



Deed Records

Recording Date	7/3/2006
Document Type	Warranty Deed
Sales Price	\$460,000
Sales Price Code	Full amount stated on Document
Buyer Name	ASPEN RO LLC
Buyer ID	Company
Seller Name	SHARON SOCKERSON
Document #	2006-061053
Contract Date	6/29/2006

Property History

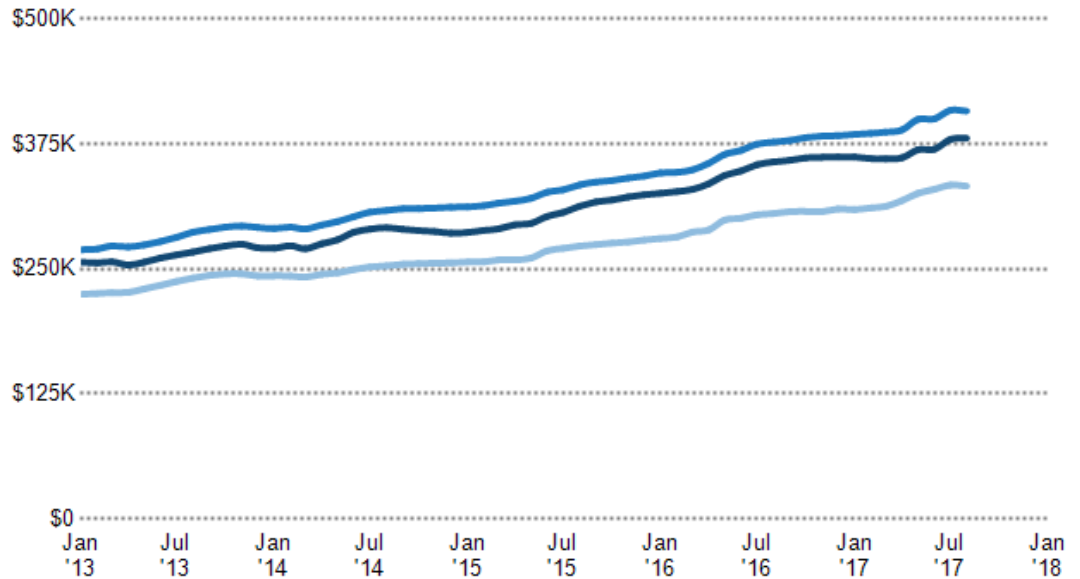
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

97045
Clackamas County
Oregon



Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/3/2006	\$460,000	\$257

Assessed Values

Date	Improvements	Land	Total	Tax
2016	—	—	\$172,051	\$3,113
2015	—	—	\$167,040	\$3,035
2014	—	—	\$162,175	\$2,948
2013	—	—	\$157,451	\$2,862
2012	—	—	\$152,865	—
2011	—	—	\$148,413	\$2,658
2009	—	—	\$139,893	—
2008	—	—	\$135,818	—
2007	—	—	\$122,562	—
2006	—	—	\$118,992	—
2005	—	—	\$115,526	—

Legal Description

Parcel Number:
32E05BA02700



Zoning:
—

Census Tract:
410050225.001038

Abbreviated Description:
LOT:11 BLK:2 SUBD:CT TOOZE
ADDITION TO OREGON CITY
SEC/TWN/RNG/MER:SEC 05 TWN 3S
RNG 2E 276 C T TOOZE ADD LT 11
BLK 2

City/Municipality/Township:
Oregon City, OR 97045

Properties Off Market

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
 <div>  OFF MARKET </div> <p>19090 Central Point Rd Oregon City, OR 97045</p>	1.34 Mi. SW	80 days	7/22/2016	\$569,900	\$287	1,988 sq ft	0.89 acres	4	2	1940	Worse ↓
			Sold Date	Sold Price							



