

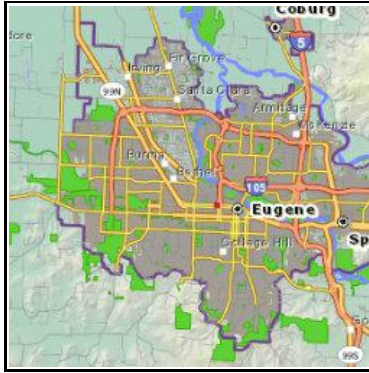
Detailed Property Report

Site Address 620 W 6th Ave Eugene, OR 97402-5108
Map & Taxlot# 17-03-31-21-09800
SIC N/A
Tax Account# 0264547

Property Owner 1
 McKinney Joseph L
 620 W 6th Ave
 Eugene, OR 97402
 Tax account acreage 0.49
 Mapped taxlot acreage[†] 0.49

[†] 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 5480114

Map & Taxlot # 17-03-31-21-09800**Business Information****Business Profile Summary**

Business Name
 Oregon Roads Inc
 Address
 620 W 6th Ave
 Eugene, OR 97402-5108
 Contact Information

Toll-free Phone (800) 944-0227
Phone (541) 683-2277
Fax (541) 683-9334
Web Oregonroads.Com

SIC and NAICS

NAICS Code 532310
NAICS Description General Rental Centers
Primary SIC Code 735933
Primary SIC Description Leasing Service

Corporate Information

Location Employment Size 5 to 9 (range) | 7 (actual)
Location Sales Volume \$1-2.5 Million (range) | 1770000 (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	1968
Occupancy Description	Office Building	Fireproof Steel Sq Ft	0
Use Description	Auto Sales	Reinforced Concrete Sq Ft	0
Year Built	1961	Fire Resistant Sq Ft	0
Effective Year Built	2000	Wood Joist Sq Ft	1968
Grade	4	Pole Frame Sq Ft	0
Wall Height Ft	10	Pre-engineered Steel Sq Ft	0

Commercial Appraisal Card 1703312109800

Site Address Information

620 W 6th Ave Eugene, OR 97402-5108					
House #	620	Suffix	N/A	Pre-directional	W
Street Name	6th	Street Type	Ave	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97402
Zip + 4	5108				
Land Use 6500 Professional Office Building USPS Carrier Route N/A					

General Taxlot Characteristics

Geographic Coordinates X 4237192 Y 880337 (State Plane X,Y) Latitude 44.0530 Longitude -123.1023		Taxlot Characteristics Incorporated City Limits Eugene Urban Growth Boundary Eugene Year Annexed 1880 Annexation # Unknown/No ID Approximate Taxlot Acreage 0.49 Approx Taxlot Sq Footage 21,344 Plan Designation Metro Plan Map Eugene Neighborhood Whiteaker Community Council Census Tract 4200 Census Block Group 3 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	
Zoning Zoning Jurisdiction Eugene Eugene Parent Zone C-2 Community Commercial			
Land Use <u>General Land Use</u> Code Description data not available data not available <u>Detailed Land Use</u> Code Description data not available data not available			

Service Providers

Fire Protection Provider	Eugene Springfield Fire
Ambulance Provider	Eugene Springfield Fire
Ambulance District	WC
Ambulance Service Area	West/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	41039C1136F
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 Complex100% 1 0

Schools

	Code	Name
School District	4J	Eugene
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	1782	State Representative District 8	Emerald PUD Board Zone	N/A
City Council Ward	E7	State Representative	Heceta PUD Board Zone	N/A
City Councilor	Lyndsie Leech	State Senate District	Central Lincoln PUD Board Zone	N/A
County Commissioner District 4 (North Eugene)		State Senator	Floyd Prozanski	Soil Water Cons. Dist/Zone Upper Willamette / 2
County Commissioner	Pat Farr			Creswell Water Control District No
EWEB Commissioner	Sonya Carlson			
LCC Board Zone	2			
Lane ESD Board Zone	1			

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

Eugene Building Permits	
Log Number	Project Description
07-00993-01	Reroute gas piping.
99-00177-01	tenant infill and minor structural
99-00177-01	tenant infill and minor structural
99-00177-01	tenant infill and minor structural
99-00177-01	tenant infill and minor structural
99-00714-01	Add 6' fence to 3 sides of property.
99-01325-01	hvac

