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Chris Martin - Alex Larson - Ashley Lacer - Shannon Forrest  
541.660.5111  
[Team@MOPG.com](mailto:Team@MOPG.com)



# Mapping

475 Penny Lane  
Oregon, AC +/-



 Boundary

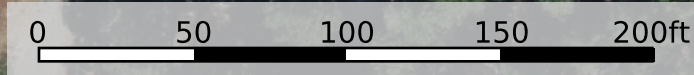
475 Penny Lane  
Oregon, AC +/-



0 50 100 150 200ft

 Boundary

475 Penny Lane  
Oregon, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

475 Penny Lane  
Oregon, AC +/-



 Boundary

Boundary 3.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
42D	Holland sandy loam, cool, 12 to 20 percent slopes	3.33	100	0	69	3e
TOTALS		3.33(*)	100%	-	69.0	3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# 475 Penny Lane

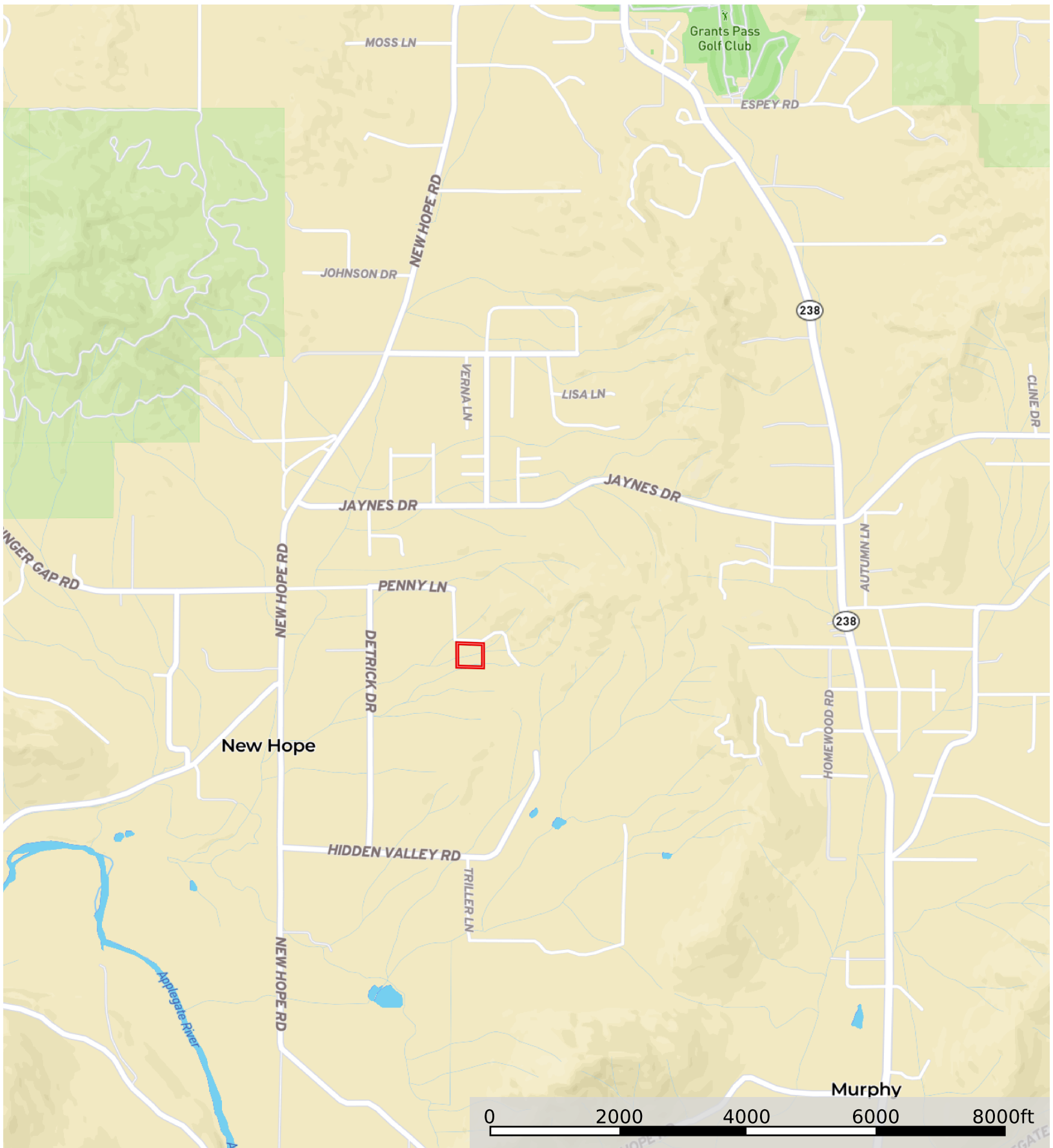
Oregon, AC +/-



 Boundary

# 475 Penny Lane

Oregon, AC +/-



 Boundary

# Tax Records & Title Report

# JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2026 In Process Real Market Value
R324792	LARD, ZAKARY F	475 PENNY LN, GRANTS PASS, OR 97527	\$538,160

**Property Page:** Property Details ▼

## 2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 3.34
Alternate Account Number	-
Neighborhood	0180 Cloverlawn
Map Number	37-06-12-D0-000600-00
Property Use	401-HBU Tract; Zone Res; Improved
Levy Code Area	<a href="#">05</a>
Zoning	RR5

## RELATED PROPERTIES

Linked Properties -

## 2026 OWNER INFORMATION

Owner Name	LARD, ZAKARY F
Mailing Address	475 PENNY LN GRANTS PASS, OR 97527



Improvement #1		Improvement Type			Beds	
-		<b>Residential</b>			<b>3</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN.AREA	CLASS 3	1976	1,274	⌘ Details	
	Eff Yr Built	1976	Adjustment %	-	Roof Styles	<b>SHKMED</b>
	Baths	2BA	Heat/AC	<b>WA.BB</b>	Fireplaces	<b>PEL</b>