RECENTLY SOLD

15163 S Lake Ridge Way
Oregon City, OR 97045

1.83 Mi. E 217 days 2/28/2017 \$1,349,000 \$235 5,739 sq ft 2 acres 4 4 2004 Worse ↓
Sold Date Sold Price



RECENTLY SOLD

15201 S Lake Ridge Way
Oregon City, OR 97045

1.85 Mi. E 228 days 2/8/2017 \$1,100,000 \$237 4,635 sq ft 2.21 acres 3 5 2004 Worse ↓
Sold Date Sold Price



RECENTLY SOLD

19155 Pease Rd
Oregon City, OR 97045

1.24 Mi. SW – 2/28/2017 \$520,000 \$341 1,527 sq ft 1.84 acres 3 2 1980 Worse ↓
Sold Date Sold Price



RECENTLY SOLD

225 Deerbrook Dr
Oregon City, OR 97045

1.74 Mi. W 54 days 6/13/2017 \$620,000 \$257 2,414 sq ft 1.32 acres 4 3 2002 Worse ↓
Sold Date Sold Price



RECENTLY SOLD

20020 S Athens Dr
Oregon City, OR 97045

3.82 Mi. E 233 days 5/5/2017 \$690,000 \$146 4,718 sq ft 1.01 acres 3 4 1999 Same →
Sold Date Sold Price



RECENTLY SOLD

14576 Maple Lane Rd
Oregon City, OR 97045

1.27 Mi. E 45 days 4/14/2017 \$420,000 \$249 1,685 sq ft 0.96 acres 4 2 1965 Same →
Sold Date Sold Price



RECENTLY SOLD

16089 S Holcomb Blvd
Oregon City, OR 97045

3.29 Mi. NE 72 days 8/2/2017 \$626,000 \$477 1,312 sq ft 46.73 acres 2 1 1951 Same →
Sold Date Sold Price



RECENTLY SOLD

16380 S Henrici Rd
Oregon City, OR 97045

3.78 Mi. SE 90 days 8/30/2017 \$459,900 \$295 1,557 sq ft 1.57 acres 3 2 1977 Same →
Sold Date Sold Price



RECENTLY SOLD

167 Warner Parrott Rd
