

From: [Mia Nelson](#)
To: [PAULY Linda](#)
Subject: Fwd: More questions and submittal for the record
Date: Monday, November 07, 2016 10:45:42 AM
Attachments: [EOA page 78.pdf](#)
[ATT00001.htm](#)
[CIBL Recap.pdf](#)
[ATT00002.htm](#)
[IP site topo map.pdf](#)
[ATT00003.htm](#)

HI Linda, this is the email I left you the voicemail about.

Mia

Begin forwarded message:

From: Mia Nelson <mia@friends.org>
Subject: More questions and submittal for the record
Date: October 13, 2016 at 9:38:22 PM PDT
To: Linda Pauly <lpauly@springfield-or.gov>

Hi Linda,

I have spent more time with the CIBL file you gave me, and have refined my questions and concerns. Please go ahead and put this email in the record for the UGB expansion, as well as the attachments. I hope staff is willing to answer these questions. I have done my best to understand the situation, but it hasn't been easy due to the unusual nature of the city's BLI. I still think the right thing to do is provide a full inventory that can be understood without GIS. I think the rule requires that. Some of what I need to know, can't be known from the Access file.

SLOPE CONSTRAINTS - Somehow objects on the ground were counted as slopes. For example, I've attached the USGS topo map for the International Paper site, and it's so flat, there are not even any contour lines crossing the property. But the site is covered with red (signifying slope) on the constraints map. I cannot tell how much acreage has been wrongly excluded for slope constraint on the BLI.

SLUDGE PONDS - As previously discussed, the ponds are not wetland and there is definitely an extra 20+ acre vacant site there that should be added to the inventory.

MASTER PLANNED SITES - Riverbend and Marcola Meadows. It's impossible to tell how (or if) these were counted as sites. My best determination is that they were not counted at all. That is based on the fact that the EOA page 78 lists 4 commercial and 12 industrial vacant sites in the 5-20 acre site class...I found in the CIBL every one of those 16 sites (at least I think I did), and they were not the master planned sites. I made the attached document that shows all 16 sites, I numbered them and mapped them on the EOA's vacant land map. I

included the CIBL info for the Master Planned entries. Also, I found the Marcola Meadows site plan, and it's clear now that about half the site is one contiguous commercial area. The EOA says it's 44 acres of commercial. But it's not included in the EOA's tally of sites on page 78 (if it had been, there would be more than just the four 5-20 acre sites, and zero 20+ acre sites, in the EOA's inventory). I could not find the Peace Health master plan, but suspect that these sites also were not counted.

MAPLE ISLAND - I just noticed while doing this work that the entire Maple Island area (that's one of the proposed 50+ acre sites) is shown as 100% prohibitively constrained, I think due to riparian resources? Why is the city excluding sites already inside the UGB for prohibitive constraints, but including this site? Shouldn't the same evaluation standards apply inside and outside the UGB?

Thank you in advance for any answers you can provide.

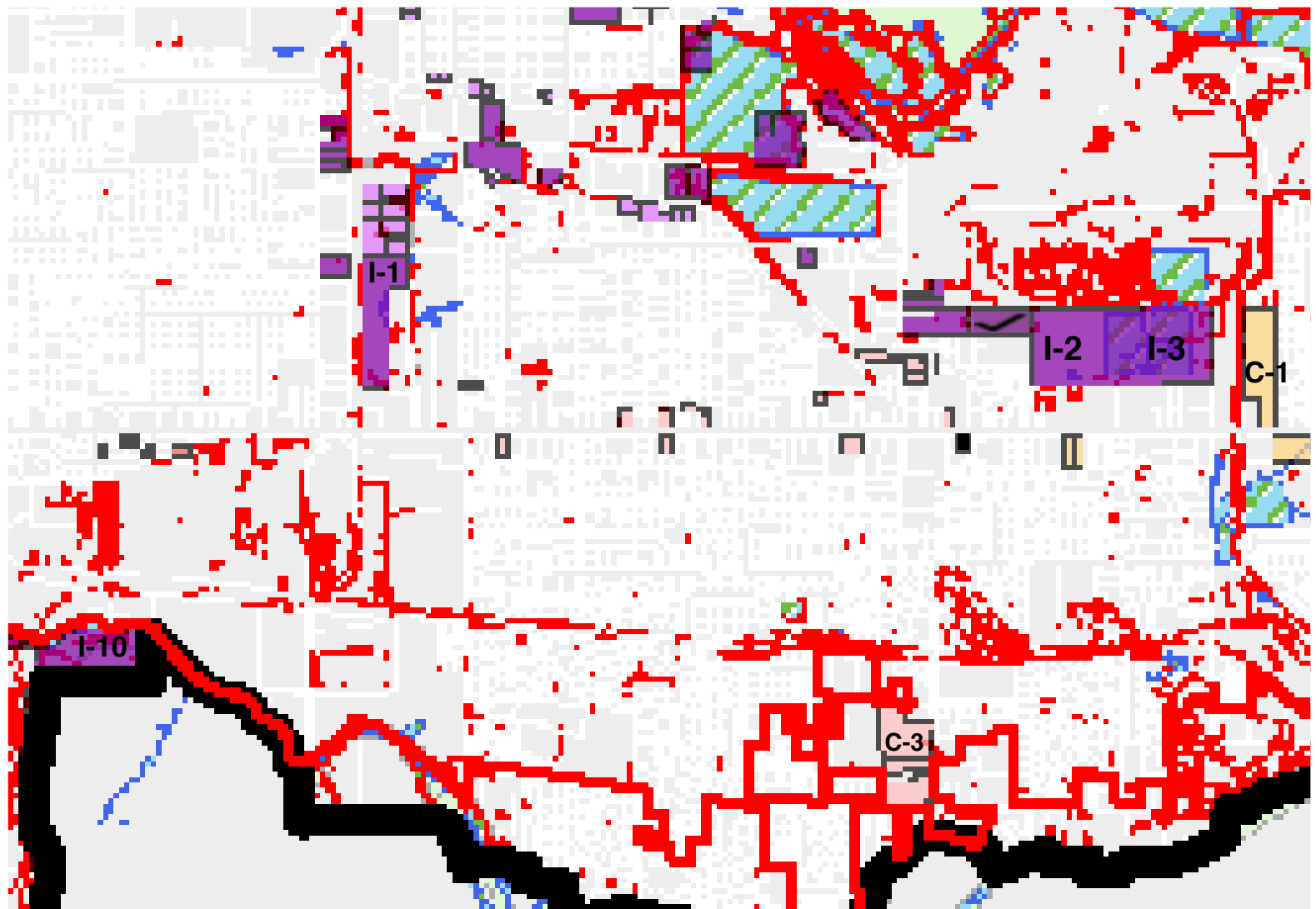
Mia

Mia Nelson
Urban Specialist
1000 Friends of Oregon
P.O. Box 51252
Eugene, OR 97405
(541) 520-3763

**DATA TAKEN FROM MICROSOFT ACCESS FILE PROVIDED BY SPRINGFIELD STAFF
 "CIBL_FINAL_LANDBASE.MDB"
 VACANT & MASTER PLANNED LAND IN THE 6,7 & 8 SIZE CLASS**

