



NOTICE OF HEARING

May 29, 2024

Latha Pogula
22940 SE Weatherly Ln.
Damascus, OR 97089

RE:: County of Clackamas v. Latha Pogula
File: V0017123

Hearing Date: June 13, 2024

Time: This item will not begin before 9:30am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to Latha.pogula@gmail.com , Rsmfg1@gmail.com a copy of the link is also provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing**.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/83693791049?pwd=uggullb5HxDoGAwO42KVxlZwuMhfd.1>

Passcode: 520968

Or One tap mobile:

+17193594580,,83693791049# US

+12532050468,,83693791049# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000

Webinar ID: 836 9379 1049

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

LATHA POGULA,

Respondent.

File No: V0017123

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 22940 SE Weatherly Ln, Damascus, OR 97089

2.

The address or location of the violation(s) of law alleged in this Complaint is:

11735 SE Zion Hill Dr., Damascus, OR 97089 also known as T1S, R3E, Section 35D, Tax Lot 00802, and is located in Clackamas County, Oregon.

3.

On or about the 20th day of June, 2023 and the 27th day of November, 2023 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Section 9.02.040 by failing to obtain approved permits and approved final inspection for a barn built with habitable space and an accessory dwelling unit that is attached to the single family residence. These violations are each a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) for having multiple dwellings on the subject property without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Notice of Violation dated June 20, 2023 and Administrative Citation #2300171 in the amount of \$1,400.00 dated November 27, 2023. A copy of these notices are attached to this Complaint as Exhibit E and Exhibit M and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code. Said range for a Zoning and Development Ordinance Priority 2 violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code.

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 22 day of April, 2024.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

LATHA POGULA,

Respondent.

File No.: V0017123

STATEMENT OF PROOF

History of Events and Exhibits:

June 14, 2023

Clackamas County received a complaint regarding an accessory dwelling unit (ADU) built without permits.

June 14, 2023
Exhibit A

I conducted research of County Zoning records regarding the subject property. In 1967 the subject property was zoned RA-1 and therefore would have been subject to the RA-1 Zoning District requirements that required two-family dwellings to be approved under a conditional use permit. There was no conditional use permit on file for this property. The zoning of the property was changed in 1976 to RRF5 and is outside the UGB which does not allow for an ADU. The tax assessor records show that the original house was built in 1912 and the property also had a general purpose shed that was built in 1980.

June 14, 2023
Exhibit B

I conducted research of the County permitting system. The original home was built in 1912 per the tax assessor records. In 1973 an addition to the home was permitted. According to the tax assessor records the detached structure was listed as a general purpose shed that was built in 1980. I could find no permits for the general purpose shed nor the conversion of the structure into a garage with habitable space including a bathroom on the 2nd floor.

June 14, 2023
Exhibit C

I conducted online research of the subject property. In 1998 the property was listed for sale. The listing at that time did not indicate that an ADU was attached to the house. The listing also stated there was a detached garage on the property. Latha purchased the property on June 28, 2017. In 2018 the property was again listed for sale. The listing stated there were 3 separate living quarters. The main home, the un-permitted conversion of the original SFR to an ADU (Guest Cottage as mentioned in the listing) and the unpermitted general purposed shed that was converted to an unpermitted 48 x 28 shop with a 2 bedroom, 1 bathroom apartment on the second floor.

June 15, 2023
Exhibit D Correspondence was sent to the Respondent regarding the alleged violation.

June 20, 2023
Exhibit E A Notice of Violation was sent to the Respondent regarding the violations. A Respondent was given a deadline date of July 20, 2023 to address the ADU and a deadline date of August 4, 2023 for barn converted to a garage with habitable space.

July 24, 2023
Exhibit F I received an email from the Respondent stating that she had misread the paperwork and the deadline date. The Respondent was still gathering information to support the claim that the single family residence had two kitchens since 1973.

July 26, 2023
Exhibit G The Respondent contacted me again stating she had spoke to Steve Hanschka in the planning department. Per Steve's instructions she was going to submit a supplemental application for verification of a non-conforming use for the ADU in the house.

August 9, 2023
Exhibit H I received another email from the Respondent regarding the permit history on the property. I also spoke with Latha and her husband Daniel on the phone.

August 10, 2023
Exhibit I I sent the Respondent 3 separate emails with a copy of each of the permits we have on file for the property.

August 14, 2023 I spoke with the Respondents husband Daniel on the phone. Daniel came into the office to speak with planning. According to planning staff, Steve Hanschka gave Daniel the incorrect application for the verification of the non-conforming use. Daniel was provided with a correct application. Daniel also stated that the garage was going to remain as storage only and the bathroom inside the garage was going to be decommissioned.

October 4, 2023
Exhibit J Daniel came into the office to submit the paperwork for the verification of the non-conforming use. Daniel met with Joy Fields in planning. Since an accessory kitchen may be an option Daniel was going to measure the space prior to submitting the land use application.

October 6, 2023
Exhibit K

I sent an email to Daniel regarding the accessory kitchen. Per the Planning Director Jennifer Hughes, A single-family dwelling in any urban or rural residential zone (not EFU, TBR or AG/F) can have two kitchens. One has to meet the definition of accessory kitchen. Total occupancy of the dwelling cannot exceed the 15 people allowed in a single dwelling unit. Occupants of the dwelling have to live together as a single housekeeping unit as defined by ZDO 202. They can't wall off the living space with the accessory kitchen from the remainder of the dwelling (i.e., there must be interior doors/hallways/stairs/flow throughout so that it is structurally feasible for it to function as one dwelling). I provided Daniel a list of steps to be taken in order to have the accessory kitchen only in the space.

October 23, 2023
Exhibit L

Agricultural Exemption AG018723 was started for the barn that was converted to a garage, however, the application was incomplete as none of the required documentation was submitted.

November 27, 2023
Exhibit M

I reviewed the County permitting system. AG018723 was still incomplete and there was no documentation submitted for a verification of a non-conforming use. Citation 2300171 for \$1,400.00 for the Priority 2 Zoning and Development Ordinance violation for the multiple dwellings and Priority 1 Building Codes violations for the general purpose shed with habitable space and the ADU in the single family residence. The citation was sent first class mail and was not returned. The citation remains unpaid.

December 21, 2023
Exhibit N

I emailed Daniel with instructions on how to address the ADU and what the County will require.

January 8, 2024
Exhibit O

I received an email from Amanda Donaldson who is a permit specialist in the building department. Amanda spoke with Daniel about the requirements for the ADU and the general purpose shed conversion to a garage with habitable space and what documentation is required to be submitted.

February 22, 2024
Exhibit P

An email was sent to Daniel from Amanda Donaldson letting him know that AG018723 had been issued but electrical and plumbing permits are required for the work that was done inside the now agricultural exempt structure without permits.

| | |
|-----------------------------|---|
| March 20, 2024 Exhibit Q | Daniel came into the office to speak with planning about a conditional use. Code Enforcement Specialist Shane Potter met with Daniel in the office. Planning explained to Shane that Daniel had stated they did not have an ADU as it has always been part of the house and they just rented a room. Shane suggested that Daniel schedule an inspection of the residence to confirm that the ADU meets the zoning requirements as outline in Exhibit K. |
| March 20, 2024 Exhibit R | I emailed Daniel explaining that the electrical and plumbing permits for AG018723 were now issued and need to be inspected including a final approved inspection. I also let Daniel know that a \$95.20 fee would be required in order for a building inspector to come to the property for the ADU. |
| March 28, 2024 Exhibit S | Daniel emailed me requesting a hearing concerning the matter of the ADU in the single family residence. |
| April 22, 2024 | This matter was referred to the Hearings Officer. |
| May 22, 2024 Exhibit 1-5 | The Respondent submitted Exhibits 1-5 to the County. |

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 and Zoning and Development Ordinance Title 12, Section 316.03 exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 10 days of the date of the Order by paying for the outstanding fees for plumbing permit P0172024 associated with AG018723 and obtaining a final approved inspection for the plumbing permit within 30 days of the date of the order.
- The Respondent be ordered to bring the property into compliance with the Building Code and Zoning and Development Ordinance within 20 days of the date of the Order by either submitting a complete non-conforming use application for the accessory dwelling unit or a complete building permit application for a change of use from an accessory dwelling unit to habitable space with an accessory kitchen. If the non-conforming use is approved the Respondent will have 20 days from the date of approval to meet the conditions of approval. All additional requests for plan review or requests for additional non-conforming use application documents must be submitted within 10 days of being notified. Permits must be paid for within 10 days of being notified they are ready to be issued and must receive a final approved inspection on all permits within 45 days of issuance.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
 - The imposition of civil penalties for the Building Code violation of up to \$2,000.00 for date cited November 27, 2023.
 - The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited November 27, 2023.
 - Payment for Citation No. 2300171 issued on November 27, 2023 for \$1,400.00.
 - The administrative compliance fee to be imposed from June 2023 until the violation is abated. As of this report the total is \$750.00
 - The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

GP SHED TO GARAGE WITH
LIVING SPACE

Original Home
Now ADU

ADDITION
IN 1973



To Be Filled In By Applicant (Print or Type)

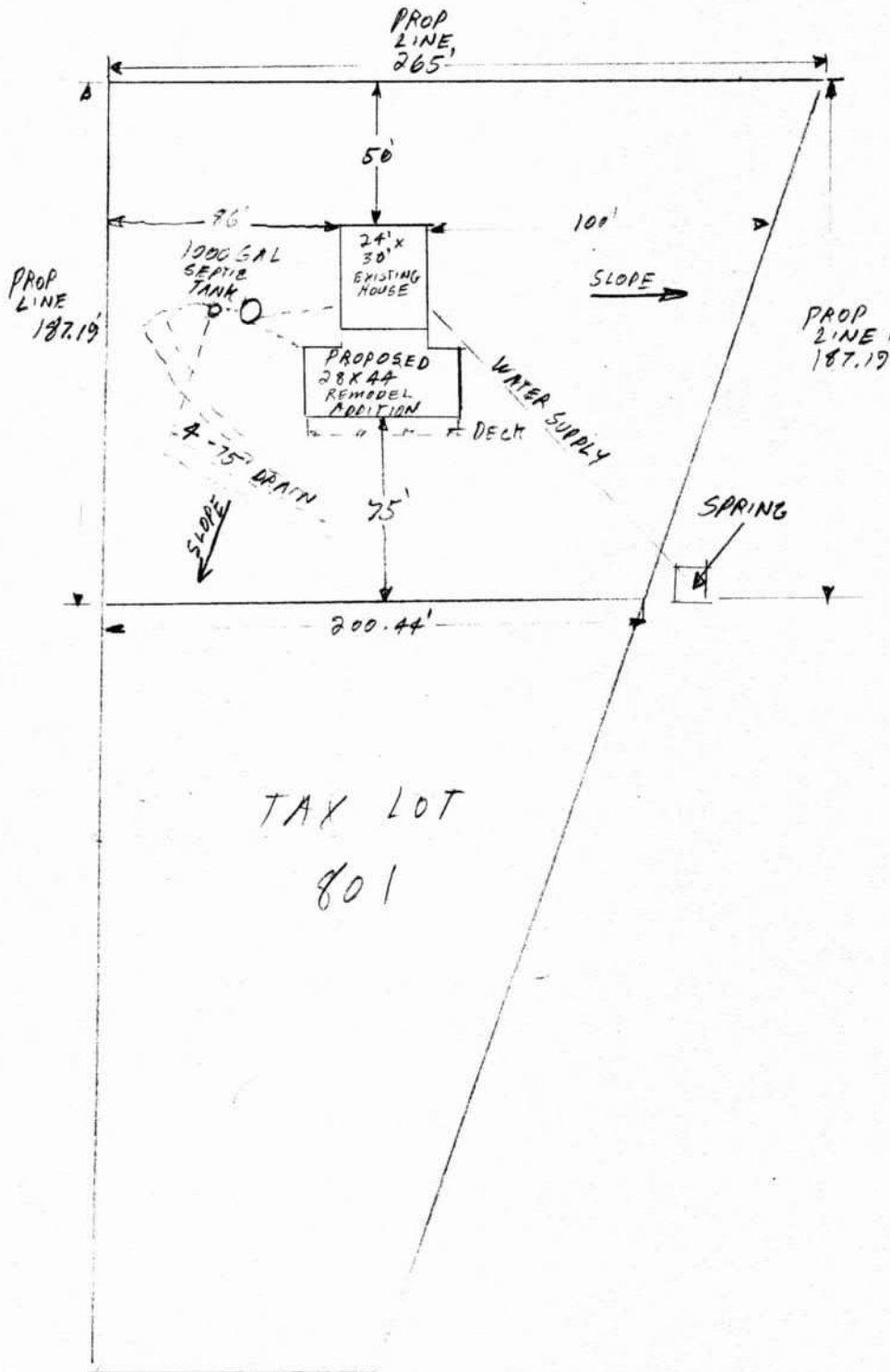
Job Address Rt 3 BOX 547 GRESHAM, ORG 97030

Subdivision Name _____ Lot 802 Block _____

Tax Lot 802 Section D Township 3E Range 35

Lot Area 1 ACRE Building Area 1400^{sq}ft Basement Area 1400^{sq}ft Garage Area _____

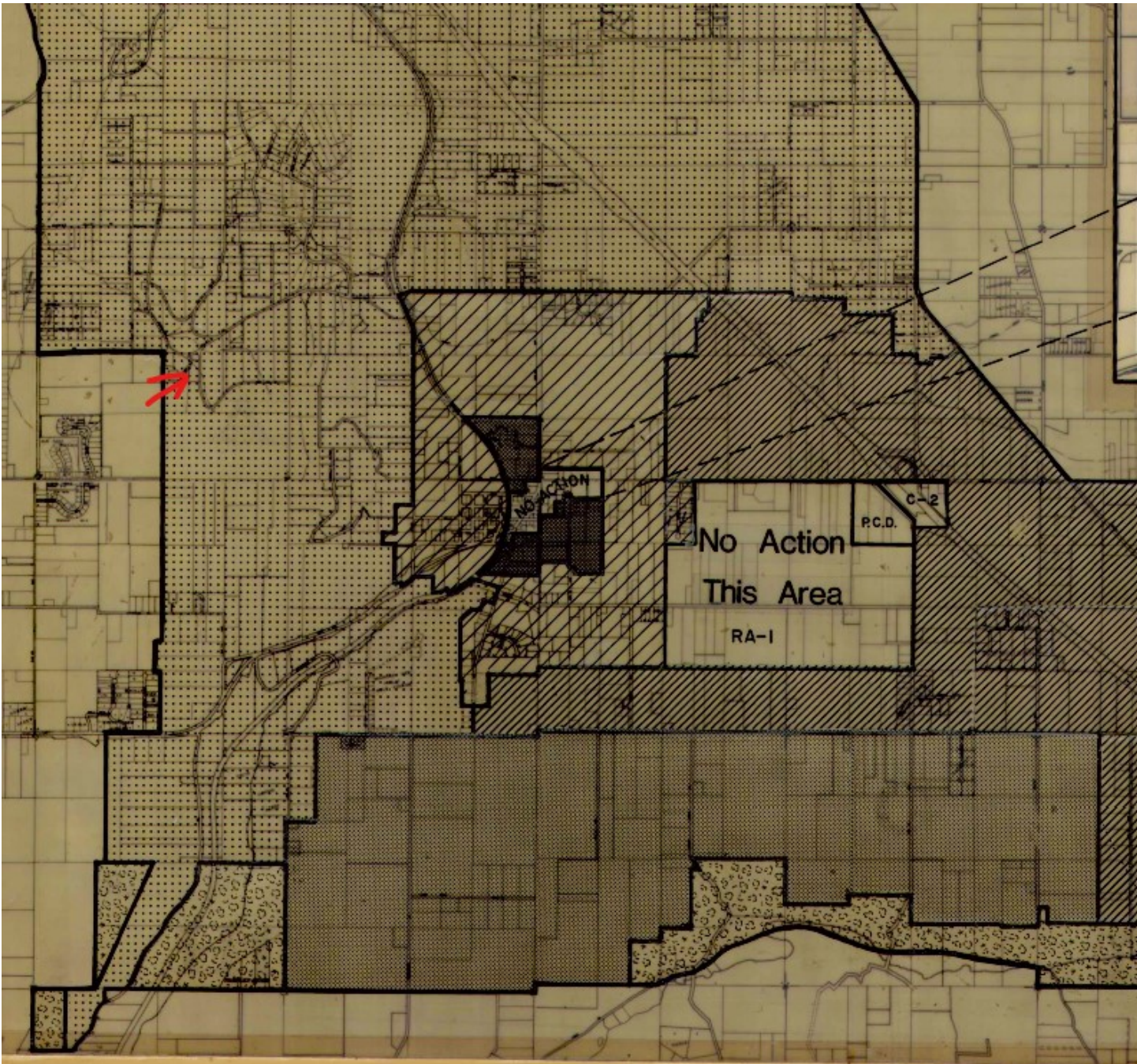
Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS



Kauppi, Jennifer

From: ZoningInfo
Sent: Wednesday, April 3, 2024 12:09 PM
To: Kauppi, Jennifer
Subject: RE: 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Looks Like Boring-Kelso ZC-16-76, adopted Dec 20, 1976



NORTH



VISUAL AID

- 1 AC.
- 5 AC.
- 10 AC.
- 20 AC.

BORING - KELSO AREA

ZC-16-76

ZONING MAP

P.C. HEARING DATE — OCTOBER 18, 1976

Thanks,

Ben Blessing, Planner

Clackamas County Transportation & Development
Customer Service Desk

150 Beavercreek Road, Oregon City, Oregon 97045

www.clackamas.us

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The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

Were you happy with the service you received today?



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, April 3, 2024 10:54 AM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Hello. Joy complete this research request some time ago for me.

Can you tell me what year the property was changed to RRF5?

Thank you
Jennifer Kauppi
Code Enforcement

From: ZoningInfo <ZoningInfo@clackamas.us>
Sent: Monday, June 26, 2023 3:53 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Jennifer,

Sorry for not including my signature that is below.

Sincerely,

Joy Fields, AICP,
Sr. Planner
Clackamas County DTD | Planning and Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500
zoninginfo@clackamas.us

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and the public service lobby is open Monday, through Thursday from 8:00 a.m. to 4:00 p.m.

Were you happy with the service you received today?



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Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

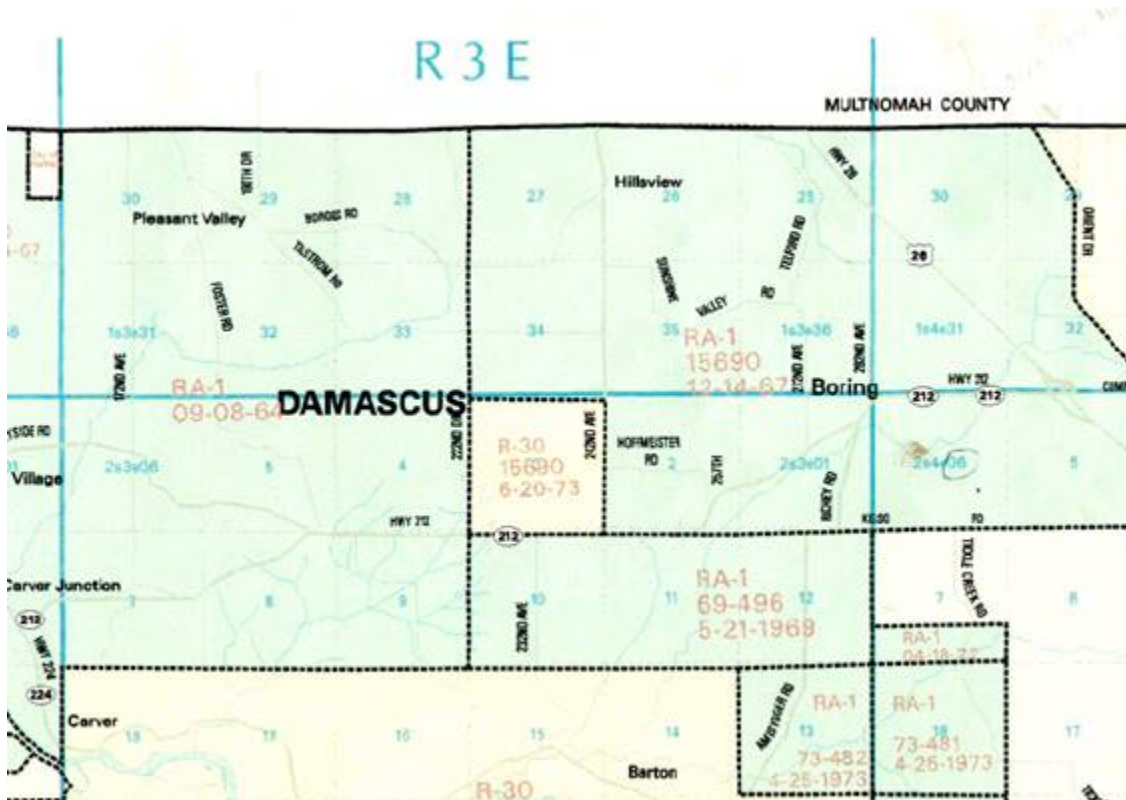
From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, June 26, 2023 3:06 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Sorry....who responded to this email? I need it for my file notes.

Thank you
Jennifer

From: ZoningInfo <ZoningInfo@clackamas.us>
Sent: Monday, June 26, 2023 3:04 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

In 1967 the property was initially zoned RA-1 (see map excerpt below). Therefore, it would have been subject to the RA-1 Zoning District requirements that required two-family dwellings to be approved as a conditional use (see 1965 section of the RA-1 Zone attached). I did not find a conditional use approval for the subject property in our files.



Sincerely,

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, June 26, 2023 1:21 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Hello,

I need a research request on this property.

The property is zoned RRF5. In 1973 a building permit was pulled for an addition to an SFR. In 1973 would two full kitchens be an allowed in the single family residence? The attached site plan shows the original house and then the addition.

I have some proof that the house was sold in 1998 with only one kitchen. The new owner purchased it with an ADU (in the existing house space) and the addition is the main SFR.

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.

To Be Filled In By Applicant (Print or Type)

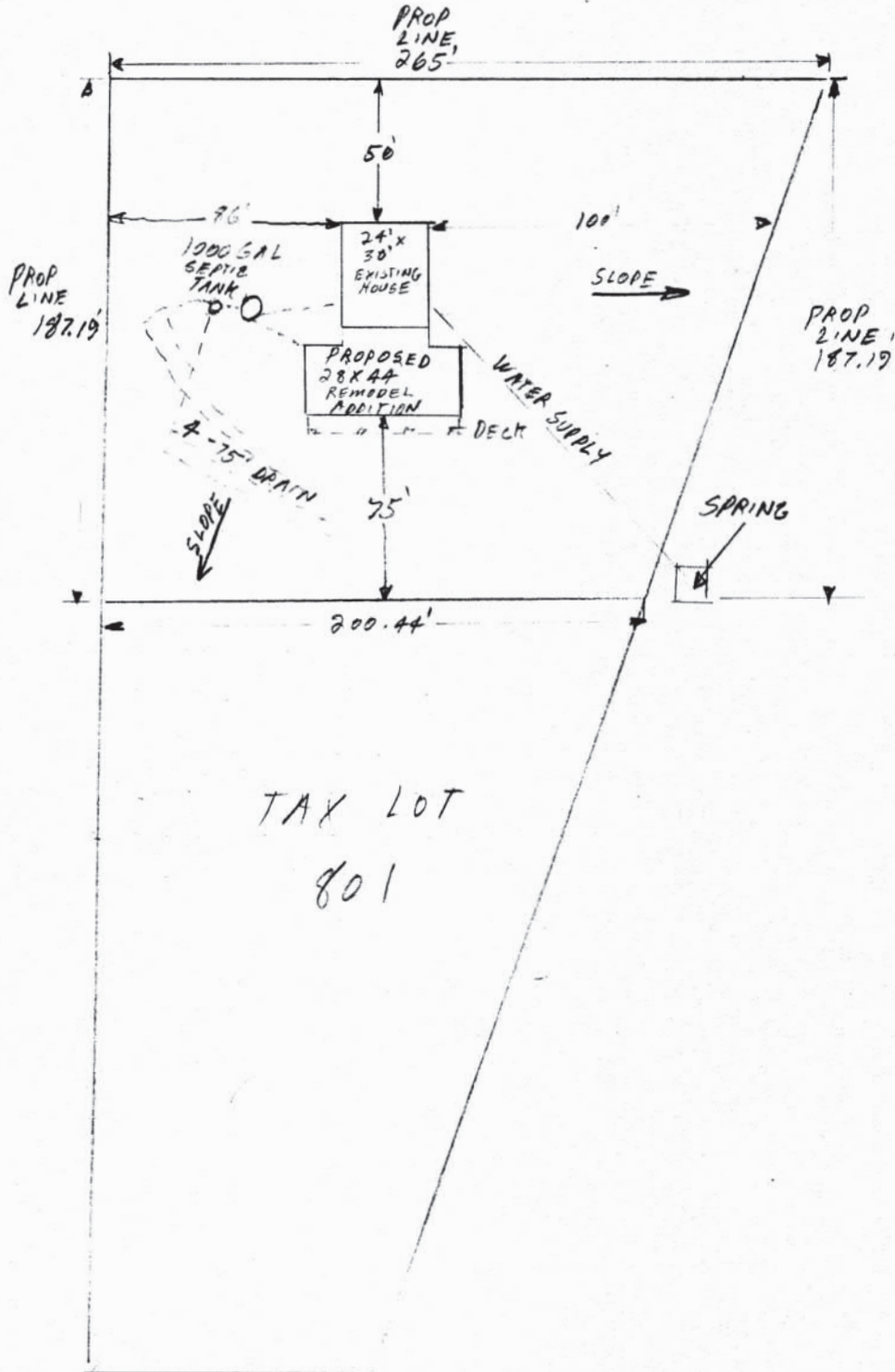
Job Address R-3 BOX 547 GRESHAM, ORG 97030

Subdivision Name _____ Lot 802 Block _____

Tax Lot 802 Section D Township 3E Range 35

Lot Area 1 ACRE Building Area 1400^{sq}ft Basement Area 1400^{sq}ft Garage Area _____

Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS



H-6
Need X Section
Building Permit Application CPO

Clackamas County Public Works Department
902 Abernethy Road
Oregon City, Oregon
Phone: 655-8651
Permit No. 947-73
Contractors File No. _____
Construction Cost 21,168
Permit Fee 80.00
Plan Check Fee 40.00
Total Fee 120.00
School District Number: Elementary _____ High School _____
Permit Received By nct Date 5/18/73 Receipt No. H-P. 551

To Be Filled In By Applicant (Print or Type)
Job Address AT 3 Box 547 Sunshine Valley Road
Subdivision Name _____ Lot 802 Block _____
Tax Lot 802 Section 35D Township 1 Range 3 11735 SE
Lot Area 1 ACRE Building Area 1400 sq ft Basement Area 1400 sq ft Garage Area _____ ZION HILL DR
Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS

Three (3) copies of a plot plan drawn on 8 1/2 x 14" paper must be submitted with each permit and must show: Property lines and dimensions - proposed and existing structures - location of well and/or water service lines - location of septic tank and drainfield and/or sewer lines - proposed location of raindrains and method of disposal - location of driveways, patio slab, parking area and walkways - contour or ground elevation at property corners - proposed main floor and garage floor elevations - proposed setbacks from all property lines.

Plans and specifications made by SPENCE ERICKSON accompany this application
Owners Name SPENCE & PAT ERICKSON Builders Name SPENCE ERICKSON
Address RT 3 Box 547 Address _____
City GRESHAM State ORG City 288-5011 State _____
Phone 666-2525 Zip 97030 Phone EXT 592 Zip _____
Estimated Cost of Labor and Material \$20,000 Homebuilders Registration No. _____

I agree to build according to the above description, accompanying plans and specifications, the Uniform Building Code as adopted by Clackamas County, and to the conditions set forth below.
Applicant Spence Erickson

Soils Investigation and Subsurface Disposal Requirements (FOR OFFICIAL USE ONLY) APPROVED PER 1159-72
SEPTIC TANK: Material _____ Capacity _____ Gallons _____
SUBSURFACE DISPOSAL: Distribution Box [] Total Length of Lines _____
Number of Lines _____ Distance Between Lines _____ Ft.
Seepage Pit or Cesspool: Comments _____
Other Comments: connect to existing system
4, 75 ft lead

Development Construction Requirements
Curbs Required [] Distance from Street Centerline _____ Ft.
Storm Drainage Required [] Size _____ Comments _____

Zone Requirements _____

Development Construction [] Approved [] Denied
Subsurface & Soils [] Approved [] Denied
Plans Checked and Approved
Zone RA-1 Permit Issued
Approved 5/22/73
By WA [Signature] By [Signature]
Date 21 May 73 Date 5/23/73 By n Date 5/24/73

SITUS.

1 3E 35D 00802

11735 SE ZION HILL DR

GRESHAM OR

| | | | | | | | | | | | | | | |
|-------|---|-------|---|-------|--------|-------|-------|-------|---|---|---|---|--|--|
| 10 | 1 | 1 | 4 | 1 | 1 | 2 | 0 | 6 | 9 | 0 | 9 | 7 | | |
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| | | | | | | | | | | | | | | |
| Land | | Bldg. | | Year | Maint. | Year | Appr. | Appr. | | | | | | |
| Class | | | | Built | Area | Appr. | No. | No. | | | | | | |

VALUATION SUMMARY OF REAL PROPERTY

| Assessment Year | Total Acres | Land | Improvements | F.P. Acres | F.P.L.V. | Remarks |
|-------------------|-------------|------------------|-------------------|------------|----------|---------|
| 90 | | 31080 | 67630 | | | |
| R13E35D 00802 90T | | 5% L 32,630 | 5% B 71,010 | | | |
| R13E35D 00802 91T | | 9% L 35,560 | 18% B 83,790 | | | |
| R13E35D 00802 92T | | 16% L 41,240 | 13% B 94,680 | | | |
| R13E35D 00802 93T | | 10% L 45,360 | 10% B 104,140 | | | |
| R13E35D 00802 94T | | 18% L 53,520 | 9% B 113,510 | | | |
| R13E35D 00802 95T | | 12% L 59,940 | 10% B 124,860 | | | |
| R13E35D 00802 96T | | 15% L 68,930 | 21% B 151,080 | | | |
| R13E35D 00802 97T | | 22% L 84,090 | 7% B 161,650 | | | |
| R13E35D 00802 98T | | 12% L 94,180 | -15% B 137,400 | | | |
| R13E35D 00802 99T | | 10% L 103,590 | -1% B 136,020 | | | |
| 13E35D 00802 2000 | | 106,920 | 130,800 | | | |

PROPERTY ADDRESS:
11735 SE ZION Hill ROAD
Grasham OR 97030

BUILT 1982 COST \$ _____ RENT \$ _____
 REMODELED 1990 COST \$ _____ V. I.
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____

| | | | | | | |
|------|------------|-------------------------------------|--|--|--|--|
| YEAR | <u>82</u> | <u>90</u> | | | | |
| YES | <u>MBS</u> | | | | | |
| NO | | <input checked="" type="checkbox"/> | | | | |

M.V.D.# _____

| APPR. | DATE | DWELLING UNITS | UNIT AREA | TOTAL AREA | STORIES |
|----------------|-----------------|------------------------|---|------------|------------------|
| <u>BRS</u> | <u>12/23/81</u> | <u>1 2 3 4</u> | SQ. FT. <u>2144</u> | SQ. FT. | <u>1 1 1/2 2</u> |
| <u>LB</u> | <u>2/23/90</u> | FOUNDATION | CONC BLK BRICK STONE FRAME WD BLK | | |
| | | EXTERIOR | <u>DBL SGL BOX SIDING: BEVEL</u> RUSTIC VERT B&B SHAKE: WD ASS COMPO SHGL STUCCO BRICK: VEN SOLID 1 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO | | |
| | | ROOF | <u>GAB</u> HIP FLAT PITCH: LOW <u>AVG</u> STEEP SHINGLES: WD <u>COMPO</u> ALUM SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM | | |
| ZONING | | 1ST FLOOR | <u>DBL SGL PLY WD H. WD FIR CONC TILE CARPET</u> RMS.: LIV DIN FAM KIT UTIL HALL 2 BATH / BR DEN | | |
| RESIDENTIAL | | PARTITIONS | PLASTER <u>DRYWALL</u> COMPO CLD&PA T&G PLYWOOD TRIM: <u>FIR</u> H. WD PANELING: | | |
| MULTI-FAMILY | | OTHER INTERIOR CONST. | CLASS: BUILT-INS: FIR <u>H. WD</u> METAL CAB TOPS: <u>PLASTIC</u> LIND APPLIANCES: ELECT GAS <u>OVEN</u> <u>FRIDGE</u> <u>DISHWASHER</u> HOOD FAN QUAL: F. A. G. | | |
| COMMERCIAL | | LIGHTING | CLASS: LOW VOLT INTERCOM | | |
| INDUSTRIAL | | AREA IMPROVEMENTS | CLASS: <u>///</u> LAVATORY <u>/</u> STALL SHOWER <u>/</u> SINK <u>///</u> FULL BATH <u>///</u> WATER ONLY <u>///</u> TOILET <u>/</u> SHOWER DOOR <u>/</u> LAUNDRY FAC <u>///</u> BATH <u>///</u> CURBS <u>///</u> BATHTUB <u>/</u> WATER HEATER | | |
| <u>12 RFFS</u> | | HEATING | CLASS: <u>FURNACE: CA</u> GRAY FL W <u>OIL</u> GAS HARD FUEL ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD: FL CLG STOVE CHIMNEY TOTAL AREA HEATED: <u>3568</u> SQ. FT. | | |
| | | FIREPLACE | CLASS: 1 STY <u>2 STY</u> SGL BKD <u>STKD</u> CIR NO HEARTHS: <u>4H-1H</u> PLAIN ELAB. <u>05</u> NONE FULL <u>1 1 1</u> X UNFIN FIN _____ SQ. FT. DAYLIGHT: | | |
| | | BASEMENT | CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LIND RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: _____ SQ. FT. | | |
| | | ATTIC OR UPPER STORIES | CLASS: NONE <u>1 1 1</u> <u>1424</u> SQ. FT. UNFIN <u>FIN</u> : PLS DRYWALL COMP CLD&PA FLR: <u>DBL SGL</u> FIR H. WD ASPH TILE <u>VINYL</u> LIND <u>CARPET</u> LIND SUBFLOOR ONLY RMS: <u>4 BR</u> 1 BATH HALL NO. RMS. HEAT: <u>1/2</u> SQ. FT. | | |
| | | SPECIAL | PORCH: WD FR CONC RATING: PHYS COND. P F A G FUNC. UTIL. P F A G APPEARANCE P F A G | | |

REMARKS: 90 left notice - difficult access; driveway deeply rutted; H. Shepards

PLOT PLAN:

BUILDING DIAGRAM

$$A = 24 \times 38 = 912$$

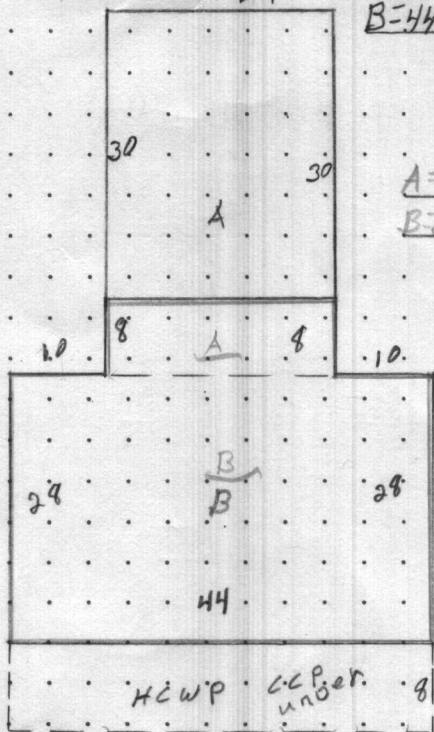
$$B = 44 \times 28 = 1232$$

$$2144 \#$$

$$A = 8 \times 24 = 192$$

$$B = 28 \times 44 = 1232$$

$$1424 \#$$



GARAGE AND OUTBUILDINGS

LAND DESCRIPTION

| GARAGE ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BLT. | DESCRIPTION | | | | | DIMEN- SIONS | SQ. FT. AREA | NO. | SOIL TYPE | LAND CLASS | DIMENSIONS OR ACRES |
|--|---------------|---------------|-----------------|----------------|-------|-------------------|-----------------|------|--------------|---------------|------------------------|
| | FOUND | FLOOR | ROOF | WALLS | MISC. | | | | | | |
| 1 CP | | | | | | x | | 1 | | H5 | 1.24 |
| Shed | Fr | WD | Comp | Bas | | 8 x 10 | 90 | 2 | | | |
| 2 OPEN CONC | | | | | | x | 30 x 60 | 1800 | 3 | | |
| 3 HCWP | C | C | Comp | | | x | 8 x 44 | 352 | 4 | | |
| 4 CONC PATIO | | | | | | x | 9 x 44 | 396 | 5 | | |
| 5 Bar N | CON | D | Comb | ply | | x | 28 x 48 | 1344 | 6 | | |
| 6 fence | | 5' | | | | Est x | = 150 | 150 | 7 | | |
| 7 W fence | | 5' | | | | Est x | = 150 | 150 | 8 | | |
| 8 | | | | | | x | | | 9 | | |

INCREMENTS TO LAND:

TOTAL ACRES D

APPRAISER *LM* DATE 2/4/82

APPRAISER *DB* DATE 2/23/90

APPRAISER DATE

APPRAISER DATE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 00146693
Parent Parcel Number
Property Address 11735 SE ZION HILL DR, GRESHAM, OR, 97080, U
Neighborhood 16061 GRESHAM SCHOOL DISTRICT
Property Class 101 101 Residential Improved
TAXING DISTRICT INFORMATION
Jurisdiction 003
Area 001

OWNERSHIP

MARSHALL RICHARD DEAN
MARSHALL CARYN S
11735 SE ZION HILL DR, GRESHAM, OR, 97080, U

Tax ID 13E35D 00802

TRANSFER OF OWNERSHIP

Table with columns: Date, Doc #, Value. Rows: 10/01/1998, 02/01/1995, 02/01/1991.

Printed 09/30/2003 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Market Value. Rows for years 1999, 2000, 2001, 2002, 2003.

Site Description

Topography:
Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres: 0.0000
1 26 RURAL HOME SITE
2 22 OSD

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows for land types 1 and 2.

MSFT: Misc. Features
APPL Units: 1 Unit Price: 1005.00

Supplemental Cards

MEASURED ACREAGE 1.2400

FARMLAND COMPUTATIONS

Parcel Acreage

- 81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]

TOTAL ACRES FARMLAND 1.2400

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 118938

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value (+)

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920
Occupancy: Single family

Story Height: 2.0
Finished Area: 3568
Attic: None
Basement: None

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0, 2.0
Carpet 1.0, 2.0

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Drywall 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 5
Bedrooms 5
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 3 9
TOTAL 9

REMODELING AND MODERNIZATION

Amount Date

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|

| Construction | Base Area | Floor Area | Finished | | Value |
|-------------------|-----------|------------|----------|-------|-------|
| | | | Area | Sq Ft | |
| 1 Wood frame w/sh | 2144 | 1.0 | 2144 | | 98370 |
| 1 Wood frame w/sh | 1424 | 2.0 | 1424 | | 49850 |

2144 Crawl --- 0

TOTAL BASE 148220

Row Type Adjustment 1.00%
SUB-TOTAL 148220

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 5600
Heating 3870
Air Condition 0
Frame/Siding/Roof 0
Plumbing Fixt: 9 4650

Other Features 1005

SUB-TOTAL ONE UNIT 163345

SUB-TOTAL 0 UNITS 163345

| Description | Value | Garages | |
|----------------|-------|---------|---|
| 0 Integral | 0 | | 0 |
| 0 Att Garage | 0 | | 0 |
| 0 Att Carports | 0 | | 0 |
| 0 Bsmt Garage | 0 | | 0 |
| Ext Features | 0 | | 0 |

SUB-TOTAL 163345

Quality Class/Grade 4

GRADE ADJUSTED VALUE 191110

SPECIAL FEATURES

| Description | Value |
|-------------|-------|
| D :MASDBL | 5600 |
| MISCFEAT | 1005 |

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Use | Stry Hgt | Const Type | Grade | Year Const | Eff Year | Cond | Base Rate | Feat-ures | Adj Rate | Size or Area | Computed Value | Phys Depr | Obsol Depr | Market Adj | % Comp | Value |
|-------------|-------|----|----------|----------|------------|-------|------------|----------|------|-----------|-----------|----------|--------------|----------------|-----------|------------|------------|--------|--------|
| D :MASDBL | 5600 | D | DWELL | 2.00 | 4 | | 1912 | 1945 | AV | 0.00 | Y | 0.00 | 3568 | 191110 | 36 | 0 | 101 | 100 | 123530 |
| MISCFEAT | 1005 | 01 | WDDK | 0.00 | 4 | | 1945 | 1945 | AV | 0.00 | N | 0.00 | 352 | 852 | 0 | SV | 118 | 100 | 1000 |
| | | 02 | PAV | 0.00 | 85 | 4 | 1945 | 1945 | AV | 1.10 | N | 1.30 | 1800 | 2340 | 57 | 0 | 118 | 100 | 1190 |
| | | 03 | CONCP | 0.00 | 4 | | 1945 | 1945 | AV | 0.00 | N | 0.00 | 352 | 271 | 0 | SV | 118 | 100 | 320 |
| | | 04 | CNPFY/ | 0.00 | 4 | | 1945 | 1945 | AV | 0.00 | N | 0.00 | 352 | 1162 | 0 | SV | 118 | 100 | 1370 |
| | | 05 | SHEDGP | 0.00 | 5 | | 1980 | 1980 | AV | 5.67 | N | 6.69 | 1344 | 8990 | 22 | 0 | 118 | 100 | 8270 |
| | | 06 | FENCERES | 0.00 | 12A | 4 | 1985 | 1985 | AV | 5.30 | N | 6.25 | 150 | 940 | 17 | 0 | 118 | 100 | 920 |
| | | 07 | FENCERES | 0.00 | 19 | 4 | 1960 | 1960 | AV | 10.10 | N | 11.92 | 150 | 1790 | 42 | 0 | 118 | 100 | 1230 |

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

137830

97 02/01/1990

Neigh 16061 AV

EXHIBIT B_PAGE 7 OF 7



No Photo Available

HOLD 3 CARS, HAS A WORKSHOP & FLOORED SECOND LEVEL THAT INSULATED. 2.25 ACRES WITH A CREEK AND TIERED FRONT YARD LANDSCAPING. OWNER WILL CARRY BACK A SMALL SECOND-TRY AN 80-10-10 LOAN, OR COULD HELP W/CLOSING

Client Full Residential 6/16/2023 6:49AM

\$275,000 4 bd | 4 / 0 ba | 3652 sqft

Status: **Sold**

List Date: 8/21/1998

DOM: 50 Acres: 2.25

MLS#: 74564

Year Built: 1912 / REMOD

11735 SE ZION HILL DR Gresham, OR 97080

Unit #: Condo Loc:

XST/Dir: HALEY RD TO 272ND TO SUNSH. VLY. RD. OR TELFORD TO SHUNSH.VLY TO ZION

Property Details:

Property Type: Detached

Area: 144

Style: Colonial

Zoning:

County: Clackamas

Seller Disclosure: Disclaimer

Nhood/Bldg: SUNSHINE

Waterfront:

VALLEY ORCH

Lot Desc: Sloped

CC&Rs:

Lot Size: 1 to 2.99 Acres

Legal: SUNSHINE VLY ORCH TR PT LT 33 DOR26585 94-95

Lot Dimensions:

Warranty:

View:

55+ w/Affidavit Y/N:

Body Water:

Open House:

Tax ID: 00146684

Upcoming Open House:

Schools:

Elementary: ORIENT

Middle:

High: BARLOW

Residence Information:

Upper SQFT: 0

SQFT Source:

Levels: 3

Green Certification:

Main SQFT: 0

Total Up/Main: 0

Roof: Composition

Energy Efficiency:

Lower SQFT: 0

Fireplaces: 2

Parking: RV Access/Parking

Exterior: Lap Siding, Vinyl

Additional SQFT:

Garage: 3 / Detached, ,

Basement:

Siding

Unreinforced Masonry Building:

Foundation:

Road Surface:

RV Description:

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|-------------|
| Living: | M | 24 X 14 | Formal |
| Kitchen: | M | 25 X 15 | Eating Area |
| Dining: | M | 14 X 12 | Formal |
| Family: | M | 18 X 13 | Great Room |
| Primary Bedroom: | U | 15 X 15 | Bathroom |
| 2nd Bedroom: | U | 14 X 13 | |
| 3rd Bedroom: | U | 13 X 12 | |
| Bonus Room: | U | 30 X 10 | |
| Bedroom 4: | U | 14 X 11 | Fireplace |

Baths - Full/Part

Upper Level: 2/0

Main Level: 2/0

Lower Level: 0/0

Total Baths: 4/0

EXHIBIT C _ PAGE 1 OF 14

Features and Utilities:

Kitchen: Built-in Range, Cook Island, Down Draft, Built-in Dishwasher

Interior: Ceiling Fan(s), Hardwood Floors, Smoke Detector, Wall to Wall Carpet

Exterior: Covered Patio, Fenced, Greenhouse, Patio, Security Lights, Sprinkler

Accessibility: Natural Lighting, Parking

Security:

Internet:

Windows:

Cool:

Water: Well

Heat: Forced Air

Sewer: Septic Tank

Fuel: Oil

Hot Water:

Financial:

Property Tax/Yr: \$2,150.00 /

Rent, If Rented:

Short Sale:

Bank Owned/Real Estate

HOA:

Dues: \$0

Other Dues:

Owned:

Association Amenities:

Terms Considered: Cash, Conventional, Other

Comparable Information:

Pending Date: 10/10/1998

Original Price: \$275,000

Sold Price: \$275,000

Sold Date: 11/12/1998

List Price: \$275,000

Sold Terms: Conventional

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



Impressive property offering a unique opportunity w/ 3 separate living quarters. Fully renovated main house w/ 4+ bed, 2.1 baths, 2 cozy fireplaces and a double veranda overlooking the beautiful country setting. The remodeled attached 1912 Craftsman style guest cottage is every bit as charming as the main house. Both of these residences have new kitchens w/ high-end appliances. Plus, there's a 48x28 shop w/ a 2 bedroom apartment above.

Schools:

Elementary: East Orient
Middle: West Orient
High: Sam Barlow

Income/Expenses & Financial Information:

Actual Gross Income: \$0
Proj. Gross Income:
Actual Net Income: \$0
Proj. Net Income:
Actual Oper. Expenses: \$0
Proj. Oper. Expenses:
Cap Rate:
Gross Rent Multiplier:
Investor Info: Incomplete
Short Sale: N
Bank Owned/Real Estate Owned: N
Terms Considered: Cash, Conventional

Client Full **Multifamily** **6/16/2023 7:18AM**
\$799,900 **sqft**

Status: Expired
List Date: 7/2/2018
DOM: 90 **MLS#:** 18386645
Year Built: 1912 /

11735 SE Zion Hill DR Damascus, OR 97089
XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Property Details:

Property Tax/Yr: \$4,483.92 / 2017
County: Clackamas
Neighborhood: Damascus
Internet:
Lot Size: 1 to 2.99 Acres
Seller Disclosure:
Open House:
Upcoming Open House:
Area: 145
Zoning: RRRF5
Tax ID: 00146693
CC&Rs:
Legal: 379 SUNSHINE VLY ORCH TR PT LT 33
Common Amenities:
Storage: Garage(s)

Lot Desc: Gentle Sloping
#Stories: 2
Total Units: 3
Approx Bldg SQFT:
View: Territorial, Valley
Waterfront:
Body Water:
Parking: 8OPEN, PAVED
Roof: Composition
Unreinforced Masonry Building:
Road Surface:
Basement: Crawl Space, Finished, Partial Basement
Exterior: Aluminum, Wood Siding
Security:
Foundation:

Comparable Information:

Pending Date: **Original Price:** \$799,900
Sold Date: **List Price:** \$799,900
Sold Terms: **Sold Price:**

Utilities:

Heat: Forced Air - 95+%
Fuel: Propane
Water: Well
Sewer: Septic Tank
Cool:
Hot Water: Electricity

Description of Units:

| Total # of Unit Type | # Bedrooms | # Baths | Mo. Rent | SqFt/Unit | Features |
|----------------------|------------|---------|----------|-----------|---|
| 1 | 4 | 2.1 | | 2656 | Deck, Built-in Dishwasher, Fireplace, Washer/Dryer |
| 1 | 1 | 1 | | 696 | Hookup Built-in Dishwasher, Refrigerator, Washer/Dryer, Wood Floors |
| 1 | 2 | 1 | | 864 | |

Occupancy Types: Other

Rent Includes: Electricity, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full Residential 6/16/2023 6:50AM

\$799,900 5 bd | 3 / 1 ba | 4698 sqft

Status: Expired

List Date: 7/2/2018

DOM: 90 Acres: 1.21

MLS#: 18121507

Year Built: 1912 / REMOD

11735 SE ZION HILL DR Damascus, OR 97089

Unit #: Condo Loc:

XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Property Details:

Property Type: Detached

Area: 145

Style: Custom Style, Georgian

Zoning: RRRF5

County: Clackamas

Seller Disclosure: Disclosure

Nhood/Bldg:

Waterfront:

CC&Rs:

Lot Desc: Gentle Sloping, Private

Legal: 379 SUNSHINE VLY

ORCH TR PT LT 33

Lot Size: 1 to 2.99 Acres

Warranty:

Lot Dimensions: irregular

55+ w/Affidavit Y/N: N

View: Territorial

Open House:

Body Water:

Tax ID: 00146693

[VirtualTour #1](#)

Upcoming Open House:

Schools:

Elementary: East Orient

Middle: West Orient

High: Sam Barlow

Residence Information:

Upper SQFT: 1714

SQFT Source: measure

Main SQFT: 2120

Total Up/Main: 3834

Lower SQFT: 0

Fireplaces: 2

Additional SQFT: Upper / 864

Garage: 3 / Detached, Extra Deep,

Unreinforced Masonry

Foundation: Concrete Perimeter, Slab

Building:

Levels: 4

Roof: Composition

Parking: Driveway

Basement: Crawl Space

Road Surface:

Green Certification:

Energy Efficiency:

Exterior: Aluminum, Lap Siding, Wood Siding

RV Description: RV/Boat Storage

Approximate Room Sizes and Descriptions:

| | | | | | |
|-------------------|---|------------------|--|------------------|------------------|
| Living: | M | 24 X 14 | Great Room, Updated/Remodeled | | |
| Kitchen: | M | 15 X 13 | Gas Appliances, Gourmet Kitchen, Updated/Remodeled | | |
| Dining: | M | 13 X 12 | Laminate Flooring | | |
| Family: | M | 28 X 13 | Fireplace, Great Room, Updated/Remodeled | | |
| 2nd Kitchen: | M | 11 X 11 | Built-in Dishwasher, Free-Standing Refrigerator, Updated/Remodeled | | |
| Primary Bedroom: | U | 15 X 15 | Balcony, Bathroom, Suite | | |
| 2nd Bedroom: | U | 14 X 12 | Balcony | | |
| 3rd Bedroom: | U | 14 X 11 | Fireplace | | |
| Bonus Room: | U | 29 X 10 | Wall to Wall Carpet | | |
| Guest Quarters: | M | 29 X 24 | Ceiling Fan(s), Updated/Remodeled, Wood Floors | | |
| 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 Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Pantry, Stainless Steel Appliance(s), Tile

Interior: Ceiling Fan(s), Jetted Tub, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Solar Tube(s), Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Second Residence, Covered Deck, Covered Patio, Fenced, Greenhouse, Guest Quarters, RV Parking, Vinyl Window-Double Paned, Workshop, Yard

Accessibility: Caregiver Quarters, Ground Level, Main Floor Bedroom w/Bath, Utility Room On Main

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Shared Well **Heat:** Forced Air - 95+%

Fuel: Propane

Water: Shared Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,483.92 / 2017 **Rent, If Rented:** Dues:

Short Sale: N **Other Dues:**

Bank Owned/Real Estate Owned: N

HOA: N

Association Amenities:

Terms Considered: Cash, Conventional

Comparable Information:

Pending Date:

Original Price: \$799,900

Sold Price:

Sold Date:

List Price: \$799,900

Sold Terms:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary

| | | | |
|---------------------------------|--|-------------------------|--|
| Account Number | 00146693 | Property Address | 11735 SE ZION HILL DR , DAMASCUS, OR 97089 |
| General Information | | | |
| Alternate Property # | 13E35D 00802 | | |
| Property Description | 379 SUNSHINE VLY ORCH TR PT LT 33 | | |
| Property Category | Land &/or Buildings | | |
| Status | Active, Locally Assessed | | |
| Tax Code Area | 026-008 | | |
| Remarks | | | |
| Tax Rate | | | |
| Description | Rate | | |
| Total Rate | 15.8905 | | |
| Property Characteristics | | | |
| Neighborhood | 16061: Gresham School Dist 26 100, 101 | | |
| Land Class Category | 101: Residential land improved | | |
| Building Class Category | 14: Single family res, class 4 | | |
| Year Built | 1912 | | |
| Change property ratio | 1XX | | |
| Related Properties | | | |
| No Related Properties Found | | | |
| Parties | | | |
| Role | Percent | Name | Address |
| Taxpayer | 100 | POGULA LATHA | 22940 SE WEATHERLY LN, DAMASCUS, OR 97089 |

| | | | |
|------------------|-----|-----------------------------|---|
| Tax Service Co. | 100 | CORELOGIC TAX SERVICES | UNKNOWN, MILWAUKIE, OR 00000 |
| Owner | 100 | POGULA LATHA | 22940 SE WEATHERLY LN, DAMASCUS, OR 97089 |
| Mortgage Company | 100 | CENTRAL LOAN ADMINISTRATION | PO BOX 77405, EWING, NJ 08628 |

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------------------|---------------|---------------|---------------|---------------|---------------|
| AVR Total | \$358,626 | \$348,181 | \$338,040 | \$328,195 | \$318,636 |
| Exempt | | | | | |
| TVR Total | \$358,626 | \$348,181 | \$338,040 | \$328,195 | \$318,636 |
| Real Mkt Land | \$300,310 | \$291,699 | \$243,262 | \$217,429 | \$210,970 |
| Real Mkt Bldg | \$297,390 | \$293,180 | \$245,100 | \$223,170 | \$216,630 |
| Real Mkt Total | \$597,700 | \$584,879 | \$488,362 | \$440,599 | \$427,600 |
| M5 Mkt Land | \$300,310 | \$291,699 | \$243,262 | \$217,429 | \$210,970 |
| M5 Mkt Bldg | \$297,390 | \$293,180 | \$245,100 | \$223,170 | \$216,630 |
| M5 SAV | | | | | |
| SAVL (MAV Use Portion) | | | | | |
| MAV (Market Portion) | \$358,626 | \$348,181 | \$338,040 | \$328,195 | \$318,636 |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-------------------------------------|---|
| 07/24/2017 | 07/24/2017 08:35:00 | Removed from Foreclosure or Warrant | 2013 TAXES PAID IN FULL by LESLIESOS |
| 07/07/2017 | 07/13/2017 10:27:00 | Taxpayer Changed | Property Transfer Filing No.: 319020 07/07/2017 by VPEARSON |

| | | | |
|------------|------------------------|----------------------------------|--|
| 08/30/2002 | 09/05/2002 10:13:00 | Taxpayer Changed | Property Transfer Filing No.: 59725 08/30/2002 by LAURIEB |
| 08/30/2002 | 09/05/2002 10:13:00 | Recording Processed | Property Transfer Filing No.: 59725, Bargain & Sale, Recording No.: 2002- 081788 08/30/2002 by LAURIEB |
| 10/16/2000 | 10/16/2000 12:33:00 | Taxpayer Changed | Party/Property Relationship |
| 10/16/2000 | 10/16/2000 12:30:00 | The situs address has changed | |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Warranty Deed: 98108043, 10/1/98, \$ 275000 |

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|------------------|----------|--------------|---------|---------|-------------|----------|
| No Records Found | | | | | | |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|--|--------------------------|------------------|---------------|--------|
| 11/13/2023 00:00:00 | 5430829 (ReceiptDetail.aspx? receiptnumber=5430829) | \$5,698.75 | \$5,698.75 | \$5,527.79 | \$0.00 |
| 11/10/2022 00:00:00 | 5245680 (ReceiptDetail.aspx? receiptnumber=5245680) | \$5,354.54 | \$5,354.54 | \$5,193.90 | \$0.00 |
| 11/08/2021 00:00:00 | 5062134 (ReceiptDetail.aspx? receiptnumber=5062134) | \$5,184.05 | \$5,184.05 | \$5,028.53 | \$0.00 |
| 11/17/2020 00:00:00 | 4950425 (ReceiptDetail.aspx? receiptnumber=4950425) | \$5,039.60 | \$5,039.60 | \$4,888.41 | \$0.00 |
| 11/15/2019 00:00:00 | 4695467 (ReceiptDetail.aspx? receiptnumber=4695467) | \$4,918.27 | \$4,918.27 | \$4,770.72 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Grantee(Buyer) | Other Parcel |
|-------------------------|------------------|----------------|-------------------|--------------|---------------|------------|-----------------------------------|--------------|
| 06/28/2017 | 07/13/2017 | 07/07/2017 | 2017-046178 | \$300,000.00 | 319020 | | POGULA LATHA | No |
| 06/28/2017 | 07/11/2017 | 06/29/2017 | 2017-043814 | \$0.00 | 318661 | | GRAHAM RONALD L | No |
| 04/29/2008 | 12/10/2008 | 06/05/2008 | 2008-040795 | \$367,000.00 | 183947 | | THUNDERBOLT RIVER INVESTMENTS LLC | No |
| 09/23/2005 | 09/30/2005 | 09/28/2005 | 2005-095763 | \$0.00 | 127991 | | MARSHALL RICHARD D | No |
| Property Details | | | | | | | | |
| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths | |
| 3568 | 0 X 0 | 1912 | 45 | 2.0 | 5 | 3 | 0 | |

Printable Version

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Version 4.5.0.0

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June 15, 2023

Latha Pogula
22940 SE Weatherly Ln
Damascus, OR 97089

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the
Clackamas County Code**

Site Address: 11735 SE Zion Hill Dr Damascus, OR 97089
Legal Description: T1S, R3E, Section 35D, Tax Lot 00802

It has come to the attention of Clackamas County Code Enforcement that construction of an auxiliary dwelling unit may have been completed without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is JKauppi@clackamas.us

Telephone number is 503-742-4759

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

오.



June 20, 2023

Latha Pogula
22940 SE Weatherly Ln
Damascus, OR 97089

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) Violation of the Clackamas County Building Code, Chapter 9.02.040 (B),(C),(D),(E)

VIOLATION: V0017123

SITE ADDRESS: 11735 SE Zion Hill Drive, Damascus, OR 97089

LEGAL DESCRIPTION: T1S, R3E, Section 35D, Tax Lot 00802

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- Multiple Dwellings without land use approval
- Detached garage with habitable space built without permits
- Accessory Dwelling Unit in single family residence built without permits

VIOLATIONS & HOW TO RESOLVE

On June 16, 2023 I confirmed a violation of both the Zoning and Development Ordinance for multiple dwellings without land use approval and Building Code violations for work done without permits exists on the subject property. The detached garage with the 2nd floor habitable space was built without permits. Based on the zoning of the property which is RRFF5, the accessory dwelling unit that is located inside the single family residence is not allowed. The multiple dwellings and construction without permits constitutes a violation of Clackamas County Building Code Title 9.02.040(B),(C),(D),(E) and Zoning and Development Ordinance, Title 12, Section 316.03(A) . In order to abate the violation(s), you must complete the following **no later than the deadline dates provided below.**

Accessory Dwelling Unit in Single Family Residence

The Accessory Dwelling Unit that is located inside the single family residence is not an allowed use based on the RRFF5 zoning of the property. There is a possibility that an accessory kitchen would be allowed. An accessory kitchen has no cooking space and is limited in allowable size. In order to abate the violation, please complete the following **no later than July 20, 2023.**

- Please contact the Planning Department to determine if an accessory kitchen would be allowed in the single family residence.
- Please submit, or have your professional submit applications to decommission the 220 amp and any mechanical for the ADU kitchen. A plumbing permit will be required to keep or remove the plumbing fixtures in this space and pay the appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

*****Please note – an electrical contractor will be required for the removal of the 220 amp*****

- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).
- If the accessory kitchen is allowed and you decide to keep this space for that use, the inspector will confirm that the accessory kitchen meets the size requirements.

Detached Garage with Habitable Space

The detached garage with habitable space was built without approved permits or approved final inspections. In order to abate the violation, please complete the following **no later than August 4, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). **A licensed Architect or Engineer with the State of Oregon will be required to stamp the submitted drawings and provide calculations**
 - All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

AFTER RECORDING RETURN TO:

Order No.: 472517003665-LC
Latha Pogula
22940 SE Weatherly Lane
Damascus, OR 97089

SEND TAX STATEMENTS TO:

Latha Pogula
22940 SE Weatherly Lane
Damascus, OR 97089

APN: 00146693

Clackamas County Official Records
Sherry Hall, County Clerk

2017-046178

07/07/2017 10:50:01 AM

D-D Cnt=1 Stn=0 CONNIE
\$15.00 \$16.00 \$10.00 \$22.00

\$63.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald L. Graham, Grantor, conveys and warrants to Latha Pogula, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

13E35D 00802 00146693

CHICAGO TITLE 477517003665-LC

PARCEL I: **PT 802**

A portion of Tracts 31 and 33, SUNSHINE VALLEY ORCHARD TRACTS, situated in the, Northwest one-quarter of the Southeast one-quarter of Section 35, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Tract 31, which point is marked by an iron pipe; thence North 89°50'15" East along the South line of Tract 31, a distance of 479.36 feet to the point of beginning of the tract herein to be described; thence continuing North 89°50'15" East 265.00 feet to a point in the East line of Tract 33; thence North 0°32'00" East along said East line 187.19 feet; thence South 89°50'15" West, parallel with the South line of Tract 31, a distance of 200.44 feet; thence South 19°35'15" West 198.75 feet to the point of beginning.

PARCEL II: **PT 802**

A portion of Tract 33, SUNSHINE VALLEY ORCHARD TRACTS, situated in the Northwest one quarter of the Southeast one-quarter of Section 35, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Tract 32, SUNSHINE VALLEY ORCHARD TRACTS, which point is marked with an iron pipe; thence North 89°50'15" East 237.68 feet to a point in the East line of Tract 33; thence South along the East line of Tract 33, a distance of 45 feet; thence West parallel with the South line of Tract 33, a distance of 239.72 feet; thence North 45 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

KAC

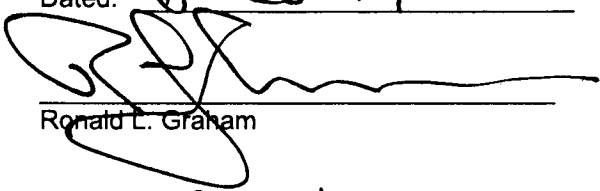
STATUTORY WARRANTY DEED

(continued)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-28-17



Ronald L. Graham

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on 6/28/17 by Ronald L. Graham.



Notary Public - State of Oregon

My Commission Expires: 1/5/21



EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Tax Identification No.: 00146693
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways
3. Mineral reservations as contained in Deed

Recording Date: November 30, 1914
Recording No.: Book 137, Page 566
4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Commissioner's Journal 48, Page 690, filed August 2, 1951
5. Spring and water pipeline maintenance greement

Executed by: Robert E. Taylor, et ux and Dane J. VanNess, Et ux
Recording Date: June 20, 1973
Recording No.: 73-019331
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Underground distribution line
Recording Date: June 12, 1992
Recording No.: 92-035800
Affects: The East 10 feet of the South 16 feet of Parcel II
7. Declaration, Easement and Agreement for Use of Water System

Recording Date: August 12, 2016
Recording No.: 2016-054778

From: [Latha Pogula](#)
To: [Kauppi, Jennifer](#)
Subject: Re: 11735 SE Latha Rd - ADU in house
Date: Monday, July 24, 2023 4:33:51 PM
Attachments: [image003.jpg](#)

Warning: External email. Be cautious opening attachments and links.

Hi Jennifer, I misread the paperwork I received. I was under the impression that the deadline was August 4th. My apologies for that. I am still gathering information to support our claim that this is a single family residence with 2 kitchens since 1973. Will get back to you soon.

~Latha

"The only person you are destined to become is the person you decide to be."

On Mon, Jul 24, 2023 at 3:12 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Latha,

Hello. I reviewed your file and the deadline to submit permits to decommission the kitchen in the ADU that is attached to the house was July 20. I do not see that permits have been submitted to complete that work.

Please submit those permits no later than 7-31.

If you have any questions, please let me know

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.
Primary Phone: 503-742-4759
www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

From: [Kauppi, Jennifer](#)
To: "Latha Pogula"
Subject: RE: : 11735 SE Latha Rd - ADU in house
Date: Monday, July 31, 2023 6:52:52 AM
Attachments: [23-06-20 Public Records Request completed form.jpg](#)
[image001.jpg](#)

Latha,

You need to submit the public records request to the building department for a copy of the permits for your property.

The email address to send it to is bldservice@clackamas.us.

Please note that there will be a charge for your request.

Thank you

Jennifer

From: Latha Pogula <latha.pogula@gmail.com>

Sent: Wednesday, July 26, 2023 12:56 PM

To: Kauppi, Jennifer <JKauppi@clackamas.us>

Subject: Re: : 11735 SE Latha Rd - ADU in house

Warning: External email. Be cautious opening attachments and links.

Hi Jennifer,

Yesterday I spoke with Steve Henska from the planning department. Per his instructions I am submitting a Supplemental Application Verification Of A Nonconforming Use and need some additional information from you.

A complete set of permits from the county regarding this property as per my Public Record request . The only permit I've received from Andrea is the permit application 947-73 (Addition to SFR). Can you please send all the building permits including the Certificate of Occupancy so I can complete this application asap.

I understand time is of the essence and really appreciate your assistance.

~Latha

"The only person you are destined to become is the person you decide to be."

On Mon, Jul 24, 2023 at 3:14 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

[Correction – 11735 SE Zion Hill Dr](#)

From: Kauppi, Jennifer

Sent: Monday, July 24, 2023 3:12 PM

To: 'latha.pogula@gmail.com' <latha.pogula@gmail.com>

Subject: 11735 SE Latha Rd - ADU in house

Latha,

Hello. I reviewed your file and the deadline to submit permits to decommission the kitchen in the ADU that is attached to the house was July 20. I do not see that permits have been submitted to complete that work.

Please submit those permits no later than 7-31.

If you have any questions, please let me know

Thank you

Jennifer Kauppi – Code Enforcement Specialist

From: [Kauppi, Jennifer](#)
To: ["Latha Pogula"](#)
Subject: 11735 Zion Hill Permits
Date: Wednesday, August 9, 2023 12:20:47 PM
Attachments: [image001.jpg](#)
Importance: High

Latha,

Hello. I know that you are compiling the information to submit a request into the planning for the verification of the non-conforming use for the ADU in the single family residence.

As previously discussed, the detached accessory structure that had the upstairs converted was also built without permits. This structure will require an architect or engineer licensed with the State of Oregon to stamp the plans that will be submitted for the structure and submit their calculations for the structure. The deadline for that submittal was 8/4 and I'm not seeing that anything has come in. Who have you hired to do this project and what is their timeline for completion?

Also, when do expect to have the paperwork submitted and fees paid for the review of the non-conforming use?

Please advise

Thank you

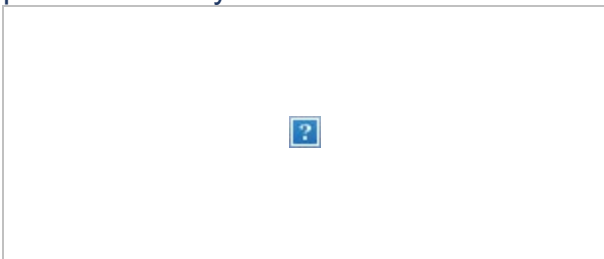
Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.

Primary Phone: 503-742-4759

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.



From: [Kauppi, Jennifer](#)
To: "Latha Pogula"
Subject: RE: 11735 Zion Hill Permits
Date: Thursday, August 10, 2023 7:02:11 AM
Attachments: [image002.jpg](#)
[B0072118 - Zion Hill.pdf](#)
[B0094773 - Zion Hill.pdf](#)

Latha,

Good Morning. You should have received 3 emails (this being the third) that contained attachments of the permits that we have for Zion Hill.

I also took a look at the verification of a non-conforming use application. I am not a planning expert but based on what I have from planning and what you would need to provide to show proof of the two kitchens this may be hard to prove. I'm not saying impossible, just hard.

I would recommend coming into the office and speak with someone in planning directly about this property, the zoning history and what kind of proof this would take to try and get approval. They will **not** be able to give you an answer at the counter; just to be clear.

This is only a recommendation. It is perfectly fine to just submit the application.

Please let me know if you have any other questions.

Thank you

Jennifer

The office hours are Monday – Thursday 8:00 am – 4:00 pm. The office is closed on Fridays.

From: Latha Pogula <latha.pogula@gmail.com>

Sent: Wednesday, August 9, 2023 1:06 PM

To: Kauppi, Jennifer <JKauppi@clackamas.us>

Subject: Re: 11735 Zion Hill Permits

Warning: External email. Be cautious opening attachments and links.

