEASUREMENTS AGREE WITH RECORD BEARINGS AND DISTANCES.

**CORNER INFORMATION:**

- (A) MONUMENT SET IN CSF #44094 WAS DESTROYED.
- (B) FOUND 5/8" REBAR WITH RED CAP STAMPED "ROWE LS2519" SET BY D. ROWE IN 8-2017 ON CSF #44094.
- (C) FOUND 5/8" IRON ROD SET BY F. WAGGONER IN 10-1949 ON CSF #7766.
- (D) SET 3/4" IRON PIPE WITH RED CAP STAMPED "ROWE SURVEY PLS 2519", INSIDE A BRICK. ELEVATION = 335.55' NGVD 29, BASED ON LCBM: 233.
- (E) SET 5/8" REBAR WITH RED CAP MARKED "ROWE SURVEY PLS 2519", INSIDE A BRICK.
- (F) SET 5/8" REBAR WITH RED CAP MARKED "ROWE SURVEY PLS 2519".
- (G) CORNER FALLS INSIDE A POWER POLE. SET REFERENCE POINT 2.0' N 1°02'29" E, 5/8" REBAR WITH RED CAP MARKED "ROWE SURVEY PLS 2519".
- (H) FOUND BRASS CAP FOR THE CENTER QUARTER CORNER OF T.16 S., R.4 W., SECTION 8; AS DESCRIBED ON LANE CO. SURVEYORS CORNER REPORT INDEX NO.4468.

**SURVEYORS CERTIFICATION:**

I, DONN ROWE, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL SHOWN. THE INITIAL POINT IS A 3/4" x 30" IRON PIPE WITH RED CAP MARKED "ROWE SURVEY PLS 2519. THE EXTERIOR BOUNDARY IS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 8, T.16 S., R.4 W., W.M.; THENCE N 89°00' W FOR 730.94 FEET; THENCE N 5°55' W FOR 624.61 FEET; THENCE S 89° 55' 59" E FOR 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 05° 55' WEST FOR 213.18 FEET; THENCE SOUTH 88° 55' 59" EAST FOR 432.72 FEET; THENCE SOUTH 02° 05' 04" EAST FOR 211.92 FEET; THENCE NORTH 88° 55' 59" WEST FOR 418.45 FEET, IN LANE COUNTY, OREGON.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 26, 1991  
DONN ROWE  
2519  
RENEWAL DATE: 12-31-2022  
DONN ROWE, LLC (541) 953-7778  
90946 SUNDERMAN ROAD  
SPRINGFIELD, OREGON 97478

