



INVOICE

INVOICE NUMBER	
15569	
DATE	
06/02/2015	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
Main File # on form:	15569
Other File # on form:	CityofOC
Federal Tax ID:	
Employer ID:	

T0:

City of Oregon City, Public Works Department
PO Box 3040
Oregon City, OR 97045

Telephone Number: (503) 496-1545 Fax Number:
Alternate Number: E-Mail: jmlewis@orccity.org

Thank you for your business

DESCRIPTION

Lender: City of Oregon City, Public Works Department Client: City of Oregon City, Public Works Department
Purchaser/Borrower: City of Oregon City, Public Works Department
Property Address: 306 S Center St
City: Oregon City
County: Clackamas State: OR Zip: 97045-2937
Legal Description: Pt Lts 7 & 8, Block 86, Oregon City 2

FEES

AMOUNT

Full Appraisal - 1004 (Old) Form (Private Party)	500.00
Remit to;	
River City Real Estate Appraisal Svcs. Po Box 160 Oregon City, OR 97045-0160	
503-781-5192	
Thank you for your business.	
SUBTOTAL	500.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0
Single family homes, 2-4 family homes, condominiums, 2-4 family investment properties			
TOTAL DUE			\$ 500.00



Appraisal of Real Property

LOCATED AT:

306 S Center St
Pt Lts 7 & 8, Block 86, Oregon City 2
Oregon City, OR 97045-2937

FOR:

City of Oregon City, Public Works Department
PO Box 3040
Oregon City, OR 97045

AS OF:

05/15/2015

BY:

Paul A. Schwietert
River City Real Estate Appraisal Svcs.
PO Box 160 Oregon City, OR. 97045-0160
www.rivercityappraisal.com

Portland / Vancouver / Salem / Eugene / Coastal Beach Markets
*****Oregon & Washington State*****

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm. A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Appraisal Report
Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