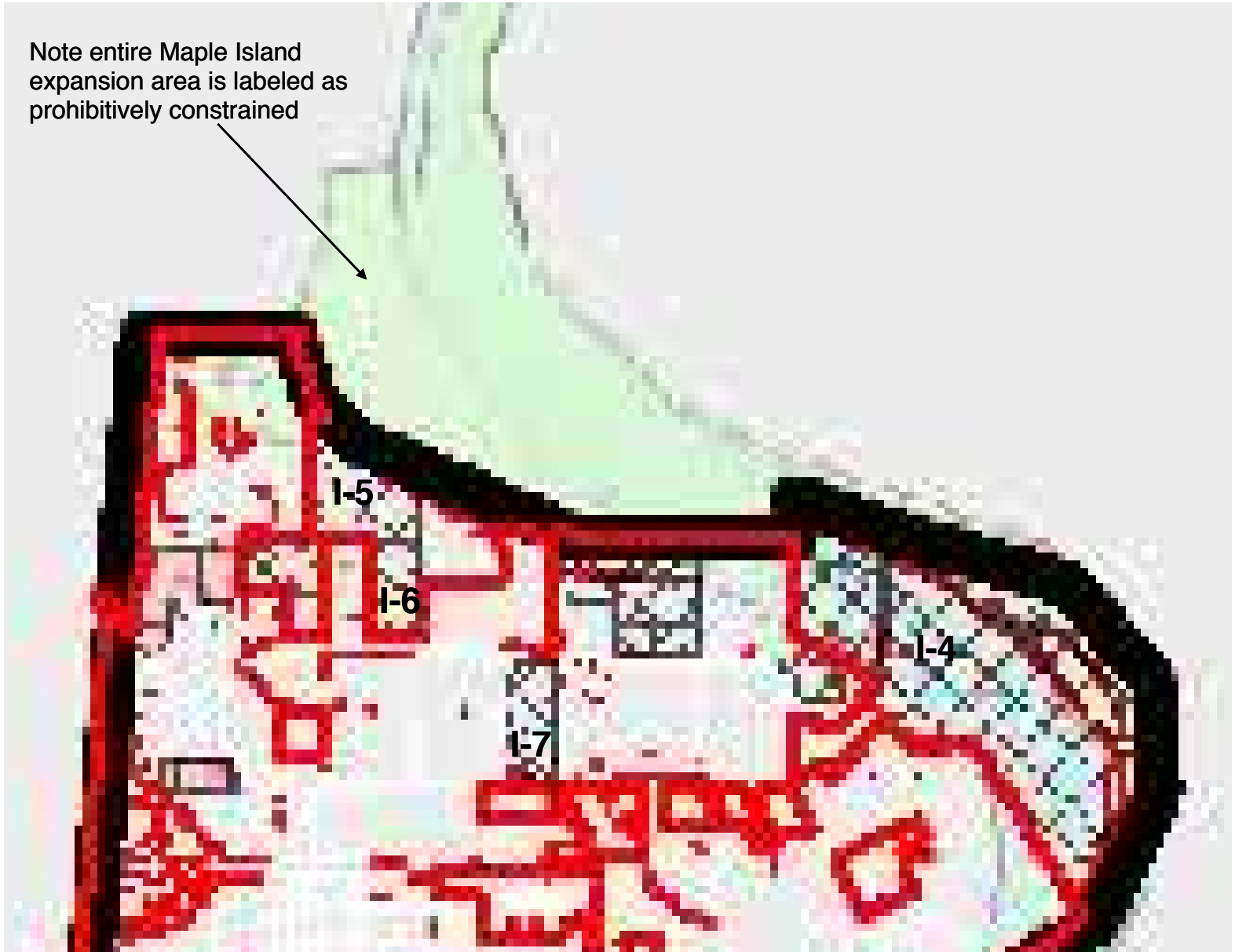
SITE LABEL	MAPLOT	p_plandes	NEWCLASS	SIZE_CLASS	CIBL_ACRES	absolute_constraint _acres
C-1	1702324100400	Commercial Mixed Use	Vacant	6	8.48	0.00
C-2	1703344100100	LIGHT MED IND MIXED USE	Vacant	6	6.40	1.23
C-3	1802052300100	Commercial	Vacant	6	5.15	0.00
C-4	1802100001300	Commercial	Vacant	6	9.27	1.45
I-1	1702310005300	Heavy Industrial	Vacant	6	9.88	0.34
I-2	1702320000401	Heavy Industrial	Vacant	6	9.66	0.17
I-3	1702320000501	Heavy Industrial	Vacant	7	25.07	13.58
I-4	1703140001100	Campus Industrial	Vacant	6	68.35	60.81
I-5	17031500 05400	Campus Industrial	Vacant	7	12.08	1.29
I-6	1703153000400	Campus Industrial	Vacant	6	5.89	0.12
I-7	1703154000800	Campus Industrial	Vacant	6	6.40	0.05
I-8	18021000 01104	Light Medium Industrial	Vacant	7	25.23	6.23
I-9	1802100000100	Light Medium Industrial	Vacant	6	48.11	39.03
I-10	1803010000701	Heavy Industrial	Vacant	7	21.02	6.73
I-11	1803022003200	Light Medium Industrial	Vacant	7	18.59	7.61
I-12	18030313 00101	Light Medium Industrial	Vacant	6	6.45	0.33
Riverbend	1703220000100	STAFF ADDITION	Master Plan	7	11.30	0.00
Riverbend	1703220000300	STAFF ADDITION	Master Plan	7	10.33	0.00
Riverbend	1703220003401	STAFF ADDITION	Master Plan	6	5.12	0.00
Marcola Meadows	1702300001800	Campus Industrial	Master Plan	8	47.69	1.54
Marcola Meadows	1703251102300	Campus Industrial	Master Plan	7	12.22	0.35

Map 2-4 Vacant Land - Central Springfield

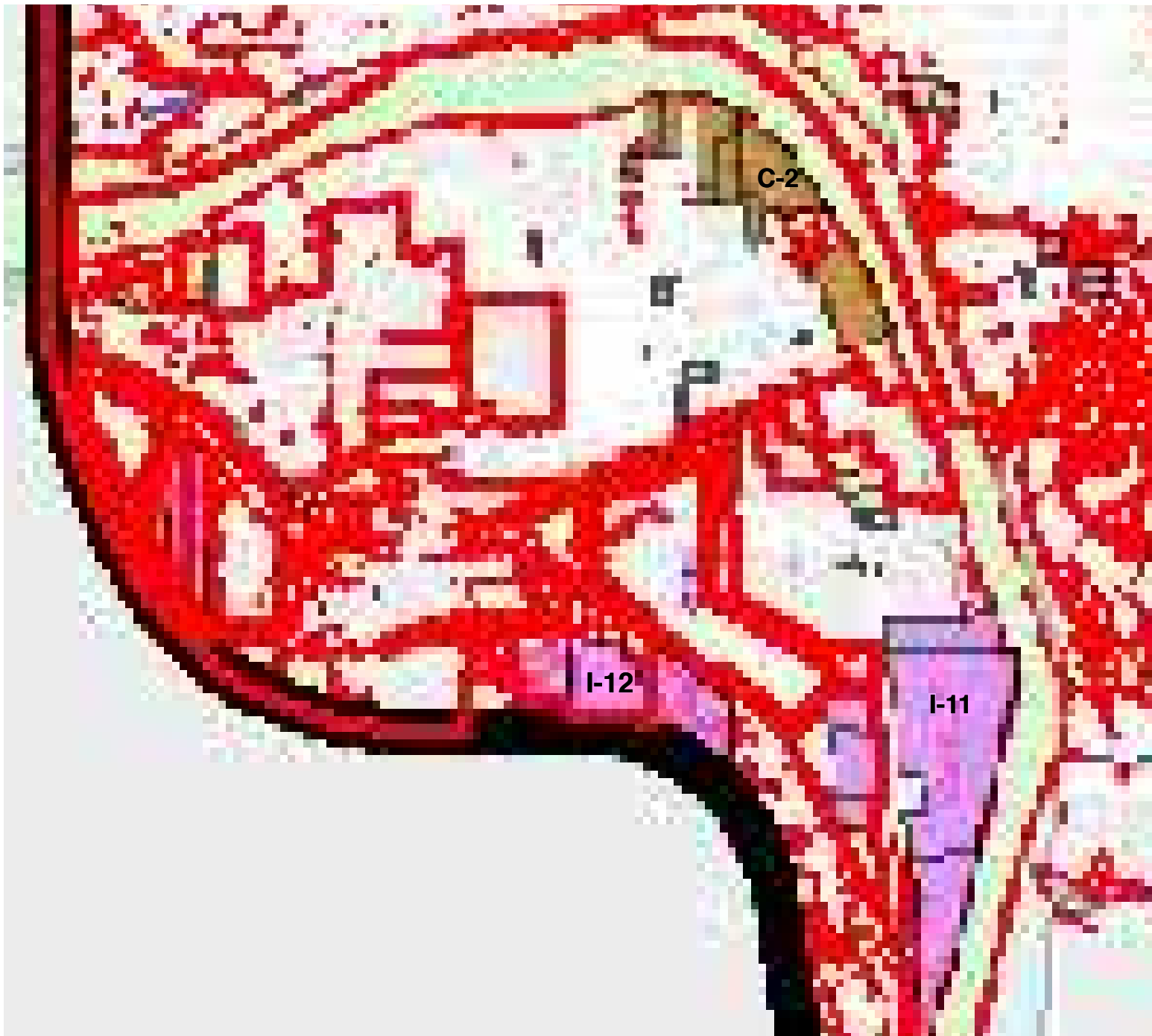


Map 2-4 Vacant Land - Gateway Area (NW corner of map)

