

# Land Use Permit Application

Site Plan Review     Lot Line Adjustment     Partition     Subdivision  
 Conditional Use     Variance     Map Amendment     Text Amendment  
 Annexation     Vacation     Other, specify \_\_\_\_\_

Please complete the following application. If any pertinent required information or material is missing or incomplete, the application will not be considered complete for further processing. If you have any questions about filling out this application, please contact staff at Lowell City Hall, phone (541) 937-2157, 107 East Third, Lowell.

## List all Assessor's Map and Tax Lot numbers of the property included in the request.

Map# 19-01-14-22 Lot # 6700

Map# \_\_\_\_\_ Lot # \_\_\_\_\_

Map# \_\_\_\_\_ Lot # \_\_\_\_\_

Street Address (if applicable): 152 N. Cannon St./ 120 N. Cannon St. Spaces 1, 2, 3

Area of Request (square feet/acres): .32 acres (2 legal lots each 7,000 sf)

Existing Zoning: M - Multiple Family Residential

Existing Use of the Property: Residential

Proposed Use of the Property Residential

Pre-application Conference Held: No  Yes \_\_\_\_\_ If so, Date \_\_\_\_\_

## Submittal Requirements:

1. Copy of deed showing ownership or purchase contract with property legal description.
2. Site Plan/Tentative Plan with, as a minimum, all required information. Submit one copy of all plans 11x17 or smaller; 12 copies of all plans larger than 11x17. (See attached checklist for required information)
3. Applicant's Statement: Explain the request in as much detail as possible. Provide all information that will help the decision makers evaluate the application, including addressing each of the decision criteria for the requested land use action.
4. Other submittals required by the City or provided by the applicant. Please List.
  - a. Plat of Lowell (1910) b. \_\_\_\_\_
  - c. \_\_\_\_\_ d. \_\_\_\_\_
  - e. \_\_\_\_\_ f. \_\_\_\_\_
- \_\_\_\_\_ 5. Filing Fee: Amount Due: \_\_\_\_\_.

**APPLICATION SITE PLAN REQUIREMENTS CHECKLIST**  
**Lowell Land Development Code, Section 2.140**

Applications for land divisions or land use requests that require a site plan shall submit the site plan on 8 1/2 x 11 inch or 11 x 17 inch black/white reproducible sheets for copying and distribution. Larger drawings may be required for presentation and City review. Drawings shall be drawn to scale. The scale to be used shall be in any multiple of 1 inch equals 10 feet (1" = 20', 1" = 30", 1" = 100', etc.) and may be increased or decreased as necessary to fit the sheet size. The Application and site plan shall show clearly and with full dimensioning the following information, as applicable, for all existing and proposed development. It is understood that some of the requested information may not apply to every application.

- The names of the owner(s) and applicant, if different.
- The property address or geographic location and the Assessor Map number and Tax Lot number.
- The date, scale and northpoint.
- A vicinity map showing properties within the notification area and roads. An Assessor Map, with all adjacent properties, is adequate.
- Lot dimensions.
- The location, size, height and uses for all existing and proposed buildings.
- Yards, open space and landscaping.
- Walls and fences: location, height and materials.
- Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.
- Access: pedestrian, vehicular, service, points of ingress and egress.
- Signs: location, size, height and means of illumination.
- Loading: location, dimension, number of spaces, internal circulation.
- Lighting: location and general nature, hooding devices.
- Street dedication and improvements.
- Special site features including existing and proposed grades and trees, and plantings to be preserved and removed.

- \_\_\_\_\_ Water systems, drainage systems, sewage disposal systems and utilities.
  - \_\_\_\_\_ Drainage ways, water courses, flood plain and wetlands.
  - \_\_\_\_\_ The number of people that will occupy the site including family members, employees or customers.
  - \_\_\_\_\_ The number of generated trips per day from each mode of travel by type: employees, customers, shipping, receiving, etc.
  - \_\_\_\_\_ Time of operation, where appropriate. Including hours of operation, days of the week and number of work shifts.
  - \_\_\_\_\_ Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use. Misrepresentation or omission of required data shall be grounds for denial or termination of a Certificate of Occupancy.
- Uses which possess nuisance characteristics or those potentially detrimental to the public health, safety and general welfare of the community including, but not limited to; noise, water quality, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference, may require additional safeguards or conditions of use as required by the Planning Commission or City Council.
- All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. City approval of a land use application shall be conditional upon evidence being submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.
- Such other data as may be necessary to permit the deciding authority to make the required findings.

**NOTE: Additional information may be required after further review in order to adequately address the required criteria of approval.**

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that incomplete applications may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge. I (We) also acknowledge that if the total cost to the City to process this application exceeds 125% of the application fee, we will be required to reimburse the City for those additional costs in accordance with Ordinance 228.

**PROPERTY OWNER**

Name (print): Brogan Weybright Sep Ira 6215 FBO Phone: See Representative

Address: 34025 Witcher Ext Rd

City/State/Zip: Cottage Grove, OR 97424

Signature: \_\_\_\_\_

**APPLICANT, If Different**

Name (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

E-mail (if applicable): \_\_\_\_\_

**APPLICANTS REPRESENTATIVE, if applicable**

Name (print): Jed Truett, AICP, Principal Phone: (541) 302-9830

Company/Organization: Metro Planning, Inc.

Address: 846 A Street

City/State/Zip: Springfield, OR 97477

E-mail (if applicable): jed@metroplanning.com

For City Use. Application Number \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Received by: \_\_\_\_\_ Fee Receipt # \_\_\_\_\_

Date Application Complete: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_ Date of Decision \_\_\_\_\_ Date of Notice of Decision \_\_\_\_\_

**AFFIDAVIT OF POSTING**

I, Katie Keidel, Associate Planner with Metro Planning Inc, hereby certify as the applicant's representative that on September 2, 2023 a notice for a public hearing for a PROPERTY LINE ADJUSTMENT within the City of Lowell known as LU 2023-02, at Assessor's Map & Tax Lot 19-01-14-22-06700, was posted on the subject property.

Katie Keidel  
Katie Keidel  
Metro Planning, Inc.

9/8/2023  
Date

STATE OF OREGON    )  
                                  ) SS  
COUNTY OF LANE    )

On this 02 day of September, 2023, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within named, Katie Keidel, Associate Planner for Metro Planning, Inc., who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Sandra Hentze  
Notary Public for Oregon

## MEMORANDUM

**Date:** 08/10/2023

**To:** City of Lowell  
Development & Public Works  
107 E. 3rd Street/ PO Box 490  
Lowell, OR 97452  
Attn: Jeremy Caudle/ Henry Hearly

**From:** Katie Keidel, Associate Planner  
Jed Truett, AICP, Principal  
Metro Planning, Inc.  
846 A Street  
Springfield, OR 97477  
(541) 302-9830  
kkeidel@metroplanning.com/jed@metroplanning.com

**RE:** Property Line Adjustment for Weybright – N Cannon St  
MTL: 19-01-14-22-06700

The following attachments are included with this memo:

- City of Lowell Land Use Application
- Written Narrative
- Deed 2018-055985
- RLID Detailed Property Reports (4 – one per existing dwelling)
- A&T Tax Lot Record
- A&T Tax Map w/ Subject Property
- Plat of Lowell (1910)
- Property Line Adjustment Site Plan
- Existing Conditions Site Plan

September 1, 2023

Applicant/Owner: Brogan Weybright Sep Ira 6215 FBO  
34025 Witcher Ext Rd  
Cottage Grove, OR 97424

Representative: Katie Keidel  
Associate Planner, Metro Planning  
846 A Street  
Springfield, OR 97477

RE: Application for Lot Line Adjustment.

Dear Applicant:

Thank you for your submittal of an application for Property Line Adjustment on Map and Tax Lot 19-01-14-22-06700 at 152 N. Cannon Street/120 N. Cannon Street, spaces 1,2, and 3.

Regarding your application, staff reviewed the application and determined that it is currently **complete** for processing.

A public hearing is not required for your application. A staff report with findings of fact will be prepared. The City Administrator will review and make a decision on your proposal. You will be notified of the decision of your application.

If you have any questions, please contact me at (541) 682-3089 or via e-mail at: [hhearley@lcog.org](mailto:hhearley@lcog.org)

Sincerely,

/s/

Henry O. Hearley  
Associate Planner

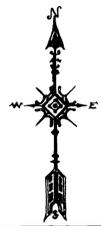


CC: Lowell City Administrator via email

CC: Applicant's representative via email

# PLAT OF LOWELL

Scale 1 in = 100 Ft.



C.H. KAIN, CIVIL ENGR.