CityofOC

File No. 15569

SUBJECT	Property Address		306 S Center St			City Oregon City			State OR		Zip Code 97045-2937																
	Legal Description		Pt Lts 7 & 8, Block 86, Oregon City 2						County Clackamas																		
	Assessor's Parcel No.		00577370		Tax Year 2014/15		R.E. Taxes \$ 4,423.15		Special Assessments \$ None Known																		
	Borrower		City of Oregon City, Public Works Dep			Current Owner Blackwell, Martin & Latch, Paula		Occupant:		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant																	
	Property rights appraised		<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type		<input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only)		HOA \$ 0 /Mo.																		
	Neighborhood or Project Name		Oregon City (Plat)			Map Reference T02S R02E S31		Census Tract 0225.00																			
	Sale Price \$		N/A		Date of Sale N/A		Description and \$ amount of loan charges/concessions to be paid by seller N/A																				
	Lender/Client		City of Oregon City, Public Works Departmr			Address PO Box 3040, Oregon City, OR 97045																					
	Appraiser		Paul A. Schwietert			Address Po Box 160, Oregon City, OR 97045-0160																					
	NEIGHBORHOOD	Location		<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy		Single family housing		Present land use %		Land use change															
Built up		<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner		PRICE \$ (000) 50 Low 1		One family 93		<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely																	
Growth rate		<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Tenant		595 High 165		2-4 family 1		<input type="checkbox"/> In process																	
Property values		<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		Predominant		Multi-family 4		To: _____																	
Demand/supply		<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		<input type="checkbox"/> Vac.(over 5%)		298 80		Commercial																			
Marketing time		<input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.						Vacant 2																			
Note: Race and the racial composition of the neighborhood are not appraisal factors.																											
Neighborhood boundaries and characteristics: <u>Refer to attached addendum.</u>																											
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): <u>Refer to attached addendum.</u>																											
PUD	Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No																										
	Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____																										
	Describe common elements and recreational facilities: _____																										
SITE	Dimensions <u>Refer to plat map of record.</u>								Topography <u>Mostly sloping back to front.</u>																		
	Site area <u>9,005 sf</u> Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								Size <u>Typical for this market area</u>																		
	Specific zoning classification and description <u>R-6, Single Family Residential</u>								Shape <u>Irregular</u>																		
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning								Drainage <u>Appears adequate.</u>																		
	Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)								View <u>B;Terri;River;</u>																		
	Utilities		Public		Other		Off-site Improvements		Type		Public		Private														
	Electricity		<input checked="" type="checkbox"/>				Street		<u>Asphalt</u>		<input checked="" type="checkbox"/>		<input type="checkbox"/>														
	Gas		<input checked="" type="checkbox"/>				Curb/gutter		<u>None</u>		<input type="checkbox"/>		<input type="checkbox"/>														
	Water		<input checked="" type="checkbox"/>				Sidewalk		<u>None</u>		<input type="checkbox"/>		<input type="checkbox"/>														
	Sanitary sewer		<input checked="" type="checkbox"/>				Street lights		<u>None</u>		<input type="checkbox"/>		<input type="checkbox"/>														
Storm sewer		<input checked="" type="checkbox"/>				Alley		<u>None</u>		<input type="checkbox"/>		<input type="checkbox"/>															
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): <u>None known.</u>																											
DESCRIPTION OF IMPROVEMENTS	GENERAL DESCRIPTION				EXTERIOR DESCRIPTION				FOUNDATION				BASEMENT				INSULATION										
	No. of Units <u>1</u>				Foundation <u>Poured Concrete</u>				Slab <u>None</u>				Area Sq. Ft. <u>1,443</u>				Roof <input type="checkbox"/>										
	No. of Stories <u>1.1</u>				Exterior Walls <u>ComposLap,Brk</u>				Crawl Space <u>None</u>				% Finished <u>90%</u>				Ceiling <input type="checkbox"/>										
	Type (Det./Att.) <u>Detached</u>				Roof Surface <u>Composition Tak</u>				Basement <u>100%</u>				Ceiling <u>Fin. Drywall</u>				Walls <input type="checkbox"/>										
	Design (Style) <u>Contemp.</u>				Gutters & Dwnspts. <u>Aluminum</u>				Sump Pump <u>None Known</u>				Walls <u>Fin. Drywall</u>				Floor <input type="checkbox"/>										
	Existing/Proposed <u>Existing</u>				Window Type <u>Vinyl Slider</u>				Dampness <u>None Known</u>				Floor <u>Cpt,Pntd Con</u>				None <input type="checkbox"/>										
	Age (Yrs.) <u>21</u>				Storm/Screens <u>Yes</u>				Settlement <u>None Known</u>				Outside Entry <u>Yes@W Side</u>				Unknown <input checked="" type="checkbox"/>										
	Effective Age (Yrs.) <u>15</u>				Manufactured House <u>No</u>				Infestation <u>None Known</u>																		
	ROOMS		Foyer		Living		Dining		Kitchen		Den		Family Rm.		Rec. Rm.		Bedrooms		# Baths		Laundry		Other		Area Sq. Ft.		
	Basement												<u>1</u>		<u>1</u>				<u>1.0</u>				<u>Fin Stg R</u>		<u>1,443</u>		
Level 1		<u>X</u>		<u>1</u>		<u>1</u>		<u>1</u>								<u>1</u>		<u>1.1</u>		<u>X</u>		<u>Eat Area</u>		<u>1,476</u>			
Level 2																<u>2</u>		<u>1.0</u>						<u>462</u>			
Finished area <u>above</u> grade contains: <u>6 Rooms;</u> <u>3 Bedroom(s);</u> <u>2.1 Bath(s);</u> <u>1,938</u> Square Feet of Gross Living Area																											
INTERIOR				Materials/Condition				HEATING				KITCHEN EQUIP.				ATTIC				AMENITIES				CAR STORAGE: <u>2</u>			
Floors				<u>Lami Gd, Carpet Av-</u>				Type <u>Fwa</u>				Refrigerator <input type="checkbox"/> None <input type="checkbox"/>				Fireplace(s) # <u>1</u> <input checked="" type="checkbox"/>				None <input type="checkbox"/>							
Walls				<u>Painted D-WI Av</u>				Fuel <u>Gas</u>				Range/Oven <input checked="" type="checkbox"/>				Stairs <input type="checkbox"/>				Patio <u>Concrete</u> <input checked="" type="checkbox"/>				Garage <input type="checkbox"/> # of cars			
Trim/Finish				<u>Wood Av</u>				Condition <u>Avg</u>				Disposal <input checked="" type="checkbox"/>				Drop Stair <input type="checkbox"/>				Deck <u>Wood</u> <input checked="" type="checkbox"/>				Attached <u>2-Car</u>			
Bath Floor				<u>Laminate Gd</u>				COOLING				Dishwasher <input checked="" type="checkbox"/>				Scuttle <input checked="" type="checkbox"/>				Porch <u>Covered</u> <input checked="" type="checkbox"/>				Detached			
Bath Wainscot				<u>Fiberglass, Tile Gd</u>				Central <u>Yes</u>				Fan/Hood <input checked="" type="checkbox"/>				Floor <input type="checkbox"/>				Fence <u>Wire Util/Part</u> <input checked="" type="checkbox"/>				Built-In			
Doors				<u>Metal Insul, Wood Gd</u>				Other <u>None</u>				Microwave <input checked="" type="checkbox"/>				Heated <input type="checkbox"/>				Pool <u>None</u> <input type="checkbox"/>				Carport			
								Condition <u>Avg</u>				Washer/Dryer <input type="checkbox"/>				Finished <input type="checkbox"/>				Storage Shed <input checked="" type="checkbox"/>				Driveway <u>2-Car</u>			
COMMENTS	Additional features (special energy efficient items, etc.): <u>Refer to attached addendum.</u>																										
	Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: <u>Good quality,</u>																										
	1990's contemp design w/3 bedrooms, 3.1 bathrooms, 2-att gar, living rm w/ceiling vaults & gas fpl, Mbr/Mba at main lvl, upper lvl open to below, lrg fin bsmt w/Fr, Rec Rm with wet bar, 3/4 bath, hobby rm w/sink & fin stg rm. The home appeared very well maintained & found in good condition at the time of the inspection. No visibally evident repairs were noted. Note; The appraiser is not a professional home inspector.																										
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: <u>None known.</u>																											