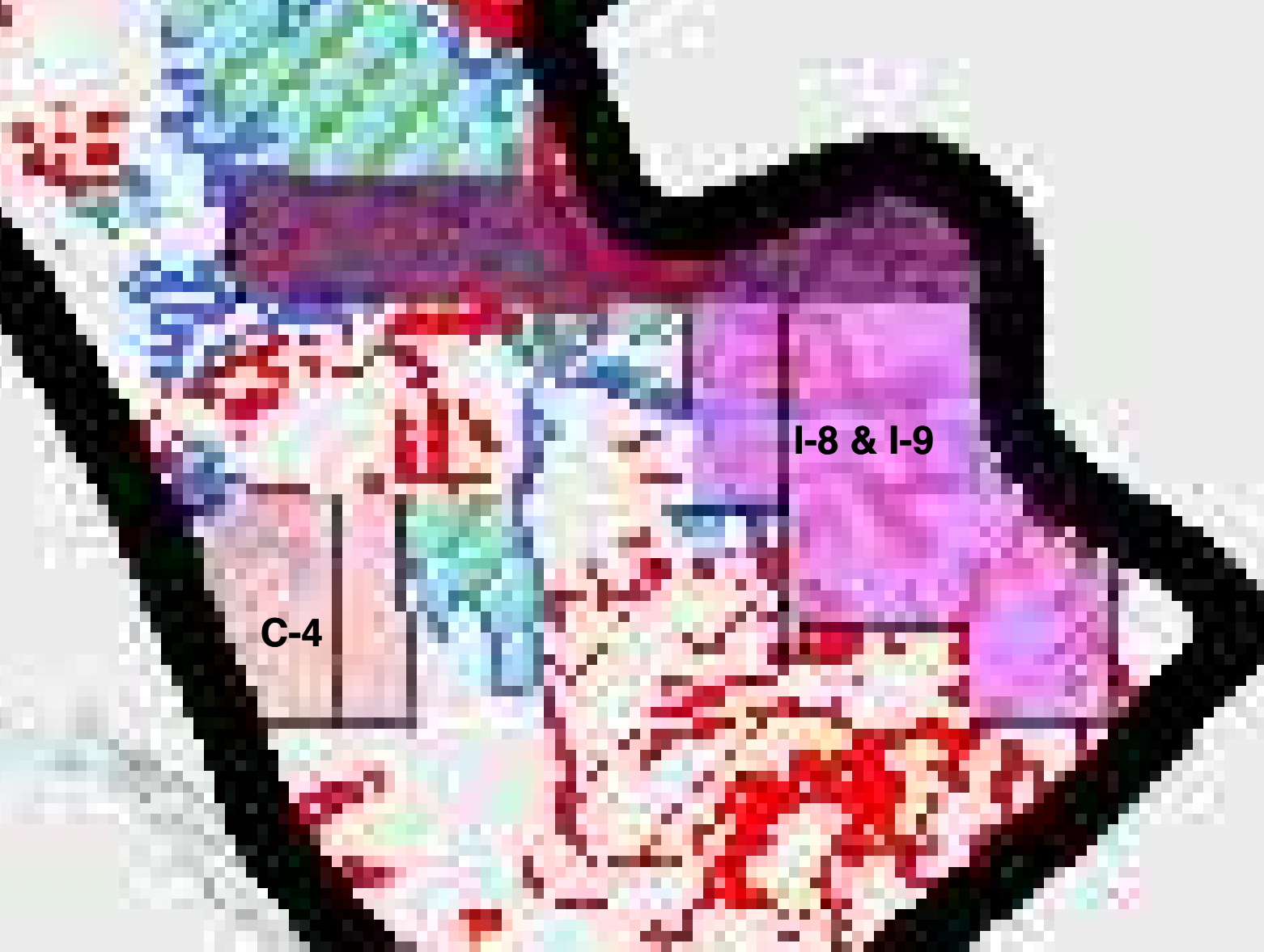
Note entire Maple Island expansion area is labeled as prohibitively constrained



Map 2-4 Vacant Land - Glenwood Area (SW corner of map)



Map 2-4 Vacant Land - Natron Area (SE corner of map)



Detailed Property Report

Site Address N/A
Map & Taxlot# 17-02-32-41-00400
SIC N/A
Tax Account# 0129161

Property Owner 1
 HOUSING AUTH & COMM SRVCS AG
 177 DAY ISLAND RD
 EUGENE, OR 97401
 Tax account acreage 8.51
 Mapped taxlot acreage[†] 8.53

[†] 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 # 17-02-32-41-00400



Property Values & Taxes

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Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2016	\$851,258	\$0	\$851,258	\$209,392	\$ 0.00
2015	\$868,631	\$0	\$868,631	\$203,293	\$ 0.00
2014	\$843,332	\$0	\$843,332	\$197,372	\$ 0.00
2013	\$826,797	\$0	\$826,797	\$191,623	\$ 0.00
2012	\$826,797	\$0	\$826,797	\$186,042	\$ 0.00
2011	\$826,797	\$0	\$826,797	\$180,623	\$ 0.00
2010	\$810,586	\$0	\$810,586	\$175,362	\$ 0.00
2009	\$900,652	\$0	\$900,652	\$170,254	\$ 0.00
2008	\$874,420	\$0	\$874,420	\$165,295	\$ 0.00
2007	\$741,034	\$0	\$741,034	\$160,481	\$ 0.00
2006	\$540,901	\$0	\$540,901	\$155,807	\$ 0.00
2005	\$503,164	\$0	\$503,164	\$151,269	\$ 0.00
2004	\$453,301	\$0	\$453,301	\$146,863	\$ 0.00
2003	\$453,301	\$0	\$453,301	\$142,585	\$ 0.00
2002	\$431,716	\$0	\$431,716	\$138,432	\$ 0.00
2001	\$431,716	\$0	\$431,716	\$134,400	\$ 0.00
2000	\$407,280	\$0	\$407,280	\$130,485	\$ 0.00
1999	\$415,590	\$0	\$415,590	\$126,684	\$ 0.00
1998	\$388,400	\$0	\$388,400	\$122,994	\$ 0.00
1997	\$380,780	\$0	\$380,780	\$119,412	\$ 0.00
1996	\$355,870	\$0	\$355,870	\$355,870	\$ 0.00
1995	\$132,680	\$0	\$132,680	\$132,680	\$ 0.00

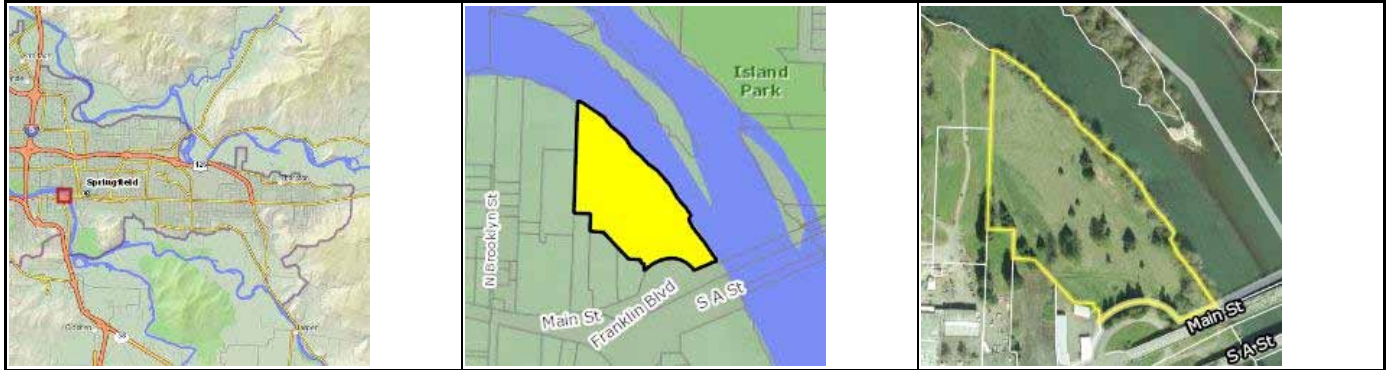
Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-34-41-00100
SIC N/A
Tax Account# 0299667

Property Owner 1
 TOO BLUE LLC
 PO BOX 2055
 EUGENE, OR 97402
 Tax account acreage 6.99
 Mapped taxlot acreage[†] 6.41

