



# Memorandum

**DRAFT**

Date: December 17, 2013  
To: Kristi Krueger, Principal Civil Engineer, Community Development Division, Development and Public Works Department, City of Springfield  
From: Jon Campbell, Transportation Planner, URS  
Subject: Right of Way, Franklin Boulevard Design Refinement and Environmental Classification Project

## **INTRODUCTION**

This memorandum inventories all tax lots and buildings fronting on Franklin Boulevard within the Project Corridor to facilitate identification of the right-of-way acquisition and displacement impacts of the Project. Table 1, attached to the memorandum, lists these parcels by tax lot number, as identified in Figure 1. There are 53 parcels that front on Franklin Boulevard in the Project Corridor. Forty-five businesses occupy buildings fronting on Franklin Boulevard on these parcels. In addition, a five-unit apartment building occupies one of the parcels (tax lot 1703344311400 on the south side of Franklin Boulevard at Seneca Avenue). In addition, the Ponderosa Mobile Village, which contains 50 mobile homes, occupies two parcels (tax lots 1703344202400 and 1703344202500 on the north side of Franklin Boulevard between Mississippi and Lexington Avenues). All but one of the mobile homes are further than 200 feet from the roadway.

## **USING THE TAX LOT TABLE**

Tax lot information in the table is grouped into entries based on common features: 1) multiple parcels with the same owner; 2) multiple businesses on the same parcel; or, 3) one business on multiple parcels. Alternate entries are delineated by the colored shading. For each business, only the primary address is listed. Assessed and market value data are listed for each individual parcel and not aggregated by entry. Only total assessed value is listed, while market value is broken out into land and improvement values. Ownership, occupancy, and assessed and market values in the table are as of January 1, 2012.

### Figure 1. Tax Lots Fronting on Franklin Boulevard



Table 1. Businesses, Residences, Property Ownership, and Value by Tax Lot

Map Taxlot Number	Business/Residence Name	Business/Residence Address	Owner Name	Owner Address	Total Assessed Value	Total Market Value	Improvement Market Value	Land Market Value
1703343100100	Inter City Inc.	3698 FRANKLIN BLVD	BUCK KAREN J MOE 1-2	PO BOX 847 SPRINGFIELD, OR 97477	\$311,228	\$542,441	\$204,500	\$337,941
	Dress 2 Impress	3698 FRANKLIN BLVD						
1703343100200	Central Valley Cycle	3690 FRANKLIN BLVD	NELSON DEBBIE L	281 NAISMITH BLVD EUGENE, OR 97404	\$54,559	\$105,645	\$51,397	\$54,248
1703343100300	Ace Trading Co.	3697 FRANKLIN BLVD	BENSON MARY A	2130 N ANDREWS AVE FORT LAUDERDALE, FL 33311	\$109,901	\$171,949	\$57,192	\$114,757
1703343100700	Automatic Heat/ Eugene Heating, Inc.	3675 FRANKLIN BLVD	ABERLE RICHARD M	3619 1/2 FRANKLIN BLVD EUGENE, OR 97403	\$263,902	\$509,524	\$150,123	\$359,401
1703343100701	C&M Pump	3619 FRANKLIN BLVD	H & H LEASING LLC	3619 FRANKLIN BLVD EUGENE, OR 97403	\$443,576	\$734,519	\$488,146	\$246,373
	National Photocopy Corp.	3619 FRANKLIN BLVD						
	Glenwood Appliance	3629 FRANKLIN BLVD						
	At Your Service	3629 FRANKLIN BLVD						
	t3 Tech Solutions	3655 FRANKLIN BLVD						
1703343100900	Planned Parenthood of Southwestern Oregon	3579 FRANKLIN BLVD	PLANNED PARENTHOOD SOUTHWESTERN OR INC	3579 FRANKLIN BLVD EUGENE, OR 97403	\$149,248	\$504,726	\$44,640	\$460,086
1703343101000	Myrmo and Sons	3600 FRANKLIN BLVD	MYRMO & SONS INC	PO BOX 3215 EUGENE, OR 97403	\$3,450,690	\$3,450,690	\$2,290,170	\$1,160,520
1703343101100	Scothorn Auto Repair	3520 FRANKLIN BLVD	COCHRAN FAMILY INVESTMENTS LP	PO BOX 8318 COBURG, OR 97408	\$396,042	\$798,740	\$79,313	\$719,427
	Northwest Auto Group	3540 FRANKLIN BLVD						
1703343200100	StoveTec	3400 FRANKLIN BLVD	SKILLERN INVESTMENTS LIMITED PARTNERSHIP	PO BOX 714 SPRINGFIELD, OR 97477	\$185,215	\$340,208	\$37,110	\$303,098
1703343200101	Oregon Converter Co.	3440 FRANKLIN BLVD	COCHRAN FAMILY INVESTMENTS LP	PO BOX 8318 COBURG, OR 97408	\$729,969	\$1,171,086	\$713,585	\$457,501
	Knez Building Materials	3440 FRANKLIN BLVD						
1703343200200	Emilio's Barber Shop	3521 FRANKLIN BLVD	MOE S STEPHEN	PO BOX 847 SPRINGFIELD, OR 97477	\$219,789	\$569,809	\$125,471	\$444,338
	Summers Car Co./ Summers Investments Inc.	3523 FRANKLIN BLVD						
1703343200300	R&S Outdoor Supply	3409 FRANKLIN BLVD	MOE S STEPHEN	PO BOX 847 SPRINGFIELD, OR 97477	\$654,432	\$1,222,251	\$258,854	\$963,397
1703343200400	Oldham Crane	3330 FRANKLIN BLVD	OLDHAM PROPERTIES LLC	3330 FRANKLIN BLVD EUGENE, OR 97403	\$282,397	\$527,584	\$146,932	\$380,652
1703343300100	Brooks Auto Parts	3331 FRANKLIN BLVD	BROOKS FAMILY LTD PTRSHP 66%	3331 FRANKLIN BLVD EUGENE, OR 97403	\$715,269	\$1,161,457	\$499,593	\$661,864
1703344100200	NA (3 vacant buildings)	NA	TOO BLUE LLC/4340 LLC	PO BOX 2055 EUGENE, OR 97402	\$175,463	\$292,467	\$87,587	\$204,880
1703344100300	NA (vacant parcel)	NA			\$130,709	\$470,768	\$0	\$470,768

