

**Detailed Property Report**

**Site Address** 4400 Pinecrest Dr Eugene, OR 97405-3915  
**Map & Taxlot#** 18-03-17-24-06400  
**SIC** N/A  
**Tax Account#** 0672632

**Property Owner 1**  
 Trotter Alexander W L & Andrea L M  
 4400 Pinecrest Dr  
 Eugene, OR 97405  
 Tax account acreage 0.24  
 Mapped taxlot acreage† 0.24

† 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 # 18-03-17-24-06400**



**Business Information**

RLID does not contain any business data for this address

**Improvements**

**Dwelling 1 / Building Type » Class 4 dwelling**

**Assessor Photo**

**Assessor Sketch**



Click to enlarge photo



Inspection Date	10/11/2010	Bedrooms	4	Roof Style	Gable
Building Class	4+	Full Bath(s)	2	Roof Cover	Cedar shake med
Year Built	1966	Half Bath(s)	1	Masonry Fireplace(s)	No
Effective Year Built	1990	Depreciation	16%	Percent Complete as of Jan 1st	100 %
				Heat	Forced hot air

**Floor Characteristics**

**Other Square Footage**

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	1260	1260	Wood siding
2nd Floor	924	924	Wood siding
Total Sq Ft	2184	2184	

Detached Garage	N/A	Attached Garage	528
Basement Garage	N/A	Carport	N/A
Paved Patio	N/A	Paved Driveway	640

**Site Address Information**

4400 Pinecrest Dr  
 Eugene, OR 97405-3915

House #	4400	Suffix	N/A	Pre-directional	N/A
Street Name	Pinecrest	Street Type	Dr	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97405
Zip + 4	3915				

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

**General Taxlot Characteristics**

Geographic Coordinates

**Taxlot Characteristics**

Incorporated City Limits Eugene

<b>X</b> 4242382 <b>Y</b> 863476 (State Plane X,Y) <b>Latitude</b> 44.0072 <b>Longitude</b> -123.0806	Urban Growth Boundary Eugene Year Annexed 1958 Annexation # N/A Approximate Taxlot Acreage 0.24 Approx Taxlot Sq Footage 10,454 Plan Designation Metro Plan Map Eugene Neighborhood Southeast Neighbors Metro Area Nodal Dev Area No Septic data not available Well data not available Landscaping Quality Average Historic Property Name N/A City Historic Landmark? No National Historical Register? No
<b>Zoning</b> <b>Zoning Jurisdiction</b> Eugene Eugene <b>Parent Zone</b> R-1 Low-Density Residential	
<b>Land Use</b> <b>General Land Use</b> <b>Code</b> <b>Description</b> data not available data not available <b>Detailed Land Use</b> <b>Code</b> <b>Description</b> data not available data not available	

**Service Providers**

Fire Protection Provider 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 <b>Code</b> <b>Description</b> X Areas determined to be outside of 500-year flood. FIRM Map Number 41039C1139F Community Number 039C Post-FIRM Date data not available Panel Printed? Yes Soils <b>Soil Map Unit# Soil Type Description % of Taxlot Ag Class Hydric %</b> 113G Ritner Cobby Silty Clay Loam, 30 to 60 Percent Slopes 96% 7 0 127C Urban Land-Hazelair-Dixonville Complex, 3 to 12 Percent Slopes 4% 8 3
--

**Schools**

<b>Code</b> <b>Name</b> School District 4J Eugene Elementary School 1774 Edgewood Middle School 528 Spencer Butte High School 539 South Eugene
--

**Political Districts**

Election Precinct 1232 City Council Ward E2 City Councilor Matt Keating County Commissioner District 3 (South Eugene) State Senator County Commissioner Laurie Trieger EWEB Commissioner John Barofsky LCC Board Zone 5 Lane ESD Board Zone 2	State Representative District 8 State Representative Paul Holvey State Senate District 4 State Senator Floyd Prozanski	Emerald PUD Board Zone N/A Heceta PUD Board Zone N/A Central Lincoln PUD Board Zone N/A Soil Water Cons. Dist/Zone Upper Willamette / 3 Creswell Water Control District No
--	---	--

**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**

**Eugene Building Permits**

**Log Number Project Description**

[22-02657-01](#) Replace existing gas furnace and heat pump.