[†] 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 # 17-03-34-41-00100



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Year	Real Market Value (RMV)			Total	Total Assessed Value	Tax
	Land	Improvement				
2016	\$1,175,453	\$0		\$1,175,453	\$360,912	\$6,169.50
2015	\$1,199,442	\$0		\$1,199,442	\$350,400	\$6,013.70
2014	\$1,199,442	\$0		\$1,199,442	\$340,194	\$5,906.48
2013	\$1,153,310	\$0		\$1,153,310	\$330,285	\$5,768.69
2012	\$1,153,310	\$0		\$1,153,310	\$320,665	\$5,132.66
2011	\$1,153,310	\$0		\$1,153,310	\$311,325	\$5,037.43
2010	\$1,119,719	\$0		\$1,119,719	\$302,257	\$4,889.01
2009	\$1,166,374	\$0		\$1,166,374	\$293,453	\$4,773.01
2008	\$1,132,402	\$0		\$1,132,402	\$284,906	\$4,675.25
2007	\$984,698	\$0		\$984,698	\$276,608	\$4,517.81
2006	\$729,406	\$0		\$729,406	\$268,551	\$4,471.64
2005	\$639,830	\$0		\$639,830	\$260,729	\$4,334.78
2004	\$520,929	\$0		\$520,929	\$253,135	\$4,119.52
2003	\$505,757	\$0		\$505,757	\$245,762	\$3,772.00
2002	\$510,866	\$0		\$510,866	\$238,604	\$3,481.21
2001	\$526,666	\$0		\$526,666	\$231,654	\$3,711.17
2000	\$506,410	\$0		\$506,410	\$224,907	\$3,422.12
1999	\$429,160	\$0		\$429,160	\$218,356	\$3,306.94
1998	\$360,640	\$0		\$360,640	\$211,996	\$3,148.02
1997	\$327,850	\$0		\$327,850	\$205,821	\$3,145.87
1996	\$256,130	\$0		\$256,130	\$256,130	\$3,250.00
1995	\$228,690	\$0		\$228,690	\$228,690	\$2,966.07

Detailed Property Report

Site Address 4164 JASPER RD Springfield, OR 97478-6548
Map & Taxlot# 18-02-05-23-00100
SIC N/A
Tax Account# 0562791^a
^a Additional site address(es) are associated with this tax account

Property Owner 1
 JASPER JUNCTION LLC
 85831 PARKLANE CIR
 PLEASANT HILL, OR 97455
 Tax account acreage 5.28
 Mapped taxlot acreage[†] 5.23

[†] 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 # 18-02-05-23-00100



Property Values & Taxes

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Year	Real Market Value (RMV)			Total	Total Assessed Value	Tax
	Land	Improvement				
2016	\$855,815	\$593		\$856,408	\$189,002	\$3,381.04
2015	\$873,281	\$606		\$873,887	\$183,497	\$3,284.65
2014	\$873,281	\$606		\$873,887	\$178,152	\$3,235.06
2013	\$873,281	\$606		\$873,887	\$172,963	\$3,172.00
2012	\$873,281	\$606		\$873,887	\$167,925	\$2,878.72
2011	\$873,281	\$659		\$873,940	\$163,034	\$2,801.48
2010	\$847,846	\$640		\$848,486	\$158,285	\$2,722.12
2009	\$883,173	\$670		\$883,843	\$153,675	\$2,654.04
2008	\$857,450	\$650		\$858,100	\$149,199	\$2,609.95
2007	\$779,500	\$500		\$780,000	\$144,853	\$2,362.34
2006	\$281,850	\$151,070		\$432,920	\$150,480	\$2,456.35
2005	\$245,046	\$130,230		\$375,276	\$146,902	\$2,415.47
2004	\$199,225	\$105,880		\$305,105	\$142,623	\$2,369.14
2003	\$199,225	\$105,880		\$305,105	\$138,469	\$2,301.13
2002	\$197,253	\$104,830		\$302,083	\$134,436	\$2,102.38
2001	\$187,860	\$112,720		\$300,580	\$130,520	\$2,062.44
2000	\$187,860	\$112,720		\$300,580	\$126,718	\$2,012.60
1999	\$153,980	\$92,390		\$246,370	\$123,027	\$2,034.61
1998	\$148,060	\$93,320		\$241,380	\$119,444	\$1,387.63
1997	\$143,750	\$90,600		\$234,350	\$115,965	\$1,360.07
1996	\$136,900	\$78,100		\$215,000	\$215,000	\$2,246.13
1995	\$83,620	\$45,230		\$128,850	\$128,850	\$1,330.30

Detailed Property Report

Site Address 36400 BRAND S RD Springfield, OR 97478-9502
Map & Taxlot# 18-02-10-00-01300
SIC N/A
Tax Account# 0567535

Property Owner 1
 CORNELIUS FAMILY TRUST
 36400 BRAND S RD
 SPRINGFIELD, OR 97478
 Tax account acreage 16.32
 Mapped taxlot acreage[†] 17.19

[†] 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 # 18-02-10-00-01300



Property Values & Taxes

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Year	Real Market Value (RMV)			Total	Total Assessed Value	Tax
	Land	Improvement				
2016	\$585,586	\$142,670		\$728,256	\$188,085	\$1,957.76
2015	\$545,264	\$107,111		\$652,375	\$182,607	\$1,906.36
2014	\$539,537	\$110,226		\$649,763	\$177,288	\$1,850.25
2013	\$539,537	\$85,296		\$624,833	\$172,124	\$1,789.09
2012	\$556,788	\$93,360		\$650,148	\$167,111	\$1,647.68
2011	\$213,454	\$103,969		\$317,423	\$162,244	\$1,616.06
2010	\$242,935	\$101,600		\$344,535	\$157,518	\$1,622.10
2009	\$301,949	\$105,230		\$407,179	\$152,930	\$1,652.62
2008	\$304,898	\$140,400		\$445,298	\$148,476	\$1,557.65
2007	\$255,660	\$129,830		\$385,490	\$144,151	\$1,528.63
2006	\$193,682	\$115,920		\$309,602	\$139,952	\$1,537.76
2005	\$160,732	\$107,330		\$268,062	\$135,876	\$1,504.20
2004	\$136,214	\$100,310		\$236,524	\$131,918	\$1,438.50
2003	\$134,866	\$95,530		\$230,396	\$128,076	\$1,344.20
2002	\$124,876	\$95,530		\$220,406	\$124,346	\$1,298.26
2001	\$123,640	\$52,200		\$175,840	\$120,724	\$1,261.05
2000	\$110,390	\$56,130		\$166,520	\$117,208	\$1,233.67
1999	\$116,200	\$56,700		\$172,900	\$113,794	\$1,173.02
1998	\$96,830	\$47,250		\$144,080	\$110,480	\$1,109.11
1997	\$96,830	\$46,320		\$143,150	\$107,262	\$1,185.01
1996	\$91,350	\$40,630		\$131,980	\$131,980	\$1,027.05
1995	\$81,560	\$37,620		\$119,180	\$119,180	\$ 931.58

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-02-31-00-05300
SIC N/A
Tax Account# 1761079

Property Owner 1
 ARCLIN USA LLC
 1000 HOLCOMB WOODS PKWY STE 342
 ROSWELL, GA 30076
 Tax account acreage 10.01
 Mapped taxlot acreage[†] 10.01

[†] 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 # 17-02-31-00-05300



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Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2016	\$1,240,489	\$0	\$1,240,489	\$1,240,489	\$21,514.28
2015	\$1,240,489	\$0	\$1,240,489	\$1,240,489	\$21,336.20
2014	\$1,240,489	\$0	\$1,240,489	\$1,240,489	\$21,645.33
2013	\$1,204,359	\$0	\$1,204,359	\$1,204,359	\$21,230.81
2012	\$1,204,359	\$0	\$1,204,359	\$1,204,359	\$20,095.70
2011	\$1,204,359	\$0	\$1,204,359	\$1,204,359	\$20,140.61
2010	\$1,216,525	\$0	\$1,216,525	\$1,216,525	\$20,362.93
2009	\$1,539,906	\$0	\$1,539,906	\$1,429,407	\$24,591.40
2008	\$1,412,758	\$0	\$1,412,758	\$1,387,774	\$23,761.63
2007	\$1,412,758	\$0	\$1,412,758	\$1,347,353	\$21,656.56
2006	\$1,308,110	\$0	\$1,308,110	\$1,308,110	\$20,724.91
2005	\$0	\$0	\$0	\$0	\$ 0.00

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-02-32-00-00401
SIC N/A
Tax Account# 0126142

Property Owner 1
 IP EAT THREE LLC
 PO BOX 2118
 MEMPHIS, TN 38101
 Tax account acreage 9.48
 Mapped taxlot acreage[†] 9.67