### DEDICATION

Know all men by these presents that we Mrs. A.D. Hyland, widow, Wilbur H. Hyland and Daisy S. Hyland, his wife, and Ernest E. Hyland unmarried, of Lane, Oregon, do certify and declare that we are the owners in fee simple of the following described real property; To wit: Beginning at a point 881.6 Ft. W and 1619 Ft. S from the N.E. corner of the J. Barkdull D.L.C. #63, Tp. 19 S. Rge. 1 W. of the Will. Mer. thence W. 1509.55; thence S 139.37; thence E. 1140.0; thence N 70.28; thence S 82° 56' E. 287.18; thence N 3° 33' E. 136.16, to place of beginning, excepting the right of way of the Oregon Eastern R.R. as shown on the within plat; in all containing 45.25 acres in Lane County, Oregon.

That we have caused the above described real property to be laid out and platted as Lowell, and we hereby dedicate to the public forever the use of the streets, alleys, lane, and avenue as laid out in the within plat of Lowell.

In the presence of Frank E. Blair, Notary Public for Oregon, Mrs. A.D. Hyland, Wilbur H. Hyland, Daisy S. Hyland, Ernest E. Hyland, Raymond P. Hyland, and Ernest E. Hyland, all of Lane County, Oregon, ss.

Be it remembered that on this 12th day of March A.D. 1910, personally appeared before me, a notary public, in and for said county and state, the above named Mrs. A.D. Hyland, Wilbur H. Hyland, Daisy S. Hyland, and Ernest E. Hyland, known to me to be the identical persons who executed the foregoing instrument and acknowledged the same as their free act and deed.

In witness whereof I have set my hand and affixed my official seal this 18th day of March A.D. 1910

Frank E. Blair, Notary Public for Oregon.

Seal Seal Seal

Notarial Seal

### CERTIFICATE OF SURVEYOR

I, C. H. Kain, being first duly sworn on oath say that I am a surveyor; that I have surveyed the land shown on the within plat and included in the foregoing description; that the within plat and the angles and distances marked thereon are a true representation of such land, and of the land so surveyed and of the land described in the foregoing description, that I made the within plat.

That I established the initial point of said survey with a galvanized iron pipe, 2" in diam, by 3' long, driven 6" below the surface of the ground, at a pt 881.6' W and 1619.5' S from the N.E. cor. of the J. Barkdull D.L.C. #63

Subscribed and sworn to before me this 12th day of March 1910  
D.F. Shene, Notary Public for Oregon.

Notarial Seal

### APPROVED

- Helmus W. Thompson, County Judge
- H.D. Edwards, County Commissioner
- W. A. Brien, County Commissioner
- B. F. Keeney, County Assessor
- C.M. Collier, County Surveyor

FILED

APR 24 1910  
Edgar, County Clerk  
J. H. ... Deputy Clerk

PROPERTY LINE ADJUSTMENT B/W LOTS 9 & 10 OF BLOCK 6 OF  
PLAT OF LOWELL

FOR  
WEYBRIGHT- N CANNON ST  
NW 1/4 NW1/4, SECTION 14, TOWNSHIP 19 SOUTH, RANGE 1 WEST, W.M.  
LANE COUNTY, OREGON  
DATE PREPARED: AUGUST 10, 2023



SCALE 1" = 20'



VICINITY MAP  
NOT TO SCALE

**SITE ADDRESS:**  
120 N ST SPACE 1, SPACE 2 & SPACE 3  
152 N CANNON ST  
LOWELL, OR 97452-9719

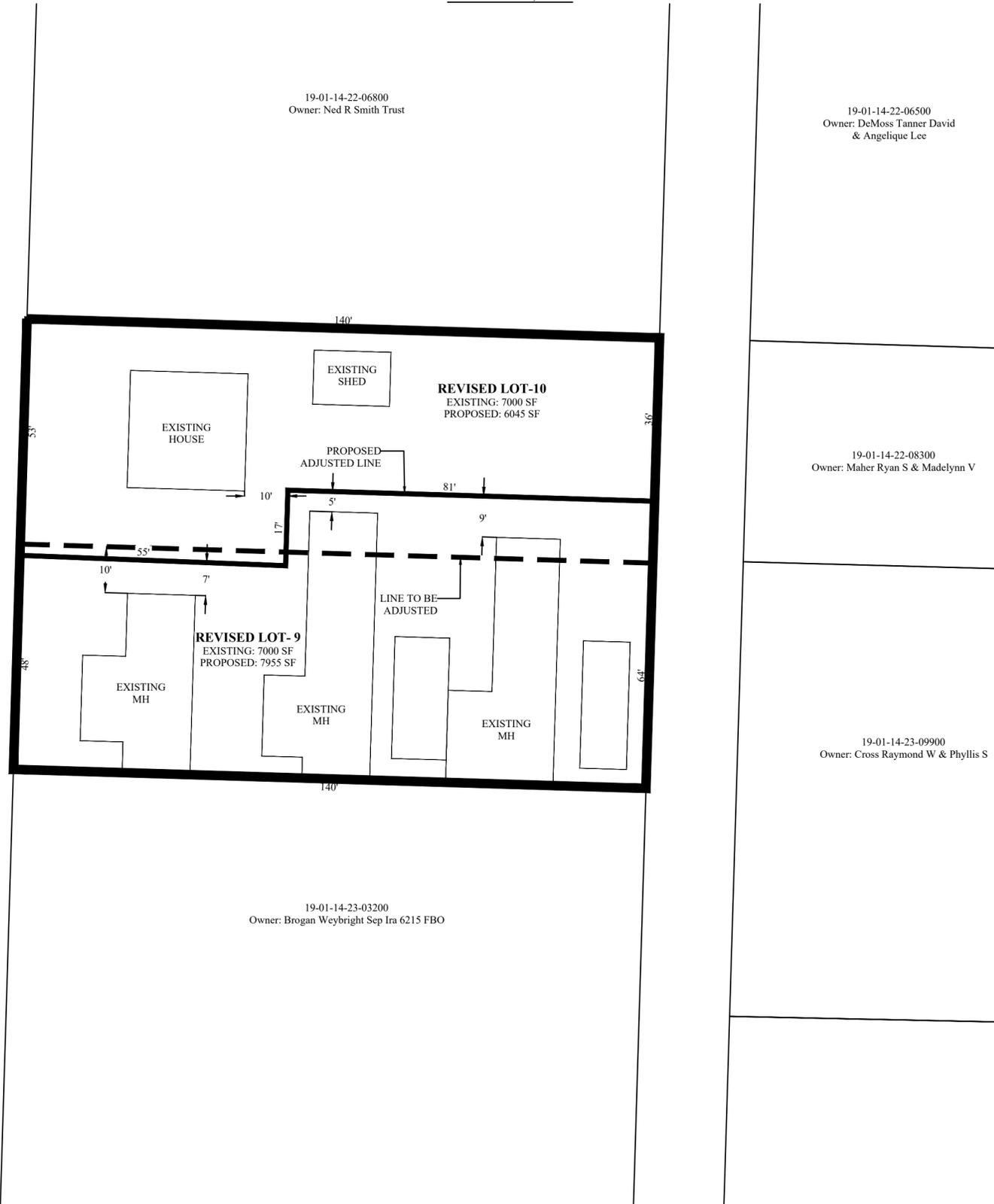
**OWNER:**  
BROGAN WEYBRIGHT SEP IRA 6215 FBO  
34025 WITCHER EXTENSION RD  
COTTAGE GROVE, OR 97424

**APPLICANT:**  
BROGAN WEYBRIGHT SEP IRA 6215 FBO  
34025 WITCHER EXTENSION RD  
COTTAGE GROVE, OR 97424

**AGENT:**  
METRO PLANNING, INC  
846 A STREET  
SPRINGFIELD, OREGON 97477  
PH: 541-302-9830

**ZONING:**  
DRA  
(DOWNTOWN RESIDENTIAL ATTACHED)

N CANNON ST





Lane County Clerk  
Lane County Deeds & Records

**2018-055985**

12/05/2018 01:58:58 PM

RPR-DEED Cnt=1 Stn=40 CASHIER 01 2pages  
\$10.00 \$11.00 \$10.00 \$61.00

**\$92.00**

TITLE NO. 0310776  
ESCROW NO. VP18-1225AF  
TAX ACCT. NO. 0815348;0815330;4044796;4083190  
TAX ACCT. NO. 4122543;4129241;4069256; 4170971  
TAX ACCT. NO. 4205942;0815520  
MAP/TAX LOT NO. 19-01-14-22-06700  
MAP/TAX LOT NO. 19-01-14-23-03200  
MAP/TAX LOT NO. 19-01-14-23-04800

**GRANTOR**

SUNSET MOBILE VILLAGE LLC, AN OREGON LIMITED LIABILITY COMPANY

**GRANTEE**

T.D. AMERITRADE, FBO BROGAN WEYBRIGHT SEP IRA 6215  
236 SOUTH 3RD STREET  
COTTAGE GROVE, OR 97424

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

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

**WARRANTY DEED -- STATUTORY FORM**

**SUNSET MOBILE VILLAGE LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor,**

conveys and warrants to

**T.D. AMERITRADE, FBO BROGAN WEYBRIGHT SEP IRA 6215, Grantee,**

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

PARCEL I:

Lots 9 and 10, Block 6, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

PARCEL II:

Lots 7 and 8 in Block 6, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TOGETHER WITH that portion of vacated First Street adjoining the herein above described land and inuring thereto as vacated by Ordinance No. 71, Recorded July 20, 1990, Reception No. 90-34393, Lane County Official Records, in Lane County, Oregon.