Hi Jennifer,

For the non-confirming verification form we need to collect all the permits. We have been in communication with Darlene Warren regarding the permits for 11735 SE Zion Hill Drive. Our personal search on citizenaccess link provided has only discovered the following permits:

[ST005923](#)

[B0072118](#)

[B0644517](#)

[B0645017](#)

[B0419198](#)

[E0249795](#)

We can not locate any of the building permits for the original structure, nor the remodel, nor the barn(except the final on the electrical). We also could not find Permit # 947-73 which was referenced by your department for our public records request.

The county has lost or misplaced some or all of the building permits and records for this property including the mechanical, electrical, plumbing, conditional use,as well as all other historical documents.

Darlene has suggested that we pay \$83.65 per hour to the Building Dept staff to dig further into this permit matter. We disagree that we should finance this endeavour, We requested, and paid for, a public record request. If, in fact, more records exist we feel it is the county's responsibility to provide them as per our public record request.

Furthermore we have located the final electrical permit for the barn and we contacted the Building Codes Dept on Monday and spoke to a code enforcement specialist(forgot name) who said she would reach out to you regarding these missing permits and call us back. Did she reach out to you? We have been waiting to hear back from her.

Until we have all of the permits and historical data regarding this property we cannot move forward with the application and we believe that the county has lost or misplaced the bulk of the permits related to the house, remodel and the barn construction as we have only been able to locate only one electrical final permit for the barn and nothing for the house. How many instances are there where the building department has lost or misplaced records and historical data?

We are eager to resolve this matter however we have been unable to get the necessary records from the building department. Perhaps it would be beneficial to have an in person meeting with whomever can help us expedite a resolution. Is it possible for you to assist with that?

Thank you,

~Latha

"The only person you are destined to become is the person you decide to be."

On Wed, Aug 9, 2023 at 12:20 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Latha,

Hello. I know that you are compiling the information to submit a request into the planning for the verification of the non-conforming use for the ADU in the single family residence. As previously discussed, the detached accessory structure that had the upstairs converted was also built without permits. This structure will require an architect or engineer licensed with the State of Oregon to stamp the plans that will be submitted for the structure and submit their calculations for the structure. The deadline for that submittal was 8/4 and I'm not seeing that anything has come in.

Who have you hired to do this project and what is their timeline for completion?

Also, when do expect to have the paperwork submitted and fees paid for the review of the non-conforming use?

Please advise

Thank you

Jennifer Kauppi – Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beaver Creek Rd.

Primary Phone: 503-742-4759

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.



From: [ZoningInfo](#)
To: [Kauppi, Jennifer](#)
Subject: 13E35D 00802
Date: Wednesday, October 4, 2023 1:04:56 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Daniel came to the lobby today to submit a land use application for a nonconforming use verification. During our conversation we discussed the Accessory Kitchen Definition in ZDO 202 and he wants to measure the secondary kitchen prior to submitting the land use application to see if it could be allowed under current zoning. This does not mean an ADU or second dwelling unit is allowed, but only that the RRF-5 Zoning District allows an accessory kitchen and a primary kitchen within one primary home.

[Joy Fields, Senior Planner](#)

Clackamas County Planning & Zoning

150 Beaver Creek Road

Oregon City, OR 97045

ZoningInfo@clackamas.us

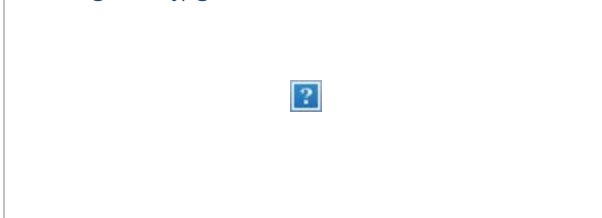
Tel: 503-742-4500



The Planning and Zoning public service telephone line at 503-742-4500 , email account at zoninginfo@clackamas.us and public service lobby are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service email, phone, and lobby are closed on Friday.

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

cid:image002.jpg@01D93FB5.E5D0D800



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions. This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Friday, October 6, 2023 6:41 AM
To: 'Daniel Campbell'
Subject: RE: 11735 SE Zion Hill

Daniel,

I received some additional information from the Planning Director regarding the accessory kitchen.

A single-family dwelling in any urban or rural residential zone (not EFU, TBR or AG/F) can have two kitchens. One has to meet the definition of accessory kitchen. Total occupancy of the dwelling cannot exceed the 15 people allowed in a single dwelling unit. Occupants of the dwelling have to live together as a single housekeeping unit as defined by ZDO 202. They can't wall off the living space with the accessory kitchen from the remainder of the dwelling (i.e., there must be interior doors/hallways/stairs/flow throughout so that it is structurally feasible for it to function as one dwelling).

Based on this information, you will need to submit the following to me for this part of the violation.

1. A floor plan – of both spaces (with rooms labeled) showing how the space will function as one dwelling. This will be reviewed by building and planning to ensure it meets the criteria as defined by ZDO 202.
2. A signed Statement of Use – That you understand an ADU is not an allowed use and the space will not be used as such.

If you have any questions, please let me know.

Thank you!!!

Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Thursday, October 5, 2023 1:57 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: 11735 SE Zion Hill

Warning: External email. Be cautious opening attachments and links.

Good day Jennifer.

I spent a good amount of time in the county offices yesterday, This was the outcome after meeting with planning, building, and code compliance.

As I understand now we can not apply for a Conditional Use Permit for an ADU on this property as the zoning does not allow for an ADU. We can however apply for a secondary kitchen according to the code and confirmed by Joy in the planning department, provided we meet the criteria. That is the route we are going to pursue.

For the barn, according to both Code Compliance and Building, we have two options. One choice is an AG exemption. We understand there will be no requirements for drawings or permits if we obtain an AG exemption and also understand it will remain an AG building in perpetuity if so granted. We believe this is the route we are going to pursue. Diane gave me the application information and we will submit that on Monday with our check.

Hope you are feeling better.

Thank you

Thank you



Project Info

| | |
|---------------------------|--|
| Project name: | AG018723 |
| Description: | *** V0017123 AMANDA - ****Building - Agriculture - 13E35D 00802 - 11735 SE ZION HILL DR DAMASCUS |
| Location: | |
| Contact: | Latha Pogula |
| Contact's Email: | latha.pogula@gmail.com |
| Phone: | 5036764843 |
| Cell Phone: | |
| Pager: | testPager |
| Project Owner: | DTD Building |
| Owner's Email: | dtdbuilding@co.clackamas.or.us |
| Status: | Approved |
| Status info: | |
| Project Start/End: | Start: 10/23/2023 End: 4/23/2024 |

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

Review Type: **BIC Building**

Number of Files: **20**

Project Name: **AG018723**

Workflow: **AG018723 - Building Commercial Template - 10/23/2023 9:17:16 AM**

Total Review Comments: **6**

Total Review Cycle: **3**

Days Calculated as: **Business Days**

Time Elapsed: **87 days 23.5 hrs**

Time with Jurisdiction: **38 days 20.5 hrs**

Time with Applicant: **49 days 3.5 hrs**

Completed Submission (Prescreen): **33 days 5.5 hrs**

Completed Plan Review: **87 days 23.5 hrs**

| TASK | TASK STATUS | REVIEW STATUS | CYCLE | ASSIGNED | ACCEPTED | COMPLETED | GROUP | USER | SUB TOTAL |
|-----------------------------|-------------|---------------|-------|------------------------|------------------------|------------------------|-------------|------------------|-----------------|
| Upload and Submit | Completed | | 0 | 10/23/2023 09:17 AM | 11/02/2023 11:28 AM | 11/13/2023 09:41 AM | Applicant | Latha Pogula | 15 days 0.5 hrs |
| Prescreen Review | Completed | | 0 | 11/13/2023 09:41 AM | 11/14/2023 11:35 AM | 11/14/2023 03:03 PM | Coordinator | Amanda Donaldson | 1 day 5.5 hrs |
| Prescreen Corrections | Completed | | 0 | 11/14/2023 03:03 PM | 11/17/2023 02:18 PM | 11/28/2023 08:19 PM | Applicant | Latha Pogula | 10 days 5.5 hrs |
| Prescreen Review | Completed | | 0 | 11/28/2023 08:19 PM | 11/29/2023 10:12 AM | 11/29/2023 10:14 AM | Coordinator | Amanda Donaldson | 0 days 14 hrs |
| Prescreen Corrections | Completed | | 0 | 11/29/2023 10:14 AM | 11/30/2023 11:11 AM | 12/06/2023 01:22 PM | Applicant | Latha Pogula | 5 days 3 hrs |
| Prescreen Review | Completed | | 0 | 12/06/2023 01:22 PM | 12/06/2023 02:27 PM | 12/06/2023 02:29 PM | Coordinator | Amanda Donaldson | 0 days 1 hr |
| Prescreen Corrections | Completed | | 0 | 12/06/2023 02:29 PM | 12/06/2023 03:10 PM | 12/07/2023 02:48 PM | Applicant | Latha Pogula | 1 day 0.5 hrs |
| Prescreen Review | Completed | | 0 | 12/07/2023 02:48 PM | 12/07/2023 02:57 PM | 12/07/2023 02:59 PM | Coordinator | Amanda Donaldson | 0 days 0 hrs |
| Intake Payment Verification | Completed | | 0 | 12/07/2023 02:59 PM | 12/07/2023 02:59 PM | 12/07/2023 03:01 PM | Coordinator | Amanda Donaldson | 0 days 0 hrs |
| Assign Reviewers | Completed | | 0 | 12/07/2023 03:01 PM | 12/07/2023 03:01 PM | 12/07/2023 03:02 PM | Coordinator | Amanda Donaldson | 0 days 0 hrs |

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

| TASK | TASK STATUS | REVIEW STATUS | CYCLE | ASSIGNED | ACCEPTED | COMPLETED | GROUP | USER | SUB TOTAL |
|---|-------------|----------------------|-------|------------------------|------------------------|------------------------|-----------------------------|------------------|------------------|
| Engineering Department Review cycle #1 | Completed | No Review Required | 1 | 12/07/2023 03:02 PM | 12/08/2023 07:29 AM | 12/08/2023 01:16 PM | Engineering | Amanda Rozzell | 0 days 22 hrs |
| Building Site Plan Screen Department Review cycle #1 | Completed | Approved | 1 | 12/07/2023 03:02 PM | 12/07/2023 03:02 PM | 12/07/2023 03:02 PM | Building Site Plan Screen | Amanda Donaldson | 0 days 0 hrs |
| Planning County Coordinator Assign Reviews Task for Department Review for Review Cycle #1 | Completed | | 1 | 12/07/2023 03:02 PM | 12/12/2023 02:20 PM | 12/12/2023 02:21 PM | Planning County Coordinator | Melissa Lord | 2 days 23.5 hrs |
| Septic Coordinator Assign Reviews Task for Department Review for Review Cycle #1 | Completed | | 1 | 12/07/2023 03:02 PM | 12/14/2023 09:07 AM | 12/14/2023 09:07 AM | Septic Coordinator | KRISTI BRUCK | 4 days 18 hrs |
| Planning County Department Review cycle #1 | Completed | Corrections Required | 1 | 12/12/2023 02:21 PM | 12/19/2023 06:09 PM | 12/19/2023 06:15 PM | Planning County | Annabelle Lind | 5 days 4 hrs |
| Septic Department Review cycle #1 | Reassigned | | 1 | 12/14/2023 09:07 AM | 12/18/2023 11:54 AM | 12/18/2023 11:56 AM | Septic | Kelsi McNall | 2 days 3 hrs |
| Septic Department Review cycle #1 (Reassigned from Kelsi McNall) | Reassigned | | 1 | 12/18/2023 11:56 AM | 01/16/2024 10:16 AM | 01/16/2024 12:48 PM | Septic | KRISTI BRUCK | 21 days 1 hr |
| Septic Department Review cycle #1 (Reassigned from KRISTI BRUCK) | Completed | Corrections Required | 1 | 01/16/2024 12:48 PM | 01/16/2024 12:55 PM | 01/16/2024 01:22 PM | Septic | Robert Goodwin | 0 days 0.5 hrs |
| Review Complete | Completed | | 1 | 01/16/2024 01:22 PM | 01/16/2024 01:29 PM | 01/16/2024 01:29 PM | Coordinator | Amanda Donaldson | 0 days 0 hrs |
| Respond and Resubmit | Completed | | 1 | 01/16/2024 01:29 PM | 01/17/2024 10:23 AM | 01/25/2024 08:20 AM | Applicant | Latha Pogula | 6 days 19 hrs |
| Resubmit Review | Completed | | 1 | 01/25/2024 08:20 AM | 01/25/2024 08:20 AM | 01/25/2024 08:21 AM | Coordinator | Amanda Donaldson | 0 days 0 hrs |
| Septic Department Review cycle #2 | Completed | Corrections Required | 2 | 01/25/2024 08:21 AM | 01/26/2024 11:35 AM | 01/26/2024 11:45 AM | Septic | Robert Goodwin | 1 day 3.5 hrs |
| Planning County Department Review cycle #2 | Completed | Corrections Required | 2 | 01/25/2024 08:21 AM | 01/26/2024 08:04 AM | 01/26/2024 08:22 AM | Planning County | Melissa Lord | 1 day 0 hrs |
| Review Complete | Completed | | 2 | 01/26/2024 11:45 AM | 01/26/2024 01:27 PM | 01/26/2024 01:27 PM | Coordinator | Amanda Donaldson | 0 days 1.5 hrs |
| Respond and Resubmit | Completed | | 2 | 01/26/2024 01:27 PM | 01/26/2024 02:51 PM | 02/12/2024 12:46 PM | Applicant | Latha Pogula | 10 days 23.5 hrs |

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

| TASK | TASK STATUS | REVIEW STATUS | CYCLE | ASSIGNED | ACCEPTED | COMPLETED | GROUP | USER | SUB TOTAL |
|--|-------------|---------------|-------|------------------------|------------------------|------------------------|---------------------------|------------------|-----------------|
| Resubmit Review | Completed | | 2 | 02/12/2024 12:46 PM | 02/12/2024 01:15 PM | 02/12/2024 01:16 PM | Coordinator | Amanda Donaldson | 0 days 0.5 hrs |
| Building Site Plan Screen Department Review cycle #3 | Completed | Approved | 3 | 02/12/2024 01:16 PM | 02/12/2024 01:16 PM | 02/12/2024 01:16 PM | Building Site Plan Screen | Amanda Donaldson | 0 days 0 hrs |
| Planning County Department Review cycle #3 | Completed | Approved | 3 | 02/12/2024 01:16 PM | 02/21/2024 10:35 AM | 02/21/2024 10:43 AM | Planning County | Melissa Lord | 6 days 21.5 hrs |
| Septic Department Review cycle #3 | Completed | Approved | 3 | 02/12/2024 01:16 PM | 02/14/2024 01:29 PM | 02/14/2024 01:31 PM | Septic | Robert Goodwin | 2 days 0 hrs |
| Review Complete | Completed | | 3 | 02/21/2024 10:43 AM | 02/22/2024 08:26 AM | 02/22/2024 08:50 AM | Coordinator | Amanda Donaldson | 0 days 22 hrs |
| Final Payment Verification | Completed | | 3 | 02/22/2024 08:50 AM | 02/22/2024 08:50 AM | 02/22/2024 08:51 AM | Coordinator | Amanda Donaldson | 0 days 0 hrs |
| Batch Stamp | Completed | | 3 | 02/22/2024 08:51 AM | 02/22/2024 08:51 AM | 02/22/2024 08:52 AM | Coordinator | Amanda Donaldson | 0 days 0 hrs |

Total Completion Time: 87 days 0.5 hrs



Citation No. 2300171

Case No. V0017123

ADMINISTRATIVE CITATION

Date Issued: November 27, 2023

Name and Address of Person(s) Cited:

Name: Latha Pogula
Mailing Address: 22940 SE Weatherly Ln
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 27th day of November, 2023, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 11735 SE Zion Hill Dr., Damascus, OR 97089

Legal Description: T1S, R3E Section 35D, Tax Lot(s) 00802

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Multiple dwellings on the subject property without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 2) Barn converted to a garage with 2nd floor habitable space without permits.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 3) Accessory Dwelling Unit added to the single family residence without permits.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: November 27, 2023
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

- 1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
 Clackamas County Code Enforcement Section
 150 Beaver Creek Rd.
 Oregon City, OR 97045
- 2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us

A request for hearing must contain all of the following information:

- a. Your name and address
- b. A copy of the citation or the Citation No. and Case No.; and
- c. The description of the relief you are requesting

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

- 1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
- 2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
- 3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

From: [Kauppi, Jennifer](#)
To: ["Daniel Campbell"; Lathashree](#)
Cc: [Donaldson, Amanda](#)
Subject: 11735 SE Zion Hill
Date: Thursday, December 21, 2023 2:17:31 PM
Importance: High

Daniel,

Hello. In order to make the correction on removing the ADU from the house and having only the accessory kitchen, the following will be required.

1. You will have to submit a building permit for the change of the space through development direct.
2. You will have to upload and complete and accurate site plan.
3. You will have to upload before and after floor plan of the house. The drawing that you attached to this original email are very difficult to read. Your drawings must be clear, rooms labeled (no abbreviations), show doors, windows etc. Your plans must be labeled correctly.

The description of your permit "Change of use of the ADU in the single family residence to an accessory kitchen only – no ADU allowed."

Trade permits to decommission the stove and permit the plumbing in the space will be required.

If you need assistance, please reach out to Amanda for any questions. She is copied on this email.

Thank you
Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Tuesday, December 19, 2023 3:42 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>; Lathashree <latha.pogula@gmail.com>
Subject: Re: 11735 SE Zion Hill

Warning: External email. Be cautious opening attachments and links.

Attached are the floor plan drawings with the rooms labeled.

Statement of use:

I understand that an ADU is not allowed under the current zoning and this space will not be used as such.

Kauppi, Jennifer

From: Donaldson, Amanda
Sent: Monday, January 8, 2024 3:24 PM
To: Kauppi, Jennifer
Subject: AG018723 11735 SE ZION HILL

Hello Jenn,

Wanted to let you know that I spoke to Daniel regarding 11735 SE Zion Hill. He is aware that he is going to pull a building permit to change of use of the ADU to a single family residence. He spoke to Planning about the kitchen regulations. He will need electrical for any work he has done on the updating of the kitchens. He has updated drawings which he will submit in Development Direct. He will also email myself plumbing and electrical applications for the AG building which I gave him blank copies. Either to decommission or permit them legally.

Amanda Donaldson, Permit Specialist

Pronouns:she/her

Clackamas County Building Codes Division
150 Beavercreek Rd., Oregon City, OR 97045
Primary Phone: 503.742.4240
Regular work schedule is M-Th from 7:30 am until 4:30 pm

The Clackamas County Building Codes Division Operates:

Monday through Thursday, 7:30 AM to 4:30 PM

2nd and 3rd floor LOBBY HOURS are Monday - Thursday 8:00 AM to 4:00PM

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

Were you happy with the service you received today?



CLICK A SMILEY

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Kauppi, Jennifer

From: Donaldson, Amanda
Sent: Thursday, February 22, 2024 9:58 AM
To: 'rsmfg1@gmail.com'
Cc: Kauppi, Jennifer
Subject: AG018723 11735 SE Zion Hill
Attachments: BLANK - Property Owner's Statement.pdf; BLANK - electrical permit.pdf; BLANK - plumbing permit application.pdf

Hello Dennis,

We have issued your AG permit, but you are still required to pull the electrical and plumbing. The original electrical on that structure was for a service and 2 circuits. Please let us know how many additional circuits you need for the inspection. You will also need to pull the required plumbing fixtures you have installed. Please let me know if you have any additional questions.

Amanda Donaldson, Permit Specialist

Pronouns:she/her

Clackamas County Building Codes Division

150 Beavercreek Rd., Oregon City, OR 97045

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Were you happy with the service you received today?



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Kauppi, Jennifer

From: Potter, Shane
Sent: Wednesday, March 20, 2024 1:10 PM
To: Kauppi, Jennifer
Subject: V0017123 - 11735 SE Zion Hill Dr

Hi Jennifer,

Here are the notes I placed in the file as he refutes and ADU.

“Daniel came in to speak to Planning about a Conditional Use. Planning asked me to talk with Daniel as he had stated that they did not have an ADU as it has always been part of the house and they just rented a room. He said he thinks it would be best to have Jennifer come out and look at the house and how it is connected and that it is one continuous house. I told him he could call Jennifer to setup an inspection if that is still a question. Roman in Planning explained the allowances for a 2nd kitchen.”

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

Were you happy with the service you received today?



CLICK A SMILEY

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: [Kauppi, Jennifer](#)
To: ["Daniel Campbell"](#)
Subject: RE: V0017123 - 11735 SE Zion Hill
Date: Wednesday, March 20, 2024 1:07:38 PM
Attachments: [23-06-15 2018 listing.pdf](#)
[23-06-15 ADU kitchen location structure at back of house.webp](#)
[23-06-14 Apartments.com listing.png](#)
[23-01-18 CREDIT CARD CE.pdf](#)

Daniel,

The ADU is actually an issue based on all of our conversations, photos, the listing of the property and rental listing on apartments.com

1 bed/1bath MIL suite with full kitchen.

This area -

Would have to be an accessory kitchen and meet those requirements.

Statement of use that it will not be used as an ADU

You will need an electrical permit to keep or decommission the 220 amp. This will be required to be pulled by a licensed electrical contractor as you do not reside in the house)

You will need a plumbing permit for the sink and any other fixtures to support the accessory kitchen in this space.

If you want a building inspector to come out to view the accessibility only for the ADU – I can collect a fee of \$95.20 for that inspection and once money is received I can schedule the appointment.

Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Wednesday, March 20, 2024 12:50 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: Re: V0017123 - 11735 SE Zion Hill

Warning: External email. Be cautious opening attachments and links.

Thanks, We are scheduling the inspections for Monday for the barn.

I was just in the planning department. I spoke with Roman in planning and Shane Potter came from code enforcement to discuss this ADU issue. Shane suggested that the

easiest resolution for this is to have an inspection of the single-family residence to confirm that there's a through passageway from the front of the house to the back of the house that would alleviate this misunderstanding related to the so -called ADU. How can we arrange for this inspection?

Thanks

On Wed, Mar 20, 2024, 9:27 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Daniel and Latha,

Hello. I see that the AG permit was issued along with the electrical and plumbing for the AG building. Please work through the inspections for the electrical and plumbing including obtaining a final approved inspection for both.

I do not see that you have applied for the building permit for the ADU in house. It was determined you can keep the kitchen as an accessory kitchen and planning has requirements of the accessibility between this space and the main house. This must be submitted by the end of the day on March 27th, 2024 or I will have to move forward with a code enforcement hearing.

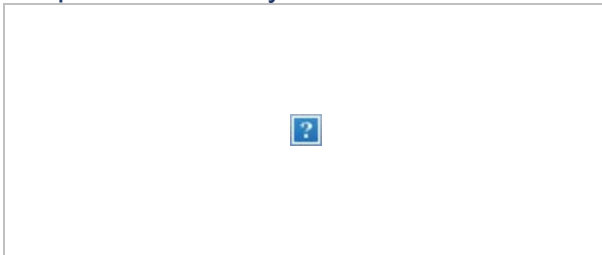
Thank you,

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.
Primary Phone: 503-742-4759

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.



From: [Daniel Campbell](#)
To: [Kauppi, Jennifer](#); [Lathashree](#)
Subject: Re: V0017123 - 11735 SE Zion Hill
Date: Thursday, March 28, 2024 8:38:20 AM

Warning: External email. Be cautious opening attachments and links.

Yes. The county consistently claims we have built an ADU on the property. The violation states specifically 'ALLEGED - BUILT AN ADU W/OUT PERMITS' which we claim is false.

We have evidence to support this is a SFR originally built in 1912 and an addition was approved by the county in 1973. Addition.

We have been requesting your supporting documents to substantiate this claim of building an ADU without permits but to date have not received anything substantial or supportive.

It appears the only solution is to have an impartial third party evaluate the evidence from both sides and make an independent decision based on the evidence presented.

Please call ender as soon as possible.

Thanks Jennifer

On Thu, Mar 28, 2024, 6:35 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Are you requesting a hearing?

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Wednesday, March 27, 2024 4:18 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: Re: V0017123 - 11735 SE Zion Hill

Warning: External email. Be cautious opening attachments and links.

Per you, and your staffs recommendation, we were addressing the issues with the barn first, prior to the SFR.

We have had the inspections on the barn and have spoken to tradesmen regarding completing the work.

We welcome the opportunity to have a hearing to resolve the SFR issue.

Much appreciated.

On Wed, Mar 20, 2024, 9:27 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Daniel and Latha,

Hello. I see that the AG permit was issued along with the electrical and plumbing for the AG building. Please work through the inspections for the electrical and plumbing including obtaining a final approved inspection for both.

I do not see that you have applied for the building permit for the ADU in house. It was determined you can keep the kitchen as an accessory kitchen and planning has requirements of the accessibility between this space and the main house. This must be submitted by the end of the day on March 27th, 2024 or I will have to move forward with a code enforcement hearing.

Thank you,

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver creek Rd.
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Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.





ONSITE WASTEWATER PROGRAM APPLICATION

APPLICATION TYPE

- SITE EVALUATION FOR:** New Development Existing System Repair / Alteration Partition into _____ Lots
- CONSTRUCTION PERMIT FOR:** New Septic System Repair / Replace Alteration to Existing System
- AUTHORIZATION NOTICE:** Change in Use Temporary Hardship Reconnect to Existing Increase in Flow
- EXISTING SYSTEM REVIEW** **REINSTATE / RENEWAL** **TRANSFER OF OWNERSHIP**

SITE INFORMATION

Property Owner: Daniel Campbell / Latha Pogula

Address: 11735 SE Zion Hill DR Damascus, OR 97089

Property Owner Email Address: latha.pogula@gmail.com

Parcel / Tax Map: 13E35D 00802

Water Source: Private Well Shared Well Public Other _____ Acres: _____

Type of Structure: Residential Commercial Accessory Building Manufactured Home Other _____

Septic Records Number: SEO09014 Building Permit #: _____ Planning Approval: _____

INSTALLER INFORMATION

Home Owner Install: Yes No (If yes, then continue to next section)

Licensed Installer: Dave Burleson/Speedy Septic Telephone: (503) 515 - 5772

DEQ License #: 38756 Expiration Date: 06 / 30 / 2023

Maintenance Provider: _____ Certificate #: RI-585

Installer Email Address: dave@speedyseptic.com

PROJECT DESCRIPTION

Current Number of Bedrooms: 5 OR Gallons per day: _____ Proposed Number of Bedrooms: _____ OR Gallons per day _____

Description of Work: tank emplacement 1500 gallon Roth

APPLICANT

Applicant Name: Gaude Gomez Telephone: (971) 990 - 9443

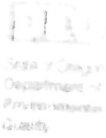
Mailing Address: P.O. Box 297 Eagle Creek, OR 97022

Email Address: gaude@speedyseptic.com

By signing below I certify that: This application is complete and all information provided is accurate to the best of my knowledge (incomplete application may delay your project). Only the property owner or a Department of Environmental Quality (DEQ) licensed installer will perform work on the on-site sewage treatment system or any part thereof. I grant the DEQ or its agent's permission to enter the property and gather information or samples as required for the sole purpose of this application and the approval of, and compliance with, any permit issued by this application. See additional conditions on back.

Owner or Authorized Representative Signature: Gaude Gomez Date 2 / 8 / 23

NOTICE AUTHORIZING REPRESENTATIVE



Latha Pogula

I have authorized Speedy Septic / Gaude Gomez to act as my Authorized Representative

agent in performing the activities necessary to obtain all on-site wastewater treatment program services provided by the Department of Environmental Quality on the property described below in accordance with OAR chapter 330, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility and I authorized DEQ agents to conduct required business activities on the property.

PROPERTY IDENTIFICATION

11735 SE ZION HILL DR, DAMASCUS, OREGON, 97089

County as Clackamas
Township 15 Range 3E Section 35D Map ID Tax Lot #15 802

PROPERTY OWNER

Printed Name LATHA POGULA
Address 22940 SE WEATHERLY LN
City State Zip DAMASCUS, OREGON, 97089
Phone 503-676-4843 Email LATHA.POGULA@GMAIL.COM
Signature [Handwritten Signature]

AUTHORIZED REPRESENTATIVE

Printed Name Gaude Gomez / Speedy Septic
P.O. Box 297
City State Zip Eagle Creek OR 97022
Phone 971-990-9443 Email gaude@SpeedySeptic.com
Signature [Handwritten Signature]

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
CREDIT CARD AUTHORIZATION FACSIMILE SHEET



**Onsite Wastewater Systems
Program**

Phone: 503.742.4740

Fax: 503.742.4550

Email: soilsconcern@clackamas.us

From: Speedy Septic

Date: 2-8-23

Phone: 971-990-9443

Fax:

Number of Pages (Including Cover):

PLEASE TYPE OR PRINT LEGIBLY.

NAME AS IT APPEARS ON CARD: David Burleson

CONTACT PHONE #: 503-515-5772

CONTACT EMAIL: dave@speedyseptic.com

CREDIT CARD NUMBER*: 4003 9010 1926 9727

CARD EXPIRATION DATE: 06/24

3-DIGIT SECURITY CODE* (CVVS | CVC2 | CID -- See reverse side of credit card): 272

BILLING ADDRESS*: P.O. Box 297 Eagle Creek

STATE: OR

ZIP CODE*: 97022

AUTHORIZED SIGNATURE:

David Burleson

DATE:

2-8-23

I authorize Clackamas County to charge the credit card indicated above for the permits I am applying for. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company, so long as the transaction corresponds to the terms indicated on my request. I understand that Clackamas County's vendor charges a non-refundable service fee for the use of a credit/debit card and authorize the additional charge to my account.

ADDRESS OF WORK PERMITTED:

11735 SE Zion Hill Dr Damascus

STATE:

OR

ZIP CODE:

97089

AFTER REMOVING SECURE DATA*, THIS DOCUMENT WILL BE STORED FOR 60-DAYS AFTER PROCESSING CARD.

Address:

CLACKAMAS COUNTY SEPTIC & ONSITE WASTEWATER SYSTEMS PROGRAM

150 Beaver Creek Road

Oregon City, OR 97045

Telephone Number: 503-742-4740

Hours:

Regular Business Hours:

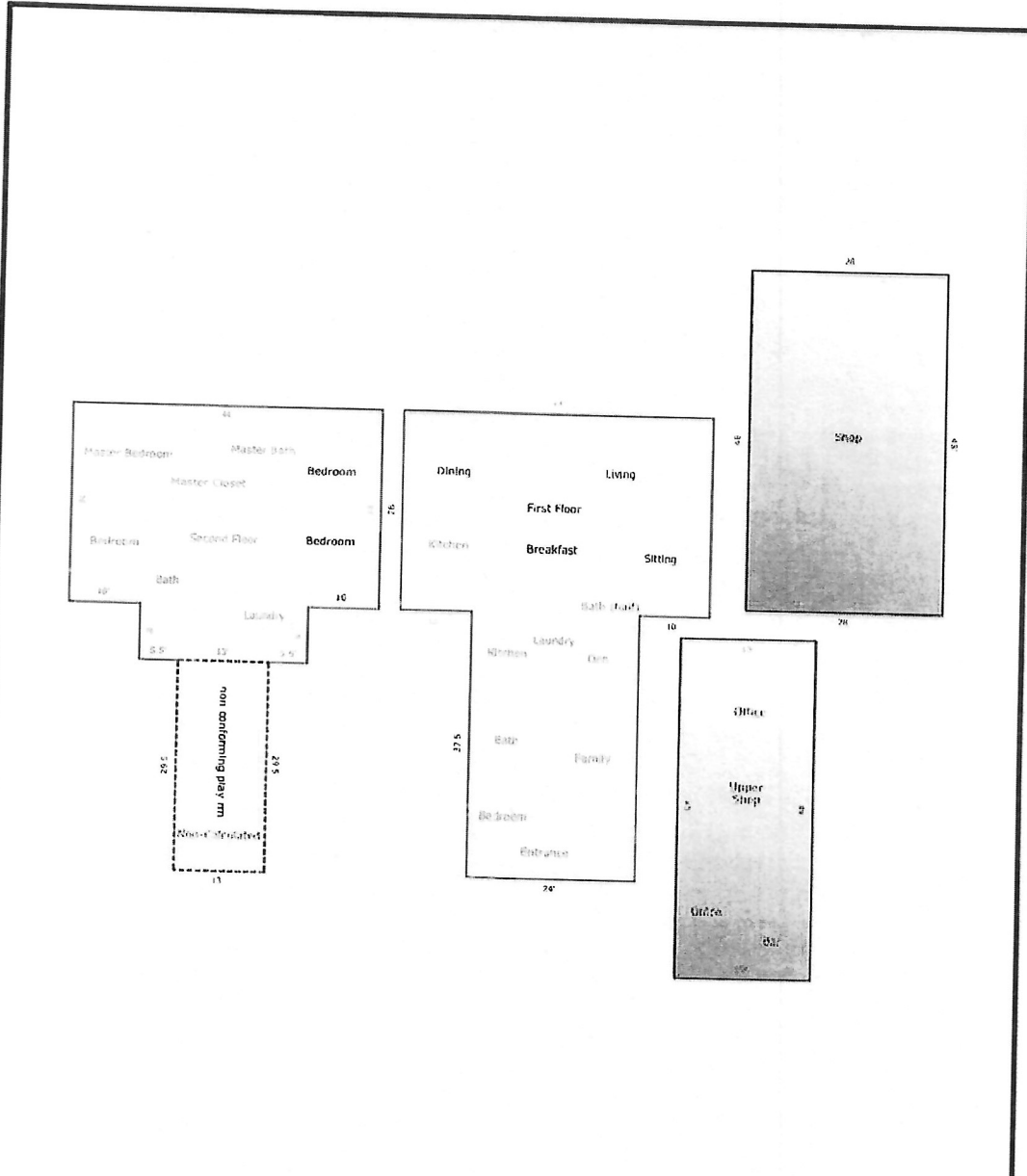
Monday thru Friday

8:00 a.m. - 3:00 p.m.

Credit/debit card transactions are subject to a non-refundable vendor service fee

Building Sketch

| | | | |
|------------------|-----------------------|----------|-----------|
| Borrower/Client | Latha Pogula | | |
| Property Address | 11735 SE Zion Hill Dr | | |
| City | Damascus | County | Clackamas |
| Lender | Flagstar Bank | State | OR |
| | | Zip Code | 97089 |



(C) 2011 Sketch by a la mode, inc.

Area Calculations Summary

| Living Area | Area | Calculation Details |
|-------------------------------------|-------------------|-----------------------------------|
| First Floor | 2137 Sq ft | 24 x 37.5 = 900 28 x 44 = 1232 |
| Second Floor | 1424 Sq ft | 44 x 28 = 1232 8 x 24 = 192 |
| Total Living Area (Rounded): | 3556 Sq ft | |
| Non-living Area | | |
| Shop | 912 Sq ft | 48 x 19 = 912 |
| Shop | 1344 Sq ft | 48 x 28 = 1344 |

PROPERTY OWNER Iatha Pogula
 SITE ADDRESS 11735 SE Zion Hill Dr
Damascus OR. 97089



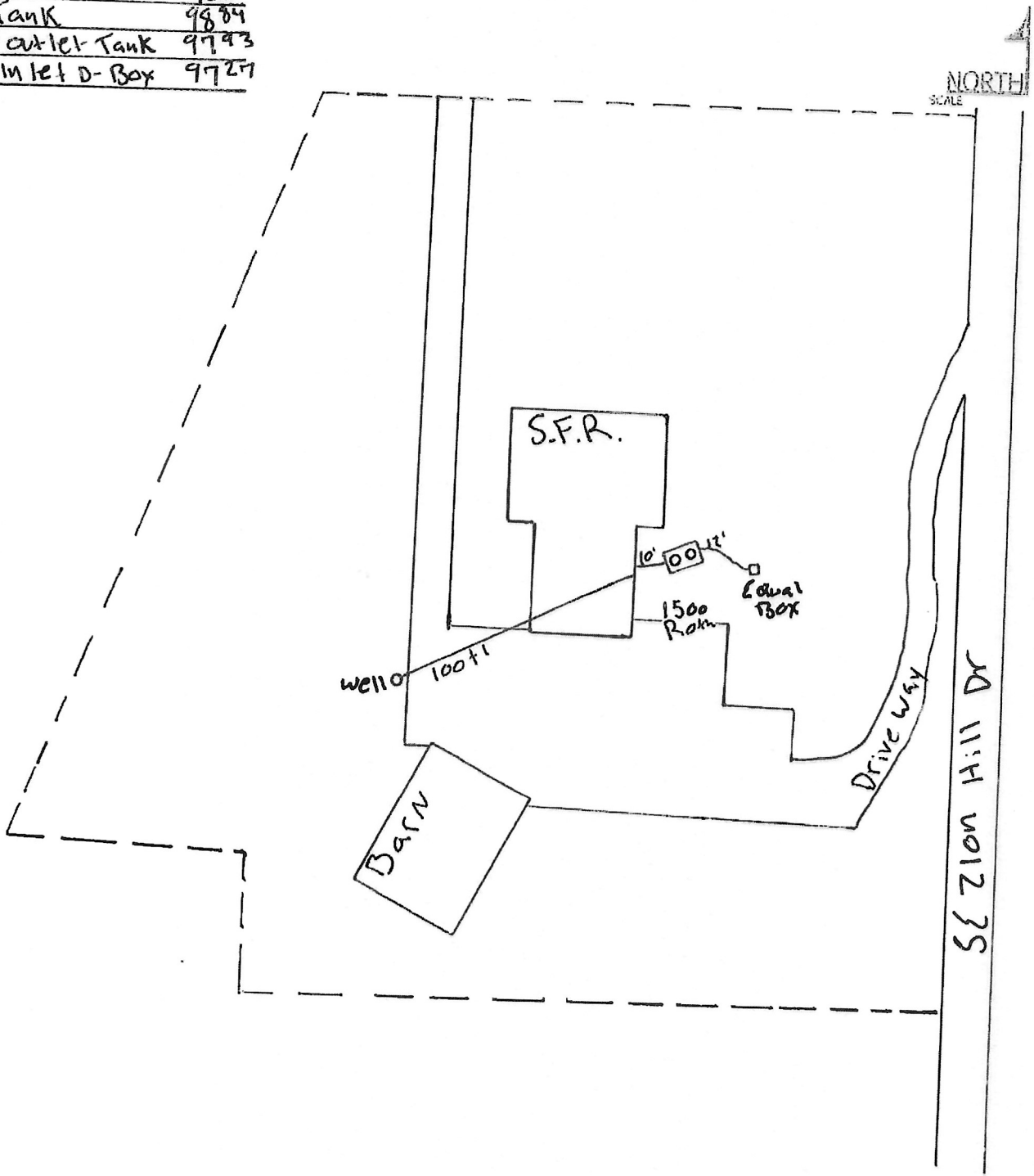
SPEEDY SEPTIC
 setting a higher standard

TOWNSHIP 15 RANGE 3E SECTION 35 D TAX LOT: 00802 ACRES: 1.21

Elevations:

| | |
|-----------------------|------|
| T.B.M. | 100 |
| TOP OF Tank | 9884 |
| Invert of outlet Tank | 9793 |
| Invert of Inlet D-Box | 9727 |

PLOT PLAN



APPLICANT SIGNATURE Gaude Gomez
 PRINTED NAME Gaude Gomez

OWNER
 APPLICANT

SE Starflower Dr



SE Zion Hill Dr

Objectid: 93836

Primary Address: 11735 SE Zion Hill Dr, Damascus, 97089

Jurisdiction: Clackamas County (<http://www.clackamas.us/>)

Map Number: 13E35D

Taxlot Number: 13E35D 00802

Parcel Number: 00146693

Document Number: 2017-046178

Census Tract: 023300

Landclass: 101

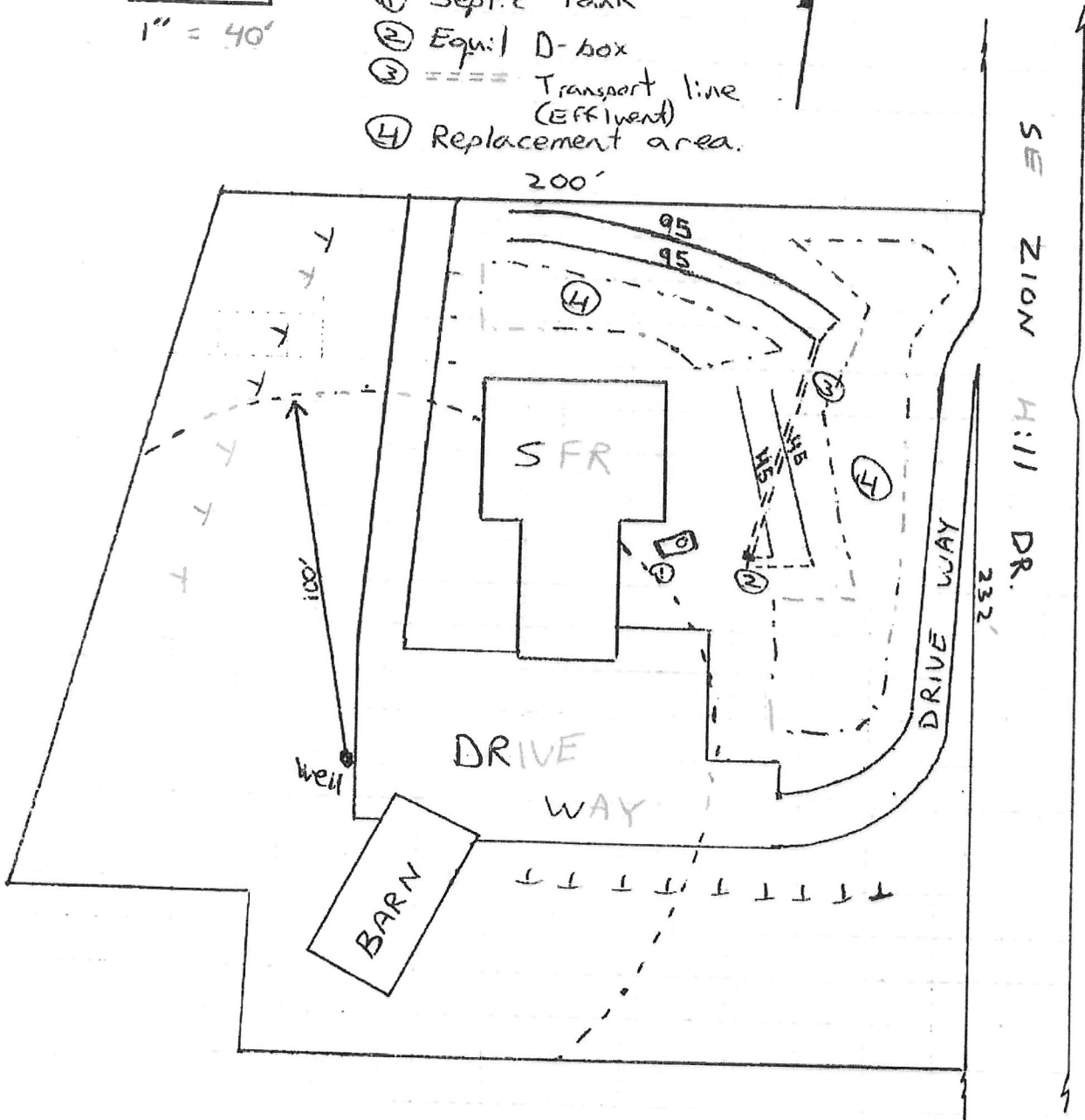
Assessment

Schools

Sketch of System:

Scale
1" = 40'

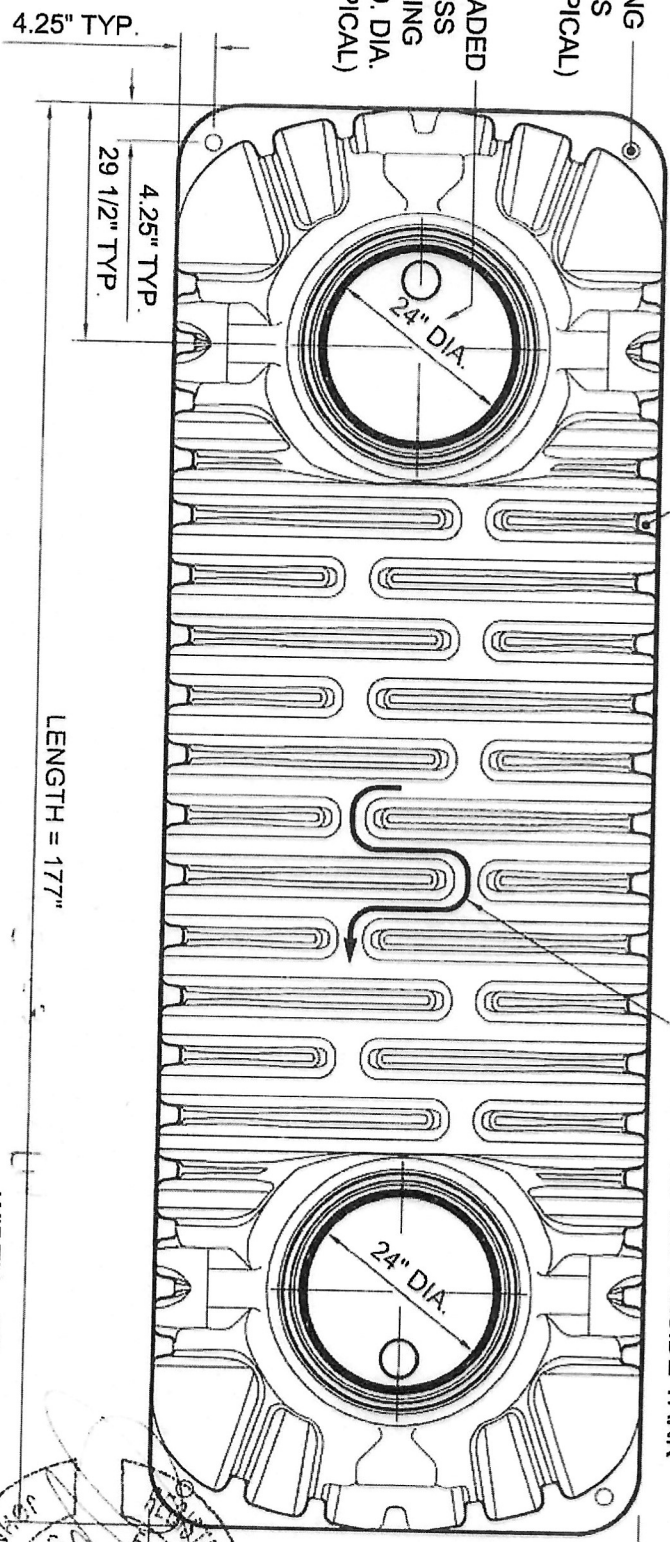
- ① Septic Tank
- ② Equal D-box
- ③ ===== Transport line (Effluent)
- ④ Replacement area.



HORIZONTAL STRUCTURAL REINFORCING RIBS
(FULL CIRCUMFERENCE)

LIFTING HOLES (4 TYPICAL)

THREADED ACCESS OPENING
24" I.D. DIA.
(2 TYPICAL)



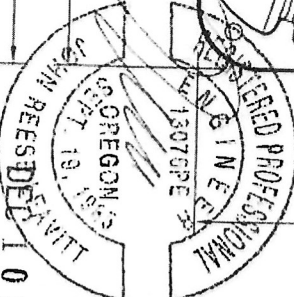
GAS (TOP) / LIQUID (BOTTOM)
PASS-THRU SLOT INSIDE TANK

TOP

LENGTH = 177"

WIDTH = 62"

WIDTH = 62"



EXPIRATION DATE: 12-31-2020

Structural Design Loads:

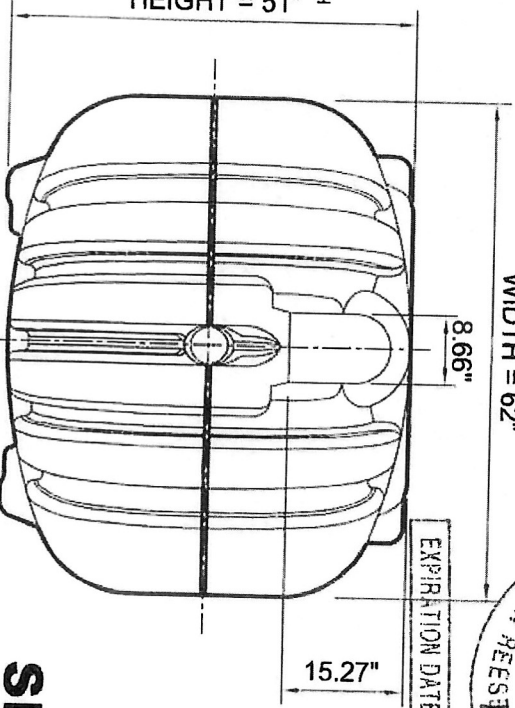
- Hydraulic - 62.5 pcf
 - Hydrostatic - 62.5 pcf
 - Earth - 330 psf
 - Traffic - 2,500 lbf
 - w/ 3' of cover
- Tank is not Traffic Rated

SEE THE INSTALLATION PROCEDURES AND DETAILS FOR EXCAVATION, BEDDING, INSTALLATION, BACKFILLING, AND TESTING OUTLINED IN THE FOLLOWING PUBLICATIONS WHICH ARE PROVIDED WITH EACH TANK INSTALLATION:

- * INSTALLATION NOTES
(WWW.FRALO.NET/TECH/INSTALLATION/INSTALLATIONNOTES.PDF)
- * TANK AND RISER INSTALLATION INSTRUCTIONS
(WWW.FRALO.NET/TECH/INSTALLATION/INSTALLATIONINSTRUCTIONS LETTER.PDF)
- FOR ADDITIONAL TRAINING SEE THE SEMINARS OFFERED ON FRALO PLASTECH MANUFACTURING, LLC'S WEBSITE (WWW.FRALO.NET):
- * GENERAL INSTALLATION SEMINAR
(WWW.FRALO.NET/TECH/INSTALLATION/GENERAL SEMINAR.PDF)
- * RISER SEALING SEMINAR (WWW.FRALO.NET/TECH/INSTALLATION/GASHEET SEMINAR.PDF)

A WATER TIGHT TEST IS REQUIRED (OAR 340-0730025(3)).

HEIGHT = 51"



SIDE

| OPERATING GALLONS | | TOTAL CAPACITY | | WEIGHT | |
|-------------------|--------|----------------|--------------|--------|--------|
| GALLONS | LITERS | GALLONS | GALLONS/INCH | LITERS | POUNDS |
| 1540 | 5829 | 1771 | 39 | 6703 | 640 |

SEPTIC TANK SPECS

DWG SCALE: 1:1
PLOT SCALE: 1:2
SHEET #: 1 OF 3

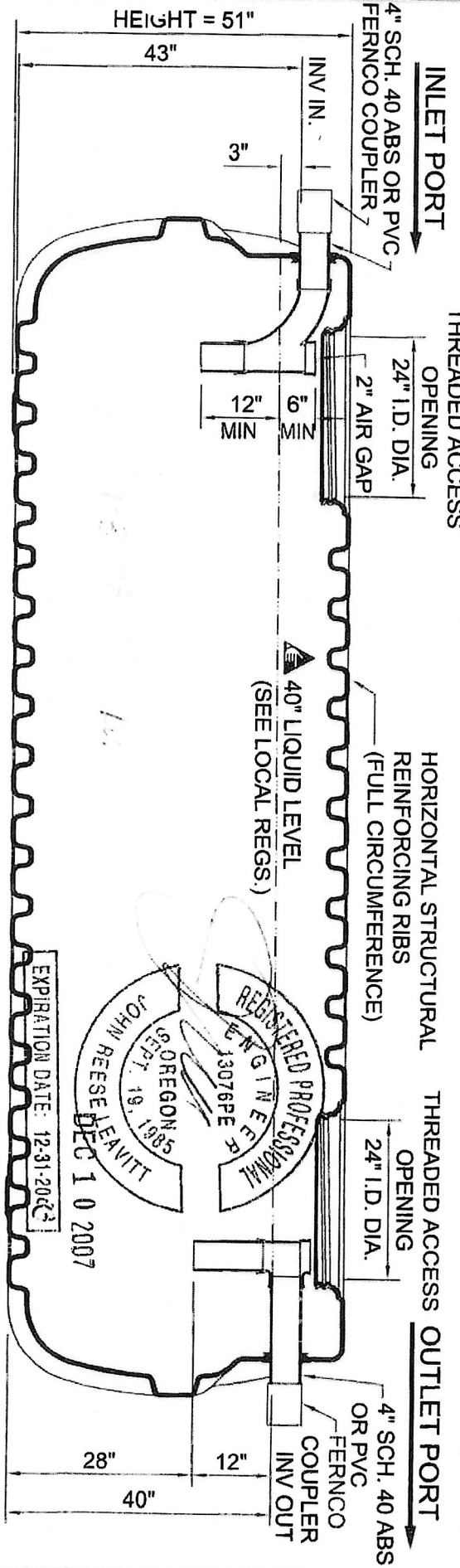
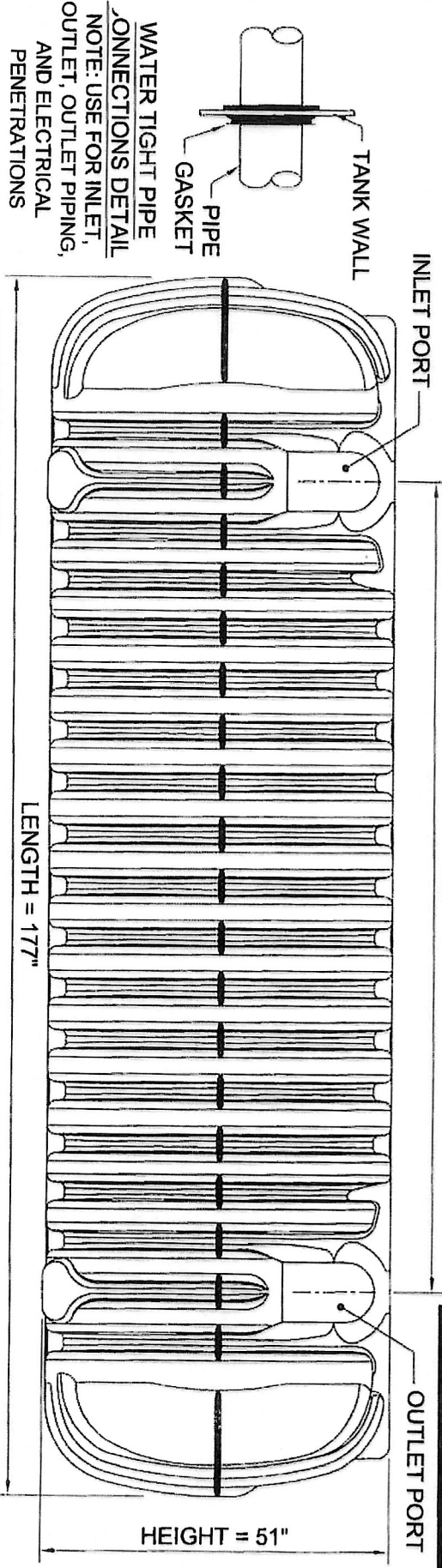
OREGON - SEPTTECH™ TANK - GRAVITY SINGLE 1500 GALLON / MODEL ST-1500 THE NEXT GENERATION OF ONSITE WASTEWATER PRODUCTS



FRALO PLASTECH
One General Motors Drive
Syracuse, N.Y. 13206
Call Toll Free 866.943.7256
www.fralo.net

Fittings: PVC ASTM D3034 or ABS ASTM 2680
 Gaskets: ASTM 564 Rubber Grommet Seals

ELEVATION



40" LIQUID LEVEL

SECTION

DWG SCALE: 1:1
 PLOT SCALE: 1:2
 SHEET #: 2 OF 3

OREGON - SEPTTECH™ TANK - GRAVITY SINGLE 1500 GALLON / MODEL ST-1500 THE NEXT GENERATION OF ONSITE WASTEWATER PRODUCTS

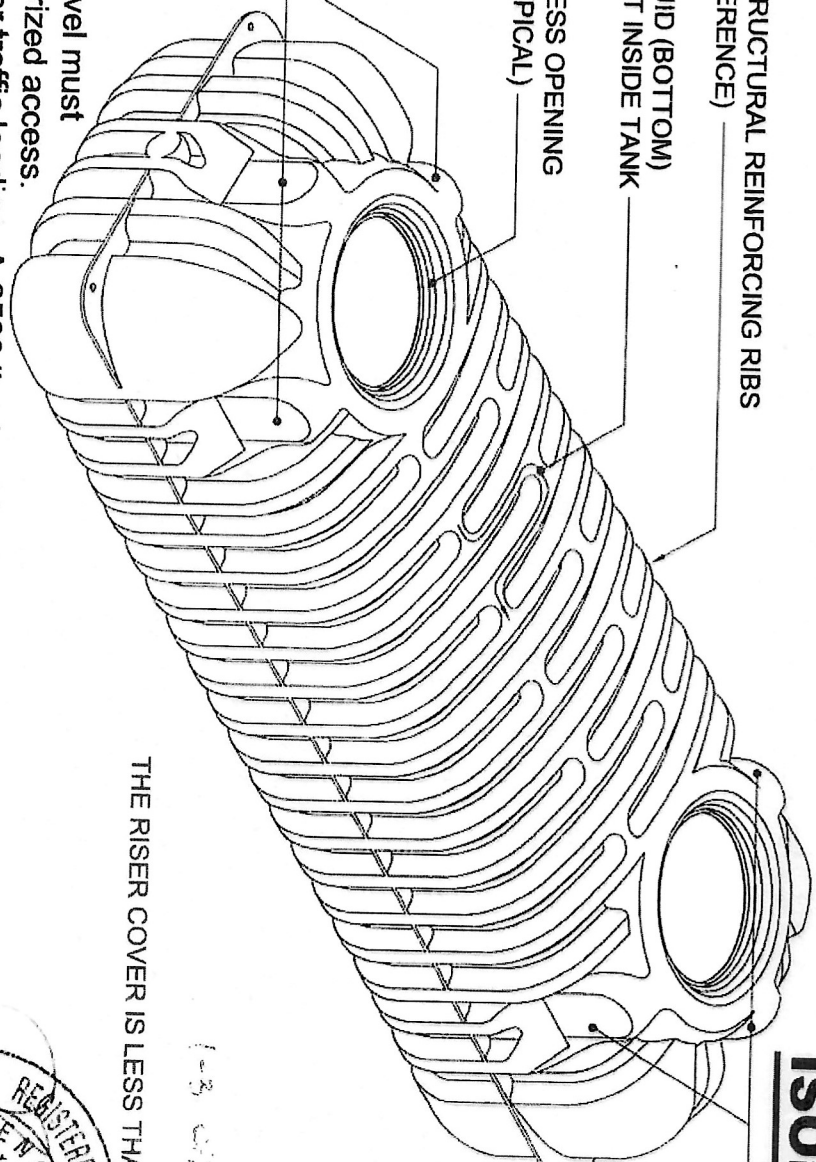
FRALO PLASTIC
 FRALO PLASTTECH
 One General Motors Drive
 Syracuse N.Y. 13206
 Call Toll Free 866.943.7256
 www.fralo.net

HORIZONTAL STRUCTURAL REINFORCING RIBS
(FULL CIRCUMFERENCE)

GAS (TOP) / LIQUID (BOTTOM)
PASS-THRU SLOT INSIDE TANK

THREADED ACCESS OPENING
24" I.D. DIA. (2 TYPICAL)

MULTI PORT
INLETS
(3 TYPICAL)



MULTI PORT
OUTLETS
(3 TYPICAL)

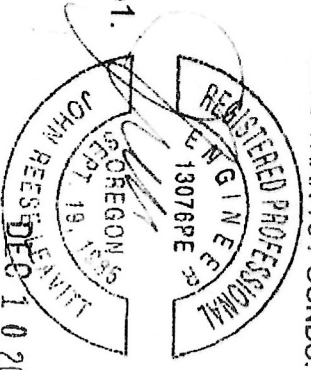
LIFTING
HOLES
(4 TYPICAL)

ISOMETRIC

WARNING
SEPTIC TANK NOTES

1. Access at or above grade level must be secured against unauthorized access.
2. Tank is not rated for vehicular traffic loading. A 2500 lb wheel load minimum capacity.
3. All resin used is compliant with ASTM D 1248 as required by CSA B66 and IAPMO PS 1-2004e1.
4. Tank material of construction is HMW-HDPE.
5. Primary dimensions are in inches
6. Minimum tank wall thickness is 1/4".
7. Labeling will include: manufacturer name, liquid capacity, date, maximum burial depth, and model.
8. Riser cover contains the following: 6" x 3" warning: "Danger - Do not enter - Poison Gas" - written in English, French & Spanish.
9. Maximum burial depth is 36".
10. Models ST-750, ST-1060, ST-1250 and ST-1500 are all certified to CSA and IAPMO standards.
11. Models ST-500, ST-900 and ST-1000E are compliant with CSA and IAPMO standards.

THE RISER COVER IS LESS THAN 75 POUNDS.



NOTES

DWG SCALE: 1:1
PLOT SCALE: 1:2

SHEET #:
3 OF 3

OREGON - SEPTTECH™ TANK - GRAVITY SINGLE
1500 GALLON / MODEL ST-1500
THE NEXT GENERATION OF ONSITE WASTEWATER PRODUCTS



FRALO PLASTECH
One General Motors Drive
Syracuse, N.Y. 13206
Call Toll Free 866.94.256
www.fralo.net

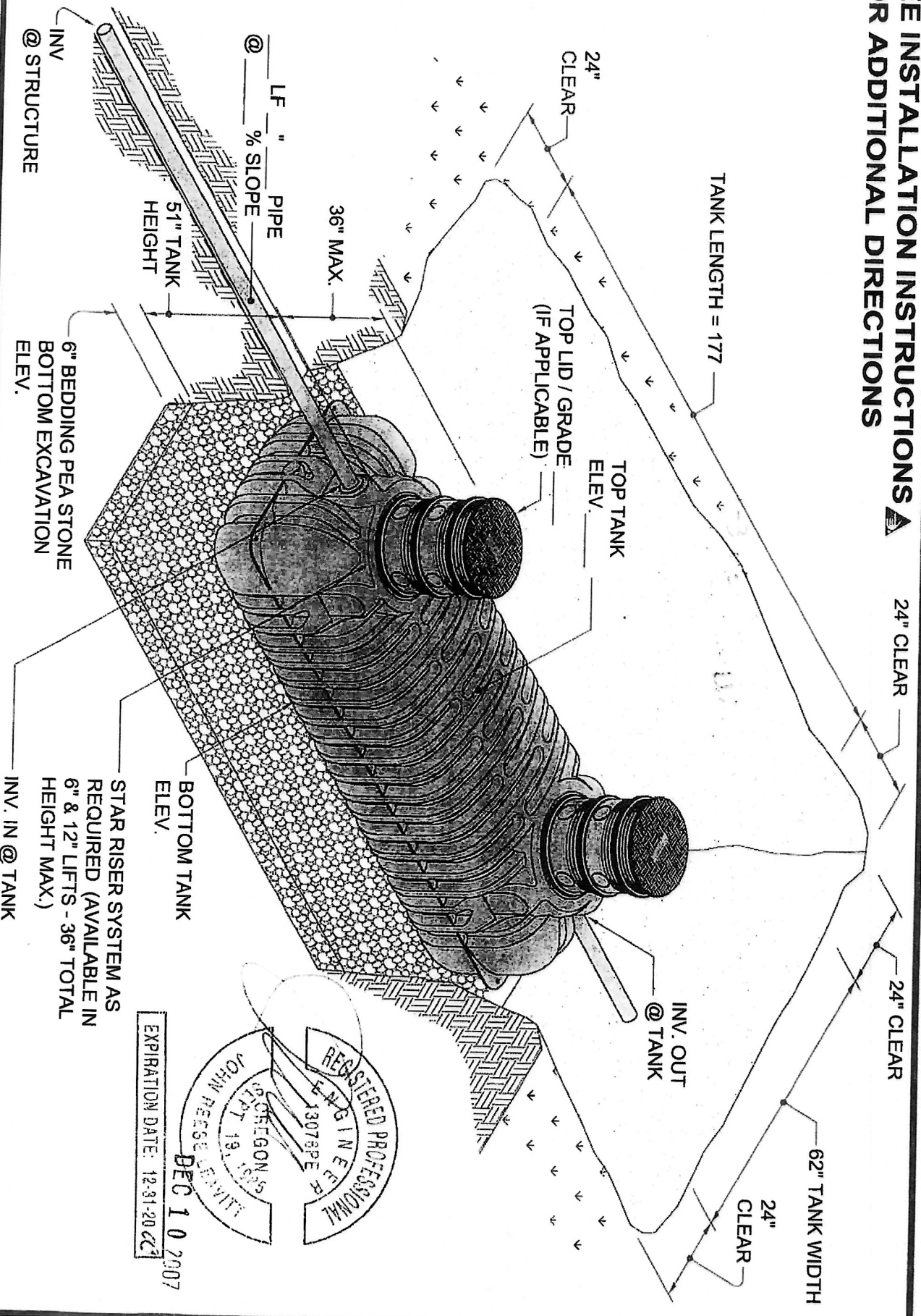
**SEE INSTALLATION INSTRUCTIONS
FOR ADDITIONAL DIRECTIONS**

24" CLEAR

24" CLEAR

62" TANK WIDTH

TANK LENGTH = 177

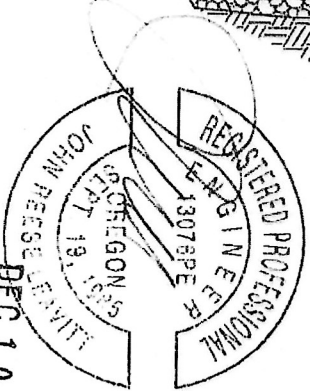


INV @ STRUCTURE

6" BEDDING PEA STONE
BOTTOM EXCAVATION
ELEV.

BOTTOM TANK
ELEV.
STAR RISER SYSTEM AS
REQUIRED (AVAILABLE IN
6" & 12" LIFTS - 36" TOTAL
HEIGHT MAX.)
INV. IN @ TANK

EXPIRATION DATE: 12-31-20 2007
DEC 10 2007



DWG SCALE: NTS
PLOT SCALE: 1:2
SHEET #:
1 OF 1

**OREGON - SEPTTECH™ TANK - GRAVITY SINGLE
1500 GALLON / MODEL ST-1500
THE NEXT GENERATION OF ONSITE WASTEWATER PRODUCTS**

FRALO
PHYSICIAN
FRALO PLASTTECH
One General Motors Drive
Syracuse, N.Y. 13206
Call Toll Free 866.943.7256
www.fralo.net

Data Only Residential 5/22/2024 8:50PM

\$899,900 5 bd | 3 / 1 ba | 4156 sqft
 10193 SE CRESCENT RIDGE LOOP Happy Valley, OR 97086

Unit #: Condo Loc:
 Status: Active DOM: 202
 List Date: 11/2/2023 Acres: 0.21
 Year Built: 2002 Resale MLS#: 23172094

ShowHrs:
 Occ: Tenant
 Show: 24 Hour Notice, See
 Remarks
 LB/Loc/Cmb: No Box
 Offer/Nego: Call Seller's Agent
 AG: Marshall Rosario
 AG Ph: [971-645-6977](tel:971-645-6977)
 AG Cell/Text: [971-645-6977](tel:971-645-6977)
 CoAgent:
 CoPh:

XST/Dir: : From SE 92nd, E on Johnson Crk 1 mile, L on Highgate 500 ft, R on Crescent Ridge Lp
 Private: ONLY SHOWING TIMES ALLOWED ARE MONDAYS 7 TUESDAYS FROM 4pm-6pm. We may double book show-
 ings due to the restrictions. Tenant occupied. Preferred 48 hour notice but requires 24 hours. Home needs some
 light repairs but has a TON of UNIQUE potential due to the current layout! Price isnt super negotiable due to loan
 balance but owner carry terms are negotiable with a LARGE down.

Public: This Happy Valley Custom-Built Home with Mother-In-Law Quarters also Offers a Unique Floor Plan to
 Potentially Add a Third Living Quarters or Multiple Master Bedrooms! Owner Carry Terms Available with \$350k+ Down at 4% (negotiable). Nestled
 within three former Street of Dreams neighborhoods, boasts impressive features, including a welcoming waterfall entrance. Inside, you'll find open
 living spaces with vaulted ceilings, ample natural light, and a floor-to-ceiling two-sided gas fireplace. The master bedroom offers an open beam de-
 sign, a sitting area, and an attached office. The lower level includes a 1,000 sq ft separate living space (shared heat/water) with 2nd kitchen, living
 room, full bath, utility room and bedroom, with it's own driveway and entry. The property features substantial storage, four garages, and an addi-
 tional roughly 1000 sq ft unfinished basement (not included in the listing square footage) ready for your renovations to transform the home into 3
 usable living spaces or multiple master bedrooms with over 5000 square feet! Perfect for multi-generational living!! Buyers should conduct due dili-
 gence on all data.

