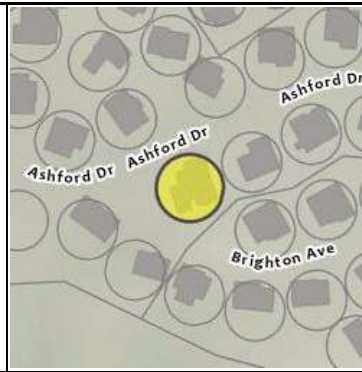
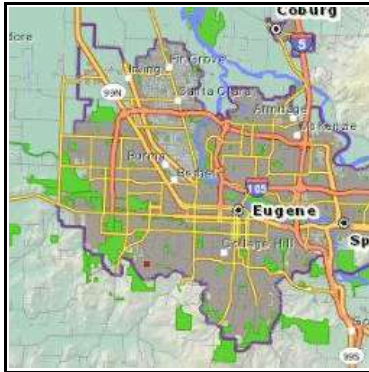


Detailed Property Report

Site Address 3870 Ashford Dr Eugene, OR 97405-6232
Map & Taxlot# 18-04-10-11-04600
SIC N/A
Tax Account# 1256500

Property Owner 1
 Cardani Revocable Trust
 475 NE 76th Ave
 Hillsboro, OR 97124
 Tax account acreage 0.15
 Mapped taxlot acreage[†] 0.15

[†] 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 # 18-04-10-11-04600**Business Information**

RLID does not contain any business data for this address

Improvements**Dwelling 1 / Building Type » Class 4 dwelling****Assessor Photo**

Assessor Sketch

image not available



Inspection Date	04/30/1996	Bedrooms	3	Roof Style	Gable
Building Class	4	Full Bath(s)	3	Roof Cover	Cedar shake med
Year Built	1992	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1992	Depreciation	16%	Percent Complete as of Jan 1st	100 %
				Heat	Heat pump

Floor Characteristics

	Base Sq Ft	Finished Sq Ft	Exterior
1st Floor	1348	1348	Wood siding
2nd Floor	1200	1200	Wood siding
Total Sq Ft	2548	2548	

Other Square Footage

Detached Garage	N/A	Attached Garage	568
Basement Garage	N/A	Carport	N/A
Paved Patio	136	Paved Driveway	432

Site Address Information

3870 Ashford Dr
 Eugene, OR 97405-6232

House #	3870	Suffix	N/A	Pre-directional	N/A
Street Name	Ashford	Street Type	Dr	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97405
Zip + 4	6232				

Land Use 1111 Single Family Housing
 USPS Carrier Route N/A

General Taxlot Characteristics

Geographic Coordinates
 X 4224811 Y 870179 (State Plane X,Y)

Taxlot Characteristics

Incorporated City Limits Eugene
 Urban Growth Boundary Eugene

Latitude 44.0240 Longitude -123.1481		Urban Street Boundary	Eugene
		Year Annexed	1975
		Annexation #	Unknown/No ID
		Approximate Taxlot Acreage	0.15
		Approx Taxlot Sq Footage	6,534
		Plan Designation	Metro Plan Map
		Eugene Neighborhood	Churchill Area Neighbors
		Census Tract	4405
		Census Block Group	3
		Septic	data not available
		Well	data not available
		Landscaping Quality	Fair
		Historic Property Name	N/A
		City Historic Landmark?	No
		National Historical Register?	No

Latitude 44.0240 Longitude -123.1481	
Zoning	
Zoning Jurisdiction Eugene	
Parent Zone R-1 Low-Density Residential	
Overlay PD Planned Unit Development	

Land Use	
General Land Use	
Code	Description
data not available	data not available
Detailed Land Use	
Code	Description
data not available	data not available

Service Providers

Fire Protection Provider Eugene Springfield Fire
 Ambulance Provider Eugene Springfield Fire
 Ambulance District WC
 Ambulance Service Area West/Central
 LTD Service Area? Yes
 LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone
Code Description
 X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1120F
 Community Number 039C
 Post-FIRM Date data not available
 Panel Printed? No

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
108C	Philomath Cobbly Silty Clay, 3 to 12 Percent Slopes	98%	6	4
108F	Philomath Cobbly Silty Clay, 12 to 45 Percent Slopes	2%	6	0

Schools

	Code	Name
School District	4J	Eugene
Elementary School	522	McCornack
Middle School	519	Kennedy
High School	540	Churchill

Political Districts

Election Precinct	1894	State Representative District	14	Emerald PUD Board Zone	N/A
City Council Ward	E8	State Representative	Julie Fahey	Heceta PUD Board Zone	N/A
City Councilor	Randy Groves	State Senate District	7	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	James I. Manning Jr.	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	Tim Morris				
LCC Board Zone	4				
Lane ESD Board Zone	2				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

Eugene Building Permits

Log Number Project Description
[12-02230-01](#) Installation of AC unit.