CityofOC

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 15569

COST APPROACH

ESTIMATED SITE VALUE = \$ 65,000

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:
Dwelling 1,938 Sq. Ft. @ \$ 126.00 = \$ 244,188
1,443 Sq. Ft. @ \$ 85.00 = 122,655
=
Garage/Carport 574 Sq. Ft. @ \$ 55.00 = 31,570
Total Estimated Cost New = \$ 398,413
Less Physical Functional External
Depreciation 99,603 = \$ 99,603
Depreciated Value of Improvements = \$ 298,810
"As-is" Value of Site Improvements = \$ 40,000
INDICATED VALUE BY COST APPROACH = \$ 403,810

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): No functional or economic obsolescence was noted. The cost figures were taken from www.building-cost.net (2014 National Building Cost Manual) and regionally adjusted to reflect cost variances. Physical depreciation is calculated using the effective age/economic life method.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
306 S Center St		16563 Oaktree Ter	125 Deerbrook Dr	16357 Oak Valley Dr
Address Oregon City, OR 97045		Oregon City, OR 97045	Oregon City, OR 97045	Oregon City, OR 97045
Proximity to Subject		2.39 miles NE	0.89 miles SW	2.47 miles NE
Sales Price	\$ N/A	\$ 409,999	\$ 425,000	\$ 510,000
Price/Gross Living Area	\$ 198.07	\$ 175.98	\$ 190.80	
Data and/or Verification Source	RMLS, Cnty Rclds Interior Inspection	RMLS #14005860 County Records / 36 DOM	RMLS #14503942 County Records / 62 DOM	RMLS #15256182 County Records / 44 DOM
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
Sales or Financing Concessions		ArmLth Conv;0	ArmLth VA;0	ArmLth Conv;0
Date of Sale/Time		s10/14;c09/14 +22,100	s10/14;c09/14 +22,600	s04/15;c03/15
Location	N;Res;In-Fill Lot	N;Res;PlattedSubd -20,000	N;Res;PlattedSubd -20,000	N;Res;PlattedSubd -20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	9,005 sf	10,001 sf -1,000	12,415 sf -3,400	10,048 sf -1,000
View	B;Terri;River;	B;Territorial; 0	B;Territorial; 0	B;Territorial; 0
Design and Appeal	Contemp, Avg	DayRanch, Avg 0	Contemp, Avg	Traditional, Avg 0
Quality of Construction	Good	Good	Good	Good
Age	21	11 0	22 0	10 0
Condition	Good	Good+ -30,000	Good	Good+ -30,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths 0	Total Bdrms Baths 0
Room Count	6 3 2.1	6 3 2.0 +6,000	8 4 2.1 0	8 3 2.1 0
Gross Living Area	1,938 Sq. Ft.	2,070 Sq. Ft. -5,300	2,415 Sq. Ft. -19,100	2,673 Sq. Ft. -29,400
Basement & Finished Rooms Below Grade	1443sf1299sfin 1rr0br1.0ba1o	794sf794sfin 1rr1br1.0ba1o 0	0 sf +14,400 +20,000	1208sf1208sfin 1rr2br1.0ba0o +2,400 0
Functional Utility	Good	Good	Good	Good
Heating/Cooling	Fwa/Gas/C. Ac	Fwa/Gas/C. Ac	Fwa/Gas/No Ac +1,000	Fwa/Gas/C. Ac
Energy Efficient Items	Vinyl Thermos	Vinyl Thermos	Vinyl Thermos	Vinyl Thermos
Garage/Carport	2-Car Att Garage	3-Car Att Garage -5,000	3-Car Att Garage -5,000	3-Car Att Garage -5,000
Porch, Patio, Deck, Fireplace(s), etc.	Porch,Pto,Decks 1-Fireplace	Porch,Pto,Deck 1-Fireplace 0	Porch, Deck 1-Fireplace 0	Porch,Pto,Deck 1-Fireplace 0
Fence, Pool, etc.	Storage Shed	B/I Vac System -3,000	Hot Tub 0	Water Feature 0
Net Adj. (total)		+ - \$ -29,700	+ - \$ 10,500	+ - \$ -83,000
Adjusted Sales Price of Comparable		Net 7.2 % Gross 24.1 % \$ 380,299	Net 2.5 % Gross 24.8 % \$ 435,500	Net 16.3 % Gross 17.2 % \$ 427,000

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Refer to attached addendum.