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	<b>BB</b>		
2	2ND FLOOR	CLASS 3	1976	512	⌘ Details	
	Eff Yr Built	1976	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	<b>WA.BB</b>	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	<b>BB</b>		

Improvement #2		Improvement Type			Beds	
-		<b>Residential</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	CARPORT ATTACHED FLAT ROOF	CLASS 3	1976	520	⌘ Details	
	Eff Yr Built	1976	Adjustment %	-	Roof Styles	<b>OTH</b>
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	<b>GRVL</b>	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #3		Improvement Type			Beds	
-		<b>Misc Imp</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	DECK FIR	-	1987	916	⌘ Details	
	Eff Yr Built	1987	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
			Ext Finish	-		

Improvement #4		Improvement Type			Beds	
-		<b>Misc Imp</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	GENERAL PURPOSE SHED	CLASS 4	1989	64	⌘ Details	
	Eff Yr Built	1989	Adjustment %	-	Roof Styles	<b>FCS</b>
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	<b>FPLY</b>	Foundation	-	Int Finish	-
			Ext Finish	<b>PLY</b>		
2	GENERAL PURPOSE SHED	CLASS 4	1980	80	⌘ Details	
	Eff Yr Built	1980	Adjustment %	-	Roof Styles	<b>FCS</b>
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	<b>FPLY</b>	Foundation	<b>WDFR</b>	Int Finish	-
			Ext Finish	<b>T111</b>		

Improvement #5		Improvement Type			Beds	
-		<b>Misc Imp</b>			<b>0</b>	
ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	

1	LEAN-TO SHED	-	1991	240	<a href="#">↗ Details</a>
Eff Yr Built	1991	Adjustment %	-	Roof Styles	FRR
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	PLY		