## PRAIRIE ROAD BUSINESS PARK

## EASEMENT DETAILS

RECORDED

DATE: 14 APR 2022

COUNTY CLERK

BY: *[Signature]*

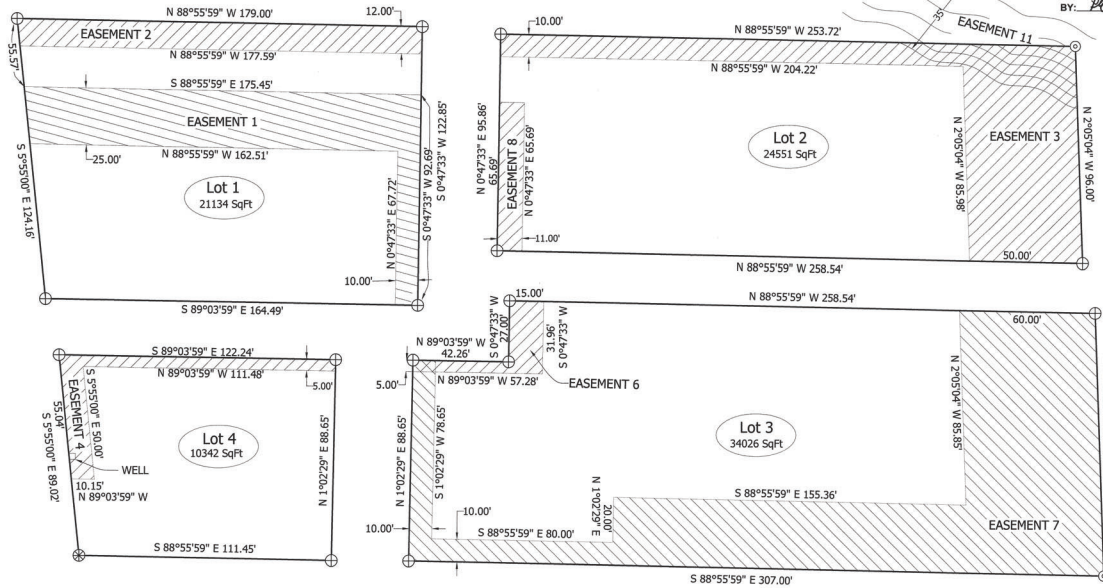
LANE COUNTY SURVEYORS OFFICE	
CSF NO.	
FILE DATE	

Lane County Clerk  
Lane County Deeds and Records 2022-016852  
\$147.00  
04/14/2022 09:55:46 AM  
RPR-SUBD Csf#1 Pgs#1 50#8 CASHIER 12  
\$5.00 \$95.00 \$10.00 \$11.00 \$81.00

T.16 S., R.4 W. W.M.  
SE1/4NW1/4 OF SECTION 8  
LANE COUNTY, OREGON  
MARCH 15, 2021

## ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF LANE ) SS  
LARRY J. VAN NORTWICK MANAGER FOR PRAIRIE ROAD  
RENTALS LLC APPEARED PERSONALLY BEFORE ME AND  
ACKNOWLEDGE THIS INSTRUMENT TO BE HIS VOLUNTARY  
ACT AND DEED. ACKNOWLEDGED BEFORE ME  
THIS 15<sup>th</sup> DAY OF APRIL 2022  
NOTARY PUBLIC OF OREGON *[Signature]* JAMES  
COMMISSION NO: 99433  
MY COMMISSION EXPIRES: 16 JUL 2023



## EASEMENTS:

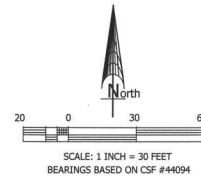
1. PRIVATE ACCESS ROADWAY & UTILITY EASEMENT AS DESCRIBED ON HERE.
2. 12' PRIVATE UTILITY EASEMENT AS DESCRIBED ON HERE.
3. PRIVATE UTILITY & DRAINAGE BASIN EASEMENT AS DESCRIBED ON HERE.
4. PRIVATE UTILITY EASEMENT FROM A SHARED WELL AS DESCRIBED ON HERE.
5. 5' PRIVATE UTILITY ACCESS EASEMENT AS DESCRIBED ON HERE.
6. PRIVATE UTILITY EASEMENT AS DESCRIBED ON HERE.
7. PRIVATE UTILITY EASEMENT FOR WASTE WATER AND STORM WATER AS DESCRIBED ON HERE.
8. PRIVATE ACCESS ROADWAY & UTILITY EASEMENT AS DESCRIBED ON HERE.
9. PRIVATE EASEMENT FOR PARKING FOR LOT 3 (8 SPACES) & LOT 2 (5 SPACES) AS DESCRIBED ON HERE.
10. 10' PUBLIC DEDICATION AS DESCRIBED ON DOC. \_\_\_\_\_ LCDR.
11. EASEMENT 35.0' WESTERLY OF THE CENTERLINE OF CHANNEL F IMPROVEMENT RECORDED ON RECEPTION NO. 84219 FOR CANAL PURPOSES; AND RECEPTION NO. 30038. NON LOCATABLE BECAUSE OF THE NATURE OF WATERCOURSE MOVEMENTS.
12. EASEMENT 50' FROM CENTERLINE OF CHANNEL F, BY COURT ORDER RECORDED ON INSTRUMENT NO. 2013-049553.
13. MAINTENANCE AGREEMENT RECORDED ON DOC. 2022-016853 LCDR.