**Land Use Applications**

**Eugene Land Use Applications**

**Log Number Project Description**

[LA-91-057](#) Property Line Adjustment

[Eugene Land Use Application Search Page](#)

**Petitions**

None

**Tax Statements & Tax Receipts**

**Account#:** 0672632

View tax statement(s) for: [2023 2022](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/09/2023	\$5,723.88	\$5,723.88	\$177.03	\$0.00	\$5,900.91
11/10/2022	\$5,502.46	\$5,502.46	\$170.18	\$0.00	\$5,672.64
11/08/2021	\$5,168.18	\$5,168.18	\$159.84	\$0.00	\$5,328.02
11/13/2020	\$5,186.43	\$5,186.43	\$160.40	\$0.00	\$5,346.83
11/13/2019	\$5,009.02	\$5,009.02	\$154.92	\$0.00	\$5,163.94

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

**Owners**

**Owner**

Trotter Alexander W L & Andrea L M

**Address**

4400 Pinecrest Dr

**City/State/Zip**

Eugene, OR 97405

**Taxpayer**

**Party Name**

Trotter Alexander W L & Andrea L M

**Address**

4400 Pinecrest Dr

**City/State/Zip**

Eugene, OR 97405

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 0.24  
 Fire Acres N/A  
 Property Class 101 - Residential, improved  
 Statistical Class 140 - Class 4 single family dwelling  
 Neighborhood 411200 - Urban B Grade South Eugene  
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

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

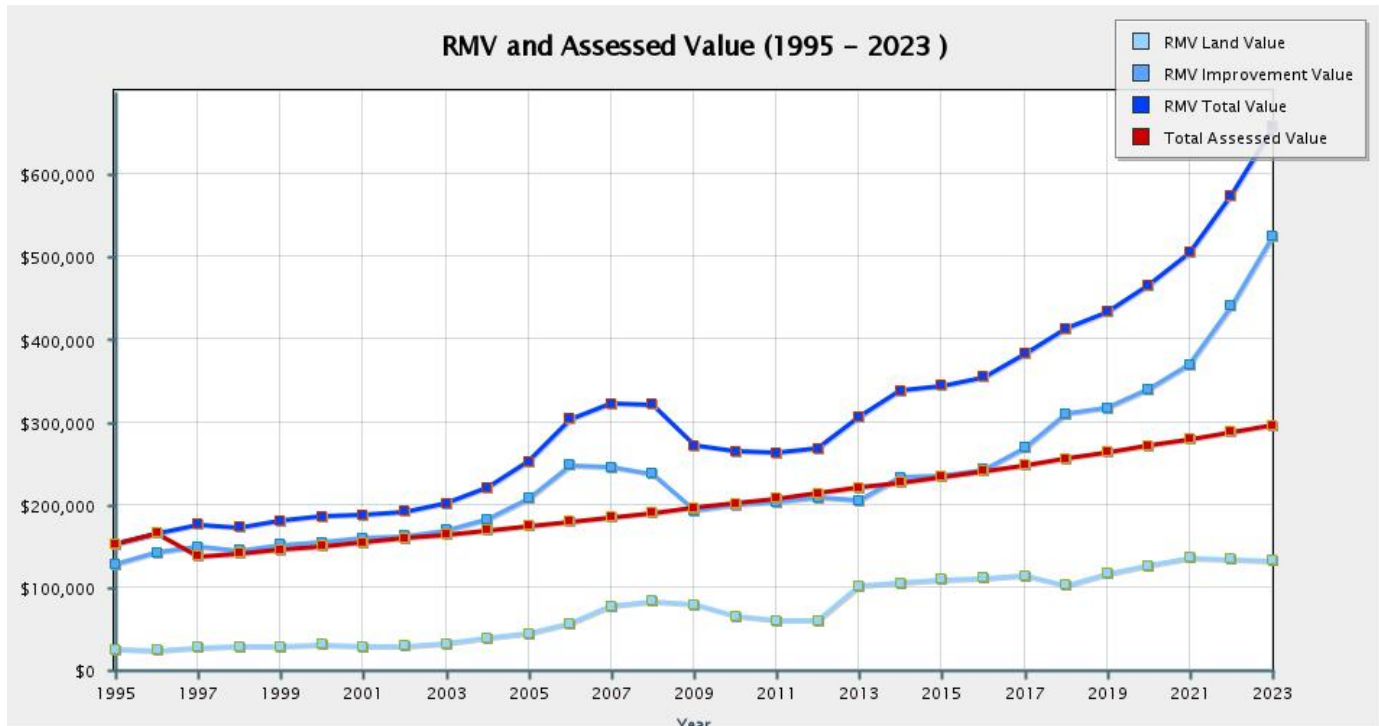
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06400	Recording Number	N/A