Improvement #6 Improvement Type **Residential** Beds **0**

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GARAGE DETACHED	CLASS 3	2001	864	<a href="#">↗ Details</a>
Eff Yr Built	2001	Adjustment %	-	Roof Styles	CSMED, GAMB
Baths	1BA	Heat/AC	FA	Fireplaces	-
Flooring	CC	Foundation	CC	Int Finish	FIN
		Ext Finish	T111		
2	ATTIC, PER CLASS	CLASS 3	2001	864	<a href="#">↗ Details</a>
Eff Yr Built	2001	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	FA	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
		Ext Finish	-		

Improvement #7 Improvement Type **Misc Imp** Beds **0**

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE SHED	CLASS 6	2015	480	<a href="#">↗ Details</a>
Eff Yr Built	2015	Adjustment %	-	Roof Styles	FBE
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	FCC	Foundation	FCC	Int Finish	-
		Ext Finish	FBB		

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	401 Tract; Residential; Improved	1.00 Acres
L2	401 Tract; Residential; Improved	2.34 Acres
L3	OSD On-Site Development	-
L4	OSD On-Site Development	-
L5	LS Landscaping	-
<b>TOTALS</b>		<b>145490.40 Sq. ft / 3.34 acres</b>

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$346,840	\$191,320	\$538,160	\$0	\$244,170
2025	\$337,520	\$209,000	\$546,520	\$0	\$237,060

## SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
1/7/2021	RUGGIERO FAM REV TRUST	LARD, ZAKARY F	<a href="#">21-000250</a>	\$395,000	Warranty Deed
	RUGGIERO FAM REV TRUST	RUGGIERO FAM REV TRUST	-	-	Re-Map
	RUGGIERO, DONNA ANNE	RUGGIERO FAM REV TRUST	<a href="#">08-010033</a>	-	Warranty Deed
	FALLS, DONNA ANNE	RUGGIERO, DONNA ANNE	<a href="#">07-011687</a>	-	Bargain & Sale
	FALLS, JOHN THOMAS & FALLS, DONNA ANNE	FALLS, DONNA ANNE	<a href="#">07-011686</a>	-	Death Certificate
9/4/2001	SMITH, GLORIA A & SMITH, RICHARD E	FALLS, JOHN THOMAS & FALLS, DONNA ANNE	<a href="#">01-16900</a>	\$175,000	Warranty Deed
	GIX, GLORIA A	SMITH, GLORIA A & SMITH, RICHARD E	<a href="#">97-18914</a>	-	Quitclaim

TOTAL TAXES DUE	
<b>Current Year Due</b>	\$0.00
<b>Past Years Due</b>	\$0.00
<hr/>	
<b>Total Due</b>	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