Land Use Applications

None

Petitions

None

Tax Statements & Tax Receipts

Account#: 0264547					
View tax statement(s) for: 2024 2023					
Tax Receipts					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/12/2024	\$11,995.75	\$11,995.75	\$371.00	\$0.00	\$12,366.75
11/15/2023	\$11,690.15	\$11,690.15	\$361.55	\$0.00	\$12,051.70
11/15/2022	\$11,237.90	\$11,237.90	\$347.56	\$0.00	\$11,585.46
11/15/2021	\$10,555.19	\$10,555.19	\$326.45	\$0.00	\$10,881.64
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

Owners		
Owner	Address	City/State/Zip
McKinney Joseph L	620 W 6th Ave	Eugene, OR 97402
Taxpayer		
Party Name	Address	City/State/Zip
McKinney Joseph L	620 W 6th Ave	Eugene, OR 97402
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year	
Related Accts 5480114	
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 201 - Commercial, improved
 Statistical Class 443 - Lot sales, used auto/truck, ms
 Neighborhood 80402 - Downtown Fringe
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

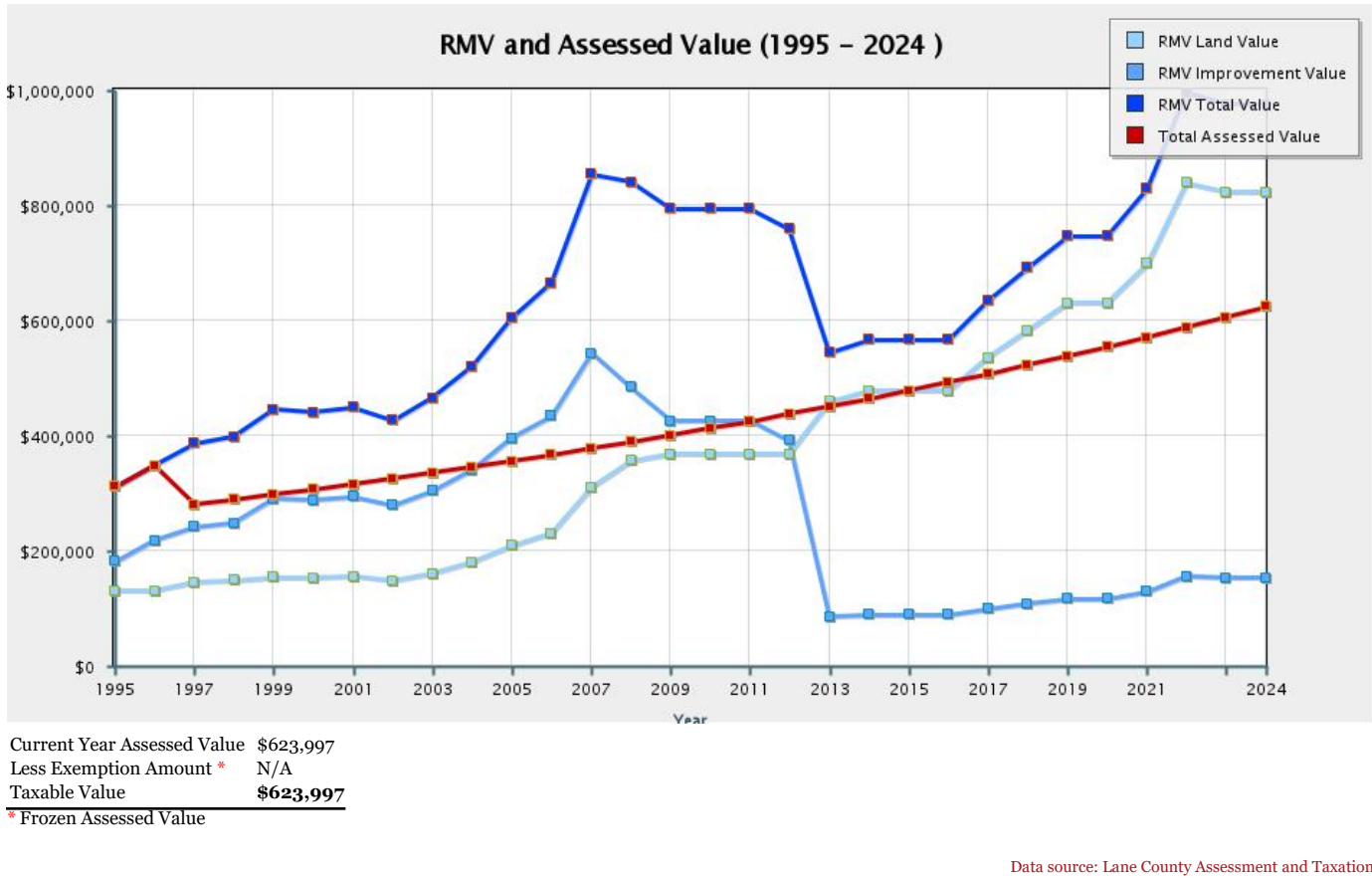
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 09800	Recording Number	N/A