Property Details:

| | | | |
|-------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: 3322 ALTAMONT LT 117 | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | Tax ID: 01751713 | Lot/Land Lease: No | Open House: |
| Nhood/Bldg: | Warranty: | Lot Size: 7,000 to 9,999 SqFt | Upcoming Open House: |
| Area: 145 | Seller Disc: Disclosure | Lot Dimensions: | Broker Tour: |
| Zoning: | Other Disc: | Lot Desc: | Upcoming Broker Tour: |
| Elementary: Mt Scott | List Type: Exclusive Right to Sell | View: | |
| Middle: Happy Valley | Limited Representation: No | Waterfront: | |
| High: Clackamas | Style: Craftsman, Custom Style | Body Water: | |
| Internet: Yes | Opportunity Zone: | CC&R: | |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Floor #: | | |
| No AVM: | | | |

Residence Information:

| | | | |
|---------------------|---------------------------------|------------------------------|------------------------------------|
| Upper SQFT: 1578 | Fireplaces: 1 | Roof: Composition | Foundation: |
| Main SQFT: 1578 | Green Cert: | Parking: Driveway, On Street | Basement: Separate Living |
| Lower SQFT: 1000 | Energy Eff. Report: | Garage: 4 / Attached | Quarters/Apartment/Aux Living Unit |
| Total SQFT: 4156 | Exterior: Cultured Stone, Fiber | RV Description: | Road Surface: |
| Total Up/Main: 3156 | Cement | | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 4 | | | |
| SFSrc: RMLS | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|--|------------------|------------------|
| Living: | [M] 17 X 20 | Dumbwaiter, Fireplace, Gourmet Kitchen, Pantry, Slate Flooring, Vaulted Ceiling(s) | | |
| Kitchen: | [M] 11 X 15 | Built-in Oven, Cook Island | | |
| Dining: | [M] 12 X 15 | Slate Flooring | | |
| Bedroom 5: | [L] 13 X 15 | Wall to Wall Carpet | | |
| Primary Bedroom: | [U] 12 X 25 | Beamed Ceilings, Jetted Tub, Nook, Shower, Suite, Vaulted Ceiling(s) | | |
| 2nd Bedroom: | [M] 12 X 17 | Closet, Wood Floors | | |
| 3rd Bedroom: | [U] 11 X 13 | Shared Bath, Vaulted Ceiling(s) | | |
| Bedroom 4: | [U] 15 X 18 | Beamed Ceilings, Shared Bath | | |
| 2nd Kitchen: | [L] | | | |
| Baths - Full/Part | Upper Level: 2/0 | Main Level: 0/1 | Lower Level: 1/0 | Total Baths: 3/1 |

Features and Utilities:

Kitchen: Appliance Garage, Built-in Oven, Built-in Range

Interior: Hardwood Floors, High Ceilings, High Speed Internet, Jetted Tub

Exterior: Second Garage, Covered Deck, Gas Hookup, Security Lights, Sprinkler, Water Feature

Accessibility: Garage on Main, Minimal Steps, Parking

Security: Entry, Security Lights

Internet:

Windows:

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$13,114.37 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$800 / Annually

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Jennifer Williamson - FATCO

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, Contract, Owner Will Carry, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented: \$2,000

Broker/Agent Data:

Agent: Marshall Rosario

Agent Lic: 201207679

Agent Ph: 971-645-6977

Agent Cell: 971-645-6977

SAID: ROSMARSH

Email(s) Agent: marshall@primenwhomes.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: MORE Realty

Office Lic: 201212372

Office Ph: 503-353-6673

Agent Ext:

Fax: 503-444-9008

BRCD: MRER01

Owner Perm. Resid:

FIRPTA: No

Owner(s): RODNEY CUMMINGS & DAWN

Tenant/Other:

Contact1:

CUMMINGS

Tran: 4/2/2024

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Original Price: \$899,900

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

Data Only

Residential

5/22/2024 8:50PM

\$459,500 4 bd | 2 / 0 ba | 2426 sqft
 36936 SE BOITANO RD Sandy, OR 97055
 Unit #:
 Status: Canceled
 List Date: 12/26/2023
 Year Built: 1965 Fixer
 XST/Dir: Hwy 211 to SE Bornstead, W on Boitano

ShowHrs: 9a-7p
 Occ: Owner
 Show: Appointment Only,
 Pet(s) on Premises, Occupied,
 Seller's Agent Must
 Accompany, Showing Time
 LB/Loc/Cmb: Front Gate
 Offer/Nego: Call Seller's Agent
 AG: Becca Kolibaba
 AG Ph: 503-709-9718
 AG Cell/Text: 503-709-9718
 CoAgent:
 CoPh:

Other: [Virtual Tour #1](#)
 Other: [Virtual Tour #2](#)

Private: Seller has asked not to be contacted, she has no desire to sell.
Public: Fixer opportunity to own a great 2.92 acre property in Sandy. Home has tons of potential, with 2400+ sqft of living space. Main level features 3 bed/1 ba with great sunroom off the back deck. Lower level offers opportunity for multi-gen living with additional living space, 2nd kitchen and additional bedroom/bath and separate access. Could add in 2nd bedroom to lower level easily. Property features chicken coops, greenhouse and perfect for small hobby farm. Shop foundation slab is poured and prepped to build on. Property has an abundance of mature fruit trees (apple, pear, cherry, plum, as well as established fruits, berries and perennial herbs. Lower half of the property is forested with irrigation out to the far garden area. Property is almost completely fenced, with gates, cut in driveways/access roads and sections with shelter for livestock (pigs/goats/chickens). Tons of potential and ready for your updates!

Property Details:

| | | | |
|-------------------------|------------------------------------|--|-----------------------|
| Property Type: Detached | Legal: SECTION 26 TOWNSHIP 2S | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | RANGE 4E TAX LOT 01200 | Lot/Land Lease: No | Open House: |
| Nhood/Bldg: | Tax ID: 00678555 | Lot Size: 1 to 2.99 Acres | Upcoming Open House: |
| Area: 144 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: RRFF5 | Seller Disc: Disclosure | Lot Desc: Private, Sloped, Trees, Wooded | Upcoming Broker Tour: |
| Elementary: Firwood | Other Disc: LBP | View: Trees/Woods | |
| Middle: Cedar Ridge | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Sandy | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: 2 Story, Daylight Ranch | CC&R: No | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|-------------------|-------------------------------------|
| Upper SQFT: 0 | Fireplaces: 1 / Wood Burning | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1238 | Green Cert: | Parking: Driveway | Basement: Finished, Separate Living |
| Lower SQFT: 1188 | Energy Eff. Report: | Garage: 0 / | Quarters/Apartment/Aux Living Unit |
| Total SQFT: 2426 | Exterior: Other | RV Description: | Road Surface: Paved |
| Total Up/Main: 1238 | | | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Trio | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|--|------------------|------------------|
| Living: | (M) 17 X 15 | | | |
| Kitchen: | (M) 22 X 10 | Deck, Kitchen/Dining Room Combo, Sliding Doors | | |
| Bedroom 4: | (L) 14 X 11 | | | |
| Primary Bedroom: | (M) 14 X 10 | | | |
| 2nd Bedroom: | (M) 10 X 10 | | | |
| 3rd Bedroom: | (M) 12 X 12 | | | |
| 2nd Kitchen: | (L) 23 X 12 | Family Room/Kitchen Combo, Kitchen/Dining Room Combo, Wood Stove | | |
| Sun Porch: | (M) 19 X 11 | Deck | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 1/0 | Lower Level: 1/0 | Total Baths: 2/0 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator
Interior: Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit
Exterior: Deck, Garden, Greenhouse, Poultry Coop, Porch, Yard
Accessibility: Main Floor Bedroom w/Bath
Security: None
Internet: Other
Windows:
Cool: None
Water: Well

Heat: Baseboard, None
Sewer: Septic Tank

Fuel: Electricity, Oil
Hot Water: Tankless

Financial:

Property Tax/Yr: \$4,087.60 2023 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: Cyndi Kerr-Sizer, Stewart Title Tax Deferral: No
Terms: Cash, Rehab BAC: % 2.5
Assumable Interest Rate: Other Dues:
Assumable Remaining Months Ending: Short Sale: No
Assoc. Am: \$ Pre-Approv: No
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Becca Kolibaba Agent Lic: 201238741 Agent Ph: 503-709-9718 Agent Cell: 503-709-9718 SAID: KOLIBABA
Email(s) Agent: bkolibaba@bhhsnw.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Berkshire Hathaway Office Lic: 201208506 Office Ph: 503-668-8050 Agent Ext: Fax: 503-668-8811
HomeServices NW Real Estate
BRCD: BHHN10 Owner Perm. Resid: FIRPTA: No
Tenant/Other:
Tran: 1/19/2024 Exp: 1/19/2024
Poss: Close Of Escrow

Comparable Information:

Pending Date: Original Price: \$459,500 CDOM: 24 %SP/OLP:
Sold Date: List Price: \$459,500 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$459,500 4 bd | 2 / 0 ba | 2426 sqft

36936 SE BOITANO RD Sandy, OR 97055

Unit #: Status: Canceled

List Date: 6/15/2023

Year Built: 1965 Fixer

XST/Dir: Hwy 211 to SE Bornstead, W on Boitano

Condo Loc:
DOM: 151
Acres: 2.92
MLS#: 23650240

ShowHrs: 9a-7p
Occ: Owner
Show: Appointment Only,
Pet(s) on Premises, Occupied,
Seller's Agent Must
Accompany, Showing Time
LB/Loc/Cmb: Front Gate
Offer/Nego: Call Seller's Agent
AG: Becca Kolibaba
AG Ph: 503-709-9718
AG Cell/Text: 503-709-9718
CoAgent:
CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Back on market, due to no fault of home or seller. Fixer home, being sold as is. Seller to do no repairs. Removal of any personal property or debris to be responsibility of buyer. Home has no furnace, but did have base-board heat. Heaters were removed but circuits still there. If conv financing, heat source will need to be installed. Wood stove in lower level living area is non-certified and will need to be removed. Write in purchase agreement "Sale subject to Nathan Nerpel signing bargain & sale deed prior to closing." PLEASE DO NOT LET BLACK CAT INSIDE & DO NOT LET INDOOR CATS OUTSIDE!! Seller has indoor security cameras installed.

Public: Fixer opportunity to own a great 2.92 acre property in Sandy. Home has tons of potential, with 2400+ sqft of living space. Main level features 3 bed/1 ba with great sunroom off the back deck. Lower level offers opportunity for multi-gen living with additional living space, 2nd kitchen and additional bedroom/bath and separate access. Could add in 2nd bedroom to lower level easily. Property features chicken coops, greenhouse and perfect for small hobby farm. Shop foundation slab is poured and prepped to build on. Property has an abundance of mature fruit trees (apple, pear, cherry, plum, as well as established fruits, berries and perennial herbs. Lower half of the property is forested with irrigation out to the far garden area. Property is almost completely fenced, with gates, cut in driveways/access roads and sections with shelter for livestock (pigs/goats/chickens). Tons of potential and ready for your updates!

Property Details:

Property Type: Detached
County: Clackamas
Nhood/Bldg:
Area: 144
Zoning: RRRFF5
Elementary: Firwood
Middle: Cedar Ridge
High: Sandy
Internet: Yes
Address: Yes
No Blog:
No AVM:

Legal: SECTION 26 TOWNSHIP 25
RANGE 4E TAX LOT 01200
Tax ID: 00678555
Warranty:
Seller Disc: Disclosure
Other Disc: LBP
List Type: Exclusive Right to Sell
Limited Representation: No
Style: 2 Story, Daylight Ranch
Opportunity Zone:
Short Term Rental Allowed:
Floor #:

Lot/Land Lease/Rent Payment: /
Lot/Land Lease:
Lot Size: 1 to 2.99 Acres
Lot Dimensions:
Lot Desc: Private, Sloped, Trees,
Wooded
View: Trees/Woods
Waterfront:
Body Water:
CC&R: No
55+ w/Affidavit Y/N: No

PDF Doc(s): 2
Open House:
Upcoming Open House:
Broker Tour:
Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0
Main SQFT: 1238
Lower SQFT: 1188
Total SQFT: 2426
Total Up/Main: 1238
Additional SQFT:
Levels: 2
SFSrc: Trio

Fireplaces: 1 / Wood Burning
Green Cert:
Energy Eff. Report:
Exterior: Other

Roof: Composition
Parking: Driveway
Garage: 0 /
RV Description:

Foundation: Concrete Perimeter
Basement: Finished, Separate Living
Quarters/Apartment/Aux Living Unit
Road Surface: Paved
Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: M 17 X 15
Kitchen: M 22 X 10 Deck, Kitchen/Dining Room Combo, Sliding Doors
Bedroom 4: L 14 X 11
Primary Bedroom: M 14 X 10
2nd Bedroom: M 10 X 10
3rd Bedroom: M 12 X 12
2nd Kitchen: L 23 X 12 Family Room/Kitchen Combo, Kitchen/Dining Room Combo, Wood Stove
Sun Porch: M 19 X 11 Deck
Baths - Full/Part Upper Level: 0/0 Main Level: 1/0 Lower Level: 1/0 Total Baths: 2/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator

Interior: Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit

Exterior: Deck, Garden, Greenhouse, Poultry Coop, Porch, Yard

Accessibility: Main Floor Bedroom w/Bath

Security: None

Internet: Other

Windows:

Cool: None

Heat: Baseboard, None

Fuel: Electricity, Oil

Water: Well

Sewer: Septic Tank

Hot Water: Tankless

Financial:

Property Tax/Yr: \$3,980.10 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: Cyndi Kerr-Sizer, Stewart Title

Other Dues:

3rd Party: Yes

Terms: Cash, Rehab

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, if Rented:

Broker/Agent Data:

Agent: Becca Kolibaba

Agent Lic: 201238741

Agent Ph: 503-709-9718

Agent Cell: 503-709-9718

SAID: KOLIBABA

Email(s) Agent: bkolibaba@bhhsnw.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Berkshire Hathaway Office Lic: 201208506

Office Ph: 503-668-8050

Agent Ext:

Fax: 503-668-8811

HomeServices NW Real

Estate

BRCD: BHHN10

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 11/13/2023

Exp: 11/13/2023

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$575,000

CDOM: 151

%SP/OLP:

Sold Date:

List Price: \$459,500

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$799,000 5 bd | 4 / 0 ba | 4843 sqft

11200 SE DIANA AVE Damascus, OR 97089

Unit #:

Condo Loc:

Status: Canceled

DOM: 43

List Date: 11/6/2023

Acres: 1.17

Year Built: 1967 Approximately

MLS#: 23075715

XST/Dir: Tillstrom to Debora to Diana

ShowHrs: 9-9

Occ: Owner

Show: Appointment Only,
Occupied, Lockbox, Showing
Time

LB/Loc/Cmb: Rail by garage

Offer/Nego: Call Seller's Agent

AG: Brandi Erskine

AG Ph: 503-515-9972

AG Cell/Text: 503-515-9972

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: Perfect location for this close in 1.17 acre estate w/ stunning Mt Hood Views! NEW Septic 2023. Main floor offers 13x14 bedroom & full bath. Lower level is like its own apartment w/ full 2nd kitchen, 13x16 bedroom/bonus, large living room w/ fireplace, dining room, sunroom & bonus workout room. Very versatile floor plan & room for EVERYONE! Some original hardwoods, new carpet upstairs 2023 & updated LVP on the main. Minimal stairs for such a spacious home. Updated kitchen + enormous deck for entertaining to take in the VIEWS! Taxes are incredibly low \$6,387.88! Upgraded windows & roof! 1 year home warranty with purchase and fresh interior and exterior paint.

Public: LOCATION! LOCATION! LOCATION! Close in 1.17 acre property w/ 4843 sq ft w/ STUNNING Mt Hood View! Perfect for multi-gen living w/ self contained lower level that offers a full 2nd kitchen, bedroom/bonus room, full bath, living room w/ fireplace, sunroom & workout room. There is room for everyone here! Entertain on your enormous deck & take in the stunning views. Incredibly low taxes \$6387.88!

Property Details:

Property Type: Detached

Legal: 1132 MOULTRIES 1ST ADD LT

PDF Doc(s): 2

County: Clackamas

7 BLK 1

Lot/Land Lease/Rent Payment: /

Open House:

Nhood/Bldg:

Tax ID: 00140038

Lot/Land Lease:

Upcoming Open House:

Area: 144

Warranty: HOME

Lot Size: 1 to 2.99 Acres

Broker Tour:

Zoning: RRRFF5

Seller Disc: Disclosure

Lot Dimensions: 50,977 sq ft/TRIO

Upcoming Broker Tour:

Elementary: Pleasant Valley

Other Disc:

Lot Desc: Gentle Sloping, Level,

Middle: Centennial

List Type: Exclusive Right to Sell

Terraced, Trees

High: Centennial

Limited Representation: No

View: Mountain(s)

Internet: Yes

Style: Colonial

Waterfront:

Address: Yes

Opportunity Zone:

Body Water:

No Blog: No

Short Term Rental Allowed:

CC&R:

No AVM: No

Floor #:

55+ w/Affidavit Y/N: No

Residence Information:

Upper SQFT: 1004

Fireplaces: 3 / Stove, Wood Burning

Roof: Composition

Foundation: Concrete Perimeter,

Main SQFT: 1677

Green Cert:

Parking: Driveway, Off Street

Slab

Lower SQFT: 2162

Energy Eff. Report:

Garage: 2 / Attached

Basement: Finished, Separate Living

Total SQFT: 4843

Exterior: Lap Siding

RV Description:

Quarters/Apartment/Aux Living

Total Up/Main: 2681

Additional SQFT:

Levels: 3

SFSrc: MEASURE

Approximate Room Sizes and Descriptions:

| | | |
|------------------|-------------|---|
| Living: | (M) 14 X 25 | Fireplace |
| Kitchen: | (M) 12 X 34 | Built-in Range, Double Oven, Built-in Dishwasher, Eating Area, Free-Standing Refrigerator, Pantry |
| Dining: | (M) 12 X 13 | |
| Family: | (M) 10 X 15 | Wood Stove |
| Bedroom 5: | (L) 13 X 16 | Closet, Wall to Wall Carpet |
| Primary Bedroom: | (U) 13 X 26 | Balcony, Closet, Walk-in Shower, Wall to Wall Carpet |
| 2nd Bedroom: | (U) 12 X 12 | Closet, Hardwood Floors |
| 3rd Bedroom: | (U) 9 X 12 | Closet, Hardwood Floors |
| Bedroom 4: | (M) 13 X 14 | Closet, Hardwood Floors |
| 2nd Kitchen: | (L) 11 X 11 | Free-Standing Range, Free-Standing Refrigerator |

Baths - Full/Part

Upper Level: 2/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cooktop, Double Oven, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Pantry, Stainless Steel Appliance(s)
Interior: 3rd Floor, Accessory Dwelling Unit, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors, Wall to Wall Carpet
Exterior: Fenced, Garden, Guest Quarters, Patio, Yard
Accessibility: Caregiver Quarters, Garage on Main, Main Floor Bedroom w/Bath
Security:
Internet: Satellite, Wireless
Windows: Double Pane Windows
Cool: Central Air
Water: Public Water
Heat: Forced Air, Heat Pump
Sewer: Standard Septic
Fuel: Electricity
Hot Water: Electricity

Financial:

Property Tax/Yr: \$6,387.88 2022 Spcl Asmt Balance:
HOA: No Dues: Tax Deferral: No Short Sale: No
Escrow Pref: Fidelity Title - Gina Naranjo BAC: % 2.5 \$ Pre-Approv:
Terms: Cash, Conventional, FHA, Lease Option, VA Loan Other Dues: 3rd Party: No
Assumable Interest Rate: Total Comm Differs: No
Assumable Remaining Months Ending: Bank Owned/Real Estate
Assoc. Am: Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Brandi Erskine Agent Lic: 200204543 Agent Ph: 503-515-9972 Agent Cell: 503-515-9972 SAID: BERSKINE
Email(s) Agent: agentbrandi@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: MORE Realty Office Lic: 201212372 Office Ph: 503-353-6673 Agent Ext: Fax: 503-444-9008
BRCD: MRER01 Owner Perm. Resid: FIRPTA: No
Tenant/Other: CARETAKER ON SITE
Tran: 12/19/2023 Exp: 12/19/2023
Poss: Negotiable

Comparable Information:

Pending Date: Original Price: \$819,000 CDOM: 157 %SP/OLP:
Sold Date: List Price: \$799,000 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$819,000 5 bd | 4 / 0 ba | 4843 sqft

11200 SE DIANA AVE Damascus, OR 97089

Unit #: Condo Loc:
 Status: Canceled DOM: 11
 List Date: 10/19/2023 Acres: 1.17
 Year Built: 1967 Approximately MLS#: 23405434
 XST/Dir: Tillstrom to Debora to Diana

ShowHrs: 9-9
 Occ: Owner
 Show: Appointment Only,
 Occupied, Lockbox, Showing
 Time
 LB/Loc/Cmb: Rail by garage
 Offer/Nego: Call Seller's Agent
 AG: Brandl Erskine
 AG Ph: 503-515-9972
 AG Cell/Text: 503-515-9972
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: AGENTS: PLEASE DO NOT CALL! HOME WILL BE RENTED. Perfect location for this close in 1.17 acre estate w/ stunning Mt Hood Views! NEW Septic 2023. Main floor offers 13x14 bedroom & full bath. Lower level is like its own apartment w/ full 2nd kitchen, 13x16 bedroom/bonus, large living room w/ fireplace, dining room, sunroom & bonus workout room. Very versatile floor plan & room for EVERYONE! Some original hardwoods, new carpet upstairs 2023 & updated LVP on the main. Minimal stairs for such a spacious home. Updated kitchen + enormous deck for entertaining to take in the VIEWS! Taxes are incredibly low \$6,387.88! Upgraded windows & roof! 1 year home warranty with purchase and fresh interior and exterior paint.

Public: LOCATION! LOCATION! LOCATION! Close in 1.17 acre property w/ 4843 sq ft w/ STUNNING Mt Hood View! Perfect for multi-gen living w/ self contained lower level that offers a full 2nd kitchen, bedroom/bonus room, full bath, living room w/ fireplace, sunroom & workout room. There is room for everyone here! Entertain on your enormous deck & take in the stunning views. Incredibly low taxes \$6387.88!

Property Details:

| | | | |
|-----------------------------|------------------------------------|-----------------------------------|-----------------------|
| Property Type: Detached | Legal: 1132 MOULTRIES 1ST ADD LT | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | 7 BLK 1 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00140038 | Lot Size: 1 to 2.99 Acres | Upcoming Open House: |
| Area: 144 | Warranty: HOME | Lot Dimensions: 50,977 sq ft/TRIO | Broker Tour: |
| Zoning: RRFF5 | Seller Disc: Disclosure | Lot Desc: Gentle Sloping, Level, | Upcoming Broker Tour: |
| Elementary: Pleasant Valley | Other Disc: | Terraced, Trees | |
| Middle: Centennial | List Type: Exclusive Right to Sell | View: Mountain(s) | |
| High: Centennial | Limited Representation: No | Waterfront: | |
| Internet: Yes | Style: Colonial | Body Water: | |
| Address: Yes | Opportunity Zone: | CC&R: | |
| No Blog: No | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No AVM: No | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-------------------------------------|-------------------------------|-------------------------------------|
| Upper SQFT: 1004 | Fireplaces: 3 / Stove, Wood Burning | Roof: Composition | Foundation: Concrete Perimeter, |
| Main SQFT: 1677 | Green Cert: | Parking: Driveway, Off Street | Slab |
| Lower SQFT: 2162 | Energy Eff. Report: | Garage: 2 / Attached | Basement: Finished, Separate Living |
| Total SQFT: 4843 | Exterior: Lap Siding | RV Description: | Quarters/Apartment/Aux Living |
| Total Up/Main: 2681 | | | Unit, Storage Space |
| Additional SQFT: | | | Road Surface: Paved |
| Levels: 3 | | | Unreinforced Masonry |
| SFSrc: MEASURE | | | Building: Unknown |

Approximate Room Sizes and Descriptions:

Living: (M) 14 X 25 Fireplace

Kitchen: (M) 12 X 34 Built-in Range, Double Oven, Built-in Dishwasher, Eating Area, Free-Standing Refrigerator, Pantry

Dining: (M) 12 X 13

Family: (M) 10 X 15 Wood Stove

Bedroom 5: (L) 13 X 16 Closet, Wall to Wall Carpet

Primary Bedroom: (U) 13 X 26 Balcony, Closet, Walk-in Shower, Wall to Wall Carpet

2nd Bedroom: (U) 12 X 12 Closet, Hardwood Floors

3rd Bedroom: (U) 9 X 12 Closet, Hardwood Floors

Bedroom 4: (M) 13 X 14 Closet, Hardwood Floors

2nd Kitchen: (L) 11 X 11 Free-Standing Range, Free-Standing Refrigerator

Baths - Full/Part Upper Level: 2/0 Main Level: 1/0 Lower Level: 1/0 Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cooktop, Double Oven, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Pantry, Stainless Steel Appliance(s)
Interior: 3rd Floor, Accessory Dwelling Unit, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors, Wall to Wall Carpet
Exterior: Fenced, Garden, Guest Quarters, Patio, Yard
Accessibility: Caregiver Quarters, Garage on Main, Main Floor Bedroom w/Bath
Security:
Internet: Satellite, Wireless
Windows: Double Pane Windows
Cool: Central Air
Water: Public Water
Heat: Forced Air, Heat Pump
Sewer: Standard Septic
Fuel: Electricity
Hot Water: Electricity

Financial:

Property Tax/Yr: \$6,387.88 2022 **Spcl Asmt Balance:** **Tax Deferral:** No **Short Sale:** No
HOA: No **Dues:** **BAC:** % 2.5 **\$ Pre-Approv:**
Escrow Pref: Fidelity Title - Gina Naranjo **Other Dues:** **3rd Party:** No
Terms: Cash, Conventional, FHA, Lease Option, VA Loan **Total Comm Differs:** No
Assumable Interest Rate: **Bank Owned/Real Estate**
Assumable Remaining Months Ending: **Owned:** No
Assoc. Am: **Rent, If Rented:**

Broker/Agent Data:

Agent: Brandi Erskine **Agent Lic:** 200204543 **Agent Ph:** 503-515-9972 **Agent Cell:** 503-515-9972 **SAID:** BERSKINE
Email(s) Agent: agentbrandi@gmail.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: MORE Realty **Office Lic:** 201212372 **Office Ph:** 503-353-6673 **Agent Ext:** **Fax:** 503-444-9008
BRCD: MRER01 **Owner Perm. Resid:** Yes **FIRPTA:** No
Tenant/Other: CARETAKER ON SITE
Tran: 10/30/2023 **Exp:** 10/30/2023
Poss: Negotiable

Comparable Information:

Pending Date: **Original Price:** \$819,000 **CDOM:** 11 **%SP/OLP:**
Sold Date: **List Price:** \$819,000 **BAID:** **%SP/LP:**
Terms: **Sold Price:** **B/Agt:** **B/Off:**
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$489,000 4 bd | 2 / 0 ba | 1824 sqft

12316 SE 64TH CT Milwaukie, OR 97222

Unit #: Status: Canceled

Condo Loc: DOM: 57

List Date: 6/2/2021

Acres: 0.18

Year Built: 1965 Updated/Remodeled

MLS#: 21553509

XST/Dir: 205 to Sunnyside exit - West on Sunnyside, R-Cedarcrest Drive, R-64th Court, Home on your right side

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

ShowHrs:

Occ: Owner

Show: Appointment Only,
Pet(s) on Premises, Occupied,
Showing Time

LB/Loc/Cmb: Front Door

Offer/Nego: Call Seller's Agent

AG: Marjorie Van Der Laan

AG Ph: 503-610-0650

AG Cell/Text: 360-314-7647

CoAgent:

CoPh:

Private:
Public: Fantastic split level home in a great, centralized cul-de-sac location. Excellent floorplan offers maximum flexibility with 2nd kitchen in basement. Beautiful features throughout with open wood beam ceilings, hardwood floors, oversized covered deck, pantry in the kitchen, fully fenced and gated yard, tool shed, built-ins in the garage, vinyl dual paned windows throughout.

Property Details:

Property Type: Detached
County: Clackamas
Nhood/Bldg: LINWOOD
Area: 145
Zoning:
Elementary: Linwood
Middle: Rowe
High: Milwaukie
Internet: Yes
Address: Yes
No Blog:
No AVM:

Legal: 957 CEDARCREST #2 LT 19
BLK 6
Tax ID: 00107510
Warranty:
Seller Disc: Disclosure
Other Disc: Lead Based Paint
List Type: Exclusive Right to Sell
Limited Representation: No
Style: 2 Story, Split
Opportunity Zone:
Short Term Rental Allowed:
Floor #:

Lot/Land Lease/Rent Payment: /
Lot/Land Lease:
Lot Size: 7,000 to 9,999 SqFt
Lot Dimensions:
Lot Desc: Cul-de-sac, Level
View:
Waterfront:
Body Water:
CC&R:
55+ w/Affidavit Y/N: No

Supplements: 1
PDF Doc(s): 1
Open House:
Upcoming Open House:
Broker Tour:
Upcoming Broker Tour:

Residence Information:

Upper SQFT: 912
Main SQFT: 0
Lower SQFT: 912
Total SQFT: 1824
Total Up/Main: 912
Additional SQFT:
Levels: 2
SFSrc: Assessor

Fireplaces: 0
Green Cert:
Energy Eff. Report:
Exterior: Man Made

Roof: Composition
Parking: Driveway, RV
Access/Parking
Garage: 2 / Attached
RV Description: RV Parking

Foundation: Concrete Perimeter,
Slab
Basement: Finished, Full Basement
Road Surface: Paved
Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: U 15 X 13 Hardwood Floors
Kitchen: U 11 X 10 Built-in Dishwasher, Garden Window(s), Laminate Flooring, Pantry, Sink
Dining: U 7 X 10 Deck, Laminate Flooring, Sliding Doors
Family: L 14 X 14 Beamed Ceilings
2nd Kitchen: L 19 X 8 Built-in Oven, Built-in Range, Eating Area, Sink
Primary Bedroom: U 11 X 11 Closet Organizer, Hardwood Floors
2nd Bedroom: U 11 X 10 Closet, Hardwood Floors
3rd Bedroom: L 11 X 8 Ceiling Fan(s), Closet
Bedroom 4: L 11 X 11 Closet
Baths - Full/Part Upper Level: 1/0 Main Level: 0/0 Lower Level: 1/0 Total Baths: 2/0

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Cooktop, Built-in Dishwasher, Free-Standing Range, Pantry, Range Hood
Interior: Accessory Dwelling Unit, Ceiling Fan(s), Furnished, Garage Door Opener, Hardwood Floors, Separate Living Quarters/Apartment/Aux Living Unit, Vinyl Floor, Wood Floors
Exterior: Covered Deck, Deck, Fenced, Public Road, Tool Shed, Yard

Accessibility:

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Window Unit(s)

Heat: Forced Air, Wall Furnace

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$3,330.38 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.50

\$ Pre-Approv:

Escrow Pref: FATCO - Steve Skare

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Marjorie Van Der

Agent Lic: 201103067

Agent Ph: 503-610-0650

Agent Cell: 360-314-7647

SAID: MARJIEZ

Laan

Email(s) Agent: marjiev@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Sunset Living

Office Lic: 201232415

Office Ph: 503-610-0650

Agent Ext:

Fax: 360-326-7011

BRCD: SSLV01

Owner Perm. Resid:

FIRPTA: No

Tenant/Other:

Tran: 7/29/2021

Exp: 7/29/2021

Poss: Negotiable

Comparable Information:

Pending Date:

Original Price: \$489,000

CDOM: 57

%SP/OLP:

Sold Date:

List Price: \$489,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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

Data Only

Residential

5/22/2024 8:50PM

\$699,000 4 bd | 2 / 0 ba | 3088 sqft

13350 SE KANNE RD Happy Valley, OR 97086

Unit #:

Condo Loc:

Status: Canceled

DOM: 77

List Date: 8/4/2022

Acres: 0.31

Year Built: 1962 Resale

MLS#: 22486149

XST/Dir: SE 132nd to SE Kanne

Private: ****DO NOT CONTACT SELLER**** SELLER DECIDED TO STAY, NOT SELLING. Showing Time-1 hr notice please.

BMP BUYER terminated due to personal reasons. No inspections. Seller never used the main level fp. Septic & amenities info attached, plz share w/Buyers. pumped/inspected/repairs made Nov 2022. THERE IS NO SPECIFIC

PRIMARY BED/BATH. Downstairs Bed #4 next to full bath #2 would make a great Prim

Public: Main level living, spectacular Mt. Hood view, low maintenance yard, raised garden beds, private 1/3 acre lot, stellar school district (new Nelson HS, too), granite counters, jetted tub, 2 fireplaces, open floor plan & SO much more! The full basement has a separate entry, bedroom, full bathroom & already plumbed for 2nd kitchen - would make a great dual living/multi-gen/college student/potential income/studio/work place... so many possibilities! NO HOA!

ShowHrs: 9-8

Occ: Owner

Show: Occupied, See Remarks,

Showing Time

LB/Loc/Cmb: front porch

Offer/Nego: Call Seller's Agent

AG: Jennifer Lillie

AG Ph: [503-502-3161](tel:503-502-3161)

AG Cell/Text: [503-502-3161](tel:503-502-3161)

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 772 HAPPY VALLEY VISTA LT 2

County: Clackamas

BLK 2

Nhood/Bldg:

Tax ID: 00037329

Area: 145

Warranty:

Zoning:

Seller Disc: Disclosure

Elementary: Happy Valley

Other Disc:

Middle: Happy Valley

List Type: Exclusive Right to Sell

High: Adrienne Nelson

Limited Representation: No

Internet: Yes

Style: 2 Story

Address: Yes

Opportunity Zone:

No Blog:

Short Term Rental Allowed:

No AVM:

Floor #:

Lot/Land Lease/Rent Payment: /

PDF Doc(s): 4

Lot/Land Lease:

Open House:

Lot Size: 10,000 to 14,999 SqFt

Upcoming Open House:

Lot Dimensions:

Broker Tour:

Lot Desc: Level, Seasonal, Trees

Upcoming Broker Tour:

View: Mountain(s), Valley

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas, Wood Burning

Roof: Composition

Foundation: Slab

Main SQFT: 1544

Green Cert:

Parking: Driveway, On Street

Basement: Finished, Full Basement

Lower SQFT: 1544

Energy Eff. Report:

Garage: 2 / Attached

Road Surface: Paved

Total SQFT: 3088

Exterior: Fiber Cement

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 1544

Additional SQFT:

Levels: 2

SFSrc: trio

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|--|
| Living: | M | 21 X 18 | Fireplace, Great Room, Engineered Hardwood |
| Kitchen: | M | 22 X 10 | Cook Island, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Engineered Hardwood |
| Dining: | M | 11 X 10 | Built-in Features, Engineered Hardwood, Sliding Doors |
| Family: | L | 33 X 20 | Fireplace, Wall to Wall Carpet |
| Storage: | L | 9 X 10 | |
| Primary Bedroom: | M | 13 X 12 | Double Closet, Wall to Wall Carpet |
| 2nd Bedroom: | M | 12 X 11 | Closet, Wall to Wall Carpet |
| 3rd Bedroom: | M | 11 X 10 | Closet, Wall to Wall Carpet |
| Bedroom 4: | L | 11 X 14 | Closet, Wall to Wall Carpet |
| Bonus Room: | L | 22 X 15 | Exterior Entry, Wall to Wall Carpet |

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 2/0

Features and Utilities:

Kitchen: Cook Island, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Gas Appliances, Granite, Stainless Steel Appliance(s)

Interior: Garage Door Opener, Granite, Engineered Hardwood, Jetted Tub, Wall to Wall Carpet

Exterior: Deck, Fenced, Garden, Patio, Raised Beds

Accessibility: Accessible Entrance, Accessible Full Bath, Garage on Main, Minimal Steps, Main Floor Bedroom w/Bath, Parking, Utility Room On Main

Security: None

Internet: Cable

Windows: Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Septic Tank

Hot Water: Tankless

Financial:

Property Tax/Yr: \$5,840.89 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues: \$0

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: WFG Clackamas - Team Spink

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Jennifer Lillie

Agent Lic: 201207160

Agent Ph: 503-502-3161

Agent Cell: 503-502-3161

SAID: LILLIEJE

Email(s) Agent: Jen@WeGotTheKeys.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property Group, LLC

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

BRCD: PPGR01

Owner Perm. Resid:

FIRPTA: No

Tenant/Other:

Tran: 10/20/2022

Exp: 10/20/2022

Poss: Negotiable

Comparable Information:

Pending Date:

Original Price: \$735,000

CDOM: 77

%SP/OLP:

Sold Date:

List Price: \$699,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$819,000 5 bd | 4 / 0 ba | 4843 sqft

11200 SE DIANA AVE Damascus, OR 97089

Unit #:

Status: Canceled

List Date: 7/24/2023

Year Built: 1967 Approximately

XST/Dir: Tillstrom to Debora to Diana

Condo Loc:

DOM: 98

Acres: 1.17

MLS#: 23529823

ShowHrs: 9-9

Occ: Owner

Show: Appointment Only,

Lockbox, Showing Time

LB/Loc/Cmb: Rail by garage

Offer/Nego: Call Seller's Agent

AG: Brandi Erskine

AG Ph: [503-515-9972](tel:503-515-9972)

AG Cell/Text: [503-515-9972](tel:503-515-9972)

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: AGENTS: PLEASE DO NOT CALL! HOME WILL BE RENTED. Perfect location for this close in 1.17 acre estate w/ stunning Mt Hood Views! NEW Septic 2023. Main floor offers 13x14 bedroom & full bath. Lower level is like its own apartment w/ full 2nd kitchen, 13x16 bedroom/bonus, large living room w/ fireplace, dining room, sunroom & bonus workout room. Very versatile floor plan & room for EVERYONE! Some original hardwoods, new carpet upstairs 2023 & updated LVP on the main. Minimal stairs for such a spacious home. Updated kitchen + enormous deck for entertaining to take in the VIEWS! Taxes are incredibly low \$6,387.88! Upgraded windows & roof! 1 year home warranty with purchase and fresh interior and exterior paint.

Public: LOCATION! LOCATION! LOCATION! Close in 1.17 acre property w/ 4843 sq ft w/ STUNNING Mt Hood View! Perfect for multi-gen living w/ self contained lower level that offers a full 2nd kitchen, bedroom/bonus room, full bath, living room w/ fireplace, sunroom & workout room. There is room for everyone here! Entertain on your enormous deck & take in the stunning views. Incredibly low taxes \$6387.88!

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 145

Zoning: RRF5

Elementary: Pleasant Valley

Middle: Centennial

High: Centennial

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: 1132 MOULTRIES 1ST ADD LT Lot/Land Lease/Rent Payment: /

7 BLK 1

Tax ID: 00140038

Warranty: HOME

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Colonial

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions: 50,977 sq ft/TRIO

Lot Desc: Gentle Sloping, Level,

Trees

View: Mountain(s)

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 1004

Main SQFT: 1677

Lower SQFT: 2162

Total SQFT: 4843

Total Up/Main: 2681

Additional SQFT:

Levels: 3

SFSrc: MEASURE

Fireplaces: 3 / Stove, Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Lap Siding

Roof: Composition

Parking: Driveway, Off Street

Garage: 2 / Attached, Oversized

RV Description:

Foundation: Concrete Perimeter, Slab

Basement: Finished

Road Surface: Paved

Unreinforced Masonry

Building: Unknown

Approximate Room Sizes and Descriptions:

Living: **M** 14 X 25 Fireplace

Kitchen: **M** 12 X 34 Built-in Range, Double Oven, Built-in Dishwasher, Eating Area, Free-Standing Refrigerator, Pantry

Dining: **M** 12 X 13

Family: **M** 10 X 15 Wood Stove

Bedroom 5: **L** 13 X 16 Closet, Wall to Wall Carpet

Primary Bedroom: **U** 13 X 26 Balcony, Closet, Walk-in Shower, Wall to Wall Carpet

2nd Bedroom: **U** 12 X 12 Closet, Hardwood Floors

3rd Bedroom: **U** 9 X 12 Closet, Hardwood Floors

Bedroom 4: **M** 13 X 14 Closet, Hardwood Floors

2nd Kitchen: **L** 11 X 11 Free-Standing Range, Free-Standing Refrigerator

Baths - Full/Part

Upper Level: 2/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cooktop, Double Oven, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Pantry, Stainless Steel Appliance(s)
Interior: 3rd Floor, Accessory Dwelling Unit, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors, Wall to Wall Carpet
Exterior: Fenced, Garden, Guest Quarters, Patio, Yard
Accessibility: Caregiver Quarters, Garage on Main, Main Floor Bedroom w/Bath
Security:
Internet: Satellite, Wireless
Windows: Double Pane Windows
Cool: Central Air
Water: Public Water
Heat: Forced Air, Heat Pump
Sewer: Septic Tank
Fuel: Electricity
Hot Water: Electricity

Financial:

Property Tax/Yr: \$6,387.88 2022 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: Fidelity Title - Gina Naranjo
Terms: Cash, Conventional, FHA, Lease Option, VA Loan
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:
Tax Deferral: No
BAC: % 2.5
Other Dues:
Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Brandi Erskine Agent Lic: 200204543 Agent Ph: 503-515-9972 Agent Cell: 503-515-9972 SAID: BERSKINE
Email(s) Agent: agentbrandi@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: MORE Realty Office Lic: 201212372 Office Ph: 503-353-6673 Agent Ext: Fax: 503-444-9008
BRCD: MRER01 Owner Perm. Resid: FIRPTA: No
Tenant/Other:
Tran: 10/30/2023 Exp: 10/30/2023
Poss: Negotiable

Comparable Information:

Pending Date: Original Price: \$939,000 CDOM: 114 %SP/OLP:
Sold Date: List Price: \$819,000 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$939,000 5 bd | 4 / 0 ba | 4843 sqft

11200 SE DIANA AVE Damascus, OR 97089

Unit #:

Condo Loc:

Status: Canceled

DOM: 16

List Date: 7/8/2023

Acres: 1.17

Year Built: 1967 Approximately

MLS#: 23347284

XST/Dir: Tillstrom to Debora to Diana

ShowHrs: 9-9

Occ: Owner

Show: Appointment Only,

Lockbox, Showing Time

LB/Loc/Cmb: Rail by garage

Offer/Nego: Call Seller's Agent

AG: Brandi Erskine

AG Ph: 503-515-9972

AG Cell/Text: 503-515-9972

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: Perfect location for this close in 1.17 acre estate w/ stunning Mt Hood Views! NEW Septic 2023. Main floor offers 13x14 bedroom & full bath. Lower level is like its own apartment w/ full 2nd kitchen, 13x16 bedroom/bonus, large living room w/ fireplace, dining room, sunroom & bonus workout room. Very versatile floor plan & room for EVERYONE! Some original hardwoods, new carpet upstairs 2023 & updated LVP on the main. Minimal stairs for such a spacious home. Updated kitchen + enormous deck for entertaining to take in the VIEWS! Taxes are incredibly low \$6,387.88! Upgraded windows & roof! 1 year home warranty with purchase and fresh interior and exterior paint.

Public: LOCATION! LOCATION! LOCATION! Close in 1.17 acre property w/ 4843 sq ft w/ STUNNING Mt Hood View! Perfect for multi-gen living w/ self contained lower level that offers a full 2nd kitchen, bedroom/bonus room, full bath, living room w/ fireplace, sunroom & workout room. There is room for everyone here! Entertain on your enormous deck & take in the stunning views. Incredibly low taxes \$6387.88!

Property Details:

Property Type: Detached

Legal: 1132 MOULTRIES 1ST ADD LT

Lot/Land Lease/Rent Payment: /

PDF Doc(s): 2

County: Clackamas

7 BLK 1

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00140038

Lot Size: 1 to 2.99 Acres

Upcoming Open House:

Area: 145

Warranty: HOME

Lot Dimensions: 50,977 sq ft/TRIO

Broker Tour:

Zoning: RRRF5

Seller Disc: Disclosure

Lot Desc: Gentle Sloping, Level,

Upcoming Broker Tour:

Elementary: Pleasant Valley

Other Disc:

Trees

Middle: Centennial

List Type: Exclusive Right to Sell

View: Mountain(s)

High: Centennial

Limited Representation: No

Waterfront:

Internet: Yes

Style: Colonial

Body Water:

Address: Yes

Opportunity Zone:

CC&R:

No Blog: No

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No AVM: No

Floor #:

Residence Information:

Upper SQFT: 1004

Fireplaces: 3 / Stove, Wood Burning

Roof: Composition

Foundation: Concrete Perimeter,

Main SQFT: 1677

Green Cert:

Parking: Driveway, Off Street

Slab

Lower SQFT: 2162

Energy Eff. Report:

Garage: 2 / Attached, Oversized

Basement: Finished

Total SQFT: 4843

Exterior: Lap Siding

RV Description:

Road Surface: Paved

Total Up/Main: 2681

Additional SQFT:

Levels: 3

SFSrc: MEASURE

Approximate Room Sizes and Descriptions:

Living:

M 14 X 25 Fireplace

Kitchen:

M 12 X 34 Built-in Range, Double Oven, Built-in Dishwasher, Eating Area, Free-Standing Refrigerator, Pantry

Dining:

M 12 X 13

Family:

M 10 X 15 Wood Stove

Bedroom 5:

L 13 X 16 Closet, Wall to Wall Carpet

Primary Bedroom:

U 13 X 26 Balcony, Closet, Walk-in Shower, Wall to Wall Carpet

2nd Bedroom:

U 12 X 12 Closet, Hardwood Floors

3rd Bedroom:

U 9 X 12 Closet, Hardwood Floors

Bedroom 4:

M 13 X 14 Closet, Hardwood Floors

2nd Kitchen:

L 11 X 11 Free-Standing Range, Free-Standing Refrigerator

Baths - Full/Part

Upper Level: 2/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cooktop, Double Oven, Built-in Dishwasher, Pantry, Stainless Steel Appliance(s)
Interior: 3rd Floor, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors, Wall to Wall Carpet
Exterior: Built-in Hot Tub, Fenced, Garden, Patio, Water Feature, Yard
Accessibility: Caregiver Quarters, Garage on Main, Main Floor Bedroom w/Bath
Security:
Internet: Satellite, Wireless
Windows: Double Pane Windows
Cool: Central Air
Water: Public Water
Heat: Forced Air, Heat Pump
Sewer: Septic Tank
Fuel: Electricity
Hot Water: Electricity

Financial:

| | | | |
|--|--------------------|------------------|------------------------|
| Property Tax/Yr: \$6,387.88 2022 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: Fidelity Title - Gina Naranjo | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, if Rented: |

Broker/Agent Data:

| | | | | |
|--|-----------------------|--------------------------------|---------------------------------|-------------------|
| Agent: Brandi Erskine | Agent Lic: 200204543 | Agent Ph: <u>503-515-9972</u> | Agent Cell: <u>503-515-9972</u> | SAID: BERSKINE |
| Email(s) Agent: agentbrandi@gmail.com | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: MORE Realty | Office Lic: 201212372 | Office Ph: <u>503-353-6673</u> | Agent Ext: | Fax: 503-444-9008 |
| BRCD: MRER01 | Owner Perm. Resid: | | FIRPTA: No | |
| Tenant/Other: | | | | |
| Tran: 7/24/2023 | Exp: 7/24/2023 | | | |
| Poss: Negotiable | | | | |

Comparable Information:

| | | | |
|---------------|---------------------------|----------|--------------|
| Pending Date: | Original Price: \$939,000 | CDOM: 16 | %SP/OLP: |
| Sold Date: | List Price: \$939,000 | BAID: | %SP/LP: |
| Terms: | Sold Price: | B/Agt: | B/Off: |
| | | | B/Off Phone: |

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$1,200,000 6 bd | 7 / 1 ba | 6410 sqft

9415 SE 132ND AVE Happy Valley, OR 97086

Unit #:

Condo Loc:

Status: Canceled

DOM: 53

List Date: 4/25/2021

Acres: 0.5

Year Built: 2022 Proposed

MLS#: 21363849

XST/Dir: SE Callahan Rd

Private: Buyers to verify all school information, Estimate of property taxes to be determined at closing. Reference ML# 21199730 for Land Sale Only

Public: Contemporary custom design home, on one level acre in Happy Valley! View of Mt Hood and surrounding territory. Open vaulted great room; spectacular Gourmet Kitchen with Island, Walk-in Pantry, 2nd kitchen, & Butlers Pantry. 6 bedroom, 7 full & 1/2 baths. Two Master suites one on each level. Each bedroom has its own bath and walk-in closet. Circular driveway with side loading 3 Car garage. Customize the details and floorpan to make this home truly your own!

ShowHrs:

Occ: Proposed

Show: Text Seller's Agent

LB/Loc/Cmb: NONE

Offer/Nego: Seller's Agent Only

AG: Marla Knauss

AG Ph: 503-757-6995

AG Cell/Text: 503-757-6995

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: SECTION 26 TOWNSHIP 1S

Lot/Land Lease/Rent Payment: /

Supplements: 1

County: Clackamas

RANGE 2E QUARTER BD TAX LOT

Lot/Land Lease:

Open House:

Nhood/Bldg:

01000

Lot Size: 20,000 SqFt to .99 Acres

Upcoming Open House:

Area: 145

Tax ID: 00038550

Lot Dimensions:

Broker Tour:

Zoning: RESID

Warranty: BUILDER

Lot Desc: Gentle Sloping

Upcoming Broker Tour:

Elementary: Happy Valley

Seller Disc: Exempt

View: Mountain(s), Territorial

Middle: Happy Valley

Other Disc:

Waterfront:

High: Clackamas

List Type: Exclusive Right to Sell

Body Water:

Internet: Yes

Limited Representation: No

CC&R: No

Address: Yes

Style: Contemporary

55+ w/Affidavit Y/N:

No Blog: No

Opportunity Zone:

No AVM: No

Short Term Rental Allowed:

Floor #:

Residence Information:

Upper SQFT: 2440

Fireplaces: / Gas

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 3970

Green Cert:

Parking: Driveway

Basement: Crawl Space

Lower SQFT: 0

Energy Eff. Report:

Garage: 3 / Attached

Road Surface: Paved

Total SQFT: 6410

Exterior: Cultured Stone, Fiber

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 6410

Cement

Additional SQFT:

Levels: 2

SFSrc: ARCH PLANS

Approximate Room Sizes and Descriptions:

- Living: M
- Kitchen: M Island, Pantry
- Dining: M Formal
- Family: M Fireplace
- Office: M
- Primary Bedroom: M Suite
- 2nd Bedroom: M Suite
- 3rd Bedroom: M Suite
- 2nd Primary Bedroom: U Bathroom
- Bonus Room: U

Baths - Full/Part

Upper Level: 4/0

Main Level: 3/0

Lower Level: 0/1

Total Baths: 7/1

Features and Utilities:

Kitchen: Butler's Pantry, Built-in Dishwasher, Gas Appliances, Island, Pantry

Interior:

Exterior:

Accessibility:

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Air Conditioning Ready

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$5,428.85 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Stewart Title - Kathy Eichler

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Marla Knauss

Agent Lic: 900400187

Agent Ph: 503-757-6995

Agent Cell: 503-757-6995

SAID: KNAUSSMA

Email(s) Agent: m.knauss29@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property
Group, LLC

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

BRCD: PPGR01

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 6/17/2021

Exp: 6/17/2021

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$789,800

CDOM: 94

%SP/OLP:

Sold Date:

List Price: \$1,200,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$675,000 6 bd | 3 / 1 ba | 3500 sqft

915 3RD AVE Oregon City, OR 97045

Unit #:

Condo Loc:

Status: Canceled

DOM: 74

List Date: 3/21/2021

Acres: 0.75

Year Built: 1940 Resale

MLS#: 21006655

XST/Dir: 99E TO APPERSON,RT ON 3 RD AVE TAKE PRIVATE RD TO DEAD END.

Private: Please use a ShowingTime only to schedule showings with 2 hours notice. Please take your shoes off, or wear provided booties while indoor. 3 tax lots: 00743529, 00743538, 00743547

Public: Unique and private home on 0.75 acres, 3500 sqft, 6 beds, 3.5 bath, ready for you to make it your own!

Features include a trickling waterfall, new roof & gutters, heat pump, gourmet kitchen, spacious living room, wood fireplace, hardwood floors, large covered terrace, wrap around deck & extensive deck with stunning views of the Willamette River from almost every room, walking distance from parks & Willamette falls. Multi-generational living space has private 2nd kitchen, bath and separate entrance.

ShowHrs: 10-7:30

Occ: Owner

Show: Showing Time

LB/Loc/Cmb: Front Railing

Offer/Nego: Call Seller's Agent

AG: Yelena Volodko

AG Ph: 971-570-7732

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: SEE SPLIT CODE ACCT 00190

Lot/Land Lease/Rent Payment: /

County: Clackamas

Tax

Lot/Land Lease:

Open House:

Nhood/Bldg:

ID: 00743529 00743538 00743547

Lot Size: 20,000 SqFt to .99 Acres

Upcoming Open House:

Area: 146

Warranty:

Lot Dimensions:

Broker Tour:

Zoning:

Seller Disc: Disclosure

Lot Desc: Corner Lot

Upcoming Broker Tour:

Elementary: Jennings Lodge

Other Disc:

View: River

Middle: Gardiner

List Type: Exclusive Right to Sell

Waterfront:

High: Oregon City

Limited Representation: No

Body Water: Willamette River

Internet: Yes

Style: 2 Story, Custom Style

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog:

Short Term Rental Allowed:

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: / Wood Burning

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 2150

Green Cert:

Parking: Driveway

Basement: Crawl Space

Lower SQFT: 1350

Energy Eff. Report:

Garage: 2 / Attached

Road Surface: Paved

Total SQFT: 3500

Exterior: Cedar

RV Description: RV Hookup, RV

Unreinforced Masonry Building:

Total Up/Main: 2150

Additional SQFT:

Levels: 2

SFSrc: seller

Approximate Room Sizes and Descriptions:

Living: M

Kitchen: M

Dining: M

Family: M

Bedroom 4: L

Primary Bedroom: M

2nd Bedroom: M

3rd Bedroom: L

Bedroom 6: L

Bedroom 5: L

Baths - Full/Part

Upper Level: 1/0

Main Level: 0/1

Lower Level: 2/0

Total Baths: 3/1

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Granite, Island, Range Hood

Interior: Ceiling Fan(s), Garage Door Opener, Laundry, Separate Living Quarters/Apartment/Aux Living Unit

Exterior: Covered Deck, Guest Quarters, Patio, Porch, RV Hookup, RV Parking, Yard

Accessibility: Accessible Approach with Ramp, Garage on Main, Ground Level, Main Floor Bedroom w/Bath

Security:

Internet:

Windows:

Cool: Heat Pump

Heat: Forced Air, Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,474.63 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Old Republic/ Janet Martin

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Yelena Volodko

Agent Lic: 201214503

Agent Ph: 971-570-7732

Agent Cell:

SAID: YELENAV

Email(s) Agent: yelena.volodko@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: MORE Realty

Office Lic: 201212372

Office Ph: 503-353-6673

Agent Ext:

Fax: 503-444-9008

BRCD: MRER01

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 6/3/2021

Exp: 6/3/2021

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$699,900

CDOM: 74

%SP/OLP:

Sold Date:

List Price: \$675,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$850,000 4 bd | 3 / 0 ba | 4687 sqft

35441 S ELLIS RD Molalla, OR 97038

Unit #:

Status: Canceled

List Date: 6/2/2022

Year Built: 1962 Resale

XST/Dir: S Herman Rd to S Ellis Rd

Condo Loc:

DOM: 82

Acres: 33.2

MLS#: 22199704

ShowHrs: 9-8

Occ: Owner

Show: Lockbox, See Remarks,

Showing Time

LB/Loc/Cmb: Front Door

Offer/Nego: Seller's Agent

Only

AG: Rick Sadle

AG Ph: [503-828-9551](tel:503-828-9551)

AG Cell/Text:

CoAgent: Kristine Pheanis

CoPh: [503-804-8277](tel:503-804-8277)

: [Virtual Tour #1](#)

Private: Showings: Use ShowingTime App. *Pls see attached covid-19 showing policy to follow. *Excl: All TVs and related wall mounts.

Public: So many possibilities on this wonderful, private, 33-acre estate! Room for everyone and options for multi-generational living with 4687 sf, 4 beds/3 baths +2 beds/bonus rooms. Main level living areas feature formal living & dining rooms, updated kitchen. Views showcase rolling pastures, trees. Tons of storage. Huge covered deck with hot tub extends living space. Separate entrance to lower level with 2nd kitchen, living areas, bedroom, +bonus. Gorgeous property with amazing possibilities!

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 146

Zoning: AGF

Elementary: Molalla

Middle: Molalla River

High: Molalla

Internet: Yes

Address: Yes

No Blog: No

No AVM: Yes

Legal: SECTION 34 TOWNSHIP 5S

RANGE 2E TAX LOT 00900

Tax ID: 01113565

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Custom Style

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 20 to 49.99 Acres

Lot Dimensions:

Lot Desc: Hilly, Private, Trees,

Wooded

View: Trees/Woods, Valley

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

PDF Doc(s): 2

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Main SQFT: 3241

Lower SQFT: 1446

Total SQFT: 4687

Total Up/Main: 3241

Additional SQFT:

Levels: 2

SFSrc: Trio

Fireplaces: 3 / Pellet Stove, Wood

Burning

Green Cert:

Energy Eff. Report:

Exterior: Cedar, Fiber Cement, Lap

Siding, Metal Siding

Roof: Composition

Parking: Driveway, RV

Access/Parking

Garage: 1 / Attached

RV Description: RV Parking

Foundation: Concrete Perimeter

Basement: Daylight, Finished, Full

Basement

Road Surface: Dirt, Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

- Living: M Built-in Features, Fireplace, Formal, Hardwood Floors
- Kitchen: M Bay Window, Built-in Microwave, Built-in Range, Eating Area, Sliding Doors, Vinyl Floor
- Dining: M Fireplace, Formal, Hardwood Floors
- Family: L Great Room, Wood Floors
- 2nd Kitchen: L Exterior Entry, Free-Standing Range, Vinyl Floor
- Primary Bedroom: M Closet, Hardwood Floors
- 2nd Bedroom: M Closet, Hardwood Floors
- 3rd Bedroom: M Closet, Hardwood Floors
- Bedroom 4: L Closet, Vinyl Floor
- Utility Room: M Exterior Entry, Sink, Storage, Vinyl Floor

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Dishwasher, Disposal, Free-Standing Range, Stainless Steel Appliance(s), Tile

Interior: Hardwood Floors, Laminate Flooring, Laundry, Vinyl Floor

Exterior: Barn(s), Covered Deck, Covered Patio, Free-Standing Hot Tub, Outbuilding, Tool Shed, Yard

Accessibility:

Security:

Internet:

Windows:

Cool: Wall Unit(s)

Heat: Heat Pump, Wood Stove, Zoned

Fuel: Electricity

Water: Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$5,108.86 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Chicago Title - Molly Kearney

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Rick Sadle

Agent Lic: 200505274

Agent Ph: 503-828-9551

Agent Cell:

SAID: SADLERIC

Email(s) Agent: offers@sadlerealestate.com

CoAgent: Kristine Pheanis

CoSAID: PHEANISK

CoBRCD: KWRP01

CoPh: 503-804-8277

CoAgent Email: kristine@sadlerealestate.com

Office: Keller Williams Realty Office Lic: 200510060

Office Ph: 503-546-9955

Agent Ext:

Fax: 503-828-9551

Professionals

BRCD: KWRP01

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 8/23/2022

Exp: 8/23/2022

Poss: Negotiable

Comparable Information:

Pending Date:

Original Price: \$950,000

CDOM: 180

%SP/OLP:

Sold Date:

List Price: \$850,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$690,900 4 bd | 3 / 1 ba | 2852 sqft

4717 RIVERVIEW AVE West Linn, OR 97068

Unit #:

Status: Canceled

List Date: 6/22/2022

Year Built: 1993 Approximately

XST/Dir: From Sunset Avenue, NE on Riverview

Private: Please use showingtime. Easy to show!

Public: Gorgeous traditional with breathtaking views of Mt. Hood and the Willamette River that will inspire you! Newer Roof, Electrical panel, Decks and SS Appliances. Bonus room is plumbed for a possible 2nd kitchen/bar down stairs. Within minutes you can be walking the trails in Wilderness Park and Camassia nature preserve. Walking distance to award winning West Linn schools and easy access to freeway. Seller will contribute to buy down purchaser's interest rate.

Condo Loc:

DOM: 86

Acres: 0.09

MLS#: 22409124

ShowHrs: 9-9

Occ: Vacant

Show: See Remarks, Showing Time

LB/Loc/Cmb: Front Post

Offer/Nego: Call Seller's Agent

AG: Steve Yurecko

AG Ph: 503-784-4328

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 147

Zoning:

Elementary: Sunset

Middle: Rosemont Ridge

Hgh: West Linn

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: 99 SUNSET CITY LT 10 BLK 14 Lot/Land Lease/Rent Payment: /

Tax ID: 01552741

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Traditional

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease:

Lot Size: 3,000 to 4,999 SqFt

Lot Dimensions:

Lot Desc: Sloped

View: Mountain(s), Seasonal

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 951

Main SQFT: 951

Lower SQFT: 950

Total SQFT: 2852

Total Up/Main: 1902

Additional SQFT:

Levels: 3

SFSrc: MLS

Fireplaces: 1 / Stove, Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Lap Siding, Man Made,

Wood Composite

Roof: Composition

Parking: Off Street, On Street

Garage: 2 / Attached

RV Description:

Foundation: Concrete Perimeter

Basement: Finished

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: M Hardwood Floors

Kitchen: M Built-in Microwave, Cook Island, Deck, Disposal, Granite

Dining: M Hardwood Floors

Family: L

Laundry: U

Primary Bedroom: U Hardwood Floors

2nd Bedroom: U

3rd Bedroom: U

Bedroom 4: L

Bonus Room: L

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

Features and Utilities:

Kitchen: Built-in Microwave, Cook Island, Built-in Dishwasher, Gas Appliances, Granite, Island, Pantry, Plumbed For Ice Maker
Interior: Wood Floors
Exterior: Deck, Fenced, Patio
Accessibility:
Security:
Internet:
Windows: Vinyl Frames
Cool: Central Air
Water: Public Water
Heat: Forced Air
Sewer: Public Sewer
Fuel: Gas
Hot Water: Gas

Financial:

Property Tax/Yr: \$6,763.83 2021 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref:
Terms: Cash, Conventional Tax Deferral: No
Assumable Interest Rate: BAC: % 2.25
Assumable Remaining Months Ending: Other Dues:
Assoc. Am: Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Steve Yurecko Agent Lic: 900500151 Agent Ph: 503-784-4328 Agent Cell: SAID: YURECKOS
Email(s) Agent: steveyurecko@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Knipe Realty ERA Office Lic: 200712069 Office Ph: 503-445-7660 Agent Ext: Fax: 503-445-7665
Powered
BRCD: KRER01 Owner Perm. Resid: FIRPTA: No
Tenant/Other:
Tran: 9/16/2022 Exp: 9/16/2022
Poss: Negotiable

Comparable Information:

Pending Date: Original Price: \$719,900 CDOM: 86 %SP/OLP:
Sold Date: List Price: \$690,900 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$899,000 4 bd | 3 / 0 ba | 3074 sqft

29830 SE WHEELER RD BorInG, OR 97009

Unit #: Condo Loc:
 Status: Expired DOM: 151
 List Date: 10/8/2020 Acres: 7.14
 Year Built: 1974 Resale MLS#: 20041725
 XST/Dir: Hwy 26 East on Stone Rd, S on 287th which turns into Wheeler Rd

ShowHrs: 9-7
 Occ: Owner
 Show: Appointment Only, Text
 Seller's Agent
 LB/Loc/Cmb: porch railing
 Offer/Nego: Call Seller's Agent
 AG: Julie Kennedy
 AG Ph: 503-260-6931
 AG Cell/Text: 503-260-6931
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: 2 tax lots, Washer & dryer and 2 light fixtures in 2nd upstairs bedroom excluded. Buyers to verify school information. Please wear booties and follow COVID guidelines.

Public: Enjoy the beautiful views from the expansive deck of this daylight ranch home in great location Gourmet kitchen, living room w/fireplace, master on main floor. Lower level w/2nd kitchen, family room & 2 more bedrooms. More entertaining options from the piazza and patio area. Newly built 3 stall barn, large shop, chicken coop and so much more! Ask your agent about the additional amenities list. (Masks required during showings & driveway dead-ends so not conducive to drive-bys) This is a must see!

Property Details:

| | | | |
|--------------------------------|------------------------------------|-----------------------------------|-----------------------|
| Property Type: Detached / Farm | Legal: SECTION 30 TOWNSHIP 15 | Lot/Land Lease/Rent Payment: / | PDF Doc(s): 1 |
| County: Clackamas | RANGE 4E TAX LOT 00902 & 00900 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00153210 0013194 | Lot Size: 7 to 9.99 Acres | Upcoming Open House: |
| Area: 144 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: RRRF5 | Seller Disc: Disclosure | Lot Desc: Gentle Sloping, Private | Upcoming Broker Tour: |
| Elementary: East Orient | Other Disc: | View: Seasonal, Territorial | |
| Middle: West Orient | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Sam Barlow | Limited Representation: Yes | Body Water: | |
| Internet: Yes | Style: Daylight Ranch | CC&R: No | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: Yes | Short Term Rental Allowed: | | |
| No AVM: Yes | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-----------------------------------|----------------------------|------------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Gas, Wood Burning | Roof: Composition | Foundation: |
| Main SQFT: 1537 | Green Cert: | Parking: Driveway, RV | Basement: Daylight, Finished, Full |
| Lower SQFT: 1537 | Energy Eff. Report: | Access/Parking | Basement |
| Total SQFT: 3074 | Exterior: Wood Siding | Garage: 2 / Attached | Road Surface: Gravel |
| Total Up/Main: 1537 | | RV Description: RV Parking | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: TRIO | | | |

Approximate Room Sizes and Descriptions:

| | | | | | |
|-------------------|----------------------------|---|------------------|-----------------|------------------|
| Living: | <input type="checkbox"/> M | Fireplace, Laminate Flooring | | | |
| Kitchen: | <input type="checkbox"/> M | Gas Appliances, Island, Kitchen/Dining Room Combo, Pantry | | | |
| Family: | <input type="checkbox"/> L | Sliding Doors, Washer/Dryer | | | |
| Primary Bedroom: | <input type="checkbox"/> M | Bathroom, Deck, Walk in Closet | | | |
| 2nd Bedroom: | <input type="checkbox"/> M | | | | |
| 3rd Bedroom: | <input type="checkbox"/> L | Laminate Flooring | | | |
| Bedroom 4: | <input type="checkbox"/> L | Laminate Flooring | | | |
| Baths - Full/Part | | | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 |
| | | | | | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Refrigerator, Built-in Dishwasher, Gas Appliances, Granite, Island, Pantry, Stainless Steel Appliance(s), Wine Cooler
Interior: Ceiling Fan(s), Granite, Laundry, Tile Floor
Exterior: Barn(s), Covered Patio, Deck, Dog Run, Fenced, Garden, Outbuilding, Poultry Coop, Raised Beds, Tool Shed, Cross Fenced, Yard
Accessibility: Minimal Steps, Main Floor Bedroom w/Bath
Security: Security Lights
Internet: Cable
Windows: Double Pane Windows
Cool: Central Air
Water: Well
Heat: Forced Air
Sewer: Septic Tank
Fuel: Gas
Hot Water: Gas

Financial:

Property Tax/Yr: \$5,069.79 2019 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: First American - Stormi Lowe
Terms: Cash, Conventional, FHA, VA Loan
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:
Tax Deferral: No
BAC: % 2.5
Other Dues:
Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Julie Kennedy Agent Lic: 201223411 Agent Ph: 503-260-6931 Agent Cell: 503-260-6931 SAID: JULIAK
Email(s) Agent: juliekennedyrealestate@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Portland Real Estate Office Lic: 201230832 Office Ph: 503-577-3371 Agent Ext: Fax:
Consulting, Inc.
BRCD: PRLC01 Owner Perm. Resid: FIRPTA: No
Tenant/Other:
Tran: 3/9/2021 Exp: 3/8/2021
Poss: Close Of Escrow

Comparable Information:

Pending Date: Original Price: \$949,000 CDOM: 151 %SP/OLP:
Sold Date: List Price: \$899,000 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$469,900 4 bd | 2 / 1 ba | 2434 sqft

14823 SE MARCI WAY Clackamas, OR 97015

Unit #:

Condo Loc:

Status: Expired

DOM: 122

List Date: 8/22/2020

Acres: 0.13

Year Built: 2004 Approximately

MLS#: 20543547

XST/Dir: Sunnyside Rd, S on 132nd ave, E on Kaitlin Way , S on Marci Way

ShowHrs:

Occ: Owner

Show: Occupied, Lockbox, Text
Seller's Agent

LB/Loc/Cmb: gas meter

Offer/Nego: Seller's Agent
Only

AG: Andrew Quiroz

AG Ph: 503-415-0269

AG Cell/Text: 503-415-0269

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: This one won't disappoint!! Schedule appointment by texting the L/A-503-415-0269. Please practice Covid safety when showing. House in very great condition and will not last long..

Public: Very nice & Quiet area. House in great condition in and out. Bay window on front for both levels. Large family room with fireplace. Expansive master with full bath and walk in closet. Covered patio on back with 2nd kitchen. Large fenced easy maintenance back yard with Asian fruit trees. Move in ready.

