

3166 Juniper Ridge B

Ease of Maintenance Living with Large Floor Plan



3166 Juniper Ridge B
Medford, OR 97504

Chris Martin - Ashley Lacer - Alex Larson - Shannon Forrest

541.660.5111

Team@MOPG.com

 **MOPG**
by John L. Scott

Remarks

Comfortable, spacious, and easy to maintain, this 2,009 SF attached home lives much like a single-family residence with only one common wall. The well-planned layout offers 3 bedrooms and 2 full bathrooms, providing flexibility for guests, multi-generational living, or a dedicated home office. On the main level, enjoy a welcoming living room that flows into the dining area and kitchen, along with the convenience of laundry, direct garage access, one full bedroom, and a full bathroom—ideal for everyday functionality and potential main-level living.

Upstairs features a generous primary suite complete with dual vanities, a soaking tub, and an oversized shower, creating a comfortable private retreat. A spacious loft overlooks the main living area below, enhancing the open, airy feel and offering a versatile space for a second living area, media room, or workspace. An additional upstairs bedroom provides separation and flexibility without the maintenance of extra unused space.

Situated in Medford within the desirable Rogue Valley, the home offers convenient access to shopping, dining, healthcare, and everyday services, all while being surrounded by the region's renowned outdoor recreation and wine country experiences. The location also provides excellent connectivity for travel and commuting, with close proximity to Rogue Valley International–Medford Airport.

Additional highlights include an attached two-car garage, extra driveway parking, and a small covered front porch that adds warmth and curb appeal. With a functional floor plan, generous living spaces, and a prime Southern Oregon setting, this property presents a wonderful opportunity for the next owner to add their personal touches and make it their own.

Property Identification

The property has a physical address of 3166 Juniper Ridge B, Medford, Oregon 97504. It is made up of 1 tax lot and 1 account number as shown in the table below.

Property Identification						
Township	Range	Section	Tax Lot	Account #	Acres	Zoning
37S	1W	08CC	156	10976469	<u>0.07</u>	MFR-20
				Total	0.07	

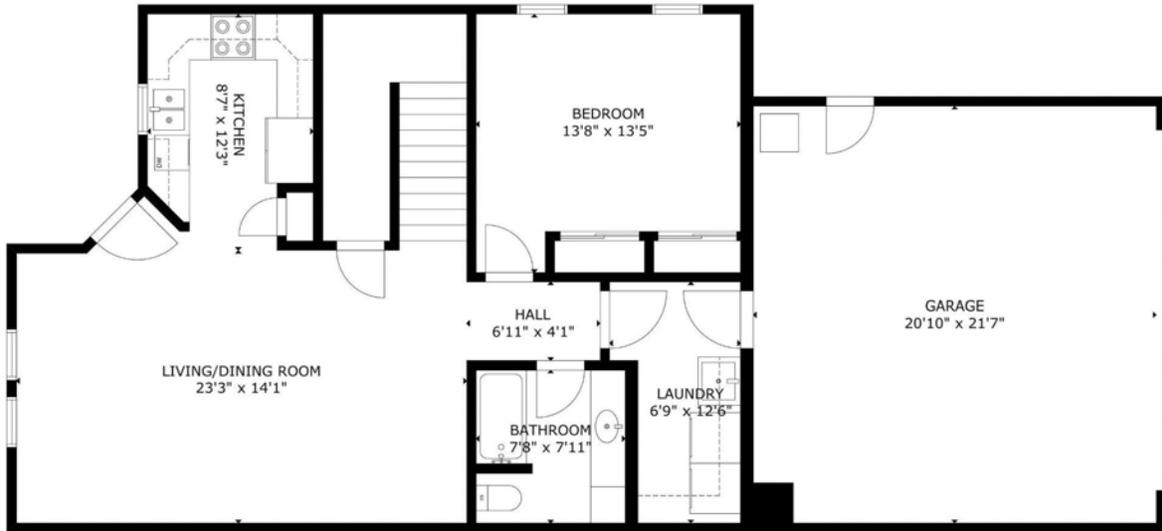
Property Details

Access:	Access is via public paved Juniper Ridge
2025 Taxes:	\$3,352.97
Zoning:	Medford MFR-20
Topography:	Level
Domestic Water/ Sanitation:	Public services
Electric/Power:	Standard residential service
Internet:	Spectrum