RECONCILIATION

ITEMSUBJECTCOMPARABLE NO. 1COMPARABLE NO. 2COMPARABLE NO. 3

Date, Price and Data Source, for prior sales within year of appraisalNone in 3 Years N/A County Rclds / MLNone in one Year N/A County Rclds / MLSNone in one Year N/A County Rclds / MLSNone in one Year N/A County Rclds / MLS

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:
The subject home is listed as "Active" @ \$410,000 with 71 DOM and originally listed 03/04/2015 with no price changes. No additional listings of the subject home within one year were found.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 415,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.
Conditions of Appraisal: The subject home was appraised in "as-is" condition and assumes no hidden structural and mechanical defects.

Final Reconciliation: The sales comparison approach was utilized for the final estimate of value as it more nearly reflects the decisions of the buyers and sellers. The cost approach lent support. The income approach examined/not considered due to lack of non-owner occupied homes in the area.
The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 05/15/2015
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 415,000

APPRaiser: Signature Name Paul A. Schwieten Date Report Signed 06/02/2015 State Certification # L000735 State OR Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name Date Report Signed State Certification # State OR Or State License #
☐ Did ☐ Did Not Inspect Property

Freddie Mac Form 70 6/93

PAGE 2 OF 2

Fannie Mae Form 1004 6-93

Form UA2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER’S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

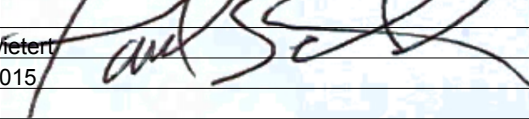
SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:

306 S Center St, Oregon City, OR 97045-2937

APPRAISER:

Signature: 

Name: Paul A. Schwietert

Date Signed: 06/02/2015

State Certification #:

or State License #: L000735

State: OR

Expiration Date of Certification or License: 11/30/2015

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

☐ Did

☐ Did Not Inspect Property

Listing of Subject Home

Borrower	City of Oregon City, Public Works Department					
Property Address	306 S Center St					
City	Oregon City	County	Clackamas	State	OR	Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department					



Presented By: Paul Schwietert

Client Full

River City RE Appraisal Svcs

Phone: 503-781-5192 E-mail: paul@rivercityappraisal.com

RESIDENTIAL Status: ACT 5/15/2015 12:53:04 PM

ML#: 15503151 Area: 146 List Price: \$410,000

Addr: 306 S CENTER ST Unit#:

City: Oregon City Zip: 97045 Condo Loc:

Map Coord: 717/B/1 Zoning: R6

County: Clackamas Tax ID: 00577370

Elem: Candy Lane Middle: Gardiner

High: Oregon City PropType: DETACHD

Nhood/Bldg: Near Downtown Oregon City CC&Rs: N

Legal: 2 OREGON CITY PT LTS 7&8 BLK 86

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 7K-9,999SF # Acres: 0.21 Lot Dimensions: Irregular

Waterfront: View: CITY, VALLEY Lot Desc: CORNER, SLOPED, WOODED

Body Water: Seller Disc: DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 989 SFSrc: Tax Record #Bdrms: 4 #Bth: 3/1 #Lvl: 3 Year Blt: 1994 / RESALE 55+ w/Affidavit Y/N: N

Main SQFT: 989 TotUp/Mn: 1978 Style: CONTEMP Green / Yr / Obtained:

Lower SQFT: 1466 Parking: DRIVEWAY #Garage: 2/ATTACHD Home Wmnty: N#Fireplaces: 1/GAS

Ttl SQFT: 3444 Addl. SQFT: Roof: Exterior: BRICK, FIBRCM Bsmt/Fnd: CONCRET, FULLBAS

REMARKS

XSt/Dir: Corner of S Center St and John Adams St.