**DECLARATION:** BE KNOWN TO ALL PEOPLE BY THESE PRESENTS THAT LARRY J VAN NORTWICK MANAGER FOR PRAIRIE ROAD RENTALS LLC IS THE OWNER OF LAND DESCRIBED HEREON AND HAVE CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92. OWNER ACCEPTS ALL EXISTING EASEMENTS SHOWN HEREON. OWNER CREATES EACH OF THE EASEMENTS 1-9 SHOWN HEREON. OWNER ALSO CREATES A 10 FOOT DEDICATION TO THE PUBLIC AND DOES ACKNOWLEDGE THE DEDICATION BY SEPARATE DOCUMENT. EASEMENTS ARE PERPETUAL, NONEXCLUSIVE, APPURTENANT, AND BINDING ON THE DECLARANT'S HEIRS, SUCCESSORS AND ASSIGNS.

*[Signature]*  
LARRY J VAN NORTWICK  
- MANAGER, PRAIRIE ROAD RENTALS LLC.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 25, 1991  
DONN ROWE  
2519



RENEWAL DATE: 12-31-2022  
DONN ROWE LLC (541) 953-7778  
90946 SUNDERMAN ROAD  
SPRINGFIELD, OREGON 97478

PAGE 2 OF 2



Reserved for Deed Records Use



\$62.00

01638548201700137080040040

03/21/2017 11:00:23 AM

RPR-DEED Cnt=1 Stn=40 CASHIER 01

\$20.00 \$11.00 \$21.00 \$10.00

### Quitclaim Deed

RECORDING REQUESTED BY:

Larry Van Nortwick

WHEN RECORDED MAIL TO:

1735 W. 13th, Junction city, OR 97448

AND MAIL TAX STATEMENTS TO:

NAME: Larry Van Nortwick

ADDRESS: 1735 W. 13

CITY: Junction City

STATE & ZIP: Oregon 97448

By this instrument, Larry J Van Nortwick, married, of 1735 W. 13th, Junction city, OR 97448,

*LAWRENCE*  
and ~~Larry~~ W. Smith, married, of 1015 Billings Rd, Springfield, OR 97478, (collectively the

"Grantor"), releases and quitclaims to Prairie Road Rentals LLC, an Oregon LLC, whose

tax mailing address is 1735 W 13th Junction City, OR 97448, (the "Grantee") all right, title and

interest in and to the following described real property situated in Lane County, Oregon:

Beginning at a point in the center of the County Road, being 8.765 chains (578.49 feet)

North 5 55' West of a point 39.91 chains (2634.06 feet) south and 28.51 chains (1881.66

feet) East of the Northwest corner of Section 8, township 16 South, Range 4 West of the

Willamette Meridian; thence South 89 00' East 7.40 chains (488.4 feet) to the center of

the railroad track; thence North 2 05' West along the center of the tracks 3.21 chains

(211.86 feet) thence North 89 00' West 7.62 chains (502.94 feet) to the center of the

County Road; thence South 5 55' East 3.23 chains (213.18 feet) to the Point of

beginning, in Lane county, Oregon. EXCEPTING THEREFROM: That portion lying within the County Road  
on the West and the railroad right of way on the East.

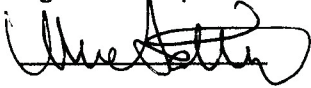
Page 1 of 4

*THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$10.00,  
THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY  
ACKNOWLEDGED.*

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 14th day of March, 2017.