Oregon City, OR 97045

1.43 Mi. W 38 days 8/28/2017 \$380,000 \$280 1,357 sq ft 0.41 acres 3 2 1985 Worse ↓
Sold Date Sold Price

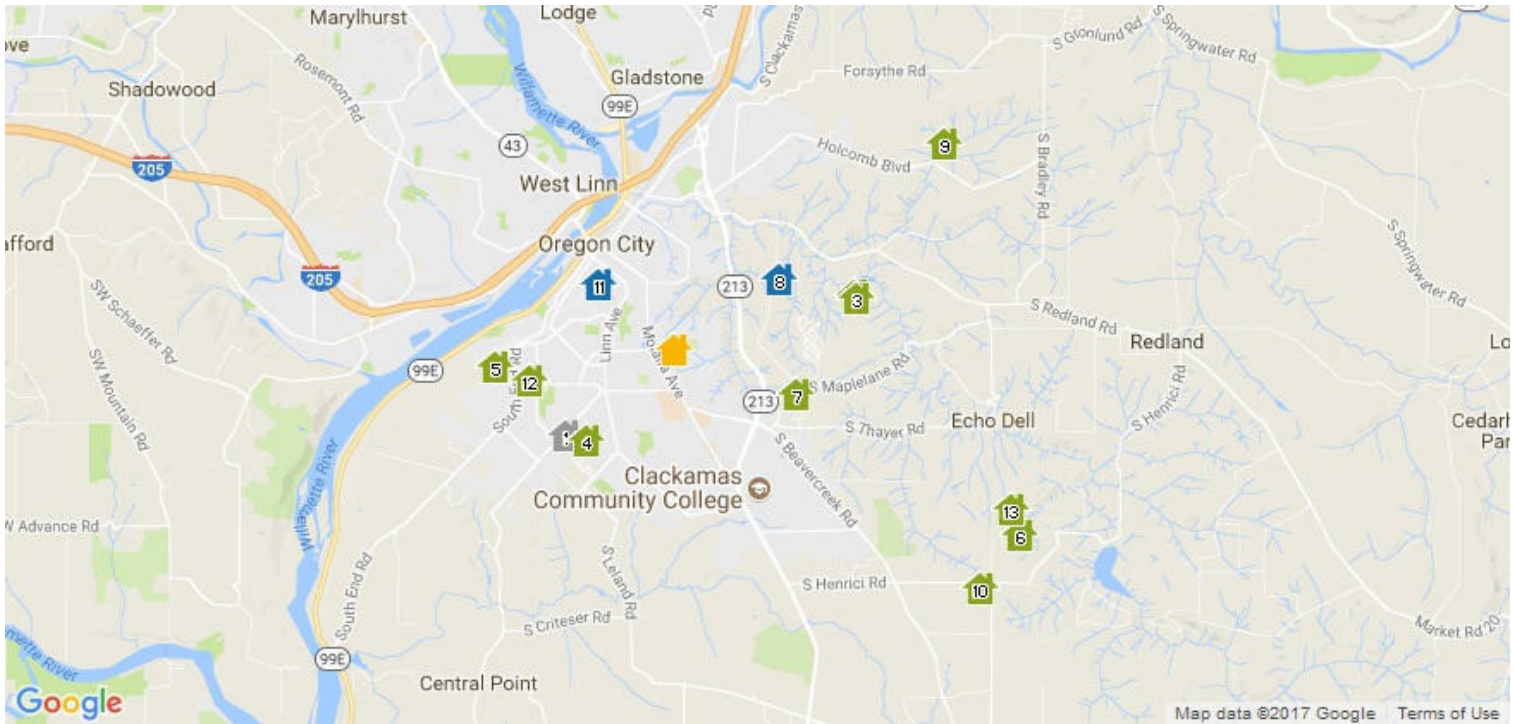


RECENTLY SOLD

16695 S Annette Dr
Oregon City, OR 97045

3.64 Mi. E 56 days 7/27/2017 \$405,000 \$284 1,427 sq ft 0.45 acres 3 2 1975 Worse ↓
Sold Date Sold Price

Comps and Adjustments



LEGEND: Subject Property Pending Active Distressed Recent Sale Off Market

This Property



OFF MARKET	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built
478 Hilda St Oregon City, OR 97045	—	—	—	—	\$204	1,792 sq ft	1 acre	3	1 1900

Listings

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
FOR SALE 17560 S Holly Ln Oregon City, OR 97045	1.23 Mi. NE	86 days	6/21/2017 List Date	\$625,000 List Price	\$160	3,917 sq ft	1 acre	5	4	1976 Same →
FOR SALE 111 Madison St Oregon City, OR 97045	.96 Mi. NW	16 days	8/30/2017 List Date	\$650,000 List Price	\$278	2,335 sq ft	0.29 acres	4	3	2015 Worse ↓

Recently Sold

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
---------	---------	-------------	------	--------	----------------------	----------	------	-------	-------	-----------------

Comparative Analysis

1 Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$486,075

Range: \$262,077 – \$855,024
(or \$271 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