PARCEL III:

Lot 12, Block 9, PLAT OF LOWELL, as platted and recorded in Book 4, Page 37, Lane County Oregon Plat Records, in Lane County, Oregon.

TOGETHER WITH that portion of vacated First Street adjoining the herein above described land and inuring thereto as vacated by Ordinance No. 71, Recorded July 20, 1990, Reception No. 90-34393, Lane County Official Records, in Lane County, Oregon.

The true consideration for this conveyance is \$432,000.00.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Except the following encumbrances:  
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.  
WRD

Dated this 4 day of December, 2018.

SUNSET MOBILE VILLAGE LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Shannon Jones Member  
SHANNON JONES, MEMBER

BY: Lynn A. Echols Member  
LYNN ECHOLS, MEMBER

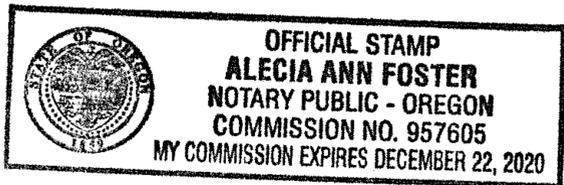
State of Oregon  
County of Lane

This instrument was acknowledged before me on December 4, 2018 by SUNSET MOBILE VILLAGE LLC, AN OREGON LIMITED LIABILITY COMPANY, SHANNON JONES AND LYNN ECHOLS, MEMBERS.

[Signature]

(Notary Public for Oregon)

My commission expires 12/22/20



**Detailed Property Report**

**Site Address** 152 N Cannon St Lowell, OR 97452-A050  
**Map & Taxlot#** 19-01-14-22-06700  
**SIC** N/A  
**Tax Account#** 0815348 <sup>a</sup>  
<sup>a</sup> Additional site address(es) are associated with this tax account

**Property Owner 1**  
 Brogan Weybright Sep Ira 6215 FBO  
 34025 Witcher Extension Rd  
 Cottage Grove, OR 97424  
 Tax account acreage 0.32  
 Mapped taxlot acreage† 0.32

† 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 # 19-01-14-22-06700**



**Business Information**

RLID does not contain any business data for this address

**Improvements**

**Photos & Sketches for Tax Account**



**Building Part: Co2**

Floor Number	1	Sq Ft	690
Occupancy Description	Residence - Single Family	Fireproof Steel Sq Ft	0
Use Description	Residence	Reinforced Concrete Sq Ft	0
Year Built	1950	Fire Resistant Sq Ft	0
Effective Year Built	1950	Wood Joist Sq Ft	690
Grade	2	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

**Commercial Sales Data**

Image	Sale Date
<a href="#">0815330.pdf</a>	05/21/2010
<a href="#">0815348.pdf</a>	01/11/2005

**Commercial Appraisal Card** [1901142206700](#)

**Site Address Information**

152 N Cannon St  
 Lowell, OR 97452-A050

House #	152	Suffix	N/A	Pre-directional	N
Street Name	Cannon	Street Type	St	Unit type / #	N/A
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	A050				

Land Use 1150 Mobile Home - Not In Mobile Home Park  
**USPS Carrier Route** N/A

Additional site address(es) attached to this tax account

- 120 N Cannon St Space 1
- 120 N Cannon St Space 2
- 120 N Cannon St Space 3

**General Taxlot Characteristics**

▣ Geographic Coordinates

**X** 4320152 **Y** 829598 (State Plane X,Y)  
**Latitude** 43.9205 **Longitude** -122.7816

▣ Zoning

**Zoning Jurisdiction** Lowell  
 Lowell

**Parent Zone** DRA Downtown Residential Attached

▣ Land Use

**General Land Use**

Code	Description
data not available	data not available

**Detailed Land Use**

Code	Description
data not available	data not available

**Taxlot Characteristics**

Incorporated City Limits	Lowell
Urban Growth Boundary	Lowell
Year Annexed	1954
Annexation #	Unknown/No ID
Approximate Taxlot Acreage	0.32
Approx Taxlot Sq Footage	13,939
Plan Designation	Multiple-Family Residential
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 Lowell Rural Fire Protection District  
 Ambulance Provider Eugene Springfield Fire  
 Ambulance District EC  
 Ambulance Service Area East/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 41039C1695F  
 Community Number 039C  
 Post-FIRM Date data not available  
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
52B	Hazelair Silty Clay Loam, 2 to 7 Percent Slopes	100%	3	4

**Schools**

School District	Code	Name
School District	71	Lowell
Elementary School	598	Lundy
Middle School	599	Lowell
High School	599	Lowell

**Political Districts**

Election Precinct	765	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	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

**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#:** 0815348  
View tax statement(s) for: [2022 2021](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/05/2023	\$39.65	\$39.65	\$0.00	\$0.00	\$39.65
11/28/2022	\$1,282.08	\$1,282.08	\$0.00	\$0.00	\$1,282.08
05/20/2022	\$44.28	\$43.69	\$0.00	\$0.59	\$44.28
11/24/2021	\$1,247.18	\$1,241.47	\$0.00	\$5.71	\$1,247.18
11/16/2020	\$1,208.26	\$1,208.26	\$37.37	\$0.00	\$1,245.63
11/15/2019	\$1,162.14	\$1,162.14	\$35.94	\$0.00	\$1,198.08
12/06/2018	\$1,166.30	\$1,161.14	\$0.00	\$5.16	\$1,166.30

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

Owner	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

**Taxpayer**

Party Name	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

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	0.32
Fire Acres	N/A
Property Class	717 - Multi-family residential zoned manufacture structure park
Statistical Class	415 - Mobile home park
Neighborhood	70701 - Manufactured Structure Parks
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

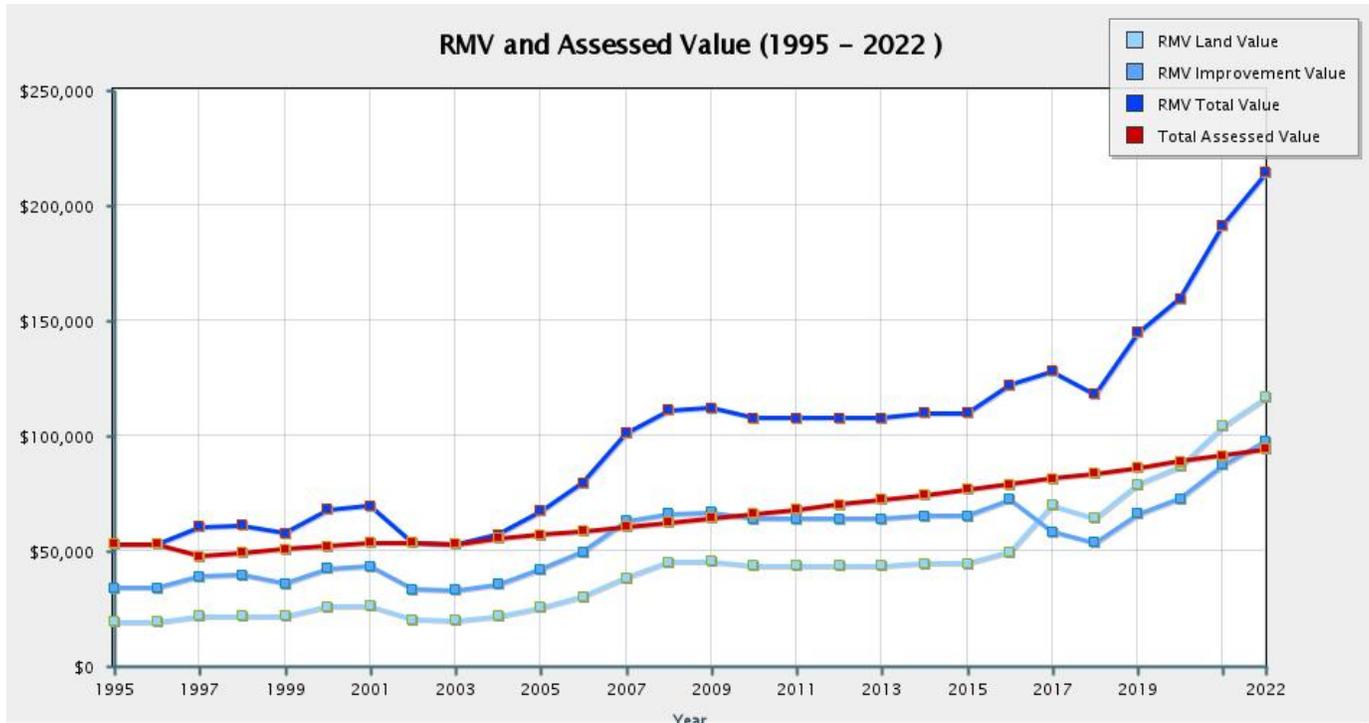
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06700	Recording Number	N/A