[†] 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 # 17-02-32-00-00401



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Year	Real Market Value (RMV)			Total	Total Assessed Value	Tax
	Land	Improvement				
2016	\$456,027	\$0		\$456,027	\$165,000	\$2,951.67
2015	\$456,027	\$0		\$456,027	\$160,194	\$2,867.52
2014	\$456,027	\$0		\$456,027	\$155,528	\$2,824.23
2013	\$442,745	\$0		\$442,745	\$150,998	\$2,769.18
2012	\$442,745	\$0		\$442,745	\$146,600	\$2,513.15
2011	\$442,745	\$0		\$442,745	\$142,330	\$2,445.71
2010	\$447,218	\$0		\$447,218	\$138,184	\$2,376.43
2009	\$566,099	\$0		\$566,099	\$134,159	\$2,316.99
2008	\$519,357	\$0		\$519,357	\$130,251	\$2,278.49
2007	\$519,357	\$0		\$519,357	\$126,457	\$2,062.32
2006	\$480,887	\$0		\$480,887	\$122,774	\$2,004.09
2005	\$429,364	\$0		\$429,364	\$119,198	\$1,959.94
2004	\$373,360	\$0		\$373,360	\$115,726	\$1,922.35
2003	\$345,704	\$0		\$345,704	\$112,355	\$1,867.16
2002	\$345,704	\$0		\$345,704	\$109,083	\$1,705.89
2001	\$342,282	\$0		\$342,282	\$105,906	\$1,673.49
2000	\$269,240	\$0		\$269,240	\$102,821	\$1,633.05
1999	\$220,690	\$0		\$220,690	\$99,826	\$1,650.91
1998	\$185,450	\$0		\$185,450	\$96,918	\$1,604.87
1997	\$180,050	\$0		\$180,050	\$94,095	\$1,598.87
1996	\$165,180	\$0		\$165,180	\$165,180	\$2,575.15
1995	\$104,550	\$0		\$104,550	\$104,550	\$1,641.07

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-02-32-00-00501
SIC N/A
Tax Account# 0126167

Property Owner 1
 IP EAT THREE LLC
 PO BOX 2118
 MEMPHIS, TN 38101
 Tax account acreage 26.51
 Mapped taxlot acreage[†] 25.07

[†] 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 # 17-02-32-00-00501



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Year	Real Market Value (RMV)			Total	Total Assessed Value	Tax
	Land	Improvement				
2016	\$469,592	\$0		\$469,592	\$461,345	\$8,095.16
2015	\$469,592	\$0		\$469,592	\$447,908	\$7,931.31
2014	\$469,592	\$0		\$469,592	\$434,862	\$7,883.46
2013	\$455,916	\$0		\$455,916	\$422,196	\$7,723.67
2012	\$455,916	\$0		\$455,916	\$409,899	\$7,026.86
2011	\$455,916	\$0		\$455,916	\$397,960	\$6,838.31
2010	\$460,522	\$0		\$460,522	\$386,369	\$6,644.62
2009	\$582,940	\$0		\$582,940	\$375,116	\$6,478.44
2008	\$534,808	\$0		\$534,808	\$364,190	\$6,370.81
2007	\$534,808	\$0		\$534,808	\$353,583	\$5,766.41
2006	\$495,193	\$0		\$495,193	\$343,284	\$5,603.56
2005	\$442,138	\$0		\$442,138	\$333,285	\$5,480.11
2004	\$384,468	\$0		\$384,468	\$323,578	\$5,375.02
2003	\$355,990	\$0		\$355,990	\$314,153	\$5,220.72
2002	\$355,990	\$0		\$355,990	\$305,003	\$4,769.79
2001	\$352,466	\$0		\$352,466	\$296,119	\$4,679.18
2000	\$752,860	\$0		\$752,860	\$287,494	\$4,566.12
1999	\$617,100	\$0		\$617,100	\$279,120	\$4,616.06
1998	\$518,570	\$0		\$518,570	\$270,990	\$4,487.31
1997	\$503,470	\$0		\$503,470	\$263,097	\$4,470.58
1996	\$461,900	\$0		\$461,900	\$461,900	\$7,201.02
1995	\$292,330	\$0		\$292,330	\$292,330	\$4,588.55

SITE I-4

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-14-00-01100
SIC N/A
Tax Account# 4137384

Property Owner 1
 BRABHAM LARRY RAY
 131 DEADMOND FERRY RD
 SPRINGFIELD, OR 97477

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage data not available
 Mapped taxlot acreage[†] 70.68

[†] 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 149904

Map & Taxlot # 17-03-14-00-01100



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$0	\$19,872		\$19,872	\$19,872	\$ 179.15
2015	\$0	\$18,148		\$18,148	\$18,148	\$ 161.90
2014	\$0	\$17,347		\$17,347	\$17,347	\$ 157.95
2013	\$0	\$16,300		\$16,300	\$16,300	\$ 149.08
2012	\$0	\$16,635		\$16,635	\$16,635	\$ 135.18
2011	\$0	\$17,697		\$17,697	\$17,697	\$ 146.51
2010	\$0	\$18,050		\$18,050	\$18,050	\$ 149.22
2009	\$0	\$18,590		\$18,590	\$18,590	\$ 155.18
2008	\$0	\$41,210		\$41,210	\$26,688	\$ 276.05
2007	\$0	\$40,800		\$40,800	\$25,911	\$ 266.27
2006	\$0	\$41,210		\$41,210	\$25,156	\$ 265.73
2005	\$0	\$27,940		\$27,940	\$24,423	\$ 220.61
2004	\$0	\$19,270		\$19,270	\$19,270	\$ 154.50
2003	\$0	\$18,530		\$18,530	\$18,530	\$ 149.11
2002	\$0	\$19,510		\$19,510	\$19,510	\$ 165.60
2001	\$0	\$23,510		\$23,510	\$23,510	\$ 180.24
2000	\$0	\$27,660		\$27,660	\$23,712	\$ 211.03
1999	\$0	\$26,340		\$26,340	\$23,021	\$ 199.22
1998	\$0	\$26,340		\$26,340	\$22,350	\$ 191.91
1997	\$0	\$25,820		\$25,820	\$21,699	\$ 194.53
1996	\$0	\$24,830		\$24,830	\$24,830	\$ 196.96
1995	\$0	\$24,110		\$24,110	\$24,110	\$ 195.66

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-15-00-05400
SIC N/A
Tax Account# 1709482

Property Owner 1
 CAS INVESTMENTS RICE FARMS LLC
 PO BOX 1593
 LAKE OSWEGO, OR 97035

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 12.07
 Mapped taxlot acreage[†] 12.10

[†] 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 # 17-03-15-00-05400



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$2,157,614	\$0		\$2,157,614	\$10,255	\$ 108.73
2015	\$2,197,082	\$0		\$2,197,082	\$9,956	\$ 106.34
2014	\$2,197,082	\$0		\$2,197,082	\$9,666	\$ 104.87
2013	\$2,131,300	\$0		\$2,131,300	\$9,384	\$ 101.99
2012	\$2,131,300	\$0		\$2,131,300	\$9,286	\$ 91.53
2011	\$2,131,300	\$0		\$2,131,300	\$8,845	\$ 88.72
2010	\$2,157,611	\$0		\$2,157,611	\$8,588	\$ 86.10
2009	\$2,723,326	\$0		\$2,723,326	\$8,337	\$ 84.33
2008	\$2,499,671	\$0		\$2,499,671	\$8,095	\$ 81.91
2007	\$2,197,079	\$0		\$2,197,079	\$7,859	\$ 78.94
2006	\$2,026,049	\$0		\$2,026,049	\$7,630	\$ 76.14
2005	\$1,776,082	\$0		\$1,776,082	\$7,408	\$ 71.14
2004	\$1,552,428	\$0		\$1,552,428	\$7,191	\$ 65.98
2003	\$1,434,022	\$0		\$1,434,022	\$6,982	\$ 64.15