Land Use Applications

Eugene Land Use Applications

Log Number Project Description
[MD-95-005](#) Modification

[Eugene Land Use Application Search Page](#)

Petitions

None

Tax Statements & Tax Receipts

Account#: 1256500
View tax statement(s) for: [2024 2023](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
10/28/2024	\$7,277.09	\$7,277.09	\$225.06	\$0.00	\$7,502.15
10/26/2023	\$7,091.70	\$7,091.70	\$219.33	\$0.00	\$7,311.03
11/10/2022	\$6,817.35	\$6,817.35	\$210.85	\$0.00	\$7,028.20
11/08/2021	\$6,403.20	\$6,403.20	\$198.04	\$0.00	\$6,601.24
11/13/2020	\$6,300.42	\$6,300.42	\$194.86	\$0.00	\$6,495.28

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Cardani Revocable Trust	475 NE 76th Ave	Hillsboro, OR 97124

Taxpayer

Party Name	Address	City/State/Zip
Cardani Revocable Trust	475 NE 76th Ave	Hillsboro, OR 97124

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	0.15
Fire Acres	N/A
Property Class	101 - Residential, improved
Statistical Class	140 - Class 4 single family dwelling
Neighborhood	421200 - Urban B Grade Churchill
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

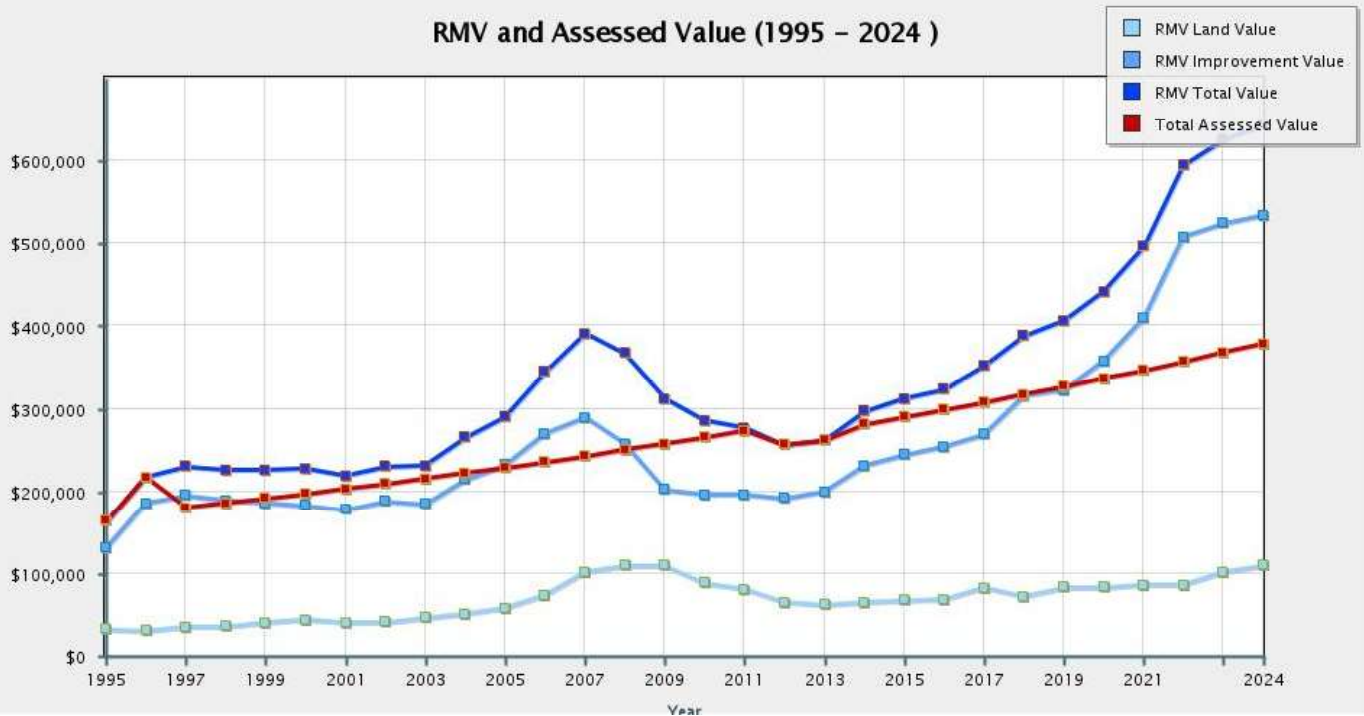
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 04600	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Real Market Value (RMV)			Total Assessed Value		Tax
Year	Land	Improvement	Total		
2024	\$109,469	\$534,467	\$643,936	\$378,541	\$7,502.15
2023	\$101,606	\$524,579	\$626,185	\$367,516	\$7,311.03
2022	\$85,934	\$508,362	\$594,296	\$356,812	\$7,028.20
2021	\$85,934	\$410,330	\$496,264	\$346,420	\$6,601.24
2020	\$83,781	\$357,403	\$441,184	\$336,331	\$6,495.28
2019	\$83,781	\$322,750	\$406,531	\$326,535	\$6,161.37
2018	\$72,389	\$315,412	\$387,801	\$317,025	\$5,758.18
2017	\$82,374	\$269,267	\$351,641	\$307,791	\$5,369.38
2016	\$69,038	\$254,514	\$323,552	\$298,826	\$5,147.57
2015	\$67,832	\$244,364	\$312,196	\$290,122	\$4,986.60
2014	\$65,410	\$231,319	\$296,729	\$281,672	\$4,858.26