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		
2022	\$116,594	\$97,657	\$214,251	\$94,209	\$1,321.73
2021	\$104,102	\$87,197	\$191,299	\$91,466	\$1,285.75
2020	\$86,752	\$72,668	\$159,420	\$88,802	\$1,245.63
2019	\$78,866	\$66,068	\$144,934	\$86,216	\$1,198.08
2018	\$64,119	\$53,718	\$117,837	\$83,705	\$1,161.14
2017	\$69,695	\$58,395	\$128,090	\$81,267	\$1,027.47
2016	\$49,468	\$72,460	\$121,928	\$78,900	\$ 997.19
2015	\$44,566	\$65,280	\$109,846	\$76,602	\$ 978.32
2014	\$44,566	\$65,280	\$109,846	\$74,371	\$ 960.76
2013	\$43,693	\$64,000	\$107,693	\$72,205	\$ 933.22
2012	\$43,693	\$64,000	\$107,693	\$70,102	\$ 867.67
2011	\$43,693	\$64,000	\$107,693	\$68,060	\$ 843.59
2010	\$43,693	\$64,000	\$107,693	\$66,078	\$ 836.67
2009	\$45,514	\$66,670	\$112,184	\$64,153	\$ 819.99
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2005	\$25,484	\$41,950	\$67,434	\$56,999	\$ 751.80
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2002	\$20,200	\$33,250	\$53,450	\$53,450	\$ 707.77
2001	\$26,234	\$43,180	\$69,414	\$53,727	\$ 772.40
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1999	\$21,800	\$35,870	\$57,670	\$50,643	\$ 666.43
1998	\$21,800	\$39,420	\$61,220	\$49,168	\$ 676.82
1997	\$21,580	\$39,030	\$60,610	\$47,736	\$ 658.70
1996	\$19,100	\$33,940	\$53,040	\$53,040	\$ 637.78
1995	\$19,100	\$33,940	\$53,040	\$53,040	\$ 654.24



Current Year Assessed Value \$94,209  
 Less Exemption Amount \* N/A  
 Taxable Value **\$94,209**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 07107  
 Taxing Districts for TCA 07107  
 City of Lowell  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Lowell Rural Fire Protection District  
 Lowell School District 71  
 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)
12/04/2018	\$432,000	2018-55985		<b>K</b>	Yes	Sunset Mobile Village LLC	TD Ameritrade
09/12/2017	\$340,000	2017-45999		<b>W</b>	Yes	Robbins Nest Park LLC	Sunset Mobile Village LLC
05/21/2010	\$350,000	2010-24124		<b>V</b>	Yes	Cannon Court LLC	Robbins Nest Park LLC
01/10/2005	\$245,000	2005-3851		<b>V</b>	Yes	Blacklaw Ronald L & Dee	Cannon Court LLC
11/16/1988	\$17,500	1989-23087		<b>Y</b>	data not available	Key Bnk/OR	data not available
11/04/1988	\$0	1988-48671		<b>B</b>	data not available	Brown, Gail E	data not available

Data source: Lane County Assessment and Taxation

**Detailed Property Report**

**Site Address** 120 N Cannon St Space 1 Lowell, OR 97452-9645  
**Map & Taxlot#** 19-01-14-22-06700  
**SIC** N/A  
**Tax Account#** 0815348 <sup>a</sup>  
<sup>a</sup> Additional site address(es) are associated with this tax account

**Property Owner 1**  
 Brogan Weybright Sep Ira 6215 FBO  
 34025 Witcher Extension Rd  
 Cottage Grove, OR 97424  
 Tax account acreage 0.32  
 Mapped taxlot acreage† 0.32

† 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 # 19-01-14-22-06700**



**Business Information**

RLID does not contain any business data for this address

**Improvements**

**Photos & Sketches for Tax Account**



**Building Part: Co2**

Floor Number	1	Sq Ft	690
Occupancy Description	Residence - Single Family	Fireproof Steel Sq Ft	0
Use Description	Residence	Reinforced Concrete Sq Ft	0
Year Built	1950	Fire Resistant Sq Ft	0
Effective Year Built	1950	Wood Joist Sq Ft	690
Grade	2	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

**Commercial Sales Data**

Image	Sale Date
<a href="#">0815330.pdf</a>	05/21/2010
<a href="#">0815348.pdf</a>	01/11/2005

**Commercial Appraisal Card** [1901142206700](#)

**Site Address Information**

120 N Cannon St Space 1  
 Lowell, OR 97452-9645

House #	120	Suffix	N/A	Pre-directional	N
Street Name	Cannon	Street Type	St	Unit type / #	SPACE 1
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	9645				

Land Use 1400 Mobile Home Park or Court  
**USPS Carrier Route** H065

Additional site address(es) attached to this tax account

- 120 N Cannon St Space 2
- 120 N Cannon St Space 3
- 152 N Cannon St

**General Taxlot Characteristics**

**Geographic Coordinates**

**X** 4320145 **Y** 829538 (State Plane X,Y)  
**Latitude** 43.9203 **Longitude** -122.7816

**Zoning**

**Zoning Jurisdiction** Lowell  
 Lowell

**Parent Zone** DRA Downtown Residential Attached

**Land Use**

**General Land Use**

Code	Description
data not available	data not available

**Detailed Land Use**

Code	Description
data not available	data not available

**Taxlot Characteristics**

Incorporated City Limits	Lowell
Urban Growth Boundary	Lowell
Year Annexed	1954
Annexation #	Unknown/No ID
Approximate Taxlot Acreage	0.32
Approx Taxlot Sq Footage	13,939
Plan Designation	Multiple-Family Residential
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 Lowell Rural Fire Protection District  
 Ambulance Provider Eugene Springfield Fire  
 Ambulance District EC  
 Ambulance Service Area East/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 41039C1695F  
 Community Number 039C  
 Post-FIRM Date data not available  
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
52B	Hazelair Silty Clay Loam, 2 to 7 Percent Slopes	100%	3	4

**Schools**

School District	Code	Name
School District	71	Lowell
Elementary School	598	Lundy
Middle School	599	Lowell
High School	599	Lowell

**Political Districts**

Election Precinct	765	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	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

**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#:** 0815348  
View tax statement(s) for: [2022 2021](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/05/2023	\$39.65	\$39.65	\$0.00	\$0.00	\$39.65
11/28/2022	\$1,282.08	\$1,282.08	\$0.00	\$0.00	\$1,282.08
05/20/2022	\$44.28	\$43.69	\$0.00	\$0.59	\$44.28
11/24/2021	\$1,247.18	\$1,241.47	\$0.00	\$5.71	\$1,247.18
11/16/2020	\$1,208.26	\$1,208.26	\$37.37	\$0.00	\$1,245.63
11/15/2019	\$1,162.14	\$1,162.14	\$35.94	\$0.00	\$1,198.08
12/06/2018	\$1,166.30	\$1,161.14	\$0.00	\$5.16	\$1,166.30

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

Owner	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

**Taxpayer**

Party Name	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

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	0.32
Fire Acres	N/A
Property Class	717 - Multi-family residential zoned manufacture structure park
Statistical Class	415 - Mobile home park
Neighborhood	70701 - Manufactured Structure Parks
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

