

Prepared for:  
**Tony Konkol**  
City Manager  
City of Oregon City

# BROKER OPINION OF VALUE

## *CENTER STREET PROPERTIES*



**PRESENTED: JUNE 23, 2020**



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SECTION ONE

**PROPERTY INFO**

## SECTION ONE

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**The subject property consists of seven parcels totaling more than seven acres.**

**While currently zoned Institutional, being owned by the City of Oregon City, the logical rezone would be to a mix of R-6 for most of the property and R-3.5 for the two parcels on the west side of Center Street. R-6 allows for 5.8 to 7.3 dwelling units/ acre. Due to the unique site configuration, the minimum 5.8 DU/A is going to be assumed. The property is well located close-in, within walking distance of many amenities. The property is mostly flat except for a small, sharp cliff that runs through the property, which will impact the site coverage capacity by an estimated 25%.**

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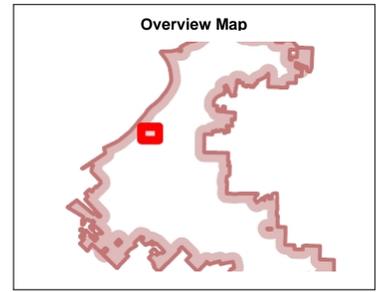
# Oregon City GIS Map



### Legend

- Street Names
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

**Notes**



0 200 400 Feet



1: 2,400



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Map created 6/18/2020

City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City  
 OR 97045  
 (503) 657-0891  
[www.orcity.org](http://www.orcity.org)



# City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

## Zoning Map

Ordinance No. 08-1014

Adopted July 1, 2009

Most recent Zoning update shown is Ordinance 16-1031 (effective date: 3/13/2019).  
Also includes Ordinance 16-1003 (added 3/17/2020)

### ZONING DESIGNATIONS

#### Low Density Residential Districts

	R-10	3.5 - 4.4 du/acre
	R-8	4.4 - 5.4 du/acre
	R-6	5.8 - 7.3 du/acre

#### Medium Density Residential Districts

	R-5	7 - 17.4 du/acre
	R-3.5	10 - 21.8 du/acre

#### High Density Residential District

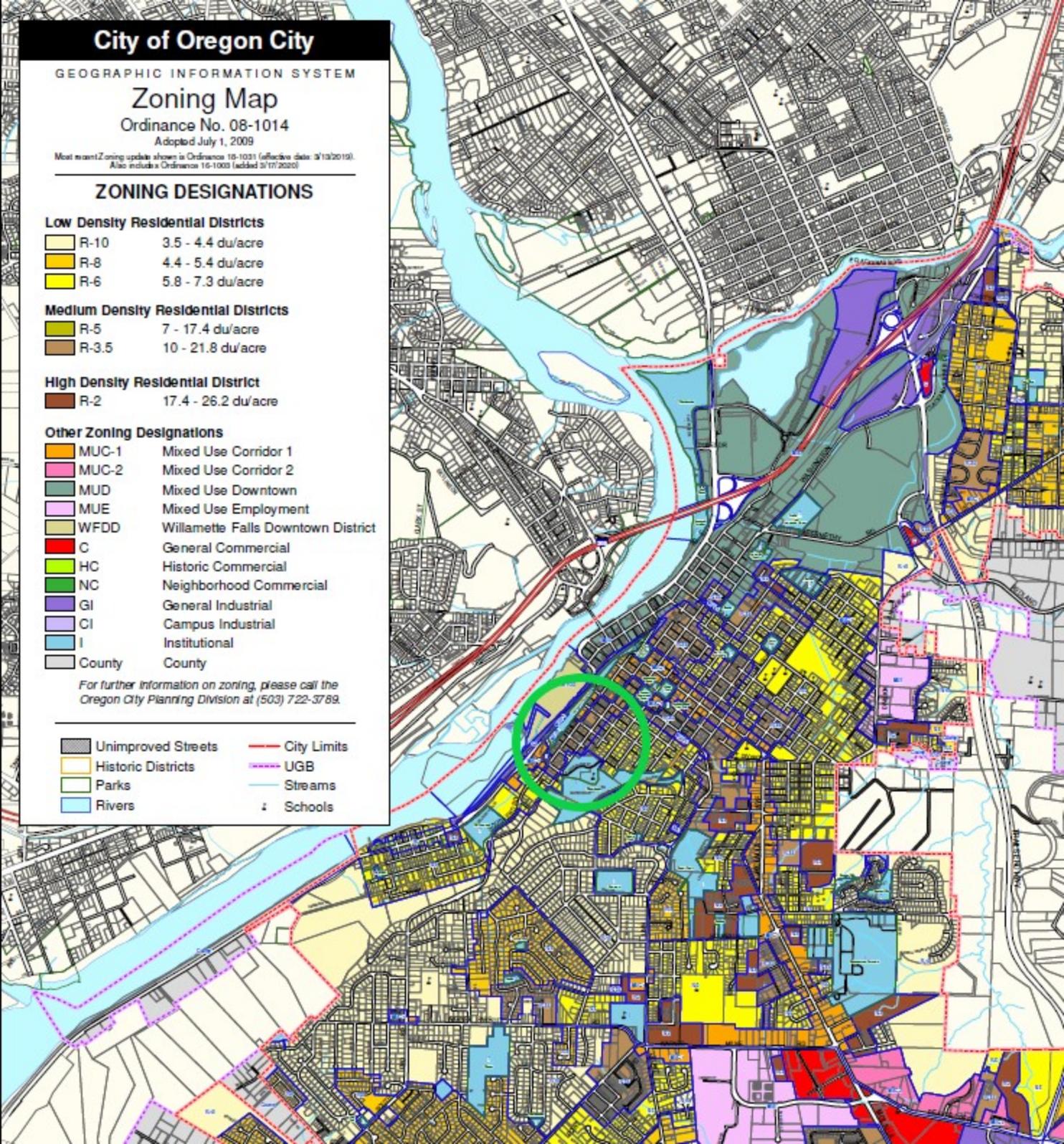
	R-2	17.4 - 26.2 du/acre
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#### Other Zoning Designations

	MUC-1	Mixed Use Corridor 1
	MUC-2	Mixed Use Corridor 2
	MUD	Mixed Use Downtown
	MUE	Mixed Use Employment
	WFDD	Willamette Falls Downtown District
	C	General Commercial
	HC	Historic Commercial
	NC	Neighborhood Commercial
	GI	General Industrial
	CI	Campus Industrial
	I	Institutional
	County	County

For further information on zoning, please call the  
Oregon City Planning Division at (503) 722-3789.

	Unimproved Streets		City Limits
	Historic Districts		UGB
	Parks		Streams
	Rivers		Schools





Willamette Falls  
Hydroelectric  
Power Reservoir

Museum of the  
Oregon Territory  
Temporarily closed

Singer Creek

Singer  
Creek Park

Rivercrest Park

RIVERCREST

Tachos

Barclay Hill  
Animal Clinic

Oregon City Center Street  
Property Summary

#	APN	Alternate APN	Address	Lot SF	Lot AC	Value
1	00570046	22E31 00400	204 S John Adams St. Oregon City, OR 97045	95,832	2.20	R-6
2	00570055	22E31 00500	122 S Center Ct. Oregon City, OR 97045	197,327	4.53	R-6
3	00576861	22E31CA01700	520 1st St. Oregon City, OR 97045	4,224	0.097	R-6
4	00576914	22E31CA02100	116 S Center St. Oregon City, OR 97045	5,838	0.134	R-6
5	00576923	22E31CA02200	2 Oregon City Lt 4 Blk 81	6,930	0.159	R-3.5
6	01401165	22E31CA06201	2 Oregon City Pt Lt 1 Blk 80	3,465	0.080	R-3.5
7	05777370	22E31CA06800	306 S Center St. Oregon City, OR 97045	9,005	0.207	Residence
<b>Total</b>				<b>322,621</b>	<b>7.407</b>	

SECTION TWO

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# PICTURES

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## SECTION TWO

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The property improvements are an interesting mix of historic uses, ranging from old industrial to a fairly current residence.

**Parcel #1:** Mostly paved, vacant lot that recently had an industrial building removed.

**Parcel #2:** The largest parcel with a mix of office and industrial buildings below and above the cliff, and both north and south of John Adams Street.

**Parcel #3:** An empty lot adjacent to Parcel #2.

**Parcel #4:** An old building covering the entire parcel.

**Parcel #5:** A paved parking lot.

**Parcel #6:** A gravel parking lot.

**Parcel #7:** A residence.

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Parcel #1



**Parcel #2: Center Street**



**Parcel #2: North of John Adams**



**Parcel #2: South of John Adams**



Parcel #4:



**Parcel #5:**



**Parcel #6:**



**Parcel #7: Residence**



SECTION THREE

# DETAIL REPORTS

# Property Detail Report

# Parcel 1

204 S John Adams St, Oregon City, OR 97045-2919

Clackamas County Data as of: 06/05/2020

APN: 00570046

## Owner Information

Owner Name: State Of Oregon  
Vesting:  
Mailing Address: Po Box 14350, Salem, OR 97309-5047  
Occupancy: Unknown

## Location Information

Legal Description: Section 31 Township 2S Range 2E Tax Lot 00400  
County: Clackamas, OR  
APN: 00570046  
Alternate APN: 22E31 00400  
Census Tract / Block: 022400 / 4062  
Munic / Twnshp: Twnshp-Rng-Sec: 2S-2E-31  
Legal Lot / Block: 400 /  
Subdivision: Tract #:  
Legal Book / Page:  
Neighborhood: Oregon City  
School District: Oregon City School District 62  
Elementary School: Jennings Lodge Ele...  
Middle School: Gardiner Middle Sc...  
High School: Oregon City High S...  
Latitude: 45.35073  
Longitude: -122.60957

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:  
Buyer Name: Seller Name: Transfer Doc #:  
Deed Type:

## Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:  
Multi / Split Sale: Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A  
Seller Name:  
Lender: Title Company:

## Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff: 1955  
Living Area: Bedrooms:  
Total Adj. Area: Baths (F / H):  
Above Grade: Pool:  
Basement Area: Fireplace:  
Style: Cooling:  
Foundation: Heating:  
Quality: Exterior Wall:  
Condition: Construction Type: Roof Type:  
Roof Material:

## Site Information

Land Use: Industrial (NEC) Lot Area: 95,832 Sq. Ft. Zoning: I  
State Use: Lot Width / Depth: # of Buildings: 1  
County Use: 301 - Industrial Property Usable Lot: Res / Comm Units:  
Improved  
Site Influence: Acres: 2.2 Water / Sewer Type:  
Flood Zone Code: X Flood Map #: 41005C0276D Flood Map Date: 06/17/2008  
Community Name: Clackamas County Flood Panel #: 0276D Inside SFHA: False  
Unincorporated Area

## Tax Information

Assessed Year: 2019 Assessed Value: \$807,251 Market Total Value: \$1,271,262  
Tax Year: 2019 Land Value: Market Land Value: \$361,522  
Tax Area: 062-002 Improvement Value: Market Imprv Value: \$909,740  
Property Tax: Improved %: 71.56% Market Imprv %: 71.56%  
Exemption: Delinquent Year:

# Parcel 2

## Property Detail Report

122 S Center St, Oregon City, OR 97045-2935

APN: 00570055

Clackamas County Data as of: 06/05/2020

### Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: Po Box 3040, Oregon City, OR 97045-0304  
Occupancy: Unknown

### Location Information

Legal Description: Section 31 Township 2S Range 2E Tax Lot 00500  
County: Clackamas, OR  
APN: 00570055  
Alternate APN: 22E31 00500  
Census Tract / Block: 022400 / 4048  
Munic / Twnshp: Twnshp-Rng-Sec: 2S-2E-31  
Legal Lot / Block: 500 / 83  
Subdivision: Oregon City  
Tract #: Oregon City School District 62  
Neighborhood: Oregon City  
School District: Oregon City School District 62  
Elementary School: Jennings Lodge Ele...  
Middle School: Gardiner Middle Sc...  
High School: Oregon City High S...  
Latitude: 45.35116  
Longitude: -122.61047

### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price: Transfer Doc #:  
Buyer Name: Seller Name: Deed Type:

### Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:  
Multi / Split Sale: Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A  
Seller Name:  
Lender: Title Company:

### Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

### Property Characteristics

Gross Living Area: Total Rooms: 0  
Living Area: Bedrooms:  
Total Adj. Area: Baths (F / H):  
Above Grade: Pool:  
Basement Area: Fireplace:  
Style: Cooling:  
Foundation: Heating:  
Quality: Exterior Wall:  
Condition: Construction Type:  
Year Built / Eff: 1935  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

### Site Information

Land Use: Industrial (NEC)  
State Use:  
County Use: 301 - Industrial Property Improved  
Lot Area: 197,327 Sq. Ft.  
Lot Width / Depth:  
Usable Lot:  
Site Influence:  
Flood Zone Code: X  
Community Name: Clackamas County Unincorporated Area  
Acres: 4.53  
Flood Map #: 41005C0276D  
Flood Panel #: 0276D  
Zoning: I  
# of Buildings: 1  
Res / Comm Units:  
Water / Sewer Type:  
Flood Map Date: 06/17/2008  
Inside SFHA: False

### Tax Information

Assessed Year: 2019  
Tax Year: 2019  
Tax Area: 062-002  
Property Tax:  
Exemption:  
Assessed Value: \$736,166  
Land Value:  
Improvement Value:  
Improved %: 64.46%  
Delinquent Year:  
Market Total Value: \$1,159,317  
Market Land Value: \$412,027  
Market Imprv Value: \$747,290  
Market Imprv %: 64.46%

# Parcel 3

## Property Detail Report

520 1st St, Oregon City, OR 97045-2502

APN: 00576861

Clackamas County Data as of: 06/05/2020

### Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: Po Box 3040, Oregon City, OR 97045-0304  
Occupancy: Unknown

### Location Information

Legal Description: 2 Oregon City Pt Lts 1&2 Blk 84  
County: Clackamas, OR  
APN: 00576861  
Alternate APN: 22E31CA01700  
Census Tract / Block: 022400 / 4048  
Munic / Twnshp: Twnshp-Rng-Sec: 2S-2E-31  
Legal Lot / Block: 1&2 / 84  
Subdivision: Oregon City  
Tract #: Oregon City School District 62  
Neighborhood: Oregon City  
School District: Middle School: Gardiner Middle Sc...  
Elementary School: Jennings Lodge Ele...  
High School: Oregon City High S...  
Latitude: 45.35183  
Longitude: -122.60994

### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 02/02/2006 / 02/03/2006  
Price: \$154,000  
Transfer Doc #: 2006.10483  
Buyer Name: City Of Oregon City  
Seller Name: Debnam, Aaron J  
Deed Type: Warranty Deed

### Last Market Sale

Sale / Rec Date: 02/02/2006 / 02/03/2006  
Sale Price / Type: \$154,000 / Confirmed  
Deed Type: Warranty Deed  
Multi / Split Sale:  
Price / Sq. Ft.: \$125  
New Construction:  
1st Mtg Amt / Type:  
1st Mtg Rate / Type:  
2nd Mtg Amt / Type:  
2nd Mtg Rate / Type:  
Seller Name: Debnam, Aaron J  
Sale Doc #: 2006.10483  
Lender:  
Title Company: First American Tit...

### Prior Sale Information

Sale / Rec Date: 07/24/2001 / 07/25/2001  
Sale Price / Type: \$134,500 / Confirmed  
Prior Deed Type: Deed  
1st Mtg Amt / Type: \$128,784 / Conventional  
1st Mtg Rate / Type:  
Prior Sale Doc #: 2001.58300  
Prior Lender: Ctx Mortgage Co

### Property Characteristics

Gross Living Area:  
Living Area: 1,232 Sq. Ft.  
Total Rooms: 0  
Bedrooms: 3  
Total Adj. Area:  
Baths (F / H): 1 /  
Above Grade:  
Pool:  
Basement Area:  
Fireplace:  
Style:  
Cooling:  
Foundation: Pier  
Heating: Stove  
Quality: Fair  
Exterior Wall: Wood Shake/Shingle  
Condition:  
Construction Type:  
Year Built / Eff: 1920  
Stories: 1  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type: Gable  
Roof Material: Composition

### Site Information

Land Use: SFR  
Lot Area: 4,224 Sq. Ft.  
Zoning: I  
State Use:  
Lot Width / Depth:  
# of Buildings: 1  
County Use: 101 - Residential Property Improved  
Usable Lot:  
Res / Comm Units: 1 /  
Site Influence:  
Acres: 0.097  
Water / Sewer Type:  
Flood Zone Code: X  
Flood Map #: 41005C0276D  
Flood Map Date: 06/17/2008  
Community Name: Clackamas County Unincorporated Area  
Flood Panel #: 0276D  
Inside SFHA: False

### Tax Information

Assessed Year: 2019  
Assessed Value: \$124,675  
Market Total Value: \$193,896  
Tax Year: 2019  
Land Value: \$95,546  
Tax Area: 062-002  
Improvement Value: \$98,350  
Property Tax: Improved %: 50.72%  
Market Imprv Value: \$98,350  
Exemption: Delinquent Year:  
Market Imprv %: 50.72%

# Parcel 4

## Property Detail Report

116 S Center St, Oregon City, OR 97045-2935

APN: 00576914

Clackamas County Data as of: 06/05/2020

### Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: Po Box 3040, Oregon City, OR 97045-0304  
Occupancy: Unknown

### Location Information

Legal Description: 2 Oregon City Pt Lt 6 Blk 84  
APN: 00576914  
Munic / Twnshp: Oregon City  
Subdivision: Oregon City  
Neighborhood: Oregon City  
Elementary School: Jennings Lodge Ele...  
Latitude: 45.35173  
County: Clackamas, OR  
Census Tract / Block: 022400 / 4048  
Legal Lot / Block: 6 / 84  
Legal Book / Page:  
Alternate APN: 22E31CA02100  
Twnshp-Rng-Sec: 2S-2E-31  
Tract #:  
School District: Oregon City School District 62  
Middle School: Gardiner Middle Sc...  
High School: Oregon City High S...  
Longitude: -122.61063

### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 12/20/2007 / 12/21/2007  
Buyer Name: City Of Oregon City  
Price: \$300,000  
Seller Name: Cameron, James W  
Transfer Doc #: 2007.106163  
Deed Type: Warranty Deed

### Last Market Sale

Sale / Rec Date: 12/20/2007 / 12/21/2007  
Multi / Split Sale:  
1st Mtg Amt / Type:  
2nd Mtg Amt / Type:  
Seller Name: Cameron, James W  
Lender:  
Sale Price / Type: \$300,000 / Confirmed  
Price / Sq. Ft.:  
1st Mtg Rate / Type:  
2nd Mtg Rate / Type:  
Deed Type: Warranty Deed  
New Construction:  
1st Mtg Doc #: N/A  
Sale Doc #: 2007.106163  
Title Company: First American Tit...

