

Land Disposal Evaluation

Land Parcel ID: 342 **Parcel Name:** Blue River Lake
TRS:16S 4E Sec. 1 **Tax Lot:** 400 **Acres:** 40.4 Acres
Class: Trust

County: Lane
Land Classification: Forest Land

Lease: Yes No **Type of Lease:** N/A **Lessee Name:** N/A **Lease #:**

Easements: Yes No **Type of Easement:** **Easement Holder Name:**
Easement #:

Minerals: Surface and Subsurface

Water Rights: No Yes, if yes give description (water rights #, etc)

Adjacent Property Owners: Surrounded by USFS

1. **Physical Description:** Zoned F-1 (Forest) Parcel is in remote mountainous area ¼ mile west of Blue River Lake; unimproved road access. **Timber Volume Per Acre (Thousand Board Feet):** 45.40

2. **Fish & Wildlife Features:** No known wetlands or essential salmon habitat

3. **Recreational Features:** Lack of vehicle access limits public recreational use of the parcel; no known trails; very low public recreation use potential

4. **Cultural Features:** None known.

5. **Environmental or Hazardous Materials Information:** No phase 1 ESA has been conducted for this parcel since it has been unleased and undeveloped. Historical uses likely limited to timber harvest.

6. **Revenue/Land Value**

Annual Revenue: 0

Current Land Value: \$290,682-\$352,031 **Source:** AMP

7. **Expenses**

Annual Expenses: Minimal annual forest mgmt cost

List: 2007 Payment to Fire Protection South Cascade District-\$84.37

8. **General Disposal Criteria:**

- Parcel has low income-generating potential and limited multiple land uses - is not leased or leasable, has poor physical attributes, or has external constraints to manage for best use

Explanation – This is an isolated parcel of forest land acquired as an in lieu parcel. Recognized in Asset Mgmt Plan for disposal.

- Parcel has low appreciation potential
Explanation-Lane County Forest zoning is extremely restrictive.

- Parcel has no or limited access to utilities
Explanation -

- Parcel management costs are high in comparison to actual or potential returns and/or appreciation potential
Explanation -
- Significant environmental risks are present
Explanation -
- Changes in zoning or other circumstances preclude development of the parcel for its highest and best use
Explanation -
- Parcel is an in-holding within a major landowner's ownership, or small isolated tract
Explanation – Surrounded by USFS.
- Market conditions dictate that disposal is prudent in order to realize appreciation in value
Explanation –
A high level of market demand exists for the type of property being considered
Explanation -
- The highest and best use of the parcel has changed to a use not compatible with the uses preferred by the Department or is inconsistent with the AMP
Explanation -
- Parcel has high holding costs, particularly those associated with liability or other risk
Explanation -

9. Classification Disposal Strategy

Explanation - This parcel is identified for disposal evaluation in the AMP.

10. Recommendation: Based on the available information, this parcel should be sold or offered for exchange.

Evaluator: CTaylor Date: 4/29/08

Reviewer: Jlilly Date: 5/19/08