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		
2023	\$132,199	\$525,076	\$657,275	\$296,631	\$5,900.91
2022	\$134,195	\$440,220	\$574,415	\$287,992	\$5,672.64
2021	\$136,188	\$369,458	\$505,646	\$279,604	\$5,328.02
2020	\$126,288	\$339,759	\$466,047	\$271,461	\$5,346.83
2019	\$116,468	\$317,040	\$433,508	\$263,555	\$5,163.94
2018	\$102,643	\$310,393	\$413,036	\$255,879	\$4,860.81
2017	\$114,466	\$268,650	\$383,116	\$248,426	\$4,643.11
2016	\$111,473	\$243,026	\$354,499	\$241,190	\$4,527.81
2015	\$109,515	\$234,611	\$344,126	\$234,165	\$4,397.90
2014	\$105,585	\$232,970	\$338,555	\$227,345	\$4,309.21
2013	\$101,637	\$204,859	\$306,496	\$220,723	\$4,185.47
2012	\$59,586	\$208,330	\$267,916	\$214,294	\$3,698.81
2011	\$59,586	\$203,062	\$262,648	\$208,052	\$3,643.77
2010	\$64,903	\$200,110	\$265,013	\$201,992	\$3,643.54
2009	\$79,143	\$192,550	\$271,693	\$196,109	\$3,623.86
2008	\$83,231	\$237,930	\$321,161	\$190,397	\$3,133.12
2007	\$77,066	\$245,290	\$322,356	\$184,851	\$3,058.23
2006	\$56,253	\$247,770	\$304,023	\$179,467	\$3,162.04
2005	\$44,294	\$208,210	\$252,504	\$174,240	\$3,341.89
2004	\$38,517	\$182,640	\$221,157	\$169,165	\$3,126.70
2003	\$32,368	\$169,110	\$201,478	\$164,238	\$2,963.00
2002	\$29,161	\$162,610	\$191,771	\$159,454	\$2,798.72
2001	\$28,590	\$159,420	\$188,010	\$154,810	\$2,587.50
2000	\$31,080	\$154,780	\$185,860	\$150,301	\$2,590.51
1999	\$28,780	\$151,740	\$180,520	\$145,923	\$2,418.54
1998	\$28,220	\$144,510	\$172,730	\$141,673	\$2,295.31
1997	\$27,400	\$148,980	\$176,380	\$137,547	\$2,333.13
1996	\$24,250	\$141,890	\$166,140	\$166,140	\$2,551.72
1995	\$25,000	\$127,830	\$152,830	\$152,830	\$2,395.94



Current Year Assessed Value \$296,631  
 Less Exemption Amount \* N/A  
**Taxable Value \$296,631**  
 \* 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)
01/19/2010	\$358,000	2010-3073		Y	No	Marks Ethel M	Trotter Alexander W L & Andrea L M
09/01/1992	\$0	1992-52365		6	data not available	Marks, Ethel M	data not available
06/11/1992	\$1	1992-32932		8	data not available	Marks, Ethel M	data not available

Data source: Lane County Assessment and Taxation