2013	\$62,857	\$199,577	\$262,434	\$262,434	\$4,466.53
2012	\$64,761	\$192,126	\$256,887	\$256,887	\$4,112.57
2011	\$81,221	\$196,099	\$277,320	\$273,468	\$4,449.92
2010	\$88,878	\$196,430	\$285,308	\$265,503	\$4,473.98
2009	\$109,400	\$202,420	\$311,820	\$257,770	\$4,536.77
2008	\$109,726	\$257,300	\$367,026	\$250,262	\$4,493.85
2007	\$101,599	\$289,100	\$390,699	\$242,973	\$4,386.44
2006	\$74,160	\$270,190	\$344,350	\$235,896	\$4,421.00
2005	\$58,394	\$231,920	\$290,314	\$229,025	\$4,244.86
2004	\$50,778	\$214,740	\$265,518	\$222,354	\$3,983.93
2003	\$46,586	\$185,120	\$231,706	\$215,878	\$3,729.02
2002	\$41,595	\$188,900	\$230,495	\$209,590	\$3,570.83
2001	\$40,780	\$178,210	\$218,990	\$203,485	\$3,260.40
2000	\$44,330	\$183,720	\$228,050	\$197,558	\$3,323.76
1999	\$41,050	\$185,580	\$226,630	\$191,804	\$3,178.98
1998	\$36,650	\$189,370	\$226,020	\$186,217	\$3,016.98
1997	\$35,580	\$195,230	\$230,810	\$180,793	\$3,066.68
1996	\$31,490	\$185,930	\$217,420	\$217,420	\$3,339.32
1995	\$32,460	\$131,990	\$164,450	\$164,450	\$2,578.11

RMV and Assessed Value (1995 – 2024)

Current Year Assessed Value \$378,541
 Less Exemption Amount * N/A
Taxable Value \$378,541
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

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

Taxing Districts for TCA 00400

City of Eugene

Eugene School District 4J

Eugene Urban Renewal Downtown

Lane Community College

Lane County




Lane Education Service District

Upper Willamette Soil & Water

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

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
03/28/2024	\$0	2024-9316		K	No	Cardani Christopher L & S K	Cardani Revocable Trust
08/11/1992	\$149,950	1992-48220		Y	data not available	Breeden Bros Inc	data not available
01/10/1991	\$0	1991-1892		6	data not available	Bailey Hill Land Co	data not available

Data source: Lane County Assessment and Taxation