Home Details

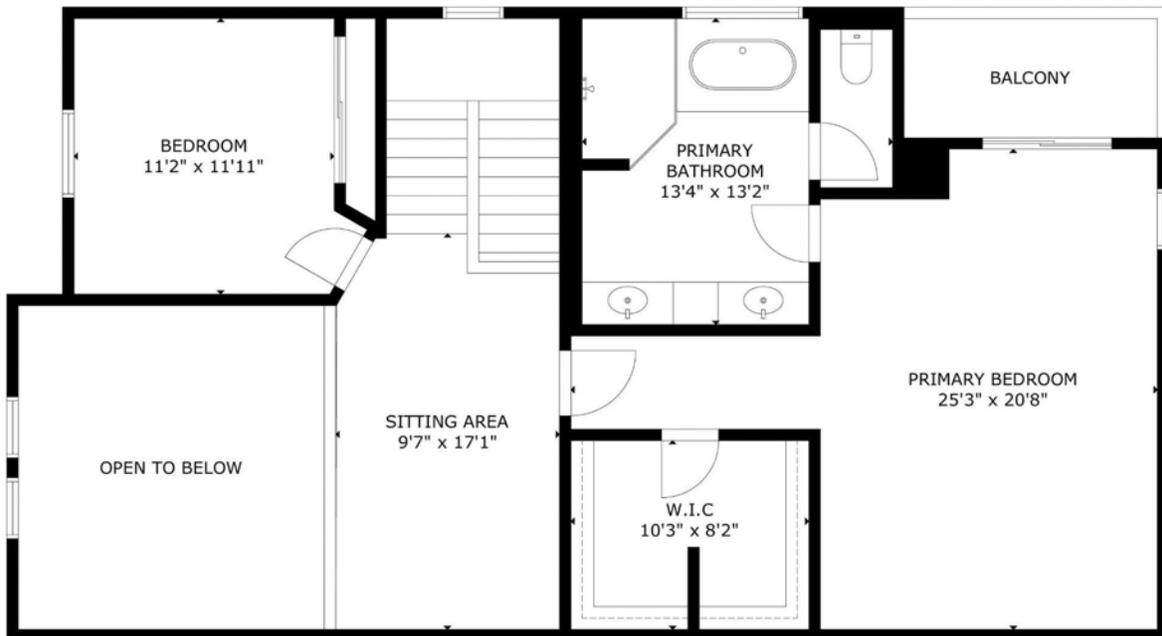
Year Built:	2005
Size:	2,009 square feet
Levels:	Two
Bedrooms:	Three
Bathrooms:	Two
Main Level Rooms:	Dining area/living room, kitchen, full bathroom, laundry, one bedroom
Upper Level Rooms:	Loft, primary suite, additional guest bedroom
Garage:	Two-car garage that is fully finished
Systems:	Central air conditioning and gas forced air
Landscaping:	Managed through HOA

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 1,909 sq ft
 FLOOR 1: 908 sq ft FLOOR 2: 1,001 sq ft
 EXCLUDED AREAS: GARAGE: 449 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,909 sq ft
 FLOOR 1: 908 sq ft FLOOR 2: 1,001 sq ft
 EXCLUDED AREAS: GARAGE: 449 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Locational Attributes

Southern Oregon Region: Southern Oregon is strategically located midway between Portland and San Francisco on Interstate 5, with convenient connections to the Oregon coast via Highway 199 and to eastern Oregon via Highways 62 and 140. This good transportation network helps link the most populated cities in the region of Medford, Ashland, Jacksonville, and Grants Pass.