SITE I-6

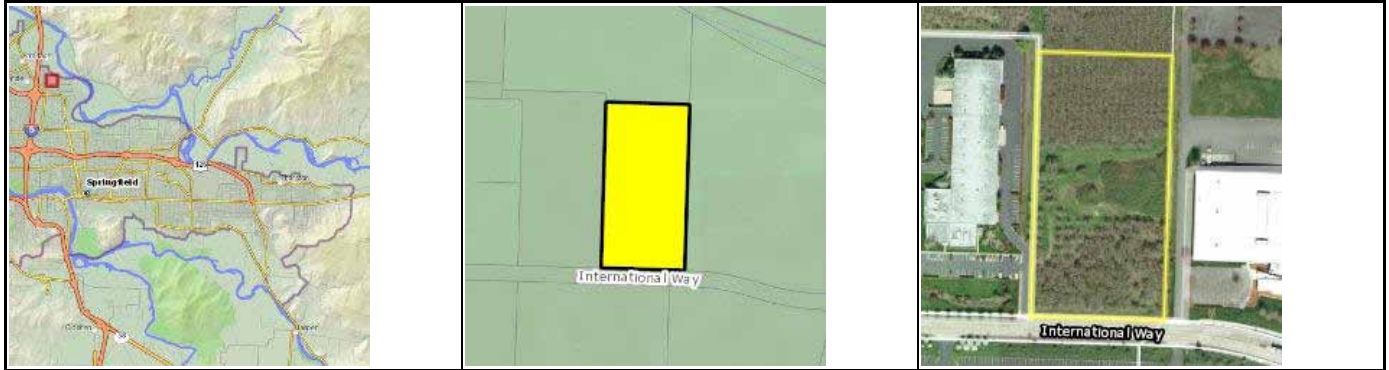
Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-15-30-00400
SIC N/A
Tax Account# 1518669

Property Owner 1
 STATE INVESTMENTS LLC
 PO BOX 1593
 LAKE OSWEGO, OR 97035
 Tax account acreage 5.88
 Mapped taxlot acreage[†] 5.89

[†] 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 # 17-03-15-30-00400



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		
2016	\$1,619,192	\$0	\$1,619,192	\$5,108	\$ 54.16
2015	\$1,648,814	\$0	\$1,648,814	\$4,959	\$ 52.97
2014	\$1,648,811	\$0	\$1,648,811	\$4,815	\$ 52.24
2013	\$1,599,445	\$0	\$1,599,445	\$4,674	\$ 50.80
2012	\$1,599,445	\$0	\$1,599,445	\$4,627	\$ 45.61
2011	\$1,599,445	\$0	\$1,599,445	\$4,406	\$ 44.20
2010	\$1,619,185	\$0	\$1,619,185	\$4,277	\$ 42.88
2009	\$2,043,728	\$0	\$2,043,728	\$4,153	\$ 42.01
2008	\$1,875,886	\$0	\$1,875,886	\$4,031	\$ 40.79
2007	\$1,648,804	\$0	\$1,648,804	\$3,914	\$ 39.31
2006	\$1,520,453	\$0	\$1,520,453	\$3,800	\$ 39.23
2005	\$1,332,866	\$0	\$1,332,866	\$3,689	\$ 37.47
2004	\$1,165,022	\$0	\$1,165,022	\$3,581	\$ 35.08
2003	\$1,076,165	\$0	\$1,076,165	\$3,477	\$ 34.12
2002	\$1,076,165	\$0	\$1,076,165	\$3,375	\$ 34.67
2001	\$987,309	\$0	\$987,309	\$3,277	\$ 31.14
2000	\$645,761	\$0	\$645,761	\$3,181	\$ 53.85
1999	\$548,900	\$0	\$548,900	\$3,098	\$ 4.07
1998	\$461,260	\$0	\$461,260	\$3,057	\$ 25.84
1997	\$419,330	\$0	\$419,330	\$2,968	\$ 26.19
1996	\$327,600	\$0	\$327,600	\$3,550	\$ 27.72
1995	\$292,500	\$0	\$292,500	\$3,310	\$ 26.45

Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-15-40-00800
SIC N/A
Tax Account# 1518784

Property Owner 1
 PEACEHEALTH
 1115 SE 164TH AVE
 VANCOUVER, WA 98683
 Tax account acreage 6.31
 Mapped taxlot acreage† 6.40

† 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 # 17-03-15-40-00800



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$1,655,706	\$0		\$1,655,706	\$608,027	\$12,059.91
2015	\$1,655,706	\$0		\$1,655,706	\$590,317	\$11,743.00
2014	\$1,655,706	\$0		\$1,655,706	\$573,123	\$11,658.12
2013	\$1,607,482	\$0		\$1,607,482	\$556,430	\$11,432.91
2012	\$1,607,482	\$0		\$1,607,482	\$540,223	\$10,196.22
2011	\$1,607,482	\$0		\$1,607,482	\$524,488	\$9,999.68
2010	\$1,623,720	\$0		\$1,623,720	\$509,212	\$9,739.85
2009	\$2,855,758	\$920		\$2,856,678	\$494,381	\$9,541.21
2008	\$2,619,962	\$880		\$2,620,842	\$479,982	\$9,358.74
2007	\$2,298,213	\$870		\$2,299,083	\$466,002	\$8,551.98
2006	\$2,127,975	\$720		\$2,128,695	\$452,429	\$8,437.26
2005	\$1,866,645	\$630		\$1,867,275	\$439,251	\$5,808.87
2004	\$1,623,170	\$550		\$1,623,720	\$426,457	\$5,485.94
2003	\$1,651,448	\$510		\$1,651,958	\$456,016	\$5,873.71
2002	\$1,651,448	\$450		\$1,651,898	\$442,734	\$5,379.62
2001	\$1,515,090	\$500		\$1,515,590	\$429,839	\$5,304.82
2000	\$878,820	\$610		\$879,430	\$417,319	\$4,853.21
1999	\$744,760	\$520		\$745,280	\$405,164	\$4,149.37
1998	\$625,850	\$500		\$626,350	\$393,363	\$4,531.11
1997	\$607,620	\$500		\$608,120	\$381,906	\$4,542.28
1996	\$474,700	\$500		\$475,200	\$475,200	\$4,895.52
1995	\$423,840	\$500		\$424,340	\$424,340	\$4,312.82

SITE I-8 & I-9

Detailed Property Report

Site Address N/A
Map & Taxlot# 18-02-10-00-01104
SIC N/A
Tax Account# 1578580

Property Owner 1
 DEBRA SMEJKAL WOLF REVOCABLE TRUST
 PO BOX 2114
 JASPER, OR 97438

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 55.72
 Mapped taxlot acreage[†] 60.46

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Code Split - Other land tax account(s) associated with this taxlot 1342128

Map & Taxlot # 18-02-10-00-01104



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$748,643	\$0		\$748,643	\$9,708	\$ 220.52
2015	\$744,612	\$0		\$744,612	\$9,488	\$ 210.19
2014	\$744,612	\$0		\$744,612	\$9,212	\$ 210.09
2013	\$721,341	\$0		\$721,341	\$8,941	\$ 213.52
2012	\$721,341	\$0		\$721,341	\$8,682	\$ 203.74
2011	\$721,341	\$0		\$721,341	\$8,428	\$ 194.28
2010	\$730,645	\$0		\$730,645	\$8,182	\$ 184.79
2009	\$926,103	\$0		\$926,103	\$7,946	\$ 196.09
2008	\$846,990	\$0		\$846,990	\$7,713	\$ 217.62
2007	\$721,336	\$0		\$721,336	\$9,449	\$ 192.71
2006	\$665,491	\$0		\$665,491	\$9,173	\$ 189.71
2005	\$493,300	\$0		\$493,300	\$8,907	\$ 183.09
2004	\$435,144	\$0		\$435,144	\$8,667	\$ 167.53
2003	\$467,897	\$0		\$467,897	\$6,623	\$ 144.43
2002	\$62,904	\$0		\$62,904	\$6,431	\$ 144.41
2001	\$47,591	\$0		\$47,591	\$6,250	\$ 140.17
2000	\$47,177	\$0		\$47,177	\$6,067	\$ 96.76
1999	\$49,650	\$0		\$49,650	\$5,900	\$ 135.13
1998	\$41,400	\$0		\$41,400	\$5,872	\$ 130.50
1997	\$41,400	\$0		\$41,400	\$5,701	\$ 138.85

SITE I-10

Detailed Property Report

Site Address N/A
Map & Taxlot# 18-03-01-00-00701
SIC N/A
Tax Account# 0578037

Property Owner 1
 CITY OF SPRINGFIELD
 PO BOX 300
 SPRINGFIELD, OR 97477
 Tax account acreage 15.99
 Mapped taxlot acreage[†] 13.98