Signed in the presence of:



Signature

Maria Santiago

Name

  
Larry Van Nortwick



Lawrence W. Smith



#### Spousal Acknowledgement

I, Delores Kay Van Nortwick of 1735 W. 13th, Junction City, OR 97448, spouse of Larry Van Nortwick, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature




STATE OF OREGON

COUNTY OF

Lane

Acknowledged before me, Maria Santiago a Notary Public, this 14th day of March, 2017 by Delores Kay Van Nortwick, known to me (or proven on the basis of satisfactory evidence) to be the Grantor's spouse, who has acknowledged the said instrument to be the Grantor's spouse's voluntary and lawful act and deed.



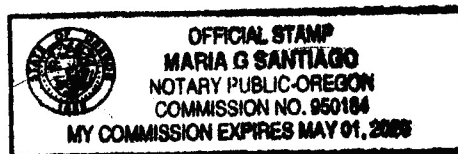
Notary Public for the State of Oregon

County of

Lane

My commission expires:

May 1st 2020





Spousal Acknowledgement

I, Nanci Smith of 1015 Billings Rd, Springfield, OR 97478, spouse of Lawrence W. Smith, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

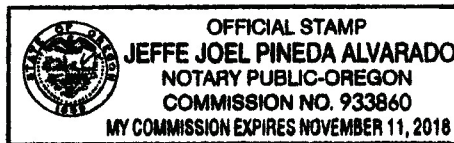
Spouse's Signature: \_\_\_\_\_

STATE OF OREGON

COUNTY OF Lane

Acknowledged before me, Jeffe Joel Pineda Alvarado, a Notary Public, this 15<sup>th</sup> day of March, 2017 by Nanci Smith, known to me (or proven on the basis of satisfactory evidence) to be the Grantor's spouse, who has acknowledged the said instrument to be the Grantor's spouse's voluntary and lawful act and deed.

Jeffe Joel Pineda Alvarado  
Notary Public for the State of Oregon  
County of Lane



My commission expires: 11/11/18

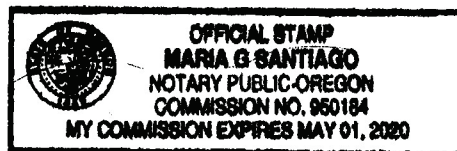
Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Lane

Acknowledged before me, Maria Santiago, a Notary Public, this 14th day of March, 2017 by Larry Van Nortwick, and Lawrence W. Smith, known to me (or proven on the basis of satisfactory evidence) to be the Grantors, who have acknowledged the said instrument to be the Grantors' voluntary and lawful act and deed.

Maria Santiago  
Notary Public for the State of Oregon  
County of Lane



My commission expires: May 15 2020

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

**Summary Property Report**

<b>Site Address</b>	93303 Prairie Rd Junction City, OR 97448-9467	image not available
<b>Map &amp; Taxlot#</b>	16-04-08-20-01800	
<b>SIC</b>	N/A	
<b>Tax Account#</b>	1914008	
<b>Property Owner 1</b>	<b>Taxpayer</b>	
Prairie Road Rentals LLC	Prairie Road Rentals LLC	
1735 W 13th Ave	1735 W 13th Ave	
Junction City, OR 97448	Junction City, OR 97448	
<b>Neighborhood Code</b>	90400 / I-5 Corridor Industrial	

Related Accts 5620232

**Boundary / Land Use Data**

Mapped Taxlot Acreage / Sq Ft	0.49 / 21,344	<b>School</b>	<b>Code</b>	<b>Name</b>
Incorporated City Limits	none	School District	69	<a href="#">Junction City</a>
Urban Growth Boundary	JUN	Elementary School	595	<a href="#">Laurel</a>
Census Tract/Block	0404/2	Middle School	596	<a href="#">Oaklea</a>
		High School	597	<a href="#">Junction City</a>
<b>Subdivision Name</b>	Prairie Road Business Park	<b>Zoning Parent/Overlay</b>	M2/AS	
Lot/Tract/Unit	Parcel 1 TL 01800	Land Use	1111 Single Family Housing	
Phase	N/A	Property Class	301 Industrial, county appraised, improved	
Recording Number	2022-016852	Statistical Class	690 Warehouse, storage	