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1703344100400	Ramsey-Waite Co.	4258 FRANKLIN BLVD	KAROTKO LLC	4258 FRANKLIN BLVD EUGENE, OR 97403	\$116,056	\$313,488	\$0	\$313,488
1703344101500					\$744,444	\$1,149,737	\$489,292	\$660,445
1703344102000	NA (vacant parcel)	NA	FPS INVESTMENTS LLC	PO BOX 10268 EUGENE, OR 97440	\$39,585	\$104,039	\$8,554	\$95,485
1703344102100	NA (vacant building)	NA	SKILLERN INVESTMENTS LLC	PO BOX 714 SPRINGFIELD, OR 97477	\$76,727	\$113,559	\$76,361	\$37,198
1703344200600	Westside Classic Buicks	4190 FRANKLIN BLVD	LIMITED PARTNERSHIP	PO BOX 714 SPRINGFIELD, OR 97477	\$297,970	\$334,250	\$230,436	\$103,814
1703344200700	Lucky Dog Day and Night Care	4102 FRANKLIN BLVD	RAMSEY PROPERTIES LTD PTRSHP	PO BOX 2220 EUGENE, OR 97402	\$151,855	\$252,992	\$96,223	\$156,769
1703344200800					\$127,099	\$242,296	\$101,200	\$141,096
1703344200900					\$236,569	\$328,529	\$163,922	\$164,607
1703344201600	Roaring Rapids Pizza	4006 FRANKLIN BLVD	ROTH & ROTH DBA	PO BOX 70468 SPRINGFIELD, OR 97475	\$967,429	\$1,884,079	\$809,667	\$1,074,412
1703344202100	Camp Putt Adventure Golf Park				\$426,503	\$476,764	\$246,773	\$229,991
1703344202200	Action Surplus	4000 FRANKLIN BLVD	GREEN VALLEY ENDEAVORS LLC	3998 FRANKLIN BLVD EUGENE, OR 97403	\$90,580	\$204,955	\$68,577	\$136,378
1703344202300	NA (vacant)				\$43,481	\$132,463	\$13,673	\$118,790
1703344202400	Signature Surfaces NW (Nugent Enterprises LLC)	3976 FRANKLIN BLVD			\$485,754	\$1,325,036	\$285,885	\$1,039,151
	Ponderosa Mobile Village (Residences - 50 Mobile Homes)	3998 FRANKLIN BLVD						
1703344202500	Signature Surfaces NW (Nugent Enterprises LLC)	3976 FRANKLIN BLVD			\$645,487	\$1,733,553	\$403,350	\$1,330,203
	Ponderosa Mobile Village (Residences - 50 Mobile Homes)	3998 FRANKLIN BLVD						
1703344202600	Oldham Crane	3330 FRANKLIN BLVD	OLDHAM PROPERTIES LLC	3330 FRANKLIN BLVD EUGENE, OR 97403	\$270,786	\$609,886	\$16,579	\$593,307
1703344202700					\$207,823	\$497,945	\$68,295	\$429,650
1703344202800	Willamette Graystone	3700 FRANKLIN BLVD	WILLAMETTE GRAYSTONE INC	PO BOX 7816 SPRINGFIELD, OR 97475	\$59,524	\$168,079	\$22,109	\$145,970
1703344202802					\$2,833,844	\$3,454,303	\$2,261,978	\$1,192,325
1703344202900	Glenwood Flea Market	3758 FRANKLIN BLVD	BARKLEY DEBRA M	3796 FRANKLIN BLVD EUGENE, OR 97403	\$323,683	\$589,592	\$206,092	\$383,500
1703344300100	Buy 2/ Thabet Management Operations	4105 FRANKLIN BLVD	T1-4197 FRANKLIN BLVD LLC	4105 FRANKLIN BLVD EUGENE, OR 97403	\$604,162	\$615,000	\$358,613	\$256,387
1703344309100	NA (vacant building)	NA	SPRINGFIELD ECONOMIC DEVELOPMENT AGENCY	225 5TH ST SPRINGFIELD, OR 97477	\$220,885	\$371,299	\$239,941	\$131,358
1703344309300	Castle Rock Auto LLC	1415 MISSISSIPPI AVE	DORMAR-GLENWOOD LLC	2020 NE 160TH AVE VANCOUVER, WA 98684	\$109,185	\$312,989	\$54,991	\$257,998
1703344310600	Washington Auto Services Inc.	3955 FRANKLIN BLVD	GREEN VALLEY ENDEAVORS LLC	3998 FRANKLIN BLVD EUGENE, OR 97403	\$103,880	\$231,053	\$44,178	\$186,875
1703344310700					\$110,324	\$205,881	\$105,098	\$100,783