Southern Oregon is an outdoor lifestyle paradise – if there is something related to the outdoors that you love doing, you can do it here! Recreation in the area is vast and there is no shortage of hiking trails, fishing holes, or live water activities due to the abundance of rivers and lakes. The region is home to a wide array of natural amenities like Crater Lake, the Oregon Caves National Monument, and the Rogue River. The area enjoys a mild Mediterranean climate with four distinct seasons and mild winters.

Timber, pears, and cattle have historically been the leading agricultural economic drivers in Southern Oregon. In recent years the region has seen a rise in other types of agriculture including row crops as well as permanent plantings (wine grapes). In more recent years, the area has begun to see increase in notoriety within the wine industry for the region's ability to grow many different varieties at a high quality.

Climate

From a climate perspective, Southern Oregon offers the most diverse growing conditions in Oregon and arguably in the United States. According to Dr. Greg Jones, a local expert climatologist, the maritime air masses that originate over the Pacific are cooled by the ocean currents offshore and moderate the climate of the region. The Rogue Valley has the higher elevations and, along with their general north-south tending valleys, proximity to the ocean, and intervening topographical barriers, creates a climate transect of wetter and cooler conditions in the western parts of the region to the warmer and drier eastern areas.

Winter temperatures below freezing and summer temperatures above 90°F are common. July average maximum temperatures range from the low 80s to the lower 90s and January average minimum temperatures stay around the low 30s. There is an average of 36 inches of rain and an average of 5 inches of snow per year. On average, there are also 194 sunny days per year in Josephine County.

Sources: Greg Jones, <https://www.linfield.edu/wine/greg-jones.html> and Sperling's Best Places.

Notice of Disclosures

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Exhibit A

(Property Information)



First American Title™

Customer Service Department
541.776.4555
cservice@firstam.com
02/05/2026

OWNERSHIP INFORMATION

Owner: Lee-Kang Family Trust Et Al
CoOwner:
Site: 3166 Juniper Ridge Dr Medford OR 97504
Mail: 3166 Juniper Ridge Dr Medford OR 97504

Parcel #: 10976469
Ref Parcel #: 371W08CC00156
TRS: 37S / 01W / 08 / SW
County: Jackson

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 001200 Block: 2010
Neighborhood:
School Dist: 549 Medford
Impr Type:
Subdiv/Plat: Mountain Gate Village
Land Use: 101 - Residential - Improved (typical of class)
Std Land Use: 1001 - Single Family Residential
Zoning: Medford-MFR-20 - Multiple-Family Residential -
20 Units
Lat/Lon: 42.363023 / -122.851831
Watershed: Gold Hill-Rogue River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$136,000.00
Market Impr: \$299,760.00
Market Total: \$435,760.00 (2025)
% Improved: 0.00%
Assessed Total: \$226,350.00 (2025)
Levy Code: 4901
Tax: \$3,282.68 (2024)
Millage Rate: 14.9375
Exemption: \$0.00
Exemption Type:

MAIN PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 2,009 SqFt	Year Built: 2005
Baths, Total: 3	First Floor: 953 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 1,056 SqFt	Lot Size Ac: 0.07 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 3,049 SqFt
Total Units: 1	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories: 2	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls: 6 - Concrete
Building Style:	Garage: Attached 462 SqFt	Const Type:

IMPROVEMENT: 83829 - 142 - RESIDENCE

Two story

Year Built: 2005	Total SqFt: 0
Bedrooms: 3	Finished SqFt: 2,009
Bath Total: 0	1st Floor SqFt: 953
Garage SqFt: 0	2nd Floor SqFt: 1,056
Basement Unfin SqFt: 0	Attic Fin SqFt: 0
Basement Fin SqFt: 0	Attic Unin SqFt: 0
Floor Dsc:	