**Property Values & Taxes**

Real Market Value (RMV)				Total Assessed Value
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	
2025	\$131,907	\$390,069	\$521,976	\$384,450
2024	\$131,907	\$390,069	\$521,976	\$373,253
2025 Taxable Value		2025 Tax	2025 Tax Code Area	
\$384,450		\$4,266.90	06928	

**Two Most Recent Sales/Ownership Transfers**

No ownership transfers on record
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**This report extracts commonly used information from the Detailed Property Report (DPR).**

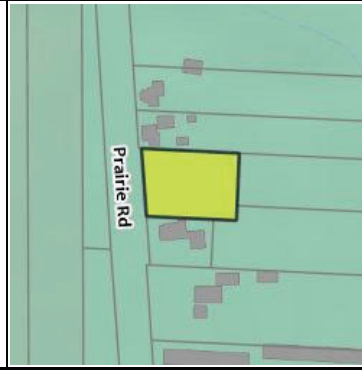
**Detailed Property Report**

**Site Address** 93303 Prairie Rd Junction City, OR 97448-9467  
**Map & Taxlot#** 16-04-08-20-01800  
**SIC** N/A  
**Tax Account#** 1914008

**Property Owner 1**  
 Prairie Road Rentals LLC  
 1735 W 13th Ave  
 Junction City, OR 97448  
 Tax account acreage 0.49  
 Mapped taxlot acreage<sup>†</sup> 0.49

<sup>†</sup> 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 5620232

**Map & Taxlot # 16-04-08-20-01800****Business Information****Business Profile Summary**

**Business Name**  
 Denco Design  
**Address**  
 93303 Prairie Rd  
 Junction City, OR 97448-9467  
**Contact Information**

**Toll-free Phone** (888) 584-5650  
**Phone** (541) 998-8183  
**Fax**  
**Web** [Dencodesigninc.Com](http://Dencodesigninc.Com)

**SIC and NAICS**

**NAICS Code** 811210  
**NAICS Description** Electronic And Precision Equipment Repair And Main  
**Primary SIC Code** 737804  
**Primary SIC Description** Computer Wiring

**Corporate Information**

**Location Employment Size** 1 to 4 (range) | 2 (actual)  
**Location Sales Volume** Less Than \$500,000 (range) | 130000 (actual)

Source: infoGroup/Government Division, 5711 S 86th Circle, Omaha, NE 68127, [www.infoUSAgov.com](http://www.infoUSAgov.com)

**Improvements****Photos & Sketches for Tax Account**

1914008-001  
 Year 2021  
 5,760-SF Rev 022



93303 Prairie Rd, JC

**Building Part:**

Floor Number	Sq Ft
Occupancy Description	Fireproof Steel Sq Ft
Use Description	Reinforced Concrete Sq Ft
Year Built	Fire Resistant Sq Ft
Effective Year Built	Wood Joist Sq Ft
Grade	Pole Frame Sq Ft
Wall Height Ft	Pre-engineered Steel Sq Ft

**Site Address Information**

93303 Prairie Rd  
 Junction City, OR 97448-9467

House #	93303	Suffix	N/A	Pre-directional	N/A
---------	-------	--------	-----	-----------------	-----

Street Name	Prairie	Street Type	Rd	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9467				
Land Use 1111 Single Family Housing USPS Carrier Route N/A					

