

## THE BEGINNING OF THE NEIGHBORHOOD REALIGNMENT PROJECT

In 2006 Lane County started the process of redefining and realigning the appraisal areas into new neighborhoods.

In the past, the neighborhood naming convention was first restricted to the six cycles due to reappraisal of the County every six years. This grouped many of our cities into the same appraisal areas, such as Oakridge, Lowell, Pleasant Hill, Creswell, and Cottage Grove all being in cycle 5 and Junction City and Florence both being in cycle 6, even though these cities may have very different “market areas”. For instance, Junction City is a city whose local economy is focused more on farming and recreational vehicle manufacturing and sales, whereas, Florence is more focused on tourism, retirement, fishing, and the forest industry. Junction City is also very close to the metropolitan area, with all of its medical, educational, social, entertainment, transportation and employment opportunities. Florence is located approximately 60 miles from these opportunities.

Lane County has made the decision to realign the neighborhoods into more localized “market areas” which will be centered on the local school districts. There are several reasons why the school district boundaries are a good representative of the local real estate market. They are as follows:

1. School districts usually represent the major towns in the area, which can be a small rural type town and vicinity such as Lowell in the Lowell School District or a major metropolitan area such as Eugene in the Eugene 4J School District. Properties in Mapleton will sell differently than those in Eugene and probably even differently than those in Florence.
2. Economic influences within the local areas are represented within the school district. The Siuslaw School District represents the City of Florence and its surrounding area which is influenced by tourism, the fishing and logging industries, and the real estate activities from retirees, as opposed to similar properties in Junction City which are influenced by its’ unique economies and the proximity to the Eugene/Springfield area. The number of jobs and types of opportunities can be measured within a school district.
3. The distances that school districts are from the metropolitan areas of Eugene/Springfield can measure social influences. Influences such as major shopping, transportation outlets, commercial and industrial centers, cultural, entertainment, and educational venues are important to a variety of people. The distance to those venues often play a major role in their buying decisions
4. The quality and distance to health care providers can be measured within the school district boundaries.
5. Many buyers purchase within a certain school district. Some have grown up in a school district and would never consider living in any other. Some buy in a school district because of the educational programs available or the student population size of the school

is important to them. There are many reasons why people feel the need to live in a particular school district.

6. Schools District revenues from property taxes are directly influenced by market values within their boundaries.
7. Another very good reason to use the school district boundaries is that these school district boundaries already exist and can be easily used in the new neighborhood coding system.

## **THE NEW NEIGHBORHOOD NUMBERING STANDARDS**

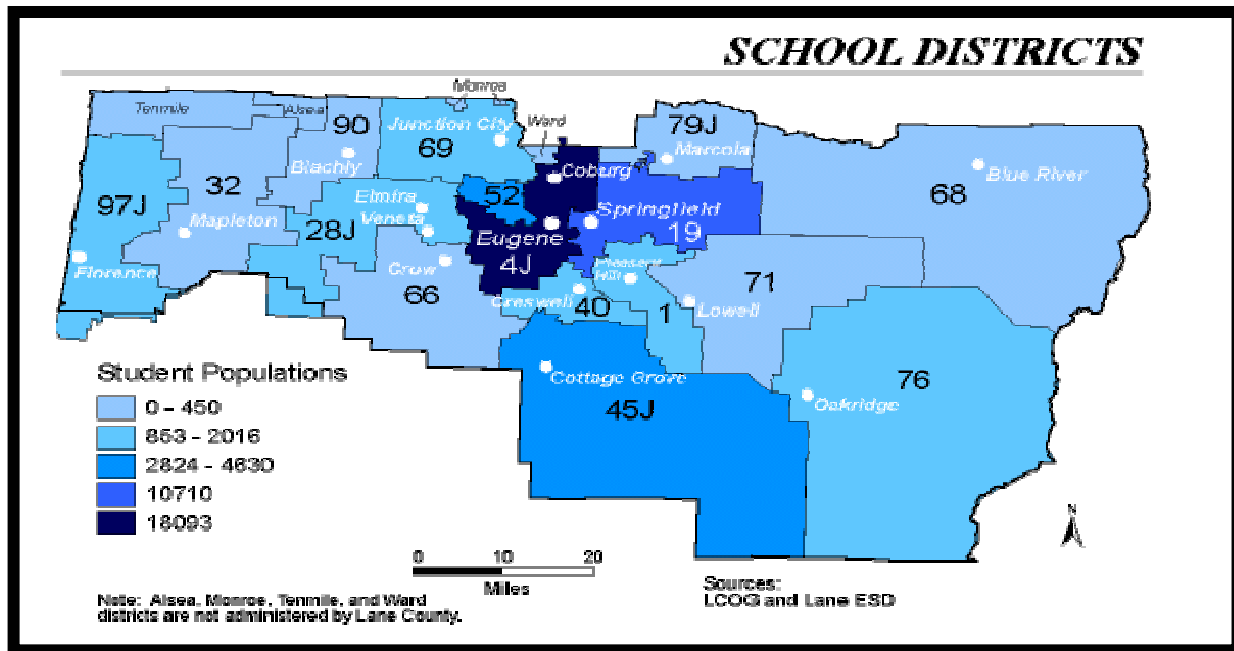
There are three main considerations in developing these codes. First, we use as much existing information as possible and adapt the information to the new coding system. Secondly, these codes help simplify the selective adjustment process. And thirdly, they allow for some flexibility in making decisions as to grouping similar neighborhoods that may not be contiguous.