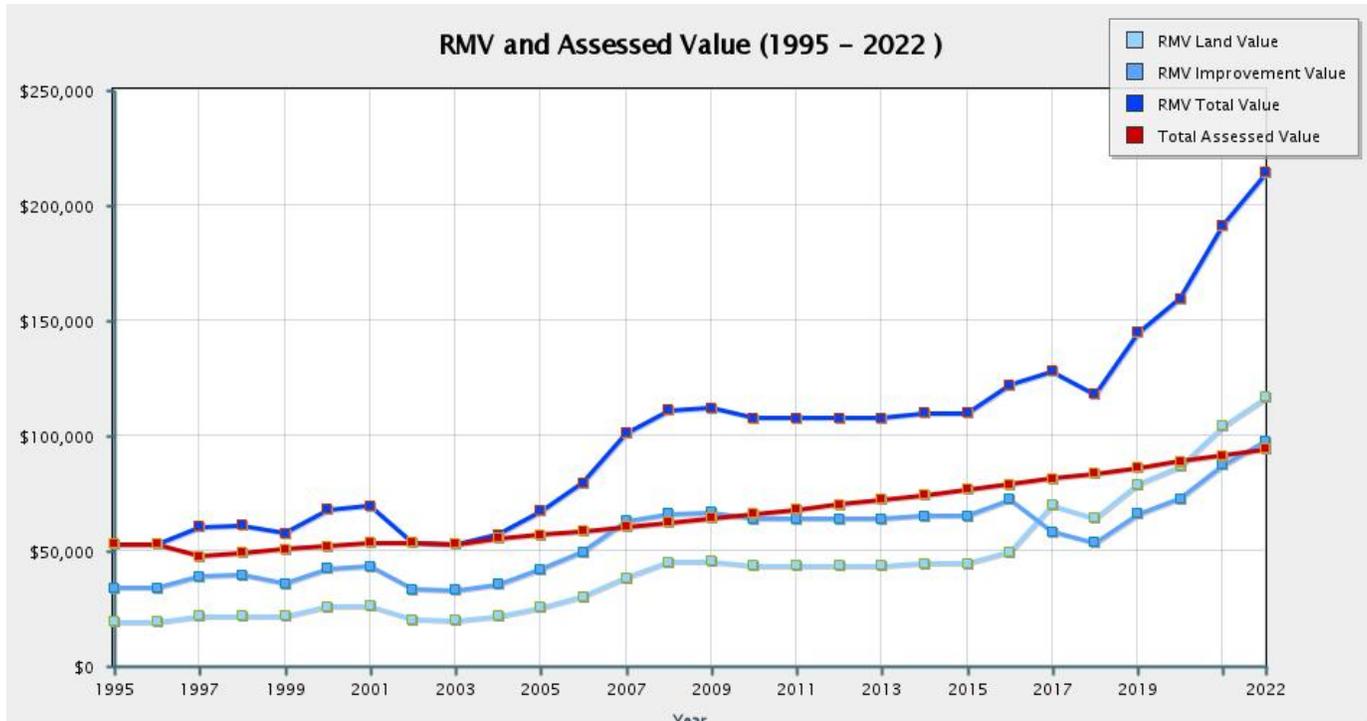
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06700	Recording Number	N/A

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		
2022	\$116,594	\$97,657	\$214,251	\$94,209	\$1,321.73
2021	\$104,102	\$87,197	\$191,299	\$91,466	\$1,285.75
2020	\$86,752	\$72,668	\$159,420	\$88,802	\$1,245.63
2019	\$78,866	\$66,068	\$144,934	\$86,216	\$1,198.08
2018	\$64,119	\$53,718	\$117,837	\$83,705	\$1,161.14
2017	\$69,695	\$58,395	\$128,090	\$81,267	\$1,027.47
2016	\$49,468	\$72,460	\$121,928	\$78,900	\$ 997.19
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2005	\$25,484	\$41,950	\$67,434	\$56,999	\$ 751.80
2004	\$21,597	\$35,550	\$57,147	\$55,339	\$ 727.53
2003	\$19,998	\$32,920	\$52,918	\$52,918	\$ 702.34
2002	\$20,200	\$33,250	\$53,450	\$53,450	\$ 707.77
2001	\$26,234	\$43,180	\$69,414	\$53,727	\$ 772.40
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1998	\$21,800	\$39,420	\$61,220	\$49,168	\$ 676.82
1997	\$21,580	\$39,030	\$60,610	\$47,736	\$ 658.70
1996	\$19,100	\$33,940	\$53,040	\$53,040	\$ 637.78
1995	\$19,100	\$33,940	\$53,040	\$53,040	\$ 654.24



Current Year Assessed Value \$94,209  
 Less Exemption Amount \* N/A  
 Taxable Value **\$94,209**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 07107  
 Taxing Districts for TCA 07107  
 City of Lowell  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Lowell Rural Fire Protection District  
 Lowell School District 71  
 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.

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Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
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09/12/2017	\$340,000	2017-45999		<b>W</b>	Yes	Robbins Nest Park LLC	Sunset Mobile Village LLC
05/21/2010	\$350,000	2010-24124		<b>V</b>	Yes	Cannon Court LLC	Robbins Nest Park LLC
01/10/2005	\$245,000	2005-3851		<b>V</b>	Yes	Blacklaw Ronald L & Dee	Cannon Court LLC
11/16/1988	\$17,500	1989-23087		<b>Y</b>	data not available	Key Bnk/OR	data not available
11/04/1988	\$0	1988-48671		<b>B</b>	data not available	Brown, Gail E	data not available

Data source: Lane County Assessment and Taxation

**Detailed Property Report**

**Site Address** 120 N Cannon St Space 2 Lowell, OR 97452-9645  
**Map & Taxlot#** 19-01-14-22-06700  
**SIC** N/A  
**Tax Account#** 0815348 <sup>a</sup>  
<sup>a</sup> Additional site address(es) are associated with this tax account

**Property Owner 1**  
 Brogan Weybright Sep Ira 6215 FBO  
 34025 Witcher Extension Rd  
 Cottage Grove, OR 97424  
 Tax account acreage 0.32  
 Mapped taxlot acreage† 0.32

† 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 # 19-01-14-22-06700**



**Business Information**

RLID does not contain any business data for this address

**Improvements**

**Photos & Sketches for Tax Account**



**Building Part: Co2**

Floor Number	1	Sq Ft	690
Occupancy Description	Residence - Single Family	Fireproof Steel Sq Ft	0
Use Description	Residence	Reinforced Concrete Sq Ft	0
Year Built	1950	Fire Resistant Sq Ft	0
Effective Year Built	1950	Wood Joist Sq Ft	690
Grade	2	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

**Commercial Sales Data**

Image	Sale Date
<a href="#">0815330.pdf</a>	05/21/2010
<a href="#">0815348.pdf</a>	01/11/2005

**Commercial Appraisal Card** [1901142206700](#)

**Site Address Information**

120 N Cannon St Space 2  
 Lowell, OR 97452-9645

House #	120	Suffix	N/A	Pre-directional	N
Street Name	Cannon	Street Type	St	Unit type / #	SPACE 2
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	9645				

Land Use 1400 Mobile Home Park or Court  
**USPS Carrier Route** H065

Additional site address(es) attached to this tax account

- 120 N Cannon St Space 1
- 120 N Cannon St Space 3
- 152 N Cannon St

**General Taxlot Characteristics**

▣ Geographic Coordinates

**X** 4320188 **Y** 829545 (State Plane X,Y)  
**Latitude** 43.9203 **Longitude** -122.7815

▣ Zoning

**Zoning Jurisdiction** Lowell  
 Lowell

**Parent Zone** DRA Downtown Residential Attached

▣ Land Use

**General Land Use**

Code	Description
data not available	data not available

**Detailed Land Use**

Code	Description
data not available	data not available

**Taxlot Characteristics**

Incorporated City Limits	Lowell
Urban Growth Boundary	Lowell
Year Annexed	1954
Annexation #	Unknown/No ID
Approximate Taxlot Acreage	0.32
Approx Taxlot Sq Footage	13,939
Plan Designation	Multiple-Family Residential
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 Lowell Rural Fire Protection District  
 Ambulance Provider Eugene Springfield Fire  
 Ambulance District EC  
 Ambulance Service Area East/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 41039C1695F  
 Community Number 039C  
 Post-FIRM Date data not available  
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
52B	Hazelair Silty Clay Loam, 2 to 7 Percent Slopes	100%	3	4

**Schools**

School District	Code	Name
School District	71	Lowell
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Middle School	599	Lowell
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**Political Districts**

Election Precinct	765	State Representative District	12	Emerald PUD Board Zone	N/A
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County Commissioner	Heather Buch			Creswell Water Control District	No
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**Census Information**

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**Petitions**

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**Tax Statements & Tax Receipts**

**Account#:** 0815348  
View tax statement(s) for: [2022 2021](#)

**Tax Receipts**

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Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

Owner	Address	City/State/Zip
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**Taxpayer**

Party Name	Address	City/State/Zip
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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	0.32
Fire Acres	N/A
Property Class	717 - Multi-family residential zoned manufacture structure park
Statistical Class	415 - Mobile home park
Neighborhood	70701 - Manufactured Structure Parks
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