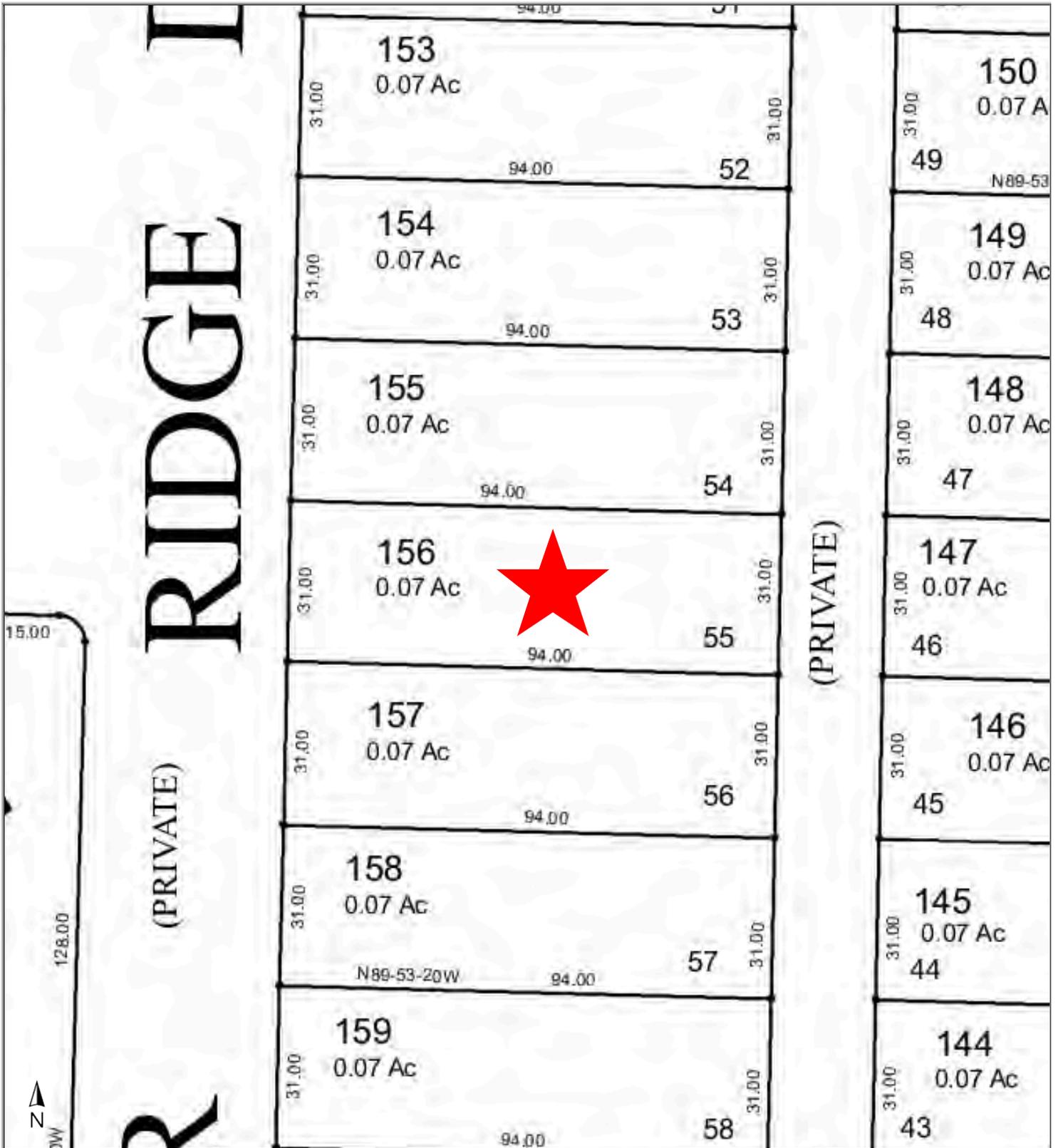
PARCEL ID: 10976469

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
LEE KANG FAMILY TRUST	01/13/2025	688		Warranty Deed		Conv/Unk
KAZUKO LEE	04/09/2020	11768		Stand Alone Mortgage	\$73,000.00	Credit Line/HELOC
KAZUKO LEE	01/11/2017	1039		Stand Alone Mortgage	\$200,000.00	New Conv
KAZUKO LEE	04/12/2006	19119	\$280,000.00	Warranty Deed	\$224,000.00	Purch \$ Mtg