Public: Stunning river views await you at this spacious and well-maintained custom home. Four bedrooms, three and a half baths spread across three levels. Large kitchen with eating bar and ample storage. Expansive family room/home theatre, bonus room with wet bar, indoor greenhouse house and much more. Privately tucked away and only a short commute to Downtown PDX. Call today to schedule your own private showing!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 17 X 20 / VAULTED, FIREPL Mstr Bd: M/ 14 X 14 / BALCONY, JET-TUB, SUITE Bths - Full/Part

Kitchen: M/ 15 X 22 / EAT-BAR, PANTRY 2nd Bd: U/ 13 X 15 / STORAGE Upper Lvl: 1/0

Dining: M/ 10 X 20 / 3rd Bed: U/ 11 X 12 / Main Lvl: 1/1

Family: L/ 20 X 26/ DAYLITE DEN/OFF: L/ 16 X 36 / WET-BAR Lower Lvl: 1/0

Total Bth: 3/1

FEATURES AND UTILITIES

Kitchen: PANTRY, GASAPPL, BI-MICO, DISHWAS, DISPOS, BI-OVEN, BI-GRILL, PLB-ICE, BTL-PAN

Interior: OWSECUR, GAR-OPN, CEILFAN, SOAKTUB, HISPEED, LAUNDRY

Exterior: SPRNKLR, PAVEDRD, YARD, PORCH, COVPATI, DECK, OUTBULD

Accessibility: PARKING

Energy Eff: Cool: CENTAIR Heat: FOR-AIR

Water: PUBLIC Sewer: PUBLIC Hot Water: GAS Fuel: GAS

FINANCIAL

PTax/Yr: \$4,423.15 Rent, If Rented: Short Sale: N Bank Owned/REO: N

HOA: N Dues: Other Dues:

HOA Incl:

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.

SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Supplemental Addendum					File No. 15569		
Borrower	City of Oregon City, Public Works Department						
Property Address	306 S Center St						
City	Oregon City	County	Clackamas	State	OR	Zip Code	97045-2937
Lender/Client	City of Oregon City, Public Works Department						

• **NEIGHBORHOOD BOUNDARIES AND CHARACTERISTICS:**

The subject home is located within walking distance to the newly revitalized (long term downtown plan well underway) downtown business and shopping area along the Willamette River and in Clackamas county. The subject neighborhood boundaries appear to be the city limits and close in surrounding neighborhoods. The subject neighborhood was primarily built-up prior to the 1940's and consists of a variety of architectural designs. The subject home conforms to the surrounding neighborhood environment.

•**NEIGHBORHOOD FACTORS THAT AFFECT MARKETABILITY:**

There were no apparent adverse factors which should affect the marketability of the subject property noted at the time of the inspection. The maintenance of structures and landscaping in the neighborhood conforms well with the subject property. Currently no known negative external influences are affecting the marketability of the neighborhood properties allowing them to compete with surrounding neighborhoods.

•**SITE COMMENTS:**

There were no apparent adverse easements, encroachments, or slide areas noted at the time of the inspection that would have an adverse affect on property values. The subject site is 0.21 acres or 9,005 sf +/-, mostly wooded, sloping from back to front and has a city lights, territorial and (pocket) Willamette River view. The subject site backs Waterboard Park and is around the corner from a city facility equipment, storage yard and shop(s) area. The subject site is serviced via typical public utilities including public water, sewer, gas and electrical. The street in front of the subject home is narrow and has no sidewalks or curbs. At the time of the inspection, drainage at the site appeared to be adequate. The property zoning, configuration, location and adjoining land uses indicate it's present use as the highest and best use for the site.

•**ADDITIONAL DWELLING & ON-SITE FEATURES:**

The subject home is a 1990's, three level, contemporary design with a large, finished, walkout basement and a two car attached garage. The exterior of the home is finished with brick fascia along the front, composite lap siding, vinyl thermopane windows and a composition tab roof surface. Exterior features found at the home site includes a covered front entry porch, a deck off the rear of the home, a small enclosed deck off the main level, a covered (entry) porch/patio off the basement level and a small detached storage shed off the driveway side of the home.

•**SALES COMPARISON COMMENTS:**

Sales selected were from the same, or similar and competing neighborhoods and were considered the most recent and best comparables of those researched. Adjustments where necessary were taken from averages obtained from recent residential multiple listing service data. All sales were closed unless otherwise noted on the sales comparison grid.

I have no current or prospective interest in the subject property or the parties

Supplemental Addendum					File No. 15569	
Borrower	City of Oregon City, Public Works Department					
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Lender/Client	City of Oregon City, Public Works Department					

involved; and no services were performed by the appraiser within the three year period immediately preceding this assignment, as an appraiser or in any capacity. The appraiser has prepared this appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any violation of those requirements.

By accepting and completing this assignment, the appraiser is certifying to the client that he is competent with the specific property type and geographic location of the subject property.

The subject home is listed as "Active" @ \$410,000 with 71 DOM and originally listed 03/04/2015 with no price changes. No additional listings of the subject home within one year were found. Records indicate that no sale of the subject property has been recorded in the prior three years. Archived multiple listing records data indicates that no additional listings of the subject home within the last one year were found.

Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value of the effective date of the appraisal. This is a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Subject market exposure time is estimated at 10 to 100 days. Average marketing time of the subject in this neighborhood is estimated at 55 days or 1.83 months per MLS statistics.

The appreciation rate of +8.12% was derived from the current average sales price of \$298,075 compared to the average sales price from 05-15-2013 to 05-15-2014 of \$273,883. The marketing time has decreased by 17% from 66 DOM to present day at 55 DOM. Recent market data reflects steady appreciation for the last two years since 2013 following a five year substantial decline in property values within this market area preceded by a high point in the market around late 2007 to early 2008.

The cost approach was considered but not relied upon due to the low reliability as a value indicator in this market and the sufficient number of recently sold, comparable sales within the subject's immediate market area. The income approach was considered but not developed as most single family homes in this market area are owner occupied and not used as rentals, ie; lack of income stream.

Some of the comparable sales and listings may be farther away from the subject home than the typical one to two mile benchmark or suburban homes but are well within the same market area that potential buyers would be searching for a home similar to the subject's.

Comparable sales were used that were beyond the four month closed date typically used in this market area due to a lack of similiarly comparable sales available. If warranted, time adjustments were made to equalize the appreciation or depreciation in the market from the contract date of the comparable (not the closed date) and the effective date (inspection date). Note time adjustments below;

Supplemental Addendum

File No. 15569

Borrower	City of Oregon City, Public Works Department				
Property Address	306 S Center St				
City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				

Comparable #1
(+5.39%) Avg Sales Price 09/07/2014 (contract date) @ \$282,008 vs Avg Sales Price 05/15/2015 (inspection date and effective date) @ \$298,075.
Comparable #2
(+5.31%) Avg Sales Price 09/11/2014 (contract date) @ \$282,592 vs Avg Sales Price 05/15/2015 (inspection date and effective date) @ \$298,075.

No comparable sales that have closed within the last one year were found that also were located on an "in-fill" lot similar to the subject home and equalized at the location line of the sales comparison grid. All three comparable sales used were located within platted subdivisions that have positive attributes and ammenities typical with this type of project; all the homes are built in the same era, sidewalks, street lights, street landscaping and similar era and conforming homes. SC2 is located in Deerbrook View Estates, also has a river view and is located the closest to the subject home. SC1 and SC3 both have good territorial views and are located off Holcomb Blvd in the Holcomb Ridge subdivision. Although SC1 appears to have a two car garage, it is actually a three car garage as one car stall is tandem per the listing comments. SC1 and SC3 were estimated to be superior in condition to the subject home and were equalized at the condition line of the sales comparison grid.

Comparables Summary & Estimated Indicated Value

	<u>Sale Price</u>	<u>Grs Adj %</u>	<u>Ind Value</u>	<u>Weight</u>
Comp #1:	409,999	24.12	380,299	31.77
Comp #2:	425,000	24.82	435,500	31.24
Comp #3:	510,000	17.22	427,000	36.99

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. A lower adjustment indicates a better comp, and vice versa. The ratio of gross dollar adjustment to sale price for each of the comps is used to calculate the weight each comp should have in a weighted average calculation. This weighted average is used as the indicated value of the subject. As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

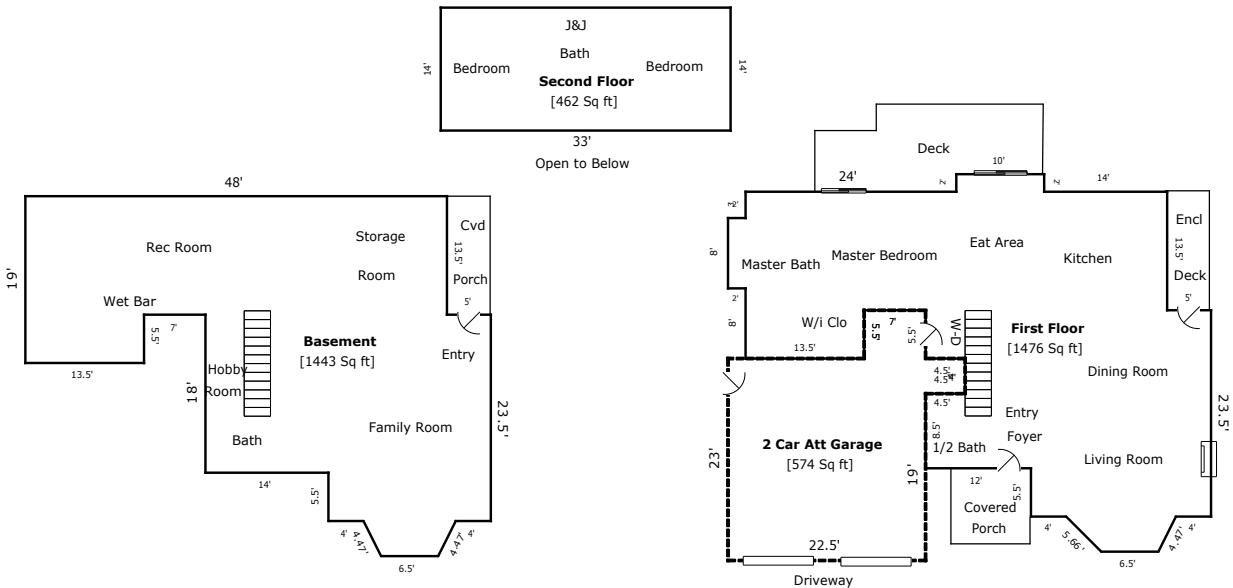
•VALUE RANGE AND FINAL ESTIMATE TO VALUE:

The value range was from a low of \$380,299 to a high of \$435,500. All sales were utilized and considered in the final opinion of market value of \$415,000.

This appraisal was ordered by a non-lender client for the purpose of a possible cash purchase. The appraisal was not prepared for, or to be used by, or for, home owners insurance or home mortgage loan or equity line purposes.

Building Sketch (Page - 1)

Borrower	City of Oregon City, Public Works Department					
Property Address	306 S Center St					
City	Oregon City	County	Clackamas	State	OR	Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department					



Building Sketch (Page - 2)

Borrower	City of Oregon City, Public Works Department				
Property Address	306 S Center St				
City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details		
First Floor	1476 Sq ft	8 × 2	=	16
		10 × 2	=	20
		0.5 × 2 × 4	=	4
		0.5 × 4 × 4	=	8
		6.5 × 4	=	26
		48 × 13.5	=	648
		13.5 × 5.5	=	74.25
		32.5 × 5.5	=	178.75
		28 × 4	=	112
		32.5 × 8.5	=	276.25
		20.5 × 5.5	=	112.75
Second Floor	462 Sq ft	33 × 14	=	462
Total Living Area (Rounded):		1938 Sq ft		
Non-living Area				
2 Car Att Garage	574 Sq ft	4 × 4.5	=	18
		22.5 × 23	=	517.5
		5.5 × 7	=	38.5
Basement	1443 Sq ft	0.5 × 2 × 4	=	4
		0.5 × 4 × 2	=	4
		6.5 × 4	=	26
		48 × 13.5	=	648
		13.5 × 5.5	=	74.25
		18 × 32.5	=	585
		5.5 × 18.5	=	101.75

Subject Photo Page

Borrower	City of Oregon City, Public Works Department				
Property Address	306 S Center St				
City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				



Subject Front

306 S Center St
Sales Price N/A
G.L.A. 1,938
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.1
Location N;Res;In-Fill Lot
View B;Terri;River;
Site 9,005 sf
Quality Good
Age 21



Subject Rear



Subject Street

Add'l Subject Photos

Borrower	City of Oregon City, Public Works Department				
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City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				



Front



Front, Side



Front



Front



Side



Side



Side



Side Entry to Daylight Bsmt



Rear



Rear



Rear



Rear



Rear



Storage Shed



View

Interior Photos

Borrower	City of Oregon City, Public Works Department				
Property Address	306 S Center St				
City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				



Entry @ Living Room



Living Room



LR, DR, Stairs to Upper Level



Half Bathroom



Kitchen



Kitchen



Kitchen



Eat Area off Kitchen



Master Bedroom



Master Bathroom



Master Bathroom



Laundry & Garage Access



Entry & LR from Upper Level



Bedroom @ Upper Level



Jack & Jill Bathroom @ Upper

Interior Photos

Borrower	City of Oregon City, Public Works Department					
Property Address	306 S Center St					
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Lender/Client	City of Oregon City, Public Works Department					



Bedroom @ Upper Level



Outside Entry @ Bsmt FR



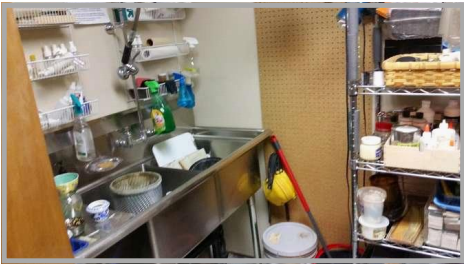
Family Room



Family Room



Bathroom



Hobby Sink/Rm off Bathroom



Rec Room



Wet Bar in Rec Room



3/4 Fin Stg Rm off Rec Rm



Comparable Photo Page

Borrower	City of Oregon City, Public Works Department					
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City	Oregon City	County	Clackamas	State	OR	Zip Code 97045-2937
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Comparable 1