Property Details:

Property Type: Detached

Legal: SUBDIVISION HOWARDS

Lot/Land Lease/Rent Payment: /

Supplements: 1

County: Clackamas

ESTATES 3834 LT 65

Lot/Land Lease:

Nhood/Bldg:

Tax ID: 05008685

Lot Size: 5,000 to 6,999 SqFt

Open House:

Area: 145

Warranty:

Lot Dimensions:

Upcoming Open House:

Zoning:

Seller Disc: Disclosure

Lot Desc: Sloped

Broker Tour:

Elementary: Oregon Trail

Other Disc:

View:

Upcoming Broker Tour:

Middle: Rock Creek

List Type: Exclusive Right to Sell

Waterfront:

High: Clackamas

Limited Representation: No

Body Water:

Internet: Yes

Style: 2 Story, Craftsman

CC&R: Yes

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog: No

Short Term Rental Allowed:

No AVM: No

Floor #:

Residence Information:

Upper SQFT: 1217

Fireplaces: 1 / Gas

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 1217

Green Cert:

Parking: Driveway, On Street

Basement: Crawl Space

Lower SQFT: 0

Energy Eff. Report:

Garage: 2 / Attached

Road Surface: Paved

Total SQFT: 2434

Exterior: Brick, Fiber Cement

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 2434

Additional SQFT:

Levels: 2

SFSrc: county

Approximate Room Sizes and Descriptions:

Living: M 13 X 13 Bay Window

Kitchen: M 10 X 10 Eat Bar

Dining: M 12 X 11 Formal

Family: M 14 X 16 Fireplace

Den: M 9 X 7

Primary Bedroom: U 14 X 16 Bathroom, Walk in Closet

2nd Bedroom: U 11 X 11 Bay Window, Walk in Closet

3rd Bedroom: U 11 X 12

Bedroom 4: U 12 X 13

Utility Room: M 8 X 11

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 Dishwasher, Disposal, Free-Standing Gas Range, Plumbed For Ice Maker
Interior: Ceiling Fan(s), Garage Door Opener, Laminate Flooring, Laundry, Wall to Wall Carpet
Exterior: Covered Patio, Fenced, Patio, Yard
Accessibility:
Security:
Internet: Cable
Windows: Vinyl Frames
Cool: Central Air
Water: Public Water

Heat: Forced Air - 90%, Forced Air
Sewer: Public Sewer

Fuel: Gas
Hot Water: Gas

Financial:

Property Tax/Yr: \$5,478.94 2019 Spcl Asmt Balance: Tax Deferral: No Short Sale: No
HOA: Yes Dues: \$140 / Quarterly BAC: % 2.5 \$ Pre-Approv: No
Escrow Pref: sunnyside Ticor Title Other Dues: 3rd Party: No
Terms: Cash, Conventional, FHA, VA Loan Total Comm Differs: No
Assumable Interest Rate: Bank Owned/Real Estate
Assumable Remaining Months Ending: Owned: No
Assoc. Am: Rent, If Rented:

Broker/Agent Data:

Agent: Andrew Quiroz Agent Lic: 200504374 Agent Ph: 503-415-0269 Agent Cell: 503-415-0269 SAID: QUIROZA
Email(s) Agent: andrewquir@yahoo.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: World Wide Realty Inc Office Lic: 200804176 Office Ph: 503-974-9886 Agent Ext: Fax:
BRCD: COSP01 Owner Perm. Resid: Yes FIRPTA: No
Tenant/Other:
Tran: 12/23/2020 Exp: 12/22/2020
Poss: Close Of Escrow

Comparable Information:

Pending Date: Original Price: \$479,900 CDOM: 122 %SP/OLP:
Sold Date: List Price: \$469,900 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$625,000 4 bd | 3 / 1 ba | 2732 sqft

3615 SE GROGAN AVE Milwaukie, OR 97222

Unit #: Condo Loc:
 Status: Expired DOM: 170
 List Date: 7/27/2023 Acres: 0.17
 Year Built: 1993 Approximately MLS#: 23075070
 XST/Dir: Hwy 224 to SE Edison St, Left on SE 37th, Right on SE Grogan Ave, Home on Right

ShowHrs: 2 hr not
 Occ: Owner
 Show: Appointment Only,
 Lockbox, Showing Time
 LB/Loc/Cmb: Front door
 Offer/Nego: Call Seller's Agent
 AG: Jordan Matin
 AG Ph: 503-447-3599
 AG Cell/Text:
 CoAgent: Leona Mullen
 CoPh: 971-712-6959

: [Virtual Tour #1](#)

Private: Please review attached offer instructions. Submit all questions and offers VIA EMAIL to lc@matinrealestate.com and please CC any Co-brokers. Use showing time to schedule all showings.

Public: Multigenerational living at its finest situated near everything being right off Milwaukie Express! This great home has been well cared for and has a full mother in law suit with exterior entry on the lower floor including a living and dining room, 2nd kitchen, and bedroom. The main floor boasts a great open floor plan and a spacious chef's kitchen featuring granite countertops, SS appliances, and double sinks! Three wall to wall carpet bedrooms on the upper floor and private suite in the owner's chambers. Exceptional views from the wrap around deck of the lush greenery in the fenced in backyard - perfect relaxing and entertainers spot!

Property Details:

| | | |
|-------------------------|---|-----------------------|
| Property Type: Detached | Legal: 59 MINTHORN ADD LTS 24-26 Lot/Land Lease/Rent Payment: / | PDF Doc(s): 2 |
| County: Clackamas | BLK 94 | Open House: |
| Nhood/Bldg: | Tax ID: 01567003 | Upcoming Open House: |
| Area: 145 | Warranty: | Broker Tour: |
| Zoning: R-7 | Seller Disc: Disclosure | Upcoming Broker Tour: |
| Elementary: Milwaukie | Other Disc: | |
| Middle: Rowe | List Type: Exclusive Right to Sell | |
| High: Milwaukie | Limited Representation: No | |
| Internet: Yes | Style: Tri Level | |
| Address: Yes | Opportunity Zone: | |
| No Blog: Yes | Short Term Rental Allowed: | |
| No AVM: Yes | Floor #: | |

Residence Information:

| | | | |
|---------------------|------------------------------|-------------------------------|--------------------------------|
| Upper SQFT: 725 | Fireplaces: 1 / Wood Burning | Roof: Composition | Foundation: Slab |
| Main SQFT: 1016 | Green Cert: | Parking: Driveway, Off Street | Basement: Daylight, Finished |
| Lower SQFT: 991 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: Concrete, Paved |
| Total SQFT: 2732 | Exterior: Other | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1741 | | | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: TAX | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|--|------------------|------------------|
| Living: | M | Fireplace, Hardwood Floors | | |
| Kitchen: | M | | | |
| | | Double Sinks, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Granite, Plumbed For Ice Maker, Tile Floor | | |
| Dining: | M | Hardwood Floors | | |
| Family: | L | Wall to Wall Carpet | | |
| Bedroom 4: | L | Closet, Wall to Wall Carpet | | |
| Primary Bedroom: | U | Closet, Granite, Suite, Wall to Wall Carpet | | |
| 2nd Bedroom: | U | Closet, Wall to Wall Carpet | | |
| 3rd Bedroom: | U | Closet, Wall to Wall Carpet | | |
| 2nd Kitchen: | L | Free-Standing Refrigerator, Granite, Tile Floor | | |
| Utility Room: | M | Washer/Dryer | | |
| Baths - Full/Part | Upper Level: 2/0 | Main Level: 0/1 | Lower Level: 1/0 | Total Baths: 3/1 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Granite, Pantry, Plumbed For Ice Maker, Stainless Steel Appliance(s)

Interior: 3rd Floor, Garage Door Opener, Granite, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Washer/Dryer, Wall to Wall Carpet

Exterior: Covered Deck, Covered Patio, Fenced, Patio, Porch, Yard

Accessibility:

Security:

Internet:

Windows:

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$8,003.56 2022 Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Vanport Title - Tiffany Antoine

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, if Rented:

Broker/Agent Data:

Agent: Jordan Matin

Agent Lic: 200707018

Agent Ph: 503-447-3599

Agent Cell:

SAID: JMATIN

Email(s) Agent: lc@matinrealestate.com

CoAgent: Leona Mullen

CoSAID: MULLENL

CoBRCD: MATN01

CoPh: 971-712-6959

CoAgent Email: leona@matinrealestate.com

Office: Matin Real Estate

Office Lic: 201224007

Office Ph: 503-447-3599

Agent Ext:

Fax:

BRCD: MATN01

Owner Perm. Resid:

FIRPTA: No

Tenant/Other:

Tran: 1/14/2024

Exp: 1/13/2024

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$650,000

CDOM: 170

%SP/OLP:

Sold Date:

List Price: \$625,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$749,600 7 bd | 4 / 1 ba | 3736 sqft

5820 SE WESTFORK ST Portland, OR 97206

| | | |
|---|------------------------|---|
| Unit #: | Condo Loc: | ShowHrs: by appt |
| Status: Expired | DOM: 185 | Occ: Tenant |
| List Date: 4/29/2023 | Acres: 0.52 | Show: 24 Hour Notice, |
| Year Built: 1958 Approximately | MLS#: 23136416 | Appointment Only, Call Seller's |
| XST/Dir: North from Johnson Creek on 58th, left on Westfork, first house on left. | | Agent, Occupied, Text Seller's |
| Private: There are so many options here! Currently the property has 4 separate units on 1/2 acre, which can be par- tioned into 3 lots to build on or sell, or just enjoy this very spacious lot. Main house is a 2-story mid-century mod- ern with 3 bedrooms and 1.5 baths on the upper level, which faces the street. The lower level is the same size, and has a 2nd kitchen, 2 bedrooms & bath+laundry, connected to upper level via stairs in garage, or you can enter from the side street. There are hookups/space for laundry machines in the garage also. Upper unit has hardwood floors, picture window, brick fireplace, master suite, deck, etc. Dining Room chandelier & fireplace clock are not included in sale. Fully rented cap rate >6%. Lower unit has the lockbox, please show this first, and if interested, other units will be shown with accepted offer. Estimates available for finishing 4th unit. Upper unit lease expires end of June 2023, so main house could all be owner occupied, if you don't wait too long! | Agent, Vacant | |
| Public: Mid-century modern home on rare close-in half acre lot w/4 separate units; Main house upstairs is a 3 bedroom, 1.5 bath home w/2 car at- tached garage, hardwood floors and a deck off the dining room; lower level is a mostly finished 2 bedroom living space w/full bathroom, kitchen and laundry hookups. These two units are connected via a staircase in the garage, so it could also be used as one larger home. Two completely separate units are one bedroom, one bath, the larger one has a washer/dryer. Secluded residential area in unincorporated Clackamas Co. Lovely views of the hills and valleys, no busy streets or freeways nearby, but Johnson Creek is just down the hill for easy access. Highly regarded Milwaukie schools in- cluding Ardenwald Elem. This property could be partitioned into 3 lots, 12 total dwellings...buyer to verify w/county. Currently 3 of the 4 units are rented; 4th unit (lower level) needs completion/upgrades, could rent for \$1800+. Perfect for an owner/user, multi-gen situation, or builder/developer; collect income while you wait for permits, upgrade or partition, or just rent the extra units to help pay the mortgage! Please view vacant lower unit first, then make offer subject to interior inspection of the other units. | LB/Loc/Cmb: Lower Door | |
| | | Offer/Nego: Seller's Agent |
| | | Only |
| | | AG: Sharon Wenger |
| | | AG Ph: 503-686-1665 |
| | | AG Cell/Text: 503-686-1665 |
| | | CoAgent: |
| | | CoPh: |

Property Details:

| | | | |
|----------------------------------|------------------------------------|--|-----------------------|
| Property Type: Detached | Legal: 438 DARLINGTON 4 PT LT 18 | Lot/Land Lease/Rent Payment: / | # Supplements: 2 |
| County: Clackamas | BLK 28 | Lot/Land Lease: | |
| Nhood/Bldg: DARLINGTON/MILWAUKIE | Tax ID: 00068081 | Lot Size: 20,000 SqFt to .99 Acres | Open House: |
| Area: 145 | Warranty: HOME | Lot Dimensions: | Upcoming Open House: |
| Zoning: R7 | Seller Disc: Disclosure | Lot Desc: Corner Lot, Gentle | Broker Tour: |
| Elementary: Ardenwald | Other Disc: | Sloping, Private | Upcoming Broker Tour: |
| Middle: Rowe | List Type: Exclusive Right to Sell | View: Mountain(s), Territorial, Valley | |
| High: Milwaukie | Limited Representation: No | Waterfront: | |
| Internet: Yes | Style: Daylight Ranch, Mid-Century | Body Water: | |
| Address: Yes | Modern | CC&R: No | |
| No Blog: No | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No AVM: No | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|------------------------------|-------------------------------------|---------------------------------|-------------------------------------|
| Upper SQFT: 1218 | Fireplaces: 2 / Insert, Stove, Wood | Roof: Composition | Foundation: Concrete Perimeter, |
| Main SQFT: 1218 | Burning | Parking: Parking Pad, RV | Slab |
| Lower SQFT: 0 | Green Cert: | Access/Parking | Basement: Daylight, Exterior Entry, |
| Total SQFT: 3736 | Energy Eff. Report: | Garage: 2 / Attached, Oversized | Separate Living |
| Total Up/Main: 2436 | Exterior: Cedar, Lap Siding, | RV Description: RV Hookup, RV | Quarters/Apartment/Aux Living Unit |
| Additional SQFT: Main / 1300 | Plywood, Wood Siding | Parking | Road Surface: Paved, Unimproved |
| Levels: 2 | | | Unreinforced Masonry Building: |
| SFSrc: Seller | | | |

Approximate Room Sizes and Descriptions:

Living: U Deck, Exterior Entry, Fireplace Insert, Hardwood Floors, Living Room/Dining Room Combo, Wood Stove
Kitchen: U Built-in Dishwasher, Disposal, Eat Bar, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator
Dining: U Deck, Exterior Entry, French Doors, Hardwood Floors
Family: M Bathroom, Daylight, Eating Area, Exterior Entry, Wood Stove, Wall to Wall Carpet
Bedroom 4: M Closet, Daylight
Primary Bedroom: U Double Closet, Hardwood Floors, Suite
2nd Bedroom: U Double Closet, Hardwood Floors
3rd Bedroom: U Double Closet, Hardwood Floors
2nd Kitchen: M Daylight, Disposal, Eating Area, Free-Standing Range, Free-Standing Refrigerator, Washer/Dryer
Bedroom 5: M Closet, Daylight
Baths - Full/Part Upper Level: 1/1 Main Level: 3/0 Lower Level: 0/0 Total Baths: 4/1

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)
Interior: Accessory Dwelling Unit, Garage Door Opener, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Washer/Dryer
Exterior: Second Residence, Accessory Dwelling Unit, Deck, Fenced, Fire Pit, Garden, Outbuilding, Porch, Public Road, RV Hookup, RV Parking, Tool Shed, Yard
Accessibility: One Level, Accessible Entrance, Garage on Main, Ground Level, Minimal Steps, Main Floor Bedroom w/Bath, Natural Lighting, Parking, Utility Room On Main, Accessible Hallway(s)
Security: Security Lights
Internet: Cable, Wireless
Windows:
Cool: Air Conditioning Ready Heat: Baseboard, Forced Air - 90%, Wood Stove Fuel: Electricity, Gas
Water: Public Water Sewer: Septic Tank Hot Water: Electricity, Tank

Financial:

Property Tax/Yr: \$5,133.15 2022 Spcl Asmt Balance: \$0 Tax Deferral: No Short Sale: No
HOA: No Dues: \$0 BAC: % 2.25 \$ Pre-Approv:
Escrow Pref: Old Republic Title - Janet Martin Other Dues: 3rd Party: No
Terms: Call Seller's Agent, Cash, Conventional, FHA, VA Loan Total Comm Differs: No
Assumable Interest Rate: Bank Owned/Real Estate
Assumable Remaining Months Ending: Owned: No
Assoc. Am: Rent, If Rented: \$3,575

Broker/Agent Data:

Agent: Sharon Wenger Agent Lic: 200702080 Agent Ph: 503-686-1665 Agent Cell: 503-686-1665 SAID: WENGERSH
Email(s) Agent: homesbysharoninpd@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: MORE Realty Office Lic: 201212372 Office Ph: 503-353-6673 Agent Ext: Fax: 503-444-9008
BRCD: MRER01 Owner Perm. Resid: Yes FIRPTA: No
Tenant/Other: Call/Text Listing Agent
Tran: 11/1/2023 Exp: 10/31/2023
Poss: Negotiable

Comparable Information:

Pending Date: Original Price: \$799,000 CDOM: 185 %SP/OLP:
Sold Date: List Price: \$749,600 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$1,350,000 3 bd | 3 / 0 ba | 3596 sqft

5606 SE MONROE ST Milwaukie, OR 97222

Unit #:

Status: Expired

List Date: 3/17/2020

Year Built: 1942 Updated/Remodeled

XST/Dir: King rd south on stanely west on Monroe

Private: Really cool house in excellent condition on 2.45 acres. Owner has been farming this for years. It is organically certified. Zoned R7 could be 10 lots plus house. House on city water farm has its own well. Move in ready shows pride of ownership. Nice country remodeled country kitchen. Desirable circular floor-plan, Open staircase, finished basement...A jewel

Public: Really cool house in excellent condition on 2.45 acres! Zoned R7 owner has been farming it for years. It is a certified organic farm. Zoned R7 potential for 10 lots plus the house. Has nice barn and outbuildings. Shows pride of ownership. House has desirable circular floor plan. Hardwoods up and down, 2 pellet stoves, Gorgeous sun-room, formal dining room, remodeled kitchen, full finished basement with outside entry...2nd kitchen in basement nice 2 car garage. House could be sold separately.

ShowHrs: agent

Occ: Owner

Show: Call Seller's Agent

LB/Loc/Cmb: agent

Offer/Nego: Call Seller's Agent

AG: Ronald Hackenberg

AG Ph: 503-788-7117

AG Cell/Text: 503-358-7719

CoAgent:

CoPh:

Condo Loc:

DOM: 164

Acres: 2.45

MLS#: 20249651

Property Details:

Property Type: Detached / Farm

County: Clackamas

Nhood/Bldg: MILWAUKIE

Area: 145

Zoning: R7

Elementary: Lewelling

Middle: Rowe

High: Milwaukie

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: 1991-191 PARTITION PLAT PT
PARCEL 2 & PT SECTION

Tax ID: 00086846 00086837

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Traditional

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions: 133x270

Lot Desc: Level

View:

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 935

Main SQFT: 1428

Lower SQFT: 1233

Total SQFT: 3596

Total Up/Main: 2363

Additional SQFT:

Levels: 3

SFSrc: seller

Fireplaces: 2 / Pellet Stove

Green Cert:

Energy Eff. Report:

Exterior: Vinyl Siding, Wood Siding

Roof: Other

Parking: Off Street, RV

Access/Parking

Garage: 2 / Detached

RV Description: RV Parking

Foundation: Concrete Perimeter

Basement: Exterior Entry, Finished,

Full Basement

Road Surface: Paved

Unreinforced Masonry

Building: Unknown

Approximate Room Sizes and Descriptions:

- Living: (M) 23 X 17 Fireplace, Hardwood Floors
- Kitchen: (M) 15 X 13 Eating Area, Quartz, Updated/Remodeled
- Dining: (M) 13 X 14 French Doors, Hardwood Floors
- Family: (L) 18 X 15 Fireplace, Tile Floor
- Primary Bedroom: (M) 14 X 13 Bathroom, Closet, Hardwood Floors
- 2nd Bedroom: (U) 19 X 14 Closet, Hardwood Floors, Wood Floors
- 3rd Bedroom: (U) 14 X 13 Closet, Hardwood Floors, Storage
- Sun Room: (M) 15 X 15

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Quartz
Interior: Hardwood Floors, Quartz
Exterior: Barn(s), Fenced, Yard
Accessibility: Parking
Security: Entry
Internet: Cable
Windows: Double Pane Windows
Cool:
Water: Public Water

Heat: Heat Pump
Sewer: Public Sewer

Fuel: Electricity
Hot Water: Electricity

Financial:

Property Tax/Yr: \$5,333.11 2018
HOA: No
Escrow Pref: old Republic
Terms: Cash, Conventional
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:

Spcl Asmt Balance:
Dues:

Tax Deferral: Yes, farm
BAC: % 2.5
Other Dues:

Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Ronald Hackenberg Agent Lic: 780300055 Agent Ph: 503-788-7117 Agent Cell: 503-358-7719 SAID: HACKENBE
Email(s) Agent: ronh@johnlscott.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: John L. Office Lic: 911100206 Office Ph: 503-775-4699 Agent Ext: 117 Fax: 503-775-0754
Scott/Woodstock
BRCD: JLSP14 Owner Perm. ResId: FIRPTA: No
Tenant/Other:
Tran: 11/6/2020 Exp: 8/28/2020
Poss: Negotiable

Comparable Information:

Pending Date: Original Price: \$1,350,000 CDOM: 164 %SP/OLP:
Sold Date: List Price: \$1,350,000 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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

Data Only Residential

5/22/2024 8:50PM

\$2,100,000 5 bd | 3 / 1 ba | 5036 sqft

11920 SE 158TH AVE Happy Valley, OR 97086

Unit #: Condo Loc:
 Status: Expired DOM: 174
 List Date: 6/9/2022 Acres: 0.9
 Year Built: 1960 Updated/Remodeled MLS#: 22074899
 XST/Dir: Monner Rd

ShowHrs:
 Occ: Owner
 Show: Appointment Only, Call
 Seller's Agent, See Remarks,
 Text Seller's Agent
 LB/Loc/Cmb: railing
 Offer/Nego: Seller's Agent
 Only
 AG: Amanda Borgaro
 AG Ph: 503-553-9167
 AG Cell/Text: 503-553-9167
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Please call or text LA Amanda Borgaro to schedule a showing 503.553.9167. 2 hour notice required.

Excluded from Sale: Shelves in salon, w/d in salon, fire ring in yard, freezers in gym.

Public: One of a kind custom remodel like nothing you have ever seen. This home was taken down to the foundation and created a masterpiece of open spaces filled with natural light & views of Mt. Hood that will take your breath away. Main level has 3 beds, 2 baths, laundry room, kitchen, pantry and living room. Head downstairs to find 2 more bedrooms, 1.5 bathrooms, a 2nd laundry room and living room plus 2 bonus rooms. Salon could be 2nd kitchen and entire lower level could be separate living qtrs.

Property Details:

| | | | |
|--------------------------|------------------------------------|------------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 36 TOWNSHIP 15 | Lot/Land Lease/Rent Payment: / | Open House: |
| County: Clackamas | RANGE 2E QUARTER DD TAX LOT | Lot/Land Lease: | Upcoming Open House: |
| Nhood/Bldg: | 01400 | Lot Size: 20,000 SqFt to .99 Acres | Broker Tour: |
| Area: 145 | Tax ID: 00128677 | Lot Dimensions: | Upcoming Broker Tour: |
| Zoning: | Warranty: | Lot Desc: Corner Lot | |
| Elementary: Scouters Mtn | Seller Disc: Disclosure | View: Mountain(s), Territorial | |
| Middle: Happy Valley | Other Disc: | Waterfront: | |
| High: Adrienne Nelson | List Type: Exclusive Right to Sell | Body Water: | |
| Internet: Yes | Limited Representation: No | CC&R: No | |
| Address: Yes | Style: Custom Style | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Opportunity Zone: | | |
| No AVM: No | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-----------------------------------|----------------------------|------------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Gas, Stove | Roof: Composition | Foundation: Stem Wall |
| Main SQFT: 2518 | Green Cert: | Parking: Driveway, RV | Basement: Daylight, Finished, |
| Lower SQFT: 2518 | Energy Eff. Report: | Access/Parking | Separate Living |
| Total SQFT: 5036 | Exterior: Lap Siding, Wood Siding | Garage: 3 / Detached | Quarters/Apartment/Aux Living Unit |
| Total Up/Main: 2518 | | RV Description: RV Parking | Road Surface: Paved |
| Additional SQFT: | | | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: owner | | | |

Approximate Room Sizes and Descriptions:

Living: M
 Kitchen: M
 Family: L
 Bedroom 5: L
 Primary Bedroom: M
 2nd Bedroom: M
 3rd Bedroom: M
 Bedroom 4: L
 Bonus Room: L

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

Features and Utilities:

Kitchen: Built-in Refrigerator, Double Oven, Free-Standing Range, Gas Appliances, Granite, Island, Pantry, Pot Filler, Range Hood, Stainless Steel Appliance(s)

Interior: Central Vacuum, Concrete Floor, Dual Flush Toilet, Garage Door Opener, Granite, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Washer/Dryer, Wood Floors

Exterior: Covered Patio, Deck, Patio, RV Parking, Yard

Accessibility:

Security:

Internet:

Windows: Vinyl Frames

Cool: Central Air

Water: Public Water

Heat: Forced Air

Sewer: Septic Tank

Fuel: Gas

Hot Water: Gas

Financial:

Property Tax/Yr: \$10,998.54 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref:

Other Dues:

3rd Party: No

Terms: Cash, Conventional, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Amanda Borgaro

Agent Lic: 201210005

Agent Ph: 503-553-9167

Agent Cell: 503-553-9167

SAID: BORGAROA

Email(s) Agent: mandiebproperties@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

Group, LLC

BRCD: PPGR09

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 12/1/2022

Exp: 11/30/2022

Poss: Negotiable

Comparable Information:

Pending Date:

Original Price: \$2,100,000

CDOM: 174

%SP/OLP:

Sold Date:

List Price: \$2,100,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$2,190,000 6 bd | 5 / 1 ba | 6410 sqft

9415 SE 132ND AVE Happy Valley, OR 97086

| | | |
|---------------------------|----------------|---|
| Unit #: | Condo Loc: | ShowHrs: |
| Status: Expired | DOM: 101 | Occ: Proposed |
| List Date: 9/21/2021 | Acres: 1.51 | Show: Text Seller's Agent |
| Year Built: 2022 Proposed | MLS#: 21262373 | LB/Loc/Cmb: None |
| XST/Dir: SE Callahan | | Offer/Nego: Seller's Agent Only |
| | | AG: Maria Knauss |
| | | AG Ph: 503-757-6995 |
| | | AG Cell/Text: 503-757-6995 |
| | | CoAgent: |
| | | CoPh: |

Private: Plenty of space! Add your shop, RV garage, sport court or swimming pool.
Public: Contemporary custom designed home, on one level acre in Happy Valley! View of Mt Hood and surrounding territory. Open vaulted great room; spectacular Gourmet Kitchen w/ Island, Walk-in Pantry, 2nd kitchen, & Butlers Pantry. 6 bedroom, 5 1/2 baths. Two Master suites one on each level. Each bedroom has its own bath and walk-in closet. Circular driveway with side loading 3 Car garage. Plenty of space to add a shop or RV garage. Customize the details & floorpan to make this home truly your own!

Property Details:

| | | | |
|--------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 26 TOWNSHIP 1S | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | RANGE 2E QUARTER BD TAX LOT | Lot/Land Lease: | PDF Doc(s): 1 |
| Nhood/Bldg: | 01000 | Lot Size: 1 to 2.99 Acres | Open House: |
| Area: 145 | Tax ID: 00038550 | Lot Dimensions: | Upcoming Open House: |
| Zoning: RESID | Warranty: BUILDER | Lot Desc: Gentle Sloping | Broker Tour: |
| Elementary: Happy Valley | Seller Disc: Exempt | View: Mountain(s), Territorial | Upcoming Broker Tour: |
| Middle: Happy Valley | Other Disc: | Waterfront: | |
| High: Clackamas | List Type: Exclusive Right to Sell | Body Water: | |
| Internet: Yes | Limited Representation: No | CC&R: No | |
| Address: Yes | Style: Contemporary | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Opportunity Zone: | | |
| No AVM: No | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|---------------------|---------------------------------|----------------------|--------------------------------|
| Upper SQFT: 2440 | Fireplaces: 2 / Gas | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 3970 | Green Cert: | Parking: Driveway | Basement: Crawl Space |
| Lower SQFT: 0 | Energy Eff. Report: | Garage: 3 / Attached | Road Surface: Paved |
| Total SQFT: 6410 | Exterior: Cultured Stone, Fiber | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 6410 | Cement | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: ARCH PLANS | | | |

Approximate Room Sizes and Descriptions:

| | |
|----------------------|-----------|
| Living: | [M] |
| Kitchen: | [M] |
| Dining: | [M] |
| Family: | [M] |
| Bonus Room: | [U] |
| Primary Bedroom: | [M] Suite |
| 2nd Bedroom: | [M] |
| 3rd Bedroom: | [M] |
| 2nd Primary Bedroom: | [U] Suite |

Baths - Full/Part Upper Level: 3/0 Main Level: 2/1 Lower Level: 0/0 Total Baths: 5/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Dishwasher, Disposal, Island, Pantry

Interior:

Exterior:

Accessibility:

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$0.00 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.7

\$ Pre-Approv:

Escrow Pref: Stewart Title - Kathy Eichler

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Marla Knauss

Agent Lic: 900400187

Agent Ph: 503-757-6995

Agent Cell: 503-757-6995

SAID: KNAUSSMA

Email(s) Agent: m.knauss29@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property
Group, LLC

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

BRCD: PPGRO1

Owner Perm. Resid: Yes

FIRPTA: No

Tenant/Other:

Tran: 1/1/2022

Exp: 12/31/2021

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$789,800

CDOM: 190

%SP/OLP:

Sold Date:

List Price: \$2,190,000

BAID:

%SP/LP:

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$2,250,000 4 bd | 5 / 1 ba | 5810 sqft

10699 SE RIDGEWAY DR Happy Valley, OR 97086

Unit #: Condo Loc:
 Status: Expired DOM: 366
 List Date: 12/1/2019 Acres: 1.07
 Year Built: 2018 Resale MLS#: 19623027
 XST/Dir: Idleman, N on Walnut, W on Tyler, N on City View to Ridgeway

ShowHrs:
 Occ: Owner
 Show: Appointment Only, Text
 Seller's Agent
 LB/Loc/Cmb: Faucet
 Offer/Nego: Call Seller's Agent
 AG: Jason Mendell
 AG Ph: [503-349-4711](tel:503-349-4711)
 AG Cell/Text: [503-349-4711](tel:503-349-4711)
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Agents: Bring your pickiest buyers. This home is spectacular and the view will take your breath away. The down stairs living area has a full 2nd kitchen option with in home elevator. New installed sauna and additional bathroom. Please call or text listing agent to setup showing.
Public: Prepare to be "DAZZLED" by this "MODERN" masterpiece in the sky. Quality, Design and Expansive Views come together that make this one of the most PRIVATE and EXCLUSIVE gated properties in Oregon. An ENTERTAINERS dream home with Lake, River, Mountain and City views. This home features an over-the-top SAUNA to impress!!! Waking up and gazing out at this view will surely will be the PINNACLE of ones day. EASY living at it's finest.

Property Details:

| | | | |
|--------------------------|------------------------------------|--|-----------------------|
| Property Type: Detached | Legal: SUBDIVISION ALTAMONT #6 | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | LT 269 3833 | Lot/Land Lease: | |
| Nhood/Bldg: ALTAMONT | Tax ID: 05008600 | Lot Size: 1 to 2.99 Acres | Open House: |
| Area: 145 | Warranty: HOME | Lot Dimensions: | Upcoming Open House: |
| Zoning: R20 | Seller Disc: Exempt | Lot Desc: Gated, Private, Seasonal, Sloped | Broker Tour: |
| Elementary: Happy Valley | Other Disc: | View: City, Mountain(s), River | Upcoming Broker Tour: |
| Middle: Happy Valley | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Clackamas | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Contemporary, NW | CC&R: | |
| Address: Yes | Contemporary | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Opportunity Zone: | | |
| No AVM: No | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|------------------------------|-------------------------------------|--------------------------------|--------------------------------|
| Upper SQFT: 1996 | Fireplaces: 1 / Gas | Roof: Membrane | Foundation: |
| Main SQFT: 1668 | Green Cert: | Parking: Driveway, Parking Pad | Basement: Daylight, Finished |
| Lower SQFT: 1996 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: |
| Total SQFT: 5810 | Exterior: Cedar, Lap Siding, Stucco | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 3664 | | | |
| Additional SQFT: Lower / 150 | | | |
| Levels: 3 | | | |
| SFSrc: Aprox. | | | |

Approximate Room Sizes and Descriptions:

Living: M Fireplace, Hardwood Floors
 Kitchen: M Cook Island, Eat Bar, Hardwood Floors
 Dining: M Hardwood Floors
 Family: M
 Wine Cellar: L Eat Bar
 Primary Bedroom: U Built-in Refrigerator, Suite, Walk in Closet
 2nd Bedroom: U Closet Organizer, Suite, Wall to Wall Carpet
 3rd Bedroom: U Closet Organizer, Suite, Wall to Wall Carpet
 Bedroom 4: L Suite, Wall to Wall Carpet
 Sauna: L

Baths - Full/Part Upper Level: 3/0 Main Level: 0/1 Lower Level: 2/0 Total Baths: 5/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Refrigerator, Cook Island, Built-in Dishwasher, Disposal, Gas Appliances, Island, Quartz

Interior: Central Vacuum, Cork Floor, Elevator, Heated Tile Floor, High Ceilings, Home Theater, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors

Exterior: Covered Deck, Covered Patio, Gas Hookup, Patio, Private Road, Sauna, Sprinkler, WaterSense Irrigation

Accessibility: Accessible Elevator Installed, Garage on Main, Natural Lighting, Walk-in Shower

Security: Security System Owned

Internet:

Windows:

Cool: Central Air

Heat: Forced Air, Radiant, Zoned

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Recirculating, Tankless

Financial:

Property Tax/Yr: \$21,604.95 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$625 / Annually

BAC: % 2.25

\$ Pre-Approv: No

Escrow Pref: Christina Conroy - Lawyers Title

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am: Gated, Insurance, Road Maintenance

Rent, If Rented:

Broker/Agent Data:

Agent: Jason Mendell

Agent Lic: 201219949

Agent Ph: 503-349-4711

Agent Cell: 503-349-4711

SAID: MENDELL

Email(s) Agent: mail@jasonmendell.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Cascade Sothebys

Office Lic: 201212170

Office Ph: 503-420-8600

Agent Ext:

Fax: 503-420-8601

International Realty

BRCD: SIRE01

Owner Perm. Resid:

FIRPTA: No

Tenant/Other:

Tran: 12/2/2020

Exp: 12/1/2020

Poss: Close Of Escrow

Comparable Information:

Pending Date:

Original Price: \$2,250,000

CDOM: 366

%SP/OLP: 92.94

Sold Date:

List Price: \$2,250,000

BAID:

%SP/LP: 92.94

Terms:

Sold Price:

B/Agt:

B/Off:

B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$2,500,000 5 bd | 3 / 0 ba | 3568 sqft

26663 SW 45TH DR Wilsonville, OR 97070

Unit #:

Condo Loc:

Status: Expired

DOM: 44

List Date: 12/20/2021

Acres: 2

Year Built: 1968 Resale

MLS#: 21685116

XST/Dir: Butteville Rd, to West on Olmstead Rd NE

: [Virtual Tour #1](#)

ShowHrs:

Occ: Owner

Show: Appointment Only, Call

Seller's Agent, Email Seller's

Agent, Seller's Agent Must

Accompany, Text Seller's Agent

LB/Loc/Cmb: Frnt Door

WVMLS

Offer/Nego: Call Seller's Agent

AG: Catherina Knowland

AG Ph: [503-910-0304](tel:503-910-0304)

AG Cell/Text:

CoAgent:

CoPh:

Private: Showing by appt. only. Contact listing agent Cathy Knowland 503-910-0304. Call, text, email catherinaknowland@gmail.com. Please cover or remove shoes when entering. 2 bedroom without closets possible use office/bonus room. See assoc. docs for more info.

Public: EXTRAORDINARY COUNTRY HOME/INCOME PROPERTY POTENTIAL, FULLY UPDATED IN 20/21. ON 2 GORGEOUS ACRES! POSSIBILITIES ARE ENDLESS! POTENTIAL DUAL LIVING, AIR B&B, VENUE, RANCH, etc. Main level:

2 large bedrooms, 2 bath, gourmet kitchen, french doors open to tiered deck. Hardwood floors, Lovely Master suite, w/cozy fireplace, private balcony w/ sunset view, Infrared Sauna. Lower level: 3 bed, 1 Bath, 2nd kitchen, walk in cellar/cooler, bonus room, patio & 3 separate entrances. RV parking/hook up.

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 151

Zoning: EFU

Elementary: Boeckman Creek

Middle: Meridian Creek

High: Wilsonville

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: SECTION 07 TOWNSHIP 3S

RANGE 1E QUARTER A TAX LOT

00701

Tax ID: 00756998

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: 2 Story

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

Lot Desc:

View:

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 1

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Main SQFT: 2158

Lower SQFT: 1375

Total SQFT: 3568

Total Up/Main: 2158

Additional SQFT:

Levels: 2

SFSrc: County

Fireplaces: / Gas

Green Cert:

Energy Eff. Report:

Exterior: Fiber Cement

Roof: Composition

Parking: Driveway, RV

Access/Parking

Garage: 2 / Attached

RV Description: RV Hookup, RV

Parking

Foundation: Concrete Perimeter

Basement: Daylight

Road Surface:

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Primary Bedroom: 

2nd Bedroom: 

3rd Bedroom: 

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Range, Built-in Dishwasher, Free-Standing Refrigerator, Island, Stainless Steel Appliance(s)

Interior: Hardwood Floors, Laundry, Tile Floor, Vaulted Ceiling(s)

Exterior: Barn(s), Covered Patio, Deck, Fenced, Greenhouse, Patio, Porch, RV Hookup, RV Parking, Sauna, Cross Fenced, Yard

Accessibility: Accessible Entrance, Accessible Full Bath, Garage on Main, Kitchen Cabinets, Main Floor Bedroom w/Bath, Natural Lighting, Accessible Doors, Accessible Hallway(s)

Security: Security Gate

Internet:

Windows:

Cool: Air Conditioning Ready

Water: Well

Heat: Ductless, Heat Pump

Sewer: Septic Tank

Fuel: Electricity, Propane

Hot Water: Electricity

Financial:

Property Tax/Yr: \$8,254.03 2020
HOA: No
Escrow Pref:
Terms: Cash, Conventional
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am: Gated

Spcl Asmt Balance:
Dues:

Tax Deferral: No
BAC: % 2.5
Other Dues:

Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Catherina Knowland Agent Lic: 201242630 Agent Ph: 503-910-0304 Agent Cell: SAID: KNOWLAND
Email(s) Agent: catherinaknowland@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Coldwell Banker Office Lic: 200102158 Office Ph: 503-364-9596 Agent Ext: Fax: 503-588-3585
Mountain West
BRCD: COLD02 Owner Perm. Resid: FIRPTA: No
Tenant/Other:
Tran: 2/3/2022 Exp: 2/2/2022
Poss:

Comparable Information:

Pending Date: Original Price: \$1,500,000 CDOM: 44 %SP/OLP:
Sold Date: List Price: \$2,500,000 BAID: %SP/LP:
Terms: Sold Price: B/Agt: B/Off:
B/Off Phone:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$460,000 3 bd | 2 / 0 ba | 1488 sqft

38235 SE MARCY ST Sandy, OR 97055

Unit #:

Status: Sold

List Date: 3/31/2022

Year Built: 1980 Updated/Remodeled

XST/Dir: Hwy 26, N on Bluff, E on Marcy

Condo Loc:

DOM: 3

Acres: 0.32

MLS#: 22297516

ShowHrs:

Occ: Vacant

Show: Appointment Only, Call Seller's Agent, Lockbox, Showing Time, Text Seller's Agent

LB/Loc/Cmb: Front Door

Offer/Nego: Call Seller's Agent

AG: James Martinson

AG Ph: 503-999-8929

AG Cell/Text: 503-999-8929

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: ***Offer deadline Sunday 4/3 7pm, with response Monday 4/4*** Seller is RedfinNow Borrower LLC / RDFN Ventures, Inc. Seller is wholly owned by Redfin Corp (Broker). Listing agent is an employee of Broker. Both Listing Agent & Broker are authorized to act on behalf of the Seller in this transaction. RedfinNow Sale Addendum required w/ PSA. Inspection Report available upon request after tour.

Public: Enjoy the fresh air, tree filled views, and quiet dead end street! Freshly remodeled daylight ranch next to the upper Sandy River trail! So many options with this home! Finished lower level with bedroom, full bath, laundry, 2nd kitchen, and separate entrance! Beautiful main level with 2 beds, full bath, open kitchen/living room, and wrap around covered deck! Perfectly located for all of your outdoor activities! A true cant miss, see it today!

Property Details:

Property Type: Detached
 County: Clackamas
 Nhood/Bldg:
 Area: 144
 Zoning:
 Elementary: Kelso
 Middle: Boring
 High: Sandy
 Internet: Yes
 Address: Yes
 No Blog:
 No AVM:

Legal: 2045 MARCY AC #2 LT 4 BLK 1
 Tax ID: 00666808
 Warranty:
 Seller Disc: Disclosure
 Other Disc:
 List Type: Exclusive Right to Sell
 Limited Representation: No
 Style: Daylight Ranch
 Opportunity Zone:
 Short Term Rental Allowed:
 Floor #:
 Lot/Land Lease/Rent Payment: /
 Lot/Land Lease:
 Lot Size: 10,000 to 14,999 SqFt
 Lot Dimensions:
 Lot Desc: Gentle Sloping, Trees, Wooded
 View: Seasonal, Territorial, Trees/Woods
 Waterfront:
 Body Water:
 CC&R:
 55+ w/Affidavit Y/N: No

PDF Doc(s): 3
 Open House:
 Upcoming Open House:
 Broker Tour:
 Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0
 Main SQFT: 864
 Lower SQFT: 624
 Total SQFT: 1488
 Total Up/Main: 864
 Additional SQFT:
 Levels: 2
 SFSrc: Tax Record

Fireplaces: 1 / Wood Burning
 Green Cert:
 Energy Eff. Report:
 Exterior: Wood Siding

Roof: Composition
 Parking: Driveway, On Street
 Garage: 0 /
 RV Description:

Foundation:
 Basement: Daylight, Exterior Entry, Finished
 Road Surface: Concrete, Paved
 Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: M
 Kitchen: M
 Dining: M
 Family: L
 Laundry: M
 Primary Bedroom: M
 2nd Bedroom: M
 3rd Bedroom: L
 2nd Kitchen: L
 Laundry: L

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 2/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)

Interior: Laminate Flooring, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Vinyl Floor, Washer/Dryer, Wood Floors

Exterior: Covered Deck, Deck, Patio

Accessibility: Minimal Steps, Main Floor Bedroom w/Bath

Security:

Internet:

Windows: Double Pane Windows

Cool:

Heat: Zoned

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$3,376.02 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Chicago Title - Libby Cox

Other Dues:

3rd Party: No

Terms: Cash, Conventional, VA Loan

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: James Martinson

Agent Lic: 201220554

Agent Ph: 503-999-8929

Agent Cell: 503-999-8929

SAID: MARTJAM

Email(s) Agent: James.Martinson@redfin.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Redfin

Office Lic: 201222264

Office Ph: 503-496-7620

Agent Ext:

Fax: 503-345-9544

BRCD: RFIN01

Owner Perm. Resid:

FIRPTA: No

Owner(s): RedfinNow Borrower LLC

Tenant/Other:

Contact1:

Tran: 5/4/2022

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 4/3/2022

Original Price: \$399,900

CDOM: 3

%SP/OLP: 115.03

Sold Date: 5/3/2022

List Price: \$399,900

BAID: FIGUEROA

%SP/LP: 115.03

Terms: Conventional

Sold Price: \$460,000

B/Agt: Freddie Figueroa

B/Off: KWPP01

B/Off Phone: 503-597-2444

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential

5/22/2024 8:50PM

\$700,000 4 bd | 3 / 0 ba | 3404 sqft

9550 SE 302ND LN Boring, OR 97009

Unit #: Condo Loc:
 Status: Sold DOM: 50
 List Date: 6/3/2020 Acres: 1.39
 Year Built: 1970 Updated/Remodeled MLS#: 20233898
 XST/Dir: SE Orient, to 307th, Right on Waybill. Corner of Waybill & 302nd

ShowHrs: 10am-6pm
 Occ: Owner
 Show: Appointment Only, Call Seller's Agent, Occupied, Lockbox, See Remarks, Text Seller's Agent
 LB/Loc/Cmb: Front
 Offer/Nego: Call Seller's Agent
 AG: Chris Olson
 AG Ph: 503-539-2604
 AG Cell/Text:
 CoAgent: Jill Rowland
 CoPh: 503-803-9534

: [Virtual Tour #1](#)

Private: **Please Call Or Text Chris 503.539.2604 To Schedule All Showings** Seller requests that listing agent be present for all showings & NO Saturday showings please.

Public: Spectacular Country Home on 1.39 manicured acres! Feels like a day ranch. Potential for dual living w/ 1,802sf up & 1,602sf down. Stunning Mt Hood & territorial views. Living Room & Master Suite open to 18x32 deck. Lower level w/large family room, 2nd kitchen space, bath, 1 bedroom, 2nd bdrm/office + bonus! 3 car garage. Stick built 24'X40' shop with heat & air in the 286sf office w/ separate driveway & RV parking. Quiet dead-end street w/ homes on acreage in Clackamas County! Room for a horse!

Property Details:

| | | |
|----------------------------------|------------------------------------|---|
| Property Type: Detached | Legal: 1417 MOUNTAIN VIEW AC LT | Lot/Land Lease/Rent Payment: / |
| County: Clackamas | 1 | Lot/Land Lease: |
| Nhood/Bldg: Waybill Neighborhood | Tax ID: 00152694 | Lot Size: 1 to 2.99 Acres |
| Area: 144 | Warranty: | Lot Dimensions: 237 X255 |
| Zoning: RRRFF5 | Seller Disc: Disclosure | Lot Desc: Corner Lot, Gentle Sloping, Level |
| Elementary: East Orient | Other Disc: | View: Mountain(s), Territorial |
| Middle: West Orient | List Type: Exclusive Right to Sell | Waterfront: |
| High: Sam Barlow | Limited Representation: No | Body Water: |
| Internet: Yes | Style: Split | CC&R: No |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No |
| No Blog: | Short Term Rental Allowed: | |
| No AVM: | Floor #: | |

Open House:
 Upcoming Open House:
 Broker Tour:
 Upcoming Broker Tour:

Residence Information:

| | | | |
|---------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Insert, Pellet Stove, | Roof: Composition | Foundation: Concrete Perimeter, |
| Main SQFT: 1702 | Propane | Parking: Driveway, RV | Slab |
| Lower SQFT: 1702 | Green Cert: | Access/Parking | Basement: Daylight, Exterior Entry, |
| Total SQFT: 3404 | Energy Eff. Report: | Garage: 3 / Attached | Finished |
| Total Up/Main: 1702 | Exterior: Cedar, Lap Siding | RV Description: RV Parking, RV/Boat | Road Surface: Paved |
| Additional SQFT: | | Storage | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: County | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|-------------------------|---|------------------|------------------|
| Living: | (M) 21 X 15 | Fireplace, Wall to Wall Carpet | | |
| Kitchen: | (M) 18 X 9 | Built-in Microwave, Built-in Features | | |
| Dining: | (M) Deck, Sliding Doors | | | |
| Family: | (L) 25 X 21 | Fireplace, Sliding Doors | | |
| Office: | (L) 15 X 14 | | | |
| Primary Bedroom: | (M) 19 X 15 | Bathroom, Bay Window, Deck, Walk-in Shower, Whirlpool, Walk in Closet | | |
| 2nd Bedroom: | (M) 11 X 13 | Closet, Wall to Wall Carpet | | |
| 3rd Bedroom: | (M) 12 X 10 | Closet, Wall to Wall Carpet | | |
| Bedroom 4: | (L) 13 X 12 | Closet, Wall to Wall Carpet | | |
| Bonus Room: | (L) | | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)

Interior: Intercom, Wood Floors, Wall to Wall Carpet

Exterior: Covered Patio, Deck, Fenced, Garden, Guest Quarters, Outbuilding, Patio, Porch, RV/Boat Storage, Tool Shed, Yard

Accessibility: Garage on Main

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Wall Unit(s)

Heat: Forced Air, Mini Split

Fuel: Electricity

Water: Well

Sewer: Septic Tank

Hot Water: Electricity, Tank

Financial:

Property Tax/Yr: \$6,074.86 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: First American - Jensen

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Chris Olson

Agent Lic: 930600040

Agent Ph: 503-539-2604

Agent Cell:

SAID: OLSONCH

Email(s) Agent: chris@burnsandolson.com

CoAgent: Jill Rowland

CoSAID: ROWJILL

CoBRCD: BUOL01

CoPh: 503-803-9534

CoAgent Email: jillPetersen89@Gmail.Com

Office: Burns & Olson

Office Lic: 200203001

Office Ph: 503-658-2600

Agent Ext:

Fax: 503-558-1066

Realtors Inc.

BRCD: BUOL01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Peil

Tenant/Other:

Contact1:

Tran: 9/9/2020

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 7/23/2020

Original Price: \$725,000

CDOM: 50

%SP/OLP: 96.55

Sold Date: 9/9/2020

List Price: \$699,950

BAID: GREENC

%SP/LP: 100.01

Terms: Conventional

Sold Price: \$700,000

B/Agt: Christena Green

B/Off: PPGR07

B/Off Phone: 503-670-9000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$850,000 6 bd | 4 / 1 ba | 4312 sqft

21115 SE LANGENSAND RD Sandy, OR 97055

Unit #:

Condo Loc:

Status: Sold

DOM: 84

List Date: 12/4/2020

Acres: 4.78

Year Built: 1960 Resale

MLS#: 20591246

XST/Dir: HWY 26 through Sandy to S. on Langensand Rd. to the end.

Private: Large home on 4.78 acres with privacy in park like setting with newer homes in area. Hardwood on main, remodeled kitchen, tile on lower level w/ 2nd kitchen and loads of living space. Currently used as Vacation Rental. Furnishings are optional.

Public: Custom home in park like setting on 4.78 acres of privacy. Hardwoods and tile flooring, remodeled kitchen, metal roof, shop, garden, fruit trees and lots of extra living space in daylight basement with tile flooring and second kitchen.

ShowHrs:

Occ: Vacant

Show: Call Seller's Agent, Call

First, Showing Time, Text

Seller's Agent

LB/Loc/Cmb: None call agent

Offer/Nego: Seller's Agent

Only

AG: Margaret Odegard

AG Ph: [503-329-0367](tel:503-329-0367)

AG Cell/Text: [503-329-0367](tel:503-329-0367)

CoAgent:

CoPh:

Property Details:

Property Type: Detached / Farm

Legal: 1990-128 PARTITION PLAT

Lot/Land Lease/Rent Payment: /

County: Clackamas

PARCEL 1

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 05000883

Lot Size: 3 to 4.99 Acres

Upcoming Open House:

Area: 144

Warranty: HOME

Lot Dimensions:

Broker Tour:

Zoning: TBR

Seller Disc: Disclosure

Lot Desc: Level, Private, Sloped,

Upcoming Broker Tour:

Elementary: Firwood

Other Disc:

Trees

Middle: Cedar Ridge

List Type: Exclusive Right to Sell

View: Territorial

High: Sandy

Limited Representation: No

Waterfront:

Internet: Yes

Style: Daylight Ranch

Body Water:

Address: Yes

Opportunity Zone:

CC&R: No

No Blog:

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Wood Burning

Roof: Metal

Foundation: Concrete Perimeter

Main SQFT: 2156

Green Cert:

Parking: Carport, Driveway

Basement: Daylight, Finished,

Lower SQFT: 2156

Energy Eff. Report:

Garage: 1 / Oversized

Separate Living

Total SQFT: 4312

Exterior: Wood Siding

RV Description: RV Parking

Quarters/Apartment/Aux Living Unit

Total Up/Main: 2156

Additional SQFT:

Levels: 2

SFSrc: County

Approximate Room Sizes and Descriptions:

Living: M Hardwood Floors

Kitchen: M Tile Floor

Dining: M Hardwood Floors

Family: L Sliding Doors, Tile Floor

Bedroom 5: L

Primary Bedroom: M

2nd Bedroom: M

3rd Bedroom: M

Bedroom 4: L

Bedroom 6: L

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/1

Lower Level: 2/0

Total Baths: 4/1

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Built-in Refrigerator, Butler's Pantry, Cook Island, Cooktop, Down Draft, Double Oven, Built-in Dishwasher, Disposal, Granite, Island

Interior: Furnished, Hardwood Floors, Separate Living Quarters/Apartment/Aux Living Unit

Exterior: Deck, Fire Pit, Guest Quarters, Outbuilding, Patio, RV Parking, Yard

Accessibility: Main Floor Bedroom w/Bath, Walk-in Shower

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool:

Heat: Heat Pump

Fuel: Electricity

Water: Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$6,858.45 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Lawyer Title

Other Dues:

3rd Party: No

Terms: Cash, Conventional, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Margaret Odegard

Agent Lic: 880500098

Agent Ph: 503-329-0367

Agent Cell: 503-329-0367

SAID: ODEGARDM

Email(s) Agent: modegard@bhhsnw.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Berkshire Hathaway

Office Lic: 201208506

Office Ph: 503-652-1235

Agent Ext:

Fax: 503-652-2175

HomeServices NW Real

Estate

BRCD: BHHN09

Owner Perm. Resid:

FIRPTA: No

Owner(s): EVERGREEN HAVEN LLC

Tenant/Other:

Contact1:

Tran: 3/31/2021

Exp: 5/1/2021

Contact2:

Poss:

Comparable Information:

Pending Date: 2/26/2021

Original Price: \$950,000

CDOM: 84

%SP/OLP: 89.47

Sold Date: 3/31/2021

List Price: \$899,900

BAID: ZAGELAC

%SP/LP: 94.45

Terms: Conventional

Sold Price: \$850,000

B/Agt: Adam ZageI

B/Off: JLSC06

B/Off Phone: 503-303-7103

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$285,000 3 bd | 1 / 0 ba | 1064 sqft

12807 SE 22ND AVE Milwaukie, OR 97222

Unit #:

Condo Loc:

Status: Sold

DOM: 5

List Date: 12/2/2021

Acres: 0.2

Year Built: 1925 Approximately

MLS#: 21329768

XST/Dir: SE 22nd & Park Ave

Private: FIXER, Cash only. Write offers contingent to interior inspection. Do not disturb tenants. House has been divided into two living areas. Seller has done an extensive amount of DIY non permitted work including but not limited to converting part of living room into a 2nd kitchen and bathroom. Seller says home has SQFT than tax record, Buyer to do own due diligence.

Public: Fixer opportunity with tons of potential curb appeal. Bring your tools and bring this home back to its original glory. RV parking & Den. Two sheds and plenty of off street parking.

ShowHrs: F-Su 5p-9

Occ: Tenant

Show: 24 Hour Notice, Call Seller's Agent, Occupied, See Remarks

LB/Loc/Cmb: water spigot

Offer/Nego: Call Seller's Agent

AG: Jacob Hailey

AG Ph: [971-645-9055](tel:971-645-9055)

AG Cell/Text: [971-645-9055](tel:971-645-9055)

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 155 MILWAUKIE PARK LT 1 PT

Supplements: 2

County: Clackamas

LT 2 BLK 25

Lot/Land Lease:

Nhood/Bldg:

Tax ID: 00179559

Lot Size: 7,000 to 9,999 SqFt

Area: 145

Warranty:

Lot Dimensions:

Zoning:

Seller Disc: Disclosure

Lot Desc:

Elementary: Oak Grove

Other Disc:

View:

Middle: Happy Valley

List Type: Exclusive Agency

Waterfront:

High: Clackamas

Limited Representation: No

Body Water:

Internet: Yes

Style: 2 Story, Bungalow

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog: No

Short Term Rental Allowed:

No AVM: No

Floor #:

Residence Information:

Upper SQFT: 344

Fireplaces: 1 / Wood Burning

Roof: Composition

Foundation:

Main SQFT: 720

Green Cert:

Parking: Driveway, Off Street

Basement: Crawl Space

Lower SQFT: 0

Energy Eff. Report:

Garage: 1 / Attached, Converted

Road Surface:

Total SQFT: 1064

Exterior: Shingle Siding

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 1064

Additional SQFT:

Levels: 2

SFSrc: Tax

Approximate Room Sizes and Descriptions:

Living: M

Kitchen: M

Primary Bedroom: U

2nd Bedroom: M

3rd Bedroom: M

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/0

Lower Level: 0/0

Total Baths: 1/0

Features and Utilities:

Kitchen:

Interior:

Exterior:

Accessibility:

Security:

Internet:

Windows:

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

| | | | |
|------------------------------------|--------------------|------------------|------------------------|
| Property Tax/Yr: \$2,518.52 2020 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: | | Other Dues: | 3rd Party: No |
| Terms: Cash | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, If Rented: \$0 |

Broker/Agent Data:

| | | | | |
|--|------------------------|--------------------------------|---------------------------------|-------------------|
| Agent: Jacob Hailey | Agent Lic: 201216657 | Agent Ph: <u>971-645-9055</u> | Agent Cell: <u>971-645-9055</u> | SAID: HAILEYJA |
| Email(s) Agent: jacobhailey@johnlscott.com | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: John L. Scott NE Portland | Office Lic: 911100206 | Office Ph: <u>503-230-8600</u> | Agent Ext: | Fax: 503-230-8650 |
| BRCD: JLSP50 | Owner Perm. Resid: Yes | | FIRPTA: No | |
| Owner(s): MEJIA MARK | Tenant/Other: | | Contact1: | |
| Tran: 1/9/2022 | Exp: | | Contact2: | |
| Poss: Subject To Tenant Rights | | | | |

Comparable Information:

| | | | |
|-------------------------|---------------------------|----------------------|---------------------------|
| Pending Date: 12/7/2021 | Original Price: \$320,000 | CDOM: 5 | %SP/OLP: 89.06 |
| Sold Date: 1/6/2022 | List Price: \$300,000 | BAID: GERRITZL | %SP/LP: 95 |
| Terms: Cash | Sold Price: \$285,000 | B/Agt: Logan Gerritz | B/Off: RSPL01 |
| | | | B/Off Phone: 503-619-4663 |

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$365,625 2 bd | 2 / 0 ba | 1462 sqft

10920 SE 72ND AVE Milwaukie, OR 97222

Unit #:

Condo Loc:

Status: Sold

DOM: 1

List Date: 8/14/2020

Acres: 0.31

Year Built: 1959 Resale

MLS#: 20235089

XST/Dir: King Rd, S on Fuller, W on Thompson to 72nd Ave

Private: Occupied, appointment required. Please schedule via ShowingTime. Plz use back door. Call/text LA w/questions. Please follow COVID protocol. Sellers are co-trustees to the estate & may need additional time to respond. Buyer to do due diligence to confirm all listing information. Hardwoods may be under carpet in bedrooms. Plz exclude main kitchen fridge & washer/dryer.

Public: Opportunity awaits! First time on the market in over 55 years! Milwaukie ranch nestled on .31 flat acres. 2 car attached garage w/additional detached 24'x24' workshop & carport. RV and/or boat parking & plenty of room to park all your toys! Spacious outdoor space w/covered deck to enjoy all year. Garden shed & room for a garden. 2 bedrooms/2 baths w/possibility to convert family room w/2nd kitchen into separate living space or master suite. Endless possibilities, come see for yourself!

ShowHrs: 8am-9pm

Occ: Owner

Show: Appointment Only,

Occupied, See Remarks

LB/Loc/Cmb: Back Door

Offer/Nego: Seller's Agent Only

AG: Chrissy Hamlin

AG Ph: [503-998-8392](tel:503-998-8392)

AG Cell/Text: [503-998-8392](tel:503-998-8392)

CoAgent: Jeffrey Hamlin

CoPh: [503-888-3719](tel:503-888-3719)

Property Details:

Property Type: Detached

Legal: 417 PARK VIEW AC PT LT 204&205

Lot/Land Lease/Rent Payment: /

County: Clackamas

Tax ID: 00101259

Lot/Land Lease:

Nhood/Bldg:

Warranty:

Lot Size: 10,000 to 14,999 SqFt

Area: 145

Seller Disc: Disclosure

Lot Dimensions:

Zoning:

Other Disc:

Lot Desc: Level, Trees

Elementary: Whitcomb

List Type: Exclusive Right to Sell

View:

Middle: Rowe

Limited Representation: No

Waterfront:

High: Milwaukie

Style: Ranch

Body Water:

Internet: Yes

Opportunity Zone:

CC&R: Yes

Address: Yes

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No Blog:

Floor #:

No AVM:

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas

Roof: Composition

Main SQFT: 1462

Green Cert:

Parking: Driveway, Off Street

Lower SQFT: 0

Energy Eff. Report:

Garage: 2 / Attached

Total SQFT: 1462

Exterior: Wood Siding

RV Description: RV Parking, RV/Boat

Total Up/Main: 1462

Additional SQFT:

Levels: 1

SFSrc: tax record

Foundation:

Basement: Crawl Space

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: [M] 15 X 18 [Fireplace]

Kitchen: [M] 9 X 12 [Built-in Microwave, Built-in Oven, Built-in Range, Built-in Dishwasher]

Dining: [M] 10 X 10

Family: [M] 20 X 20 [Fireplace, Kitchen]

Workshop: [M] 24 X 24

Primary Bedroom: [M] 13 X 14 [Hardwood Floors]

2nd Bedroom: [M] 10 X 12 [Hardwood Floors]

Laundry: [M] 8 X 10

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 0/0

Total Baths: 2/0

Features and Utilities:

Kitchen: Built-in Oven, Cooktop, Built-in Dishwasher, Free-Standing Refrigerator

Interior: Hardwood Floors, Laundry, Vinyl Floor, Wall to Wall Carpet

Exterior: Second Garage, Covered Deck, Fenced, RV Parking, RV/Boat Storage, Tool Shed, Workshop, Yard

Accessibility:

Security:

Internet:

Windows: Aluminum Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,426.69 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: WFG Title-Sheila Schwartz

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Chrissy Hamlin

Agent Lic: 200504046

Agent Ph: 503-998-8392

Agent Cell: 503-998-8392

SAID: HAMLINCH

Email(s) Agent: Chrissy@HamlinHomes.com

CoAgent: Jeffrey Hamlin

CoSAID: HAMLINJE

CoBRCD: CCRG02

CoPh: 503-888-3719

CoAgent Email: Jeff@HamlinHomes.com

Office: Harcourts Real Estate Office Lic: 201212151

Office Ph: 503-344-4554

Agent Ext:

Fax: 503-974-2499

Network Group

BRCD: CCRG02

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Dennis W Lawrence (TE), Helene M

Tenant/Other: Please use back door to access

Contact1:

Lawrence (TE)

Tran: 9/16/2020

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 8/15/2020

Original Price: \$375,000

CDOM: 1

%SP/OLP: 97.5

Sold Date: 9/16/2020

List Price: \$375,000

BAID: WARDTIMA

%SP/LP: 97.5

Terms: Conventional

Sold Price: \$365,625

B/Agt: Timothy Ward

B/Off: CBBN03

B/Off Phone: 503-224-7325

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$455,000 4 bd | 3 / 0 ba | 2550 sqft

17310 CROWNVIEW DR Gladstone, OR 97027

Unit #:

Condo Loc:

Status: Sold

DOM: 4

List Date: 9/25/2020

Acres: 0.26

Year Built: 1972 Resale

MLS#: 20591964

XST/Dir: Valley view drive to Crownview drive

Private: No repairs. 6 offers home went pending at \$470,000. Appraisal came in at \$455,000.

Public: Large living in Gladstone! 3 beds/2 bath on main & 4th bed, bath, family room & laundry down. French doors to sunroom off kitchen & dining room where there is 2nd kitchen and access to backyard. New roof, remodeled kitchen with stainless steel appliances, updated master bath, new tile entry & tile and wood work/ mantle around fireplace. Laminate flooring, new staircase on back deck, new shed and paver patio walk ways in back yard! New garage doors being installed 10/13

ShowHrs: 9-8

Occ: Owner

Show: Showing Time

LB/Loc/Cmb: Front door

Offer/Nego: Call Seller's Agent

AG: Krystal Rollins

AG Ph: 503-810-1902

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 1578 LOS VERDES EST #3 LT 17

Lot/Land Lease/Rent Payment: /

County: Clackamas

17

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00493255

Lot Size: 10,000 to 14,999 SqFt

Upcoming Open House:

Area: 145

Warranty:

Lot Dimensions:

Broker Tour:

Zoning:

Seller Disc: Disclosure

Lot Desc: Trees

Upcoming Broker Tour:

Elementary: John Wetten

Other Disc:

View: Mountain(s)

Middle: Kraxberger

List Type: Exclusive Right to Sell

Waterfront:

High: Gladstone

Limited Representation: No

Body Water:

Internet: Yes

Style: 2 Story, Daylight Ranch

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog:

Short Term Rental Allowed:

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas, Wood Burning

Roof: Composition

Foundation: Slab

Main SQFT: 1803

Green Cert:

Parking: Driveway

Basement: Daylight, Full Basement

Lower SQFT: 747

Energy Eff. Report:

Garage: 2 / Available

Road Surface:

Total SQFT: 2550

Exterior: Brick, Cedar

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 1803

Additional SQFT:

Levels: 2

SFSrc: RMLS

Approximate Room Sizes and Descriptions:

Living: **M** 16 X 15 Ceiling Fan(s), Laminate Flooring

Kitchen: **M** 13 X 12 Eat Bar, Quartz, Tile Floor

Dining: **M** 13 X 10 Laminate Flooring

Family: **L** 17 X 15

Utility Room: **L** 11 X 19

Primary Bedroom: **M** 15 X 13 Ceiling Fan(s), Laminate Flooring, Suite

2nd Bedroom: **M** 13 X 10 Ceiling Fan(s)

3rd Bedroom: **M** 11 X 10 Ceiling Fan(s)

Bedroom 4: **L** 16 X 11 Ceiling Fan(s), Kitchen, Skylight(s)

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Convection Oven, Built-in Dishwasher, Free-Standing Range, Gas Appliances, Pantry, Plumbed For Ice Maker, Quartz, Range Hood, Stainless Steel Appliance(s), Tile

Interior: Ceiling Fan(s), Garage Door Opener, Laminate Flooring, Quartz, Sprinkler, Tile Floor, Vinyl Floor, Washer/Dryer

Exterior: Fenced, Gas Hookup, Gazebo, Patio, Sprinkler, Tool Shed, Yard

Accessibility:

Security: Security System Owned

Internet: Cable

Windows: Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,028.66 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Cherie Gorsuch WFG

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Krystal Rollins

Agent Lic: 201215274

Agent Ph: 503-810-1902

Agent Cell:

SAID: ROLLINSK

Email(s) Agent: krystal@hasson.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Hasson Company

Office Lic: 201218262

Office Ph: 503-652-9801

Agent Ext:

Fax: 503-786-5343

BRCD: HASN03

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): CROSLEY SHAWN F, CROSLEY DAWN

Tenant/Other:

Contact1:

Tran: 10/30/2020

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 9/29/2020

Original Price: \$449,900

CDOM: 4

%SP/OLP: 101.13

Sold Date: 10/30/2020

List Price: \$449,900

BAID: RICEKRIS

%SP/LP: 101.13

Terms: Conventional

Sold Price: \$455,000

B/Agt: Kristin Rice

B/Off: RETY01

B/Off Phone: 503-294-1101

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$458,000 4 bd | 2 / 1 ba | 2590 sqft

13225 SE OATFIELD RD Milwaukie, OR 97222

Unit #:

Condo Loc:

Status: Sold

DOM: 5

List Date: 10/29/2023

Acres: 0.21

Year Built: 1952 Approximately

MLS#: 23133620

XST/Dir: Between Park & Courtney! **Looks small-don't be deceived! Spectacular Multi-generational Living! **

Private: REALTORS: 1. Please call seller to set up showing, 2. Please use OREF forms for offer, 3. Upper 827sf 2nd living area does not have range plug-in. Property could easily be converted for a duplex or maybe tri-plex? Be prepared to show a great property. Would love to put a transaction together.