The new numbering system is centered on placing individual real estate properties into neighborhoods that share common characteristics on which buyers and sellers make decisions as to the value of the property. The concept of this proposal is that we look first at the largest market influence area on each neighborhood and then continually narrow the influence characteristics down to more minor influences. The idea is to be able to go from the “Major Market Influence”, in this case the school district, then to an “Neighborhood Area Market Influence”, and then to a more “Specialized Market Influence”, such as the area around the University of Oregon in the Eugene School District.

By looking at the neighborhoods from the greatest impact to value to the lesser influences should allow for some flexibility. The selective adjustment process should be able to group properties with similar characteristics in neighborhoods, but also should allow for differences in neighborhoods to emerge.

## Neighborhood Code: 45XXXX

The **first two places** will represent the School District Boundary in which the neighborhood market areas are located.



### Lane County School Districts are:

01 Pleasant Hill	4J Eugene	19 Springfield	28 Fern Ridge
32 Mapleton	40 Creswell	45 South Lane	52 Bethel
66 Crow-Applegate	68 McKenzie	69 Junction City	71 Lowell
76 Oakridge	79 Marcola	90 Blachly	97 Siuslaw

Since the Eugene School District and the Springfield School District are such large districts and cover several diverse market places, they will be further divided by the high schools. The Eugene SD will be divided into four areas, since the Ferry Street Bridge (Sheldon High School) is a very different market area than the River Road/ Santa Clara area (North Eugene), as well as different from those areas represented by South Eugene High, which has the University area and

the downtown area, and the Churchill High area. The Springfield School District will be divided into two areas, represented by Thurston and Springfield High Schools.

1. In Eugene the School District 4J will be divided by the following designations:
  - A. 41 = South Eugene High (Southeast Eugene)
  - B. 42 = Sheldon High (Ferry St. Bridge)
  - C. 43 = North Eugene High (River Road/Santa Clara)
  - D. 44 = Churchill High (Southwest Eugene)
  
2. In Springfield the School District 19 could be further divided by the following:
  - A. 19 = Springfield High
  - B. 20 = Thurston High (East Springfield)

### **Neighborhood Code: 451XXX**

The next greatest bearing on properties is the legally allowed uses of the property. This is represented by the various zoning and property classifications. By using this designation you would know immediately what area the property is in and what type of property use it has.

The **third place** would designate the variously zoned neighborhoods as:

1. Urban Residential (100 series)
2. Commercial (200 series)
3. Industrial (300 series)
4. Rural Residential (400 series)
5. Farm (500 series)
6. Forest (600 series)
7. Multi-Family (700 series)
8. Recreational (800 series)
9. Other

Examples:

441XXX = North Eugene School District, Urban Residential

194XXX = Springfield, Rural Residential

452XXX = Cottage Grove, Commercial

## Neighborhood Code: 4513XX=

The **fourth place** designation would depend on the previous place designation of Urban Residential, Commercial, Industrial, Rural Residential, etc.

In urban residential areas, this digit would represent the quality and homogeneity of the neighborhood. The homogeneity of the neighborhood depends on the consistency of the quality of construction (mostly class 3 houses in a C neighborhood vs. mostly class 5 and 6 in an A neighborhood), consistency of the year built (mostly built around the same era), consistency of lot sizes, and consistency of quality access roads. Neighborhoods that are very diverse with a wide range of quality classes, year built, and a mix of other uses than residential are considered to be non-homogeneous and would be placed in a mixed neighborhood.