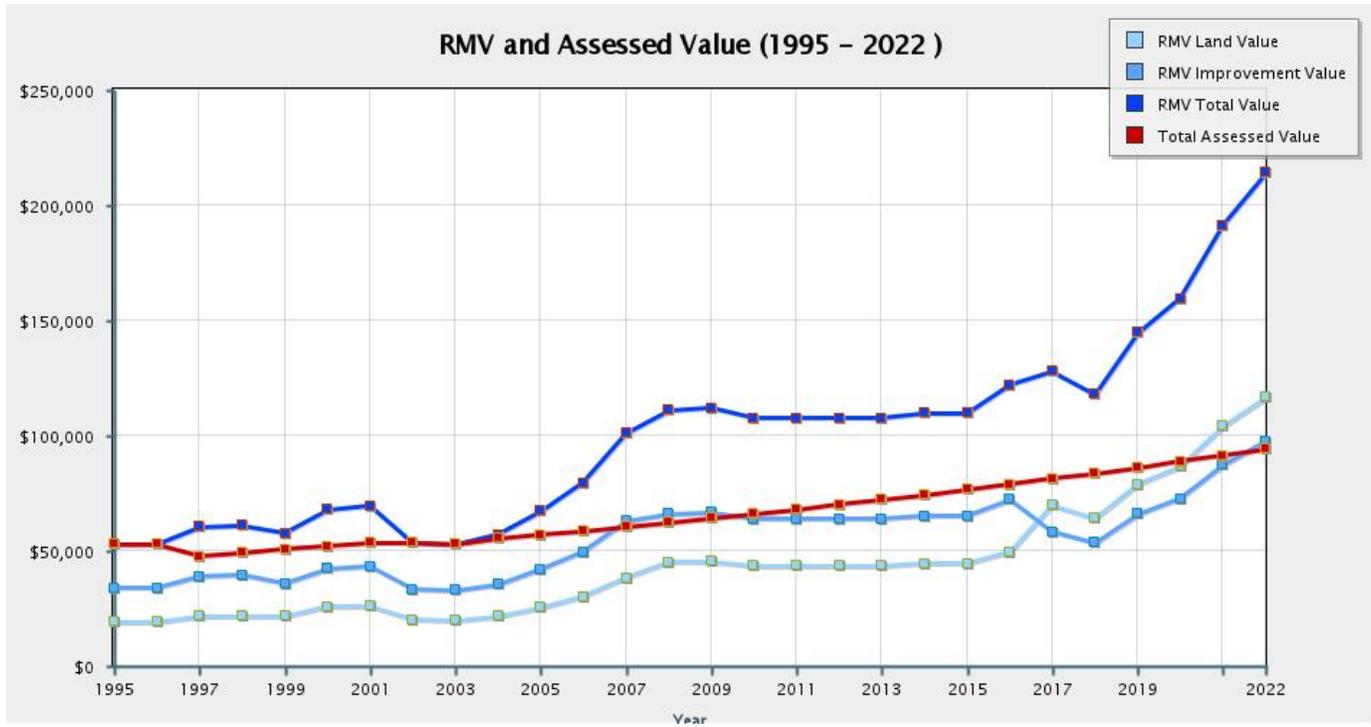
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06700	Recording Number	N/A

Data source: Lane County Assessment and Taxation

**Property Values & Taxes**

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1995	\$19,100	\$33,940	\$53,040	\$53,040	\$ 654.24



Current Year Assessed Value \$94,209  
 Less Exemption Amount \* N/A  
 Taxable Value **\$94,209**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 07107  
 Taxing Districts for TCA 07107  
 City of Lowell  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Lowell Rural Fire Protection District  
 Lowell School District 71  
 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)
12/04/2018	\$432,000	2018-55985		<b>K</b>	Yes	Sunset Mobile Village LLC	TD Ameritrade
09/12/2017	\$340,000	2017-45999		<b>W</b>	Yes	Robbins Nest Park LLC	Sunset Mobile Village LLC
05/21/2010	\$350,000	2010-24124		<b>V</b>	Yes	Cannon Court LLC	Robbins Nest Park LLC
01/10/2005	\$245,000	2005-3851		<b>V</b>	Yes	Blacklaw Ronald L & Dee	Cannon Court LLC
11/16/1988	\$17,500	1989-23087		<b>Y</b>	data not available	Key Bnk/OR	data not available
11/04/1988	\$0	1988-48671		<b>B</b>	data not available	Brown, Gail E	data not available

Data source: Lane County Assessment and Taxation

**Detailed Property Report**

**Site Address** 120 N Cannon St Space 3 Lowell, OR 97452-9645  
**Map & Taxlot#** 19-01-14-22-06700  
**SIC** N/A  
**Tax Account#** 0815348 <sup>a</sup>  
<sup>a</sup> Additional site address(es) are associated with this tax account

**Property Owner 1**  
 Brogan Weybright Sep Ira 6215 FBO  
 34025 Witcher Extension Rd  
 Cottage Grove, OR 97424  
 Tax account acreage 0.32  
 Mapped taxlot acreage† 0.32

† 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 # 19-01-14-22-06700**



**Business Information**

RLID does not contain any business data for this address

**Improvements**

**Photos & Sketches for Tax Account**



**Building Part: Co2**

Floor Number	1	Sq Ft	690
Occupancy Description	Residence - Single Family	Fireproof Steel Sq Ft	0
Use Description	Residence	Reinforced Concrete Sq Ft	0
Year Built	1950	Fire Resistant Sq Ft	0
Effective Year Built	1950	Wood Joist Sq Ft	690
Grade	2	Pole Frame Sq Ft	0
Wall Height Ft	8	Pre-engineered Steel Sq Ft	0

**Commercial Sales Data**

Image	Sale Date
<a href="#">0815330.pdf</a>	05/21/2010
<a href="#">0815348.pdf</a>	01/11/2005

**Commercial Appraisal Card** [1901142206700](#)

**Site Address Information**

120 N Cannon St Space 3 Lowell, OR 97452-9645					
House #	120	Suffix	N/A	Pre-directional	N
Street Name	Cannon	Street Type	St	Unit type / #	SPACE 3
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	9645				

Land Use 1400 Mobile Home Park or Court  
**USPS Carrier Route** H065

Additional site address(es) attached to this tax account

- 120 N Cannon St Space 1
- 120 N Cannon St Space 2
- 152 N Cannon St

**General Taxlot Characteristics**

Geographic Coordinates

**X** 4320229 **Y** 829548 (State Plane X,Y)  
**Latitude** 43.9203 **Longitude** -122.7813

Zoning

**Zoning Jurisdiction** Lowell  
 Lowell

**Parent Zone** DRA Downtown Residential Attached

Land Use

**General Land Use**

Code	Description
data not available	data not available

**Detailed Land Use**

Code	Description
data not available	data not available

**Taxlot Characteristics**

Incorporated City Limits	Lowell
Urban Growth Boundary	Lowell
Year Annexed	1954
Annexation #	Unknown/No ID
Approximate Taxlot Acreage	0.32
Approx Taxlot Sq Footage	13,939
Plan Designation	Multiple-Family Residential
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 Lowell Rural Fire Protection District  
 Ambulance Provider Eugene Springfield Fire  
 Ambulance District EC  
 Ambulance Service Area East/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 41039C1695F  
 Community Number 039C  
 Post-FIRM Date data not available  
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
52B	Hazelair Silty Clay Loam, 2 to 7 Percent Slopes	100%	3	4

**Schools**

School District	Code	Name
School District	71	Lowell
Elementary School	598	Lundy
Middle School	599	Lowell
High School	599	Lowell

**Political Districts**

Election Precinct	765	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	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

**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#:** 0815348  
View tax statement(s) for: [2022 2021](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/05/2023	\$39.65	\$39.65	\$0.00	\$0.00	\$39.65
11/28/2022	\$1,282.08	\$1,282.08	\$0.00	\$0.00	\$1,282.08
05/20/2022	\$44.28	\$43.69	\$0.00	\$0.59	\$44.28
11/24/2021	\$1,247.18	\$1,241.47	\$0.00	\$5.71	\$1,247.18
11/16/2020	\$1,208.26	\$1,208.26	\$37.37	\$0.00	\$1,245.63
11/15/2019	\$1,162.14	\$1,162.14	\$35.94	\$0.00	\$1,198.08
12/06/2018	\$1,166.30	\$1,161.14	\$0.00	\$5.16	\$1,166.30

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

Owner	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

**Taxpayer**

Party Name	Address	City/State/Zip
Brogan Weybright Sep Ira 6215 FBO	34025 Witcher Extension Rd	Cottage Grove, OR 97424

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	0.32
Fire Acres	N/A
Property Class	717 - Multi-family residential zoned manufacture structure park
Statistical Class	415 - Mobile home park
Neighborhood	70701 - Manufactured Structure Parks
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