Public: Looks small-Don't be deceived! Don't miss this spectacular remodeled home with multi-generational living area! Super cute and clean, remodeled and ready to move in and priced to sell! Large covered front porch. Light & Bright Living & Dining Room w/Hardwood floors, Fireplace & Crown moldings. 2 bedrooms on the main with quality remodeled bath! Spacious Kitchen with lots of counter and cupboard space & room for eating bar. Spacious Family Room has Hardwoods & Exterior Entry! Bonus/Office/Den w/Hardwoods, Closet & Exterior Entry! 2 upper levels - the 1st is an 827sf Great Room perfect for 2nd living area/rental w/Hi-Vaulted Ceilings, Lots of windows, 2nd Kitchen without range plug in, double closets, Full remodeled bath & Exterior door to secluded deck! - the 2nd is 302sf vaulted area with closet & wall to wall carpet perfect for spacious private bedroom! 2 Furnaces & 2 Water Heaters! Oversized attached 33"x12' with outside entry, W&D hook-ups with sink and big windows! Spacious secluded fenced yard with lots of parking, fenced from street, private patio/courtyard area perfect for entertaining, storage shed and covered patio! Super convenient location! Could easily be converted to duplex-check with county! HURRY ON THIS ONE! Call me to set up a private showing

ShowHrs: See remar

Occ: Owner

Show: Call Owner, Lockbox

LB/Loc/Cmb: Front door

Offer/Nego: Seller's Agent

Only

AG: Spring Cutsforth

AG Ph: [503-905-2000](tel:503-905-2000)

AG Cell/Text: [503-905-2000](tel:503-905-2000)

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: SECTION 01 TOWNSHIP 2S

Lot/Land Lease/Rent Payment: /

County: Clackamas

RANGE 1E QUARTER BD TAX LOT

Lot/Land Lease:

Open House:

Nhood/Bldg: N Milwaukie

01400

Lot Size: 7,000 to 9,999 SqFt

Upcoming Open House:

Area: 145

Tax ID: 00170898

Lot Dimensions: .21 acres

Broker Tour:

Zoning: MR1

Warranty:

Lot Desc: Level, Secluded, Trees

Upcoming Broker Tour:

Elementary: Oak Grove

Seller Disc: Disclosure

View:

Middle: Alder Creek

Other Disc: LB

Waterfront:

High: Putnam

List Type: Exclusive Right to Sell

Body Water:

Internet: Yes

Limited Representation: No

CC&R: No

Address: Yes

Style: Ranch

55+ w/Affidavit Y/N: No

No Blog:

Opportunity Zone:

No AVM:

Short Term Rental Allowed:

Floor #:

Residence Information:

Upper SQFT: 1129

Fireplaces: 1 / Wood Burning

Roof: Composition

Foundation:

Main SQFT: 1461

Green Cert:

Parking: Off Street, RV

Basement: None

Lower SQFT: 0

Energy Eff. Report:

Access/Parking

Road Surface: Paved

Total SQFT: 2590

Exterior: Lap Siding

Garage: 1 / Attached, Extra Deep,

Unreinforced Masonry Building:

Total Up/Main: 2590

Oversized

Additional SQFT:

RV Description: RV Parking

Levels: 2

SFSrc: appraisal

Approximate Room Sizes and Descriptions:

| | |
|------------------|--|
| Living: | (M) Coved, Fireplace, Formal, Hardwood Floors |
| Kitchen: | (M) Disposal, Free-Standing Range |
| Dining: | (M) Coved, Hardwood Floors, Living Room/Dining Room Combo |
| Family: | (M) Exterior Entry, Hardwood Floors |
| Office: | (M) Closet, Exterior Entry, Hardwood Floors |
| Primary Bedroom: | (M) Closet, Coved, Hardwood Floors |
| 2nd Bedroom: | (M) Closet, Coved, Hardwood Floors |
| 3rd Bedroom: | (U) Vaulted Ceiling(s), Wall to Wall Carpet |
| Guest Quarters: | (U) Balcony, Bathroom, Ceiling Fan(s), Closet, Exterior Entry, Hardwood Floors, High Ceilings, Kitchen, Vaulted Ceiling(s) |

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/1

Lower Level: 0/0

Total Baths: 2/1

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range

Interior: Ceiling Fan(s), Garage Door Opener, Hardwood Floors, High Ceilings, High Speed Internet, Laminate Flooring, Separate Living Quarters/Apartment/Aux Living Unit, Vaulted Ceiling(s), Wall to Wall Carpet

Exterior: Covered Patio, Deck, Dog Run, Fenced, Garden, Patio, Porch, Raised Beds, RV Parking, Security Lights, Tool Shed

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

Security:

Internet:

Windows: Vinyl Frames

Cool:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,323.22 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: FATCO - Amy Stevenson

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Spring Cutsforth

Agent Lic: 911200160

Agent Ph: 503-905-2000

Agent Cell: 503-905-2000

SAID: CUTSFORT

Email(s) Agent: spring@springsteam.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Spring Cutsforth

Office Lic: 200401100

Office Ph: 503-245-9000

Agent Ext:

Fax: 503-245-9105

Realty Group

BRCD: SPRG01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Rachel

Tenant/Other:

Contact1: 503-502-2596

Tran: 11/22/2023

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 11/3/2023

Original Price: \$449,900

CDOM: 5

%SP/OLP: 101.8

Sold Date: 11/22/2023

List Price: \$449,900

BAID: HEALYMAU

%SP/LP: 101.8

Terms: Conventional

Sold Price: \$458,000

B/Agt: Maureen Healy

B/Off: EXPL01

B/Off Phone: 888-814-9613

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$465,000 3 bd | 3 / 1 ba | 2732 sqft

3615 SE GROGAN AVE Milwaukie, OR 97222

Unit #: Condo Loc:
 Status: Sold DOM: 10
 List Date: 8/30/2020 Acres: 0.17
 Year Built: 1993 Updated/Remodeled MLS#: 20286114

XST/Dir: Hwy 224 to SE Edison St, Left on SE 37th, Right on SE Grogan Ave, Home on Right

Private: Appraisers: \$4,850 in concessions for repairs.

Public: Nicely Remodeled and Spacious 4 bedroom, 3.5 bath home in Milwaukie! The kitchen features stainless steel appliances and white cabinetry w/granite counters and opens to dining areas with 2 sliders leading to huge covered deck overlooking the backyard w/great territorial views. The basement is complete with bed, bath, and 2nd kitchen, living room, and dining area. Conveniently located near the the Expressway and Milwaukie Marketplace with lots of great shopping and dining opportunities!

ShowHrs:
 Occ: Vacant
 Show: Lockbox, See Remarks,
 Text Seller's Agent, Vacant
 LB/Loc/Cmb: Front Door
 Offer/Nego: Seller's Agent
 Only
 AG: Jesse Barkhurst
 AG Ph: [503-753-9528](tel:503-753-9528)
 AG Cell/Text: [503-753-9528](tel:503-753-9528)
 CoAgent:
 CoPh:

Property Details:

| | | |
|-------------------------|---|-----------------------|
| Property Type: Detached | Legal: 59 MINTHORN ADD LTS 24-26 Lot/Land Lease/Rent Payment: / | PDF Doc(s): 1 |
| County: Clackamas | BLK 94 | Open House: |
| Nhood/Bldg: | Tax ID: 01567003 | Upcoming Open House: |
| Area: 145 | Warranty: | Broker Tour: |
| Zoning: | Seller Disc: Exempt | Upcoming Broker Tour: |
| Elementary: Milwaukie | Other Disc: | |
| Middle: Rowe | List Type: Exclusive Agency | |
| High: Milwaukie | Limited Representation: No | |
| Internet: Yes | Style: Tri Level | |
| Address: Yes | Opportunity Zone: | |
| No Blog: | Short Term Rental Allowed: | |
| No AVM: | Floor #: | |

Residence Information:

| | | | |
|---------------------|--|----------------------|------------------------------------|
| Upper SQFT: 725 | Fireplaces: 1 / Wood Burning | Roof: Composition | Foundation: Slab |
| Main SQFT: 1016 | Green Cert: | Parking: Driveway | Basement: Daylight, Finished, Full |
| Lower SQFT: 991 | Energy Eff. Report: | Garage: 2 / Attached | Basement |
| Total SQFT: 2732 | Exterior: Lap Siding, T-111 Siding, Wood Composite | RV Description: | Road Surface: |
| Total Up/Main: 1741 | | | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: Tax Record | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|-----------------|------------------|------------------|
| Living: | (M) | | | |
| Kitchen: | (M) | | | |
| Dining: | (M) | | | |
| Family: | (L) | | | |
| 2nd Kitchen: | (L) | | | |
| Primary Bedroom: | (U) | | | |
| 2nd Bedroom: | (U) | | | |
| 3rd Bedroom: | (U) | | | |
| Bedroom 4: | (L) | | | |
| Baths - Full/Part | Upper Level: 2/0 | Main Level: 0/1 | Lower Level: 1/0 | Total Baths: 3/1 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Granite, Pantry, Stainless Steel Appliance(s)

Interior: Garage Door Opener, Granite, Hardwood Floors, Laundry, Tile Floor, Wall to Wall Carpet

Exterior: Covered Deck, Fenced, Porch, Yard

Accessibility:

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$7,371.28 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.75

\$ Pre-Approv:

Escrow Pref: Seller choice

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Jesse Barkhurst

Agent Lic: 201209301

Agent Ph: 503-753-9528

Agent Cell: 503-753-9528

SAID: BARKHURS

Email(s) Agent: jessebarkhurst@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Realty First

Office Lic: 201231137

Office Ph: 503-343-5825

Agent Ext:

Fax: 732-909-0892

BRCD: RLF01

Owner Perm. Resid:

FIRPTA: No

Owner(s): LSF9

Tenant/Other:

Contact1:

Tran: 11/4/2020

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 9/9/2020

Original Price: \$457,900

CDOM: 10

%SP/OLP: 101.55

Sold Date: 11/4/2020

List Price: \$444,900

BAID: ALOMIAJA

%SP/LP: 104.52

Terms: FHA

Sold Price: \$465,000

B/Agt: Javier Alomia

B/Off: EQTY15

B/Off Phone: 503-287-8989

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential

5/22/2024 8:50PM

\$477,000 5 bd | 3 / 0 ba | 2850 sqft

15296 SE JOHNSON RD Clackamas, OR 97015

Unit #: Condo Loc:
 Status: Sold DOM: 130
 List Date: 6/17/2021 Acres: 0.23
 Year Built: 1981 Approximately MLS#: 21248495
 XST/Dir: Corner of Johnson and SE Janssen

ShowHrs:
 Occ: Owner
 Show: Appointment Only, Text
 Seller's Agent
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Jamie Scott
 AG Ph: 503-516-7835
 AG Cell/Text:
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: (5th bed down is non-conforming)... with a little TLC this one will shine. Seller will entertain offers.

Public: Looking for a home w/ separate living quarters, in law suite or perfect place for multi generational family? This one is it.... Main level has 3 bed, 2 baths and the lower offers 2 bedroom, 1 bath w/ 2nd kitchen & outside access. Master suite w/ bathroom. Large living room w/ fireplace and door out to large deck. Gourmet kitchen w/ ample storage and counter space. Down stairs has a large family room. Home is situated on a corner lot, fully fenced w/ above ground pool & play set. BRING OFFERS

Property Details:

| | | | |
|-------------------------|---|---------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 09 TOWNSHIP 2S RANGE 2E QUARTER BC TAX LOT | Lot/Land Lease/Rent Payment: / | Open House: |
| County: Clackamas | 02504 | Lot/Land Lease: | Upcoming Open House: |
| Nhood/Bldg: | Tax ID: 00472688 | Lot Size: 10,000 to 14,999 SqFt | Broker Tour: |
| Area: 145 | Warranty: | Lot Dimensions: | Upcoming Broker Tour: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: Level | |
| Elementary: Bilquist | Other Disc: | View: | |
| Middle: Alder Creek | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Putnam | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Split | CC&R: | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-----------------------|----------------------|-----------------------------------|
| Upper SQFT: 0 | Fireplaces: | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1425 | Green Cert: | Parking: | Basement: Finished, Full Basement |
| Lower SQFT: 1425 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: Paved |
| Total SQFT: 2850 | Exterior: Wood Siding | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1425 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Appraisal | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|----------------------------|--|------------------|------------------|
| Living: | <input type="checkbox"/> M | Deck, Fireplace, Wall to Wall Carpet | | |
| Kitchen: | <input type="checkbox"/> M | Free-Standing Range, Free-Standing Refrigerator, Laminate Flooring | | |
| Family: | <input type="checkbox"/> L | Wall to Wall Carpet | | |
| Bedroom 5: | <input type="checkbox"/> L | Bathroom, Wall to Wall Carpet | | |
| Primary Bedroom: | <input type="checkbox"/> M | Bathroom, Ceiling Fan(s), Suite | | |
| 2nd Bedroom: | <input type="checkbox"/> M | Wall to Wall Carpet | | |
| 3rd Bedroom: | <input type="checkbox"/> M | Wall to Wall Carpet | | |
| Bedroom 4: | <input type="checkbox"/> L | Wall to Wall Carpet | | |
| 2nd Kitchen: | <input type="checkbox"/> L | Free-Standing Range, Free-Standing Refrigerator | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator

Interior: Ceiling Fan(s), Garage Door Opener, Laminate Flooring, Separate Living Quarters/Apartment/Aux Living Unit, Wall to Wall Carpet

Exterior: Deck, Fenced, Pool, Yard

Accessibility: Caregiver Quarters

Security:

Internet:

Windows: Vinyl Frames

Cool:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,536.54 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Lawyers title- Crystal Wynkoop

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Jamie Scott

Agent Lic: 200507381

Agent Ph: 503-516-7835

Agent Cell:

SAID: SCOTTJ

Email(s) Agent: jamies@johnlscott.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: John L.

Office Lic: 200710100

Office Ph: 503-303-7103

Agent Ext:

Fax: 503-303-7108

Scott/Clackamas

BRCD: JLSC06

Owner Perm. Resid:

FIRPTA: No

Owner(s): BATUGO JESSICA, CURTIS KEVIN

Tenant/Other: Text Agent for an appt

Contact1:

Tran: 12/13/2021

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 10/25/2021

Original Price: \$559,000

CDOM: 130

%SP/OLP: 85.33

Sold Date: 12/10/2021

List Price: \$475,000

BAID: WELKERME

%SP/LP: 100.42

Terms: Conventional

Sold Price: \$477,000

B/Agt: Melissa Welker

B/Off: SRNW01

B/Off Phone: 503-265-8153

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$485,000 3 bd | 3 / 0 ba | 2532 sqft

4910 SE CASA DEL REY DR Milwaukie, OR 97222

Unit #:

Condo Loc:

Status: Sold

DOM: 152

List Date: 2/1/2020

Acres: 0.22

Year Built: 1975 Updated/Remodeled

MLS#: 19635536

XST/Dir: Take SE Lake Rd. to SE 51st Ave., At Stop turn right and follow Casa Del Rey Dr. to end of Circle.

Private: ALERT YOUR BUYERS - AMAZING DEAL, Vacant easy to show. Entertainer's deck, professional landscaping. New finishes, highly desirable neighborhood. Great for multi-generational living - lower floor has separate entrance, potential 2nd kitchen & extra bedrooms. Quiet setting, end of road house on private drive. Large fenced yard. Easy access to I-205 & Portland. Walk to N. Clackamas Park & Dog Park.

Public: GREAT BIG FAMILY HOME - ITS A STEAL LETS MAKE A DEAL! Beautiful home new finishes, Open kitchen/dining/living room plan, entertainers deck, Master bedroom w/full bath, 2 addtl. bedrooms up & full hall Bath. Great for many uses, lower has separate entrance/deck, fireplace, family room, hobby kitchen, dining area & bonus rooms, crafts, bedrooms, etc. Lots of built-in storage. Professional landscaping, treed view. Walking path to North Clackamas Park & Dog Park. Quick access to I-205 & Portland.

ShowHrs:
 Occ: Vacant
 Show: Lockbox, Text Seller's Agent, Vacant
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Amanda Thorne
 AG Ph: 503-341-1692
 AG Cell/Text: 503-341-1692
 CoAgent: Bradley Miller
 CoPh: 503-544-6783

Property Details:

| | | | |
|-------------------------|------------------------------------|-----------------------------------|-----------------------|
| Property Type: Detached | Legal: 2060 CASCADE GREENS LT 15 | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | Tax ID: 00437138 | Lot/Land Lease: | |
| Nhood/Bldg: | Warranty: | Lot Size: 7,000 to 9,999 SqFt | Open House: |
| Area: 145 | Seller Disc: Disclosure | Lot Dimensions: | Upcoming Open House: |
| Zoning: R10 | Other Disc: | Lot Desc: Corner Lot, Cul-de-sac, | Broker Tour: |
| Elementary: Milwaukie | List Type: Exclusive Right to Sell | Terraced, Trees | Upcoming Broker Tour: |
| Middle: Rowe | Limited Representation: No | View: Trees/Woods | |
| High: Milwaukie | Style: 2 Story, Split | Waterfront: | |
| Internet: Yes | Opportunity Zone: | Body Water: | |
| Address: Yes | Short Term Rental Allowed: | CC&R: No | |
| No Blog: | Floor #: | 55+ w/Affidavit Y/N: No | |
| No AVM: | | | |

Residence Information:

| | | | |
|---------------------|------------------------------|---------------------------------|------------------------------------|
| Upper SQFT: 1266 | Fireplaces: 2 / Wood Burning | Roof: Composition | Foundation: |
| Main SQFT: 1266 | Green Cert: | Parking: Driveway, Parking Pad | Basement: Daylight, Full Basement, |
| Lower SQFT: 0 | Energy Eff. Report: | Garage: 2 / Attached, Oversized | Storage Space |
| Total SQFT: 2532 | Exterior: Brick, Lap Siding | RV Description: | Road Surface: Paved |
| Total Up/Main: 2532 | | | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Tax | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|--|------------------|------------------|
| Living: | (M) 15 X 18 | Fireplace, Wood Floors | | |
| Kitchen: | (M) 11 X 13 | Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Granite, Pantry, Wood Floors | | |
| Dining: | (M) 9 X 11 | Deck, Sliding Doors, Wood Floors | | |
| Family: | (L) 13 X 17 | Daylight, Fireplace | | |
| Guest Quarters: | (L) 9 X 15 | Daylight | | |
| Primary Bedroom: | (M) 11 X 14 | Bathroom, Closet Organizer, Granite, Wood Floors | | |
| 2nd Bedroom: | (M) 11 X 11 | Double Closet, Wood Floors | | |
| 3rd Bedroom: | (M) 11 X 12 | Closet, Wood Floors | | |
| Laundry: | (L) 8 X 9 | Bathroom, Shower | | |
| Office: | (L) 10 X 11 | Built-in Features, Ceiling Fan(s), Closet | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Granite, Pantry, Range Hood, Stainless Steel Appliance(s)
Interior: Ceiling Fan(s), Garage Door Opener, Granite, Laundry, Wood Floors
Exterior: Deck, Fenced, Guest Quarters, Patio, Porch, Private Road, Tool Shed, Yard
Accessibility:

Security: Security Lights

Internet:

Windows: Double Pane Windows

Cool: Central Air

Heat: Forced Air

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,227.13 2018

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Mary Jo McGauvran, Chicago Title Co

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Amanda Thorne

Agent Lic: 201218517

Agent Ph: 503-341-1692

Agent Cell: 503-341-1692

SAID: THORNEAM

Email(s) Agent: agthorne27@gmail.com

CoAgent: Bradley Miller

CoSAID: BRMILLER

CoBRCD: TOMR01

CoPh: 503-544-6783

CoAgent Email: bradlegacy@gmail.com

Office: Thomas Martin Realty Office Lic: 200311225

Office Ph: 503-544-6783

Agent Ext:

Fax:

BRCD: TOMR01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): SHOFNER LYNN M

Tenant/Other:

Contact1:

Tran: 8/17/2020

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 7/2/2020

Original Price: \$542,000

CDOM: 152

%SP/OLP: 89.48

Sold Date: 8/14/2020

List Price: \$499,000

BAID: PARISCLA

%SP/LP: 97.19

Terms: FHA

Sold Price: \$485,000

B/Agt: Claire Paris

B/Off: MAPS01

B/Off Phone: 503-998-4878

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$500,000 4 bd | 2 / 0 ba | 1726 sqft

15301 SE ARISTA DR Milwaukie, OR 97267

Unit #: Condo Loc:
 Status: Sold DOM: 6
 List Date: 1/25/2023 Acres: 0.17
 Year Built: 1959 Resale MLS#: 23358305

ShowHrs:
 Occ: Vacant
 Show: Appointment Only,
 Showing Time
 LB/Loc/Cmb: Front door
 Offer/Nego: Call Seller's Agent
 AG: Katy Hallgren
 AG Ph: 503-348-9957
 AG Cell/Text:
 CoAgent:
 CoPh:

XST/Dir: Oak Grove Blvd to Arista Drive

Private: Offer deadline January 31st at 9am.

Public: Cosmetic fixer w/possible ADU downstairs w/bathroom & exterior entrance & electrical/plumbing in place for 2nd kitchen. Multi-generational living? Income potential? Upstairs bathroom is updated. Newer roof & furnace/AC. Hardwood floors on main. Large yard, covered patio, carpets just recently shampooed! All kitchen appliances(Including refrigerator) & washer/dryer included! 4th bedroom is non-conforming(no closet)

Property Details:

| | | | |
|-------------------------|------------------------------------|--------------------------------|--|
| Property Type: Detached | Legal: 297 MCARTHURS SUB OAK | Lot/Land Lease/Rent Payment: / | Open House: Upcoming Open House: Broker Tour: Upcoming Broker Tour: |
| County: Clackamas | GROVE PT LTS 24&25 BLK 1 | Lot/Land Lease: | |
| Nhood/Bldg: | Tax ID: 00272341 | Lot Size: 7,000 to 9,999 SqFt | |
| Area: 145 | Warranty: | Lot Dimensions: | |
| Zoning: R7 | Seller Disc: Exempt | Lot Desc: | |
| Elementary: Oak Grove | Other Disc: | View: | |
| Middle: Alder Creek | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Putnam | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Tri Level | CC&R: No | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|----------------------|--|
| Upper SQFT: 425 | Fireplaces: 1 / Wood Burning | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 821 | Green Cert: | Parking: Driveway | Basement: Crawl Space, Daylight, Finished |
| Lower SQFT: 480 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: Concrete |
| Total SQFT: 1726 | Exterior: T-111 Siding | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1246 | | | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: TRIO | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|--|------------------|------------------|
| Living: | [M] | | | |
| Kitchen: | [M] | Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator | | |
| Dining: | [M] | Sliding Doors | | |
| Family: | [L] | | | |
| Bedroom 4: | [L] | Exterior Entry | | |
| Primary Bedroom: | [U] | | | |
| 2nd Bedroom: | [U] | | | |
| 3rd Bedroom: | [U] | | | |
| Bonus Room: | [L] | | | |
| Baths - Full/Part | Upper Level: 1/0 | Main Level: 0/0 | Lower Level: 1/0 | Total Baths: 2/0 |

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator
 Interior: Hardwood Floors, Washer/Dryer, Wood Floors
 Exterior: Covered Patio, Yard
 Accessibility:
 Security:
 Internet:
 Windows: Vinyl Frames
 Cool: Central Air
 Water: Public Water

Heat: Forced Air
 Sewer: Public Sewer

Fuel: Electricity
 Hot Water: Electricity

Financial:

| | | | |
|---|--------------------|------------------|------------------------|
| Property Tax/Yr: \$3,967.33 2021 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.25 | \$ Pre-Approv: |
| Escrow Pref: Michelle Peterson @ Fidelity | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional, FHA, VA Loan | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, If Rented: |

Broker/Agent Data:

| | | | | |
|--|------------------------|--------------------------------|-------------|----------------|
| Agent: Katy Hallgren | Agent Lic: 201207784 | Agent Ph: <u>503-348-9957</u> | Agent Cell: | SAID: HALLGREN |
| Email(s) Agent: <u>katylynn143@yahoo.com</u> | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Iron Gate Realty | Office Lic: 200512057 | Office Ph: <u>503-617-9280</u> | Agent Ext: | Fax: |
| Group | | | | |
| BRCD: IRON01 | Owner Perm. Resid: Yes | | FIRPTA: No | |
| Owner(s): ROZELL DAVID PAUL (TE) | Tenant/Other: | | Contact1: | |
| Tran: 2/14/2023 | Exp: | | Contact2: | |
| Poss: Close Of Escrow | | | | |

Comparable Information:

| | | | |
|-------------------------|---------------------------|-----------------|---------------------------|
| Pending Date: 1/31/2023 | Original Price: \$475,000 | CDOM: 6 | %SP/OLP: 105.26 |
| Sold Date: 2/14/2023 | List Price: \$475,000 | BAID: FOXJADE | %SP/LP: 105.26 |
| Terms: FHA | Sold Price: \$500,000 | B/Agt: Jade Fox | B/Off: THNK01 |
| | | | B/Off Phone: 503-847-2722 |

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential

5/22/2024 8:50PM

\$525,000 4 bd | 3 / 0 ba | 2540 sqft

6570 CHESSINGTON LN Gladstone, OR 97027

Unit #: Condo Loc:
 Status: Sold DOM: 4
 List Date: 7/9/2020 Acres: 0.24
 Year Built: 1971 Approximately MLS#: 20375212
 XST/Dir: Jennings Rd, to Nottingham, L on Devonshire to L on Chessington

ShowHrs: 9am-7pm
 Occ: Owner
 Show: Appointment Only,
 Pet(s) on Premises, See
 Remarks
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Kris Kachirisky
 AG Ph: 503-201-7220
 AG Cell/Text:
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: Appraisers; multiple offers, \$1500 credit for deck repairs. Thanks to buyer's agent, Leigh Flynn for the exceptional partnership and responsive professionalism! Separate living area dnstrs with 2nd kitchen/laundry, 2 living spaces. Major remodel, upstairs all new w high end finishes.
Public: MCM cool meets chic sophistication and welcomes you into a modern haven with all of the finest finishes! Move right into this completely remodeled home to enjoy classic, high end finishes: walnut flooring, bright vaulted ceilings, white cabinets, quartz, marble in the kitchen, gorgeously remodeled upstairs bath and master bath with marble tile; a master closet that is your own private boutique! Buyer to confirm ADU potential of dnstrs with 2 bedrooms, 2nd kitchen, 2 living rooms, sep entrance.

Property Details:

Property Type: Detached Legal: 1477 SHERWOOD FOREST #2 Lot/Land Lease/Rent Payment: /
 County: Clackamas LT 29 BLK 2 Lot/Land Lease:
 Nhood/Bldg: Sherwood Forest Tax ID: 00496029 Lot Size: 10,000 to 14,999 SqFt
 Area: 145 Warranty: Lot Dimensions:
 Zoning: Seller Disc: Disclosure Lot Desc: Level, Trees
 Elementary: John Wetten Other Disc: View: Trees/Woods
 Middle: Alder Creek List Type: Exclusive Right to Sell Waterfront:
 High: Putnam Limited Representation: No Body Water:
 Internet: Yes Style: NW Contemporary, CC&R:
 Address: Yes Traditional 55+ w/Affidavit Y/N: No
 No Blog: No Opportunity Zone:
 No AVM: No Short Term Rental Allowed:
 Floor #:

Open House:
 Upcoming Open House:
 Broker Tour:
 Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0 Fireplaces: 2 / Wood Burning Roof: Composition Foundation: Slab
 Main SQFT: 1318 Green Cert: Parking: Driveway, On Street Basement: Daylight, Finished,
 Lower SQFT: 1222 Energy Eff. Report: Garage: 2 / Attached Separate Living
 Total SQFT: 2540 Exterior: Lap Siding RV Description: Quarters/Apartment/Aux Living Unit
 Total Up/Main: 1318 Road Surface: Concrete
 Additional SQFT: Unreinforced Masonry Building:
 Levels: 2
 SFSrc: RMLS

Approximate Room Sizes and Descriptions:

Living: (M) 12 X 12 Great Room, Hardwood Floors, Updated/Remodeled, Skylight(s), Vaulted Ceiling(s)
 Kitchen: (M) 10 X 14 Marble, Pantry, Quartz
 Dining: (M) 7 X 7 Living Room/Dining Room Combo
 Family: (L) 21 X 15 Fireplace
 2nd Kitchen: (L) 11 X 9
 Primary Bedroom: (M) 15 X 14 Barn Door(s), Marble, Updated/Remodeled
 2nd Bedroom: (M) 11 X 11 Closet
 3rd Bedroom: (L) 11 X 13 Bathroom, Closet
 Bedroom 4: (L) 11 X 11
 Baths - Full/Part Upper Level: 0/0 Main Level: 2/0 Lower Level: 1/0 Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Oven, Built-in Dishwasher, Free-Standing Gas Range, Granite, Island, Pantry, Pot Filler, Range Hood, Stainless Steel Appliance(s)
Interior: Hardwood Floors, High Ceilings, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Tile Floor, Vaulted Ceiling(s), Vinyl Floor, Washer/Dryer
Exterior: Deck, Fenced, Garden, Patio
Accessibility:
Security:
Internet:
Windows: Vinyl Frames
Cool: Central Air
Water: Public Water
Heat: Heat Pump
Sewer: Public Sewer
Fuel: Electricity, Gas
Hot Water: Gas

Financial:

| | | | |
|--|---------------------------|-------------------------|-------------------------------|
| Property Tax/Yr: \$5,658.69 2019 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: ORTC-Linda Mott | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional, FHA, VA Loan | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, if Rented: |

Broker/Agent Data:

| | | | | |
|---|------------------------------|---------------------------------------|--------------------|-----------------------|
| Agent: Kris Kachirisky | Agent Lic: 201218015 | Agent Ph: <u>503-201-7220</u> | Agent Cell: | SAID: KACHIRIS |
| Email(s) Agent: kris@FindYourNestPDX.com | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Cascade Sothebys International Realty | Office Lic: 201202043 | Office Ph: <u>503-420-8650</u> | Agent Ext: | Fax: |
| BRCD: SIRE04 | | Owner Perm. Resid: Yes | FIRPTA: No | |
| Owner(s): Hannah Swan | | Tenant/Other: | Contact1: | |
| Tran: 8/16/2020 | | Exp: | Contact2: | |
| Poss: Close Of Escrow | | | | |

Comparable Information:

| | | | |
|--------------------------------|----------------------------------|---------------------------|----------------------------------|
| Pending Date: 7/13/2020 | Original Price: \$515,000 | CDOM: 4 | %SP/OLP: 101.94 |
| Sold Date: 8/14/2020 | List Price: \$515,000 | BAID: FLYNNLEI | %SP/LP: 101.94 |
| Terms: Conventional | Sold Price: \$525,000 | B/Agt: Leigh Flynn | B/Off: WMRL01 |
| | | | B/Off Phone: 971-279-5324 |

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Data Only

Residential

5/22/2024 8:50PM

\$541,900 4 bd | 3 / 0 ba | 1968 sqft

15411 SE LINDEN LN Milwaukie, OR 97267

Unit #: Condo Loc:
 Status: Sold DOM: 5
 List Date: 11/19/2020 Acres: 0.15
 Year Built: 1965 Updated/Remodeled MLS#: 20661721

ShowHrs:
 Occ: Vacant
 Show: Lockbox, Vacant
 LB/Loc/Cmb: WATER SPIGOT-FR
 Offer/Nego: Seller's Agent Only
 AG: Jennifer Townsend
 AG Ph: [503-544-5106](tel:503-544-5106)
 AG Cell/Text: [503-544-5106](tel:503-544-5106)
 CoAgent:
 CoPh:

XST/Dir: McLoughlin to Right on Oak Grove Blvd, left on SE Linden Ln

Private: Buyer to verify Sq ft and possible ADU. Add pictures to come. A few items remain to be completed- Fencing/deck. The home has been professionally cleaned. Feel free to call the builder with any questions. Chris Grosnick. The lower level heating is a highly efficient wall system by EnVI. Offers due by Monday 5pm. 1 offer at this time.
 Public: Extensive Remodel located on a quiet, corner, fenced lot. Master on main w/walk-in shower. New cabinets, countertops, lighting, SS appliances, EE Furnace, roof, and water heater. Laundry on main and lower lvl. lower level plumbed for 2nd kitchen and has a separate entrance. Possible ADU/Guest Qtrs- Buyer to verify. New landscaping with a large deck in back. RV Park in front. A/C Ready

Property Details:

| | | | |
|-------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: 558 RUPERTS SUB OAK GRV | Lot/Land Lease/Rent Payment: / | # Supplements: 2 |
| County: Clackamas | PT LTS 5&6 BLK 1 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00284695 | Lot Size: 5,000 to 6,999 SqFt | Upcoming Open House: |
| Area: 145 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: Corner Lot | Upcoming Broker Tour: |
| Elementary: Oak Grove | Other Disc: | View: | |
| Middle: Alder Creek | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Putnam | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Daylight Ranch, NW | CC&R: | |
| Address: Yes | Contemporary | 55+ w/Affidavit Y/N: No | |
| No Blog: | Opportunity Zone: | | |
| No AVM: | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|---------------------|--------------------------------------|---------------------------------|------------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Gas | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1138 | Green Cert: | Parking: | Basement: Finished, Full Basement, |
| Lower SQFT: 830 | Energy Eff. Report: Yes | Garage: 1 / Attached, Oversized | Separate Living |
| Total SQFT: 1968 | Exterior: Board & Batten Siding, Lap | RV Description: RV Parking | Quarters/Apartment/Aux Living Unit |
| Total Up/Main: 1138 | Siding, Tongue and Groove | | Road Surface: |
| Additional SQFT: | | | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: pdx maps | | | |

Approximate Room Sizes and Descriptions:

| | | | | | |
|-------------------|----------------------------|---|-----------------|------------------|------------------|
| Living: | <input type="checkbox"/> M | Fireplace, Laminate Flooring | | | |
| Kitchen: | <input type="checkbox"/> M | Built-in Microwave, Built-in Dishwasher, Eat Bar, Gas Appliances, Laminate Flooring, Quartz | | | |
| Dining: | <input type="checkbox"/> M | | | | |
| Family: | <input type="checkbox"/> L | Fireplace | | | |
| Bedroom 4: | <input type="checkbox"/> L | | | | |
| Primary Bedroom: | <input type="checkbox"/> M | Walk-in Shower, Wall to Wall Carpet | | | |
| 2nd Bedroom: | <input type="checkbox"/> M | Wall to Wall Carpet | | | |
| 3rd Bedroom: | <input type="checkbox"/> M | Wall to Wall Carpet | | | |
| Office: | <input type="checkbox"/> L | Barn Door(s), Wall to Wall Carpet | | | |
| Baths - Full/Part | | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Cooktop, Free-Standing Refrigerator, Gas Appliances, Quartz, Stainless Steel Appliance(s)

Interior: Dual Flush Toilet, Laminate Flooring, Laundry, Quartz, Tile Floor, Wall to Wall Carpet

Exterior: Deck, Fenced, Patio, RV Parking, Yard

Accessibility:

Security:

Internet:

Windows: Vinyl Frames

Cool: Air Conditioning Ready

Water: Public Water

Heat: ENERGY STAR Qualified Equipment,

Forced Air - 95+%, Zoned

Sewer: Public Sewer

Fuel: Electricity, Gas

Hot Water: Gas

Financial:

Property Tax/Yr: \$2,414.54 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Jennifer Riba--Matson WFG

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, if Rented:

Broker/Agent Data:

Agent: Jennifer Townsend

Agent Lic: 200402089

Agent Ph: 503-544-5106

Agent Cell: 503-544-5106

SAID: TOWNJENN

Email(s) Agent: jennifer@gogreenrealty.net

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Go Green Realty

Office Lic: 200802093

Office Ph: 503-544-5106

Agent Ext:

Fax:

BRCD: GGRE01

Owner Perm. Resid:

FIRPTA: No

Owner(s): CHRIS GROSICK, DANIEL GROSICK

Tenant/Other:

Contact1: 971-225-2387

Tran: 12/21/2020

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 11/24/2020

Original Price: \$489,900

CDOM: 5

%SP/OLP: 110.61

Sold Date: 12/14/2020

List Price: \$489,900

BAID: DICUSL

%SP/LP: 110.61

Terms: Cash

Sold Price: \$541,900

B/Agt: Lonnie Dicus

B/Off: WINR02

B/Off Phone: 503-675-8264

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$605,000 5 bd | 3 / 0 ba | 2618 sqft

7600 SPRINGHILL DR Gladstone, OR 97027

Unit #:

Condo Loc:

Status: Sold

DOM: 2

List Date: 4/18/2022

Acres: 0.17

Year Built: 1974 Resale

MLS#: 22417496

XST/Dir: Webster to Springhill

ShowHrs:

Occ: Owner

Show: Occupied, Lockbox, See

Remarks, Showing Time

LB/Loc/Cmb: Front Door

Offer/Nego: Call Seller's Agent

AG: Jimmy Bacon

AG Ph: 503-312-9005

AG Cell/Text: 503-312-9005

CoAgent:

CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Please schedule showings through Showing Time. Please only pre-approved buyers. Sellers do not need rent back. Offer deadline is Monday April 25th @ Noon. Sellers reserve the right to accept an offer before the offer deadline. Buyers to verify schools.

Public: Beautiful Split-Level Home Located in desirable neighborhood. This Home Features 5 Bedrooms ~ 3 Bathrooms ~ 2-Car Garage ~ Bonus Room or potential 6th Bedroom ~ Sun Room ~ Potential ADU on Lower Level ~ 2nd Kitchen on Lower Level ~ Close to Local Attractions, Shopping, Restaurants, Parks & More ~ This Home is a MUST SEE!!!

Property Details:

Property Type: Detached

Legal: 1537 SPRINGHILL LT 1 BLK 2

Lot/Land Lease/Rent Payment: /

PDF Doc(s): 2

County: Clackamas

Tax ID: 00505894

Lot/Land Lease:

Open House:

Nhood/Bldg: Springhill

Warranty:

Lot Size: 7,000 to 9,999 SqFt

Upcoming Open House:

Area: 145

Seller Disc: Disclosure

Lot Dimensions:

Broker Tour:

Zoning: R7.2

Other Disc:

Lot Desc: Level

Upcoming Broker Tour:

Elementary: John Wetten

List Type: Exclusive Right to Sell

View:

Middle: Kraxberger

Limited Representation: No

Waterfront:

High: Gladstone

Style: 2 Story, Split

Body Water:

Internet: Yes

Opportunity Zone:

CC&R:

Address: Yes

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No Blog: No

Floor #:

No AVM: No

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 1338

Green Cert:

Parking: Driveway, On Street

Basement: Finished

Lower SQFT: 1280

Energy Eff. Report:

Garage: 2 / Attached

Road Surface: Concrete, Paved

Total SQFT: 2618

Exterior: Aluminum, T-111 Siding

RV Description: RV Parking

Unreinforced Masonry Building:

Total Up/Main: 1338

Additional SQFT:

Levels: 2

SFSrc: AQMEASURE

Approximate Room Sizes and Descriptions:

Living: M 15 X 18 Fireplace, Laminate Flooring

Kitchen: M 10 X 15 Eating Area

Dining: M 10 X 11 Formal, Sliding Doors

Family: L 13 X 18 Fireplace, Laminate Flooring

Bedroom 5: L 9 X 10 Closet, Laminate Flooring

Primary Bedroom: M 12 X 15 Bathroom, Closet, Laminate Flooring

2nd Bedroom: M 10 X 12 Closet, Laminate Flooring

3rd Bedroom: M 10 X 11 Closet, Laminate Flooring

Bedroom 4: L 9 X 15 Closet, Laminate Flooring

Bonus Room: L 9 X 13 Laminate Flooring

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Range, Built-in Dishwasher, Disposal, Free-Standing Refrigerator
Interior: Air Cleaner, Garage Door Opener, Laminate Flooring, Laundry, Tile Floor
Exterior: Covered Deck, Fenced, Garden, RV Parking, Yard
Accessibility: Garage on Main, Kitchen Cabinets, Minimal Steps, Roll-in Shower, Walk-in Shower
Security:
Internet:
Windows: Vinyl Frames
Cool: Central Air
Water: Public Water
Heat: Forced Air - 95+%
Sewer: Public Sewer
Fuel: Gas
Hot Water: Gas

Financial:

Property Tax/Yr: \$5,496.98 2021 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: Zach Bay ~ WFG National Title
Terms: Cash, Conventional, FHA, VA Loan
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:
Tax Deferral: No
BAC: % 2.0
Other Dues:
Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Jimmy Bacon Agent Lic: 201219806 Agent Ph: 503-312-9005 Agent Cell: 503-312-9005 SAID: BACONJAM
Email(s) Agent: jimmy@jimmybaconhomes.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: eXp Realty, LLC Office Lic: 201001030 Office Ph: 888-814-9613 Agent Ext: Fax: 541-883-2207
BRCD: EXPL01 Owner Perm. Resid:
Owner(s): RAU RANDY C, RAU SUSAN J Tenant/Other:
Tran: 5/13/2022 Exp:
Poss:
FIRPTA: No
Contact1:
Contact2:

Comparable Information:

Pending Date: 4/20/2022 Original Price: \$580,000 CDOM: 2 %SP/OLP: 104.31
Sold Date: 5/13/2022 List Price: \$580,000 BAID: COONTERE %SP/LP: 104.31
Terms: Conventional Sold Price: \$605,000 B/Agt: Teresa Coon B/Off: PPGR03
B/Off Phone: 503-670-9000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$635,000 4 bd | 3 / 0 ba | 2500 sqft

22880 SE HIGHWAY 212 Damascus, OR 97089

Unit #:

Condo Loc:

Status: Sold

DOM: 1

List Date: 10/8/2020

Acres: 1.43

Year Built: 1982 Resale

MLS#: 20057210

XST/Dir: Sign on Highway 212 at driveway, South Private Drive Off of Se Hwy 212, West of 232nd.

ShowHrs: 9-7

Occ: Owner

Show: Pet(s) on Premises, Call Owner, Occupied, Lockbox, See Remarks, Text Owner

LB/Loc/Cmb: Front Door

Offer/Nego: Call Seller's Agent

AG: Gene Farr

AG Ph: 503-896-4959

AG Cell/Text: 503-896-4959

CoAgent:

CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: "Appraisers, No seller credits." Sellers works from home. May need to be in the driveway in the car to keep wifi. Drone Video coming soon, Lots of personal property for sale, ask for a price list for personal property.*The front property line is a fence near the first shop through the grass and around back* 1.43 fenced acres !!

Public: ACREAGE LIVING! 4bedroom, 3bath, w/duel living possibilities. Updated kitchen, eat-in bar, perfect entertaining space. LR w/fireplace, newer flooring, trim, interior paint. Downstairs family room, 1bedroom, full bath, 2nd laundry & 2nd kitchen. Relax on the covered back deck. Tons of space for entertaining, patio, hot tub & sitting area. 48X36 shop w/own power. RV/Boat, extra parking. Shop w/roll-up doors, bench/tool area, heater, loft space!! More Photos-<http://www.ppgtours.com/ml/105274#photos>

Property Details:

| | | | |
|-----------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: PARTITION PLAT 1998-029 PT | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | PARCEL 1 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00621045 | Lot Size: 1 to 2.99 Acres | Upcoming Open House: |
| Area: 145 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: RR2 | Seller Disc: Disclosure | Lot Desc: Cul-de-sac, Level | Upcoming Broker Tour: |
| Elementary: Dp Crk-Damascus | Other Disc: | View: Territorial | |
| Middle: Other | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Sam Barlow | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: 2 Story, Traditional | CC&R: Yes | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: Yes | Short Term Rental Allowed: | | |
| No AVM: Yes | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|-------------------------------------|------------------------------------|
| Upper SQFT: 1600 | Fireplaces: 1 / Wood Burning | Roof: Composition | Foundation: Slab |
| Main SQFT: 0 | Green Cert: | Parking: Driveway, RV | Basement: Finished, Full Basement, |
| Lower SQFT: 900 | Energy Eff. Report: | Access/Parking | Separate Living |
| Total SQFT: 2500 | Exterior: Fiber Cement | Garage: 2 / Attached | Quarters/Apartment/Aux Living Unit |
| Total Up/Main: 1600 | | RV Description: RV Parking, RV/Boat | Road Surface: Paved |
| Additional SQFT: | | Storage | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: Tax Full | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|----------------------------------|---|------------------|------------------|
| Living: | <input type="checkbox"/> 25 X 16 | Central Vacuum, Fireplace, Laminate Flooring, Updated/Remodeled | | |
| Kitchen: | <input type="checkbox"/> 17 X 11 | Built-in Dishwasher, Eat Bar, Free-Standing Range, Free-Standing Refrigerator, Kitchen/Dining Room Combo, Updated/Remodeled | | |
| Dining: | <input type="checkbox"/> 14 X 11 | Central Vacuum, Exterior Entry, Laminate Flooring, Living Room/Dining Room Combo, Updated/Remodeled, Sliding Doors | | |
| Family: | <input type="checkbox"/> 12 X 10 | Central Vacuum, Laminate Flooring, Updated/Remodeled | | |
| 2nd Kitchen: | <input type="checkbox"/> 8 X 8 | Cook Island, Eating Area, Free-Standing Range, Free-Standing Refrigerator, Laminate Flooring, Updated/Remodeled | | |
| Primary Bedroom: | <input type="checkbox"/> 14 X 12 | Bathroom, Updated/Remodeled | | |
| 2nd Bedroom: | <input type="checkbox"/> 10 X 12 | Central Vacuum, Closet, Laminate Flooring | | |
| 3rd Bedroom: | <input type="checkbox"/> 10 X 10 | Central Vacuum, Closet, Laminate Flooring | | |
| Bedroom 4: | <input type="checkbox"/> 14 X 9 | Laminate Flooring | | |
| 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 Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Quartz, Range Hood
Interior: Central Vacuum, Garage Door Opener, Jetted Tub, Laminate Flooring, Laundry, Quartz, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Washer/Dryer
Exterior: Covered Deck, Deck, Fenced, Free-Standing Hot Tub, Garden, Outbuilding, Private Road, Raised Beds, RV Parking, RV/Boat Storage, Workshop, Yard
Accessibility:
Security: None
Internet:
Windows: Double Pane Windows
Cool: Central Air
Water: Public Water
Heat: Forced Air
Sewer: Septic Tank
Fuel: Electricity, Gas
Hot Water: Electricity

Financial:

Property Tax/Yr: \$5,519.91 2019 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: Gina Naranjo - Fidelity Clackamas Tax Deferral: No
Terms: Cash, Conventional, FHA, State GI Loan, VA Loan BAC: % 2.25
Assumable Interest Rate: Other Dues:
Assumable Remaining Months Ending: Short Sale: No
Assoc. Am: \$ Pre-Approv: No
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Gene Farr Agent Lic: 201215672 Agent Ph: 503-896-4959 Agent Cell: 503-896-4959 SAID: FARRGENE
Email(s) Agent: Gene@GeneFarrHomes.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Premiere Property Office Lic: 200906079 Office Ph: 503-670-9000 Agent Ext: Fax:
Group, LLC
BRCD: PPGR07 Owner Perm. Resid: Yes FIRPTA: No
Owner(s): Danelle M. Conway, Kent A. McKnight Tenant/Other: Text Danelle for Showing Contact1: 815-878-3634
Tran: 11/18/2020 Exp: Contact2:
Poss: Negotiable

Comparable Information:

Pending Date: 10/9/2020 Original Price: \$635,000 CDOM: 1 %SP/OLP: 100
Sold Date: 11/17/2020 List Price: \$635,000 BAID: CRANEDEN %SP/LP: 100
Terms: Conventional Sold Price: \$635,000 B/Agt: Denise Crane B/Off: EQTY85
B/Off Phone: 503-666-2020

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$635,000 5 bd | 3 / 0 ba | 2802 sqft
15686 SE CORDOVA CT Milwaukie, OR 97267
Unit #:
Status: Sold
List Date: 10/27/2022
Year Built: 1977 Resale
XST/Dir: Thiessen to Oatkin Rd to Cordova Ct

Condo Loc:
DOM: 3
Acres: 0.25
MLS#: 22156674

ShowHrs:
Occ: Vacant
Show: Lockbox, See Remarks,
Showing Time, Vacant
LB/Loc/Cmb: Front Door
Offer/Nego: Call Seller's Agent
AG: Jimmy Bacon
AG Ph: 503-312-9005
AG Cell/Text: 503-312-9005
CoAgent:
CoPh:

: [Virtual Tour #1](#)

Private: Please schedule showings through Showing Time. Please remove shoes and/or wear shoe covers provided in entry.

Public: Beautiful Split-Level Home Located in Desirable Neighborhood. This Home Features 5 Bedrooms ~ 3 Bathrooms ~ 2-Car Garage ~ Potential ADU on Lower Level with 2nd Kitchen & Family/Bonus Room ~ Newer Interior/Exterior Paint ~ Tankless Water Heater ~ New Deck off Dining Room ~ Large & Lush Yards ~ Shed ~ Lots of Storage Space ~ RV Parking & Hook-Up ~ Close to Schools ~ Shopping ~ Fully Fenced ~ Dining ~ Parks & More.

Property Details:

Property Type: Detached
County: Clackamas
Nhood/Bldg: OAK GROVE
COMMUNITY COUNCIL
Area: 145
Zoning: R10
Elementary: View Acres
Middle: Alder Creek
High: Putnam
Internet: Yes
Address: Yes
No Blog:
No AVM:

Legal: 2177 CORDOVA HILL LT 5 BLK
1
Tax ID: 00455787
Warranty:
Seller Disc: Disclosure
Other Disc:
List Type: Exclusive Right to Sell
Limited Representation: No
Style: 2 Story, Split
Opportunity Zone:
Short Term Rental Allowed:
Floor #:

Lot/Land Lease/Rent Payment: /
Lot/Land Lease:
Lot Size: 10,000 to 14,999 SqFt
Lot Dimensions:
Lot Desc: Gentle Sloping, Level
View:
Waterfront:
Body Water:
CC&R:
55+ w/Affidavit Y/N: No

PDF Doc(s): 1
Open House:
Upcoming Open House:
Broker Tour:
Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0
Main SQFT: 1377
Lower SQFT: 1425
Total SQFT: 2802
Total Up/Main: 1377
Additional SQFT:
Levels: 2
SFSrc: AQMEASURE

Fireplaces: 2 / Gas, Wood Burning
Green Cert:
Energy Eff. Report:
Exterior: Aluminum, Fiber Cement

Roof: Composition
Parking: Driveway, RV
Access/Parking
Garage: 2 / Attached
RV Description: RV Hookup, RV
Parking

Foundation: Slab
Basement: Daylight, Exterior Entry,
Finished
Road Surface: Concrete, Paved
Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: M 14 X 20
Kitchen: M 14 X 13
Dining: M 13 X 10
Family: L 15 X 17
2nd Kitchen: L 12 X 13
Primary Bedroom: M 14 X 15
2nd Bedroom: M 10 X 12
3rd Bedroom: M 10 X 12
Bedroom 4: L 12 X 11
Bedroom 5: L 15 X 12

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 Dishwasher, Free-Standing Range, Gas Appliances
Interior: Granite, Laundry, Wall to Wall Carpet
Exterior: Deck, Fenced, Gas Hookup, Patio, RV Hookup, RV Parking, Tool Shed, Yard
Accessibility: Garage on Main, Kitchen Cabinets, Parking
Security: None
Internet:
Windows: Vinyl Frames
Cool: Central Air
Water: Public Water

Heat: Forced Air
Sewer: Public Sewer

Fuel: Electricity, Gas
Hot Water: Gas

Financial:

Property Tax/Yr: \$5,466.08 2021 Spcl Asmt Balance:
HOA: No Dues:
Escrow Pref: Sheila Schwartz ~ WFG Title
Terms: Cash, Conventional, VA Loan
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:

Tax Deferral: No
BAC: % 2.0
Other Dues:

Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: No
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Jimmy Bacon Agent Lic: 201219806 Agent Ph: 503-312-9005 Agent Cell: 503-312-9005 SAID: BACONJAM
Email(s) Agent: jimmybaconhomes@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: eXp Realty, LLC Office Lic: 201001030 Office Ph: 888-814-9613 Agent Ext: Fax: 541-883-2207
BRCD: EXPL01 Owner Perm. Resid:
Owner(s): TEAGUE ROBERT DALE & TEAGUE Tenant/Other:
RUTH ELLEN Contact1:
Tran: 11/29/2022 Exp: Contact2:
Poss: Close Of Escrow

Comparable Information:

Pending Date: 10/30/2022 Original Price: \$650,000 CDOM: 3 %SP/OLP: 97.69
Sold Date: 11/29/2022 List Price: \$650,000 BAID: RUFFNERS %SP/LP: 97.69
Terms: Conventional Sold Price: \$635,000 B/Agt: Sarah Ruffner B/Off: WHIN03
B/Off Phone: 503-222-4373

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$650,000 4 bd | 2 / 1 ba | 2990 sqft
 16086 SE RIVER RD Milwaukie, OR 97267
 Unit #:
 Status: Sold
 List Date: 1/30/2024
 Year Built: 1971 Restored
 XST/Dir: Mcloughlin to Concord to River Rd.

ShowHrs: 9-9
 Occ: Vacant
 Show: Lockbox, See Remarks, Showing Time
 LB/Loc/Cmb: Front Dorr
 Offer/Nego: Call Seller's Agent
 AG: Nash Barinaga
 AG Ph: 503-816-8073
 AG Cell/Text: 503-816-8073
 CoAgent:
 CoPh:

Virtual: [Virtual Tour #1](#)

Private: Please use showing time. Great multigenerational living with Basement set up with a full kitchen and half bath. A shower could easily be installed where the washer/Dryer are located in the half bath. You can move the washer and dryer into the large storage area on other side of the wall and you have a full bath.

Public: Updated Family home in Milwaukie. All new interior paint, remodeled bathrooms, Flooring, Light fixtures and more. Home has true primary suite with 3 additional rooms on main floor. Vaulted Living room with Rock gas fireplace, Formal Dining Room, Great kitchen with eating bar and Nook, Stainless appliances, Gas cooktop, built in oven's & pantry. Huge Family room with wood fireplace, Large indoor shop or craft room, Huge storage area. Basement has a 2nd kitchen and bathroom for dual living area's. Oversized 2 car garage. All on large oversized lot with sprinklers, Private backyard with Trex deck and tool shed. Great family home !

Property Details:

| | | |
|-------------------------|---|---|
| Property Type: Detached | Legal: SECTION 11 TOWNSHIP 2S RANGE 1E QUARTER DA TAX LOT 05200 | Lot/Land Lease/Rent Payment: / |
| County: Clackamas | Tax ID: 00276463 | Lot/Land Lease: No |
| Nhood/Bldg: Oak Grove | Warranty: | Lot Size: 15,000 to 19,999 SqFt |
| Area: 145 | Seller Disc: Disclosure | Lot Dimensions: |
| Zoning: | Other Disc: | Lot Desc: On Busline, Gentle Sloping |
| Elementary: Riverside | List Type: Exclusive Right to Sell | View: |
| Middle: Alder Creek | Limited Representation: No | Waterfront: |
| Hlgh: Putnam | Style: Split | Body Water: |
| Internet: Yes | Opportunity Zone: | CC&R: No |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No |
| No Blog: Yes | Floor #: | |
| No AVM: Yes | | Open House: Upcoming Open House: Broker Tour: |

Residence Information:

| | | | |
|---------------------|-----------------------------------|---------------------------------|-----------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Gas, Wood Burning | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1795 | Green Cert: | Parking: Off Street | Basement: Finished, Full Basement |
| Lower SQFT: 1195 | Energy Eff. Report: | Garage: 2 / Oversized, Attached | Road Surface: Paved |
| Total SQFT: 2990 | Exterior: T-111 Siding | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1795 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Trio | | | |

Approximate Room Sizes and Descriptions:

| | | |
|------------------|-----------|---|
| Living: | M 15 X 22 | Fireplace, Vaulted Ceiling(s), Wall to Wall Carpet |
| Kitchen: | M 14 X 14 | Built-in Dishwasher, Eat Bar, Gas Appliances, Nook, Pantry, Sliding Doors |
| Dining: | M 10 X 12 | Built-in Features, Formal, Sliding Doors, Wall to Wall Carpet |
| Family: | L 14 X 21 | Fireplace |
| Storage: | L 14 X 17 | Vinyl Floor |
| Primary Bedroom: | M 11 X 16 | Suite, Walk in Closet, Wall to Wall Carpet |
| 2nd Bedroom: | M 11 X 11 | Built-in Features, Wall to Wall Carpet |
| 3rd Bedroom: | M 11 X 13 | Built-in Features, Wall to Wall Carpet |
| Bedroom 4: | M 10 X 10 | Built-in Features, Wall to Wall Carpet |
| 2nd Kitchen: | L 8 X 10 | Free-Standing Range, Free-Standing Refrigerator, Sink |

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

Features and Utilities:

Kitchen: Built-in Oven, Down Draft, Double Oven, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Gas Appliances, Pantry, Plumbed For Ice Maker, Stainless Steel Appliance(s)

Interior: Garage Door Opener, High Ceilings, Laminate Flooring, Laundry, Tile Floor, Vaulted Ceiling(s), Vinyl Floor, Wall to Wall Carpet

Exterior: Deck, Outbuilding, Sprinkler, Tool Shed

Accessibility:

Security:

Internet: Cable

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$5,910.22 2023

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: WFG, Lake Oswego, Jennifer Riba

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Nash Barinaga

Agent Lic: 950600156

Agent Ph: 503-816-8073

Agent Cell: 503-816-8073

SAID: BARINAGA

Email(s) Agent: nash@nashb.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Soldera Properties,
Inc

Office Lic: 200803143

Office Ph: 503-334-1515

Agent Ext:

Fax: 503-505-5005

BRCD: SOLD01

Owner Perm. Resld: Yes

FIRPTA: No

Owner(s): Moehnke Properties, LLC

Tenant/Other:

Contact1:

Tran: 4/1/2024

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 3/12/2024

Original Price: \$679,000

CDOM: 42

%SP/OLP: 95.73

Sold Date: 3/29/2024

List Price: \$649,000

BAID: FARRGENE

%SP/LP: 100.15

Terms: Conventional

Sold Price: \$650,000

B/Agt: Gene Farr

B/Off: PPGR03

B/Off Phone: 503-670-9000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$693,900 4 bd | 3 / 0 ba | 3131 sqft

17309 SE OATFIELD RD Milwaukie, OR 97267

Unit #:

Condo Loc:

Status: Sold

DOM: 6

List Date: 2/3/2022

Acres: 0.38

Year Built: 1968 Resale

MLS#: 22174772

XST/Dir: Private access just north of Jennings on Oatfield

ShowHrs:

Occ: Vacant

Show: Lockbox, Showing Time

LB/Loc/Cmb: Stair railing

Offer/Nego: Call Seller's Agent

AG: Bonnie Roseman

AG Ph: 503-515-5973

AG Cell/Text: 503-515-5973

CoAgent:

CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Pics truly don't do this home justice! House is an estate: Offers due Tue 2/8 @ 5, with review Wednesday 2/9. If you've submitted an offer & have not received confirmation, pls send a text. Updates per sellers: "New water supply line from street to house, New gas line from street to house, New furnace & air conditioner, Newer Windows Remodel Downstairs Kitchen & Bathroom Remodel upstairs Bathroom"

Public: Convenient, yet quiet huge lot beckons urban farmers, would-be orchardists, retreat seekers. Mad-Men-styling, Expansive, light main floor. Open luxe living/dining with fireplace & perimeter lighting, 3 sliders, large deck. Territorial view! Eat-in kitchen. En-suite primary bedroom. Enjoy one level living! Daylight lower level: income potential/multi-gen living- 2 bed/flex rooms, 2nd family room & fireplace, updated 2nd kitchen & 3rd bath-room. Parking aplenty. Glorious grounds for green thumbs!

Property Details:

Property Type: Detached

Legal: 164 MAYWOOD PT LTS 7&8

Lot/Land Lease/Rent Payment: /

Supplements: 1

County: Clackamas

BLK 1

Lot/Land Lease:

PDF Doc(s): 2

Nhood/Bldg: Jennings's Lodge

Tax ID: 00510815

Lot Size: 15,000 to 19,999 SqFt

Open House:

Area: 145

Warranty:

Lot Dimensions: 16553

Upcoming Open House:

Zoning: R8.5

Seller Disc: Disclosure

Lot Desc: Gentle Sloping, Private,

Broker Tour:

Elementary: Holcomb

Other Disc:

Trees

Upcoming Broker Tour:

Middle: Other

List Type: Exclusive Right to Sell

View: Territorial, Trees/Woods

High: Oregon City

Limited Representation: No

Waterfront:

Internet: Yes

Style: Daylight Ranch, Mid-Century

Body Water:

Address: Yes

Modern

CC&R: No

No Blog: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No AVM: Yes

Short Term Rental Allowed:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Wood Burning

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 1859

Green Cert:

Parking: Carport, Driveway

Basement: Daylight, Finished,

Lower SQFT: 1272

Energy Eff. Report:

Garage: 1 / Attached, Tuck-Under

Separate Living

Total SQFT: 3131

Exterior: Wood Siding

RV Description:

Quarters/Apartment/Aux Living Unit

Total Up/Main: 1859

Additional SQFT:

Levels: 2

SFSrc: Trio

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

| | | | |
|-------------------|---|------------------|--|
| Living: | M | 15 X 20 | Deck, Living Room/Dining Room Combo |
| Kitchen: | M | 9 X 14 | Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Garden Window(s) |
| Dining: | M | 9 X 19 | Living Room/Dining Room Combo |
| Family: | L | 11 X 20 | Exterior Entry |
| Bedroom 5: | L | 11 X 13 | |
| Primary Bedroom: | M | 14 X 17 | Bathroom, Walk-in Shower, Wall to Wall Carpet |
| 2nd Bedroom: | M | 10 X 11 | Wall to Wall Carpet |
| 3rd Bedroom: | M | 10 X 10 | Wall to Wall Carpet |
| Bedroom 4: | L | 13 X 17 | |
| Family Room: | L | 15 X 20 | Exterior Entry, Fireplace, Family Room/Kitchen Combo |
| Baths - Full/Part | | Upper Level: 0/0 | Main Level: 2/0 |
| | | | Lower Level: 1/0 |
| | | | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Tile

Interior: Separate Living Quarters/Apartment/Aux Living Unit, Washer/Dryer, Wall to Wall Carpet

Exterior: Deck, Garden, Private Road, Tool Shed, Yard

Accessibility: Garage on Main, Main Floor Bedroom w/Bath, Natural Lighting, Parking, Walk-in Shower

Security: Unknown

Internet:

Windows:

Cool: Central Air

Heat: Floor Furnace

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,619.18 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: WFG - Cloud Alsobrook

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Bonnie Roseman

Agent Lic: 910200104

Agent Ph: 503-515-5973

Agent Cell: 503-515-5973

SAID: ROSEMANB

Email(s) Agent: bonnie@livingroomre.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Living Room Realty

Office Lic: 201210503

Office Ph: 503-719-5588

Agent Ext:

Fax: 503-961-8224

BRCD: ROOM01

Owner Perm. Resld: Yes

FIRPTA: No

Owner(s): The estate of Mary Jo Carr

Tenant/Other:

Contact1:

Tran: 3/4/2022

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 2/9/2022

Original Price: \$659,000

CDOM: 6

%SP/OLP: 105.3

Sold Date: 3/4/2022

List Price: \$659,000

BAID: THURMANM

%SP/LP: 105.3

Terms: Conventional

Sold Price: \$693,900

B/Agt: Melodie Thurman

B/Off: KWPC01

B/Off Phone: 503-548-4848

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$710,000 4 bd | 3 / 0 ba | 3008 sqft

13730 SE KANNE RD Happy Valley, OR 97086

Unit #:

Condo Loc:

Status: Sold

DOM: 4

List Date: 8/17/2020

Acres: 0.51

Year Built: 1958 Updated/Remodeled

MLS#: 20573170

XST/Dir: Sunnyside lft to 122nd becomes 129th, rt on King lft on 132nd rt Kanne

Private:

Public: Breathtaking, Panoramic Views from Almost Every Light and Bright Room. Manicured, 1/2 Acre Lot with Covered Patio, Spacious Deck, and Fire Pit. One-of-a-Kind Remodel with High-End Finishes and Dream Kitchen. Open, Daylight Home with Two Masters, 2nd Kitchen, and Multiple Bonus Rooms. Entertainer's Dream with Multi-gene, Home Office/Homeschool, or Home Gym Potential. Stainless Appliances, Wood Flooring, Wrapped Windows, Wine Fridge, and Custom Tile. Room for RV/Boat Parking, Pool/Hot Tub or Shop.

ShowHrs:

Occ: Owner

Show: Appointment Only, Call

Seller's Agent, Lockbox, Text

Seller's Agent

LB/Loc/Cmb: Front Railing

Offer/Nego: Call Seller's Agent

AG: Brandi Walters

AG Ph: [503-740-8806](tel:503-740-8806)

AG Cell/Text: [503-740-8806](tel:503-740-8806)

CoAgent: Joseph Rose

CoPh: [503-915-3343](tel:503-915-3343)

Property Details:

Property Type: Detached

Legal: 778 PORTLAND VIEW TERR PT Lot/Land Lease/Rent Payment: /

County: Clackamas

LT 4 BLK 5&PT VAC ST

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00037873

Lot Size: 20,000 SqFt to .99 Acres

Upcoming Open House:

Area: 145

Warranty:

Lot Dimensions:

Broker Tour:

Zoning:

Seller Disc: Disclosure

Lot Desc: Hilly, Level, Sloped

Upcoming Broker Tour:

Elementary: Happy Valley

Other Disc:

View: Territorial, Trees/Woods,

Middle: Happy Valley

List Type: Exclusive Right to Sell

Valley

High: Clackamas

Limited Representation: No

Waterfront:

Internet: Yes

Style: Daylight Ranch, Traditional

Body Water:

Address: Yes

Opportunity Zone:

CC&R:

No Blog:

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Wood Burning

Roof: Composition

Foundation:

Main SQFT: 1504

Green Cert:

Parking: Driveway, RV

Basement: Daylight, Finished

Lower SQFT: 1504

Energy Eff. Report:

Access/Parking

Road Surface: Paved

Total SQFT: 3008

Exterior: Wood Siding

Garage: 2 / Attached

Unreinforced Masonry Building:

Total Up/Main: 1504

RV Description: RV Parking

Additional SQFT:

Levels: 2

SFSrc: Tax Record

Approximate Room Sizes and Descriptions:

Living: M 26 X 14 Hardwood Floors, Updated/Remodeled, Sliding Doors

Kitchen: M 11 X 11 Deck, Eating Area, Updated/Remodeled

Dining: M 11 X 10 Hardwood Floors, Kitchen/Dining Room Combo, Living Room/Dining Room Combo, Updated/Remodeled

Family: L 26 X 14 French Doors, Kitchen, Updated/Remodeled, Wainscoting

Bedroom 4: L 13 X 11 Bathroom, Updated/Remodeled

Primary Bedroom: M 13 X 12 Bathroom, Updated/Remodeled, Suite

2nd Bedroom: M Hardwood Floors

3rd Bedroom: M Hardwood Floors

Utility Room: L 20 X 15 Washer/Dryer

Bonus Room: L

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Convection Oven, Cooktop, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances, Pantry, Stainless Steel Appliance(s)

Interior: Ceiling Fan(s), Garage Door Opener, Hardwood Floors, Quartz, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Wainscoting, Wall to Wall Carpet

Exterior: Covered Patio, Deck, Fenced, Fire Pit, RV Parking, Workshop, Yard

Accessibility: Garage on Main, Minimal Steps, Main Floor Bedroom w/Bath, Natural Lighting, Parking

Security:

Internet:

Windows: Wood Frames

Cool: Central Air

Water: Public Water

Heat: Forced Air - 90%

Sewer: Public Sewer

Fuel: Electricity

Hot Water: Electricity

Financial:

Property Tax/Yr: \$5,635.77 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Jenny McGuire - Lawyer's Title

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Brandi Walters

Agent Lic: 201217963

Agent Ph: 503-740-8806

Agent Cell: 503-740-8806

SAID: BRANDIWA

Email(s) Agent: brandi@brandiwalters.com

CoAgent: Joseph Rose

CoSAID: ROSEJOE

CoBRCD: REPG01

CoPh: 503-915-3343

CoAgent Email: realestaterose22@gmail.com

Office: Real Estate

Office Lic: 201208674

Office Ph: 503-837-7653

Agent Ext:

Fax:

Performance Group

BRCD: REPG01

Owner Perm. Resid:

FIRPTA: No

Owner(s): MATTHEW S STANWOOD

Tenant/Other:

Contact1:

Tran: 9/30/2020

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 8/21/2020

Original Price: \$699,950

CDOM: 4

%SP/OLP: 101.44

Sold Date: 9/29/2020

List Price: \$699,950

BAID: BRANDIWA

%SP/LP: 101.44

Terms: Conventional

Sold Price: \$710,000

B/Agt: Brandi Walters

B/Off: REPG01

B/Off Phone: 503-837-7653

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$791,100 4 bd | 3 / 0 ba | 3655 sqft

15785 SE HEIDI LN Damascus, OR 97089

Unit #:

Condo Loc:

Status: Sold

DOM: 5

List Date: 5/13/2020

Acres: 1.75

Year Built: 2005 Resale

MLS#: 20133678

XST/Dir: Hwy 212 to Royer Rd to Little Ln ... right on Heidi Lane

ShowHrs: 9am-8pm

Occ: Owner

Show: Appointment Only,

Lockbox, Text Owner

LB/Loc/Cmb: left gas meter

Offer/Nego: Call Seller's Agent

AG: Marguerite Truttman

AG Ph: [503-329-8793](tel:503-329-8793)

AG Cell/Text:

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: PLEASE USE YOUR OWN MASK. USE GLOVES NEAR THE FRONT DOOR & TAKE WITH YOU. Wear booties to protect floors. Upstairs bonus rm kitchen has full size refrigerator, dishwasher, & sink (no stove). Front gate is not automatic. 2 car garage attached. Rm for 3 cars in shop. Shop code is in lockbox. Seller needs a minimum of 5 days rentbk. Barn is in "as is" condition.

Public: Escape the city! Country farmhouse with wraparound porch, fenced 1.75 acres, mature park-like landscaping (sprinkler system). You'll love the bonus/party room with 2nd kitchen, & granite counters. House has 2 master walk-in closets, 2 furnaces, 2 A/C units, & 2 hot water heaters. 2 gas stoves. 2448sf shop w/full bath, heat, office, 220 amp, separate meter. 32'x32' barn with water, electric, & 3 stalls. 12'x40' paved RV parking pad. Original 1977 house gutted & 2nd story added in 2005. See Video!