+\$21,016

4 Adjusted Value

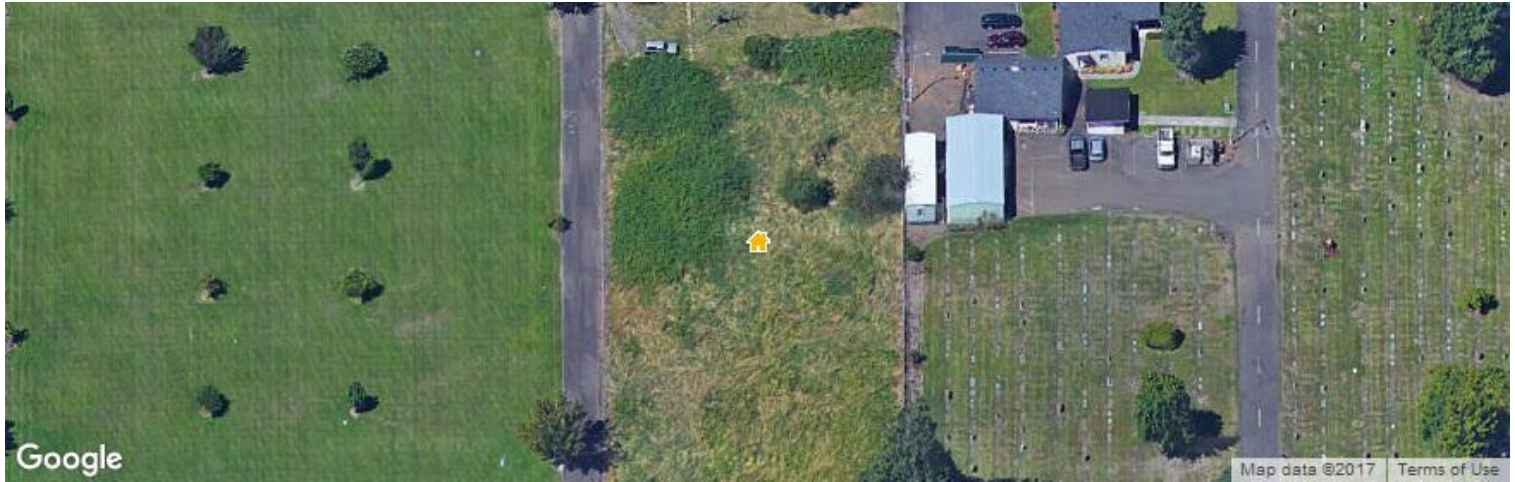
\$507,091

Range: \$262,077 – \$855,024
(or \$283 per sq. ft.)
Last Updated: 9/15/2017

Historical Photos



Extended Home Facts



Legend: 🏠 Subject Property

Exterior Details

Neighborhood Code 13061

Location Details

Walkability Score (out of 5) Overall: 2 | Amenity: 2 | Leisure: 2.4

Home Energy Consumption

Estimated monthly energy costs for this property and the state, calculated using home data and a physics-based model.

Energy Scores range from 0 to 100 and are an indicator of a property's energy efficiency and utility costs. A home with a high score should have reasonably low energy use compared to a home with a low score, which may not be as energy efficient as it could be. Please note that the actual condition of any particular home is not a factor in the estimate.

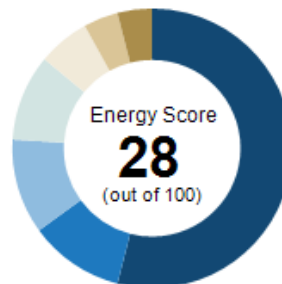
Data Source: Tendril HomeFit™

Update Frequency: Monthly

	This Property	Local Average
Average Monthly Cost	\$143	\$115
Energy Score	28 (out of 100)	41 (out of 100)

Monthly Breakdown

- 54% Heating
- 11% Water Heating
- 11% Lighting
- 10% Kitchen
- 6% Electronics
- 4% Laundry
- 4% Other



Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	—	—
Property Subtype	Single Family	—	—
Bedrooms	3	—	3
Total Baths	1	—	1
Full Baths	1	—	1
Partial Baths	—	—	—
Living Area (sq ft)	1,792	—	1,792
Lot Size	—	—	1 acre
Year Built	1900	—	—
Roofing	Composition Shingle	—	—
Heating	Floor/Wall	—	—
Foundation	Concrete	—	—
Exterior Walls	Other	—	—
Number of Stories	2	—	2

Homeowner Facts

Owner Name (Public)	Aspen Ro Llc
Mailing Address	Po Box 25430 Portland OR 97298-0430
Vesting	Company/Corporation

478 Hilda St, Oregon City, OR 97045



Legend: Subject Property

OFF MARKET

- * Sold Date: 7/3/2006
- * Public Record

Your Comp Analysis

\$507,091

Last Edited: 9/15/2017

\$283 Price per Sq. Ft.

Your Comp Analysis Range

\$262,077 – \$855,024

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPRuser; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.