**General Taxlot Characteristics**

<b>Geographic Coordinates</b> <b>X</b> 4212817 <b>Y</b> 932969 (State Plane X,Y) <b>Latitude</b> 44.1951 <b>Longitude</b> -123.2014		<b>Taxlot Characteristics</b> Incorporated City Limits none Urban Growth Boundary Junction City Year Annexed N/A Annexation # N/A Approximate Taxlot Acreage 0.49 Approx Taxlot Sq Footage 21,344 Plan Designation Industrial Eugene Neighborhood N/A Census Tract 0404 Census Block Group 2 Septic data not available Well data not available Landscaping Quality data not available Historic Property Name N/A City Historic Landmark? No National Historical Register? No Adjacent to Local Access Road No	
<b>Zoning</b> <b>Zoning Jurisdiction</b> Lane County Lane County <b>Parent Zone</b> M2 Light Industrial <b>Overlay</b> AS Airport Safety Combining Zone			
<b>Land Use</b> <b>General Land Use</b> <b>Code</b> <b>Description</b> data not available data not available <b>Detailed Land Use</b> <b>Code</b> <b>Description</b> 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 <b>Code</b> <b>Description</b> A Areas of 100-year flood, no base flood elevations determined. X Areas determined to be outside of 500-year flood.	
FIRM Map Number	41039Co604F
Community Number	039C
Post-FIRM Date	data not available
Panel Printed?	Yes
Soils <b>Soil Map Unit# Soil Type Description % of Taxlot Ag Class Hydric %</b> 118 Salem Gravelly Silt Loam 100% 2 0	

**Schools**

	<b>Code</b>	<b>Name</b>
School District	69	Junction City
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

**Political Districts**

Election Precinct	715	State Representative District 12	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	Soil Water Cons. Dist/Zone	Upper Willamette / 2
County Commissioner	Ryan Ceniga		Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	1			
Lane ESD Board Zone	4			

**Census Information**

Census data have been removed from this report. To obtain Census data, please visit [www.census.gov](http://www.census.gov). For questions or concerns, please contact [support@rlid.org](mailto: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

RLID does not contain any building permit data for this jurisdiction

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#: 1914008  
View tax statement(s) for: [2025](#) [2024](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/10/2025	\$4,138.89	\$4,138.89	\$128.01	\$0.00	\$4,266.90
10/29/2024	\$3,981.12	\$3,981.12	\$123.13	\$0.00	\$4,104.25
10/26/2023	\$3,912.59	\$3,912.59	\$121.01	\$0.00	\$4,033.60
10/25/2022	\$3,372.24	\$3,372.24	\$104.30	\$0.00	\$3,476.54

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Prairie Road Rentals LLC	1735 W 13th Ave	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
Prairie Road Rentals LLC	1735 W 13th Ave	Junction City, OR 97448

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Related Accts [5620232](#)