Property Details:

| | | | |
|-----------------------------|------------------------------------|---------------------------------|-----------------------|
| Property Type: Detached | Legal: 2201 ROGER MEADOWS #5 | Lot/Land Lease/Rent Payment: / | # Supplements: 2 |
| County: Clackamas | LT 6 | Lot/Land Lease: | |
| Nhood/Bldg: | Tax ID: 00620064 | Lot Size: 1 to 2.99 Acres | Open House: |
| Area: 145 | Warranty: HOME | Lot Dimensions: | Upcoming Open House: |
| Zoning: RA2 | Seller Disc: Disclosure | Lot Desc: Gentle Sloping, Level | Broker Tour: |
| Elementary: Dp Crk-Damascus | Other Disc: lead | View: Territorial | Upcoming Broker Tour: |
| Middle: Dp Crk-Damascus | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Sam Barlow | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: 2 Story, Craftsman | CC&R: | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------------|---------------------------------|--------------------------------|--------------------------------|
| Upper SQFT: 1846 | Fireplaces: 1 / Gas | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1809 | Green Cert: | Parking: Driveway, RV | Basement: Crawl Space |
| Lower SQFT: 0 | Energy Eff. Report: | Access/Parking | Road Surface: Paved |
| Total SQFT: 3655 | Exterior: Cultured Stone, Fiber | Garage: 5 / Attached, Detached | Unreinforced Masonry Building: |
| Total Up/Main: 3655 | Cement | RV Description: RV Parking | |
| Additional SQFT: Main / 0 | | | |
| Levels: 2 | | | |
| SFSrc: plans | | | |

Approximate Room Sizes and Descriptions:

| | | |
|------------------|------------------|---|
| Living: | M 17 X 13 | Hardwood Floors, High Ceilings |
| Kitchen: | M 11 X 20 | Built-in Microwave, Free-Standing Range, Free-Standing Refrigerator, Hardwood Floors, High Speed Internet, Pantry |
| Dining: | M 15 X 12 | Skylight(s), Vaulted Ceiling(s) |
| Family: | M 16 X 20 | Skylight(s), Sliding Doors, Vaulted Ceiling(s) |
| Bonus Room: | U 21 X 20 | Built-in Dishwasher, Free-Standing Refrigerator, Granite, Wet Bar |
| Primary Bedroom: | M 12 X 17 | Bathroom, Walk-in Shower, Walk in Closet |
| 2nd Bedroom: | U 12 X 12 | Walk in Closet |
| 3rd Bedroom: | U 15 X 10 | Closet Organizer |
| Bedroom 4: | U 13 X 10 | Closet Organizer |
| Loft: | U 18 X 9 | |

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 Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Island, Pantry, Range Hood, Stainless Steel Appliance(s), Tile, Wine Cooler

Interior: Garage Door Opener, Granite, Hardwood Floors, High Ceilings, Laundry, Soaking Tub, Tile Floor, Vaulted Ceiling(s)

Exterior: Deck, Fenced, Fire Pit, Garden, Outbuilding, Porch, RV Parking, Sprinkler, Yard

Accessibility:

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Septic Tank, Standard Septic

Hot Water: Gas

Financial:

Property Tax/Yr: \$7,980.84 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Fidelity / Kim McFeron

Other Dues:

3rd Party: No

Terms: Conventional, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Marguerite Truttman Agent Lic: 940200390

Agent Ph: 503-329-8793

Agent Cell:

SAID: TRUTTMAN

Email(s) Agent: realtor.marguerite@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

Group, LLC

BRCD: PPGR03

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Anita L Seeley (TE), David W Seeley

Tenant/Other: text Anita

Contact1: 503-318-0373

(TE)

Tran: 6/11/2020

Exp:

Contact2: 503-318-0373

Poss: Negotiable

Comparable Information:

Pending Date: 5/18/2020

Original Price: \$799,000

CDOM: 5

%SP/OLP: 99.01

Sold Date: 6/11/2020

List Price: \$799,000

BAID: AUSTINCH

%SP/LP: 99.01

Terms: Cash

Sold Price: \$791,100

B/Agt: Chylese Austin

B/Off: LARK01

B/Off Phone: 503-977-7776

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$799,000 5 bd | 4 / 0 ba | 4843 sqft

11200 SE DIANA AVE Damascus, OR 97089

Unit #:

Status: Sold

List Date: 11/6/2023

Year Built: 1967 Approximately

XST/Dir: Tillstrom to Debora to Diana

Condo Loc:

DOM: 33

Acres: 1.17

MLS#: 23538066

ShowHrs: 9-9

Occ: Owner

Show: Appointment Only,

Lockbox, Showing Time

LB/Loc/Cmb: Rail by garage

Offer/Nego: Call Seller's Agent

AG: Brandi Erskine

AG Ph: 503-515-9972

AG Cell/Text: 503-515-9972

CoAgent:

CoPh:

Private: Appraisers: Seller paid \$7,500 Buyer Credit plus \$660 Home Warranty. Perfect location for this close in 1.17 acre estate w/ stunning Mt Hood Views! NEW Septic 2023. Main floor offers 13x14 bedroom & full bath. Lower level

is like its own apartment w/ full 2nd kitchen, 13x16 bedroom/bonus, large living room w/ fireplace, dining room, sunroom & bonus workout room. Very versatile floor plan & room for EVERYONE! Some original hardwoods, new carpet upstairs 2023 & updated LVP on the main. Minimal stairs for such a spacious home. Updated kitchen + enormous deck for entertaining to take in the VIEWS! Taxes are incredibly low \$6,387.88! Upgraded windows & roof! 1 year home warranty with purchase and fresh interior and exterior paint.

Public: LOCATION! LOCATION! LOCATION! Close in 1.17 acre property w/ 4843 sq ft w/ STUNNING Mt Hood View! Perfect for multi-gen living w/ self contained lower level that offers a full 2nd kitchen, bedroom/bonus room, full bath, living room w/ fireplace, sunroom & workout room. There is room for everyone here! Entertain on your enormous deck & take in the stunning views. Incredibly low taxes \$6387.88!

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 145

Zoning: RRRF5

Elementary: Pleasant Valley

Middle: Centennial

High: Centennial

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: 1132 MOULTRIES 1ST ADD LT

7 BLK 1

Tax ID: 00140038

Warranty: HOME

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Colonial

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions: 50,977 sq ft/TRIO

Lot Desc: Gentle Sloping, Level, Trees

View: Mountain(s)

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 2

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 1004

Main SQFT: 1677

Lower SQFT: 2162

Total SQFT: 4843

Total Up/Main: 2681

Additional SQFT:

Levels: 3

SFSrc: MEASURE

Fireplaces: 3 / Stove, Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Lap Siding

Roof: Composition

Parking: Driveway, Off Street

Garage: 2 / Attached, Oversized

RV Description:

Foundation: Concrete Perimeter, Slab

Basement: Finished

Road Surface: Paved

Unreinforced Masonry

Building: Unknown

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|---|
| Living: | M | 14 X 25 | Fireplace |
| Kitchen: | M | 12 X 34 | Built-in Range, Double Oven, Built-in Dishwasher, Eating Area, Free-Standing Refrigerator, Pantry |
| Dining: | M | 12 X 13 | |
| Family: | M | 10 X 15 | Wood Stove |
| Bedroom 5: | L | 13 X 16 | Closet, Wall to Wall Carpet |
| Primary Bedroom: | U | 13 X 26 | Balcony, Closet, Walk-in Shower, Wall to Wall Carpet |
| 2nd Bedroom: | U | 12 X 12 | Closet, Hardwood Floors |
| 3rd Bedroom: | U | 9 X 12 | Closet, Hardwood Floors |
| Bedroom 4: | M | 13 X 14 | Closet, Hardwood Floors |
| 2nd Kitchen: | L | 11 X 11 | Free-Standing Range, Free-Standing Refrigerator |

Baths - Full/Part

Upper Level: 2/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cooktop, Double Oven, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Pantry, Stainless Steel Appliance(s)

Interior: 3rd Floor, Hardwood Floors, Laundry, Sprinkler, Wood Floors, Wall to Wall Carpet

Exterior: Fenced, Garden, Guest Quarters, Patio, Yard

Accessibility: Caregiver Quarters, Garage on Main, Main Floor Bedroom w/Bath

Security:

Internet: Satellite, Wireless

Windows: Double Pane Windows

Cool: Central Air

Heat: Forced Air, Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$6,387.88 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Fidelity Title - Gina Naranjo

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, Lease Option, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Brandi Erskine

Agent Lic: 200204543

Agent Ph: 503-515-9972

Agent Cell: 503-515-9972

SAID: BERSKINE

Email(s) Agent: agentbrandi@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: MORE Realty

Office Lic: 201212372

Office Ph: 503-353-6673

Agent Ext:

Fax: 503-444-9008

BRCD: MRER01

Owner Perm. Resid:

FIRPTA: No

Owner(s): DARIK FOSTER, HEIDI FOSTER

Tenant/Other:

Contact1:

Tran: 1/9/2024

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 12/9/2023

Original Price: \$819,000

CDOM: 147

%SP/OLP: 97.56

Sold Date: 1/8/2024

List Price: \$799,000

BAID: RCHDSNIC

%SP/LP: 100

Terms: Conventional

Sold Price: \$799,000

B/Agt: Nicole Richards

B/Off: EXPL01

B/Off Phone: 888-814-9613

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$805,000 4 bd | 2 / 1 ba | 3201 sqft

11625 SE 27TH AVE Milwaukie, OR 97222

Unit #: Condo Loc:
 Status: Sold DOM: 3
 List Date: 3/17/2022 Acres: 0.47
 Year Built: 1956 Approximately MLS#: 22226663
 XST/Dir: Lake Rd. to 27th, North to house- near Historic Downtown Milwaukie

ShowHrs: 8-7
 Occ: Vacant
 Show: Appointment Only, See Remarks, Showing Time
 LB/Loc/Cmb: front door
 Offer/Nego: Seller's Agent Only
 AG: Dana McElligott
 AG Ph: 503-349-3262
 AG Cell/Text: 503-349-3262
 CoAgent: Sharilyn Benjamin
 CoPh: 503-320-4577

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: **Offer deadline 3/20 @3pm Highest and Best Please** Newer kitchen, interior paint & carpet, new roof 2021, newer FAG furnace & A/C 2016, newer windows & more! Fantastic LL w/ second kitchen, living space, bedroom, bath, utility rm & separate entrance- rental? adu? multi-gen? You have options! Possible dividable lot, buyer to verify. Sticky lock- bolt lock only.
Public: Don't miss this rare opportunity to own a mid-century gem located on nearly 1/2 acre close to Historic Downtown Milwaukie! Updates t/o: newer kitchen, interior paint & carpet, new roof 2021, newer FAG furnace & A/C 2016, newer windows & more! Large lower daylight level w/ 2nd kitchen, bedroom, bath, living & utility rms, & separate entrance- rental? adu? multi-gen? **OPTIONS GALORE!** Lot may be dividable- buyer to verify. This one's special! Hurry!

Property Details:

| | | | |
|--------------------------------|---|------------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 36 TOWNSHIP 1S RANGE 1E QUARTER CA TAX LOT | Lot/Land Lease/Rent Payment: / | PDF Doc(s): 1 |
| County: Clackamas | 02200 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: Downtown Milwaukie | Tax ID: 00028794 | Lot Size: 20,000 SqFt to .99 Acres | Upcoming Open House: |
| Area: 145 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: Level | Upcoming Broker Tour: |
| Elementary: Milwaukie | Other Disc: | View: Territorial | |
| Middle: Rowe | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Milwaukie | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Daylight Ranch, Mid-Century Modern | CC&R: | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|-------------------------------|--|
| Upper SQFT: 0 | Fireplaces: 2 / Wood Burning | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1601 | Green Cert: | Parking: Driveway, Off Street | Basement: Daylight, Partially Finished, Separate Living Quarters/Apartment/Aux Living Unit |
| Lower SQFT: 1600 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: Paved |
| Total SQFT: 3201 | Exterior: Wood Siding | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1601 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: trio | | | |

Approximate Room Sizes and Descriptions:

Living: Fireplace, Wall to Wall Carpet

Kitchen: Deck, Eating Area, Free-Standing Range, Gas Appliances, Sliding Doors, Tile Floor

Dining: Hardwood Floors

Family: Patio, Sliding Doors, Wall to Wall Carpet

2nd Kitchen: Free-Standing Range, Free-Standing Refrigerator

Primary Bedroom: Hardwood Floors

2nd Bedroom: Hardwood Floors

3rd Bedroom: Hardwood Floors

Bedroom 4: Wall to Wall Carpet

Utility Room:

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

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Gas Range, Gas Appliances, Granite, Pantry, Tile

Interior: Garage Door Opener, Granite, Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Vinyl Floor, Wall to Wall Carpet

Exterior: Deck

Accessibility:

Security:

Internet:

Windows: Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$7,638.33 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Chicago Title- Jennifer Hunt

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Dana McElligott

Agent Lic: 970900114

Agent Ph: 503-349-3262

Agent Cell: 503-349-3262

SAID: MCELLIGO

Email(s) Agent: sharilynanddana@hotmail.com

CoAgent: Sharilyn Benjamin

CoSAID: BENJAMIN

CoBRCD: EQTY35

CoPh: 503-320-4577

CoAgent Email: sharilynanddana@hotmail.com

Office: RE/MAX Equity Group Office Lic: 201008048

Office Ph: 503-233-8883

Agent Ext:

Fax: 503-232-2049

BRCD: EQTY35

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): David A. Colpo, Lynne M. Colpo

Tenant/Other:

Contact1:

Tran: 4/26/2022

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 3/20/2022

Original Price: \$649,900

CDOM: 3

%SP/OLP: 123.87

Sold Date: 4/21/2022

List Price: \$649,900

BAID: CIACCIE

%SP/LP: 123.87

Terms: Conventional

Sold Price: \$805,000

B/Agt: Jennifer Ciacci

B/Off: RFIN01

B/Off Phone: 503-496-7620

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$825,000 4 bd | 3 / 0 ba | 3420 sqft

33391 SE DOYLE RD Estacada, OR 97023

Unit #:

Condo Loc:

Status: Sold

DOM: 709

List Date: 10/28/2018

Acres: 23.12

Year Built: 1975 Approximately

MLS#: 18434395

XST/Dir: Porter/Hwy224 to L Fall Creek L Divers R Porter L Doyle

Private: **Appraisers-no seller concessions or repairs *Agents-Make Voice text/voice contact w/Agent-BWO

DOGS*Delph Creek coho & Steelhead,swimming hole & picnic area.Private pond,huge shop w/power;06 Timber

Cruise available Apx 150k marketable timber (values have increased apx 15% since 06);Apx 7 acres Christmas trees

leased to Neighbor(ask agent for agreement). 4th bedrm down unfinished

Public: Fall in love with this Tranquil Wilderness Retreat. Fish for Steelhead & Coho w/Picnic Area & Swimming Hole

in DELPH CREEK on Property! Acres of Hiking/Horse Trails,Seasonal Pond,Pool House w/Indoor Swimming Pool.

Large Daylight Ranch Home has 4 beds/3 baths & Separate Living Area w/2nd Kitchen.Huge 2100+SF Shop. Apx \$150k Marketable Timber. Lots of

space for Possible retreat facility...or just Make this Unique Property your dream home!

ShowHrs:

Occ: Owner

Show: Pet(s) on Premises, See

Remarks, Text Seller's Agent

LB/Loc/Cmb: No Lockbox

Offer/Nego: Seller's Agent

Only

AG: Mary Pahl

AG Ph: 503-998-2688

AG Cell/Text: 503-998-2688

CoAgent:

CoPh:

Property Details:

Property Type: Detached / Farm

Legal: SECTION 25 TOWNSHIP 3S

Lot/Land Lease/Rent Payment: /

Supplements: 2

County: Clackamas

RANGE 4E TAX LOT 00400

Lot/Land Lease:

Nhood/Bldg:

Tax ID: 00944321

Lot Size: 20 to 49.99 Acres

Area: 145

Warranty: HOME

Lot Dimensions:

Zoning: Ag/For

Seller Disc: Disclosure

Lot Desc: Pond, Private, Seasonal,

Open House:

Elementary: Clackamas River

Other Disc:

Trees

Upcoming Open House:

Middle: Estacada

List Type: Exclusive Right to Sell

View: Seasonal, Territorial,

Broker Tour:

High: Estacada

Limited Representation: No

Trees/Woods

Upcoming Broker Tour:

Internet: Yes

Style: Daylight Ranch

Waterfront: Creek

Address: Yes

Opportunity Zone:

Body Water: Delph Creek

No Blog:

Short Term Rental Allowed:

CC&R:

No AVM:

Floor #:

55+ w/Affidavit Y/N: No

Residence Information:

Upper SQFT: 0

Fireplaces: 1 / Wood Burning

Roof: Composition

Foundation:

Main SQFT: 2210

Green Cert:

Parking: Driveway, RV

Basement: Daylight, Partially

Lower SQFT: 1210

Energy Eff. Report:

Access/Parking

Finished

Total SQFT: 3420

Exterior: Aluminum

Garage: 2 / Attached

Road Surface:

Total Up/Main: 2210

RV Description: RV Parking

Unreinforced Masonry Building:

Additional SQFT:

Levels: 2

SFSrc: Tax record

Approximate Room Sizes and Descriptions:

Living: **M** 19 X 19 Formal, Sliding Doors

Kitchen: **M** 19 X 8 Eat Bar

Dining: **M** 20 X 19 Kitchen/Dining Room Combo

Family: **L** 22 X 14

2nd Kitchen: **L** 16 X 21

Primary Bedroom: **M** 17 X 11 Bathroom, Sliding Doors

2nd Bedroom: **M** 12 X 11 Closet Organizer

3rd Bedroom: **M** 15 X 12 Closet

Laundry: **M** 12 X 7

Bedroom 4: **L** 14 X 10

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Trash Compactor, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Pantry
Interior: Ceiling Fan(s), Garage Door Opener, Indoor Pool, Laundry, Separate Living Quarters/Apartment/Aux Living Unit
Exterior: Covered Deck, Deck, Free-Standing Hot Tub, Outbuilding, Pool, RV Parking, Tool Shed, Workshop
Accessibility:

Security: Security System Owned

Internet:

Windows:

Cool:

Heat: Forced Air

Fuel: Oil

Water: Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,250.97 2018

Spcl Asmt Balance:

Tax Deferral: Yes,

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref:

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Mary Pahl

Agent Lic: 920900133

Agent Ph: 503-998-2688

Agent Cell: 503-998-2688

SAID: LOWMARY

Email(s) Agent: mary@irongaterealtygroup.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Iron Gate Realty Group

Office Lic: 200512057

Office Ph: 503-617-9280

Agent Ext:

Fax:

BRCD: IRON01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Steven Moultrie

Tenant/Other: Assistant-Gail Newton

Contact1:

Tran: 11/9/2020

Exp:

Contact2: 503-475-8545

Poss: Negotiable

Comparable Information:

Pending Date: 10/6/2020

Original Price: \$995,000

CDOM: 709

%SP/OLP: 82.91

Sold Date: 11/5/2020

List Price: \$849,900

BAID: MINORJEA

%SP/LP: 97.07

Terms: Cash

Sold Price: \$825,000

B/Agt: Jean Minor

B/Off: MRER01

B/Off Phone: 503-353-6673

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$833,000 4 bd | 3 / 0 ba | 3744 sqft

12491 SE GUILFORD DR Milwaukie, OR 97222

Unit #:

Status: Sold

List Date: 6/23/2022

Year Built: 1954 Resale

XST/Dir: Lake Rd to Guilford Dr

Private: Seller made no concessions. Contact co agent brad Boynton w/questions 503-799-0898 Use Showtime to schedule between 9-7. Furnishings negotiable. Under ground oil tank has been decommissioned.

Public: Don't be fooled by the front, this rare 1 owner Mid Century Modern home features its own creek frontage on a beautifully landscaped oversized lot. Tasteful updates have left the charm of this home intact. Large windows, great light and time capsule touches such as a game room, bar, shop space, large utility room & covered patio. Separate lower entrance and 2nd kitchen perfect for AirBnB or multi-generational living. Abundant nature and quiet street make this a hidden gem. Open House 6/26 12-2.

ShowHrs: 9-7

Occ: Owner

Show: Showing Time, Text Co-Seller's Agent

LB/Loc/Cmb: Side Door

Offer/Nego: Call Seller's Agent

AG: Camille Bernal

AG Ph: 503-887-1155

AG Cell/Text: 503-887-1155

CoAgent: Bradley Boynton

CoPh: 503-799-0898

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 145

Zoning: R10

Elementary: Milwaukie

Middle: Rowe

High: Milwaukie

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: 660 KELLOGG CREEK ACRES

LT 16 BLK 3

Tax ID: 00033831

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: Yes

Style: Daylight Ranch, Mid-Century

Modern

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 15,000 to 19,999 SqFt

Lot Dimensions:

Lot Desc: Gentle Sloping, Terraced, Trees

View: Creek/Stream, Trees/Woods

Waterfront: Creek

Body Water: Kellog Creek

CC&R: No

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Main SQFT: 1872

Lower SQFT: 1872

Total SQFT: 3744

Total Up/Main: 1872

Additional SQFT:

Levels: 2

SFSrc: Tax

Fireplaces: / Gas, Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Aluminum, Brick, Wood

Siding

Roof: Composition

Parking: Driveway, RV

Access/Parking

Garage: 1 / Attached

RV Description:

Foundation: Concrete Perimeter

Basement: Daylight

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

- Living: M
- Kitchen: M
- Dining: M
- Family: L
- Bonus Room: L
- Primary Bedroom: M
- 2nd Bedroom: M
- 3rd Bedroom: M
- Bedroom 4: L
- Bonus Room: L

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Stainless Steel Appliance(s)
Interior: Hardwood Floors, Laundry, Wainscoting, Washer/Dryer, Wall to Wall Carpet
Exterior: Covered Patio, Deck, Garden, Porch, Raised Beds, Tool Shed, Yard
Accessibility: Ground Level, Natural Lighting
Security:
Internet:
Windows: Double Pane Windows, Vinyl Frames
Cool: Central Air Heat: Forced Air - 90%, Forced Air Fuel: Gas
Water: Public Water Sewer: Public Sewer Hot Water: Electricity

Financial:

Property Tax/Yr: \$7,518.33 2021 Spcl Asmt Balance: Tax Deferral: No Short Sale: No
HOA: No Dues: BAC: % 2.5 \$ Pre-Approv: No
Escrow Pref: Other Dues: 3rd Party: No
Terms: Cash, Conventional, FHA Total Comm Differs: No
Assumable Interest Rate: Bank Owned/Real Estate
Assumable Remaining Months Ending: Owned: No
Assoc. Am: Rent, If Rented:

Broker/Agent Data:

Agent: Camille Bernal Agent Lic: 201207596 Agent Ph: 503-887-1155 Agent Cell: 503-887-1155 SAID: BERNALC
Email(s) Agent: camillebernal@outlook.com
CoAgent: Bradley Boynton CoSAID: BBOYNTON CoBRCD: KWRP01 CoPh: 503-799-0898
CoAgent Email: bradleyboynton7@gmail.com
Office: Keller Williams Realty Office Lic: 200510060 Office Ph: 503-546-9955 Agent Ext: Fax: 503-546-9956
Professionals
BRCD: KWRP01 Owner Perm. Resid: Yes FIRPTA: No
Owner(s): SARGENT SCOTT K Tenant/Other: Contact1:
Tran: 7/19/2022 Exp: Contact2:
Poss: Negotiable

Comparable Information:

Pending Date: 7/1/2022 Original Price: \$850,000 CDOM: 8 %SP/OLP: 98
Sold Date: 7/19/2022 List Price: \$850,000 BAID: VERACONN %SP/LP: 98
Terms: Cash Sold Price: \$833,000 B/Agt: Connie Vera B/Off: KWRP01
B/Off Phone: 503-546-9955

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

\$839,900 4 bd | 3 / 1 ba | 3890 sqft

11788 SE SOVEREIGN CT Happy Valley, OR 97086

Unit #:

Condo Loc:

Status: Sold

DOM: 5

List Date: 2/21/2024

Acres: 0.33

Year Built: 1997 Approximately

MLS#: 24660186

XST/Dir: sunnyside road to SE 117th, north to Sovereign Ct

Private: This is a "Show Stopper!" Just under 4000 sq.ft. of gracious living. 1-owner home kept in pristine condition. Excellent valley views, 4 spacious bedrooms plus the lower level has plumbing in the wall for a 2nd kitchen which would make it a potential separate living quarters. Tucked nicely back from the cul-de-sac makes for peace and quiet as well as ample parking. I expect this to be gobbled up quickly so don't delay, come see it-show it-sell it before you miss out. Come by for a peek and you'll want to stay Forever! Manicured grounds with lots of room! Very peaceful. The amazing view is ever-changing and mesmerizing!

Public: This is a "Show Stopper!" Just under 4000 sq.ft. of gracious living. 1-owner home kept in pristine condition. Excellent valley views, 4 spacious bedrooms plus the lower level has plumbing in the wall for a 2nd kitchen which would make it a potential separate living quarters. Tucked nicely back from the cul-de-sac makes for peace and quiet as well as ample parking. I expect this to be gobbled up quickly so don't delay, come see it today! Tons of storage, move-in-ready condition. Come by for a peek and you'll want to stay Forever! Manicured grounds with lots of room! Very peaceful. The amazing view is ever-changing and mesmerizing!

ShowHrs:

Occ: Owner

Show: Appointment Only, Call Seller's Agent, Text Seller's Agent

LB/Loc/Cmb: None

Offer/Nego: Call Seller's Agent

AG: Michael Fuller

AG Ph: [503-913-8218](tel:503-913-8218)

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 2975 ROYAL VISTA LT 6

County: Clackamas

Tax ID: 01505598

Nhood/Bldg: Royal Vista

Warranty:

Area: 145

Seller Disc: Disclosure

Zoning:

Other Disc:

Elementary: Spring Mountain

List Type: Exclusive Right to Sell

Middle: Rock Creek

Limited Representation: No

High: Clackamas

Style: 2 Story, Traditional

Internet: Yes

Opportunity Zone: No

Address: Yes

Short Term Rental Allowed:

No Blog: No

Floor #:

No AVM: No

Lot/Land Lease/Rent Payment: /

Supplements: 1

Lot/Land Lease: No

Lot Size: 10,000 to 14,999 SqFt

Open House:

Lot Dimensions:

Upcoming Open House:

Lot Desc: Cul-de-sac, Gentle Sloping,

Broker Tour:

Private, Trees

Upcoming Broker Tour:

View: Territorial, Valley

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

Residence Information:

Upper SQFT: 1398

Fireplaces: 3 / Gas

Roof: Tile

Foundation: Concrete Perimeter

Main SQFT: 1444

Green Cert:

Parking: Driveway, Off Street

Basement: Finished

Lower SQFT: 1048

Energy Eff. Report:

Garage: 3 / Oversized, Attached

Road Surface: Concrete, Paved

Total SQFT: 3890

Exterior: Brick, Other

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 2842

Additional SQFT:

Levels: 3

SFSrc: blueprints

Approximate Room Sizes and Descriptions:

Great: L 34 X 26 Fireplace

Living: M 17 X 14 Fireplace

Kitchen: M Built-in Oven, Built-in Range, Cook Island, Built-in Dishwasher, Gourmet Kitchen, Granite

Dining: M 13 X 13 Coved, Wainscoting

Family: M 18 X 13 Fireplace

Nook: M 17 X 9

Primary Bedroom: U 18 X 13

Bathroom, Closet Organizer, Closet, Coved, Double Sinks, Ensuite, Granite, Jetted Tub, Shower, Walk-in Shower, Walk in Closet, Wall to Wall Carpet

2nd Bedroom: U 17 X 15 Closet, Wall to Wall Carpet

3rd Bedroom: U 15 X 11 Closet, Wall to Wall Carpet

Bedroom 4: U 12 X 12 Wall to Wall Carpet

Office: M 13 X 11

Baths - Full/Part

Upper Level: 2/0

Main Level: 0/1

Lower Level: 1/0

Total Baths: 3/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Refrigerator, Convection Oven, Cook Island, Down Draft, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Island, Stainless Steel Appliance(s)
Interior: Central Vacuum, Garage Door Opener, Granite, Hardwood Floors, Jetted Tub, Laminate Flooring, Laundry, Tile Floor, Wall to Wall Carpet
Exterior: Deck, Garden, Sprinkler, Yard
Accessibility:
Security: Security System Owned, Security System
Internet: Cable
Windows: Double Pane Windows, Vinyl Frames
Cool: Central Air Heat: Forced Air Fuel: Gas
Water: Public Water Sewer: Public Sewer Hot Water: Gas

Financial:

Property Tax/Yr: \$10,440.67 2023 Spcl Asmt Balance: Tax Deferral: No Short Sale: No
HOA: Yes Dues: \$475 / Annually BAC: % 2.25 \$ Pre-Approv:
Escrow Pref: Ticor Title-Dodie Other Dues: 3rd Party: No
Terms: Cash, Conventional Total Comm Differs: Yes
Assumable Interest Rate: Bank Owned/Real Estate
Assumable Remaining Months Ending: Owned: No
Assoc. Am: Rent, If Rented:

Broker/Agent Data:

Agent: Michael Fuller Agent Lic: 780403837 Agent Ph: 503-913-8218 Agent Cell: SAID: FULLERMI
Email(s) Agent: mf7figureman@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Real Estate Office Lic: 201208674 Office Ph: 503-893-2754 Agent Ext: Fax:
Performance Group
BRCD: REPG01 Owner Perm. Resid: FIRPTA: No
Owner(s): CHANG MIRA (TRUSTEE); CHANG Tenant/Other: Contact1:
SOOL (TRUSTEE), ;CHANG SOOL (TRUSTEE)
Tran: 4/1/2024 Exp: Contact2:
Poss: Negotiable

Comparable Information:

Pending Date: 2/26/2024 Original Price: \$839,900 CDOM: 5 %SP/OLP: 100
Sold Date: 3/28/2024 List Price: \$839,900 BAID: RBUI %SP/LP: 100
Terms: Conventional Sold Price: \$839,900 B/Agt: Rachell Bui B/Off: MRER01
B/Off Phone: 503-353-6673

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM
\$860,000 5 bd | 3 / 2 ba | 4426 sqft
 25950 SE SUNSHINE VALLEY RD Damascus, OR 97089
 Unit #: Condo Loc:
 Status: Sold DOM: 5
 List Date: 8/7/2021 Acres: 4.99
 Year Built: 1980 Resale MLS#: 21548039
 XST/Dir: 242nd to Sunshine Valley

ShowHrs:
 Occ: Vacant
 Show: Lockbox, Showing Time, Vacant
 LB/Loc/Cmb: front door
 Offer/Nego: Seller's Agent Only
 AG: Darren O'Halloran
 AG Ph: 503-703-8168
 AG Cell/Text: 503-703-8168
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: Show as vacant using Showing time. Please make sure home is locked up. Offers due 8/11/2021 @ 8pm.
 Square footage for each level approximate, square footage taken from tax records, Buyer to verify.
 Public: Custom home on 4.99 private acres w/territorial views. Plenty of parking plus 3 bay shop! Quality built home w/cedar lined vaulted ceilings, 3 fireplaces, spacious open design, 2 living rooms + a family room, updated primary bath, possible separate living w/2nd kitchen. Entertainers kitchen w/large island, SS appliances, eating area, & custom tile. 2 car garage in addition to 3 bay shop! Stamped concrete, 2 cascading waterfalls, fire pit, and chicken coop. Beautiful serene setting!

Property Details:

| | | | |
|-------------------------|------------------------------------|---------------------------------|-----------------------|
| Property Type: Detached | Legal: 379 SUNSHINE VLY ORCH TR | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | PT LT 37 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00145293 | Lot Size: 3 to 4.99 Acres | Upcoming Open House: |
| Area: 145 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: RRRF5 | Seller Disc: Disclosure | Lot Desc: Gentle Sloping, Level | Upcoming Broker Tour: |
| Elementary: East Orient | Other Disc: | View: Territorial, Trees/Woods | |
| Middle: West Orient | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Sam Barlow | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Custom Style | CC&R: | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|----------------------------|--------------------------------|
| Upper SQFT: 1236 | Fireplaces: 3 / Wood Burning | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 1926 | Green Cert: | Parking: Driveway, RV | Basement: Full Basement |
| Lower SQFT: 1264 | Energy Eff. Report: | Access/Parking | Road Surface: Paved |
| Total SQFT: 4426 | Exterior: Cedar | Garage: 2 / Attached | Unreinforced Masonry Building: |
| Total Up/Main: 3162 | | RV Description: RV Parking | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: county | | | |

Approximate Room Sizes and Descriptions:

Living: M Fireplace, Vaulted Ceiling(s)
 Kitchen: M Built-in Microwave, Built-in Oven, Built-in Dishwasher, Free-Standing Refrigerator, Island
 Dining: M French Doors
 Family: L Kitchen
 Bedroom 5: L Closet
 Primary Bedroom: U Bathroom, Double Sinks, Fireplace, Soaking Tub, Vaulted Ceiling(s), Walk in Closet
 2nd Bedroom: U Closet
 3rd Bedroom: U Closet
 Bedroom 4: L Closet
 Laundry: M Sink

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

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Cooktop, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Island, Stainless Steel Appliance(s)
Interior: Granite, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Washer/Dryer, Wall to Wall Carpet
Exterior: Second Garage, Deck, Fire Pit, Outbuilding, RV Parking, Water Feature, Yard
Accessibility:
Security:
Internet:
Windows: Aluminum Frames, Vinyl Frames, Wood Frames
Cool: Heat Pump Heat: Forced Air - 90%, Forced Air Fuel: Electricity
Water: Well Sewer: Septic Tank Hot Water: Electricity

Financial:

Property Tax/Yr: \$9,793.92 2020 Spcl Asmt Balance: Tax Deferral: No Short Sale: No
HOA: No Dues: BAC: % 2.5 \$ Pre-Approv:
Escrow Pref: Fidelity Gresham, Kim McFeron Other Dues: 3rd Party: No
Terms: Cash, Conventional, VA Loan Total Comm Differs: Yes
Assumable Interest Rate: Bank Owned/Real Estate
Assumable Remaining Months EndIng: Owned: No
Assoc. Am: Rent, If Rented:

Broker/Agent Data:

Agent: Darren O'Halloran Agent Lic: 990200101 Agent Ph: 503-703-8168 Agent Cell: 503-703-8168 SAID: OHALLORD
Email(s) Agent: darren@kmorealestate.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Kohler Meyers Office Lic: 200708248 Office Ph: 503-661-8000 Agent Ext: Fax: 503-661-7400
O'Halloran Inc.
BRCD: KOHL01 Owner Perm. Resid: FIRPTA: No
Owner(s): CLARK BRIANA, Thomas Clark Tenant/Other: Contact1:
Tran: 9/15/2021 Exp: Contact2:
Poss:

Comparable Information:

Pending Date: 8/12/2021 Original Price: \$800,000 CDOM: 5 %SP/OLP: 107.5
Sold Date: 9/14/2021 List Price: \$800,000 BAID: WHITEAMA %SP/LP: 107.5
Terms: Conventional Sold Price: \$860,000 B/Agt: Amanda White B/Off: MRER01
B/Off Phone: 503-353-6673

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$872,000 6 bd | 4 / 2 ba | 6769 sqft
 13777 SE CLAREMONT ST Happy Valley, OR 97086

Unit #:
 Status: Sold
 List Date: 10/27/2020
 Year Built: 2004 Resale

Condo Loc:
 DOM: 45
 Acres: 0.29
 MLS#: 20614645

ShowHrs:
 Occ: Owner
 Show: Occupied, Showing Time
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Meagan Fogle
 AG Ph: [541-380-0569](tel:541-380-0569)
 AG Cell/Text: [541-380-0569](tel:541-380-0569)
 CoAgent:
 CoPh:

XST/Dir: SE Alta Vista, S on SE Claremont, end of street.

Private: Appraisers: Seller credited buyer \$7,608 in lieu of repairs. 2021 and beyond - Adrienne C Nelson high school. Occupied, use ShowingTime to schedule. Hot tub included in sale.

Public: Custom built, one owner home. Refinished cherry hardwood floors, 20' ceilings in entry/dining/living, and gourmet chef's kitchen on the main level with territorial views. Daylight basement with separate entrance on lower level with 3 bed/2bath, 2nd kitchen, laundry, living room + theatre. Room for everyone! Master suite boasts 2 walk in closets, heated floors, bidet, jetted soaker tub and private balcony overlooking the hills. 4 car oversized garage. Fenced backyard with hot tub & firepit.

Property Details:

| | | | |
|--------------------------------------|---|---|-----------------------|
| Property Type: Detached | Legal: SUBDIVISION CLAREMONT AT HAPPY VALLEY LT 26 3719 | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | Tax ID: 05005026 | Lot/Land Lease: | |
| Nhood/Bldg: Happy Valley / Claremont | Warranty: | Lot Size: 10,000 to 14,999 SqFt | Open House: |
| Area: 145 | Seller Disc: Disclosure | Lot Dimensions: | Upcoming Open House: |
| Zoning: | Other Disc: | Lot Desc: Gentle Sloping, Green Belt, Trees | Broker Tour: |
| Elementary: Happy Valley | List Type: Exclusive Agency | View: Territorial, Trees/Woods, Valley | Upcoming Broker Tour: |
| Middle: Happy Valley | Limited Representation: No | Waterfront: | |
| High: Clackamas | Style: Custom Style | Body Water: | |
| Internet: Yes | Opportunity Zone: | CC&R: Yes | |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Floor #: | | |
| No AVM: | | | |

Residence Information:

| | | | |
|---------------------|-------------------------------|---|--|
| Upper SQFT: 2146 | Fireplaces: 3 / Gas | Roof: Tile | Foundation: |
| Main SQFT: 2411 | Green Cert: | Parking: Driveway, On Street | Basement: Crawl Space, Finished, Separate Living |
| Lower SQFT: 2212 | Energy Eff. Report: | Garage: 4 / Attached, Extra Deep, Oversized | Quarters/Apartment/Aux Living Unit |
| Total SQFT: 6769 | Exterior: Fiber Cement, Stone | RV Description: | Road Surface: Paved |
| Total Up/Main: 4557 | | | Unreinforced Masonry Building: |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: Tax Record | | | |

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|--|
| Living: | M | 27 X 18 | Built-in Features, Bookcases, Fireplace, High Ceilings, Wood Floors |
| Kitchen: | M | 20 X 22 | Built-in Features, Double Sinks, Double Oven, Granite, Island, Pantry |
| Dining: | M | 12 X 23 | High Ceilings, Wood Floors |
| Family: | L | 22 X 24 | Built-in Features, Deck, Fireplace, Sliding Doors, Wall to Wall Carpet |
| Bedroom 5: | L | 12 X 12 | Walk in Closet, Wall to Wall Carpet |
| Primary Bedroom: | U | 18 X 16 | Balcony, Built-in Features, Double Closet, Fireplace, Jetted Tub, Suite |
| 2nd Bedroom: | U | 17 X 9 | Skylight(s), Wall to Wall Carpet |
| 3rd Bedroom: | U | 11 X 12 | Closet, Wall to Wall Carpet |
| Bedroom 4: | L | 12 X 15 | Closet, Deck, Sliding Doors, Wall to Wall Carpet |
| Bedroom 6: | L | 17 X 12 | Bathroom, Built-in Features, Bookcases, Deck, Suite, Wall to Wall Carpet |

Baths - Full/Part Upper Level: 2/0 Main Level: 0/2 Lower Level: 2/0 Total Baths: 4/2

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Range, Built-in Refrigerator, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Instant Hot Water, Island, Pantry, Stainless Steel Appliance(s)

Interior: Accessory Dwelling Unit, Central Vacuum, Granite, Hardwood Floors, Heated Tile Floor, High Ceilings, Intercom, Jetted Tub, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Tile Floor

Exterior: Accessory Dwelling Unit, Covered Deck, Deck, Fenced, Free-Standing Hot Tub, Yard

Accessibility:

Security:

Internet:

Windows: Vinyl Frames

Cool: Central Air

Water: Public Water

Heat: Forced Air

Sewer: Public Sewer

Fuel: Gas

Hot Water: Gas

Financial:

Property Tax/Yr: \$16,120.85 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$500 / Annually

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: WFG - Liza Wheeler

Other Dues:

3rd Party: No

Terms: Call Seller's Agent, Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Meagan Fogle

Agent Lic: 201207780

Agent Ph: 541-380-0569

Agent Cell: 541-380-0569

SAID: FOGLEMEA

Email(s) Agent: meaganfogle@kw.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Keller Williams Realty Office Lic: 201228836

Office Ph: 503-744-0000

Agent Ext:

Fax:

Portland Elite

BRCD: KWPE01

Owner Perm. Resid:

FIRPTA: No

Owner(s): Douglas Eubanks, Kristine Eubanks

Tenant/Other:

Contact1:

Tran: 1/10/2021

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 12/11/2020

Original Price: \$899,000

CDOM: 45

%SP/OLP: 97

Sold Date: 1/8/2021

List Price: \$875,000

BAID: OREILLYS

%SP/LP: 99.66

Terms: Conventional

Sold Price: \$872,000

B/Agt: Sarah O'Reilly

B/Off: EXPL01

B/Off Phone: 888-814-9613

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$875,000 4 bd | 3 / 0 ba | 3074 sqft

29830 SE WHEELER RD Boring, OR 97009

Unit #:

Condo Loc:

Status: Sold

DOM: 15

List Date: 1/5/2021

Acres: 7.14

Year Built: 1974 Resale

MLS#: 21335212

XST/Dir: HWY 26 East on Stone Rd S on 287th which turns into Wheeler Rd

Private: 2 tax lots. Washer/dryer and 2 light fixtures in 2nd upstairs bedroom excluded. Buyers to verify school information. Please follow COVID guidelines.

Public: Private 7 acres with daylight ranch home with beautiful views from the expansive deck. Gourmet kitchen, living room with fireplace, main floor primary bedroom. Lower level w/2nd kitchen, family room & 2 more bedrooms.

More entertaining options from the piazza & patio area. Newly built 3 stall barn, large shop, chicken coop & more. (Driveway dead ends, so not conducive to drive-bys) This is a must see!

ShowHrs: 9-7

Occ: Owner

Show: Appointment Only,

Occupied, Text Seller's Agent

LB/Loc/Cmb: RMLS Box

Offer/Nego: Call Seller's Agent

AG: Julie Kennedy

AG Ph: 503-260-6931

AG Cell/Text: 503-260-6931

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: SECTION 30 TOWNSHIP 1S

Lot/Land Lease/Rent Payment: /

County: Clackamas

RANGE 4E TAX LOT 00902

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00153210 0013194

Lot Size: 7 to 9.99 Acres

Upcoming Open House:

Area: 145

Warranty:

Lot Dimensions:

Broker Tour:

Zoning: RRRF5

Seller Disc: Disclosure

Lot Desc: Gentle Sloping, Private

Upcoming Broker Tour:

Elementary: East Orient

Other Disc:

View: Seasonal, Territorial

Middle: West Orient

List Type: Exclusive Right to Sell

Waterfront:

High: Sam Barlow

Limited Representation: Yes

Body Water:

Internet: Yes

Style: Daylight Ranch

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog: Yes

Short Term Rental Allowed:

No AVM: Yes

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas, Wood Burning

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 1537

Green Cert:

Parking: Driveway, RV

Basement: Daylight, Finished, Full

Lower SQFT: 1537

Energy Eff. Report:

Access/Parking

Basement

Total SQFT: 3074

Exterior: Wood Siding

Garage: 2 / Attached

Road Surface: Gravel

Total Up/Main: 1537

RV Description: RV Parking, RV/Boat

Unreinforced Masonry Building:

Additional SQFT:

Storage

Levels: 2

SFSrc: TRIO

Approximate Room Sizes and Descriptions:

Living: L Laminate Flooring

Kitchen: M Built-in Refrigerator, Built-in Dishwasher, Gas Appliances, Granite, Island

Family: L Wall to Wall Carpet

Primary Bedroom: M Bathroom, Deck, Walk in Closet

2nd Bedroom: M

3rd Bedroom: L Laminate Flooring

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Wine Cooler

Interior: Ceiling Fan(s), Granite, Laundry, Tile Floor

Exterior: Barn(s), Covered Deck, Deck, Dog Run, Outbuilding, Tool Shed, Cross Fenced, Yard

Accessibility: Main Floor Bedroom w/Bath

Security: Security Lights

Internet: Cable

Windows: Double Pane Windows

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Well

Sewer: Septic Tank

Hot Water: Gas

Financial:

| | | | |
|---|--------------------|-------------------------|------------------------|
| Property Tax/Yr: \$6,693.07 2020 | Spcl Asmt Balance: | Tax Deferral: Yes, Farm | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: First American - Stormi Lowe | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional, FHA | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, If Rented: |

Broker/Agent Data:

| | | | | |
|--|-----------------------|--------------------------------|---------------------------------|--------------|
| Agent: Julie Kennedy | Agent Lic: 201223411 | Agent Ph: <u>503-260-6931</u> | Agent Cell: <u>503-260-6931</u> | SAID: JULIAK |
| Email(s) Agent: juliekennedyrealestate@gmail.com | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Portland Real Estate Consulting, Inc. | Office Lic: 201230832 | Office Ph: <u>503-577-3371</u> | Agent Ext: | Fax: |
| BRCD: PRLC01 | Owner Perm. Resid: | | FIRPTA: No | |
| Owner(s): S. PALANDECH J. JOHNSON JENNIFER | Tenant/Other: | | Contact1: | |
| Tran: 3/1/2021 | Exp: | | Contact2: | |
| Poss: Negotiable | | | | |

Comparable Information:

| | | | |
|-------------------------|---------------------------|------------------------|---------------------------|
| Pending Date: 1/20/2021 | Original Price: \$899,000 | CDOM: 15 | %SP/OLP: 97.33 |
| Sold Date: 2/24/2021 | List Price: \$859,000 | BAID: AUSLANDC | %SP/LP: 101.86 |
| Terms: VA | Sold Price: \$875,000 | B/Agt: Chelsea Ausland | B/Off: MTRO01 |
| | | | B/Off Phone: 503-692-3050 |

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$984,950 4 bd | 3 / 0 ba | 3140 sqft

18860 SE MYRTLE CT Damascus, OR 97089

Unit #: Condo Loc:
 Status: Sold DOM: 7
 List Date: 2/12/2021 Acres: 1.27
 Year Built: 1974 Updated/Remodeled MLS#: 21248144

XST/Dir: E - Sunnyside to S - 187th to Myrtle Ct. to address: 18860

Private: SELLER is looking for HIGHEST/BEST OFFER.SEPARATE TAX LOT (.61) INCLUDED WITH PURCHASE TAX ID# 00609693:Buyer to do their own due diligence.LOADED w/extensive Builder upgrades over \$150k+.List of Upgrades attached. Pre-approved Buyers only. TV & trampoline excluded from purchase.This home has been built from ground up; everything is new. Seller is Builder CCB#170210.

Public: NESTLED IN A PEACEFUL COUNTRY SETTING SURROUNDED BY A SMORGASBORD OF DELIGHTFUL FRUIT TREES,YOU'LL FIND THIS UNIQUE, STUNNING and METICULOUSLY BUILT CUSTOM HOME w/modern clean lines, exquisite craftsmanship AND loaded with gorgeous high-end finishes--OVER \$150k+ in upgrades/features--even where the eyes can't see. Great for multi-generational living, downstairs space could be 2nd kitchen or ADU, and possible opportunity to build (or not) on the.61 acre separate tax lot included w/property.

ShowHrs: ANY
 Occ: Vacant
 Show: Call Seller's Agent,
 Vacant
 LB/Loc/Cmb: SENTRI LOCKBOX
 Offer/Nego: Call Seller's Agent
 AG: Juliann Evans
 AG Ph: 503-860-5333
 AG Cell/Text:
 CoAgent:
 CoPh:

Property Details:

| | | | |
|-------------------------|------------------------------------|------------------------------------|-----------------------|
| Property Type: Detached | Legal: 1936 EAST PARK ADD #2 LT 3 | Lot/Land Lease/Rent Payment: / | # Supplements: 2 |
| County: Clackamas | Tax ID: 00609693 00609620 | Lot/Land Lease: | PDF Doc(s): 3 |
| Nhood/Bldg: | Warranty: | Lot Size: 20,000 SqFt to .99 Acres | Open House: |
| Area: 145 | Seller Disc: Disclosure | Lot Dimensions: | Upcoming Open House: |
| Zoning: | Other Disc: List of Upgrades | Lot Desc: Secluded, Trees | Broker Tour: |
| Elementary: East Orient | List Type: Exclusive Right to Sell | View: Seasonal, Trees/Woods | Upcoming Broker Tour: |
| Middle: West Orient | Limited Representation: No | Waterfront: | |
| High: Sam Barlow | Style: 2 Story, Custom Style | Body Water: | |
| Internet: Yes | Opportunity Zone: | CC&R: | |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Floor #: | | |
| No AVM: No | | | |

Residence Information:

| | | | |
|---------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| Upper SQFT: 0 | Fireplaces: 1 / Insert, Wood Burning | Roof: Shingle | Foundation: Slab |
| Main SQFT: 1946 | Green Cert: | Parking: Driveway, RV | Basement: Daylight, Exterior Entry, |
| Lower SQFT: 1194 | Energy Eff. Report: Yes | Access/Parking | Separate Living |
| Total SQFT: 3140 | Exterior: Cedar, Fiber Cement, | Garage: 2 / Attached | Quarters/Apartment/Aux Living Unit |
| Total Up/Main: 1946 | Tongue and Groove | RV Description: RV Parking, RV/Boat | Road Surface: |
| Additional SQFT: | | Storage | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: Appraiser | | | |

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|--|
| Living: | M | 22 X 24 | Fireplace, Hardwood Floors, Vaulted Ceiling(s) |
| Kitchen: | M | 12 X 19 | Built-in Oven, Built-in Range, Built-in Refrigerator, Deck, Island, Quartz |
| Dining: | M | 10 X 15 | Hardwood Floors, High Ceilings |
| Family: | L | 15 X 23 | French Doors, Patio, Tile Floor |
| Bedroom 4: | L | 11 X 14 | Closet Organizer, Tile Floor |
| Primary Bedroom: | M | 16 X 21 | Double Sinks, Hardwood Floors, Quartz, Suite, Vaulted Ceiling(s), Walk in Closet |
| 2nd Bedroom: | M | 11 X 13 | Closet Organizer, Hardwood Floors, Vaulted Ceiling(s) |
| 3rd Bedroom: | M | 10 X 10 | Closet Organizer, Hardwood Floors, Vaulted Ceiling(s) |
| Nook: | L | 7 X 10 | Tile Floor |
| Den: | L | 9 X 11 | Tile Floor |

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

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Built-in Refrigerator, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances, Island, Plumbed For Ice Maker, Quartz, Range Hood, Tile
Interior: Central Vacuum, Garage Door Opener, Hardwood Floors, Heated Tile Floor, High Ceilings, High Speed Internet, Laundry, Quartz, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Vaulted Ceiling(s)
Exterior: Barn(s), Covered Deck, Covered Patio, Fenced, Guest Quarters, Patio, Poultry Coop, Porch, RV Parking, RV/Boat Storage, Workshop, Yard
Accessibility:
Security: None
Internet: Cable, Wireless
Windows: Double Pane Windows, Vinyl Frames
Cool: Central Air
Water: Public Water, Well
Heat: Heat Pump
Sewer: Septic Tank
Fuel: Gas
Hot Water: Tankless

Financial:

Property Tax/Yr: \$4,959.89 2020
HOA: No
Escrow Pref: FATCO - STORMI LOWE
Terms: Cash, Conventional
Assumable Interest Rate:
Assumable Remaining Months Ending:
Assoc. Am:

Spcl Asmt Balance:
Dues:
Tax Deferral: No
BAC: % 2.25
Other Dues:
Short Sale: No
\$ Pre-Approv:
3rd Party: No
Total Comm Differs: Yes
Bank Owned/Real Estate
Owned: No
Rent, If Rented:

Broker/Agent Data:

Agent: Juliann Evans
Email(s) Agent: evansjrealtor@aol.com
CoAgent:
CoAgent Email:
Office: Juliann Evans Real Estate, LLC
BRCD: EVAN01
Owner(s): MIRONICHENKO IGOR
Tran: 3/23/2021
Poss: Immediate Possession

Agent Lic: 970700136
CoSAID:
Office Lic: 200912022

Agent Ph: 503-860-5333
Office Ph: 503-860-5333

Agent Cell:
Agent Ext:

SAID: EVANSJ
CoPh:
Fax:

Owner Perm. Resid: Yes
Tenant/Other: CALL BEFORE YOU SHOW
Exp:

FIRPTA: No
Contact1:
Contact2:

Comparable Information:

Pending Date: 2/19/2021
Sold Date: 3/22/2021
Terms: Conventional

Original Price: \$979,950
List Price: \$979,950
Sold Price: \$984,950

CDOM: 7
BAID: DAGLEERI
B/Agt: Erica Dagle

%SP/OLP: 100.51
%SP/LP: 100.51
B/Off: PAIR01
B/Off Phone: 503-238-7617

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$1,050,000 3 bd | 3 / 0 ba | 3522 sqft

16900 SE MAPLE HILL LN Happy Valley, OR 97086

Unit #:

Status: Sold

List Date: 4/2/2021

Year Built: 1973 Updated/Remodeled

XST/Dir: West on 172nd , right on Maple Hill Lane

Private: Really gorgeous home. Lower level has two bedrooms, bath, kitchen, laundry and exterior entrance if you wanted separate living space.Huge shop and or second garage.

Public: Gorgeous rock solid w/attention to detail throughout. Generous living spaces, stone fireplace flanked w/wall of glass opening to stone patios. Stunning kitchen, filled with top of the line SS appliances. Spacious and cozy w/generous use of cherry and slate floors, quality cabinetry and plenty of storage. Flex fl plan w/ 2nd kitchen. Beautiful mature landscaping with hot tub, above ground pool, garden and views. Large 3 bay shop w/heat source. Private country road. OPEN HOUSE SAT 4/3 12:00-3:00

ShowHrs: 9-9

Occ: Owner

Show: Lockbox, Vacant

LB/Loc/Cmb: Front Door

Offer/Nego: Call Seller's Agent

AG: Dianne Hagan

AG Ph: [503-358-1112](tel:503-358-1112)

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg: HAPPY VALLEY

Area: 145

Zoning: R5

Elementary: Pleasant Valley

Middle: Centennial

High: Centennial

Internet: Yes

Address: Yes

No Blog: Yes

No AVM: Yes

Legal: 1815 MAPLE HILL HGTS LT 2

Tax ID: 00137042

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Traditional, Tri Level

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

Lot Desc: Gentle Sloping, Level,

Private

View: Territorial

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

Supplements: 1

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 719

Main SQFT: 1912

Lower SQFT: 891

Total SQFT: 3522

Total Up/Main: 2631

Additional SQFT:

Levels: 3

SFSrc: Trio

Fireplaces: 1 / Gas

Green Cert:

Energy Eff. Report:

Exterior: Brick, Wood Siding

Roof: Composition

Parking: Off Street, RV

Access/Parking

Garage: 5 / Attached, Detached,

Oversized

RV Description: RV Parking

Foundation: Concrete Perimeter

Basement: Crawl Space, Daylight,

Finished

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: (M) 24 X 29 Built-in Features, Fireplace, Hardwood Floors, Sliding Doors

Kitchen: (M) 16 X 21 Cook Island, Down Draft, Built-in Dishwasher, Free-Standing Range, Gourmet Kitchen, Skylight(s)

Dining: (M) 13 X 15 Great Room, Hardwood Floors

Family: (L) 16 X 20 Exterior Entry, Wall to Wall Carpet

2nd Kitchen: (L) 9 X 10 Free-Standing Range, Free-Standing Refrigerator, Washer/Dryer

Primary Bedroom: (M) 14 X 28 Deck, Suite, Walk in Closet, Wall to Wall Carpet

2nd Bedroom: (L) 11 X 9 Closet Organizer, Tile Floor

3rd Bedroom: (L) 11 X 9 Closet Organizer, Wall to Wall Carpet

Office: (M) 10 X 10 Built-in Features, French Doors

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Refrigerator, Convection Oven, Down Draft, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Free-Standing Gas Range, Gas Appliances, Island, Stainless Steel Appliance(s)

Interior: Ceiling Fan(s), Central Vacuum, Garage Door Opener, Hardwood Floors, Jetted Tub, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Slate Flooring, Vaulted Ceiling(s), Washer/Dryer, Wall to Wall Carpet

Exterior: Second Garage, Deck, Free-Standing Hot Tub, Garden, Gas Hookup, Outbuilding, Patio, Porch, Private Road, Tool Shed, Workshop, Yard Accessibility:

Security:

Internet:

Windows: Vinyl Frames, Wood Frames

Cool: Central Air

Water: Well

Heat: Forced Air - 90%

Sewer: Septic Tank

Fuel: Gas

Hot Water:

Financial:

Property Tax/Yr: \$8,262.94 2020

HOA: No

Escrow Pref: WFG National Title

Terms: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

Assoc. Am:

Spcl Asmt Balance:

Dues:

Tax Deferral: No

BAC: % 2.5

Other Dues:

Short Sale: No

\$ Pre-Approv:

3rd Party: No

Total Comm Differs: No

Bank Owned/Real Estate

Owned: No

Rent, If Rented:

Broker/Agent Data:

Agent: Dianne Hagan

Agent Lic: 200203232

Agent Ph: 503-358-1112

Agent Cell:

SAID: HAGANDI

Email(s) Agent: Dianne@DianneHagan.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

Group, LLC

BRCD: PPGR02

Owner(s): HANSON JAMES K (TE) & HANSON

Owner Perm. Resid: No

Tenant/Other:

FIRPTA: No

Contact1:

LUCY N (TE), HANSON LUCY (TE)

Tran: 5/12/2021

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 4/5/2021

Original Price: \$985,000

CDOM: 3

%SP/OLP: 106.6

Sold Date: 5/12/2021

List Price: \$985,000

BAID: STENCELS

%SP/LP: 106.6

Terms: Conventional

Sold Price: \$1,050,000

B/Agt: Susan Stencil

B/Off: WMRL01

B/Off Phone: 971-279-5324

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$1,065,000 6 bd | 5 / 2 ba | 8095 sqft
 14330 SE DONATELLO LOOP Happy Valley, OR 97086
 Unit #:
 Status: Sold
 List Date: 11/30/2020
 Year Built: 1977 Resale
 XST/Dir: Se 132nd or 145th & Clatsop to Donatello or 145th to Leonard Ct to Donatello

ShowHrs: 10-8
 Occ: Owner
 Show: Appointment Only,
 Occupied, Showing Time
 LB/Loc/Cmb: Front Door
 Offer/Nego: Seller's Agent
 Only
 AG: Brandi Erskine
 AG Ph: 503-515-9972
 AG Cell/Text: 503-515-9972
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: Sellers had \$21,700 in concessions. Follow Covid protocol, no shoes, wear mask & bring your own PPE. Legit 6 bedroom home w/ room for more! Lower level w/ separate living quarters (AKA ADU) w/ 2nd kitchen & laundry, private drive & entrance. Many updates thru-out but some room to make it your own! 3 car garage, 4th detached. Entertainers Dream!

Public: SPECTACULAR Custom Estate on a one of a kind .80 acre lot w/ Mt Hood Views. Vaulted open beam ceiling w/ Basalt floor to ceiling fireplace. Updated kitchen w/ attached laundry room, butlers pantry & family room! Multiple living spaces, bonus room, rec room, you name it...this has it all! Mostly level lot offers park'g galore, room for boats, toys & RV. Entainters dream w/inground pool & stunning grounds. Lower level offers separate liv'g quarters w/2nd kitchen, laundry, private drive & entrance.

Property Details:

| | | | |
|--------------------------|------------------------------------|------------------------------------|-----------------------|
| Property Type: Detached | Legal: SUBDIVISION ALTA VILLA | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | 3623 LT 29 | Lot/Land Lease: | PDF Doc(s): 4 |
| Nhood/Bldg: | Tax ID: 05002665 | Lot Size: 20,000 SqFt to .99 Acres | Open House: |
| Area: 145 | Warranty: HOME | Lot Dimensions: | Upcoming Open House: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: Level, Private | Broker Tour: |
| Elementary: Happy Valley | Other Disc: | View: Mountain(s), Territorial | Upcoming Broker Tour: |
| Middle: Happy Valley | List Type: Exclusive Right to Sell | Waterfront: | |
| Hlgh: Clackamas | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Contemporary, Custom Style | CC&R: Yes | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Short Term Rental Allowed: | | |
| No AVM: No | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-----------------------------|---------------------------------|------------------------------------|
| Upper SQFT: 0 | Fireplaces: 4 / Gas, Insert | Roof: Composition | Foundation: |
| Main SQFT: 4199 | Green Cert: | Parking: Driveway | Basement: Finished, Full Basement, |
| Lower SQFT: 3896 | Energy Eff. Report: | Garage: 4 / Attached, Detached, | Separate Living |
| Total SQFT: 8095 | Exterior: Wood Siding | Oversized | Quarters/Apartment/Aux Living Unit |
| Total Up/Main: 4199 | | RV Description: RV Parking | Road Surface: Paved |
| Additional SQFT: | | | Unreinforced Masonry Building: |
| Levels: 2 | | | |
| SFSrc: Measuring | | | |

Approximate Room Sizes and Descriptions:

Living: (M) 24 X 23 Beamed Ceilings, Fireplace, Great Room, Vaulted Ceiling(s)
 Kitchen: (M) 12 X 13 Butler's Pantry, Cook Island
 Dining: (M) 8 X 10 Built-in Features, Hardwood Floors, Sliding Doors
 Family: (M) 12 X 20 Built-in Features
 Guest Quarters: (L) Bathroom
 Primary Bedroom: (M) 13 X 25 Bathroom, Exterior Entry, Fireplace, Walk In Closet
 2nd Bedroom: (M) 11 X 16 Bathroom, Walk in Closet
 3rd Bedroom: (M) 11 X 16 Bathroom, Walk in Closet
 2nd Kitchen: (L) 14 X 18
 Great Room: (M) 27 X 22 Bookcases, Fireplace

Baths - Full/Part Upper Level: 0/0 Main Level: 3/2 Lower Level: 2/0 Total Baths: 5/2

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Butler's Pantry, Cook Island, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Granite, Island, Pantry, Range Hood

Interior: Hardwood Floors, High Ceilings, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Vaulted Ceiling(s), Wood Floors

Exterior: Deck, Fenced, Guest Quarters, Patio, Pool, Tool Shed, Yard

Accessibility: One Level, Caregiver Quarters, Ground Level, Minimal Steps, Main Floor Bedroom w/Bath, Parking

Security: Entry

Internet:

Windows:

Cool: Central Air

Heat: Forced Air, Heat Pump

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$14,319.32 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$63 / Monthly

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Gina Naranjo - Fidelity

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Brandi Erskine

Agent Lic: 200204543

Agent Ph: 503-515-9972

Agent Cell: 503-515-9972

SAID: BERSKINE

Email(s) Agent: agentbrandi@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: NextHome

Office Lic: 201224001

Office Ph: 503-206-6398

Agent Ext:

Fax:

Willamette

BRCD: NHWR01

Owner Perm. Resid:

FIRPTA: No

Owner(s): FOSTER ROBERT C, FOSTER SHANA L

Tenant/Other:

Contact1:

Tran: 1/28/2021

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 12/6/2020

Original Price: \$1,069,000

CDOM: 6

%SP/OLP: 99.63

Sold Date: 1/28/2021

List Price: \$1,069,000

BAID: PHOMMANY

%SP/LP: 99.63

Terms: Conventional

Sold Price: \$1,065,000

B/Agt: Tim Phommany

B/Off: KWVP01

B/Off Phone: 360-693-3336

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$1,600,000 5 bd | 4 / 2 ba | 6816 sqft

12770 SE GENEVA WAY Happy Valley, OR 97086

Unit #:

Status: Sold

List Date: 11/15/2020

Year Built: 2006 Approximately

XST/Dir: SE 132nd, West on Geneva Way

Condo Loc:

DOM: 154

Acres: 0.59

MLS#: 20056979

ShowHrs: 8-9

Occ: Owner

Show: Appointment Only, Call

Seller's Agent, Call Co-Seller's

Agent, Occupied, Text Seller's

Agent, Text Co-Seller's Agent

LB/Loc/Cmb: RMLS

Offer/Nego: Call Seller's Agent

AG: Nancy Kelly

AG Ph: [503-805-5887](tel:503-805-5887)

AG Cell/Text:

CoAgent: Marissa Kelly

CoPh: [971-322-3645](tel:971-322-3645)

Private: Call or text listing or co-listing agent to show. Agent accompanied, pre-qual letter or proof of funds prior to showing.

Public: Room for a pool at this custom gated home on private cul-de-sac, 22' Ceilings, formal living & dining rooms, great room w/ floor to ceiling windows & gourmet kitchen make this home perfect for entertaining. Keep guests comfortable w/ 2 ensuite bedroom options & a 2nd kitchen / living on the lower level, perfect for multi-generational living. Master retreat w/ fire-place, tub & private balcony to enjoy the views. Love your summer w/ a flagstone fire pit area, covered deck & more.

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 145

Zoning:

Elementary: Happy Valley

Middle: Happy Valley

High: Clackamas

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: PARTITION PLAT 2006-025

PARCEL 2

Tax ID: 05014042

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Custom Style, Traditional

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 20,000 SqFt to .99 Acres

Lot Dimensions: 25,700 SQFT

Lot Desc: Cul-de-sac, Gated,

Terraced

View: Territorial, Trees/Woods,

Valley

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 1

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 2434

Main SQFT: 2751

Lower SQFT: 1631

Total SQFT: 6816

Total Up/Main: 5185

Additional SQFT:

Levels: 3

SFSrc: County

Fireplaces: 4 / Gas

Green Cert:

Energy Eff. Report:

Exterior: Fiber Cement, Stone

Roof: Tile

Parking: Driveway

Garage: 4 / Attached

RV Description:

Foundation: Concrete Perimeter

Basement: Daylight, Finished

Road Surface:

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: **M** 15 X 14 Built-in Features, Fireplace, Formal

Kitchen: **M** 15 X 14 Gourmet Kitchen, Nook, Patio

Dining: **M** 14 X 13 Formal, Wood Floors

Family: **M** 21 X 19 Built-in Features, Fireplace, High Ceilings

2nd Kitchen: **L** Daylight, Eat Bar

Primary Bedroom: **U** 18 X 17 Balcony, Fireplace, Suite

2nd Bedroom: **U** 13 X 11 Bathroom, Walk in Closet

3rd Bedroom: **U** 14 X 12 Closet Organizer, Shared Bath, Walk in Closet

Bedroom 4: **U** 16 X 15 Bathroom

Bedroom 5: **L** Bathroom

Baths - Full/Part

Upper Level: 3/0

Main Level: 0/1

Lower Level: 1/1

Total Baths: 4/2

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Refrigerator, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Indoor Grill, Island, Pantry, Stainless Steel Appliance(s)

Interior: Central Vacuum, Garage Door Opener, Granite, High Ceilings, Jetted Tub, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Tile Floor, Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Built-in Barbecue, Covered Deck, Covered Patio, Deck, Fire Pit, Patio, Porch, Sprinkler, Water Feature, Yard

Accessibility:

Security: Fire Sprinkler System, Security Gate

Internet: Cable, Wireless

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$18,227.18 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: WFG - Juli Spink

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Nancy Kelly

Agent Lic: 880300070

Agent Ph: 503-805-5887

Agent Cell:

SAID: GUENTNER

Email(s) Agent: nancy@nancykellyhomes.com

CoAgent: Marissa Kelly

CoSAID: KELLYMAN

CoBRCD: CCRG02

CoPh: 971-322-3645

CoAgent Email: marissa@nancykellyhomes.com

Office: Harcourts Real Estate **Office Lic:** 201212151

Office Ph: 503-344-4554

Agent Ext:

Fax: 503-974-2499

Network Group

BRCD: CCRG02

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): KHOURI HANI S, KHOURI HODA N

Tenant/Other:

Contact1:

Tran: 5/27/2021

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 4/18/2021

Original Price: \$1,690,000

CDOM: 154

%SP/OLP: 94.67

Sold Date: 5/27/2021

List Price: \$1,690,000

BAID: HUNDE

%SP/LP: 94.67

Terms: Conventional

Sold Price: \$1,600,000

B/Ag: Hunde Abebe

B/Off: ADRT01

B/Off Phone: 503-793-7520

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$2,100,000 4 bd | 5 / 1 ba | 5810 sqft

10699 SE RIDGEWAY DR Happy Valley, OR 97086

Unit #: Condo Loc:
 Status: Sold DOM: 71
 List Date: 7/22/2020 Acres: 1.07
 Year Built: 2017 Resale MLS#: 20642387
 XST/Dir: Idleman, N on Walnut, W on Tyler, N on City View to Ridgeway

ShowHrs:
 Occ: Owner
 Show: Appointment Only, Text
 Seller's Agent
 LB/Loc/Cmb: Faucet
 Offer/Nego: Call Seller's Agent
 AG: Jason Mendell
 AG Ph: 503-349-4711
 AG Cell/Text:
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Agents: Bring your pickiest buyers. This home is spectacular and the view will take your breath away. The down stairs living area has a full 2nd kitchen option with in home elevator. New installed sauna and additional bathroom. Please call or text listing agent to setup showing.
 Public: Prepare to be "DAZZLED" by this "MODERN" masterpiece in the sky. Quality, Design and Expansive Views come together that make this one of the most PRIVATE and EXCLUSIVE gated properties in Oregon. An ENTERTAINERS dream home with Lake, River, Mountain and City views. This home features an over-the-top SAUNA to impress!!! Waking up and gazing out at this view will surely will be the PINNACLE of ones day. EASY living at it's finest.