[†] 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 # 18-03-01-00-00701



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$358,575	\$0		\$358,575	\$185,511	\$ 0.00
2015	\$358,575	\$0		\$358,575	\$180,108	\$ 0.00
2014	\$358,575	\$0		\$358,575	\$174,862	\$ 0.00
2013	\$501,840	\$0		\$501,840	\$244,726	\$2,720.28
2012	\$501,840	\$0		\$501,840	\$237,598	\$2,407.49
2011	\$501,840	\$0		\$501,840	\$230,678	\$2,342.74
2010	\$506,910	\$0		\$506,910	\$223,959	\$2,262.61
2009	\$641,659	\$0		\$641,659	\$217,436	\$2,194.73
2008	\$588,678	\$0		\$588,678	\$211,103	\$2,166.40
2007	\$588,678	\$0		\$588,678	\$204,954	\$2,079.69
2006	\$545,073	\$0		\$545,073	\$198,984	\$2,026.27
2005	\$486,673	\$0		\$486,673	\$193,188	\$1,996.58
2004	\$423,194	\$0		\$423,194	\$187,561	\$1,962.62
2003	\$391,847	\$0		\$391,847	\$182,098	\$1,901.85
2002	\$391,847	\$0		\$391,847	\$176,794	\$1,854.06
2001	\$387,968	\$0		\$387,968	\$171,645	\$1,816.93
2000	\$339,830	\$0		\$339,830	\$166,646	\$1,775.20
1999	\$257,450	\$0		\$257,450	\$161,792	\$1,755.01
1998	\$216,340	\$0		\$216,340	\$157,080	\$1,697.32
1997	\$210,040	\$0		\$210,040	\$152,505	\$1,672.98
1996	\$192,700	\$0		\$192,700	\$192,700	\$1,951.94
1995	\$169,450	\$0		\$169,450	\$169,450	\$1,777.05

SITE I-11

Detailed Property Report

Site Address 5001 FRANKLIN BLVD 1 Eugene, OR 97403-2709
Map & Taxlot# 18-03-02-20-03200
SIC N/A
Tax Account# 0579449 ^a
^a Additional site address(es) are associated with this tax account

Property Owner 1
 WILDISH LAND CO
 PO BOX 40310
 EUGENE, OR 97404
 Tax account acreage 32.46
 Mapped taxlot acreage[†] 31.27

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 18-03-02-20-03200



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$1,060,468	\$457,174		\$1,517,642	\$1,205,732	\$23,752.86
2015	\$1,611,925	\$298,419		\$1,910,344	\$1,044,387	\$19,300.61
2014	\$1,611,925	\$298,419		\$1,910,344	\$1,013,968	\$20,625.53
2013	\$1,564,976	\$289,728		\$1,854,704	\$984,435	\$20,227.09
2012	\$1,564,976	\$289,728		\$1,854,704	\$955,762	\$18,039.15
2011	\$1,564,976	\$275,932		\$1,840,908	\$927,924	\$17,691.43
2010	\$1,580,784	\$278,720		\$1,859,504	\$900,897	\$17,231.73
2009	\$2,000,993	\$352,810		\$2,353,803	\$874,657	\$14,226.30
2008	\$1,835,774	\$336,010		\$2,171,784	\$849,182	\$13,934.91
2007	\$1,835,774	\$320,010		\$2,155,784	\$824,449	\$13,465.64
2006	\$1,699,791	\$264,470		\$1,964,261	\$800,436	\$13,328.06
2005	\$1,517,671	\$236,130		\$1,753,801	\$777,122	\$12,920.12
2004	\$1,319,714	\$205,330		\$1,525,044	\$754,487	\$12,278.52
2003	\$1,221,958	\$190,120		\$1,412,078	\$732,512	\$11,242.74
2002	\$1,221,958	\$166,770		\$1,388,728	\$711,177	\$10,376.00
2001	\$1,209,860	\$183,260		\$1,393,120	\$690,463	\$11,061.42
2000	\$1,098,830	\$176,210		\$1,275,040	\$670,352	\$10,199.87
1999	\$931,210	\$149,330		\$1,080,540	\$650,827	\$9,856.58
1998	\$782,530	\$149,330		\$931,860	\$631,871	\$9,382.91
1997	\$711,390	\$158,860		\$870,250	\$613,467	\$9,376.48
1996	\$555,770	\$172,670		\$728,440	\$728,440	\$9,243.11
1995	\$496,220	\$185,410		\$681,630	\$681,630	\$8,840.61

SITE I-12

Detailed Property Report

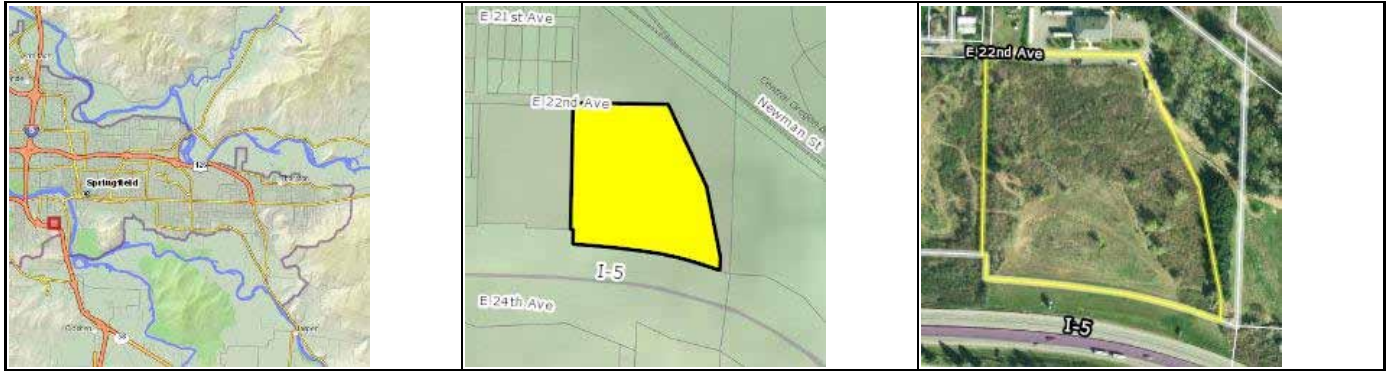
Site Address N/A
Map & Taxlot# 18-03-03-13-00101
SIC N/A
Tax Account# 0582021

Property Owner 1
 CITY OF SPRINGFIELD
 PO BOX 300
 SPRINGFIELD, OR 97477
 Tax account acreage 6.48
 Mapped taxlot acreage† 6.44

† 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 1508223 1508231

Map & Taxlot # 18-03-03-13-00101



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$903,258	\$0		\$903,258	\$341,387	\$ 0.00
2015	\$643,026	\$0		\$643,026	\$331,444	\$ 0.00
2014	\$643,026	\$0		\$643,026	\$321,790	\$6,545.66
2013	\$624,298	\$0		\$624,298	\$312,417	\$6,419.20
2012	\$624,298	\$0		\$624,298	\$303,317	\$5,724.84
2011	\$624,298	\$0		\$624,298	\$294,483	\$5,614.50
2010	\$630,605	\$0		\$630,605	\$285,906	\$5,468.61
2009	\$798,235	\$0		\$798,235	\$277,579	\$5,357.08
2008	\$732,326	\$0		\$732,326	\$269,494	\$5,254.62
2007	\$732,326	\$0		\$732,326	\$261,645	\$4,801.66
2006	\$678,080	\$0		\$678,080	\$254,024	\$4,737.24
2005	\$605,429	\$0		\$605,429	\$246,625	\$4,584.98
2004	\$526,460	\$0		\$526,460	\$239,442	\$4,376.71
2003	\$487,463	\$0		\$487,463	\$232,468	\$4,262.77
2002	\$487,463	\$0		\$487,463	\$225,697	\$4,027.11
2001	\$482,637	\$0		\$482,637	\$219,123	\$3,745.71
2000	\$479,020	\$0		\$479,020	\$212,741	\$3,739.86
1999	\$405,950	\$0		\$405,950	\$206,545	\$3,447.81
1998	\$341,130	\$0		\$341,130	\$200,529	\$3,248.85
1997	\$310,120	\$0		\$310,120	\$194,688	\$3,302.38
1996	\$242,280	\$0		\$242,280	\$242,280	\$3,721.13
1995	\$216,320	\$0		\$216,320	\$216,320	\$3,391.28

MARCOLA MEADOWS

EASY MAP

Explore Create

Navigation: Pan Zoom In Zoom Out Full Extent Previous Extent Next Extent

Map Tips: Enable Map Tips Display for...