### Prior Sale Information

Sale / Rec Date:  
1st Mtg Amt / Type:  
Prior Lender:  
Sale Price / Type:  
1st Mtg Rate / Type:  
Prior Deed Type:  
Prior Sale Doc #: N/A

### Property Characteristics

Gross Living Area:  
Living Area:  
Total Adj. Area:  
Above Grade:  
Basement Area:  
Style:  
Foundation:  
Quality:  
Condition:  
Total Rooms: 0  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling:  
Heating:  
Exterior Wall:  
Construction Type:  
Year Built / Eff: 1937  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

### Site Information

Land Use: Commercial Building  
State Use:  
County Use: 201 - Commercial Property Improved  
Site Influence:  
Flood Zone Code: X  
Community Name: Clackamas County Unincorporated Area  
Lot Area: 5,838 Sq. Ft.  
Lot Width / Depth:  
Usable Lot:  
Acres: 0.134  
Flood Map #: 41005C0276D  
Flood Panel #: 0276D  
Zoning: I  
# of Buildings: 1  
Res / Comm Units:  
Water / Sewer Type:  
Flood Map Date: 06/17/2008  
Inside SFHA: False

### Tax Information

Assessed Year: 2019  
Tax Year: 2019  
Tax Area: 062-002  
Property Tax:  
Exemption:  
Assessed Value: \$119,225  
Land Value:  
Improvement Value:  
Improved %: 62.05%  
Delinquent Year:  
Market Total Value: \$187,756  
Market Land Value: \$71,256  
Market Imprv Value: \$116,500  
Market Imprv %: 62.05%

# Parcel 5

## Property Detail Report

OR

APN: 00576923

Clackamas County Data as of: 06/05/2020

### Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: Po Box 3040, Oregon City, OR 97045-0304  
Occupancy: Unknown

### Location Information

Legal Description: 2 Oregon City Lt 4 Blk 81  
APN: 00576923  
Munic / Twnshp: Oregon City  
Subdivision: Oregon City  
Neighborhood: Oregon City  
Elementary School: Jennings Lodge Ele...  
Latitude: 45.35183  
County: Clackamas, OR  
Census Tract / Block: 22E31CA02200  
Legal Lot / Block: 2S-2E-31  
Legal Book / Page: 4 / 81  
Tract #: Oregon City School District 62  
School District: Gardiner Middle Sc...  
Middle School: Oregon City High S...  
Longitude: -122.61131  
High School: Oregon City High S...

### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:  
Buyer Name: Seller Name: Transfer Doc #:  
Deed Type:

### Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:  
Multi / Split Sale: Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A  
Seller Name:  
Lender: Title Company:

### Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

### Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff:  
Living Area: Bedrooms: Stories:  
Total Adj. Area: Baths (F / H): Parking Type:  
Above Grade: Pool: Garage #:  
Basement Area: Fireplace Area:  
Style: Cooling: Porch Type:  
Foundation: Heating: Patio Type:  
Quality: Low Exterior Wall: Roof Type:  
Condition: Construction Type: Roof Material:

### Site Information

Land Use: SFR Lot Area: 6,930 Sq. Ft. Zoning: I  
State Use: Lot Width / Depth: # of Buildings: 1  
County Use: 101 - Residential Property Usable Lot: Res / Comm Units: 1 /  
Improved  
Site Influence: Acres: 0.159 Water / Sewer Type:  
Flood Zone Code: X Flood Map #: 41005C0276D Flood Map Date: 06/17/2008  
Community Name: Clackamas County Flood Panel #: 0276D Inside SFHA: False  
Unincorporated Area

### Tax Information

Assessed Year: 2019 Assessed Value: \$77,898 Market Total Value: \$121,148  
Tax Year: 2019 Land Value: Market Land Value: \$83,218  
Tax Area: 062-002 Improvement Value: Market Imprv Value: \$37,930  
Property Tax: Improved %: 31.31% Market Imprv %: 31.31%  
Exemption: Delinquent Year:

# Property Detail Report

# Parcel 6

OR

APN: 01401165

Clackamas County Data as of: 06/05/2020

## Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: Po Box 3040, Oregon City, OR 97045-0304  
Occupancy: Unknown

## Location Information

Legal Description: 2 Oregon City Pt Lt 1 Blk 80  
County: Clackamas, OR  
APN: 01401165  
Alternate APN: 22E31CA06201  
Census Tract / Block:  
Munic / Twnshp: Twnshp-Rng-Sec: 2S-2E-31  
Legal Lot / Block: 1 / 80  
Subdivision: Oregon City  
Tract #: Oregon City School District 62  
Neighborhood: Oregon City  
School District: Middle School: Gardiner Middle Sc...  
High School: Oregon City High S...  
Elementary School: Jennings Lodge Ele...  
Latitude: 45.35151  
Longitude: -122.61151

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:  
Buyer Name: Seller Name: Transfer Doc #:  
Deed Type:

## Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:  
Multi / Split Sale: Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: N/A  
Seller Name:  
Lender: Title Company:

## Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics

Gross Living Area: Total Rooms: 0  
Living Area: Bedrooms:  
Total Adj. Area: Baths (F / H):  
Above Grade: Pool:  
Basement Area: Fireplace:  
Style: Cooling:  
Foundation: Heating:  
Quality: Exterior Wall:  
Condition: Construction Type: Year Built / Eff:  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

## Site Information

Land Use: Vacant -Residential Land  
State Use: Lot Area: 3,465 Sq. Ft.  
County Use: 100 - Resid Land Unimprv (Land Only)  
Usable Lot:  
Site Influence: Acres: 0.080  
Flood Zone Code: X  
Flood Map #: 41005C0276D  
Community Name: Clackamas County  
Unincorporated Area  
Flood Panel #: 0276D  
Water / Sewer Type:  
Flood Map Date: 06/17/2008  
Inside SFHA: False

## Tax Information

Assessed Year: 2019  
Tax Year: 2019  
Tax Area: 062-002  
Property Tax:  
Exemption:  
Assessed Value: \$12,862  
Land Value:  
Improvement Value:  
Improved %:  
Delinquent Year:  
Market Total Value: \$20,003  
Market Land Value: \$20,003  
Market Imprv Value:  
Market Imprv %:

# Property Detail Report

# Parcel 7

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

APN: 00577370

Clackamas County Data as of: 06/05/2020

## Owner Information

Owner Name: City Of Oregon City  
Vesting:  
Mailing Address: 625 Center St, Oregon City, OR 97045-2253  
Occupancy: Absentee Owner

## Location Information

Legal Description: 2 Oregon City Pt Lts 7&8 Blk 86  
APN: 00577370  
Munic / Twnshp: Oregon City  
Subdivision: Oregon City  
Neighborhood: Oregon City  
Elementary School: Jennings Lodge Ele...  
Latitude: 45.3505  
County: Clackamas, OR  
Census Tract / Block: 022500 / 4012  
Legal Lot / Block: 7 18 / 86  
Legal Book / Page:  
Tract #: 22E31CA06800  
Twtnshp-Rng-Sec: 2S-2E-31  
School District: Oregon City School District 62  
Middle School: Gardiner Middle Sc...  
High School: Oregon City High S...  
Longitude: -122.61188

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 08/21/2015 / 09/01/2015  
Buyer Name: City Of Oregon City  
Price: \$400,000  
Seller Name: Blackwell Martin & Paula L  
Transfer Doc #: 2015.59081  
Deed Type: General Warranty Deed

## Last Market Sale

Sale / Rec Date: 08/21/2015 / 09/01/2015  
Multi / Split Sale:  
1st Mtg Amt / Type:  
2nd Mtg Amt / Type:  
Seller Name: Blackwell Martin & Paula L  
Lender:  
Sale Price / Type: \$400,000 /  
Price / Sq. Ft.: \$121  
1st Mtg Rate / Type:  
2nd Mtg Rate / Type:  
Deed Type: General Warranty Deed  
New Construction:  
1st Mtg Doc #: N/A  
Sale Doc #: 2015.59081  
Title Company: First American Tit...

## Prior Sale Information

Sale / Rec Date: 05/30/1994 / 05/31/1994  
1st Mtg Amt / Type: \$98,978 / Federal Housing Administration  
Prior Lender: Continental Savings Bank  
Sale Price / Type: \$99,900 /  
1st Mtg Rate / Type: / Fix  
Prior Deed Type:  
Prior Sale Doc #: 1994.45311

## Property Characteristics

Gross Living Area:  
Living Area: 3,308 Sq. Ft.  
Total Adj. Area:  
Above Grade:  
Basement Area: 1,466 Sq. Ft.  
Style:  
Foundation: Concrete  
Quality: Average  
Condition:  
Total Rooms: 0  
Bedrooms: 4  
Baths (F / H): 3 / 1  
Pool:  
Fireplace: 1  
Cooling: Central Air  
Heating: Heat Pump  
Exterior Wall: Clapboard  
Construction Type:  
Year Built / Eff: 1994  
Stories: 1  
Parking Type: Garage  
Garage #: 2  
Garage Area: 506 Sq. Ft.  
Porch Type:  
Patio Type:  
Roof Type: Gable  
Roof Material: Composition

## Site Information

Land Use: SFR  
State Use:  
County Use: 101 - Residential Property Improved  
Site Influence:  
Flood Zone Code: X  
Community Name: Clackamas County Unincorporated Area  
Lot Area: 9,005 Sq. Ft.  
Lot Width / Depth:  
Usable Lot:  
Acres: 0.207  
Flood Map #: 41005C0276D  
Flood Panel #: 0276D  
Zoning: R6  
# of Buildings: 1  
Res / Comm Units: 1 /  
Water / Sewer Type:  
Flood Map Date: 06/17/2008  
Inside SFHA: False

## Tax Information

Assessed Year: 2019  
Tax Year: 2019  
Tax Area: 062-002  
Property Tax: \$5,636.38  
Exemption:  
Assessed Value: \$309,343  
Land Value:  
Improvement Value:  
Improved %: 69.91%  
Delinquent Year:  
Market Total Value: \$510,763  
Market Land Value: \$153,693  
Market Imprv Value: \$357,070  
Market Imprv %: 69.91%



**SECTION FOUR**

**VALUATION**

## SECTION FOUR

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**Parcels #1-4:** It was assumed one Developer would purchase these properties and develop R-6 product. These parcels total approximately 7.0 acres. An analysis was run of raw land sales (table following) and only three parcels were considered comparable to the subject property. The average sales price for these three was close to \$675,000/ acre or, assuming 5.8 units per acre, about \$115,000/ unit.

Additional comparables were run for finished home prices (tables following). Two runs were made for lots above and below 5,000 SF. The sales prices ranges from \$515,000 to \$525,000, or a \$520,000 average. In residential real estate there is a general rule of thumb that the land value can account for around 30% of the total value. At \$520,000 this would amount to a finished lot value of roughly \$150,000.