Property Details:

| | | | |
|--------------------------|------------------------------------|-------------------------------------|-----------------------|
| Property Type: Detached | Legal: SUBDIVISION ALTAMONT #6 | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | LT 269 3833 | Lot/Land Lease: | |
| Nhood/Bldg: | Tax ID: 05008600 | Lot Size: 1 to 2.99 Acres | Open House: |
| Area: 145 | Warranty: HOME | Lot Dimensions: | Upcoming Open House: |
| Zoning: R20 | Seller Disc: Exempt | Lot Desc: Gated, Private, Seasonal, | Broker Tour: |
| Elementary: Happy Valley | Other Disc: | Sloped | Upcoming Broker Tour: |
| Middle: Happy Valley | List Type: Exclusive Right to Sell | View: City, Mountain(s), River | |
| High: Clackamas | Limited Representation: No | Waterfront: | |
| Internet: Yes | Style: Contemporary, NW | Body Water: | |
| Address: Yes | Contemporary | CC&R: Yes | |
| No Blog: No | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No AVM: No | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|------------------------------|-------------------------------------|--------------------------------|--------------------------------|
| Upper SQFT: 1996 | Fireplaces: 1 / Gas | Roof: Membrane | Foundation: |
| Main SQFT: 1668 | Green Cert: | Parking: Driveway, Parking Pad | Basement: Daylight, Finished |
| Lower SQFT: 1996 | Energy Eff. Report: | Garage: 2 / Attached | Road Surface: |
| Total SQFT: 5810 | Exterior: Cedar, Lap Siding, Stucco | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 3664 | | | |
| Additional SQFT: Lower / 150 | | | |
| Levels: 3 | | | |
| SFSrc: Aprox. | | | |

Approximate Room Sizes and Descriptions:

Living: M Fireplace, Hardwood Floors

Kitchen: M Cook Island, Eat Bar, Hardwood Floors

Dining: M Hardwood Floors

Family: M

Wine Cellar: L Eat Bar

Primary Bedroom: U Built-in Refrigerator, Suite, Walk in Closet

2nd Bedroom: U Closet Organizer, Suite, Wall to Wall Carpet

3rd Bedroom: U Closet Organizer, Suite, Wall to Wall Carpet

Bedroom 4: L Suite, Wall to Wall Carpet

Sauna: L

Baths - Full/Part Upper Level: 3/0 Main Level: 0/1 Lower Level: 2/0 Total Baths: 5/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Built-in Refrigerator, Cook Island, Built-in Dishwasher, Disposal, Gas Appliances, Island, Quartz

Interior: Central Vacuum, Cork Floor, Elevator, Heated Tile Floor, High Ceilings, Home Theater, Separate Living Quarters/Apartment/Aux Living Unit, Sprinkler, Wood Floors

Exterior: Covered Deck, Covered Patio, Gas Hookup, Patio, Private Road, Sauna, Sprinkler, WaterSense Irrigation

Accessibility: Accessible Elevator Installed, Garage on Main, Natural Lighting, Walk-in Shower

Security: Security System Owned

Internet:

Windows:

Cool: Central Air

Heat: Forced Air, Radiant, Zoned

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Recirculating, Tankless

Financial:

Property Tax/Yr: \$21,604.95 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$625 / Annually

BAC: % 2.25

\$ Pre-Approv: No

Escrow Pref: Christina Conroy - Lawyers Title

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am: Gated, Insurance, Road Maintenance

Rent, If Rented:

Broker/Agent Data:

Agent: Jason Mendell

Agent Lic: 201219949

Agent Ph: 503-349-4711

Agent Cell:

SAID: MENDELL

Email(s) Agent: mail@jasonmendell.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Cascade Sothebys

Office Lic: 201212170

Office Ph: 503-420-8600

Agent Ext:

Fax: 503-420-8601

International Realty

BRCD: SIRE01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): LASTIVKA ALEKSANDR N

Tenant/Other:

Contact1:

Tran: 11/4/2020

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 10/1/2020

Original Price: \$2,250,000

CDOM: 305

%SP/OLP: 93.33

Sold Date: 11/4/2020

List Price: \$2,250,000

BAID: KEYSERKA

%SP/LP: 93.33

Terms: Conventional

Sold Price: \$2,100,000

B/Agt: Kayla Keyser

B/Off: BRCH01

B/Off Phone: 503-893-9787

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$2,630,000 5 bd | 4 / 1 ba | 7810 sqft

12055 SE 147TH AVE Happy Valley, OR 97086

Unit #:

Condo Loc:

Status: Sold

DOM: 5

List Date: 7/13/2021

Acres: 2.62

Year Built: 2015 Resale

MLS#: 21158450

XST/Dir: Sunnyside Rd to North on 152nd, becomes 147th Ave.** NO Showing Time Appointments/Call Or Text**

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

ShowHrs: 10-6

Occ: Owner

Show: Appointment Only,

Seller's Agent Must

Accompany, See Remarks, Text

Seller's Agent

LB/Loc/Cmb: None

Offer/Nego: Seller's Agent

Only

AG: Paula G Simpson

AG Ph: 503-380-3529

AG Cell/Text: [503-380-3529](tel:503-380-3529)

CoAgent:

CoPh:

Private: **APTONLY,AG-ACCM,Proof of Funds/Letter.2Hr Notice Call/Text Paula. Home Started in 2013 Finished in 2015. Gym c/b 6th Br or 2nd office w/slider to hot tub & yard. Cat6. 8-cameras for Perimeter Monitoring. Sonos sound system. Intercom. Utilities to barn for ADU. Lower level plumbed for 2nd kitchen c/b 2nd Living. Mud RM w/built-ins. Tempranillo Grapes-1st Full year on Vines Now!

Public: Home started in 2013 finished 2015. Cat6, 8-Cameras perimeter monitoring.Gated Entry,Fenced. Utilities to barn for ADU.Covered Outdoor Living W:Fireplace, Privacy Screen,Gas Heaters,Dining & Bar Areas.Built in BBQ-Access from Deck/Kitchen & Primary Suite.Mt Hood view from DR,LR,Covered Area & Yard.Kitchen:Gas 6 burners & oven,Sub Zero Fridge,Island, Lunch bar, Buffet Bar, Perlick, Scotsman, Compactor Butlers Pantry:Dishwasher Microwave,Oven, Sink, Cabinets & Storage.3-Furnaces & 3-AC Units&More!

Property Details:

Property Type: Detached

Legal: SECTION 36 TOWNSHIP 15

Lot/Land Lease/Rent Payment: /

County: Clackamas

RANGE 2E QUARTER CC TAX LOT

Lot/Land Lease:

Open House:

Nhood/Bldg: Eastbourne Downs

00100

Lot Size: 1 to 2.99 Acres

Upcoming Open House:

Area: 145

Tax ID: 00127909

Lot Dimensions:

Broker Tour:

Zoning: R15

Warranty:

Lot Desc: Gated, Gentle Sloping

Upcoming Broker Tour:

Elementary: Scouters Mtn

Seller Disc: Disclosure

View: Mountain(s), Vineyard

Middle: Happy Valley

Other Disc:

Waterfront:

High: Clackamas

List Type: Exclusive Right to Sell

Body Water:

Internet: Yes

Limited Representation: No

CC&R: Yes

Address: Yes

Style: Craftsman

55+ w/Affidavit Y/N: No

No Blog: Yes

Opportunity Zone:

No AVM: Yes

Short Term Rental Allowed:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 3 / Gas

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 4892

Green Cert:

Parking: Driveway, RV

Basement: Daylight

Lower SQFT: 2918

Energy Eff. Report:

Access/Parking

Road Surface: Paved

Total SQFT: 7810

Exterior: Cedar

Garage: 5 / Attached, Detached

Unreinforced Masonry Building:

Total Up/Main: 4892

RV Description:

Additional SQFT:

Levels: 2

SFSrc: AQM

Approximate Room Sizes and Descriptions:

| | | |
|-------------------|------------------|---|
| Living: | (M) 23 X 23 | Beamed Ceilings, Built-in Features, Fireplace, Engineered Hardwood, Sliding Doors, Vaulted Ceiling(s) |
| Kitchen: | (M) 23 X 17 | Built-in Refrigerator, Built-in Features, Butler's Pantry, Eating Area, Gourmet Kitchen, Island |
| Dining: | (M) 14 X 16 | Built-in Features, Formal, Engineered Hardwood, High Ceilings |
| Family: | (L) 36 X 26 | Central Vacuum, Daylight, Eat Bar, High Ceilings, High Speed Internet, Sliding Doors |
| Bedroom 5: | (L) 16 X 15 | Walk in Closet, Wall to Wall Carpet |
| Primary Bedroom: | (M) 22 X 17 | Double Sinks, Dressing Room, Fireplace, Suite, Tile Floor, Walk in Closet |
| 2nd Bedroom: | (M) 21 X 12 | Double Sinks, Loft, Skylight(s), Bathtub With Shower, Walk in Closet, Wall to Wall Carpet |
| 3rd Bedroom: | (M) 14 X 12 | Shared Bath, Walk in Closet, Wall to Wall Carpet |
| Bedroom 4: | (M) 18 X 16 | Shared Bath, Walk in Closet, Wall to Wall Carpet |
| Bonus Room: | (M) 20 X 14 | Built-in Features, Closet, High Ceilings, Wall to Wall Carpet |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 3/1 |
| | Lower Level: 1/0 | Total Baths: 4/1 |

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Refrigerator, Butler's Pantry, Trash Compactor, Built-in Dishwasher, Disposal, Gas Appliances, Island, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Water Purifier

Interior: Air Cleaner, Central Vacuum, Concrete Floor, Garage Door Opener, Heated Tile Floor, High Ceilings, Intercom, Laundry, Quartz, Tile Floor, Washer/Dryer, Wall to Wall Carpet

Exterior: Second Garage, Barn(s), Built-in Barbecue, Covered Deck, Covered Patio, Dog Run, Fenced, Free-Standing Hot Tub, Outdoor Fireplace, Raised Beds, Security Lights, Sprinkler

Accessibility: Garage on Main, Minimal Steps, Main Floor Bedroom w/Bath, Utility Room On Main, Accessible Hallway(s)

Security: Intercom Entry, Security Gate, Security Lights

Internet: Cable

Windows: Double Pane Windows

Cool: Central Air

Heat: Forced Air - 90%, Forced Air - 95+%

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$22,277.15 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Stewart Title-KE-Clackamas

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Paula G Simpson

Agent Lic: 800200011

Agent Ph: 503-380-3529

Agent Cell: 503-380-3529

SAID: SIMPSONP

Email(s) Agent: paulasimpson@cbbain.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Coldwell Banker Bain **Office Lic:** 201222112

Office Ph: 503-241-7325

Agent Ext:

Fax: 503-241-5566

BRCD: CBBN01

Owner Perm. Resid:

FIRPTA: No

Owner(s): Stavig Christian M, Stavig Julia M

Tenant/Other:

Contact1:

Tran: 8/17/2021

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 7/18/2021

Original Price: \$2,650,000

CDOM: 5

%SP/OLP: 99.25

Sold Date: 8/17/2021

List Price: \$2,650,000

BAID: LEWISJO

%SP/LP: 99.25

Terms: Cash

Sold Price: \$2,630,000

B/Agt: Joelle Lewis

B/Off: PPGR01

B/Off Phone: 503-670-9000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$500,000 4 bd | 3 / 0 ba | 2585 sqft

316 BARKER AVE Oregon City, OR 97045

Unit #:
 Status: Sold
 List Date: 9/23/2021
 Year Built: 1965 Fixer

Condo Loc:
 DOM: 17
 Acres: 0.3
 MLS#: 21279216

ShowHrs:
 Occ: Vacant
 Show: Appointment Only,
 Lockbox, Showing Time,
 Vacant
 LB/Loc/Cmb: Front
 Offer/Nego: Call Seller's Agent
 AG: Kimberly Gellatly
 AG Ph: [503-380-8285](tel:503-380-8285)
 AG Cell/Text:
 CoAgent:
 CoPh:

XST/Dir: 2nd to Center to Barker Ave

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Sewer line back up this past year; seller fully repaired but lower level flooring is cracked and missing. Furnace/heat pump do not work. Priced to sell quickly; cash or rehab loan most likely. Sold as-is; seller to do no repairs. Estate sale. Don't open garage door. Be careful on deck; rails loose.
Public: Bring your hammer and make this incredible home your new home! Spacious lot, gorgeous deck overlooking territorial views, parking galore! Mid-century style with hardwoods throughout main floor, vaulted ceilings, stone fireplace. Updated kitchen w/ pantry; appliances included. Lower separate living area with 2nd kitchen, 2 bedrooms, wash/dryer hook-up and living room. Beautiful yard, water feature. Great freeway access. Needs work, may require special financing or cash. Sold as-is; estate sale.

Property Details:

| | | | |
|--|---|---|-----------------------|
| Property Type: Detached | Legal: 288 WM LADDS SUBDIV PT LT 8&9 BLK 15 | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | Tax ID: 00854329 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Warranty: | Lot Size: 10,000 to 14,999 SqFt | Upcoming Open House: |
| Area: 146 | Seller Disc: Disclosure | Lot Dimensions: | Broker Tour: |
| Zoning: Resid | Other Disc: | Lot Desc: Gentle Sloping, Level, Private, Trees | Upcoming Broker Tour: |
| Elementary: Candy Lane, Jennings Lodge | List Type: Exclusive Right to Sell | View: Territorial | |
| Middle: Gardiner | Limited Representation: No | Waterfront: | |
| High: Oregon City | Style: Daylight Ranch | Body Water: | |
| Internet: Yes | Opportunity Zone: | CC&R: | |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Floor #: | | |
| No AVM: | | | |

Residence Information:

| | | | |
|---------------------|------------------------------------|-----------------------|-----------------------------------|
| Upper SQFT: 0 | Fireplaces: 3 / Wood Burning | Roof: Composition | Foundation: |
| Main SQFT: 1397 | Green Cert: | Parking: Driveway, RV | Basement: Finished, Full Basement |
| Lower SQFT: 1188 | Energy Eff. Report: | Access/Parking | Road Surface: Paved |
| Total SQFT: 2585 | Exterior: Lap Siding, T-111 Siding | Garage: 3 / Attached | Unreinforced Masonry Building: |
| Total Up/Main: 1397 | | RV Description: | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: County | | | |

Approximate Room Sizes and Descriptions:

Living: M Fireplace, Hardwood Floors, Vaulted Ceiling(s)

Kitchen: M Built-In Dishwasher, Eat Bar, Free-Standing Range, Free-Standing Refrigerator, Hardwood Floors

Dining: M Hardwood Floors, Vaulted Ceiling(s)

Family: L Wall to Wall Carpet

Bedroom 4: L Wall to Wall Carpet

Primary Bedroom: M Double Closet, Hardwood Floors, Sliding Doors, Suite

2nd Bedroom: M Hardwood Floors

3rd Bedroom: L Wall to Wall Carpet

2nd Kitchen: L Eat Bar, Tile Floor

Family Room: L Wall to Wall Carpet

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

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Pantry

Interior: Garage Door Opener, Hardwood Floors, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Vaulted Ceiling(s), Wall to Wall Carpet

Exterior: Covered Deck, Deck, Fenced, Gas Hookup, Water Feature, Yard

Accessibility:

Security:

Internet:

Windows:

Cool: Central Air

Heat: Forced Air - 90%

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,948.92 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Call LA

Other Dues:

3rd Party: No

Terms: Cash, Rehab

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Kimberly Gellatly

Agent Lic: 200408199

Agent Ph: 503-380-8285

Agent Cell:

SAID: DITTLERK

Email(s) Agent: Kim@GellatlyProperties.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Berkshire Hathaway

Office Lic: 201208506

Office Ph: 503-624-9660

Agent Ext:

Fax: 503-624-9595

HomeServices NW Real

Estate

BRCD: BHHN03

Owner Perm. Resid:

FIRPTA: No

Owner(s): HART RAMONA L

Tenant/Other:

Contact1:

Tran: 11/9/2021

Exp: 3/23/2022

Contact2:

Poss:

Comparable Information:

Pending Date: 10/10/2021

Original Price: \$515,000

CDOM: 17

%SP/OLP: 97.09

Sold Date: 11/9/2021

List Price: \$505,000

BAID: SERRANOC

%SP/LP: 99.01

Terms: Conventional

Sold Price: \$500,000

B/Agt: Carie Serrano

B/Off: JLS P50

B/Off Phone: 503-230-8600

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$510,000 3 bd | 2 / 0 ba | 2903 sqft

386 NW 3RD AVE Canby, OR 97013

Unit #: Condo Loc:
 Status: Sold DOM: 19
 List Date: 7/22/2021 Acres: 0.26
 Year Built: 1912 Updated/Remodeled MLS#: 21250666
 XST/Dir: Hwy 99 , (north) on Grant, left on NW 3rd Ave to property
 Private: APPRAISERS: NO SELLER PAID CONCESSIONS. Lovely period building in superior location blocks to downtown Canby, park, schools & amenities. Tasteful remodel and numerous updates. Endless opportunities for a variety of businesses-including "Live/Work". All subject to zoning approval. Lifetime warranty on Plantation shutters, and PDX airport! Sellers may need to rent back after closing.
 Public: Stately period building in superior location!! Tastefully remodeled with numerous updates. Endless opportunities for a variety of businesses - including "Live/Work" with current zoning. Separate entrance to lower floor offers 2nd kitchen, office space & meeting/media room. Fruit trees, loads of raised beds, culinary & medicinal herbs & chicken coop! Hmm...gardening/cooking classes, catering, bakery, Airbnb, lease office space, or?? All subject to zoning approval. On-site parking/8 spaces.

ShowHrs:
 Occ: Owner
 Show: Appointment Only, Call Seller's Agent, Lockbox, Text Seller's Agent
 LB/Loc/Cmb: R-Frt dr-chair
 Offer/Nego: Call Seller's Agent
 AG: Lisa Bean
 AG Ph: [503-422-6485](tel:503-422-6485)
 AG Cell/Text: [503-422-6485](tel:503-422-6485)
 CoAgent:
 CoPh:

Property Details:

| | | | |
|-------------------------------------|------------------------------------|--|-----------------------|
| Property Type: Detached | Legal: 14 CANBY LT 5&6 BLK 15 | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | Tax ID: 00792770 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: Historic downtown Canby | Warranty: | Lot Size: 10,000 to 14,999 SqFt | Upcoming Open House: |
| Area: 146 | Seller Disc: Disclosure | Lot Dimensions: | Broker Tour: |
| Zoning: C1 | Other Disc: | Lot Desc: Corner Lot, Level, Secluded, Trees | Upcoming Broker Tour: |
| Elementary: Knight | List Type: Exclusive Right to Sell | View: Seasonal | |
| Middle: Baker Prairie | Limited Representation: No | Waterfront: | |
| High: Canby | Style: Live Work Unit, Traditional | Body Water: | |
| Internet: Yes | Opportunity Zone: | CC&R: | |
| Address: Yes | Short Term Rental Allowed: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Floor #: | | |
| No AVM: | | | |

Residence Information:

| | | | |
|---------------------|------------------------------------|----------------------------------|---|
| Upper SQFT: 425 | Fireplaces: 1 / Gas, Stove | Roof: Composition | Foundation: |
| Main SQFT: 1302 | Green Cert: | Parking: Off Street, Parking Pad | Basement: Exterior Entry, Finished, Full Basement |
| Lower SQFT: 1176 | Energy Eff. Report: | Garage: 0 / | Road Surface: |
| Total SQFT: 2903 | Exterior: Man Made, Shingle Siding | RV Description: RV Parking | Unreinforced Masonry Building: |
| Total Up/Main: 1727 | | | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: listing | | | |

Approximate Room Sizes and Descriptions:

Living: **M** 13 X 15 | Ceiling Fan(s), Fireplace, Hardwood Floors, High Ceilings

Kitchen: **M** 10 X 22 | Butler's Pantry, Eating Area, Gas Appliances, Granite, Marble

Dining: **M** 11 X 16 | Hardwood Floors, High Ceilings, Storage

Office: **L** 12 X 30 | Built-in Features, High Speed Internet, Storage

Primary Bedroom: **U** 21 X 22 | Bathroom, Ceiling Fan(s), Skylight(s), Suite, Vaulted Ceiling(s)

2nd Bedroom: **M** 11 X 15 | High Ceilings

3rd Bedroom: **M** 11 X 15 | High Ceilings

Bonus Room: **L** 12 X 21 | Built-in Features, High Speed Internet, Storage, Wet Bar

2nd Kitchen: **L** 11 X 19 | Double Sinks, Free-Standing Refrigerator, Storage

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

Features and Utilities:

Kitchen: Butler's Pantry, Built-in Dishwasher, Granite, Marble

Interior: Hardwood Floors, High Ceilings, High Speed Internet, Laundry, Marble, Wall to Wall Carpet

Exterior: Fenced, Garden, Poultry Coop, Porch, Raised Beds, RV Parking, Sprinkler, Tool Shed, Yard

Accessibility: Accessible Approach with Ramp

Security: Security System Owned

Internet: Wireless

Windows:

Cool: Heat Pump

Heat: Forced Air, Heat Pump

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,653.21 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Fidelity Title - Carrie Redifer

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Lisa Bean

Agent Lic: 971000077

Agent Ph: 503-422-6485

Agent Cell: 503-422-6485

SAID: LISABEAN

Email(s) Agent: lisabean@jmaproperties.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: JMA Properties LLC

Office Lic: 200809110

Office Ph: 503-309-7444

Agent Ext:

Fax:

BRCD: JMAP01

Owner Perm. Resid:

FIRPTA: Yes

Owner(s): Dave Ryder, Kim Ryder

Tenant/Other:

Contact1:

Tran: 11/11/2021

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 8/10/2021

Original Price: \$499,000

CDOM: 19

%SP/OLP: 102.2

Sold Date: 11/10/2021

List Price: \$499,000

BAID: NONRMLS

%SP/LP: 102.2

Terms: Conventional

Sold Price: \$510,000

B/Agt: OR and WA Non Rmls

B/Off: NMLS01

B/Off Phone: 503-236-7657

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Data Only

Residential

5/22/2024 8:50PM

\$605,000 3 bd | 3 / 1 ba | 2628 sqft
 1101 4TH ST Oregon City, OR 97045

Unit #:
 Status: Sold
 List Date: 10/29/2021
 Year Built: 1953 Resale
 XST/Dir: West on 4th off Linn

Condo Loc:
 DOM: 3
 Acres: 0.22
 MLS#: 21374580

ShowHrs: 10am-7pm
 Occ: Owner
 Show: Appointment Only, Call Seller's Agent, Occupied, Showing Time
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Susan Roesler
 AG Ph: 503-720-9564
 AG Cell/Text: 503-720-9564
 CoAgent:
 CoPh:

: [Virtual Tour #1](#)

Private: NO MORE SHOWINGS. Oil tank has been decommissioned...DEQ letter forthcoming.
 Public: Charming and quiet "end of the road" privacy at this mid-century daylight ranch. Stunning views make this 70 year custom family home special. 1st time on the market makes it your opportunity. Lower level 2nd kitchen and exterior access provide for 2nd living space. Newer roof, primary suite on main, galvanized pipes replaced w/ copper, Newer furnace/WH, newer picture windows & slider, and new decking. Adjacent to walking trail.

Property Details:

| | | | |
|-------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: 2 OREGON CITY LT 5 & PT LT | Lot/Land Lease/Rent Payment: / | PDF Doc(s): 3 |
| County: Clackamas | 6 BLK 160 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00579001 | Lot Size: 7,000 to 9,999 SqFt | Upcoming Open House: |
| Area: 146 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: Sloped | Upcoming Broker Tour: |
| Elementary: Holcomb | Other Disc: | View: Territorial | |
| Middle: Gardiner | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Oregon City | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Daylight Ranch | CC&R: | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|------------------------------|--------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Wood Burning | Roof: Composition | Foundation: Slab |
| Main SQFT: 1218 | Green Cert: | Parking: Driveway, On Street | Basement: Full Basement |
| Lower SQFT: 1410 | Energy Eff. Report: | Garage: 1 / Detached | Road Surface: Paved |
| Total SQFT: 2628 | Exterior: Cedar | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 1218 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Appraiser | | | |

Approximate Room Sizes and Descriptions:

| | | | |
|------------------|---|---------|--|
| Living: | M | 12 X 14 | Deck, Fireplace, Hardwood Floors |
| Kitchen: | M | 11 X 11 | Built-In Dishwasher, Free-Standing Range, Free-Standing Refrigerator |
| Dining: | M | 11 X 12 | Hardwood Floors |
| Family: | L | 11 X 14 | Exterior Entry, Fireplace |
| Primary Bedroom: | M | 11 X 11 | Bathroom, Deck, Hardwood Floors, Walk in Closet |
| 2nd Bedroom: | M | 12 X 13 | Hardwood Floors |
| 3rd Bedroom: | L | 11 X 12 | |
| 2nd Kitchen: | L | | Free-Standing Range, Free-Standing Refrigerator, Sink |

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

Features and Utilities:

Kitchen: Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Pantry, Plumbed For Ice Maker
Interior: Ceiling Fan(s), Hardwood Floors, High Speed Internet, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Vinyl Floor, Washer/Dryer, Wall to Wall Carpet
Exterior: Second Residence, Deck, Garden, Security Lights, Yard

Accessibility:

Security: Security System Owned

Internet:

Windows: Double Pane Windows, Wood Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,516.03 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Ticor - Debbie Reitenbach

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Susan Roesler

Agent Lic: 200706155

Agent Ph: 503-720-9564

Agent Cell: 503-720-9564

SAID: ROESLERS

Email(s) Agent: susan@susanroesler.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

Group, LLC

BRCD: PPGR01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): PHELPS RICHARD ALLAN (TE), PHELPS

Tenant/Other:

Contact1: 503-720-9564

CAROLYN PATRICIA (TE)

Tran: 12/9/2021

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 11/1/2021

Original Price: \$525,000

CDOM: 3

%SP/OLP: 115.24

Sold Date: 12/8/2021

List Price: \$605,000

BAID: ZORNADOT

%SP/LP: 100

Terms: Conventional

Sold Price: \$605,000

B/Agt: Terry Zornado

B/Off: HSRE02

B/Off Phone: 503-210-5626

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$620,000 3 bd | 3 / 0 ba | 1896 sqft

18817 ROUNDTREE DR Oregon City, OR 97045

Unit #:

Status: Sold

List Date: 8/11/2021

Year Built: 1977 Resale

XST/Dir: McLoughlin Blvd, South End Rd, Warner Parrott Rd, Roundtree Dr

Condo Loc:

DOM: 1

Acres: 0.27

MLS#: 21568434

ShowHrs: 9-5pm

Occ: Owner

Show: Showing Time

LB/Loc/Cmb: rmls lockbox

Offer/Nego: Call Seller's Agent

AG: Grace Kim

AG Ph: [503-799-1835](tel:503-799-1835)

AG Cell/Text: [503-799-1835](tel:503-799-1835)

CoAgent:

CoPh:

: [Virtual Tour #1](#)

Private: Schedule showings via Showtime but please wait for confirmation; seller may be working inside parked RV- please do not disturb. If offers received the plan is to review Monday 8/16 at 5pm but sellers reserve the right to accept an offer at anytime. Please submit attached SD/LBP with offer. All appliances included (except lower level black fridge excluded). OPEN HOUSE SAT and SUN 11-1.

Public: Ready to move-in home in OR City. Gorgeous kitchen w/island & quartz counters, tile backsplash, SS appliances. Newer wide plank laminate floors. Remodeled baths w/tile flrs. 3 beds on main, incl primary suite. Bonus rm on lower level w/2nd kitchen, full bath, fireplace, and patio walkout. Huge corner lot, over a quarter acres w/covered cedar deck, flat yard, garden w/sprinklers and drip, and huge RV/boat parking! Brand new shop/shed, roof and gutters, AC, paint, fence. Ask for full upgrades list.

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 146

Zoning:

Elementary: John McLoughlin

Middle: Gardiner

High: Oregon City

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: 2185 SHENANDOAH #4 LT 14

BLK 2

Tax ID: 00858138

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Split, Traditional

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 10,000 to 14,999 SqFt

Lot Dimensions:

Lot Desc: Corner Lot, Level,

Seasonal

View: Seasonal

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

PDF Doc(s): 2

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Main SQFT: 1248

Lower SQFT: 648

Total SQFT: 1896

Total Up/Main: 1248

Additional SQFT:

Levels: 2

SFSrc: priorsale

Fireplaces: 2 / Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Cedar

Roof: Composition

Parking: Driveway, RV

Access/Parking

Garage: 2 / Attached

RV Description: RV Parking, RV/Boat

Storage

Foundation:

Basement: Daylight

Road Surface: Concrete, Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: (M) Fireplace, Laminate Flooring

Kitchen: (M) Built-in Features, Free-Standing Refrigerator, Island, Laminate Flooring, Quartz

Dining: (M) Deck, Laminate Flooring

Family: (L) Fireplace, French Doors, Laminate Flooring

Laundry: (L) Washer/Dryer

Primary Bedroom: (M) Bathroom, Updated/Remodeled, Walk-in Shower

2nd Bedroom: (M) Wall to Wall Carpet

3rd Bedroom: (M) Wall to Wall Carpet

2nd Kitchen: (L) Sink

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Microwave, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Refrigerator, Island, Quartz, Stainless Steel Appliance(s), Tile

Interior: Ceiling Fan(s), Garage Door Opener, Laminate Flooring, Quartz, Sprinkler, Washer/Dryer

Exterior: Covered Deck, Deck, Fenced, Garden, RV Parking, RV/Boat Storage, Sprinkler, Tool Shed

Accessibility: Caregiver Quarters, Garage on Main

Security:

Internet: Wireless

Windows: Double Pane Windows

Cool: Central Air

Heat: Forced Air, Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,622.17 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: WFG- Nikki Brooke

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Grace Kim

Agent Lic: 201229016

Agent Ph: 503-799-1835

Agent Cell: 503-799-1835

SAID: KIMGB

Email(s) Agent: thegracekim@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: RE/MAX Equity Group **Office Lic:** 201008047

Office Ph: 503-635-2660

Agent Ext:

Fax: 503-636-4732

BRCD: EQTY40

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): CASS, LYMAN, CASS, KAMI

Tenant/Other:

Contact1:

Tran: 9/13/2021

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 8/12/2021

Original Price: \$559,000

CDOM: 1

%SP/OLP: 110.91

Sold Date: 9/13/2021

List Price: \$559,000

BAID: BERNARDI

%SP/LP: 110.91

Terms: Conventional

Sold Price: \$620,000

B/Agt: Rosemary Bernardi

B/Off: JLSP50

B/Off Phone: 503-230-8600

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

Data Only Residential 5/22/2024 8:55PM

\$275,000 4 bd | 4 / 0 ba | 3652 sqft
 11735 SE ZION HILL DR Gresham, OR 97080

ShowHrs:
 Occ: Owner
 Show: Lockbox, Vacant
 LB/Loc/Cmb:
 Offer/Nego:
 AG: DIANA WALSHINGER
 AG Ph: [503-351-9405](tel:503-351-9405)
 AG Cell/Text:
 CoAgent:
 CoPh:

Unit #:
 Status: Sold
 List Date: 8/21/1998
 Year Built: 1912 Updated/Remodeled
 Condo Loc:
 DOM: 50
 Acres: 2.25
 MLS#: 74564

XST/Dir: HALEY RD TO 272ND TO SUNSH. VLY. RD. OR TELFORD TO SHUNSH.VLY TO ZION
 Private: YEAH!!! ZION HILL DRIVE IS BEING PAVED. AND, THE NEW PRICE IS ABSOLUTELY GREAT!!!!UPDATED & VERY TASTEFUL HOME WITH FORMAL LR, DR, COUNTRY KITCHEN WITH EATING SPACE THAT OPENS TO FAMILY ROOM WITH FRPLC. ATTACHED APT. HAS 1 BR., LR, DR, KITCHEN & BATH W/EASY ACCESS TO DRIVE. BARN/GARAGE
 Public: HOLD 3 CARS, HAS A WORKSHOP & FLOORED SECOND LEVEL THAT INSULATED. 2.25 ACRES WITH A CREEK AND TIERED FRONT YARD LANDSCAPING. OWNER WILL CARRY BACK A SMALL SECOND-TRY AN 80-10-10 LOAN, OR COULD HELP W/CLOSING

Property Details:

| | | | |
|-----------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: SUNSHINE VLY ORCH TR PT | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | LT 33 DOR26585 94-95 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: SUNSHINE VALLEY | Tax ID: 00146684 | Lot Size: 1 to 2.99 Acres | Upcoming Open House: |
| ORCH | Warranty: | Lot Dimensions: | Broker Tour: |
| Area: 144 | Seller Disc: Disclaimer | Lot Desc: Sloped | Upcoming Broker Tour: |
| Zoning: | Other Disc: | View: | |
| Elementary: ORIENT | List Type: Exclusive Right to Sell | Waterfront: | |
| Middle: | Limited Representation: | Body Water: | |
| High: BARLOW | Style: Colonial | CC&R: | |
| Internet: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: | |
| Address: No | Short Term Rental Allowed: | | |
| No Blog: | Floor #: | | |
| No AVM: | | | |

Residence Information:

| | | | |
|------------------|------------------------------------|----------------------------|--------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 | Roof: Composition | Foundation: |
| Main SQFT: 0 | Green Cert: | Parking: RV Access/Parking | Basement: |
| Lower SQFT: 0 | Energy Eff. Report: | Garage: 3 / Detached | Road Surface: |
| Total SQFT: 3652 | Exterior: Lap Siding, Vinyl Siding | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 0 | | | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: | | | |

Approximate Room Sizes and Descriptions:

Living: (M) 24 X 14 (Formal)
 Kitchen: (M) 25 X 15 (Eating Area)
 Dining: (M) 14 X 12 (Formal)
 Family: (M) 18 X 13 (Great Room)
 Primary Bedroom: (U) 15 X 15 (Bathroom)
 2nd Bedroom: (U) 14 X 13
 3rd Bedroom: (U) 13 X 12
 Bonus Room: (U) 30 X 10
 Bedroom 4: (U) 14 X 11 (Fireplace)

Baths - Full/Part Upper Level: 2/0 Main Level: 2/0 Lower Level: 0/0 Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Range, Cook Island, Down Draft, Built-in Dishwasher

Interior: Ceiling Fan(s), Hardwood Floors, Smoke Detector, Wall to Wall Carpet

Exterior: Covered Patio, Fenced, Greenhouse, Patio, Security Lights, Sprinkler

Accessibility: Natural Lighting, Parking

Security:

Internet:

Windows:

Cool:

Heat: Forced Air

Fuel: Oil

Water: Well

Sewer: Septic Tank

Hot Water:

Financial:

Property Tax/Yr: \$2,150.00

Spcl Asmt Balance: \$0

Tax Deferral:

Short Sale:

HOA:

Dues: \$0

BAC: 2.7

\$ Pre-Approv:

Escrow Pref:

Other Dues:

3rd Party:

Terms: Cash, Conventional, Other

Total Comm Differs:

Assumable Interest Rate:

Bank Owned/Real Estate Owned:

Assumable Remaining Months Ending:

Rent, If Rented:

Assoc. Am:

Broker/Agent Data:

Agent: DIANA WALSHINGE

Agent Lic: 820100035

Agent Ph: 503-351-9405

Agent Cell:

SAID: WALSHINGE

Email(s) Agent:

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: C-21/EXCLUSIVE

Office Lic: 950300174

Office Ph: 503-668-4131

Agent Ext:

Fax: 503-668-9212

HOMES

BRCD: EXCL01

Owner Perm. Resid:

Owner(s): M/M WADE

Tenant/Other:

Contact1: 503-668-0430

Tran: 11/12/1998

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 10/10/1998

Original Price: \$275,000

CDOM:

%SP/OLP: 100

Sold Date: 11/12/1998

List Price: \$275,000

BAID: CUTSFORT

%SP/LP: 100

Terms: Conventional

Sold Price: \$275,000

B/Agt: SPRING CUTSFORTH

B/Off: PRNW14

B/Off Phone: 503-281-4040

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$755,000 3 bd | 2 / 0 ba | 3072 sqft
 11388 S HIGHWAY 211 Molalla, OR 97038

ShowHrs: 9-8
 Occ: Owner
 Show: Appointment Only, Call Owner, Occupied, Lockbox, Text Owner
 LB/Loc/Cmb: front door
 Offer/Nego: Call Seller's Agent
 AG: Ernest Cooper
 AG Ph: 503-515-8426
 AG Cell/Text: 503-515-8426
 CoAgent:
 CoPh:

Unit #:
 Status: Sold
 List Date: 10/29/2020
 Year Built: 1975 Resale
 XST/Dir: Highway 211, .5 mile West of Highway 213

Condo Loc:
 DOM: 74
 Acres: 2.21
 MLS#: 20040659

: [Virtual Tour #1](#)

: [Virtual Tour #2](#)

Private: Hello agents, please exercise CV 19 procedures. Please wear a mask, gloves and shoe covers. All are provided at the front door Included clorox wipes all in individual baggies. One of the seller's is compromised. Please only allow those that will be on the sales contract in the house. Please plan on allowing about 45 minutes to an hour to see and explore everything on the 2 acre lot.

Public: Multiple uses abound here&I'm talking about the home AND the outbuildings. The house is designed w/a separate entry into a bonus room, sep 2nd kitchen, 3/4 bath& 2 bdrms-ABNB/VRBO potential ADU. The balance of the house consists of owners suite, remdld kit, LR, FR&DR. HUGE shop has w/l cooler, wine cellar, 1/2bath, loft, heat&cool. 1 outbld contains small stalls perfect for lamas&other has small pens great for dogs, cats, rabbits, chickens&more. Then there are 3 more outbuildings. All aplcn included & 1 yr Hm WR.

Property Details:

| | | | |
|---|------------------------------------|--|-----------------------|
| Property Type: Detached / Farm | Legal: SECTION 12 TOWNSHIP 5S | Lot/Land Lease/Rent Payment: / | # Supplements: 2 |
| County: Clackamas | RANGE 1E TAX LOT 01003 | Lot/Land Lease: | |
| Nhood/Bldg: Rural Dell, West of Molalla | Tax ID: 01073206 01073215 | Lot Size: 1 to 2.99 Acres | Open House: |
| Area: 146 | Warranty: | Lot Dimensions: | Upcoming Open House: |
| Zoning: EFU | Seller Disc: Disclosure | Lot Desc: Gated, Level, Private, Trees | Broker Tour: |
| Elementary: Rural Dell | Other Disc: | View: Territorial | Upcoming Broker Tour: |
| Middle: Molalla River | List Type: Exclusive Right to Sell | Waterfront: | |
| High: Molalla | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: 1 Story, Ranch | CC&R: No | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: Yes | Short Term Rental Allowed: | | |
| No AVM: Yes | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------|---|-----------------------------------|
| Upper SQFT: 0 | Fireplaces: 1 / Gas | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 3072 | Green Cert: | Parking: Carport, Driveway | Basement: Crawl Space |
| Lower SQFT: 0 | Energy Eff. Report: | Garage: 3 / Carport, Detached | Road Surface: Paved |
| Total SQFT: 3072 | Exterior: Vinyl Siding | RV Description: RV Parking, RV/Boat Storage | Unreinforced Masonry Building: No |
| Total Up/Main: 3072 | | | |
| Additional SQFT: | | | |
| Levels: 1 | | | |
| SFSrc: tax rec | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|---|------------------|------------------|
| Living: | (M) 19 X 15 | Fireplace, Hardwood Floors | | |
| Kitchen: | (M) 16 X 12 | Cook Island, Down Draft, Built-in Dishwasher, Free-Standing Refrigerator, Granite, Tile Floor | | |
| Dining: | (M) 13 X 12 | Kitchen/Dining Room Combo, L Shaped, Tile Floor | | |
| Family: | (M) 26 X 24 | Bay Window, Exterior Entry, Vaulted Ceiling(s), Wood Stove | | |
| Bonus Room: | (M) 22 X 13 | Built-in Features, Closet, Laminate Flooring | | |
| Primary Bedroom: | (M) 19 X 13 | Jetted Tub, Suite | | |
| 2nd Bedroom: | (M) 14 X 9 | Closet | | |
| 3rd Bedroom: | (M) 14 X 9 | Closet | | |
| Laundry: | (M) 13 X 11 | Bathroom, Kitchen, Laminate Flooring | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 0/0 | Total Baths: 2/0 |

Features and Utilities:

Kitchen: Built-in Microwave, Cook Island, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Granite, Island, Pantry, Range Hood, Stainless Steel Appliance(s), Tile
Interior: Ceiling Fan(s), Granite, Hardwood Floors, High Ceilings, Jetted Tub, Laminate Flooring, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Vaulted Ceiling(s), Washer/Dryer, Wood Floors
Exterior: Barn(s), Covered Patio, Fenced, Outbuilding, Patio, Poultry Coop, RV Parking, RV/Boat Storage, Sauna, Tool Shed, Workshop, Water Feature
Accessibility: Minimal Steps
Security: Entry
Internet: Cable
Windows: Vinyl Frames
Cool: Heat Pump
Water: Well
Heat: Forced Air
Sewer: Standard Septic
Fuel: Electricity
Hot Water: Electricity

Financial:

| | | | |
|--|---------------------------|-------------------------|-------------------------------|
| Property Tax/Yr: \$4,414.00 2019 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: Tammy LeMaire Fidelity | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional, VA Loan | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, If Rented: |

Broker/Agent Data:

| | | | | |
|--|------------------------------|---------------------------------------|--|--------------------------|
| Agent: Ernest Cooper | Agent Lic: 990700153 | Agent Ph: <u>503-515-8426</u> | Agent Cell: <u>503-515-8426</u> | SAID: COOPERE |
| Email(s) Agent: <u>ernest@cooperrealtyllc.net</u> | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Cooper Realty LLC | Office Lic: 201206004 | Office Ph: <u>503-515-8426</u> | Agent Ext: | Fax: 503-821-7755 |
| BRCD: ECSH01 | | Owner Perm. Resid: | FIRPTA: No | |
| Owner(s): Netra Thoma, Glenn Thoma | | Tenant/Other: | Contact1: <u>503-351-8272</u> | |
| Tran: 2/27/2021 | | Exp: | Contact2: | |
| Poss: Seller Rent Back | | | | |

Comparable Information:

| | | | |
|--------------------------------|----------------------------------|-------------------------------|----------------------------------|
| Pending Date: 1/11/2021 | Original Price: \$785,000 | CDOM: 74 | %SP/OLP: 96.18 |
| Sold Date: 2/26/2021 | List Price: \$785,000 | BAID: CLARKA23 | %SP/LP: 96.18 |
| Terms: Conventional | Sold Price: \$755,000 | B/Agt: Alexander Clark | B/Off: KWPP01 |
| | | | B/Off Phone: 503-597-2444 |

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$800,000 4 bd | 3 / 1 ba | 4400 sqft
 23486 S CENTRAL POINT RD Canby, OR 97013

Unit #: Condo Loc:
 Status: Sold DOM: 175
 List Date: 6/21/2023 Acres: 4.39
 Year Built: 1930 Resale MLS#: 23169581

ShowHrs:
 Occ: Owner
 Show: 24 Hour Notice, Pet(s)
 on Premises, Occupied,
 Showing Time
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Jacqueline Smith
 AG Ph: [503-459-1553](tel:503-459-1553)
 AG Cell/Text:
 CoAgent: Margie Eddings
 CoPh: [503-459-1553](tel:503-459-1553)

XST/Dir: Corner of Central Point & Carus

Private: Seller Credit: \$3000.00 - Call Co-List Margie Eddings at (503) 459-1553 for all questions and offers. The base-
 ment is completely unfinished and should not be calculated into the square footage. KINDLY NOTE: 48 HOUR
 SHOWING NOTICE REQUIRED. Sellers are motivated but they have very small children and pets which they remove
 for every single showing

Public: The perfect flat property in a country setting, yet not far away from metropolitan amenities. Nestled on 4.39
 acres, this remarkable property features a beautifully remodeled farmhouse with 4 bedrooms and 3.5 baths, span-
 ning over 3200 square feet of comfortable living space. Additionally, there's an unfinished full-headroom basement of 1100 square feet, offering am-
 ple potential. The kitchen offers abundant storage and a large eat-at island, perfect for culinary adventures. Enjoy spacious living spaces flooded with
 natural light, ideal for entertaining. Multi-generational use possibilities, where one of the rooms has the plumbing for a 2nd kitchenette, and two liv-
 ing areas could be easily defined. With 4 stalls, runs, and two pastures, it's a haven for horses, alpacas or other livestock. The oversized backyard
 awaits your vision. Current owners have installed completely new HVAC system and new exterior paint! New septic tank has been installed. ASK
 ABOUT BUYER INCENTIVES FOR THIS PROPERTY TODAY!

Property Details:

| | | | |
|-------------------------|------------------------------------|--------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 36 TOWNSHIP 35 | Lot/Land Lease/Rent Payment: / | PDF Doc(s): 3 |
| County: Clackamas | RANGE 1E QUARTER A TAX LOT | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | 01800 | Lot Size: 3 to 4.99 Acres | Upcoming Open House: |
| Area: 146 | Tax ID: 00800869 | Lot Dimensions: | Broker Tour: |
| Zoning: EFU | Warranty: | Lot Desc: Corner Lot, Level | Upcoming Broker Tour: |
| Elementary: Carus | Seller Disc: Disclosure | View: Territorial | |
| Middle: Baker Prairie | Other Disc: | Waterfront: | |
| High: Canby | List Type: Exclusive Right to Sell | Body Water: | |
| Internet: Yes | Limited Representation: No | CC&R: | |
| Address: Yes | Style: Farmhouse | 55+ w/Affidavit Y/N: No | |
| No Blog: | Opportunity Zone: | | |
| No AVM: | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-------------------------------------|----------------------------|--------------------------------|
| Upper SQFT: 1000 | Fireplaces: 1 / Gas | Roof: Composition | Foundation: Concrete Perimeter |
| Main SQFT: 2280 | Green Cert: | Parking: Driveway, RV | Basement: Unfinished |
| Lower SQFT: 1120 | Energy Eff. Report: | Access/Parking | Road Surface: Paved |
| Total SQFT: 4400 | Exterior: Fiber Cement, Lap Siding, | Garage: 2 / Attached | Unreinforced Masonry Building: |
| Total Up/Main: 3280 | Wood Siding | RV Description: RV Parking | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: RMLS | | | |

Approximate Room Sizes and Descriptions:

Living: M
 Kitchen: M
 Dining: M
 Family: M
 Bedroom 4: M
 Primary Bedroom: U
 2nd Bedroom: M
 3rd Bedroom: M
 Bonus Room: M

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

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Down Draft, Built-in Dishwasher, Pantry, Tile

Interior: Ceiling Fan(s), Garage Door Opener, Hardwood Floors, Laundry, Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Barn(s), Dog Run, Fenced, Tool Shed, Yard

Accessibility: Main Floor Bedroom w/Bath, Natural Lighting

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: Heat Pump

Heat: Forced Air

Fuel: Electricity

Water: Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$5,556.58 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Debbie Chase - First American Title

Other Dues:

3rd Party: No

Terms: Cash, Conventional, Farm Credit Service

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Jacqueline Smith

Agent Lic: 201229167

Agent Ph: 503-459-1553

Agent Cell:

SAID: SMITHOR

Email(s) Agent: jacqueline@benkinneyteam.com

CoAgent: Margie Eddings

CoSAID: EDDINGSM

CoBRCD: KWVP01

CoPh: 503-459-1553

CoAgent Email: margie@benkinneyteam.com

Office: Keller Williams

Office Lic: 201225366

Office Ph: 360-693-3336

Agent Ext:

Fax: 360-906-0027

Premier Partners

BRCD: KWVP01

Owner Perm. Resid:

FIRPTA: No

Owner(s): SAMANTHA LEIGH PARKS LASTUFKA,

Tenant/Other:

Contact1:

MICHAEL LASTUFKA

Tran: 1/18/2024

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 12/13/2023

Original Price: \$895,000

CDOM: 175

%SP/OLP: 89.39

Sold Date: 1/18/2024

List Price: \$829,900

BAID: SIGLERBE

%SP/LP: 96.4

Terms: Conventional

Sold Price: \$800,000

B/Agt: Ben Sigler

B/Off: SIGL01

B/Off Phone: 541-829-1514

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$915,000 4 bd | 4 / 0 ba | 4484 sqft

15010 S BRADLEY RD Oregon City, OR 97045

Unit #:

Condo Loc:

Status: Sold

DOM: 541

List Date: 10/9/2019

Acres: 0.84

Year Built: 1989 Approximately

MLS#: 19007945

XST/Dir: Springwater Rd., to Hattan Rd., right on Gronlund Rd. right on Bradley stay on Bradley house on rt

ShowHrs: 7am - 9pm

Occ: Owner

Show: Call Seller's Agent,

Lockbox, Security System

LB/Loc/Cmb: RMLS

Offer/Nego: Seller's Agent

Only

AG: Christine Johnson

AG Ph: [503-849-6631](tel:503-849-6631)

AG Cell/Text:

CoAgent: Chelsea Quinn

CoPh: [503-891-7235](tel:503-891-7235)

: [Virtual Tour #1](#)

Private: Call for Appointment SECURITY SYSTEM IS ON. Easy to schedule showing, Agent is related to seller. Bed & Breakfast possibility as per title, paperwork on file - Buyer Due Diligence. List price below tax value at 1,200,000

Public: Incredible views, Outdoor entertaining, surround sound throughout, ADU living with 2nd kitchen (updated granite) 2 more bd. rooms, 2nd family room, 2nd laundry room, access to pool. This home would be ideal for BED & BREAKFAST. It is perfection with grand landscaping, pathways, 2 ponds, a small bridge, sprinkler and lighting system. Decks all the way around this home to enjoy the spectacular sunsets & downtown views.

Property Details:

Property Type: Detached

Legal: 1362 COX #3 LT 1 BLK 2

Lot/Land Lease/Rent Payment: /

Supplements: 1

County: Clackamas

Tax ID: 00548116

Lot/Land Lease:

Nhood/Bldg:

Warranty:

Lot Size: 20,000 SqFt to .99 Acres

Open House:

Area: 146

Seller Disc: Disclosure

Lot Dimensions:

Upcoming Open House:

Zoning: RRFF5

Other Disc:

Lot Desc: Pond, Private, Secluded

Broker Tour:

Elementary: Holcomb

List Type: Exclusive Right to Sell

View: City, Territorial, Valley

Upcoming Broker Tour:

Middle: Ogden

Limited Representation: No

Waterfront:

High: Oregon City

Style: Victorian

Body Water:

Internet: Yes

Opportunity Zone:

CC&R: No

Address: Yes

Short Term Rental Allowed:

55+ w/Affidavit Y/N: No

No Blog: Yes

Floor #:

No AVM: Yes

Residence Information:

Upper SQFT: 1495

Fireplaces: 3 / Insert, Stove, Wood

Roof: Shake

Foundation:

Main SQFT: 1495

Burning

Parking: Driveway, RV

Basement: Daylight, Finished,

Lower SQFT: 1494

Green Cert:

Access/Parking

Separate Living

Total SQFT: 4484

Energy Eff. Report:

Garage: 3 / Attached

Quarters/Apartment/Aux Living Unit

Total Up/Main: 2990

Exterior: Cedar, Shake Siding

RV Description: RV Parking

Road Surface:

Additional SQFT:

Unreinforced Masonry Building:

Levels: 2

SFSrc: County

Approximate Room Sizes and Descriptions:

Living: (M) 16 X 19 | Deck, Fireplace, Wall to Wall Carpet

Kitchen: (M) 16 X 12 | Double Oven, Deck, Instant Hot Water

Dining: (M) 11 X 13 | Built-in Features, Coved, Sound System

Family: (M) 20 X 26 | Deck, Fireplace Insert, Sound System

2nd Kitchen: (L) Built-in Microwave, Free-Standing Refrigerator, Granite

Primary Bedroom: (U) 16 X 20 | Balcony, Fireplace, Jetted Tub

2nd Bedroom: (U) 12 X 15 | Bathroom, Closet, Wall to Wall Carpet

3rd Bedroom: (U) 10 X 12 | Bathroom, Closet, Wall to Wall Carpet

Bedroom 4: (L) 10 X 17 | Closet, Sound System, Tile Floor

Den: (L) 11 X 14

Baths - Full/Part

Upper Level: 2/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Microwave, Down Draft, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Instant Hot Water, Pantry, Tile
Interior: Central Vacuum, Garage Door Opener, High Ceilings, Jetted Tub, Laundry, Quartz, Sound System, Sprinkler, Wood Floors
Exterior: Accessory Dwelling Unit, Built-in Hot Tub, Deck, Patio, Pool, Porch, RV Parking, Sprinkler, Tool Shed, Yard
Accessibility:

Security: Security System Owned

Internet:

Windows:

Cool: None

Heat: Forced Air

Fuel: Propane

Water: Public Water

Sewer: Septic Tank

Hot Water: Propane

Financial:

Property Tax/Yr: \$9,748.13 2018

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: Fidelity National Title -Margaret H

Other Dues:

3rd Party: No

Terms: Cash, Conventional, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Christine Johnson

Agent Lic: 201210965

Agent Ph: 503-849-6631

Agent Cell:

SAID: CHRISJ

Email(s) Agent: christine@oregonrealty.com

CoAgent: Chelsea Quinn

CoSAID: QUINNCH

CoBRCD: ORRE03

CoPh: 503-891-7235

CoAgent Email: chelsea@oregonrealty.com

Office: Century 21 Cascade

Office Lic: 850400250

Office Ph: 503-652-2260

Agent Ext:

Fax: 503-659-9537

BRCD: ORRE03

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): BUTLER LOUISE I

Tenant/Other:

Contact1:

Tran: 6/5/2021

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 4/2/2021

Original Price: \$899,999

CDOM: 2785

%SP/OLP: 101.67

Sold Date: 6/3/2021

List Price: \$899,999

BAID: HARTZLER

%SP/LP: 101.67

Terms: Conventional

Sold Price: \$915,000

B/Agt: Stacy Hartzler

B/Off: NHWR01

B/Off Phone: 503-206-6398

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$1,273,000 6 bd | 3 / 0 ba | 4700 sqft

22267 S KAMRATH RD Oregon City, OR 97045

Unit #:

Condo Loc:

ShowHrs:

Status: Sold

DOM: 382

Occ: Owner

List Date: 3/25/2021

Acres: 5.31

Show: Call Seller's Agent

Year Built: 1997 Approximately

MLS#: 21490700

LB/Loc/Cmb: None

XST/Dir: Beavercreek Rd to Kamrath

Offer/Nego: Call Seller's Agent

Private: Call listing agent to show.

AG: DeAnn Willison

Public: 4700sqft daylight ranch on 5.31ac, great home for 2 families w/separate entrance, 48x52 shop w/7 room, storage, 6bdm/3bath, high ceiling throughout, family room, office, den, play room, storage room, downstairs has been remodeled w/2nd kitchen, pantry, upstairs freshly painted, new carpet throughout, lg deck, lg RV parking area, AC, 3 car garage, 2nd building great for art studio/game room/office, solar is hooked up to home and shop, 3 phase/1200amp service is available.

AG Ph: 503-319-7230

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 1992-13 PARTITION PLAT PT

Lot/Land Lease/Rent Payment: /

County: Clackamas

PARCEL 1

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00895945

Lot Size: 5 to 6.99 Acres

Upcoming Open House:

Area: 146

Warranty:

Lot Dimensions:

Broker Tour:

Zoning: RRFF5

Seller Disc: Disclosure

Lot Desc: Level, Sloped, Trees

Upcoming Broker Tour:

Elementary: Beavercreek

Other Disc:

View:

Middle: Tumwata

List Type: Exclusive Right to Sell

Waterfront: Seasonal

High: Oregon City

Limited Representation: No

Body Water:

Internet: Yes

Style: 2 Story, Daylight Ranch

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog:

Short Term Rental Allowed:

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces:

Roof: Composition

Foundation: Concrete Perimeter

Main SQFT: 2350

Green Cert:

Parking: Driveway, RV

Basement: Full Basement, Separate

Lower SQFT: 2350

Energy Eff. Report:

Access/Parking

Living Quarters/Apartment/Aux

Total SQFT: 4700

Exterior: Cedar

Garage: 3 / Attached, Detached

Living Unit

Total Up/Main: 2350

RV Description: RV Parking, RV/Boat

Road Surface: Paved

Additional SQFT:

Storage

Unreinforced Masonry Building:

Levels: 2

SFSrc: Seller

Approximate Room Sizes and Descriptions:

| | | |
|-------------------|------------------|---|
| Living: | (M) 16 X 16 | High Ceilings, Wall to Wall Carpet |
| Kitchen: | (M) 16 X 13 | Granite, Hardwood Floors, High Ceilings, Island, Pantry |
| Dining: | (M) 19 X 14 | Deck, Hardwood Floors, High Ceilings, Sliding Doors |
| Family: | (L) 24 X 20 | Kitchen, Laminate Flooring, Sliding Doors, Wall to Wall Carpet |
| Bedroom 5: | (L) 15 X 9 | Walk in Closet, Wall to Wall Carpet |
| Primary Bedroom: | (M) 17 X 15 | Ceiling Fan(s), Double Sinks, Deck, Soaking Tub, Vaulted Ceiling(s), Walk in Closet |
| 2nd Bedroom: | (M) 13 X 12 | Ceiling Fan(s), High Ceilings, Walk in Closet, Wall to Wall Carpet |
| 3rd Bedroom: | (M) 12 X 12 | Ceiling Fan(s), High Ceilings, Wall to Wall Carpet |
| Bedroom 4: | (L) 16 X 13 | Walk in Closet, Wall to Wall Carpet |
| Bedroom 6: | (L) 13 X 11 | Wall to Wall Carpet |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 |
| | | Lower Level: 1/0 |
| | | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Disposal, Free-Standing Refrigerator, Granite, Island, Pantry, Plumbed For Ice Maker
Interior: Ceiling Fan(s), Central Vacuum, Garage Door Opener, Granite, Hardwood Floors, High Ceilings, Laminate Flooring, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Vaulted Ceiling(s), Wall to Wall Carpet
Exterior: Built-in Hot Tub, Deck, Free-Standing Hot Tub, Guest Quarters, Patio, Porch, RV Parking, RV/Boat Storage, Sprinkler, Tool Shed, Water Feature, Yard

Accessibility:

Security:

Internet:

Windows: Vinyl Frames

Cool: Central Air

Water: Public Water

Heat: Forced Air

Sewer: Septic Tank

Fuel: Electricity, Propane

Hot Water: Propane

Financial:

Property Tax/Yr: \$12,083.06 2020

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: First American Title-Sheila Houck

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: DeAnn Willison

Agent Lic: 980100034

Agent Ph: 503-319-7230

Agent Cell:

SAID: WILLISON

Email(s) Agent: DEANNWILLISON@HOTMAIL.COM

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: MORE Realty

Office Lic: 201212372

Office Ph: 503-353-6673

Agent Ext:

Fax: 503-444-9008

BRCD: MRER01

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): Scott Johnston, Karen Johnston

Tenant/Other:

Contact1:

Tran: 5/10/2022

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 4/11/2022

Original Price: \$1,395,000

CDOM: 382

%SP/OLP: 91.25

Sold Date: 5/10/2022

List Price: \$1,395,000

BAID: LEECYNTH

%SP/LP: 91.25

Terms: Conventional

Sold Price: \$1,273,000

B/Agt: Cynthia Lee

B/Off: PETA01

B/Off Phone: 503-256-9723

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$290,000 2 bd | 1 / 0 ba | 1700 sqft

2325 MARYLHURST DR West Linn, OR 97068

Unit #:

Status: Sold

List Date: 8/18/2020

Year Built: 1973 Fixer

XST/Dir: HWY 43 SOUTH. WEST ON MARYLHURST DR. RIGHT SIDE BEFORE HAIRPIN TURN

Private: COVID 19 PROTOCOLS. THIS IS A FIXER. SELLER TO DO NO REPAIRS. THIS IS PRICED TAKING CONDITION INTO ACCOUNT.NOTE: EXTERIOR CAUTION TAPE. DECKS HAVE DRY ROT. PLEASE ENTER THROUGH LOWER DOOR AT TOP OF DRIVEWAY. SQUARE FEET ARE APPROXIMATE!!

Public: A"PAUL BUNYON" FOREST ENCOMPASSES THIS FIXER. BRING YOUR TOOLS & IMAGINATION. NEAT FLOORPLAN. THIS BOASTS OPEN LIVING & DINING AREAS. LARGE KITCHEN, 2 BEDROOMS, A FAMILY ROOM, 2ND KITCHEN, DEN/HOBBY/OFFICE & SHOP. THIS IS A GREAT LOCATION WITH EASY ACCESS ALL DIRECTIONS. WITH A VISION THIS HOME COULD BE A DESIGNERS DREAM. BUILD A N.W. CONTEMPORARY OR REINVENT THE 1973 DAYLIGHT CONCEPT.

ShowHrs:

Occ: Owner

Show: Appointment Only,

Occupied, Lockbox, Text

Seller's Agent

LB/Loc/Cmb: LOWER DOOR

Offer/Nego: Call Seller's Agent

AG: Susy Calhoun

AG Ph: [503-544-2256](tel:503-544-2256)

AG Cell/Text:

CoAgent:

CoPh:

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 147

Zoning: RSFR

Elementary: Cedaroak Park

Middle: Athey Creek

High: West Linn

Internet: Yes

Address: Yes

No Blog: Yes

No AVM: No

Legal: 667 MARYLHURST HEIGHTS

LT 015 BLK 09

Tax ID: 00361094

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Custom Style

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 20,000 SqFt to .99 Acres

Lot Dimensions:

Lot Desc: Private, Sloped, Trees

View:

Waterfront:

Body Water:

CC&R: No

55+ w/Affidavit Y/N: No

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 0

Main SQFT: 1000

Lower SQFT: 700

Total SQFT: 1700

Total Up/Main: 1000

Additional SQFT:

Levels: 2

SFSrc: COUNTY

Fireplaces: 1 / Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Cedar, Other

Roof: Composition

Parking: Driveway, Off Street

Garage: 0 /

RV Description:

Foundation: Concrete Perimeter

Basement: Storage Space,

Unfinished

Road Surface:

Unreinforced Masonry

Building: Unknown

Approximate Room Sizes and Descriptions:

- Living: M Fireplace, Hardwood Floors, High Ceilings
- Kitchen: M Built-in Oven, Built-in Range, Built-in Dishwasher
- Dining: M Hardwood Floors, High Ceilings
- Family: L Built-in Features
- Den: L Built-in Features
- Primary Bedroom: L Sliding Doors
- 2nd Bedroom: L Built-in Features
- 2nd Kitchen: L Built-in Features, Free-Standing Refrigerator
- Workshop: L

Upper Level: 0/0

Main Level: 0/0

Lower Level: 1/0

Total Baths: 1/0

Features and Utilities:

Kitchen: Built-in Oven, Built-in Range, Built-in Dishwasher, Free-Standing Refrigerator

Interior: Hardwood Floors, High Ceilings, Washer/Dryer

Exterior: Deck, Tool Shed

Accessibility:

Security: None

Internet: Cable

Windows: Double Pane Windows

Cool: None

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$4,418.08 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: TICOR TITLE CLACKAMAS-KRISTEN

Other Dues:

3rd Party: No

Terms: Cash

Total Comm Differs: Yes

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Susy Calhoun

Agent Lic: 840400035

Agent Ph: 503-544-2256

Agent Cell:

SAID: CALHOUNS

Email(s) Agent: susyq4u@comcast.net

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Better Homes &

Office Lic: 201012089

Office Ph: 503-303-4141

Agent Ext:

Fax: 503-303-4364

Gardens Realty

BRCD: BHGR04

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): NANCY ALLEN

Tenant/Other:

Contact1:

Tran: 9/19/2020

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 8/20/2020

Original Price: \$375,000

CDOM: 2

%SP/OLP: 77.33

Sold Date: 9/14/2020

List Price: \$375,000

BAID: DENIOSTE

%SP/LP: 77.33

Terms: Cash

Sold Price: \$290,000

B/Agt: Steven Denio

B/Off: WNET01

B/Off Phone: 858-371-8877

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$618,000 5 bd | 2 / 1 ba | 3149 sqft

5673 W A ST West Linn, OR 97068

Unit #:

Condo Loc:

ShowHrs: 8am-8pm

Occ: Vacant

Status: Sold

DOM: 36

Show: Lockbox, Vacant

List Date: 9/24/2020

Acres: 0.28

LB/Loc/Cmb: Garage Door

Year Built: 1964 Updated/Remodeled

MLS#: 20500440

Offer/Nego: Seller's Agent

Only

XST/Dir: Hwy 43, South on E A St, Right on W A St

AG: Derek Fiscus

Private: Appraiser - \$0 in seller concessions. Listing Agent is related to Seller.

AG Ph: [503-475-2765](tel:503-475-2765)

Public: Gorgeous remodel with high-end fixtures & modern colors. Newer ext/int paint, windows, flooring, water heater, furnace, kitchen & bathrooms. This spacious home also offers a den, two fireplaces, RV parking, storage & beautiful views. You'll love cooking in the stylish kitchen with new appliances or relaxing in the large master suite w/jetted tub. Perfect for ADU / multi-gen living with its 2nd kitchen & lower entrance. Seller will reduce 2nd kitchen down to a wet bar if not needed.

AG Cell/Text: [503-475-2765](tel:503-475-2765)

CoAgent:

CoPh:

Property Details:

Property Type: Detached

Legal: 495 UNIT F WEST ORE CITY

Lot/Land Lease/Rent Payment: /

County: Clackamas

LTS 6 & 7 BLK 23 & PT 20 FT STRIP

Lot/Land Lease:

Open House:

Nhood/Bldg:

Tax ID: 00567210

Lot Size: 10,000 to 14,999 SqFt

Upcoming Open House:

Area: 147

Warranty:

Lot Dimensions:

Broker Tour:

Zoning:

Seller Disc: Disclosure

Lot Desc:

Upcoming Broker Tour:

Elementary: Bolton

Other Disc:

View: Territorial

Middle: Rosemont Ridge

List Type: Exclusive Right to Sell

Waterfront:

High: West Linn

Limited Representation: No

Body Water:

Internet: Yes

Style: Daylight Ranch

CC&R:

Address: Yes

Opportunity Zone:

55+ w/Affidavit Y/N: No

No Blog:

Short Term Rental Allowed:

No AVM:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 2 / Gas, Wood Burning

Roof: Shake

Foundation: Stem Wall

Main SQFT: 1801

Green Cert:

Parking: RV Access/Parking

Basement: Daylight, Exterior Entry,

Lower SQFT: 1348

Energy Eff. Report:

Garage: 2 / Attached

Separate Living

Total SQFT: 3149

Exterior: Wood Siding

RV Description: RV Parking

Quarters/Apartment/Aux Living Unit

Total Up/Main: 1801

Additional SQFT:

Levels: 2

SFSrc: County

Road Surface:

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: (M) Fireplace, Engineered Hardwood

Kitchen: (M) Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Quartz

Dining: (M) Deck, Fireplace, Engineered Hardwood, Sliding Doors

Family: (L) Exterior Entry, Fireplace, Engineered Hardwood

Office: (M) Ceiling Fan(s), Engineered Hardwood

Primary Bedroom: (L) Bathtub, Double Sinks, Suite, Walk-in Shower, Walk in Closet, Wall to Wall Carpet

2nd Bedroom: (M) Closet, Wall to Wall Carpet

3rd Bedroom: (M) Closet, Wall to Wall Carpet

Bedroom 4: (M) Closet, Wall to Wall Carpet

2nd Kitchen: (L) Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Range, Free-Standing Refrigerator, Granite

Baths - Full/Part

Upper Level: 0/0

Main Level: 1/1

Lower Level: 1/0

Total Baths: 2/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Free-Standing Gas Range, Gas Appliances, Plumbed For Ice Maker, Quartz, Stainless Steel Appliance(s), Water Purifier

Interior: Ceiling Fan(s), Dual Flush Toilet, Garage Door Opener, Engineered Hardwood, Jetted Tub, Laundry, Quartz, Separate Living Quarters/Apartment/Aux Living Unit, Vinyl Floor, Washer/Dryer, Wall to Wall Carpet

Exterior: Covered Patio, Deck, Fenced, Porch, RV Parking, Yard

Accessibility:

Security:

Internet:

Windows: Double Pane Windows

Cool:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,939.40 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Ticor Title - Dodie Schmaltz

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, if Rented:

Broker/Agent Data:

Agent: Derek Fiscus

Agent Lic: 200608045

Agent Ph: 503-475-2765

Agent Cell: 503-475-2765

SAID: FISCUSD

Email(s) Agent: Derek@FiscusRealtors.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Premiere Property

Office Lic: 200906079

Office Ph: 503-670-9000

Agent Ext:

Fax:

Group, LLC

BRCD: PPGR01

Owner Perm. Resid:

FIRPTA: No

Owner(s): Jacob Fiscus

Tenant/Other:

Contact1:

Tran: 12/22/2020

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 10/30/2020

Original Price: \$615,000

CDOM: 36

%SP/OLP: 100.49

Sold Date: 12/22/2020

List Price: \$615,000

BAID: BEIRWAGN

%SP/LP: 100.49

Terms: Conventional

Sold Price: \$618,000

B/Agt: Michael Beirwagen

B/Off: BHHN03

B/Off Phone: 503-624-9660

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$650,000 4 bd | 3 / 1 ba | 2852 sqft

4717 RIVERVIEW AVE West Linn, OR 97068

Unit #:

Condo Loc:

ShowHrs: ALL

Status: Sold

DOM: 15

Occ: Vacant

List Date: 9/21/2022

Acres: 0.09

Show: Showing Time, Vacant

Year Built: 1993 Updated/Remodeled

MLS#: 22678047

LB/Loc/Cmb: RMLS

XST/Dir: From Sunset Ave., NE on Riverview Ave

Offer/Nego: Call Seller's Agent

AG: Carissa Aulich

Private: Vacant, please schedule using ShowingTime. Contact LA with questions. Bonus room is plumbed for a possible 2nd kitchen/bar downstairs. Internet service is cable and fiber line.

AG Ph: [503-467-8782](tel:503-467-8782)

AG Cell/Text:

Public: Gorgeous traditional with breathtaking views of Mountains, the river and City! Stunning great room, w/ wall-to-wall windows & updated kitchen w/newer S/S appliances. Large finished basement, perfect for media room, office or entertaining! Low-maintenance yard with space for a garden! Newer hot water heater, garage door, roof, electrical panel, deck, siding and more! Near Camassia Nature Preserve, Wilderness Park, Shopping, schools & freeways! This home really does have it all!

