

**From:** CarterFamily <carterzbr@gmail.com>  
**Sent:** Monday, April 14, 2025 4:36 PM  
**To:** Plan  
**Subject:** Greenbar rockpit reduced property values

Received by CCCD 4/14/2025  
During open record period on  
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Hello Commissioners,

To follow up on the last meeting regarding property values.

Our neighbor Scott Gilbert has been trying to sell his home for over 519 days. The price keeps dropping but no one is taking the chance near an expanding rock pit and he is not even on a bordering property. He is 17% down from listing price and still dropping. So far a \$114,500 loss.



## Price history

| Date   | Event           | Price                            |
|--|-----------------|----------------------------------|
| 3/24/2025  | Price change    | \$675,500 -1.6%<br>\$397/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 1/27/2025  | Price change    | \$686,600 -2.7%<br>\$404/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 1/15/2025  | Price change    | \$705,499 -1.3%<br>\$415/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 11/8/2024  | Price change    | \$714,500 -1.4%<br>\$420/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 9/30/2024  | Price change    | \$724,900 -1.2%<br>\$426/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 7/19/2024  | Price change    | \$734,000 -4.6%<br>\$432/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a>   |                 |                                  |
| 5/16/2024  | Price change    | \$769,000 -2.7%<br>\$452/sqft    |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a> |                 |                                  |
| 11/9/2023  | Listed for sale | \$790,000 +1030.2%<br>\$465/sqft |
| Source:  Oregon Datashare #220173730 <a href="#">Report</a> |                 |                                  |

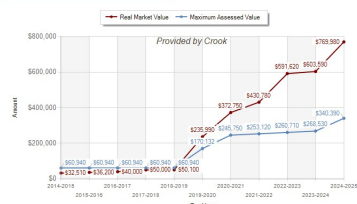
As you can see from the Crook County assessor, my property value and taxes have been going up alot, especially after I invested \$150,000 in a new shop. I have called a real estate professional to try and get an accurate valuation of my home, so we can calculate an accurate loss due to the rock pit.

Mailing Name: CARTER ROBBY D & BRENDA L  
Map and Parcel: 1818-1209-00901-18800  
Account: 18800  
Site Address: 6404 SE RIVERDANCE RD, PRINEVILLE OR 97754  
Tax Status: Taxable

#### Value History

Real Market Values are as of January 1 of each year. Tax Year is July 1st to June 30th of each year.

|                                | 2014 - 2015 | 2015 - 2016 | 2016 - 2017 | 2017 - 2018 | 2018 - 2019 | 2019 - 2020 | 2020 - 2021 | 2021 - 2022 | 2022 - 2023 | 2023 - 2024 | 2024 - 2025 |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Real Market Value - Land       | \$32,510    | \$36,200    | \$40,000    | \$50,000    | \$50,100    | \$70,000    | \$87,200    | \$96,680    | \$143,920   | \$143,920   | \$143,920   |
| Real Market Value - Structures | \$0         | \$0         | \$0         | \$0         | \$0         | \$155,990   | \$235,550   | \$334,100   | \$447,750   | \$458,870   | \$526,390   |
| Total Real Market Value        | \$32,510    | \$36,200    | \$40,000    | \$50,000    | \$50,100    | \$225,990   | \$312,750   | \$430,780   | \$591,670   | \$602,790   | \$670,310   |
| Minimum Assessed Value         | \$60,940    | \$60,940    | \$60,940    | \$60,940    | \$60,940    | \$170,132   | \$245,750   | \$253,120   | \$260,710   | \$268,530   | \$340,390   |
| Total Assessed Value           | \$32,510    | \$36,200    | \$40,000    | \$50,000    | \$50,100    | \$170,132   | \$245,750   | \$253,120   | \$260,710   | \$268,530   | \$340,390   |
| Minimum Exemption              | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$28,886    | \$30,646    |



According to crook county public tax records, the real market value of the affected properties in the 1500 foot area is in the millions, approx \$7.9 million. If we were all to lose 30% of our property values due to the mining operation, that would be approx \$2.37 million, which shows there is a substantial dollar value that the neighbors could incur due to this expansion.

Rob Carter  
6404 SE Riverdance rd  
Prineville OR 97754

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