Search: Search For Taxlot/Address

Taxlot Selection: Select By Point Select By Freehand Select By Line Select By Polygon Select By Rectangle Get T From Ac

★ Selected Results (2)

<< View History

View Selected >>

[Refine Results](#) | [Table View](#) | [Select All](#) | [Select None](#)

1702300001800



Taxlot

Map & Taxlot Number: 1702300001800

Site Address 1 of 0:

Tax Account Number 1: 113785

Property Owner 1: MIDFIRST BANK

Approximate Taxlot Acreage: 46.68

RLID Reports: Other Links:

1703251102300



Taxlot

Map & Taxlot Number: 1703251102300

Site Address 1 of 0:

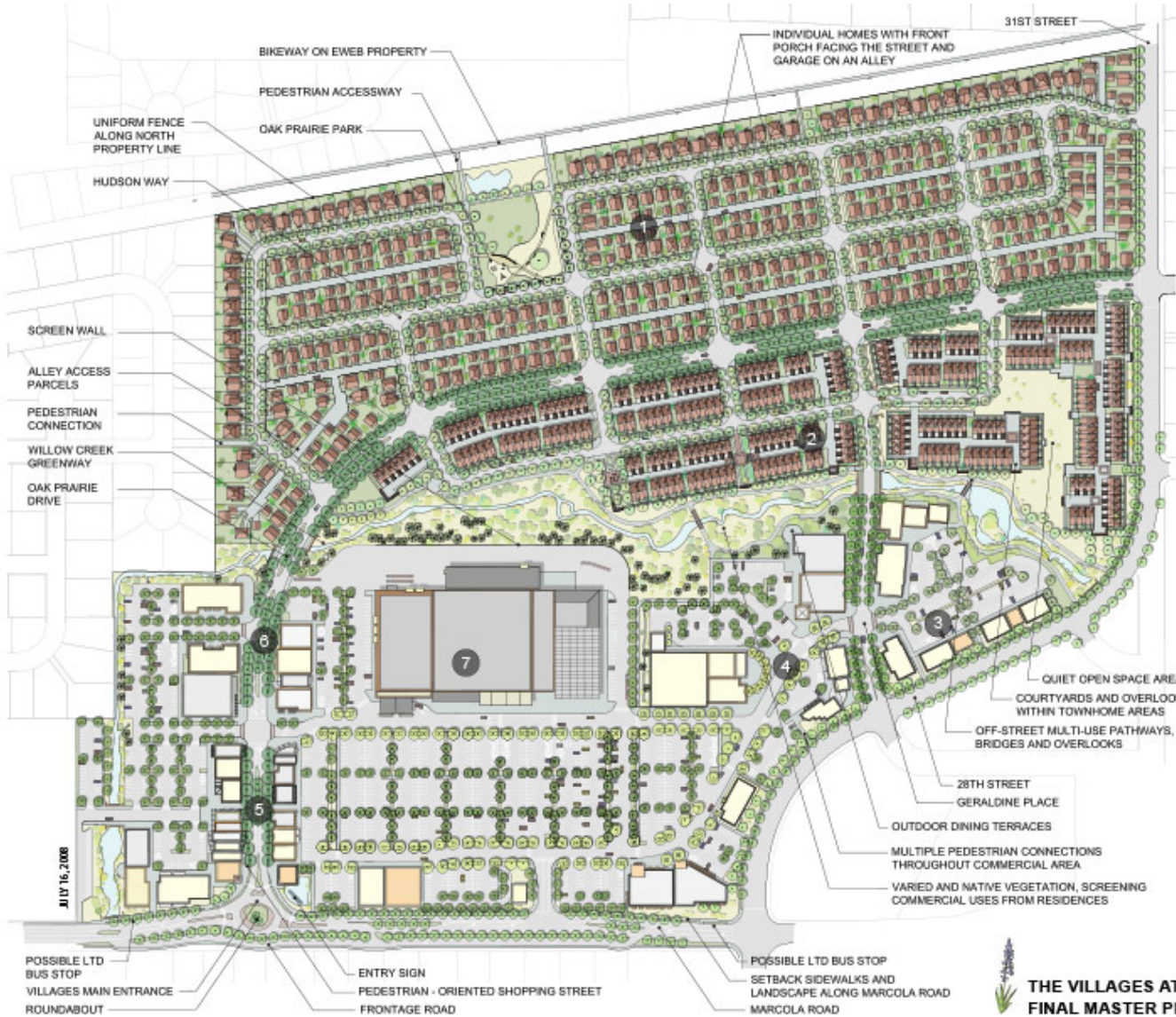
Tax Account Number 1: 1517653

Property Owner 1: MIDFIRST BANK

Approximate Taxlot Acreage: 53.89

RLID Reports: Other Links:





RESIDENTIAL VILLAGES

- 1 OAK PRAIRIE HOMES
- 2 WILLOW CREEK TOWN HOMES

COMMERCIAL VILLAGES

- 3 ALDER PLAZA PROFESSIONAL OFFICE
- 4 MARCOLA MEADOWS NEIGHBORHOOD RETAIL
- 5 MARCOLA MEADOWS MAIN STREET RETAIL
- 6 MARCOLA MEADOWS COMMUNITY RETAIL
- 7 MARCOLA MEADOWS GENERAL RETAIL



**THE VILLAGES AT MARCOLA MEADOWS
FINAL MASTER PLAN**



Detailed Property Report

Site Address N/A
Map & Taxlot# 17-03-22-00-03401
SIC N/A
Tax Account# 1773272

Property Owner 1
 PEACEHEALTH
 1115 SE 164TH AVE
 VANCOUVER, WA 98683
 Tax account acreage 5.12
 Mapped taxlot acreage[†] 5.12

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 17-03-22-00-03401



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	Total Assessed Value	Tax
	Land	Improvement				
2016	\$3,236,487	\$0		\$3,236,487	\$1,785,303	\$35,410.59
2015	\$3,204,443	\$0		\$3,204,443	\$1,733,304	\$34,480.10
2014	\$3,204,443	\$0		\$3,204,443	\$1,682,819	\$34,230.89
2013	\$3,204,443	\$0		\$3,204,443	\$1,633,805	\$33,569.63
2012	\$3,204,443	\$0		\$3,204,443	\$1,586,218	\$29,938.44
2011	\$3,204,443	\$0		\$3,204,443	\$1,540,017	\$29,361.35
2010	\$3,111,110	\$0		\$3,111,110	\$1,495,162	\$28,598.41
2009	\$3,111,110	\$0		\$3,111,110	\$1,451,614	\$28,015.13
2008	\$3,020,496	\$0		\$3,020,496	\$1,409,334	\$27,479.34
2007	\$2,745,906	\$0		\$2,745,906	\$1,368,285	\$25,110.49
2006	\$0	\$0		\$0	\$0	\$ 0.00

Table 5-1. Comparison of vacant land supply and site needs, industrial and other employment land, Springfield UGB, 2010-2030

	Site Size (acres)				
	Less than 1	1 to 2	2 to 5	5 to 20	20 and Larger
Buildable Land Inventory					
Vacant					
Industrial	72	24	20	12	0
Commercial and Mixed Use	104	14	6	4	0
Potentially Redevelopable					
Industrial	122	28	31	6	1
Commercial and Mixed Use	305	20	15	0	0
Total Buildable Sites					
Industrial	194	52	51	18	1
Commercial and Mixed Use	409	34	21	4	0
Site Needs					
Needed sites					
Industrial	7	7	7	12	3
Commercial and Mixed Use	174	31	23	8	1
Surplus (deficit) of sites					
Industrial	187	45	44	6	-2
Commercial and Mixed Use	235	3	-2	-4	-1

Source: ECONorthwest.

Note: The redevelopable sites in Table 5-1 are assumed to increase employment capacity on the redeveloped sites. As discussed in Chapter 2, redevelopment means a net increase in employment capacity, rather than only the replacement of an old building with a newer building.

Converting the site needs shown in Table 5-1 to an estimate of land needs requires making assumptions about average site sizes needed in Springfield. The average site sizes in Table 5-2 are based on empirical analysis of the size of Industrial and Commercial taxlots with employment in Springfield in 2006. This analysis involved relating covered employment data (covered employment in Springfield is shown in Table C-1) to taxlots in Springfield. The taxlots were grouped into categories of site size (i.e., less than 1 acre, 1-2 acres, etc.) by type of land (i.e., industrial or commercial/mixed-use). For each group, the average site size was determined, as shown in Table 5-2. For example, there were 75 Industrial sites smaller than 1 acre in Springfield with employment, with an average of 0.5 acres per site.

Table 5-2. Average size of needed sites based on average sizes of sites with employment in Springfield, Springfield UGB

	Site Size (acres)				
	Less than 1	1 to 2	2 to 5	5 to 20	20 and Larger
Industrial	0.5	1.4	3.0	10.0	63.0
Commercial and Mixed Use	0.4	1.4	3.2	9.3	60.0

Source: ECONorthwest based on QCEW data

Note: Average site size for sites 20 acres and larger is rounded to the nearest acre.