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1703344310800	Goofy's Mufflers	3855 FRANKLIN BLVD	L J LEASING LLC	3855 FRANKLIN BLVD	\$297,271	\$521,236	\$355,747	\$165,489
1703344310900				EUGENE, OR 97403	\$22,996	\$98,359	\$0	\$98,359
1703344311200	Monroe Motors	3815 FRANKLIN BLVD	WALKER WILLIAM WENDELL	83271 ENTERPRISE RD CRESWELL, OR 97426	\$81,381	\$199,299	\$53,046	\$146,253
1703344311300	Eugene Springfield Lock and Safe Co.	3799 FRANKLIN BLVD	PETERSEN ROBERT A & SUSAN K	PO BOX 2987 EUGENE, OR 97402	\$43,593	\$98,580	\$33,089	\$65,491
1703344311400	Residences (5 apartments)	3787 FRANKLIN BLVD			\$94,872	\$188,245	\$123,158	\$65,087
1703344311700	Big B Tires	3709 FRANKLIN BLVD	BENSON MARY A	2130 N ANDREWS AVE FORT LAUDERDALE, FL 33311	\$232,506	\$393,851	\$113,045	\$280,806
1703344400800	U-Haul/ Six Sac Self Storage	4400 FRANKLIN BLVD	SIX SAC SELF-STORAGE CORP	1250 E MISSOURI AVE	\$152,585	\$239,609	\$84,416	\$155,193
1703344400900				PHOENIX, AZ 85014	\$37,733	\$132,128	\$12,275	\$119,853
1703344401100					\$764,404	\$1,181,950	\$555,587	\$626,363
1703344401200					\$1,433,253	\$2,139,576	\$1,428,969	\$710,607
1703344401000	NA (vacant building)	NA	FIRST NATL BANK OF OR TR %INDUSTRY CONSULTING GROUP, INC	PO BOX 810490 DALLAS, TX 75381-0490	\$119,884	\$188,354	\$48,398	\$139,956
1703344403100	DariMart	4215 FRANKLIN BLVD	FIRST NATL BANK OF OR TR %INDUSTRY CONSULTING GROUP, INC	PO BOX 810490 DALLAS, TX 75381-0490	\$356,024	\$580,965	\$281,662	\$299,303