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	0.49
Fire Acres	N/A
Property Class	301 - Industrial, county appraised, improved
Statistical Class	690 - Warehouse, storage
Neighborhood	90400 - I-5 Corridor Industrial
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	Subdivision Plat	Subdivision Name	Prairie Road Business Park	Subdivision Number	N/A
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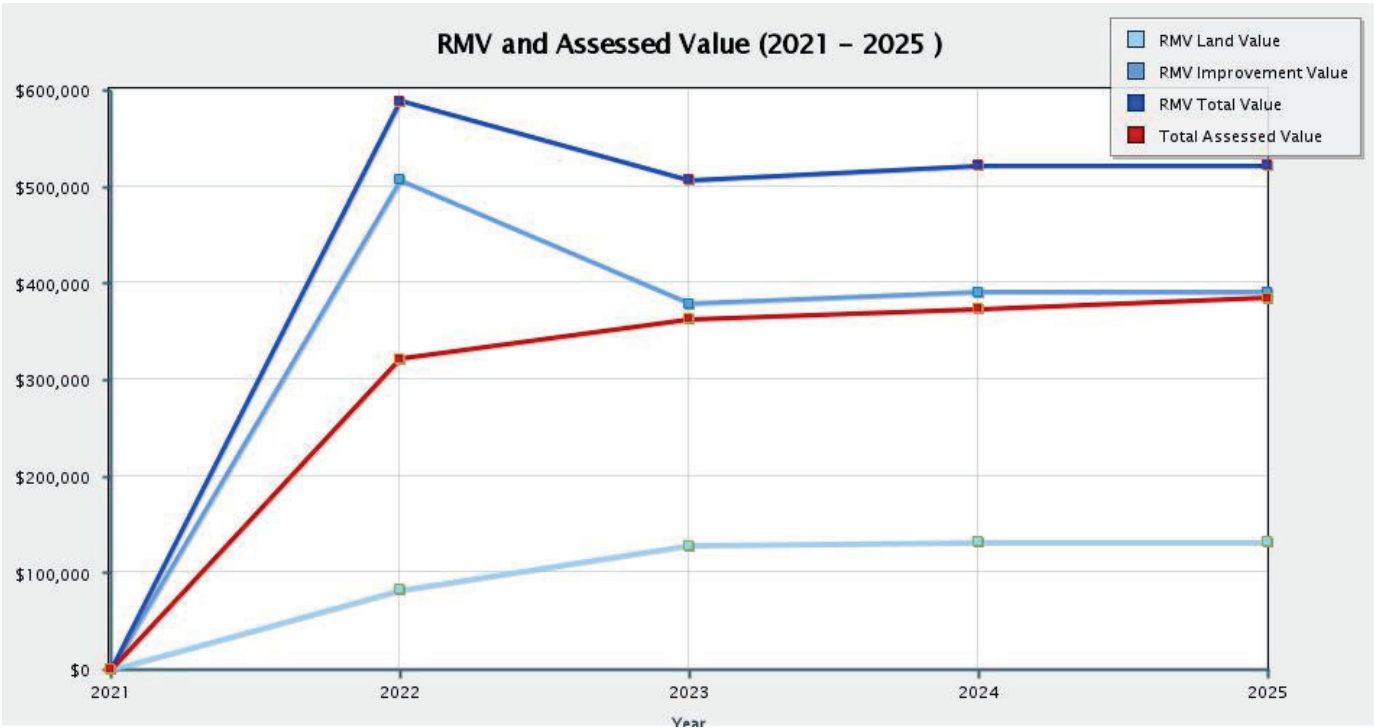


Phase	N/A	Lot/Tract/Unit #	Parcel 1 TL 01800	Recording Number	2022-016852
Data source: Lane County Assessment and Taxation					

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		
2025	\$131,907	\$390,069	\$521,976	\$384,450	\$4,266.90
2024	\$131,907	\$390,069	\$521,976	\$373,253	\$4,104.25
2023	\$128,066	\$378,708	\$506,774	\$362,382	\$4,033.60
2022	\$82,209	\$506,430	\$588,639	\$321,233	\$3,476.54
2021	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$384,450  
Less Exemption Amount \* N/A  
Taxable Value **\$384,450**  
\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06928  
Taxing Districts for TCA 06928  
Emerald Peoples Utility District  
Junction City Rural Fire Protection Dist  
Junction City School District 69  
Junction City Water Control District  
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