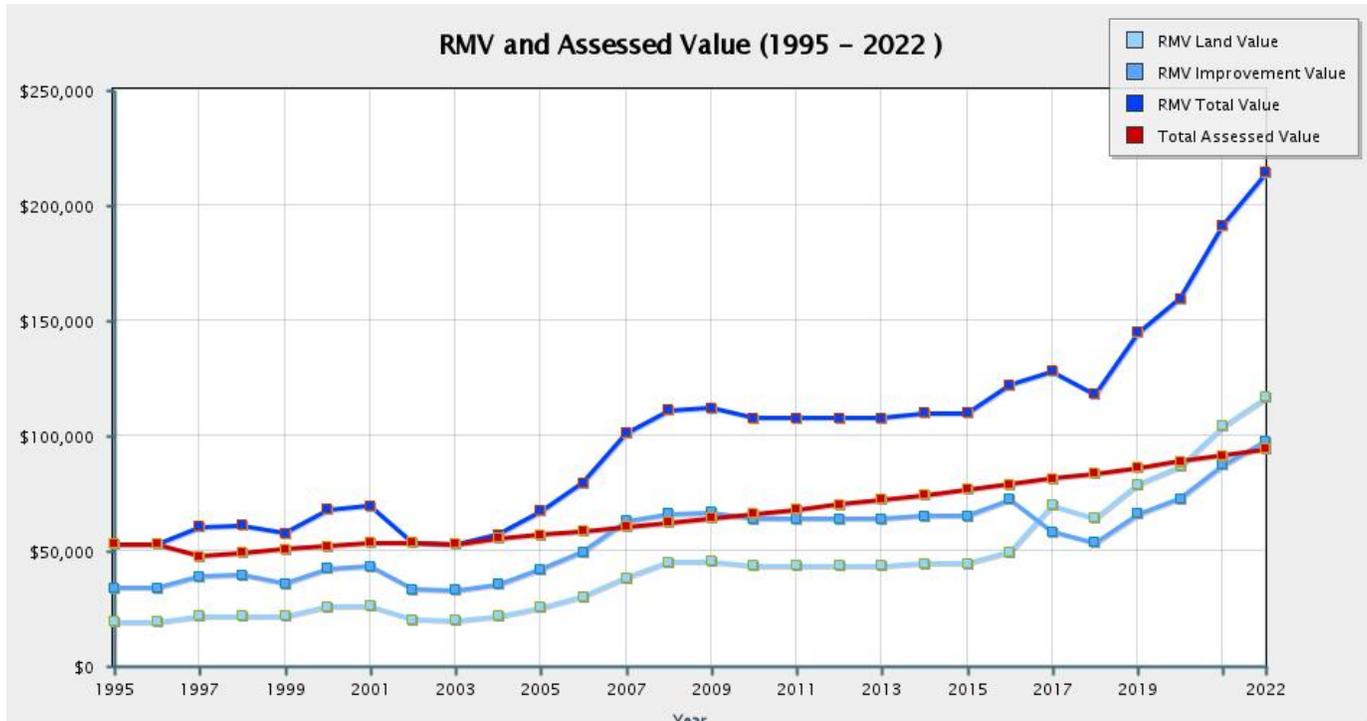
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06700	Recording Number	N/A

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		
2022	\$116,594	\$97,657	\$214,251	\$94,209	\$1,321.73
2021	\$104,102	\$87,197	\$191,299	\$91,466	\$1,285.75
2020	\$86,752	\$72,668	\$159,420	\$88,802	\$1,245.63
2019	\$78,866	\$66,068	\$144,934	\$86,216	\$1,198.08
2018	\$64,119	\$53,718	\$117,837	\$83,705	\$1,161.14
2017	\$69,695	\$58,395	\$128,090	\$81,267	\$1,027.47
2016	\$49,468	\$72,460	\$121,928	\$78,900	\$ 997.19
2015	\$44,566	\$65,280	\$109,846	\$76,602	\$ 978.32
2014	\$44,566	\$65,280	\$109,846	\$74,371	\$ 960.76
2013	\$43,693	\$64,000	\$107,693	\$72,205	\$ 933.22
2012	\$43,693	\$64,000	\$107,693	\$70,102	\$ 867.67
2011	\$43,693	\$64,000	\$107,693	\$68,060	\$ 843.59
2010	\$43,693	\$64,000	\$107,693	\$66,078	\$ 836.67
2009	\$45,514	\$66,670	\$112,184	\$64,153	\$ 819.99
2008	\$45,064	\$66,010	\$111,074	\$62,284	\$ 801.26
2007	\$38,190	\$62,870	\$101,060	\$60,470	\$ 779.13
2006	\$30,071	\$49,500	\$79,571	\$58,709	\$ 769.83
2005	\$25,484	\$41,950	\$67,434	\$56,999	\$ 751.80
2004	\$21,597	\$35,550	\$57,147	\$55,339	\$ 727.53
2003	\$19,998	\$32,920	\$52,918	\$52,918	\$ 702.34
2002	\$20,200	\$33,250	\$53,450	\$53,450	\$ 707.77
2001	\$26,234	\$43,180	\$69,414	\$53,727	\$ 772.40
2000	\$25,720	\$42,330	\$68,050	\$52,162	\$ 697.45
1999	\$21,800	\$35,870	\$57,670	\$50,643	\$ 666.43
1998	\$21,800	\$39,420	\$61,220	\$49,168	\$ 676.82
1997	\$21,580	\$39,030	\$60,610	\$47,736	\$ 658.70
1996	\$19,100	\$33,940	\$53,040	\$53,040	\$ 637.78
1995	\$19,100	\$33,940	\$53,040	\$53,040	\$ 654.24



Current Year Assessed Value \$94,209  
 Less Exemption Amount \* N/A  
**Taxable Value \$94,209**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 07107  
 Taxing Districts for TCA 07107  
 City of Lowell  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Lowell Rural Fire Protection District  
 Lowell School District 71  
 Upper Willamette Soil & Water

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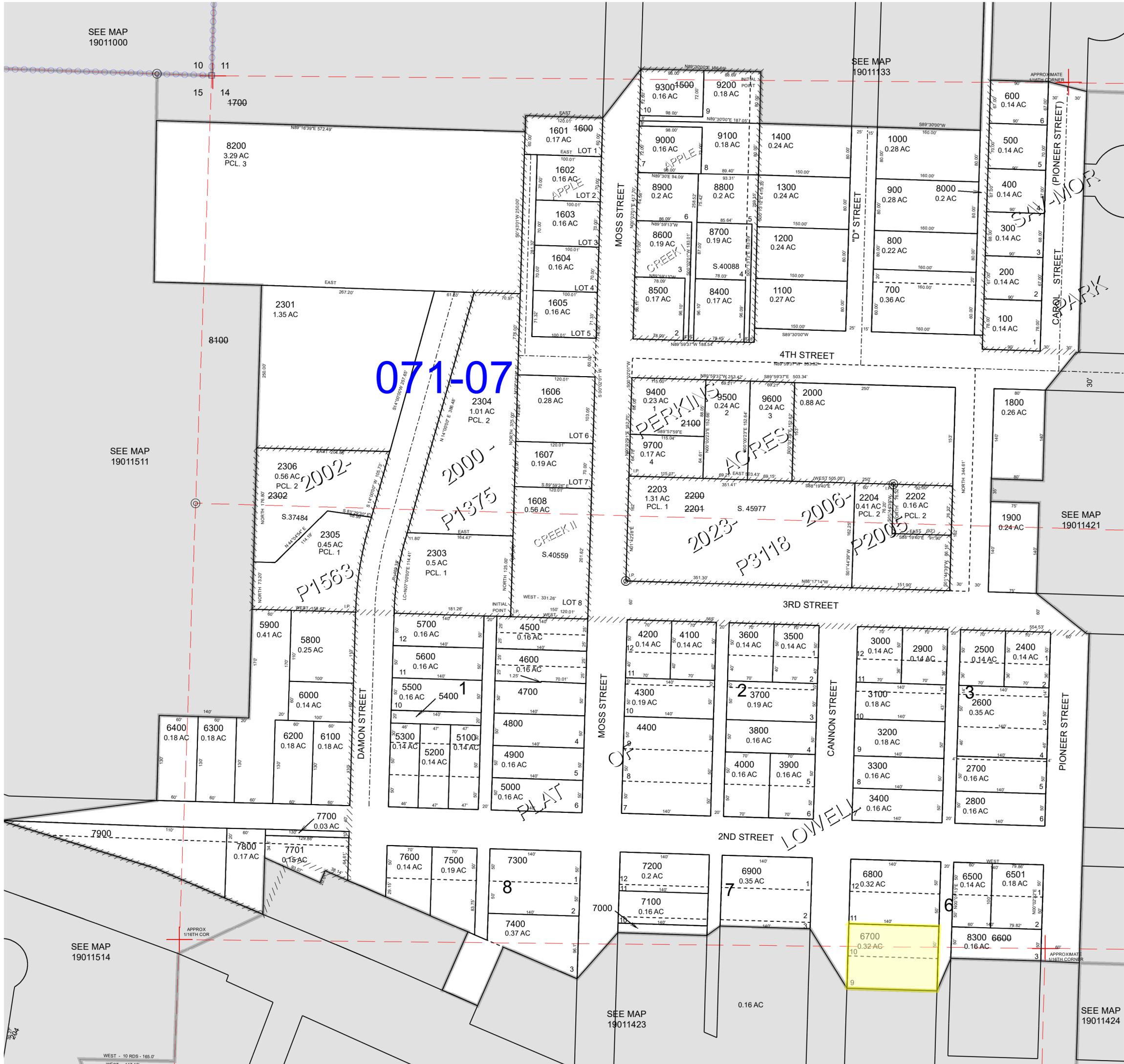
FOR ASSESSMENT AND TAXATION ONLY