**Finished lot values for this property would be:**

**Acres - 7**

**Lots/ Acre - 5.8**

**Gross Lots - 40**

**Reduction - 25%**

**Total Net Lots - 30**

**Value/ Lot - \$150,000**

**Value - \$4,500,000**

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# Land Acquisitions Grid Export

## Current Selections

Parcel #	Site Address	State	Zoning Code	Sale Date	Sale Price	Lot Acreage	Total Acreage	Avg \$/Acre (Est)	Avg \$/Lot (Est)
00544940		OR	RRFF5	02/19/20	\$30,000	1.9731	1.9700	\$15,228.0000	\$30,000.0000
05020548	20733 S MONPANO OVERLOOK DR	OR	RRFF5	01/31/20	\$305,000	56.5230	56.5200	\$5,396.0000	\$305,000.0000
00596466		OR	RRFF5	11/25/19	\$90,000	0.2800	4.0700	\$22,113.0000	\$45,000.0000
00596475		OR	RRFF5	11/25/19	\$90,000	3.7900	4.0700	\$22,113.0000	\$45,000.0000
05007405	20498 S DRIFTWOOD DR	OR	RRFF5	11/06/19	\$421,432	13.4683	13.4700	\$31,286.0000	\$421,432.0000
00747589		OR	FU10	11/05/19	\$900,000	0.5900	17.5600	\$51,252.0000	\$180,000.0000
00747623	19100 S HIGHWAY 99E	OR	TBR	11/05/19	\$900,000	1.2600	17.5600	\$51,252.0000	\$180,000.0000
00758512	19100 S HIGHWAY 99E	OR	TBR	11/05/19	\$900,000	4.9000	17.5600	\$51,252.0000	\$180,000.0000
00758521		OR	TBR	11/05/19	\$900,000	8.8300	17.5600	\$51,252.0000	\$180,000.0000
00758530		OR	TBR	11/05/19	\$900,000	1.9800	17.5600	\$51,252.0000	\$180,000.0000
00572384	702 MAIN ST	OR	MUD	10/31/19	\$2,475,000	0.1202	0.1200	\$20,625,000.0000	\$2,475,000.0000
00562536	13927 HOLCOMB BLVD	OR	MUC1	10/30/19	\$980,000	0.4500	1.0200	\$960,784.0000	\$490,000.0000
00562545	13927 HOLCOMB BLVD	OR	MUC1	10/30/19	\$980,000	0.5700	1.0200	\$960,784.0000	\$490,000.0000
00862622	19657 MCCORD RD	OR	TBR	10/15/19	\$360,000	3.0200	3.0200	\$119,205.0000	\$360,000.0000
00631329	15905 S SPRINGWATER RD	OR	EFU	10/05/19	\$300,000	27.2000	62.4100	\$4,806.0000	\$150,000.0000
05006248	15861 S SPRINGWATER RD	OR	EFU	10/05/19	\$300,000	35.2100	62.4100	\$4,806.0000	\$150,000.0000
00573132	516 HIGH ST	OR	MUC1	09/27/19	\$750,000	0.1591	0.1600	\$4,687,500.0000	\$750,000.0000
00882398		OR	R8	09/26/19	\$160,000	0.2200	0.2200	\$727,272.0000	\$160,000.0000
00630874	15122 S SPRINGWATER RD	OR	RRFF5	09/13/19	\$675,000	7.5300	15.0600	\$44,820.0000	\$225,000.0000
00630874	15122 S SPRINGWATER RD	OR	RRFF5	09/13/19	\$675,000	7.5300	15.0600	\$44,820.0000	\$225,000.0000
01179799	15122 S SPRINGWATER RD	OR		09/13/19	\$675,000		15.0600	\$44,820.0000	\$225,000.0000
05033553	16363 KITTY HAWK AVE	OR		09/03/19	\$614,925				\$614,925.0000
00842271	2507 BEAVERCREEK RD	OR	MUC2	08/29/19	\$610,000	0.9400	3.4800	\$175,287.0000	\$305,000.0000
01733663		OR	MUC2	08/29/19	\$610,000	2.5400	3.4800	\$175,287.0000	\$305,000.0000
00572133	900 MAIN ST	OR	MUD	08/28/19	\$1,593,000	0.3607	0.3600	\$4,425,000.0000	\$796,500.0000
00597875		OR	RRFF5	08/16/19	\$400,000	10.0000	10.0000	\$40,000.0000	\$400,000.0000
00854016		OR	R6	08/08/19	\$15,000	0.2296	0.5300	\$28,301.0000	\$7,500.0000
00854025		OR	R6	08/08/19	\$15,000	0.2984	0.5300	\$28,301.0000	\$7,500.0000
00555660		OR	FF10	08/01/19	\$330,000	18.1400	30.7300	\$10,738.0000	\$165,000.0000
00555768		OR	FF10	08/01/19	\$330,000	12.5900	30.7300	\$10,738.0000	\$165,000.0000
01597258	19311 TOWER HILL DR	OR	R8	05/31/19	\$130,000	0.1891	0.1900	\$684,210.0000	\$65,000.0000
01829285	19588 CENTRAL POINT RD	OR	TBR	05/08/19	\$840,000	17.8500	17.8500	\$47,058.0000	\$840,000.0000
00872906		OR	RRFF5	05/07/19	\$165,000	2.6713	2.9400	\$56,122.0000	\$82,500.0000
00873166		OR	RRFF5	05/07/19	\$165,000	0.2705	2.9400	\$56,122.0000	\$82,500.0000
00863603		OR	R2	05/02/19	\$150,000	1.5400	2.1000	\$71,428.0000	\$75,000.0000
00863621		OR	R2	05/02/19	\$150,000	0.5600	2.1000	\$71,428.0000	\$75,000.0000
00586627	1506 10TH ST	OR	R6	04/24/19	\$105,000	0.1711	0.1700	\$617,647.0000	\$105,000.0000
00483541		OR	RRFF5	03/28/19	\$470,000	2.5213	6.7400	\$69,732.0000	\$235,000.0000
00483603		OR	RRFF5	03/28/19	\$470,000	4.2200	6.7400	\$69,732.0000	\$235,000.0000
00885821	21187 S LELAND RD	OR	EFU	03/21/19	\$3,000,000	51.1400	156.4400	\$19,176.0000	\$1,500,000.0000
01551270	12426 S CRITESER RD	OR	EFU	03/21/19	\$3,000,000	105.3000	156.4400	\$19,176.0000	\$1,500,000.0000
01867368	20422 S MONPANO OVERLOOK DR	OR	RRFF5	03/14/19	\$185,000	4.9737	4.9700	\$37,223.0000	\$185,000.0000
00758790	19992 S SOUTH END RD	OR	RRFF5	02/06/19	\$600,000	18.6000	37.2000	\$16,129.0000	\$300,000.0000
00758790	19992 S SOUTH END RD	OR	RRFF5	02/06/19	\$600,000	18.6000	37.2000	\$16,129.0000	\$300,000.0000
01615336		OR	R6	12/18/18	\$50,000	0.1148	0.1100	\$454,545.0000	\$50,000.0000
01833234	17314 TRILLIUM PARK DR	OR	R10	12/04/18	\$1,000	0.3742	0.5600	\$1,785.0000	\$500.0000
01833243	17330 TRILLIUM PARK DR	OR	R10	12/04/18	\$1,000	0.1883	0.5600	\$1,785.0000	\$500.0000
00902241		OR	EFU	11/29/18	\$720,000	13.5200	26.5200	\$27,149.0000	\$360,000.0000
00902250	15171 S SPANGLER RD	OR	EFU	11/29/18	\$720,000	13.0000	26.5200	\$27,149.0000	\$360,000.0000
00561608	1500 WASHINGTON ST	OR	MUD	11/16/18	\$1,420,000	0.3172	0.6000	\$2,366,666.0000	\$710,000.0000
00561653	1500 WASHINGTON ST	OR	MUD	11/16/18	\$1,420,000	0.2830	0.6000	\$2,366,666.0000	\$710,000.0000
00905202		OR	EFU	11/15/18	\$2,195,000	6.7000	106.2300	\$20,662.0000	\$548,750.0000
00905211	18089 S STROWBRIDGE RD	OR	EFU	11/15/18	\$2,195,000	75.3400	106.2300	\$20,662.0000	\$548,750.0000
00905569	18089 S STROWBRIDGE RD	OR	EFU	11/15/18	\$2,195,000	18.5800	106.2300	\$20,662.0000	\$548,750.0000
00905578		OR	EFU	11/15/18	\$2,195,000	5.6100	106.2300	\$20,662.0000	\$548,750.0000
00845189	891 MOLALLA AVE	OR	MUC1	08/08/18	\$485,000	0.1800	0.1800	\$2,694,444.0000	\$485,000.0000
05005724	20050 S ATHENS DR	OR		07/06/18	\$875,000				\$875,000.0000
00569520	1401 WASHINGTON ST	OR	MUD	07/05/18	\$1,100,000	0.1591	0.6400	\$1,718,750.0000	\$275,000.0000

Kim Childs  
503-351-5445  
Keller Williams Realty Portland Premiere  
503-597-2444  
6/22/2020 1:04:11 PM

**Search Criteria**

Property Categories=Residential  
MLS Area/Map Range=AREA: 146  
Status=ACT,BMP,PEN,SLD (3 months back)  
City=Oregon City  
Lot Size=3,000 to 4,999 SqFt or 5,000 to 6,999 SqFt  
Property Type=Detached  
Year Built=2019 or more

**Total 23 Record(s)**

**Kim Childs**  
**503-597-2444**

**Residential**  
**Keller Williams Realty Portland Premiere**

**6/22/2020 1:03:49 PM**  
**23 Matches**

### Active

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
20378590	10	DETACHD	19569 Molalla AVE	Oregon City	146	3	2.1	1741	\$432,000
20660057	7	DETACHD	13936 Lazy Creek LN	Oregon City	146	3	2.1	1631	\$442,000
20422556	10	DETACHD	19561 Molalla AVE	Oregon City	146	3	2.1	1710	\$442,900
20497848	7	DETACHD	13920 Lazy Creek LN	Oregon City	146	4	2.1	1909	\$489,900
20065911	7	DETACHD	13928 Lazy Creek LN	Oregon City	146	3	2.1	2089	\$499,900
20197339	10	DETACHD	13768 John Jeffrey CT	Oregon City	146	3	2	1778	\$515,000
20303274	22	DETACHD	19744 Larence LN	Oregon City	146	4	2.1	2450	\$549,910
20160417	32	DETACHD	20166 KINSLIE CT	Oregon City	146	3	2.1	3192	\$599,900
20459273	26	DETACHD	19607 Orchard Grove DR	Oregon City	146	5	2.1	3031	\$619,927