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

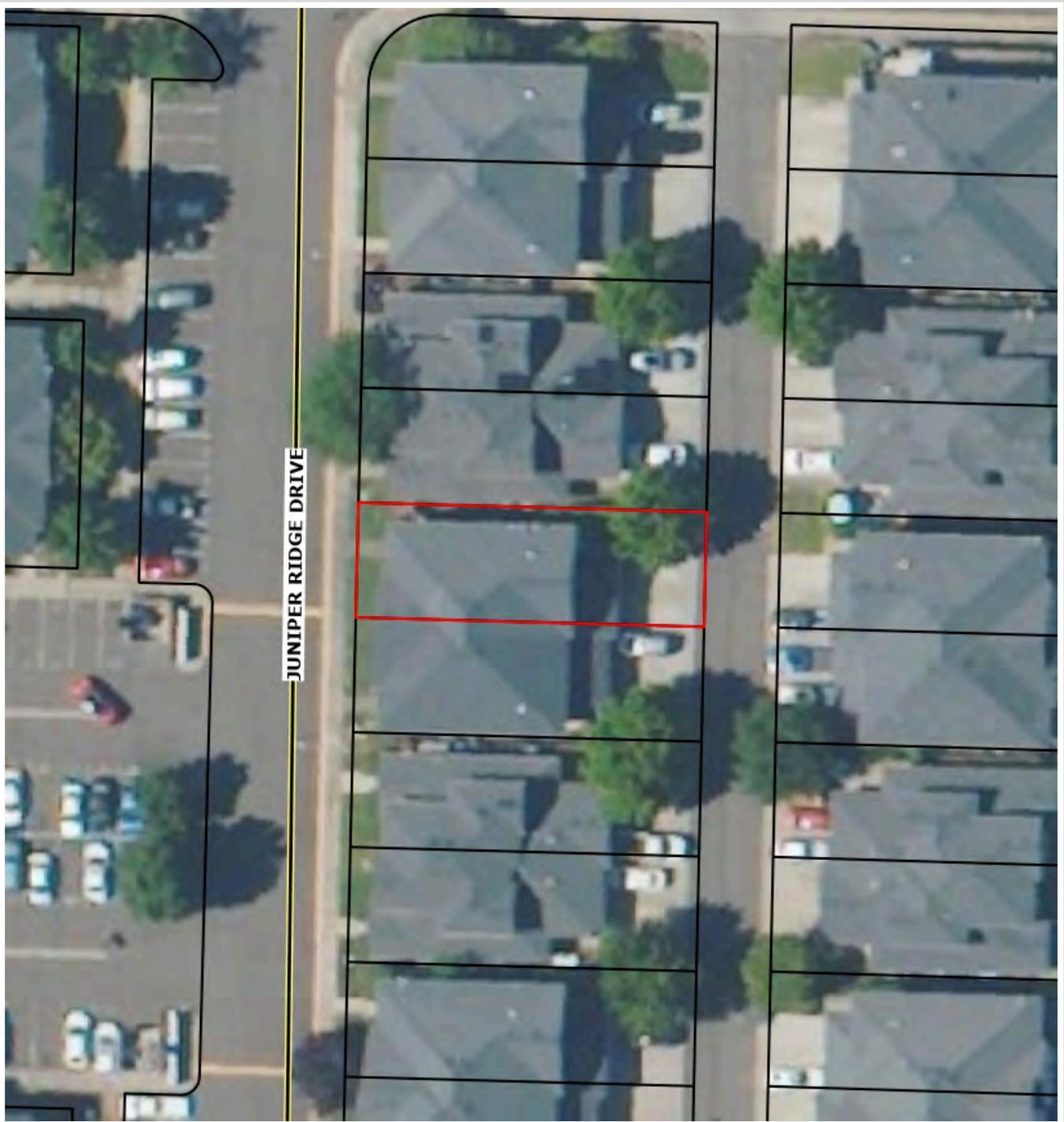


First American Title™

ParcelID: 10976469
Tax Account #: 371W08CC00156
3166 Juniper Ridge Dr, Medford OR 97504

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



First American Title™

Parcel ID: 10976469

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Jackson County Official Records	2025-000688
R-WD	
Stn=7 HALLEV	01/13/2025 10:09:02 AM
\$15.00 \$10.00 \$13.00 \$11.00 \$60.00	\$109.00
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Christine Walker - County Clerk	

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Erik C. Larsen
Larsen MacGraw, LLP
827 Alder Creek Drive, Suite C
Medford, OR 97504

UNTIL A CHANGE IS REQUESTED SEND ALL TAX STATEMENTS TO:

No Change.

STATUTORY WARRANTY DEED

KAZUKO LEE (AKA KAZUKE LEE), as “Grantor,” hereby conveys and warrants unto KAZUKE LEE and TAE KEUN KANG, trustees of the LEE-KANG FAMILY TRUST dated January 10, 2025, as “Grantees,” all of her right, title and interest in and to that certain real property located in Jackson County, Oregon, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

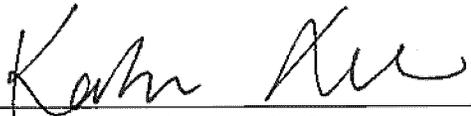
The consideration for this transfer is zero dollars

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective this January 10, 2025.

GRANTOR:



Kazuko Lee (aka Kazuke Lee)

STATE OF OREGON)
) ss.
County of Jackson)

On this January 10, 2025, before me, the undersigned Notary Public in and for said State, personally appeared KAZUKO LEE (AKA KAZUKE LEE), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Notary Public for the State of Oregon

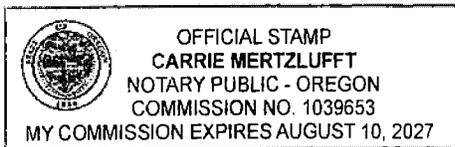


EXHIBIT A

Lot Fifty-five (55) in MOUNTAIN GATE VILLAGE, a Planned Community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 29, Page 20 Plat Records.

Account 10976469, Levy Code 49-01, Map 371W0BCC 156

Warranty Deed (3166 Juniper Ridge Dr., B, Medford, OR)

STATEMENT OF TAX ACCOUNT
JACKSON COUNTY TAX COLLECTOR
JACKSON COUNTY COURTHOUSE
MEDFORD, OR 97501
(541) 774-6541

5-Feb-2026

LEE-KANG FAMILY TRUST ET AL
3166 JUNIPER RIDGE DR
MEDFORD OR 97504

Tax Account #	10976469	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4901
Situs Address	3166 JUNIPER RIDGE DR B MEDFORD OR 97504	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,352.97	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,282.68	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,182.06	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,104.49	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,024.28	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,960.40	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,890.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,816.41	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,765.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,783.73	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,675.77	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,616.46	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,332.53	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,991.65	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,327.04	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,526.27	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,458.89	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,397.84	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,307.83	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,062.51	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$575.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$563.26	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.03	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Exhibit B

(Property Maps)