N.W.1/4 N.W.1/4 SEC. 14 T.19S. R.1W. W.M.  
Lane County  
1" = 100'

REVIEWS  
10/04/2007 - LCAT115 - CONVERT MAP TO GIS  
10/04/2007 - LCAT115 - CANG. TL2100 INTO PERKINS ACRES  
11/08/2007 - LCAT113 - CORR ACRE ON TL 1400  
06/17/2010 - LCAT174 - TAX CODE CHANGE EPUD WITHDRAW  
12/06/2010 - LCAT174 - MISC MAP CORRECTION  
02/17/2015 - LCAT174 - ADD STREET NAME  
09/14/2018 - LCAT148 - NTL 6501 QUT OF TL 6500  
04/25/2019 - LCAT148 - CANG 19011423 TL 9808 INTO TL 7400  
05/25/2023 - LCAT187 - CANG TL 2201 INTO 2023-P3118

19011422  
LOWELL

LCATD TO - 2023-05-25 16:12



- CANCELLED
- 2100
- 1500
- 1600
- 1700
- 2200
- 2300
- 2302
- 6600
- 8100
- 2201

LOWELL  
19011422



LAND USE PLANNING AND CONSULTING SERVICES

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

## PROPERTY LINE ADJUSTMENT – WEYBRIGHT–N CANNON ST

### WRITTEN NARRATIVE

<b>Submission No.</b>	1
<b>Document Date:</b>	August 10, 2023
<b>Applicant's Request:</b>	Property Line Adjustment
<b>Property Owner/ Applicant:</b>	Brogan Weybright Sep Ira 6215 FBO 34025 Witcher Ext Rd Cottage Grove, OR 97424
<b>Surveyor:</b>	North Star Surveying, Inc 720 NW 4th Street Corvallis, OR 97330
<b>Planner:</b>	Metro Planning, Inc. Jed Truett, AICP/ Principal 846 A Street Springfield, OR 97477 (541) 302-9830
<b>Subject Property/ Site Address:</b>	Assessor's Map/Tax Lot: 19-01-14-22-06700 152 N. Cannon St/ 120 N Cannon St – Spaces 1,2,3
<b>Property Sizes:</b>	.32 acres total – Lot 9 of Block 6 of Plat of Lowell = 7,000sf Lot 10 of Block 6 of Plat of Lowell = 7,000 sf
<b>City Zoning/ Metro Plan Designation:</b>	DRA – Downtown Residential Attached/ M – Multiple-Family Residential

## **Background**

This proposal requests an adjustment of the common lot line which transects the two legal lots that underly, or comprise, Assessor's Map & Tax Lot 19-01-14-22-06700 ("subject property"). For assessment and taxation purposes, Tax Lot 6700 is the consolidation of two legally established lots, Lot 9 and Lot 10 of Block 6 of the 1910 Plat of Lowell subdivision plat, into one taxable lot that is currently under common ownership. It is located inside the City of Lowell city limits and zoned DRA – Downtown Residential Attached with a Metro Plan Designation of Multiple Family Residential. The minimum lot size allowed in the City of Lowell's DRA zone is 6,000 square feet.

The subject property is .32-acres, with each legal lot of Tax Lot 6700 dimensioned at 7,000 square feet and in compliance with zone standards of 6,000sf minimum lot size. There are currently three manufactured dwellings on the south half of Tax Lot 6700, Lot 9 of Block 6 of the Plat of Lowell (hereafter referred to as "Revised Lot 9"). The north half (hereafter referred to as "Revised Lot 10") contains one single-unit dwelling and a detached shed. All buildings are proposed to remain.

The current configuration of the legal lots finds the transecting line running through the north end of two of the existing manufactured dwellings. The lot line adjustment proposed with this application is intended to correct the configuration and effectively ensure that the entirety of the three manufactured dwellings can exist on their own legally established lot and the single-unit dwelling and accessory building can exist on its own legally established lot, without conflation. This proposal adjusts Revised Lot 9 to 6,045 square feet and Revised Lot 10 to 7,055 square feet, maintaining compliance with the minimum lot size requirements of Lowell's DRA zone.

For City staff review, this written narrative demonstrates the proposal's conformity with the compliance standards included in the City of Lowell Land Development Code ("Code") Section 9.210 – Property Line Adjustment Requirements, Code Section 9.211 – Decision Criteria, and ORS 92. Lowell Land Development Code Sections and ORS sections are indicated below in bold and/ or italic typeface; applicant responses follow in plain typeface.

### ***SECTION 9.210 – PROPERTY LINE ADJUSTMENT REQUIREMENTS***

***All property line adjustment and lot consolidation requests shall contain the following information:***

***(a) The property to be adjusted shall comply with ORS 92 for Property Line Adjustments.***

Response: The subject property complies with all Property Line Adjustment standards and criteria included within ORS 92, specifically ORS 92.010 to 92.192. Compliance is demonstrated, as appropriate, herein this narrative as well as on the accompanying site plans and supporting documentation submitted with the application.

Please see the attached recorded plat document evidencing lawful creation of two legal lots located within the boundaries of the subject property, in adherence with ORS 92.010-92.192 – Plat of Lowell (1910).

Please see the attached site plans (3) – Existing Conditions; Property Line Adjustment.

***(b) A map clearly and legibly drawn to scale with the scale indicated.***

Response: The accompanying site plans are professionally drafted on 11" x 17" paper at a scale of 1":100'.

**(c) The title "Property Line Adjustment" for, or "Lot Consolidation for .....,," the date, and north point.**

Response: The proposal is titled "Property Line Adjustment Between Lots 9 & 10 OF Block 6 of Plat of Lowell for Weybright – N Cannon St" and includes the date prepared and north point. See attached site plan – Property Line Adjustment.

**(d) Name and address of the record owner(s) of the property to be adjusted.**

Response: Name and address of the property owner is provided on the application form, the attached site plans, as well as the cover sheet of this narrative. Supporting documentation is provided – please see the attached Deed and RLID reports for the subject property.

**(e) Assessor Map and Tax Lot numbers and approximate acreage or square feet of each property prior to and after adjustment.**

Response: The proposal is summarized below in bold and illustrated on the accompanying Property Line Adjustment site plan.

**Revised Lot 9**

**BEFORE: 7,000 sf**

**AFTER: 6,055 sf**

**Revised Lot 10**

**BEFORE: 7,000 sf**

**AFTER: 7,955 sf**

**(f) The location and boundary dimensions and other information to accurately locate the adjusted property line.**

Response: All dimensions necessary for accurately locating the existing and proposed property line are clearly illustrated on the attached Property Line Adjustment site plan.

**(g) Existing conditions for land within the properties to be adjusted:**

**(1) The locations, names, and widths of existing streets.**

Response: The subject property is located on N Cannon Street and is indicated on the attached site plans.

**(2) The location, width, and purpose of existing or proposed easements.**

Response: No easements are proposed.

**(3) The approximate location of buildings, public and private utilities, drainage ways, and other significant features that would affect development of the adjusted properties.**

Response: There is no new development proposed with this Property Line Adjustment application. Existing development will remain.

**SECTION 9.211 DECISION CRITERIA**

**A Property Line Adjustment or Lot Consolidation may be approved based upon compliance with the submittal requirements specified above and the following findings:**

**(a) Property Line Adjustment.**

**(1) The adjustment will not create an additional unit of land.**

Response: The proposal involves adjusting the common boundary line *between* two legally created units of land; it is not intended to, nor will it, create an additional unit of land. The proposal is in compliance with this criterion.

**(2) The adjustment will not create a land-locked parcel.**

Response: The proposal will not create a land-locked parcel. The proposal is in compliance with this criterion.

**(3) The existing unit of land reduced in size by the adjustment complies with applicable City Ordinances and this Code and will not create a non-conforming lot or nonconforming development.**

Response: The subject property is located in the City of Lowell's DRA zone where the minimum lot size permitted is 6,000 square feet. Both legal lots are over 6,000 sf and compliant with zoning standards for lot size before and after the property line adjustment. The proposal is in compliance with this criterion.

**(4) The adjustment shall comply with any previous Conditions of Approval attached to the properties to be adjusted.**

Response: The proposed Property Line Adjustment is not conditioned by any previous approvals for the subject property.

**(5) The adjustment shall comply with all state and county recording requirements.**

Response: Upon final approval the Property Line Adjustment will be recorded in compliance with all state and county requirements.