**TAX SUMMARY**

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
<a href="#">2025</a>	\$1,797.13	\$1,719.13	<a href="#">\$78.00</a>	\$1,797.13	\$0.00	-	\$0.00
<a href="#">2024</a>	\$1,735.74	\$1,669.49	<a href="#">\$66.25</a>	\$1,735.74	\$0.00	-	\$0.00
<a href="#">2023</a>	\$1,466.21	\$1,399.96	<a href="#">\$66.25</a>	\$1,466.21	\$0.00	-	\$0.00
<a href="#">2022</a>	\$1,436.65	\$1,370.40	<a href="#">\$66.25</a>	\$1,436.65	\$0.00	-	\$0.00
<a href="#">2021</a>	\$1,389.16	\$1,322.91	<a href="#">\$66.25</a>	\$1,389.16	\$0.00	-	\$0.00
2020	\$1,447.72	\$1,381.47	<a href="#">\$66.25</a>	\$1,447.72	\$0.00	-	\$0.00
2019	\$1,390.90	\$1,324.65	<a href="#">\$66.25</a>	\$1,390.90	\$0.00	-	\$0.00
2018	\$1,368.30	\$1,302.05	<a href="#">\$66.25</a>	\$1,368.30	\$0.00	-	\$0.00
2017	\$1,368.13	\$1,301.88	<a href="#">\$66.25</a>	\$1,368.13	\$0.00	-	\$0.00
2016	\$1,162.98	\$1,096.73	<a href="#">\$66.25</a>	\$1,162.98	\$0.00	-	\$0.00
2015	\$1,123.54	\$1,057.29	<a href="#">\$66.25</a>	\$1,123.54	\$0.00	-	\$0.00
2014	\$1,095.78	\$1,029.53	<a href="#">\$66.25</a>	\$1,095.78	\$0.00	-	\$0.00
2013	\$1,054.46	\$0.00	\$0	\$1,054.46	\$0.00	-	\$0.00
2012	\$1,027.34	\$0.00	\$0	\$1,027.34	\$0.00	-	\$0.00
2011	\$992.93	\$0.00	\$0	\$992.93	\$0.00	-	\$0.00
2010	\$973.74	\$0.00	\$0	\$973.74	\$0.00	-	\$0.00
2009	\$947.17	\$0.00	\$0	\$947.17	\$0.00	-	\$0.00
2008	\$951.10	\$0.00	\$0	\$951.10	\$0.00	-	\$0.00
2007	\$894.56	\$0.00	\$0	\$894.56	\$0.00	-	\$0.00
2006	\$875.63	\$0.00	\$0	\$875.63	\$0.00	-	\$0.00
2005	\$857.51	\$0.00	\$0	\$857.51	\$0.00	-	\$0.00
2004	\$845.02	\$0.00	\$0	\$845.02	\$0.00	-	\$0.00
2003	\$833.98	\$0.00	\$0	\$833.98	\$0.00	-	\$0.00
2002	\$812.71	\$0.00	\$0	\$812.71	\$0.00	-	\$0.00
2001	\$795.21	\$0.00	\$0	\$795.21	\$0.00	-	\$0.00
2000	\$712.87	\$0.00	\$0	\$712.87	\$0.00	-	\$0.00
1999	\$692.89	\$0.00	\$0	\$692.89	\$0.00	-	\$0.00
1998	\$621.97	\$0.00	\$0	\$621.97	\$0.00	-	\$0.00
1997	\$606.24	\$0.00	\$0	\$606.24	\$0.00	-	\$0.00
1996	\$708.19	\$0.00	\$0	\$708.19	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	<a href="#">JOCO-228367</a>	11-12-2025	\$1,743.22
2024	<a href="#">JOCO-176216</a>	11-13-2024	\$1,683.67
2023	<a href="#">JOCO-126116</a>	11-9-2023	\$1,422.22
2022	<a href="#">JOCO-77285</a>	11-9-2022	\$1,393.55
2021	<a href="#">JOCO-17967</a>	11-8-2021	\$1,347.49
2020	<a href="#">1231758</a>	11-13-2020	\$1,404.29
2019	<a href="#">1181888</a>	11-14-2019	\$1,349.17
2018	<a href="#">1129680</a>	11-9-2018	\$1,327.25
2017	<a href="#">1074636</a>	11-13-2017	\$1,327.09
2016	<a href="#">1027128</a>	11-9-2016	\$1,128.09
2015	<a href="#">994688</a>	11-16-2015	\$1,089.83
2014	<a href="#">944396</a>	11-17-2014	\$1,062.91
2013	<a href="#">896994</a>	11-15-2013	\$1,022.83
2012	<a href="#">848312</a>	11-16-2012	\$996.52
2011	<a href="#">797308</a>	11-16-2011	\$963.14
2010	<a href="#">742989</a>	11-16-2010	\$944.53
2009	<a href="#">688683</a>	11-13-2009	\$918.75
2008	<a href="#">623977</a>	11-12-2008	\$922.57
2007	<a href="#">582052</a>	11-15-2007	\$867.72
2006	<a href="#">523615</a>	11-13-2006	\$849.36
2005	<a href="#">473274</a>	11-10-2005	\$831.78
2004	<a href="#">419981</a>	11-9-2004	\$819.67
2003	<a href="#">371862</a>	11-12-2003	\$808.96
2002	<a href="#">326874</a>	11-14-2002	\$788.33
2001	<a href="#">272946</a>	11-15-2001	\$771.35
2000	<a href="#">222951</a>	11-16-2000	\$691.48
1999	<a href="#">169747</a>	11-16-1999	\$672.10
1998	<a href="#">125924</a>	11-18-1998	\$603.31
1997	<a href="#">80292</a>	12-22-1997	\$588.05
1996	<a href="#">41460</a>	1-1-1938	\$708.19