<b>Total: 9 Active</b>	<b>Average DOM:</b>	<b>93</b>	<b>Average List:</b>	<b>\$510,160</b>
	<b>Median DOM:</b>	<b>113</b>	<b>Median List:</b>	<b>\$499,900</b>
	<b>Average SQFT:</b>	<b>2170</b>	<b>Average L\$/SQFT:</b>	<b>\$235</b>
	<b>Median SQFT:</b>	<b>1909</b>		

### Pending

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
20277065	1	DETACHD	19736 Larence LN	Oregon City	146	4	3	2435	\$559,911
20223812	20	DETACHD	19619 Orchard Grove DR	Oregon City	146	5	2.2	2616	\$579,926

<b>Total: 2 Pending</b>	<b>Average DOM/CDOM:</b>	<b>30 / 30</b>	<b>Average List:</b>	<b>\$569,919</b>
	<b>Median DOM/CDOM:</b>	<b>30 / 30</b>	<b>Median List:</b>	<b>\$569,918</b>
	<b>Average SQFT:</b>	<b>2526</b>	<b>Average L\$/SQFT:</b>	<b>\$226</b>
	<b>Median SQFT:</b>	<b>2525</b>		

### Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
19244303	14	DETACHD	19711 Leland RD	Oregon City	146	3	2.1	2121	\$439,000
19054292	30	DETACHD	19713 Cherrywood WAY	Oregon City	146	4	2.1	2402	\$492,922
19306071	22	DETACHD	19693 Cherrywood WAY	Oregon City	146	4	2.1	2572	\$499,905
20442966	22	DETACHD	19718 Cedarwood WAY	Oregon City	146	4	2.1	2450	\$504,916
19568503	24	DETACHD	12737 Myrtlewood WAY	Oregon City	146	4	2.1	2530	\$509,908
19542418	21	DETACHD	19697 Cedarwood WAY	Oregon City	146	4	2.1	2562	\$509,912
20585896	19	DETACHD	19712 Cedarwood WAY	Oregon City	146	4	2.1	2396	\$510,500
20623519	20	DETACHD	12752 MYRTLEWOOD WAY	Oregon City	146	4	2	2170	\$515,000
20114126	31	DETACHD	13791 John Jeffrey CT	Oregon City	146	3	2.1	1923	\$523,000
19523632	22	DETACHD	12776 Myrtlewood WAY	Oregon City	146	5	2.1	2616	\$550,000

**Kim Childs**  
**503-597-2444**

**Residential**  
**Keller Williams Realty Portland Premiere**

**6/22/2020 1:03:49 PM**  
**23 Matches**

## Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
20384230	20	DETACHD	19595 Orchard Grove DR	Oregon City	146	4	3	2508	\$569,828
19314334	1	DETACHD	12134 Tolstrup DR	Oregon City	146	4	2.1	2850	\$572,569

<b>Total: 12 Sold</b>	<b>Average DOM/CDOM: 78 / 78</b>	<b>Average List: \$515,925</b>
	<b>Median DOM/CDOM: 70 / 70</b>	<b>Median List: \$509,910</b>
	<b>Average SQFT: 2425</b>	<b>Average L\$/SQFT: \$213</b>
	<b>Median SQFT: 2479</b>	<b>Average Sold: \$516,455</b>
		<b>Median Sold: \$510,206</b>
		<b>Average S\$/SQFT: \$213</b>

Kim Childs  
503-351-5445  
Keller Williams Realty Portland Premiere  
503-597-2444  
6/22/2020 1:04:47 PM

**Search Criteria**

Property Categories=Residential  
MLS Area/Map Range=AREA: 146  
Status=ACT,BMP,PEN,SLD (3 months back)  
City=Oregon City  
Lot Size=5,000 to 6,999 SqFt  
Property Type=Detached  
Year Built=2019 or more

**Total 16 Record(s)**

**Kim Childs**  
**503-597-2444**

**Residential**  
**Keller Williams Realty Portland Premiere**

**6/22/2020 1:05:11 PM**  
**16 Matches**

### Active

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
20197339	10	DETACHD	13768 John Jeffrey CT	Oregon City	146	3	2	1778	\$515,000
20303274	22	DETACHD	19744 Larence LN	Oregon City	146	4	2.1	2450	\$549,910
20160417	32	DETACHD	20166 KINSLIE CT	Oregon City	146	3	2.1	3192	\$599,900
20459273	26	DETACHD	19607 Orchard Grove DR	Oregon City	146	5	2.1	3031	\$619,927

<b>Total: 4 Active</b>	<b>Average DOM: 67</b>	<b>Average List: \$571,184</b>
	<b>Median DOM: 52</b>	<b>Median List: \$574,905</b>
	<b>Average SQFT: 2613</b>	<b>Average L\$/SQFT: \$219</b>
	<b>Median SQFT: 2740</b>	

### Pending

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
20277065	1	DETACHD	19736 Larence LN	Oregon City	146	4	3	2435	\$559,911
20223812	20	DETACHD	19619 Orchard Grove DR	Oregon City	146	5	2.2	2616	\$579,926

<b>Total: 2 Pending</b>	<b>Average DOM/CDOM: 30 / 30</b>	<b>Average List: \$569,919</b>
	<b>Median DOM/CDOM: 30 / 30</b>	<b>Median List: \$569,918</b>
	<b>Average SQFT: 2526</b>	<b>Average L\$/SQFT: \$226</b>
	<b>Median SQFT: 2525</b>	

### Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
19054292	30	DETACHD	19713 Cherrywood WAY	Oregon City	146	4	2.1	2402	\$492,922
20442966	22	DETACHD	19718 Cedarwood WAY	Oregon City	146	4	2.1	2450	\$504,916
19568503	24	DETACHD	12737 Myrtlewood WAY	Oregon City	146	4	2.1	2530	\$509,908
19542418	21	DETACHD	19697 Cedarwood WAY	Oregon City	146	4	2.1	2562	\$509,912
20585896	19	DETACHD	19712 Cedarwood WAY	Oregon City	146	4	2.1	2396	\$510,500
20623519	20	DETACHD	12752 MYRTLEWOOD WAY	Oregon City	146	4	2	2170	\$515,000
20114126	31	DETACHD	13791 John Jeffrey CT	Oregon City	146	3	2.1	1923	\$523,000
19523632	22	DETACHD	12776 Myrtlewood WAY	Oregon City	146	5	2.1	2616	\$550,000
20384230	20	DETACHD	19595 Orchard Grove DR	Oregon City	146	4	3	2508	\$569,828
19314334	1	DETACHD	12134 Tolstrup DR	Oregon City	146	4	2.1	2850	\$572,569

<b>Total: 10 Sold</b>	<b>Average DOM/CDOM: 69 / 69</b>	<b>Average List: \$525,129</b>
	<b>Median DOM/CDOM: 48 / 48</b>	<b>Median List: \$512,416</b>
	<b>Average SQFT: 2441</b>	<b>Average L\$/SQFT: \$215</b>
	<b>Median SQFT: 2479</b>	
		<b>Average Sold: \$525,856</b>
		<b>Median Sold: \$512,750</b>
		<b>Average S\$/SQFT: \$215</b>

## SECTION FOUR

---

**Parcels #5-6:** Accounting for less than 1/4 of an acre, it was tough to find reasonable comparables. Assuming higher coverage could be obtained for these properties, a 50% premium was assumed for their value, or \$225,000 for a 5,000 SF lot.

**Lot #5 SF - 6,930**

**Lot #6 SF - 3,465**

**Total SF - 10,395**

**5K SF Units - 2.08**

**Value/ Unit - \$225,000**

**Value - \$470,000**

**Parcel #7:** Comparables were run for similar residences (table following) and analyzed.

**Value - \$525,000**

**TOTAL GROSS VALUE: \$5,495,000**

---



**Agent Full****Residential****6/18/2020****\$524,900****4 bd | 3 / 1 ba | 3394 sqft****Status:** Expired**Listed Date:** 10/4/2019**DOM:** 127 **Acres:** 0.3 **ML#:** 19034882**Year Built:** 1941/ Approximately**173 HARDING BLVD Oregon****City, OR 97045****Unit #:****Condo Loc:****ShowHrs:** 9-7**Show:** Pet(s) on Premises, See Remarks, Text Owner**Occ:** Owner**LB/Loc/Cmb:** Front Door**XST/Dir:** Linn to Park to Harding**Private:** EZ to Show, call/text owner Shaun 1st then Lori, make contact for removal of dog (dog may be kenneled in lower family room, may bark, friendly). Rare find in Coveted Rivercrest.