The quality of the neighborhoods are graded depending on the quality of the homes (classes 1 through 8) in the neighborhood, the level of maintenance of structures and landscaping, amount of nonconforming additions and garage conversions, type and quality of roads and sidewalks, availability of services to the neighborhood, and outside influences such as freeways and commercial areas. Homogeneous neighborhoods are graded with an “A”, “B”, “C”, or “D” depending on their qualities. Non-homogeneous neighborhoods are considered to be mixed and have a diversity of influences, but can be further classified with the next digits.

Condo/Townhouses, recreational, and mobile home parks will have their own signifying digit in this place.

For **urban (1) residential** zoned neighborhoods the following would apply:

1. A (High-end subdivisions)
2. B (Above average subdivisions)
3. C (Average subdivisions)
4. D (Below average subdivisions)
5. Mixed neighborhoods (Neighborhoods with a variety of characteristics – non-homogeneous)
6. Transitional neighborhoods
7. Condo/Townhouse
8. Recreational
9. Mobile Home Parks

Examples:

4515XX = Cottage Grove, Urban Res., Mixed neighborhood

1919XX = Springfield School Dist., Urban Residential, Mobile Home Park/Sub

4211XX = **Sheldon High (Ferry St. Br.), Urban Res., A Neighborhood**

**An “A Neighborhood” in Sheldon High District**



**“C Neighborhood” in Sheldon High District**



Rural neighborhoods that can be grouped as a homogeneous neighborhood, will have similar distinguishing characteristics as the graded subdivisions in the urban area. Coburg Estates, Cherokee Hills, and Appletree Subdivision are some examples of rural subdivisions.

The majority of the rural area will be considered as rural tract type property and will be distinguished through its zoning. More study and decisions are to be made on the rural areas.

For **rural (4) residential** zoned neighborhoods the following would apply:

1. A (High-end rural/suburban subdivisions)
2. B (Above average rural/suburban subdivision)
3. C (Average rural/suburban subdivision)
4. D (Below average rural/suburban subdivision)
5. Typical small acreage tract property (RR-1, 2 or 5 aces)
6. Typical larger acreage tract property (RR-10, F-2, larger home sites)
7. Rural Mobile Home Park
8. Rural condo/townhouse
9. Other

1945XX = Springfield, Rural Res., Typical small tract

4443XX = North Eugene, Rural Res., C Neighborhood

2045XX = Thurston High Dist., Rural Res., Typical small tract

### Typical Rural Tract type property.



## **Neighborhood Code: 451300=**

The **final two** digits in the homogeneous and mixed neighborhoods are reserved for further distinguishing these neighborhoods if studies show that they need to be separated from other typical neighborhoods. This is the case with typical “C” type neighborhoods in the University of Oregon area that demand a much higher price for real estate than other similar neighborhoods that are not close to the university and the higher rental values.

In the recreational properties the 5<sup>th</sup> digit will represent the quality of the recreational neighborhood and the 6<sup>th</sup> digit will represent the type of influence such as ocean front, ocean primary, or ocean secondary.

In the manufactured structures the 5<sup>th</sup> digit will represent whether the property is in a land owned subdivision, where the property owner is the owner of both the land and the manufactured structure, a manufactured subdivision where the land is a tenant park, or the mobile home park is a “senior park”. The 6<sup>th</sup> digit will represent the quality of each park.

### **The Process**

The South Lane School District was selected to be the model area to begin the new neighborhood alignment project. Due to time constraints, getting the process started, and a desire to see some of the results of the project, it was decided to concentrate only on the urban Cottage Grove area for this year.

The urban Cottage Grove area was analyzed for neighborhood homogeneity and quality through an Arcview GIS program first. The GIS program was combined with the county shape files that our cartography section has been developing. This allowed us to view the entire city of Cottage Grove and through coloring the tax lots with a variety of colors matching stat classes, prop classes, year built, etc. we were able to distinguish patterns in neighborhoods. This information was given to an experienced appraiser to physically drive the neighborhoods and classify the neighborhoods as to homogeneous or mixed and the quality of each.

After the neighborhoods were classified, a land study was done to set new land bases in each of the neighborhoods.