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		
2024	\$822,607	\$152,876	\$975,483	\$623,997	\$12,366.75
2023	\$822,607	\$152,876	\$975,483	\$605,823	\$12,051.70
2022	\$839,396	\$155,997	\$995,393	\$588,178	\$11,585.46
2021	\$699,497	\$129,998	\$829,495	\$571,047	\$10,881.64
2020	\$630,179	\$117,116	\$747,295	\$554,415	\$10,807.16
2019	\$630,179	\$117,116	\$747,295	\$538,267	\$10,542.33
2018	\$583,500	\$108,442	\$691,942	\$522,590	\$9,755.30
2017	\$535,322	\$99,489	\$634,811	\$507,369	\$9,126.83
2016	\$477,967	\$88,831	\$566,798	\$492,591	\$8,652.62
2015	\$477,967	\$88,831	\$566,798	\$478,244	\$8,480.86
2014	\$477,967	\$88,831	\$566,798	\$464,315	\$8,396.75
2013	\$459,584	\$85,416	\$545,000	\$450,791	\$8,143.33
2012	\$368,160	\$391,690	\$759,850	\$437,661	\$7,875.27
2011	\$368,160	\$425,750	\$793,910	\$424,914	\$7,726.42
2010	\$368,160	\$425,750	\$793,910	\$412,538	\$7,616.73
2009	\$368,160	\$425,750	\$793,910	\$400,522	\$7,426.00
2008	\$357,437	\$483,810	\$841,247	\$388,856	\$6,982.53
2007	\$310,815	\$543,610	\$854,425	\$377,530	\$6,815.62
2006	\$230,234	\$434,890	\$665,124	\$366,534	\$7,046.98
2005	\$209,304	\$395,350	\$604,654	\$355,858	\$6,825.29
2004	\$180,435	\$340,820	\$521,255	\$345,493	\$6,524.19
2003	\$161,103	\$304,300	\$465,403	\$335,430	\$6,321.06
2002	\$147,801	\$279,170	\$426,971	\$325,660	\$5,892.49
2001	\$155,580	\$293,860	\$449,440	\$316,175	\$5,606.60
2000	\$152,530	\$288,100	\$440,630	\$306,966	\$5,569.38
1999	\$154,070	\$291,010	\$445,080	\$298,025	\$4,939.50
1998	\$149,580	\$248,730	\$398,310	\$289,345	\$4,687.79
1997	\$145,220	\$241,490	\$386,710	\$280,917	\$4,765.04
1996	\$130,830	\$217,560	\$348,390	\$348,390	\$5,350.85
1995	\$130,830	\$181,300	\$312,130	\$312,130	\$4,893.28



Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00400

Taxing Districts for TCA 00400

City of Eugene
Eugene School District 4J
Eugene Urban Renewal Downtown
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)
02/04/1999	\$295,000	1999-11166		1	No	Bay Point Properties L P	McKinney Joseph L
12/31/1998	\$0	1999-903		K	data not available	Layton TR	data not available
12/30/1992	\$150,000	1993-15815		6	data not available	Layton, C Rex	data not available

Data source: Lane County Assessment and Taxation