**Disclaimer:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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After recording return to:  
Zakary F. Lard  
475 Penny Lane  
Grants Pass, OR 97527

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Zakary F. Lard  
475 Penny Lane  
Grants Pass, OR 97527

File No.: 7151-3623323 (BH)  
Date: November 20, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS  
RHIANNON HENKELS, COUNTY CLERK **2021-000250**  
DED-WRD 01/07/2021 12:04 PM  
Cnt=1 Pgs=3 Stn=4 LBOSS \$15.00 \$11.00 \$10.00 \$60.00 \$5.00 \$101.00  
I, Rhiannon Henkels, County Clerk, certify that the within  
document was received and duly recorded in the official  
records of Josephine County.

## STATUTORY WARRANTY DEED

**Anthony Benedetto Ruggiero and Donna Anne Ruggiero, as Trustees of The Ruggiero Family Revocable Trust**, Grantor, conveys and warrants to **Zakary F. Lard**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$395,000.00**. (Here comply with requirements of ORS 93.030)



**EXHIBIT A**

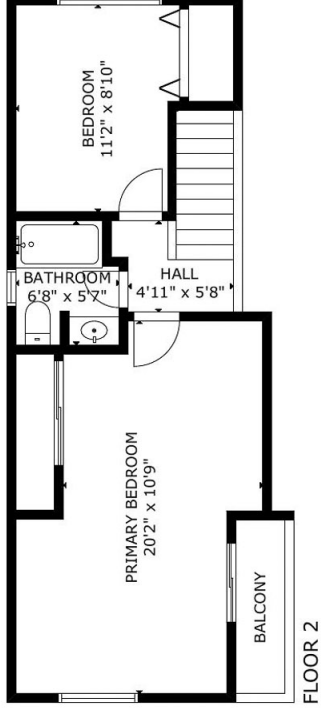
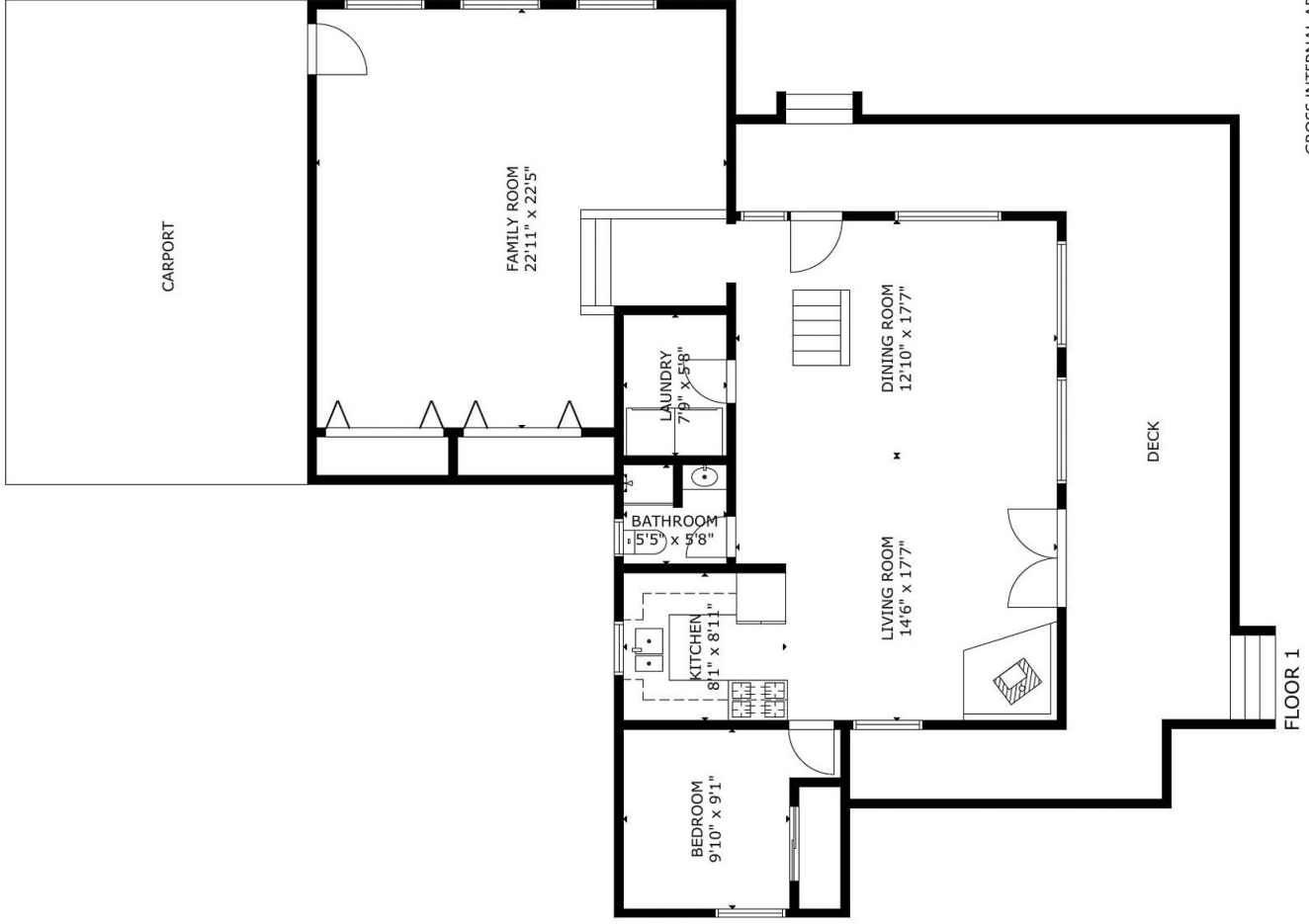