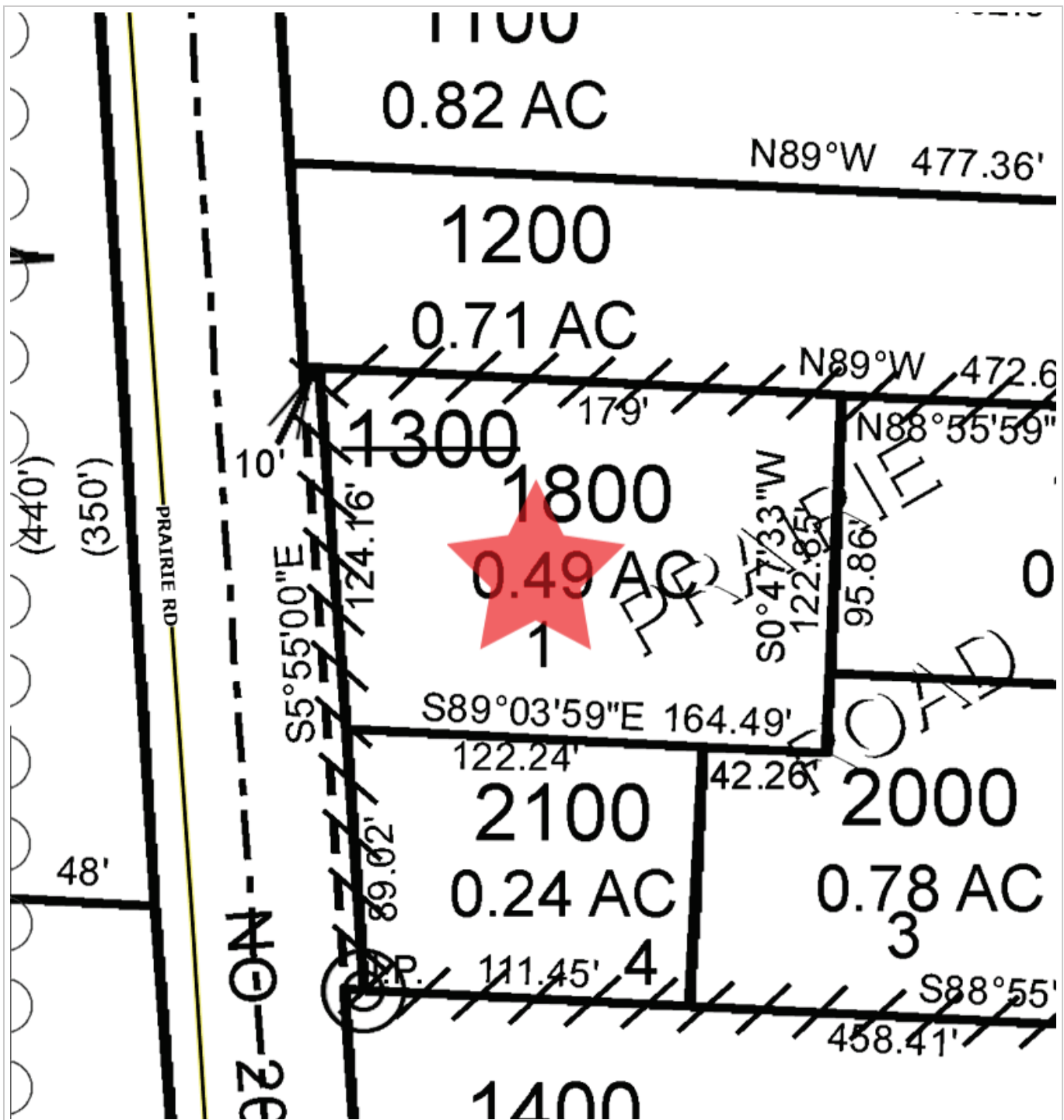
## Aerial Map



**CTC**  
**CASCADE TITLE CO.**  
675 Oak St. #100 | Eugene, OR 97401  
P: 541.687.2233 | F: 541.485.0307

### Parcel ID: 1914008

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



**CASCADE TITLE CO.**  
 675 Oak St. #100 | Eugene, OR 97401  
 P: 541.687.2233 | F: 541.485.0307

Parcel ID: 1914008

Site Address: 93303 Prairie Rd

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FOR ASSESSMENT AND  
TAXATION ONLY

N.W.1/4 SEC. 8 T.16S. R.4W. W.M.  
Lane County  
1" = 200'

16040820  
JUNCTION CITY

LOCATJOC - 2022-06-10 10:55

CANCELLED  
500  
701  
702  
800  
1300

SEE MAP 16040600

SEE MAP 16040533

SEE MAP 16040500

SEE MAP 16040800

SEE MAP 16040700

SEE MAP 16040831

069-28

069-34

069-28

U.S. HIGHWAY NO 99

U.S. HIGHWAY NO 37

U.S. HIGHWAY NO 34

SIUSLAW HWY.

PRATIE RD

OREGON ELECTRIC R.R.

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