Charming English trad on Apx 1/3 acre. 2 Masters on main, Hardwd floors, bay window. Outdoor paradise w/raised beds,fireplace, play house.Steps to Rivercrest Park

**Public:** Rare find in Coveted Rivercrest neighborhood.

Charming English traditional on Apx 1/3 acre. 2 Masters on main, Hardwood floors, bay window, formal dining, kitchen with eat area and butler pantry. Bedroom 3 shares bath with 2nd master.Tons of storage thruout house.Outdoor paradise w/raised beds,fireplace, patio &amp; Adorable play house. Just Steps to amazing Rivercrest Park with Tennis, Basketball, baseball, water park and picnic areas



## Property Details:

**Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:****Elementary:** Gaffney Lane**Middle:** Gardiner**High:** Oregon City**Internet:****Address:** 173 HARDING  
BLVD Oregon City 97045**No Blog:****No AVM:****Seller Disc:** Disclosure**Other Disc:**[√Tour #1](#)**Style:** English**List Type:** ER**Limited Representation:** N**Legal:** 624 RIVER CREST ADD  
PT LT 1 BLK 2**Tax ID:** 00849407**Warranty:** HOME**CC&R:****Offer/Nego:** Call Seller's Agent**55+ w/Affidavit Y/N:** N**Lot Size:** 10,000 to 14,999 SqFt**Lot Dimensions:** Apx 12,876**Lot Desc:** Corner Lot, Level**View:****Waterfront:****Body Water:****Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 432**Main SQFT:** 2028**Lower SQFT:** 934**Additional SQFT:****Unreinforced Masonry****Building:****Foundation:****Road Surface:****Levels:** 3**SFSrc:** Tax Record**Total Up/Main:** 2460**Fireplaces:** 1**Green Cert:****Energy Eff.:****Exterior:** Aluminum, Brick**Roof:** Metal**Parking:****Garage:** 1 / Attached, ,**Basement:** Full Basement,  
Partially Finished**RV Description:**

## Approximate Room Sizes and Descriptions:

**Living:** M / 22 X 13 / Bay Window, Formal, Hardwood Floors**Kitchen:** M / 25 X 7 / Butler's Pantry, Eating Area, Exterior Entry**Dining:** M / 14 X 10 / Built-in Features, Formal, Hardwood Floors**Family:** L / 24 X 13 / Fireplace**Bedroom 4:** U / 17 X 10 / Hardwood Floors**Master Bedroom:** M / 18 X 11 / Bathroom, Hardwood Floors**2nd Bedroom:** M / 18 X 10 / Hardwood Floors, Shared Bath**3rd Bedroom:** M / 17 X 10 / Exterior Entry, Shared Bath**Den:** M / 10 X 10 / Built-in Features, Exterior Entry, Hardwood Floors**Library:** L / 13 X 9 / Sink, Storage**Baths -****Full/Part****Upper Level:** 1/0**Main Level:** 2/0**Lower Level:** 0/1**Total Baths:** 3/1

## Features and Utilities:

**Kitchen:** Cooktop, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances

**Interior:** Garage Door Opener, Hardwood Floors, Jetted Tub, Laundry

**Exterior:** Fenced, Garden, Outdoor Fireplace, Outbuilding, Patio, Raised Beds, Tool Shed, Vinyl Window-Double Paned, Yard

**Accessibility:** Main Floor Bedroom w/Bath

**Security:** Security System Owned

**Internet:**

**Windows:** Double Pane Windows, Vinyl Frames

**Cool:** Heat Pump

**Heat:** Forced Air

**Fuel:** Gas

**Water:** Public

**Sewer:** Public Sewer

**Hot Water:**

## Financial:

**Property Tax/Yr:** \$5,314.42 / 2018

**Spcl Asmt Balance:**  
**Dues:**

**Tax Deferral:** N  
**BAC:** % 2.5

**Short Sale:** N  
**\$ Pre-Approv:**

**HOA:** N

**Escrow Pref:** First American Title Company

**Other Dues:**

**3rd Party:** N  
**Total Comm Differs:** Y

**Terms:** Cash, Conventional

**Assoc. Am:**

**Bank Owned/Real Estate Owned:** N  
**Rent, If Rented:**

## Broker/Agent Data:

**AG:** Mary Pahl

**Lic#:** 920900133

**Ph:** [503-998-2688](tel:503-998-2688)

**CoAgent:**

**Lic#:** 200512057

**CoPh:**

**Email(s) AG:** [mary@irongaterealtygroup.com](mailto:mary@irongaterealtygroup.com)

**Ph:** [503-617-9280](tel:503-617-9280)

**CoAgent Email:**

**Agent Ext:**

**BRCD:** IRON01

**SAID:** LOWMARY

**OF:** Iron Gate Realty Group

**CoBRCD:**

**CoSAID:**

**Fax:**

**Owner Perm. Resid:**

**FIRPTA:** N

**Cell/Pgr:** [503-998-2688](tel:503-998-2688)

**Poss:** Negotiable

**Tenant/Other:** Assistant-Gail 503-475-8545

**Tran:** 2/9/2020

**Exp:** 2/8/2020

## Comparable Information:

**Pending Date:**

**Original Price:** \$524,900

**CDOM:** 239

**%SP/OLP:**

**Sold Date:**

**List Price:** \$524,900

**BAID:**

**%SP/LP:**

**Terms:**

**Sold Price:**

**B/Agt:**

**B/Off:**

**B/Off Phone:**

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Agent Full****Residential****6/18/2020****\$490,000****4 bd | 2 / 1 ba | 3359 sqft****Status: Pending****Listed Date: 1/13/2020****DOM: 116 Acres: 0.16 ML#: 19280707****Year Built: 2005/ Resale****12800 JOYS DR Oregon City, OR 97045****Unit #:****Condo Loc:****ShowHrs:****Show:** Occupied, Lockbox,  
Vacant**Occ:** Vacant**LB/Loc/Cmb:** Front Door**XST/Dir:** Leland Rd to Jessie  
Ave to Wesley Lynn St to Joys Dr**Private:** Please submit offers to  
offers@j2sells.com or via Dotloop  
EZ Offer link:[ez offer link]. Zillow  
Inc., an affiliate of Seller, holds a  
real estate license in Oregon.  
Note: A Seller's Prop Disclosure  
will be provided in lieu of an  
SPDS. Hold Open Policy w/  
Spruce Title. Please review all  
attached documents.**Public:** Classic four bedroom,  
two and one-half bath home with  
3,359 square feet of living space  
in Oregon City. Large main floor  
living area with durable wood-like  
laminated flooring and a cozy gas  
fireplace. Updated kitchen with  
stainless steel appliances. Sliding  
glass doors and large windows  
flood in natural light. Upstairs  
you'll find flexible bonus space  
and all bedrooms. Master with en  
suite bathroom and walk-in  
closet. Outside is a fully fenced  
yard and a covered patio perfect  
for entertaining.**Property Details:****Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:****Elementary:** Gaffney Lane**Middle:** Gardiner**High:** Oregon City**Internet:****Address:** 12800 JOYS  
DR Oregon City 97045**No Blog:****No AVM:****Seller Disc:** Disclosure**Other Disc:**[√Tour #1](#)**Style:** 2 Story, Traditional**List Type:** ER**Limited Representation:** N**Legal:** SUBDIVISION

NEWBERRY 3912 LT 19

**Tax ID:** 05010750**Warranty:****CC&R:****Offer/Nego:** See Documents**55+ w/Affidavit Y/N:** N**PDF Doc(s):** 4**# Supplements:** 1**Lot Size:** 7,000 to 9,999 SqFt**Lot Dimensions:****Lot Desc:****View:****Waterfront:****Body Water:****Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:****Residence Information:****Upper SQFT:** 1959**Main SQFT:** 1400**Lower SQFT:** 0**Additional SQFT:****Unreinforced Masonry****Building:****Foundation:****Road Surface:****Levels:** 2**SFSrc:** Tax**Total Up/Main:** 3359**Fireplaces:** 1**Green Cert:****Energy Eff.:****Exterior:** Vinyl Siding**Roof:** Composition**Parking:****Garage:** 2 / Attached, ,**Basement:** Crawl Space**RV Description:****Approximate Room Sizes and Descriptions:****Living:** M / 15 X 11 /**Kitchen:** M / 19 X 15 /**Dining:** M / /**Family:** M / 14 X 19 /**Bonus Room:** U / 34 X 16 /**Master Bedroom:** U / 16 X 14 /**2nd Bedroom:** U / /**3rd Bedroom:** U / /**Bedroom 4:** U / /**Den:** M / /**Baths -****Full/Part****Upper Level:** 2/0**Main Level:** 0/1**Lower Level:** 0/0**Total Baths:** 2/1

## Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Oven, Built-in Range, Built-in Dishwasher, Disposal, Island, Tile

**Interior:** Ceiling Fan(s), Laminate Flooring, Soaking Tub, Sound System, Wainscoting, Wall to Wall Carpet

**Exterior:** Covered Patio, Fenced, Yard

**Accessibility:**

**Security:**

**Internet:**

**Windows:**

**Cool:** Central Air

**Water:** Public

**Heat:** Forced Air

**Sewer:** Public Sewer

**Fuel:** Electricity, Gas

**Hot Water:** Gas, Tank

## Financial:

**Property Tax/Yr:** \$5,578.33 / 2019

**Spcl Asmt Balance:**  
**Dues:**

**Tax Deferral:** N  
**BAC:** % 2.5

**Short Sale:** N  
**\$ Pre-Approv:**

**HOA:** N

**Escrow Pref:** Spruce - Patrick Thomas

**Other Dues:**

**3rd Party:** N  
**Total Comm Differs:** N

**Terms:** Cash, Conventional, VA Loan

**Assoc. Am:**

**Bank Owned/Real Estate Owned:** N  
**Rent, If Rented:**

## Broker/Agent Data:

**AG:** Jeff Knipe

**CoAgent:** Anna Scattarella

**Email(s) AG:** [jeffknipe@j2sells.com](mailto:jeffknipe@j2sells.com)

**CoAgent Email:** [anna@j2sells.com](mailto:anna@j2sells.com)

**BRCD:** KRER01

**CoBRCD:** KRER01

**Owner Perm. Resid:**

**Owner(s):** SPH Property Three, LLC

**Poss:** Close Of Escrow

**Lic#:** 981100109

**Lic#:** 200712069

**SAID:** KNIPEJEF

**CoSAID:** ANNASCAT

**FIRPTA:** N

**Tenant/Other:**

**Tran:** 5/8/2020

**Exp:**

**Ph:** [503-445-7660](tel:503-445-7660)

**CoPh:** [971-533-6112](tel:971-533-6112)

**Ph:** [503-445-7660](tel:503-445-7660)

**Agent Ext:**

**OF:** Knipe Realty ERA Powered

**Fax:** 503-445-7665

**Cell/Pgr:**

**Contact1:**

**Contact2:**

## Comparable Information:

**Pending Date:** 5/8/2020

**Original Price:** \$522,900

**CDOM:** 116

**%SP/OLP:**

**Sold Date:**

**List Price:** \$490,000

**BAID:**

**%SP/LP:**

**Terms:**

**Sold Price:**

**B/Agt:**

**B/Off:**

**B/Off Phone:**

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Agent Full****Residential****6/18/2020****\$570,000****5 bd | 3 / 1 ba | 3051 sqft****Status: Pending****Listed Date: 5/28/2020****DOM: 7 Acres: 0.14 ML#: 20401550****Year Built: 2016/ Updated/Remodeled****12696 PAVILION PL Oregon****City, OR 97045****Unit #:****Condo Loc:****ShowHrs:****Show:** Call Owner, Occupied,  
Lockbox, Text Owner**Occ:** Owner**LB/Loc/Cmb:** Gas Meter**XST/Dir:** Pease Rd to Pavilion Pl

**Private:** ###Call/Text Seller For Appointment ###Write in Jeremy Wilkerson, Stephen FitzMaurice, Jennifer Tangvald or line 8 of offers. This home has it all! Great layout w two master suites. Soaking tub. Open concept w upgraded accents. 5 panel doors & modern black hardware. Don't let your buyers miss out on this one! Easy to show. Fellow agents, for the fastest response to your questions please Email us.