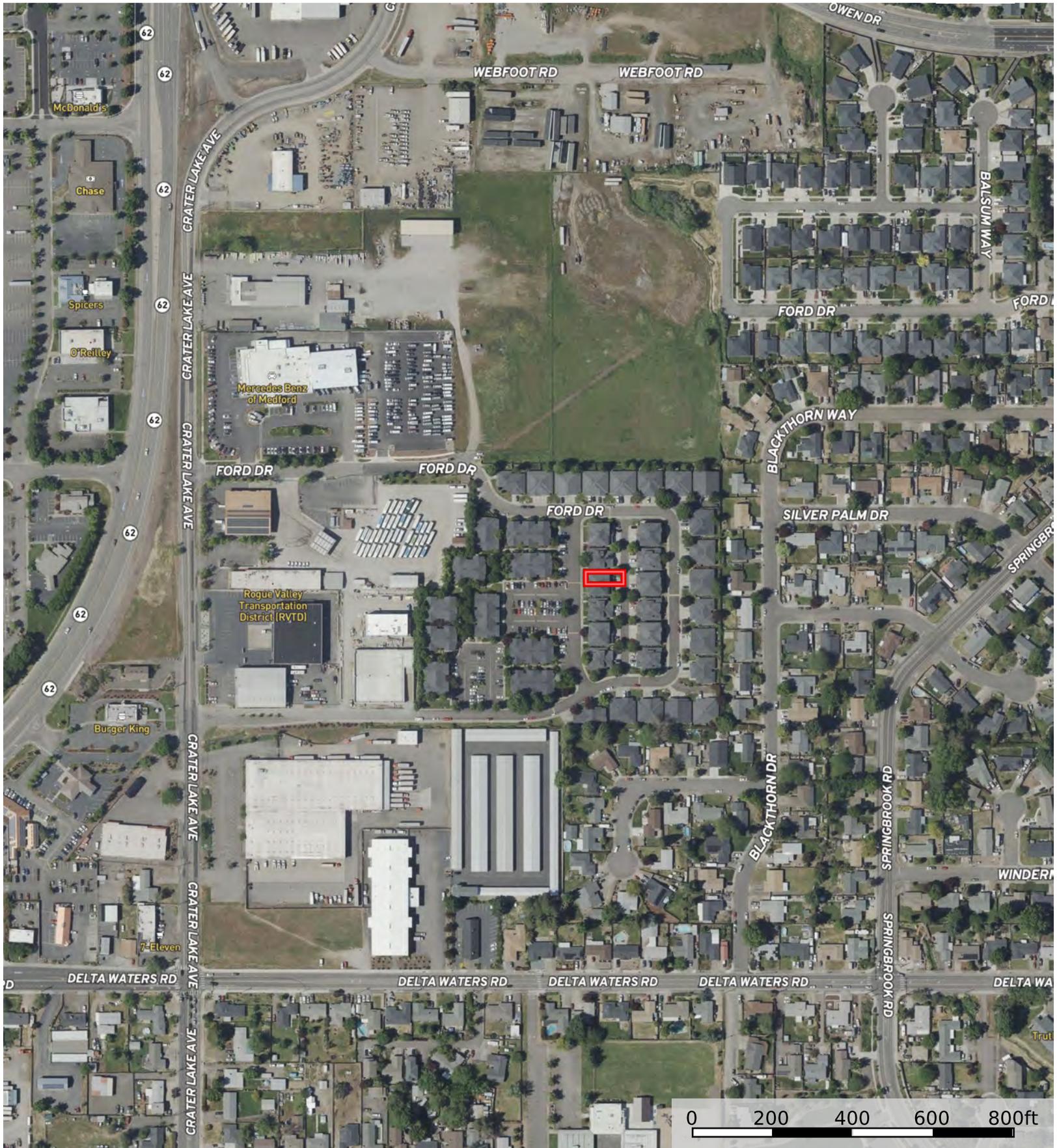
3166 Juniper Ridge
Oregon, AC +/-



0 20 40 60 80ft

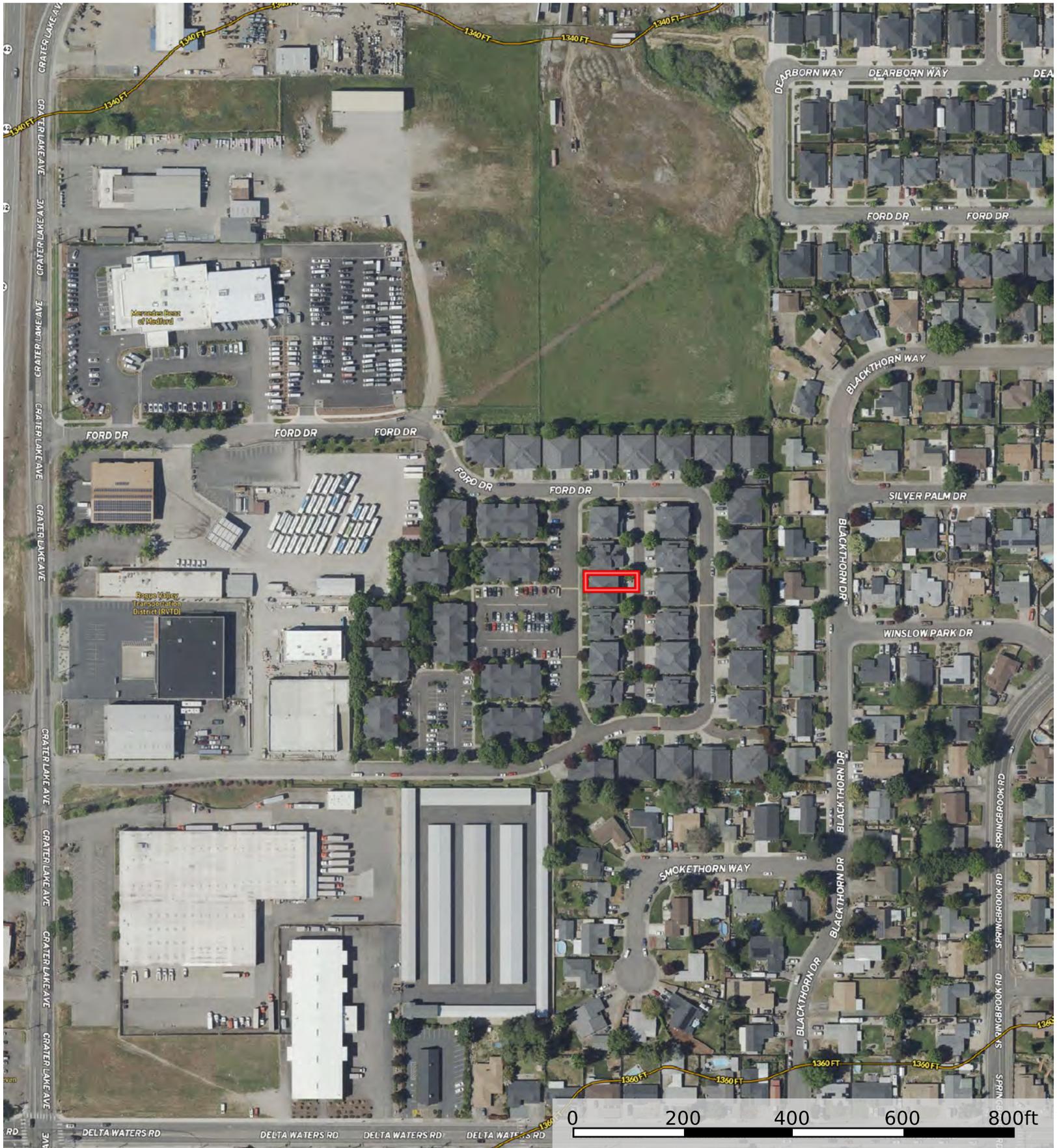
 Boundary

3166 Juniper Ridge
Oregon, AC +/-



 Boundary

3166 Juniper Ridge Oregon, AC +/-



 Boundary