CoAgent: Tara Cowlthorp

CoPh: [503-913-0420](tel:503-913-0420)

Property Details:

Property Type: Detached

Legal: 99 SUNSET CITY LT 10 BLK 14 Lot/Land Lease/Rent Payment: /

County: Clackamas

Tax ID: 01552741

Lot/Land Lease:

Open House:

Nhood/Bldg: SUNSET

Warranty:

Lot Size: 3,000 to 4,999 SqFt

Upcoming Open House:

Area: 147

Seller Disc: Disclosure

Lot Dimensions:

Broker Tour:

Zoning:

Other Disc:

Lot Desc: Bluff, Cul-de-sac, Gentle

Upcoming Broker Tour:

Elementary: Sunset

List Type: Exclusive Right to Sell

Sloping

Middle: Rosemont Ridge

Limited Representation: No

View: City, Mountain(s), River

High: West Linn

Style: Traditional

Waterfront:

Internet: Yes

Opportunity Zone:

Body Water:

Address: Yes

Short Term Rental Allowed:

CC&R: No

No Blog:

Floor #:

55+ w/Affidavit Y/N: No

No AVM:

Residence Information:

Upper SQFT: 951

Fireplaces: 1 / Stove, Wood Burning

Roof: Composition

Foundation:

Main SQFT: 951

Green Cert:

Parking: Off Street, On Street

Basement: Daylight, Finished

Lower SQFT: 950

Energy Eff. Report:

Garage: 2 / Attached

Road Surface: Paved

Total SQFT: 2852

Exterior: Lap Siding, Man Made,

RV Description:

Unreinforced Masonry Building:

Total Up/Main: 1902

Wood Composite

Additional SQFT:

Levels: 3

SFSrc: TAX

Approximate Room Sizes and Descriptions:

Living: M Great Room, Hardwood Floors

Kitchen: M Cook Island, Built-in Dishwasher, Free-Standing Refrigerator, Hardwood Floors

Dining: M Hardwood Floors

Family: L Wall to Wall Carpet

Laundry: U

Primary Bedroom: U Hardwood Floors, Suite, Walk in Closet

2nd Bedroom: U Closet, Wall to Wall Carpet

3rd Bedroom: U Closet, Wall to Wall Carpet

Bedroom 4: L Wall to Wall Carpet

Bonus Room: L Wall to Wall Carpet

Baths - Full/Part

Upper Level: 2/0

Main Level: 0/1

Lower Level: 1/0

Total Baths: 3/1

Features and Utilities:

Kitchen: Cooktop, Down Draft, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Granite, Island, Pantry, Stainless Steel Appliance(s)
Interior: 3rd Floor, Garage Door Opener, Granite, Hardwood Floors, High Ceilings, Laundry, Washer/Dryer, Wall to Wall Carpet
Exterior: Deck, Fenced, Patio
Accessibility: Garage on Main
Security:

Internet: Cable, Other

Windows: Double Pane Windows, Vinyl Frames

Cool: Central Air

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$6,763.83 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2

\$ Pre-Approv:

Escrow Pref: Kelly Kroening First American

Other Dues:

3rd Party: No

Terms: Cash, Conventional, FHA, VA Loan

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Carissa Aulich

Agent Lic: 201215289

Agent Ph: 503-467-8782

Agent Cell:

SAID: AULICHCA

Email(s) Agent: carissa.aulich@redfin.com

CoAgent: Tara Cowlthorp

CoSAID: COWLTHOR

CoBRCD: RFIN01

CoPh: 503-913-0420

CoAgent Email: tara.cowlthorp@redfin.com

Office: Redfin

Office Lic: 201222264

Office Ph: 503-496-7620

Agent Ext:

Fax: 503-345-9544

BRCD: RFIN01

Owner Perm. Resid:

FIRPTA: No

Owner(s): MESSER JANN WYATT, SEMENAK NINO Tenant/Other: Thea Lomya Semenak

Contact1:

Tran: 11/7/2022

Exp:

Contact2:

Poss: Close Of Escrow

Comparable Information:

Pending Date: 10/6/2022

Original Price: \$650,000

CDOM: 101

%SP/OLP: 100

Sold Date: 11/7/2022

List Price: \$650,000

BAID: BOWLESSC

%SP/LP: 100

Terms: Conventional

Sold Price: \$650,000

B/Agt: Scott Bowles

B/Off: MRER01

B/Off Phone: 503-353-6673

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only

Residential

5/22/2024 8:50PM

\$795,000 5 bd | 3 / 1 ba | 4661 sqft

4040 KENTHORPE WAY West Linn, OR 97068

Unit #:

Condo Loc:

ShowHrs: Daylight

Occ: Vacant

Status: Sold

DOM: 27

Show: See Remarks, Showing Time, Text Seller's Agent, Vacant

List Date: 12/26/2020

Acres: 0.51

LB/Loc/Cmb: RMLS/Front door

Year Built: 1958 Resale

MLS#: 20598286

Offer/Nego: Call Seller's Agent

XST/Dir: From 43, E. on Cedaroak Dr., R. on Old River Dr., L on Kenthorpe Way

AG: Susan Roesler

: [Virtual Tour #1](#)

AG Ph: 503-720-9564

: [Virtual Tour #2](#)

AG Cell/Text: 503-720-9564

CoAgent:

CoPh:

Private: No Concessions

Public: 1/2 acre in desirable Robinwood neighborhood, this home has SO many possibilities! Vaulted ceilings, roomy kitchen w/ live edge island & access to private multi-level patios overlooking creek and beautiful natural woodland setting. HUGE 3-room Master Suite w/ W/D. Finished basement w/ 2nd kitchen & outside entry offers potential for secondary living space. Detached tandem 4 car garage. Within blocks to neighborhood park, school, boat launch, grocery.

Property Details:

Property Type: Detached

Legal: 1996-10 PARTITION PLAT

Lot/Land Lease/Rent Payment: /

County: Clackamas

PARCELS 1&2

Lot/Land Lease:

Open House:

Nhood/Bldg: ROBINWOOD

Tax ID: 00373241

Lot Size: 20,000 Sqft to .99 Acres

Upcoming Open House:

Area: 147

Warranty:

Lot Dimensions:

Broker Tour:

Zoning:

Seller Disc: Disclosure

Lot Desc: Gentle Sloping, Private,

Upcoming Broker Tour:

Elementary: Cedaroak Park

Other Disc:

Wooded

Middle: Rosemont Ridge

List Type: Exclusive Right to Sell

View: Trees/Woods

High: West Linn

Limited Representation: No

Waterfront: Creek

Internet: Yes

Style: Custom Style, NW

Body Water:

Address: Yes

Contemporary

CC&R:

No Blog: Yes

Opportunity Zone:

55+ w/Affidavit Y/N:

No AVM: Yes

Short Term Rental Allowed:

Floor #:

Residence Information:

Upper SQFT: 0

Fireplaces: 1 / Wood Burning

Roof: Composition

Foundation: Concrete Perimeter,

Main SQFT: 2887

Green Cert:

Parking: Driveway, Off Street

Slab

Lower SQFT: 1774

Energy Eff. Report:

Garage: 4 / Detached, Oversized,

Basement: Exterior Entry, Finished,

Total SQFT: 4661

Exterior: Cedar

Tandem

Separate Living

Total Up/Main: 2887

RV Description:

Quarters/Apartment/Aux Living Unit

Additional SQFT:

Road Surface: Paved

Levels: 2

Unreinforced Masonry Building:

SFSrc: County

Approximate Room Sizes and Descriptions:

Living: (M) 17 X 17 Vaulted Ceiling(s)

Kitchen: (M) 14 X 19 Eat Bar, Eating Area, Nook, Patio, Vaulted Ceiling(s)

Dining: (M) 15 X 17 Fireplace

Family: (L) 17 X 21 Bathroom, Fireplace

2nd Kitchen: (L) 16 X 19 Eating Area

Primary Bedroom: (M) 18 X 23 Bathroom, Dressing Room, Sewing, Vaulted Ceiling(s), Washer/Dryer, Walk in Closet

2nd Bedroom: (M) 11 X 13

3rd Bedroom: (L) 12 X 13

Bedroom 4: (L)

Family Room: (L) 17 X 21 Bathroom, Storage

Baths - Full/Part

Upper Level: 0/0

Main Level: 2/0

Lower Level: 1/1

Total Baths: 3/1

Features and Utilities:

Kitchen: Convection Oven, Built-in Dishwasher, Disposal, Free-Standing Gas Range, Gas Appliances, Island, Plumbed For Ice Maker, Range Hood, Tile
Interior: Hardwood Floors, High Speed Internet, Jetted Tub, Laundry, Tile Floor, Vaulted Ceiling(s), Vinyl Floor, Washer/Dryer, Wall to Wall Carpet
Exterior: Garden, Gas Hookup, Patio, RV Parking, RV/Boat Storage, Security Lights
Accessibility: Caregiver Quarters, Ground Level, Minimal Steps, Main Floor Bedroom w/Bath
Security: Security Lights
Internet: Cable
Windows: Aluminum Frames, Double Pane Windows, Vinyl Frames
Cool: Exhaust Fan Heat: Forced Air Fuel: Gas
Water: Public Water Sewer: Public Sewer Hot Water: Gas

Financial:

| | | | |
|------------------------------------|--------------------|------------------|------------------------|
| Property Tax/Yr: \$9,478.40 2020 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| HOA: No | Dues: | BAC: % 2.5 | \$ Pre-Approv: |
| Escrow Pref: | | Other Dues: | 3rd Party: No |
| Terms: Cash, Conventional | | | Total Comm Differs: No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate |
| Assumable Remaining Months Ending: | | | Owned: No |
| Assoc. Am: | | | Rent, If Rented: |

Broker/Agent Data:

| | | | | |
|---|-----------------------|--------------------------------|---------------------------------|----------------|
| Agent: Susan Roesler | Agent Lic: 200706155 | Agent Ph: <u>503-720-9564</u> | Agent Cell: <u>503-720-9564</u> | SAID: ROESLERS |
| Email(s) Agent: <u>susan@susanroesler.com</u> | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Premiere Property Group, LLC | Office Lic: 200906079 | Office Ph: <u>503-670-9000</u> | Agent Ext: | Fax: |
| BRCD: PPGRO1 | | Owner Perm. Resid: | FIRPTA: No | |
| Owner(s): NORBY FAMILY TRUST | | Tenant/Other: | Contact1: | |
| Tran: 2/21/2021 | | Exp: | Contact2: | |
| Poss: Close Of Escrow | | | | |

Comparable Information:

| | | | |
|-------------------------|---------------------------|--------------------------|---------------------------|
| Pending Date: 1/22/2021 | Original Price: \$849,900 | CDOM: 27 | %SP/OLP: 93.54 |
| Sold Date: 2/19/2021 | List Price: \$849,900 | BAID: HARTFIEL | %SP/LP: 93.54 |
| Terms: Conventional | Sold Price: \$795,000 | B/Agt: Melissa Hartfield | B/Off: MRER01 |
| | | | B/Off Phone: 503-353-6673 |

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM

\$970,000 5 bd | 3 / 0 ba | 4316 sqft

2140 VALLEY CT West Linn, OR 97068

Unit #:

Status: Sold

List Date: 5/22/2023

Year Built: 1978 Updated/Remodeled

XST/Dir: Marylhurst Dr to Valley Drive to Valley Court

Private: Seller is licensed Realtor in State of OR. No sign on property - Use ShowingTime to schedule appointments, Owner Occupied Beautifully remodeled West Linn home on almost 1/2 acre! Great sq. footage - Dual Living - 2nd kitchen-wet bar in the Lower Level. Terrific Mt Hood view from deck. Open Living/Kitchen/Dining area. Landscaped back yard with water feature and much more-

Public: ****Price Improvement**** Come see this beautifully remodeled 5 bedroom / 3 bath home in West Linn on almost 1/2 acre! Great square footage - 2nd kitchen-wet bar in the Lower Level. Terrific Mt Hood view from deck. Open living/kitchen/Dining area. Landscaped back yard with water feature and much more.. Close proximity to Marylhurst Park.

ShowHrs:
 Occ: Owner
 Show: Appointment Only,
 Occupied, Showing Time
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Kim Funge
 AG Ph: 503-319-1861
 AG Cell/Text:
 CoAgent:
 CoPh:

Property Details:

| | | | |
|-------------------------|------------------------------------|---------------------------------|-----------------------|
| Property Type: Detached | Legal: 1610 MARYLHURST HTS #3 LT | Lot/Land Lease/Rent Payment: / | |
| County: Clackamas | 6 | Lot/Land Lease: | Open House: |
| Nhood/Bldg: | Tax ID: 00364858 | Lot Size: 15,000 to 19,999 SqFt | Upcoming Open House: |
| Area: 147 | Warranty: | Lot Dimensions: | Broker Tour: |
| Zoning: | Seller Disc: Disclosure | Lot Desc: | Upcoming Broker Tour: |
| Elementary: Stafford | Other Disc: | View: Mountain(s) | |
| Middle: Athey Creek | List Type: Exclusive Right to Sell | Waterfront: | |
| High: West Linn | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Traditional | CC&R: No | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: No | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|------------------------------|---------------------------------|--------------------------------|
| Upper SQFT: 0 | Fireplaces: 2 / Wood Burning | Roof: Composition | Foundation: |
| Main SQFT: 2116 | Green Cert: | Parking: Driveway | Basement: Full Basement |
| Lower SQFT: 2200 | Energy Eff. Report: | Garage: 2 / Attached, Oversized | Road Surface: Paved |
| Total SQFT: 4316 | Exterior: Vinyl Siding | RV Description: RV Parking | Unreinforced Masonry Building: |
| Total Up/Main: 2116 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: Tax | | | |

Approximate Room Sizes and Descriptions:

| | | | | |
|-------------------|------------------|---|------------------|------------------|
| Living: | (M) 22 X 17 | Fireplace, Hardwood Floors | | |
| Kitchen: | (M) | Built-in Microwave, Convection Oven, Cook Island, Built-in Dishwasher, Hardwood Floors, Updated/Remodeled | | |
| Family: | (L) 22 X 17 | Fireplace, Family Room/Kitchen Combo | | |
| Bedroom 5: | (L) 11 X 11 | | | |
| Primary Bedroom: | (M) 15 X 17 | Updated/Remodeled, Suite | | |
| 2nd Bedroom: | (M) 12 X 9 | | | |
| 3rd Bedroom: | (M) 11 X 11 | | | |
| Bedroom 4: | (L) 11 X 10 | | | |
| Den: | (L) 13 X 27 | Laminate Flooring, Sauna | | |
| Baths - Full/Part | Upper Level: 0/0 | Main Level: 2/0 | Lower Level: 1/0 | Total Baths: 3/0 |

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Range, Convection Oven, Cooktop, Built-in Dishwasher, Disposal, Granite, Range Hood, Stainless Steel Appliance(s)

Interior: Garage Door Opener, Granite, Hardwood Floors, Laminate Flooring, Laundry, Tile Floor, Washer/Dryer

Exterior: Deck, Patio, Raised Beds, RV Parking, Sprinkler, Tool Shed

Accessibility:

Security:

Internet: Satellite

Windows:

Cool: Heat Pump

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$10,558.59 2022

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv: No

Escrow Pref: Lawyers Title - Toothman

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Kim Funge

Agent Lic: 201103073

Agent Ph: 503-319-1861

Agent Cell:

SAID: FUNGEKIM

Email(s) Agent: pdxpropertiesbykim@gmail.com

CoAgent:

CoSAID:

CoBRCD:

CoPh:

CoAgent Email:

Office: Knipe Realty ERA

Office Lic: 200712069

Office Ph: 503-445-7660

Agent Ext:

Fax: 503-445-7665

Powered

BRCD: KRER01

Owner Perm. Resid:

FIRPTA: No

Owner(s): FUNGE KIMBERLY J (TRUSTEE); FUNGE

Tenant/Other:

Contact1:

SCOTT G (TRUSTEE)

Tran: 7/31/2023

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 6/28/2023

Original Price: \$1,275,000

CDOM: 37

%SP/OLP: 76.08

Sold Date: 7/31/2023

List Price: \$997,000

BAID: EDENC

%SP/LP: 97.29

Terms: Conventional

Sold Price: \$970,000

B/Agt: Chris Eden

B/Off: EXPL01

B/Off Phone: 888-814-9613

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential 5/22/2024 8:50PM
\$1,321,040 4 bd | 4 / 1 ba | 6149 sqft
 2640 LORINDA LN West Linn, OR 97068
 Unit #: Condo Loc:
 Status: Sold DOM: 97
 List Date: 2/12/2020 Acres: 0.46
 Year Built: 2006 Resale MLS#: 20614064
 XST/Dir: Barrington to Beacon Hill to Gated Entrance - R on Lorinda (gate code required)

ShowHrs: 9-7 pm
 Occ: Owner
 Show: Occupied, See Remarks,
 Text Seller's Agent
 LB/Loc/Cmb: Front Door
 Offer/Nego: Call Seller's Agent
 AG: Debby Hennessy
 AG Ph: [503-534-1531](tel:503-534-1531)
 AG Cell/Text: [503-998-8507](tel:503-998-8507)
 CoAgent: Tracy Hasson
 CoPh: [503-312-2759](tel:503-312-2759)

: [Virtual Tour #1](#)
 : [Virtual Tour #2](#)

Private: Gated community, text listing agent for appointment and code to gate. Min. 2 hour required notice. Floor plan sketch & features list in docs. Please abide by Covid-19 protocol (attached). Text - 503-998-8507 for showings.
 Public: A home of luxury & sophistication privately located in a prestigious gated community of West Linn. This custom home features quality construction, high-end finishes & stunning views. Exquisite master suite w/ spa inspired bath, luxury closet and custom cabinets. Upper level guest bedroom suite, media/bonus room with gaming area, wine cellar, sauna & 2nd kitchen make this home ideal for family entertaining and guest quarters. Stunning outdoor living areas, water feature, decks & covered patio.

Property Details:

| | | | |
|--------------------------|------------------------------------|---------------------------------|-----------------------|
| Property Type: Detached | Legal: SUBDIVISION LE CHEVALIER | Lot/Land Lease/Rent Payment: / | # Supplements: 1 |
| County: Clackamas | LT 11 3684 | Lot/Land Lease: | PDF Doc(s): 3 |
| Nhood/Bldg: Le Chevalier | Tax ID: 05004834 | Lot Size: 15,000 to 19,999 SqFt | Open House: |
| Area: 147 | Warranty: | Lot Dimensions: | Upcoming Open House: |
| Zoning: R15 | Seller Disc: Disclosure | Lot Desc: Gated, Gentle Sloping | Broker Tour: |
| Elementary: Sunset | Other Disc: | View: Territorial, Trees/Woods | Upcoming Broker Tour: |
| Middle: Rosemont Ridge | List Type: Exclusive Right to Sell | Waterfront: | |
| High: West Linn | Limited Representation: No | Body Water: | |
| Internet: Yes | Style: Custom Style, Traditional | CC&R: Yes | |
| Address: Yes | Opportunity Zone: | 55+ w/Affidavit Y/N: No | |
| No Blog: | Short Term Rental Allowed: | | |
| No AVM: | Floor #: | | |

Residence Information:

| | | | |
|---------------------|--------------------------------|----------------------------------|-----------------------------------|
| Upper SQFT: 1607 | Fireplaces: 2 / Gas | Roof: Tile | Foundation: Concrete Perimeter |
| Main SQFT: 2272 | Green Cert: | Parking: Driveway, On Street | Basement: Finished, Full Basement |
| Lower SQFT: 2270 | Energy Eff. Report: | Garage: 3 / Attached, Extra Deep | Road Surface: Paved |
| Total SQFT: 6149 | Exterior: Cultured Stone, Hard | RV Description: | Unreinforced Masonry Building: |
| Total Up/Main: 3879 | Concrete Stucco, Lap Siding | | |
| Additional SQFT: | | | |
| Levels: 3 | | | |
| SFSrc: Appr | | | |

Approximate Room Sizes and Descriptions:

| | | |
|------------------|------------------|--|
| Living: | M 22 X 20 | Built-in Features, Fireplace, High Ceilings, Sound System, Wall to Wall Carpet |
| Kitchen: | M 19 X 13 | Built-in Refrigerator, Double Oven, Gas Appliances, Gourmet Kitchen, Granite, Pantry |
| Dining: | M 18 X 15 | Formal, Tile Floor |
| Family: | L 25 X 20 | See Amenities Form, Built-in Features, High Ceilings, Wall to Wall Carpet |
| 2nd Kitchen: | L 14 X 12 | Built-in Refrigerator, Built-in Features, Built-in Dishwasher, Sink, Tile Floor |
| Primary Bedroom: | U 19 X 15 | Balcony, Built-in Features, Fireplace, High Ceilings, Suite, Walk in Closet |
| 2nd Bedroom: | U 19 X 12 | Hardwood Floors, Suite, Bathtub With Shower, Walk in Closet |
| 3rd Bedroom: | L 15 X 13 | Bay Window, Built-in Features, Walk in Closet, Wall to Wall Carpet |
| Office: | M 15 X 12 | Built-in Features, Closet, Hardwood Floors |
| Bedroom 4: | L 16 X 12 | Bay Window, Built-in Features, Walk in Closet, Wall to Wall Carpet |

Baths - Full/Part Upper Level: 2/0 Main Level: 0/1 Lower Level: 2/0 Total Baths: 4/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Refrigerator, Double Oven, Built-in Dishwasher, Disposal, Gas Appliances, Granite, Island, Pantry
Interior: Ceiling Fan(s), Central Vacuum, Garage Door Opener, Hardwood Floors, Heated Tile Floor, High Ceilings, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Sound System, Tile Floor, Wall to Wall Carpet
Exterior: Covered Patio, Gas Hookup, Patio, Security Lights, Sprinkler, Water Feature, Yard

Accessibility:

Security:

Internet:

Windows:

Cool: Central Air

Heat: Forced Air, Heat Pump

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas

Financial:

Property Tax/Yr: \$21,110.57 2018

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: Yes

Dues: \$2,000 / Annually

BAC: % 2.25

\$ Pre-Approv:

Escrow Pref: Lawyer's Title - Gillespie

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am: Commons, Gated, Management

Rent, If Rented:

Broker/Agent Data:

Agent: Debby Hennessy

Agent Lic: 200503106

Agent Ph: 503-534-1531

Agent Cell: 503-998-8507

SAID: DHENNES

Email(s) Agent: hennessyd@hasson.com

CoAgent: Tracy Hasson

CoSAID: HASSONT

CoBRCD: HASN01

CoPh: 503-312-2759

CoAgent Email: tracy@hasson.com

Office: Hasson Company

Office Lic: 201218262

Office Ph: 503-635-9801

Agent Ext:

Fax: 503-636-7499

BRCD: HASN01

Owner Perm. Resid:

FIRPTA: No

Owner(s): CAMPBELL

Tenant/Other:

Contact1: 503-998-8507

Tran: 6/19/2020

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 5/19/2020

Original Price: \$1,445,000

CDOM: 97

%SP/OLP: 91.42

Sold Date: 6/19/2020

List Price: \$1,398,000

BAID: NONRMLS

%SP/LP: 94.49

Terms: Conventional

Sold Price: \$1,321,040

B/Agt: Non Rmls

B/Off: NMLS01

B/Off Phone: 503-236-7657

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential

5/22/2024 8:50PM

\$1,450,000 6 bd | 3 / 1 ba | 4193 sqft

289 G AVE Lake Oswego, OR 97034

Unit #: Condo Loc:
 Status: Sold DOM: 160
 List Date: 5/12/2020 Acres: 0.53
 Year Built: 1960 Updated/Remodeled MLS#: 20688261
 XST/Dir: Hwy 43 or Country Club to A Ave to 4th St, Right on G Ave

ShowHrs:
 Occ: Owner
 Show: Appointment Only,
 Lockbox, Text Co-Seller's Agent
 LB/Loc/Cmb: Text co-list.
 Offer/Nego: Call Seller's Agent
 AG: Leann Bennett
 AG Ph: [503-504-6772](tel:503-504-6772)
 AG Cell/Text: [503-504-6772](tel:503-504-6772)
 CoAgent: Chelsea Ausland
 CoPh: [503-548-7973](tel:503-548-7973)

: [Virtual Tour #1](#)

Private: Complete remodel. True 6 bed + office. Smart features include doorbell, heat system, whole house speaker enabled, yard irrigation & lighting, Low voltage wiring, fiber/cat5. Garage w in floor heat. New roof, siding, heated floor in master, central vac, AC, doors, moldings and more!

Public: First Addition, backs to Tryon Park. One level living if needed, multi-generational or dual living opportunity. Modernized throughout! Light filled kitchen w/ eat area, breakfast bar, plus deluxe covered outdoor kitchen on deck overlooking the park. Master on main level w/ 2 sided fireplace, soak tub and park view, balcony, walk in closet & laundry. 2nd kitchen on lower level, office with exterior entry. Expertly appointed home.

Property Details:

| | | | |
|----------------------------|------------------------------------|------------------------------------|-----------------------|
| Property Type: Detached | Legal: SECTION 03 TOWNSHIP 2S | Lot/Land Lease/Rent Payment: / | PDF Doc(s): 3 |
| County: Clackamas | RANGE 1E QUARTER DA TAX LOT | Lot/Land Lease: | Open House: |
| Nhood/Bldg: FIRST ADDITION | 00400 | Lot Size: 20,000 SqFt to .99 Acres | Upcoming Open House: |
| Area: 147 | Tax ID: 00193533 | Lot Dimensions: | Broker Tour: |
| Zoning: | Warranty: | Lot Desc: Private | Upcoming Broker Tour: |
| Elementary: Forest Hills | Seller Disc: Disclosure | View: Park/Greenbelt, Trees/Woods | |
| Middle: Lake Oswego | Other Disc: | Waterfront: Creek | |
| High: Lake Oswego | List Type: Exclusive Right to Sell | Body Water: | |
| Internet: Yes | Limited Representation: No | CC&R: | |
| Address: Yes | Style: Cottage, Craftsman | 55+ w/Affidavit Y/N: No | |
| No Blog: | Opportunity Zone: | | |
| No AVM: Yes | Short Term Rental Allowed: | | |
| | Floor #: | | |

Residence Information:

| | | | |
|---------------------|-----------------------------------|------------------------------|--------------------------------|
| Upper SQFT: 0 | Fireplaces: 4 / Gas, Wood Burning | Roof: Composition | Foundation: |
| Main SQFT: 2320 | Green Cert: | Parking: | Basement: Daylight, Finished |
| Lower SQFT: 1873 | Energy Eff. Report: | Garage: 2 / Attached, Tandem | Road Surface: Paved |
| Total SQFT: 4193 | Exterior: Cedar, Stone | RV Description: RV Parking | Unreinforced Masonry Building: |
| Total Up/Main: 2320 | | | |
| Additional SQFT: | | | |
| Levels: 2 | | | |
| SFSrc: measure | | | |

Approximate Room Sizes and Descriptions:

Living: M Fireplace, Hardwood Floors

Kitchen: M Gourmet Kitchen, Hardwood Floors, Vaulted Ceiling(s)

Dining: M French Doors, Hardwood Floors

Family: M Fireplace, Hardwood Floors, Vaulted Ceiling(s)

Bedroom 5: L

Primary Bedroom: M Balcony, Hardwood Floors, Soaking Tub, Suite, Washer/Dryer

2nd Bedroom: M Hardwood Floors

3rd Bedroom: M Hardwood Floors

Bedroom 4: L

2nd Kitchen: L Tile Floor

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

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Oven, Built-in Range, Cook Island, Built-in Dishwasher, Disposal, Free-Standing Refrigerator, Gas Appliances, Granite, Wine Cooler

Interior: Ceiling Fan(s), Central Vacuum, Granite, Hardwood Floors, Heated Tile Floor, High Ceilings, High Speed Internet, Quartz, Separate Living Quarters/Apartment/Aux Living Unit, Soaking Tub, Sound System, Vaulted Ceiling(s)

Exterior: Covered Deck, Dog Run, Fenced, Fire Pit, Gas Hookup, Patio, Porch, RV Parking, Sprinkler, Yard

Accessibility: Caregiver Quarters, Garage on Main, Ground Level, Minimal Steps, Main Floor Bedroom w/Bath, Natural Lighting, Walk-in Shower

Security:

Internet:

Windows:

Cool: Central Air

Heat: Floor Furnace, Forced Air, Radiant

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Hot Water: Gas, Tankless

Financial:

Property Tax/Yr: \$9,196.10 2019

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: First American - Arica Focer

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Leann Bennett

Agent Lic: 890600107

Agent Ph: 503-504-6772

Agent Cell: 503-504-6772

SAID: BENNLEAN

Email(s) Agent: leannrbennett@gmail.com

CoAgent: Chelsea Ausland

CoSAID: AUSLANDC

CoBRCD: MTRO01

CoPh: 503-548-7973

CoAgent Email: causland@gmail.com

Office: Metro West Realty

Office Lic: 930500336

Office Ph: 503-692-3050

Agent Ext:

Fax: 503-692-0592

BRCD: MTRO01

Owner Perm. Resid:

FIRPTA: No

Owner(s): Michael Mansur, Paula Mansur

Tenant/Other:

Contact1:

Tran: 11/2/2020

Exp:

Contact2:

Poss:

Comparable Information:

Pending Date: 10/19/2020

Original Price: \$1,499,000

CDOM: 374

%SP/OLP: 96.73

Sold Date: 11/2/2020

List Price: \$1,499,000

BAID: BBONITA

%SP/LP: 96.73

Terms: Cash

Sold Price: \$1,450,000

B/Agt: Beth Bonita-Ireland

B/Off: ROOM01

B/Off Phone: 503-719-5588

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Data Only Residential

5/22/2024 8:50PM

\$1,770,000 7 bd | 3 / 0 ba | 2636 sqft

89623 E LITTLE TRL Government Camp, OR 97028

Unit #:

Status: Sold

List Date: 2/14/2022

Year Built: 1968 Updated/Remodeled

XST/Dir: Government Camp Loop Road to East Little Trail

Condo Loc:

DOM: 2

Acres: 0.12

MLS#: 22244482

ShowHrs:

Occ: Call Seller's Agent

Show: Appointment Only,

Showing Time

LB/Loc/Cmb: Keypad on Door

Offer/Nego: Seller's Agent

Only

AG: Katie Spurlock

AG Ph: [503-522-8779](tel:503-522-8779)

AG Cell/Text:

CoAgent: Sara Lewis

CoPh: [503-481-3478](tel:503-481-3478)

: [Virtual Tour #1](#)

Private: ***Seller received multiple offers, Arms length transaction, no seller credits or repairs***Lower level bedroom windows have no legal egress. This is an active vacation rental. Rental income for 2021 was \$100,503! Current bookings for 2022 total \$73k with an estimated \$120k by the end of 2022.

Public: The Icicle Chalet. Your dream mountain house & thriving vacation rental sleeping 16 people in the heart of Government Camp. Classic ski cabin vibes w/modern amenities. Wood paneled walls & ceilings, 3 story lava rock chimney w/2 wood burning frplcs. Original wood flrs & double pane wood windows. Great room plan w/vaults & loft. Large composite deck w/views & custom cedar railing cutouts. 2nd kitchen. Brand new forced air heat pump. Updated electrical, newer metal roof, parking for 4 cars.

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg: GOVERNMENT CAMP

Area: 153

Zoning:

Elementary: Welches

Middle: Welches

High: Sandy

Internet: Yes

Address: Yes

No Blog: No

No AVM: No

Legal: 171 POMPEII LT 7 BLK A

Tax ID: 00991591

Warranty:

Seller Disc: Disclosure

Other Disc: LB Paint

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Chalet

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 5,000 to 6,999 SqFt

Lot Dimensions: 50 x 100

Lot Desc: Level, Trees

View: Mountain(s), Trees/Woods

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 3

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 486

Main SQFT: 1142

Lower SQFT: 1008

Total SQFT: 2636

Total Up/Main: 1628

Additional SQFT:

Levels: 3

SFSrc: RMLS

Fireplaces: 2 / Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Cedar, Wood Siding

Roof: Metal

Parking: Driveway, Off Street

Garage: 0 /

RV Description:

Foundation:

Basement: Finished, Full Basement

Road Surface: Paved

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

- Living: (M) 16 X 13 Deck, Fireplace, Vaulted Ceiling(s), Wood Floors
- Kitchen: (M) 11 X 8 Built-in Dishwasher, Disposal, Island, Pantry, Storage, Wood Floors
- Dining: (M) 11 X 13 Deck, Sliding Doors, Vaulted Ceiling(s), Wood Floors
- Family: (L) 16 X 12 Fireplace, Patio, Wall to Wall Carpet
- Loft: (U) 14 X 9 Storage, Vaulted Ceiling(s), Wood Floors
- Primary Bedroom: (U) 12 X 11 Balcony, Vaulted Ceiling(s), Wall to Wall Carpet
- 2nd Bedroom: (U) 12 X 11 Balcony, Vaulted Ceiling(s), Wall to Wall Carpet
- 3rd Bedroom: (M) 12 X 11 Wall to Wall Carpet
- 2nd Kitchen: (L) 10 X 9 Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Laminate Flooring
- Mud Room: (M) 9 X 15 Butler's Pantry, Tile Floor

Baths - Full/Part

Upper Level: 1/0

Main Level: 1/0

Lower Level: 1/0

Total Baths: 3/0

Features and Utilities:

Kitchen: Butler's Pantry, Cooktop, Down Draft, Built-in Dishwasher, Disposal, Free-Standing Range, Plumbed For Ice Maker, Stainless Steel Appliance(s)

Interior: Dual Flush Toilet, Vaulted Ceiling(s), Vinyl Floor, Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Deck, Fire Pit

Accessibility: Accessible Entrance

Security:

Internet: Wireless

Windows: Double Pane Windows, Wood Frames

Cool: Heat Pump

Heat: Forced Air, Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,070.02 2021

Spcl Asmt Balance:

Tax Deferral: No

Short Sale: No

HOA: No

Dues:

BAC: % 2.5

\$ Pre-Approv:

Escrow Pref: Fidelity LO - Michelle Couch

Other Dues:

3rd Party: No

Terms: Cash, Conventional

Total Comm Differs: No

Assumable Interest Rate:

Bank Owned/Real Estate

Assumable Remaining Months Ending:

Owned: No

Assoc. Am:

Rent, If Rented:

Broker/Agent Data:

Agent: Katie Spurlock

Agent Lic: 200208002

Agent Ph: 503-522-8779

Agent Cell:

SAID: PETZOLDK

Email(s) Agent: kspurlock@windermere.com

CoAgent: Sara Lewis

CoSAID: LEWISSAR

CoBRCD: RGIC11

CoPh: 503-481-3478

CoAgent Email: saralewis@windermere.com

Office: Windermere Realty

Office Lic: 201224089

Office Ph: 503-636-5000

Agent Ext:

Fax: 503-636-0908

Trust

BRCD: RGIC11

Owner Perm. Resid: No

FIRPTA: No

Owner(s): PETER C JOHNSON

Tenant/Other:

Contact1:

Tran: 3/26/2022

Exp:

Contact2:

Poss: Negotiable

Comparable Information:

Pending Date: 2/16/2022

Original Price: \$1,450,000

CDOM: 2

%SP/OLP: 122.07

Sold Date: 3/24/2022

List Price: \$1,450,000

BAID: WFENDON

%SP/LP: 122.07

Terms: Cash

Sold Price: \$1,770,000

B/Agt: William Fendon

B/Off: EXPL01

B/Off Phone: 888-814-9613

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full Residential
\$799,900 5 bd | 3 / 1 ba | 4698 sqft
 11735 SE ZION HILL DR Damascus, OR 97089
 Unit #: Condo Loc:
 Status: Expired DOM: 90
 List Date: 7/2/2018 Acres: 1.21
 Year Built: 1912 Updated/Remodeled MLS#: 18121507
 XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

: [Virtual Tour #1](#)

Private: Owner has leased the property. Do not contact.

Last Updated:

Public: Impressive property offering a unique opportunity w/ 3 separate living quarters. Fully renovated main house w/ 4+ bed, 2.1 baths, 2 cozy fireplaces and a double veranda overlooking the beautiful country setting. The remodeled attached 1912 Craftsman style guest cottage is every bit as charming as the main house. Both of these residences have new kitchens w/ high-end appliances. Plus, there's a 48x28 shop w/ a 2 bedroom apartment above.

Last Updated:

Show/Hrs:

Occ: Vacant

Show: See Remarks, Text Seller's Agent

LB/Loc/Cmb: by front door

Offer/Nego: Call Seller's Agent

AG: Tim Sellers

AG Ph: 503-519-3333

AG Cell/Text: 503-519-3333

CoAgent:

CoPh:

Property Details:

Property Type: Detached

County: Clackamas

Nhood/Bldg:

Area: 145

Zoning: RRRF5

Elementary: East Orient

Middle: West Orient

High: Sam Barlow

Internet: Yes

Address: Yes

No Blog:

No AVM:

Legal: 379 SUNSHINE VLY ORCH TR

PT LT 33

Tax ID: 00146693

Warranty:

Seller Disc: Disclosure

Other Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Style: Custom Style, Georgian

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease:

Lot Size: 1 to 2.99 Acres

Lot Dimensions: Irregular

Lot Desc: Gentle Sloping, Private

View: Territorial

Waterfront:

Body Water:

CC&R:

55+ w/Affidavit Y/N: No

PDF Doc(s): 1

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Residence Information:

Upper SQFT: 1714

Main SQFT: 2120

Lower SQFT: 0

Total SQFT: 4698

Total Up/Main: 3834

Additional SQFT: Upper / 864

Levels: 4

SFSrc: measure

Fireplaces: 2 / Wood Burning

Green Cert:

Energy Eff. Report:

Exterior: Aluminum, Lap Siding, Wood

Siding

Roof: Composition

Parking: Driveway

Garage: 3 / Detached, Extra Deep,

RV Description: RV/Boat Storage

Foundation: Concrete Perimeter, Slab

Basement: Crawl Space

Road Surface:

Unreinforced Masonry Building:

Approximate Room Sizes and Descriptions:

Living: M 24 X 14 Great Room, Updated/Remodeled
Kitchen: M 15 X 13 Gas Appliances, Gourmet Kitchen, Updated/Remodeled
Dining: M 13 X 12 Laminate Flooring
Family: M 28 X 13 Fireplace, Great Room, Updated/Remodeled
2nd Kitchen: M 11 X 11 Built-in Dishwasher, Free-Standing Refrigerator, Updated/Remodeled
Primary Bedroom: U 15 X 15 Balcony, Bathroom, Suite
2nd Bedroom: U 14 X 12 Balcony
3rd Bedroom: U 14 X 11 Fireplace
Bonus Room: U 29 X 10 Wall to Wall Carpet
Guest Quarters: M 29 X 24 Ceiling Fan(s), Updated/Remodeled, Wood Floors
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 Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Pantry, Stainless Steel Appliance(s), Tile
Interior:Ceiling Fan(s), Jetted Tub, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Solar Tube(s), Washer/Dryer, Wood Floors, Wall to Wall Carpet
Exterior:Second Residence, Covered Deck, Covered Patio, Fenced, Greenhouse, Guest Quarters, RV Parking, Vinyl Window-Double Paned, Workshop, Yard
Accessibility:Caregiver Quarters, Ground Level, Main Floor Bedroom w/Bath, Utility Room On Main
Security:
Internet:
Windows:Double Pane Windows, Vinyl Frames
Cool:
Water:Shared Well
Heat:Forced Air - 95+%
Sewer:Septic Tank
Fuel:Propane
Hot Water:Electricity

MLS#: 18121507 - Agent Full

Financial:

| | | | |
|------------------------------------|--------------------|------------------|---------------------------------|
| Property Tax/Yr:\$4,483.92 2017 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale:No |
| HOA:No | Dues: | BAC:% 2.25 | \$ Pre-Approv: |
| Escrow Pref:First American Title | | Other Dues: | 3rd Party:No |
| Terms:Cash, Conventional | | | Total Comm Differs:No |
| Assumable Interest Rate: | | | Bank Owned/Real Estate Owned:No |
| Assumable Remaining Months Ending: | | | Rent, If Rented: |
| Assoc. Am: | | | |

Broker/Agent Data:

| | | | | |
|--|-----------------------|--------------------------------|---------------------------------|-------------------|
| Agent: Tim Sellers | Agent Lic: 880100065 | Agent Ph: <u>503-519-3333</u> | Agent Cell: <u>503-519-3333</u> | SAID: SELLERST |
| Email(s) Agent: tim.g.sellers@gmail.com | | | | |
| CoAgent: | CoSAID: | CoBRCD: | CoPh: | |
| CoAgent Email: | | | | |
| Office: Barb Sellers & Assoc. | Office Lic: 870900097 | Office Ph: <u>503-666-2332</u> | Agent Ext: | Fax: 503-492-2199 |
| Really | | | | |
| BRCD: BBSA01 | Owner Perm. Resid: | | FIRPTA: No | |
| Tenant/Other: | | | | |
| Tran: 10/1/2018 | Exp: 9/30/2018 | | | |
| Poss: Close Of Escrow | | | | |

Comparable Information:

| | | | |
|---------------|---------------------------|----------|--------------|
| Pending Date: | Original Price: \$799,900 | CDOM: 90 | %SP/OLP: |
| Sold Date: | List Price: \$799,900 | BAID: | %SP/LP: |
| Terms: | Sold Price: | B/Agt: | B/Off: |
| | | | B/Off Phone: |

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Photo Report

Residential

5/22/2024 9:02PM

\$799,900 5 bd | 3 / 1 ba | 4698 sqft

Status: Expired
List Date: 7/2/2018
Year Built: 1912 / REMOD

MLS#: 18121507
Acres: 1.21
Unit #:

11735 SE ZION HILL DR Damascus, OR 97089
XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Property Details:

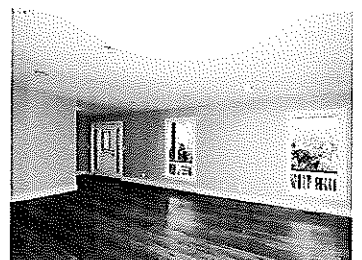
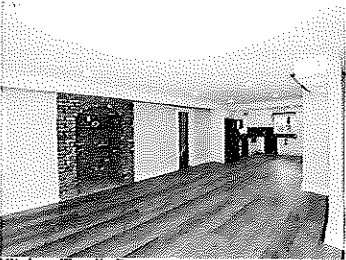
Property Type: Detachd
Style: CUSTOM, GEORGIN
Lot Size: 1-2.99AC
Property Tax/Yr: \$4,483.92 / 2017

Area: 145
High: Sam Barlow



Staircase - To Upper Level

Kitchen - # 1

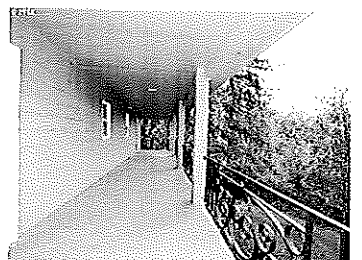
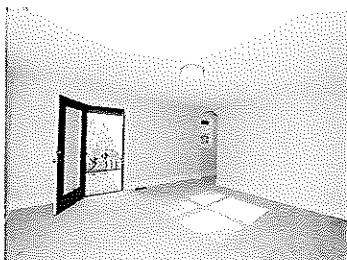
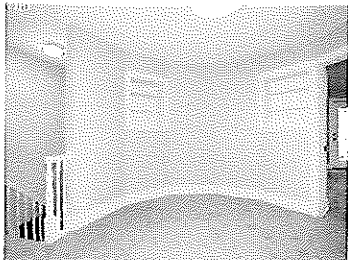
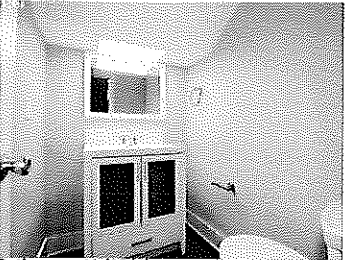


Kitchen/Family Room

Great Room

Fireplace Wood

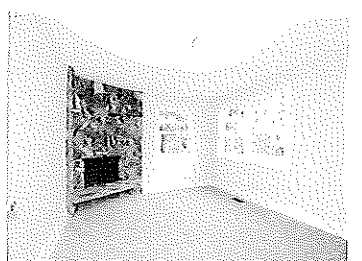
Living Room



Bathroom - Half Bath

Bedroom, Primary

Covered Porch



Attached Bathroom #1

Attached Bathroom #1

Bedroom, Primary - Walk-In Closet

Bedroom - # 3

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

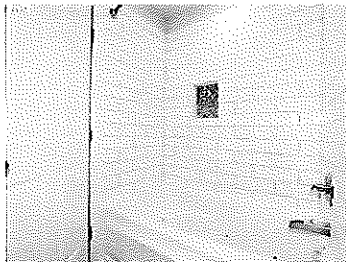
Status: Expired

Area: 145
11735 SE ZION HILL DR Damascus, OR 97089

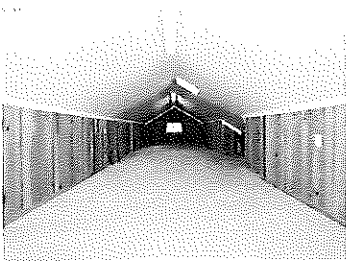
Price: \$799,900



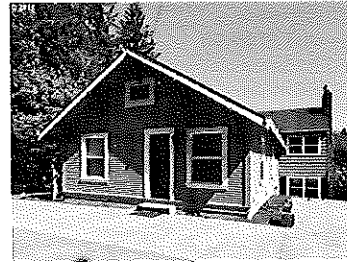
Bathroom - Hall



Bathroom - Hall



Bonus Room



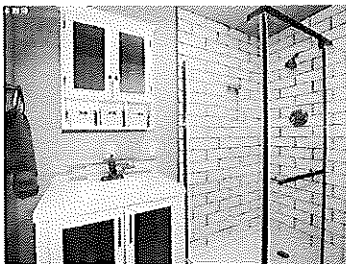
Guest Quarters



Guest Quarters



Guest Quarters



Guest Quarters



RV Garage



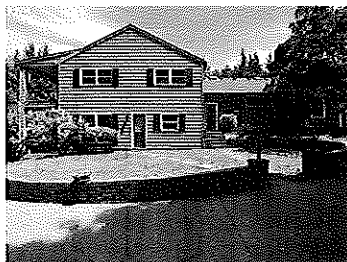
Accessory Dwelling Unit - Partially Finished



Pasture



Yard



Patio



Driveway - Private



Yard - Trees

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Tim Sellers Berkshire Hathaway HomeServices NW 503-519-3333 tim.g.sellers@gmail.com
Real Estate

Tax Report
Tax ID: 00146693

5/22/2024 9:02PM

Clackamas County, OR:

Prop Addr: 11735 SE ZION HILL
DR
DAMASCUS , OR 97089-6540

Latest Listing ID: 18386645
County: Clackamas
Carrier Rt: R023

Owner Information:

Owner Name: POGULA LATHA
Owner Addr: 22940 SE
WEATHERLY LN
DAMASCUS , OR 97089

Phone:
Carrier Rt:

Land Information:

Lot SqFt:

Acreage:

Building Information:

Year Built: 1912
Stories: 1
Living SF: 3568
Bldg SF Ind:
Bsmnt SF:
of Bldgs: 0
Bldg Code:
Fireplace: Yes

Bedrooms: 5
Bathrooms: 3
Parking SF:
Garage:
Mobile Home:
Foundation: Concrete
Heat Method: Forced Air Unit
Floor Cover:
Roof Cover: Composition Shingle
Exterior Finish: Other

Legal Information:

Map Code: SEC 35 TWN 1S RNG
3E
Township: 1S
Range: 3E
Section: 35
Qtr Section:
Legal Desc: 379 SUNSHINE VLY ORCH TR PT LT 33

16th Section:
Nbrhd Code: 16061
School Dist:
Prop Class: SINGLE FAMILY RES,
CLASS 4

Sales Information:

Title Co: CHICAGO TITLE
COMPANY OF OR
Loan Type: New Conventional

Lender: UNITED WHOLESAL
E MORTGAGE
Loan Amt: \$466,500

Current Deed Type:
Warranty Deed

Prior Deed Type:
Warranty Deed

Current Sale Date:
7/7/2017

Prior Sale Date:
6/5/2008

Current Sale Price:
\$300,000

Prior Sale Price:
\$367,000

Current Document No:
2017-046178

Prior Document No:
2008-040795

Tax Information:

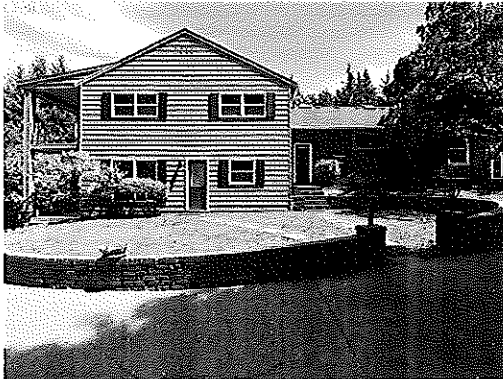
Tax Year: 2023
Tax Period: 22-23
Market Land: \$300,310
Market Impv: \$297,390
Market Total: \$597,700

Tax Amt: \$5,698.75
Assessed Land: \$0
Assessed Impv: \$0
Assessed Total: \$358,626

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

MLS#: 18386645 - Agent Full

Tim Sellers Berkshire Hathaway HomeServices NW 503-519-3333 tim.g.sellers@gmail.com
Real Estate



Agent Full
\$799,900 sqft
Multifamily
11735 SE Zion Hill DR Damascus, OR 97089
Status: Expired
List Date: 7/2/2018
Year Built: 1912/
XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Multifamily

5/22/2024 9:33PM

Show: See Remarks, Text
Seller's Agent
LB/Loc/Cmb: By front door
Offer/Nego: Call Seller's Agent
AG: Tim Sellers
AG Ph: 503-519-3333
AG Cell/Text: 503-519-3333
CoAgent:
CoPh:

Private: Owner has leased the property. Do not contact.

Last Updated:

Public: Impressive property offering a unique opportunity w/ 3 separate living quarters. Fully renovated main house w/ 4+ bed, 2.1 baths, 2 cozy fireplaces and a double veranda overlooking the beautiful country setting. The remodeled attached 1912 Craftsman style guest cottage is every bit as charming as the main house. Both of these residences have new kitchens w/ high-end appliances. Plus, there's a 48x28 shop w/ a 2 bedroom apartment above.

Last Updated:

Property Details:

County: Clackamas
Nbhood: Damascus

Internet:

Area: 145

Zoning: RRRF5

Elementary: East Orient

Middle: West Orient

High: Sam Barlow

Internet: Yes

Address: Yes

No Blog:

No AVM:

#Stories: 2

Total Units: 3

Legal: 379 SUNSHINE VLY ORCH
TR PT LT 33

Tax ID: 00146693

Seller Disc:

List Type: Exclusive Right to Sell

Limited Representation: No

Opportunity Zone:

CC&R:

Parking: 8 /Open, Paved

Garage:

Roof: Composition

Unreinforced Masonry Building:

Storage: Garage(s)

Common Amenities:

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

Lot Desc: Gentle Sloping

View: Territorial, Valley

Waterfront:

Body Water:

Road Surface:

Security:

Basement: Crawl Space, Finished,

Partial Basement

Foundation:

Exterior: Aluminum, Wood Siding

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

PDF Doc(s): 1

Utilities:

Cool:

Water: Well

Heat: Forced Air - 95+%

Sewer: Septic Tank

Fuel: Propane

Hot Water: Electricity

Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income:

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Property Tax/Yr: \$4,483.92 / 2017

Spcl Asmt Balance:

Tax Deferral: No

Investor Info: Incomplete

Terms Considered: Cash, Conventional

Escrow Pref: First American - Shelley Bolfik

Assumable Interest Rate:

Assumable Remaining Months Ending:

BAC: % 2.25

Short Sale: No

\$ Pre-Approv:

3rd Party: No

Total Comm Differs: No

Bank Owned/Real Estate Owned: No

Description of Units:

| Total # of Unit Type | # Bedrooms | # Baths | Mo. Rent | SqFt/Unit | Features |
|----------------------|------------|---------|----------|-----------|--|
| 1 | 4 | 2.1 | | 2656 | Deck, Built-in Dishwasher, Fireplace, Washer/Dryer Hookup |
| 1 | 1 | 1 | | 696 | Built-in Dishwasher, Refrigerator, Washer/Dryer, Wood Floors |
| 1 | 2 | 1 | | 864 | |

Occupancy Types: Other

Rent Includes: Electricity, Water

Broker/Agent Data:

Agent: Tim Sellers Agent Lic: 880100065 Agent Ph: 503-519-3333 Agent Cell: 503-519-3333 SAID: SELLERST
Email(s) Agent: tim.g.sellers@gmail.com
CoAgent: CoSAID: CoBRCD: CoPh:
CoAgent Email:
Office: Barb Sellers & Assoc. Office Lic: 870900097 Office Ph: 503-666-2332 Agent Ext: Fax:
Realty
BRCD: BBSA01 Owner Perm. Resid: Yes FIRPTA: No
Manager:
Tran: 10/1/2018 Exp: 9/30/2018
Poss: Subject To Tenant Rights

Comparable Information:

| | | | |
|---------------|---------------------------|----------|--------------|
| Pending Date: | Original Price: \$799,900 | CDOM: 90 | %SP/OLP: |
| Sold Date: | List Price: \$799,900 | BAID: | %SP/LP: |
| Terms: | Sold Price: | B/Agt: | B/Off: |
| | | | B/Off Phone: |

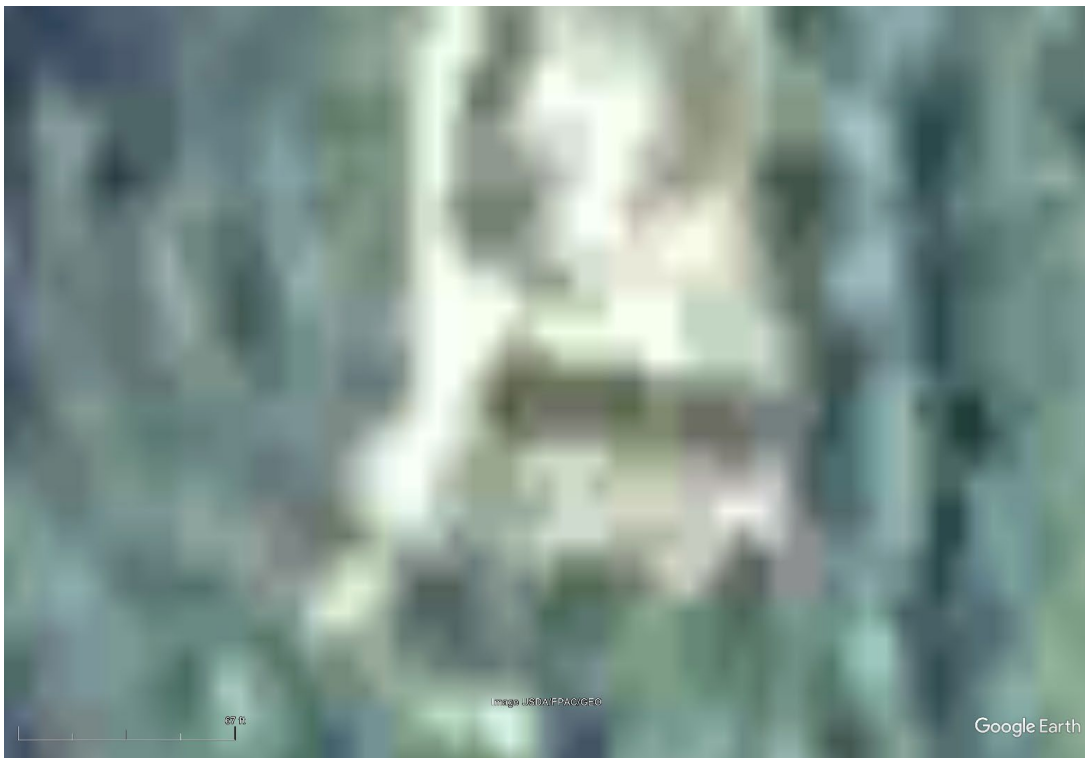
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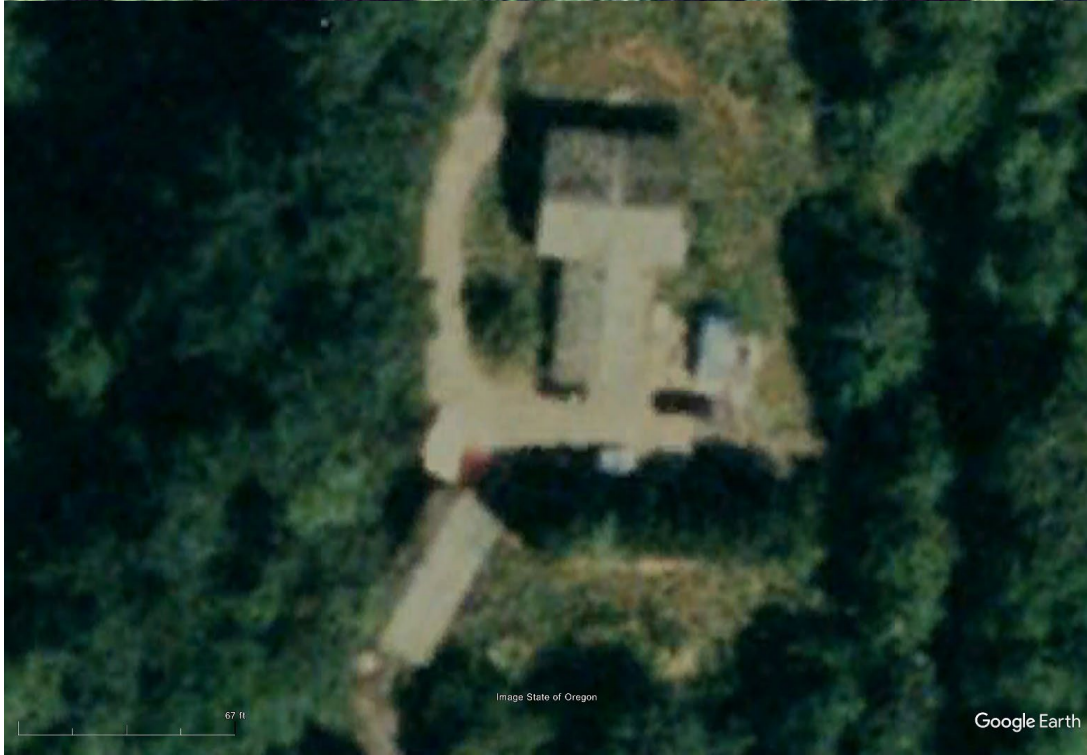
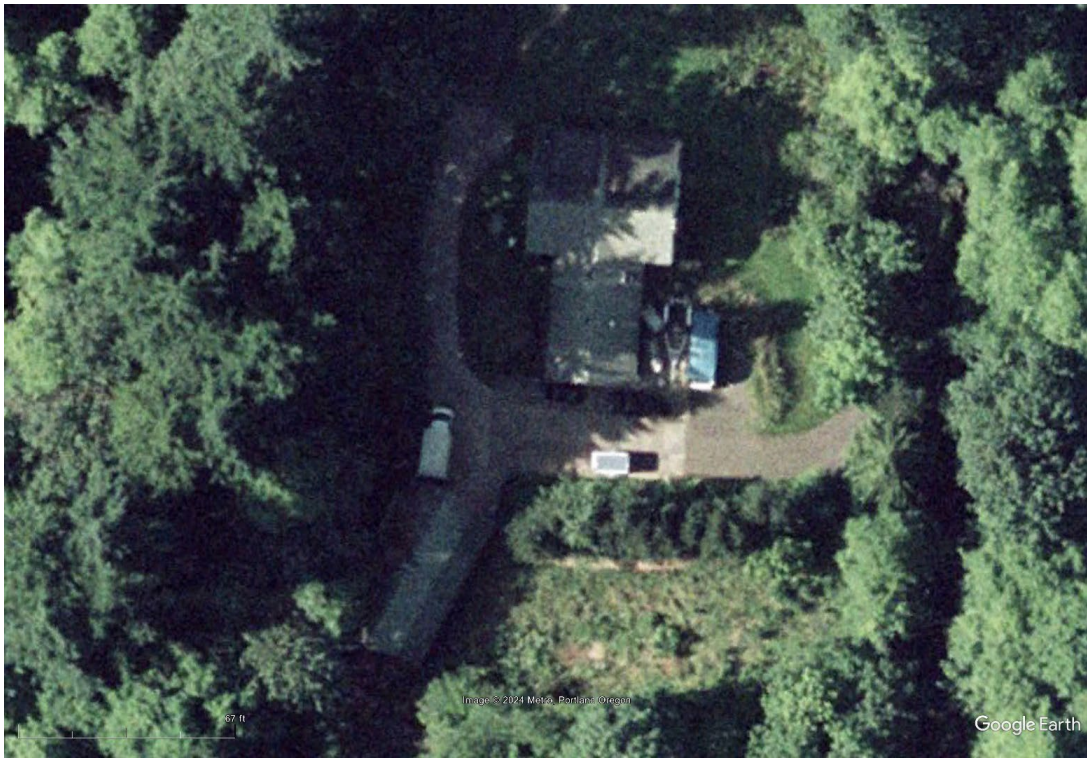
From: [Tim Sellers](#)
To: [Kauppi, Jennifer](#)
Cc: [Daniel Campbell](#); [Daniel Campbell and Latha Pogula](#)
Subject: Documents for File: V0017123 Hearing Date: May 29, 2024
Date: Wednesday, May 22, 2024 10:50:50 PM

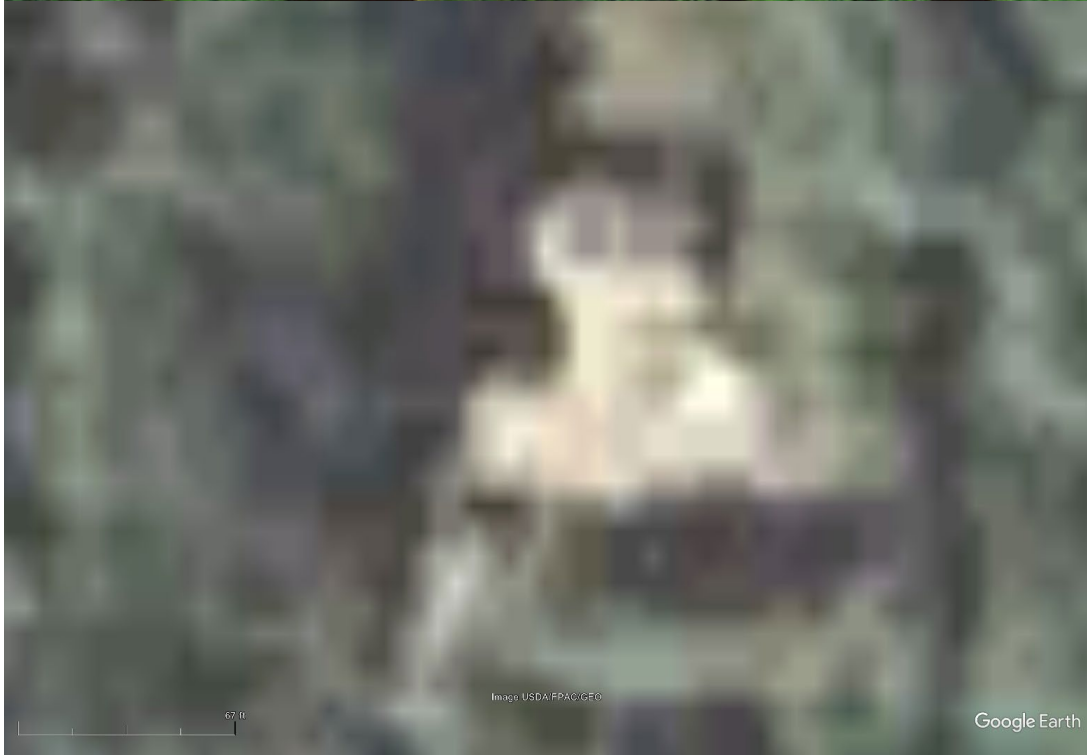


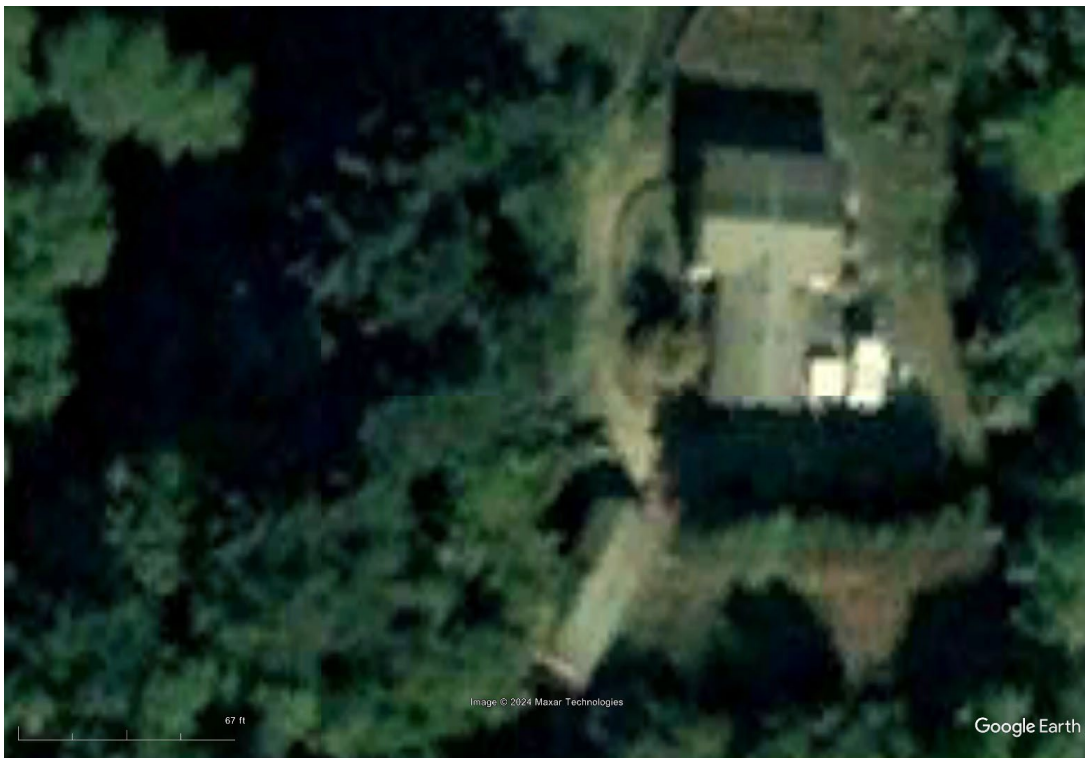










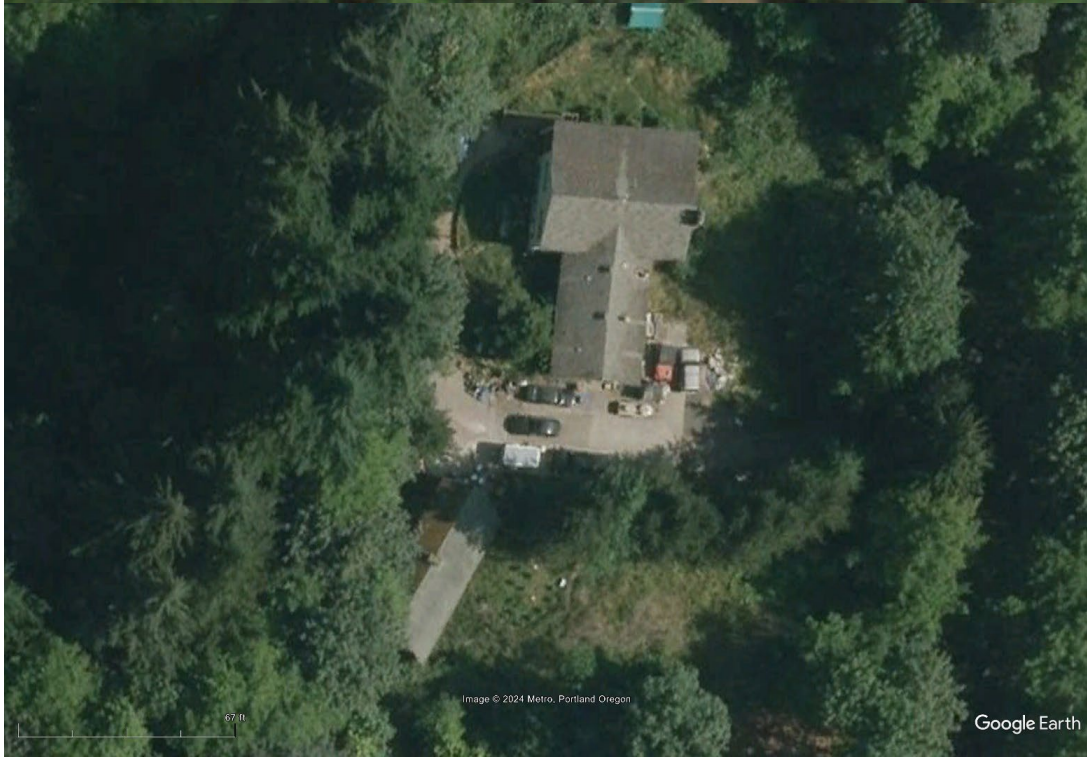


























Warning: External email. Be cautious opening attachments and links.

Tim Sellers, managing Principal Broker
Berkshire Hathaway HomeServices NW - Sandy, Oregon
503-519-3333 cell
503-668-8050 office
Licensed since 1988

It's Always A Sellers Market!