**Public:** Click Vtour link for 3D walk through & more. Beautiful 2016 Built Traditional in Oregon City. Extended drive for additional parking & covered front porch. Enter to hardwood flooring & soaring ceilings. Gas fireplace & access to back patio in living. Kitchen features quartz counters, gas cooktop, large island, & dining nook. Formal dining. Guest suite on main w walk-in closet. Master suite w walk-in closet & 3 spare beds up along w laundry. Fenced backyard features covered patio & raised beds.

**Property Details:**

**Property Type:** Detached  
**County:** Clackamas  
**Nhood/Bldg:** OREGON CITY  
**Area:** 146  
**Zoning:**  
**Elementary:** John McLoughlin  
**Middle:** Gardiner  
**High:** Oregon City  
**Internet:**  
**Address:** 12696 PAVILION  
 PL Oregon City 97045

**No Blog:**  
**No AVM:**  
**Seller Disc:** Disclosure  
**Other Disc:**

[√Tour #1](#)  
[√Tour #2](#)

**Style:** Traditional  
**List Type:** ER  
**Limited Representation:** N  
**Legal:** SUBDIVISION PAVILION  
 PARK NO 2 4427 LT 98  
**Tax ID:** 05029911  
**Warranty:**  
**CC&R:**  
**Offer/Nego:** Call Seller's Agent  
**55+ w/Affidavit Y/N:** N

**# Supplements: 1**

**Lot Size:** 5,000 to 6,999 SqFt  
**Lot Dimensions:**  
**Lot Desc:** Level, Trees  
**View:** Trees/Woods  
**Waterfront:**  
**Body Water:**  
**Open House:**  
**Upcoming Open House:**  
**Broker Tour:**  
**Upcoming Broker Tour:**

**Residence Information:**

**Upper SQFT:** 1635  
**Main SQFT:** 1416  
**Lower SQFT:** 0  
**Additional SQFT:**  
**Unreinforced Masonry Building:**  
**Foundation:**  
**Road Surface:**

**Levels:** 2  
**SFSrc:** Tax  
**Total Up/Main:** 3051  
**Fireplaces:** 1  
**Green Cert:**  
**Energy Eff.:**  
**Exterior:** Fiber Cement, Stone

**Roof:**  
**Parking:** Driveway  
**Garage:** 2 / Attached, Oversized,  
**Basement:** Crawl Space  
**RV Description:** RV Parking

**Approximate Room Sizes and Descriptions:**

**Living:** M / 19 X 19 / Built-in Features, Fireplace, Hardwood Floors, High Ceilings, Sliding Doors

**Kitchen:** M / 13 X 13 / Eat Bar, Gas Appliances, Hardwood Floors, Island, Nook, Quartz

**Dining:** M / 13 X 12 / Hardwood Floors, High Ceilings

**Bedroom 5:** U / 14 X 12 / Closet

**Master Bedroom:** U / 19 X 15 / Suite, Walk in Closet

**2nd Bedroom:** M / 12 X 11 / Suite, Walk in Closet

**3rd Bedroom:** U / 19 X 16 / Closet

**Bedroom 4:** U / 14 X 12 / Closet

**Laundry:** U / 9 X 7 / Sink

**Baths -****Full/Part****Upper Level:** 2/0**Main Level:** 1/1**Lower Level:** 0/0**Total Baths:** 3/1

## Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Oven, Cooktop, Built-in Dishwasher, Gas Appliances, Island, Quartz, Stainless Steel Appliance(s), Tile

**Interior:** Hardwood Floors, High Ceilings, Soaking Tub, Tile Floor

**Exterior:** Covered Patio, Fenced, Porch, Raised Beds, Yard

**Accessibility:**

**Security:**

**Internet:**

**Windows:** Double Pane Windows, Vinyl Frames

**Cool:** Central Air

**Heat:** Forced Air - 90%

**Fuel:** Gas

**Water:** Public

**Sewer:** Public Sewer

**Hot Water:** Gas

## Financial:

**Property Tax/Yr:** \$6,588.09 / 2019

**Spcl Asmt Balance:**  
**Dues:**

**Tax Deferral:** N  
**BAC:** % 2.5

**Short Sale:** N  
**\$ Pre-Approv:**

**HOA:** N

**Escrow Pref:** Kim White - Fidelity

**Other Dues:**

**3rd Party:** N  
**Total Comm Differs:** N

**Terms:** Cash, Conventional, FHA, VA Loan

**Assoc. Am:**

**Bank Owned/Real Estate Owned:** N  
**Rent, If Rented:**

## Broker/Agent Data:

**AG:** Stephen FitzMaurice

**Lic#:** 200308110

**Ph:** [503-446-2797](tel:503-446-2797)

**CoAgent:** Jennifer Tangvald

**Lic#:** 201001030

**CoPh:** [503-446-2797](tel:503-446-2797)

**Email(s) AG:** [listingexecutive@gmail.com](mailto:listingexecutive@gmail.com)

**Ph:** [888-814-9613](tel:888-814-9613)

**CoAgent Email:** [listingexecutive@gmail.com](mailto:listingexecutive@gmail.com)

**Agent Ext:**

**BRCD:** EXPL01

**SAID:** FITZMAUR

**OF:** eXp Realty, LLC

**CoBRCD:** EXPL01

**CoSAID:** TANGJENN

**Fax:** 541-883-2207

**Owner Perm. Resid:**

**FIRPTA:** N

**Cell/Pgr:**

**Owner(s):** LAMBSON HANS J, LAMBSON

**Tenant/Other:**

**Contact1:** [503-707-6104](tel:503-707-6104)

**CASI A**

**Tran:** 6/15/2020

**Contact2:**

**Poss:**

**Exp:**

## Comparable Information:

**Pending Date:** 6/4/2020

**Original Price:** \$570,000

**CDOM:** 7

**%SP/OLP:**

**Sold Date:**

**List Price:** \$570,000

**BAID:**

**%SP/LP:**

**Terms:**

**Sold Price:**

**B/Agt:**

**B/Off:**

**B/Off Phone:**

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Agent Full

Residential

6/18/2020

**\$525,000****5 bd | 3 / 0 ba | 3253 sqft****Status: Sold****Listed Date: 3/5/2020****DOM: 4    Acres: 0.23    ML#: 20002390****Year Built: 2006/ Resale****19312 GENTRY HIGHLANDS L Oregon  
City, OR 97045****Unit #:****Condo Loc:****ShowHrs:** 9am-7pm**Show:** Appointment Only, See  
Remarks, Showing Time, Text  
Seller's Agent**Occ:** Owner**LB/Loc/Cmb:** 1613**XST/Dir:** Windmill Dr**Private:** Easy to show. Please  
call or text listing agent Ricardo  
Rodriguez before showing. Lock  
box on front door. combo is  
1613. Please give 2 hour notice.  
Subject to buyers finding suitable  
replacement home. May need  
rent back. \$11,000 concessions  
to buyer for closing costs.**Public:** Pride in ownership, this  
home is in the heart of Oregon  
City. Greatschools.org ranks  
Oregon City High School as 9/10.  
If you are looking for a larger lot  
with plenty of space for a garden  
basketball hoop, trampoline and  
family gatherings. This is it. This  
home boasts 5 large bedrooms 3  
full bathrooms with tile counter  
tops and stainless steel  
appliances. Upgrades include,  
hunter douglas blinds, Storage  
shed, Garden box, play structure,  
sprinklers, vaulted ceilings and  
much much more.

## Property Details:

**Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:****Elementary:** John McLoughlin**Middle:** Gardiner**High:** Oregon City**Internet:** Cable, Wireless**Address:** 19312 GENTRY

HIGHLANDS LN Oregon

City 97045

**No Blog:** Y**No AVM:** Y**Seller Disc:** Disclosure**Other Disc:****Style:** Custom Style, Tri Level**List Type:** ER**Limited Representation:** N**Legal:** SUBDIVISION GENTRY

HIGHLANDS 2 3970 LT 56

**Tax ID:** 05012152**Warranty:****CC&R:** Y**Offer/Nego:** Seller's Agent Only**55+ w/Affidavit Y/N:** N**# Supplements:** 1**Lot Size:** 10,000 to 14,999 SqFt**Lot Dimensions:****Lot Desc:** Cul-de-sac, Level**View:****Waterfront:****Body Water:****Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 1449**Main SQFT:** 1084**Lower SQFT:** 720**Additional SQFT:****Unreinforced Masonry****Building:****Foundation:** Concrete

Perimeter

**Road Surface:** Paved**Levels:** 3**SFSrc:** Trio**Total Up/Main:** 2533**Fireplaces:** 1**Green Cert:****Energy Eff.:****Exterior:** Vinyl Siding**Roof:** Composition**Parking:** Driveway, Secured**Garage:** 2 / Attached, ,**Basement:** Crawl Space**RV Description:**

## Approximate Room Sizes and Descriptions:

**Living:** L / 24 X 16 /**Kitchen:** M //**Dining:** M //**Family:** M //**Bedroom 5:** U / 13 X 7 /**Master Bedroom:** U / 19 X 13 /**2nd Bedroom:** U / 13 X 9 /**3rd Bedroom:** U / 11 X 10 /**Bedroom 4:** L / 14 X 9 /**Baths -****Full/Part****Upper Level:** 2/0**Main Level:** 0/0**Lower Level:** 1/0**Total Baths:** 3/0