16563 Oaktree Ter
Proximity 2.39 miles NE
Sale Price 409,999
GLA 2,070
Total Rooms 6
Total Bedrms 3
Total Bathrms 2.0
Location N;Res;PlattedSubd
View B;Territorial;
Site 10,001 sf
Quality Good
Age 11



Comparable 2

125 Deerbrook Dr
Proximity 0.89 miles SW
Sale Price 425,000
GLA 2,415
Total Rooms 8
Total Bedrms 4
Total Bathrms 2.1
Location N;Res;PlattedSubd
View B;Territorial;
Site 12,415 sf
Quality Good
Age 22



Comparable 3

16357 Oak Valley Dr
Proximity 2.47 miles NE
Sale Price 510,000
GLA 2,673
Total Rooms 8
Total Bedrms 3
Total Bathrms 2.1
Location N;Res;PlattedSubd
View B;Territorial;
Site 10,048 sf
Quality Good
Age 10

Location Map

Borrower	City of Oregon City, Public Works Department				
Property Address	306 S Center St				
City	Oregon City	County	Clackamas	State	OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department				



County Records - Page 1

Borrower	City of Oregon City, Public Works Department			
Property Address	306 S Center St			
City	Oregon City	County	Clackamas	State OR Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department			

Presented by: Paul Schwietert

River City RE Appraisal Svcs

5/15/2015 12:51:11 PM

CLACKAMAS COUNTY, OR

Tax ID: 00577370

Prop Addr: 306 S CENTER ST

City/State/Zip: OREGON CITY OR 97045-2937

Latest Listing ID: 15503151

County: Clackamas

Carrier Rt: C009

OWNER INFORMATION

Owner Name: BLACKWELL MARTIN & LATCH PAULA

Owner Addr: 306 S CENTER ST

City/State/Zip: OREGON CITY OR 97045-2937

Phone:

Carrier Rt: C009

LAND INFORMATION

Lot SqFt: 9005

Acreage: 0.21

BUILDING INFORMATION

Year Built: 1994

Stories: 1

of Bldgs: 1

Bldg Code: SINGLE FAMILY

Fireplace: 1

Heat Method: HEAT PUMP

Bedrooms: 4

Bathrooms: 2.1

Living SF: 1978

Bldg SF Ind: LIVING

Bsmnt SF: 1466

Mobile Home:

Garage: 001

Parking SF: 506

Foundation: CONCRETE

Floor Cover:

Roof Cover: COMPOSITION

Exterior Finish: CLAPBOARD

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:	DEED OF TRUST	12/19/2000	\$236,900	000000083480
Prior:				

Title Co: PACIFIC NORTHWEST TITLE INS

Lender: AAPEX MTG

Loan Type: CONVENTIONAL

Vest Type:

Loan Amt: \$225,000

TAX INFORMATION

Tax Period: 14-15

Tax Year: 2014

Tax Amt: \$4,423.15

Market Land: \$81,097

Market Impv: \$184,710

Market Total: \$265,807

Assessed Total: \$246,068

LEGAL INFORMATION

Map Page: 717

Map Column: B

Map Row: 1

Nbrhd Code: 13041

School Dist: SCH ORE CITY

Map Code: 2S-2E-31-SW-NE

Township: 02S

Range: 02E

Section: 31

Qtr Section: SW

16th Section: NE

Census Tract: 225004012

Census Block: 86

Lot: 7

Zoning: R6

Tax Area Code: 062002

Tax Rate: 18.180

Prop Class: SINGLE FAMILY RESIDENCE / TOWNHOUSE


Land Use: SFR

Subdivision: OREGON CITY

Legal Desc: 2 OREGON CITY PT LTS 7&8 BLK 86

Appraisal Licenses - OR & WA States


Borrower	City of Oregon City, Public Works Department					
Property Address	306 S Center St					
City	Oregon City	County	Clackamas	State	OR	Zip Code 97045-2937
Lender/Client	City of Oregon City, Public Works Department					



Appraiser Certification and Licensure Board
State Licensed Appraiser
28 hours of continuing education required for renewal

License No.: **L000735**
Issue Date: **December 1, 2013**
Expiration Date: **November 30, 2015**

Paul A Schwietert
River City Real Estate Appraisal Services
PO Box 160
Oregon City, OR 97045


Gae Lynne Cooper, Interim Administrator


STATE OF WASHINGTON
DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION


THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A

STATE LICENSED REAL ESTATE APPRAISER

PAUL A SCHWIETERT
PO BOX 160
OREGON CITY OR 97045

Cert/Lic No.	Issued Date	Expiration Date
1600577	09/08/1998	11/25/2015


Pat Kohler, Director



PL-630-159 (R/6/13)