**LEGAL DESCRIPTION:** Real property in the County of Josephine, State of Oregon, described as follows:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 88°11'36" EAST ALONG THE SOUTH LINE THEREOF, 426.0 FEET TO THE SOUTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 330, PAGE 1963, JOSEPHINE COUNTY DEED RECORDS; THENCE NORTH 0°06'00" WEST 320.0 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 88°11'36" WEST 401.0 FEET; THENCE NORTH 0°06'00" WEST 365.0 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 87°42'54" EAST ALONG SAID LINE, 401.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 330, PAGE 1963, JOSEPHINE COUNTY DEED RECORDS; THENCE SOUTH 0°06'00" EAST ALONG THE WEST LINE THEREOF, 361.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**

**NOTE:** This legal description was created prior to January 1, 2008.

**TOGETHER WITH** an easement appurtenant to the herein described property for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded Volume 297, Pages 214-220, Deed Records, Official Records of Josephine County, Oregon.

# Floor Plans



GROSS INTERNAL AREA  
TOTAL: 1,714 sq ft

FLOOR 1: 1,264 sq ft, FLOOR 2: 450 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Seller's Property Disclosures

(Coming Soon)



# Home Inspection

(Coming Soon)



# Well Information

(Coming Soon)



# Septic Information

(Coming Soon)