## Features and Utilities:

**Kitchen:** Built-in Refrigerator, Cooktop, Built-in Dishwasher, Disposal, Stainless Steel Appliance(s), Tile

**Interior:** 3rd Floor, Garage Door Opener, Jetted Tub, Laundry, Soaking Tub, Vaulted Ceiling(s)

**Exterior:** Covered Deck, Fenced, Garden, Sprinkler, Tool Shed, Yard

### Accessibility:

**Security:** Security Gate

**Internet:** Cable, Wireless

**Windows:** Double Pane Windows

**Cool:** Central Air

**Water:** Public

**Heat:** Forced Air

**Sewer:** Public Sewer

**Fuel:** Electricity, Gas

**Hot Water:** Gas

## Financial:

**Property Tax/Yr:** \$5,361.58 /

2019

**Spcl Asmt Balance:**

**Dues:**

**Tax Deferral:** N

**BAC:** % 2.5

**Short Sale:** N

**\$ Pre-Approv:** N

**HOA:** N

**Escrow Pref:** FATCO

**Terms:** Cash, Conventional, FHA, VA Loan

**Assoc. Am:**

**Other Dues:**

**3rd Party:** N

**Total Comm Differs:** N

**Bank Owned/Real Estate**

**Owned:** N

**Rent, If Rented:**

## Broker/Agent Data:

**AG:** Ricardo Rodriguez

**CoAgent:**

**Email(s) AG:** [rarrealestate@gmail.com](mailto:rarrealestate@gmail.com)

**CoAgent Email:**

**BRCD:** EQOR01

**CoBRCD:**

**Owner Perm. Resid:** Y

**Owner(s):** Mr. Rodriguez

**Poss:** Seller Rent Back

**Lic#:** 201217748

**Lic#:** 201206855

**SAID:** RODRICA

**CoSAID:**

**FIRPTA:** N

**Tenant/Other:**

**Tran:** 4/17/2020

**Exp:**

**Ph:** [707-249-0106](tel:707-249-0106)

**CoPh:**

**Ph:** [503-610-8849](tel:503-610-8849)

**Agent Ext:**

**OF:** Equity Oregon Real Estate

**Fax:** 888-258-0453

**Cell/Pgr:**

**Contact1:**

**Contact2:**

## Comparable Information:

**Pending Date:** 3/9/2020

**Sold Date:** 4/17/2020

**Terms:** Conventional

**Original Price:** \$515,000

**List Price:** \$515,000

**Sold Price:** \$525,000

**CDOM:** 181

**BAID:** FERNBAUG

**B/Agt:** Deserie Fernbaugh  
Daniels

**%SP/OLP:** 101.94

**%SP/LP:** 101.94

**B/Off:** CBBN01

**B/Off Phone:** 503-241-7325

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Agent Full****Residential****6/18/2020****\$603,450****4 bd | 3 / 0 ba | 3601 sqft****Status: Sold****Listed Date: 9/4/2019****DOM: 114 Acres: 0.18 ML#: 19534030****Year Built: 2005/ Approximately****19232 ROSE RD Oregon City, OR 97045****Unit #:****Condo Loc:****ShowHrs:** 9a - 8p**Show:** Call Before Showing  
Code, See Remarks**Occ:** Call Seller's Agent**LB/Loc/Cmb:** R of garage**XST/Dir:** South End Rd,  
between Partlow & Filbert**Private:** Seller concessions  
included sewer line and  
crawlspce repairs totally over  
10k.**Public:** BETTER than new  
Craftsman w/ master on main,  
open kit/great rm, eating bar, 2  
pantries & b'fast nook flowing to  
covered outdoor living area.  
Soaring ceilings, floods of nat  
light & built-ins. Dreamy master  
w/spa-bath & huge closet. Bonus  
rm up. New high-end carpet,  
hardwds & 3 car gar. This home  
is for buyers that demand quality  
& appreciate meticulous care.

## Property Details:

**Property Type:** Detached**County:** Clackamas**Nhood/Bldg:****Area:** 146**Zoning:****Elementary:** John McLoughlin**Middle:** Gardiner**High:** Oregon City**Internet:****Address:** 19232 ROSE  
RD Oregon City 97045**No Blog:** Y**No AVM:** Y**Seller Disc:** Disclosure**Other Disc:**[√Tour #1](#)**Style:** Craftsman**List Type:** ER**Limited Representation:** N**Legal:** SUBDIVISION LIENERT

FARM LT 9 3843

**Tax ID:** 05009085**Warranty:****Offer/Nego:** Call Seller's Agent**55+ w/Affidavit Y/N:** N**PDF Doc(s):** 1**# Supplements:** 1**Lot Size:** 7,000 to 9,999 SqFt**Lot Dimensions:****Lot Desc:** Level**View:****Waterfront:****Body Water:****Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:**

## Residence Information:

**Upper SQFT:** 1450**Main SQFT:** 2151**Lower SQFT:** 0**Additional SQFT:****Unreinforced Masonry****Building:****Foundation:****Road Surface:****Levels:** 2**SFSrc:** Flr Pln**Total Up/Main:** 3601**Fireplaces:** 2**Green Cert:****Energy Eff.:****Exterior:** Fiber Cement**Roof:** Composition**Parking:** Driveway**Garage:** 3 / Attached, ,**Basement:** Crawl Space**RV Description:**

## Approximate Room Sizes and Descriptions:

**Living:** M / 12 X 16 / Formal, Vaulted Ceiling(s), Wall to  
Wall Carpet**Kitchen:** M / 12 X 21 / Eat Bar, Gas Appliances, Pantry**Dining:** M / 12 X 9 / Formal, Vaulted Ceiling(s), Wall to  
Wall Carpet**Family:** M / 14 X 20 / Built-in Features, Fireplace, High  
Ceilings**Bonus Room:** U / 14 X 24 / Vaulted Ceiling(s), Wall to  
Wall Carpet**Master Bedroom:** M / 15 X 20 / Fireplace, Suite, Walk  
in Closet**2nd Bedroom:** U / 15 X 13 / High Ceilings, Wall to Wall  
Carpet**3rd Bedroom:** U / 15 X 12 / High Ceilings, Wall to Wall  
Carpet**Bedroom 4:** U / 12 X 13 / High Ceilings, Wall to Wall  
Carpet**Utility Room:** M / 10 X 6 / Built-in Features, Sink**Baths -****Full/Part****Upper Level:** 1/0**Main Level:** 2/0**Lower Level:** 0/0**Total Baths:** 3/0

## Features and Utilities:

**Kitchen:** Built-in Microwave, Built-in Oven, Built-in Range, Cook Island, Built-in Dishwasher, Disposal, Gas Appliances, Plumbed For Ice Maker

**Interior:** Central Vacuum, Garage Door Opener, Hardwood Floors, High Ceilings, High Speed Internet, Jetted Tub, Vaulted Ceiling(s)

**Exterior:** Covered Patio, Fenced, Gas Hookup, Patio, Sprinkler, Yard

**Accessibility:** Garage on Main, Main Floor Bedroom w/Bath, Utility Room On Main, Walk-in Shower

**Security:**

**Internet:**

**Windows:**

**Cool:** Central Air

**Water:** Public

**Heat:** Forced Air

**Sewer:** Public Sewer

**Fuel:** Gas

**Hot Water:** Gas

## Financial:

**Property Tax/Yr:** \$7,166.32 / 2018

**Spcl Asmt Balance:**  
**Dues:**

**Tax Deferral:** N  
**BAC:** % 2.5

**Short Sale:** N  
**\$ Pre-Approv:**

**HOA:** N

**Escrow Pref:** WFG - Juli Spink

**Other Dues:**

**3rd Party:** N

**Terms:** Cash, Conventional, VA Loan

**Total Comm Differs:** N

**Assoc. Am:**

**Bank Owned/Real Estate Owned:** N  
**Rent, If Rented:**

## Broker/Agent Data:

**AG:** Heidi Torkko

**Lic#:** 200901094

**Ph:** [503-351-9716](tel:503-351-9716)

**CoAgent:**

**Lic#:** 201217699

**CoPh:**

**Email(s) AG:** [Heidi@PinkDotProperties.com](mailto:Heidi@PinkDotProperties.com)

**Ph:** [503-351-9716](tel:503-351-9716)

**CoAgent Email:**

**Agent Ext:**

**BRCD:** PDPR01

**SAID:** TORKKOHE

**OF:** Pink Dot Properties, LLC

**CoBRCD:**

**CoSAID:**

**Fax:**

**Owner Perm. Resid:**

**FIRPTA:** N

**Cell/Pgr:**

**Owner(s):** Charles A Fitts, Martha J Fitts

**Tenant/Other:**

**Contact1:**

**Poss:** Close Of Escrow

**Tran:** 1/13/2020

**Contact2:**

**Exp:**

## Comparable Information:

**Pending Date:** 12/27/2019

**Original Price:** \$650,000

**CDOM:** 114

**%SP/OLP:** 92.84

**Sold Date:** 1/10/2020

**List Price:** \$629,000

**BAID:** TALCOTT

**%SP/LP:** 95.94

**Terms:** Cash

**Sold Price:** \$603,450

**B/Ag:** Todd Talcott

**B/Off:** RGIC06

**B/Off Phone:** 503-220-1144

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

## SECTION FOUR

The cost to create the above value includes installation of roads and utilities and building demolition.

It was estimated that John Adams Street would need to be improved and that there would need to be three 100' cul-de-sacs installed.

### Roadway Cost:

750' X \$750/ lin ft = \$562,500

300' X \$1,000/ lin ft = \$300,000

Total = \$862,500

### Demolition Cost:

The improvements are not listed on the tax records. An estimate of the total improvements is provided in the following table.

Total Improved = 37,700

Cost to Demo = \$20/ SF

Demo Cost = \$754,000

Cost to Create Sites = \$1,616,500

### PROPERTY VALUE

Gross Value = \$5,495,000

Development Cost = \$1,616,500

PROPERTY VALUE = \$3,879,000

Parcel	Bldg.	Dimensions	Size (SF)
#2	206	180 X 70	16,600
#2	220	30 X 90	2,700
#2	122.1	100 X 40 + 40 X 90	7,600
#2	122.2	30 X 100	3,000
#2	122.3	140 X 30	4,200
#2	122.4	30 X 60	1,800
#4			5,800
<b>Total</b>			<b>37,700</b>