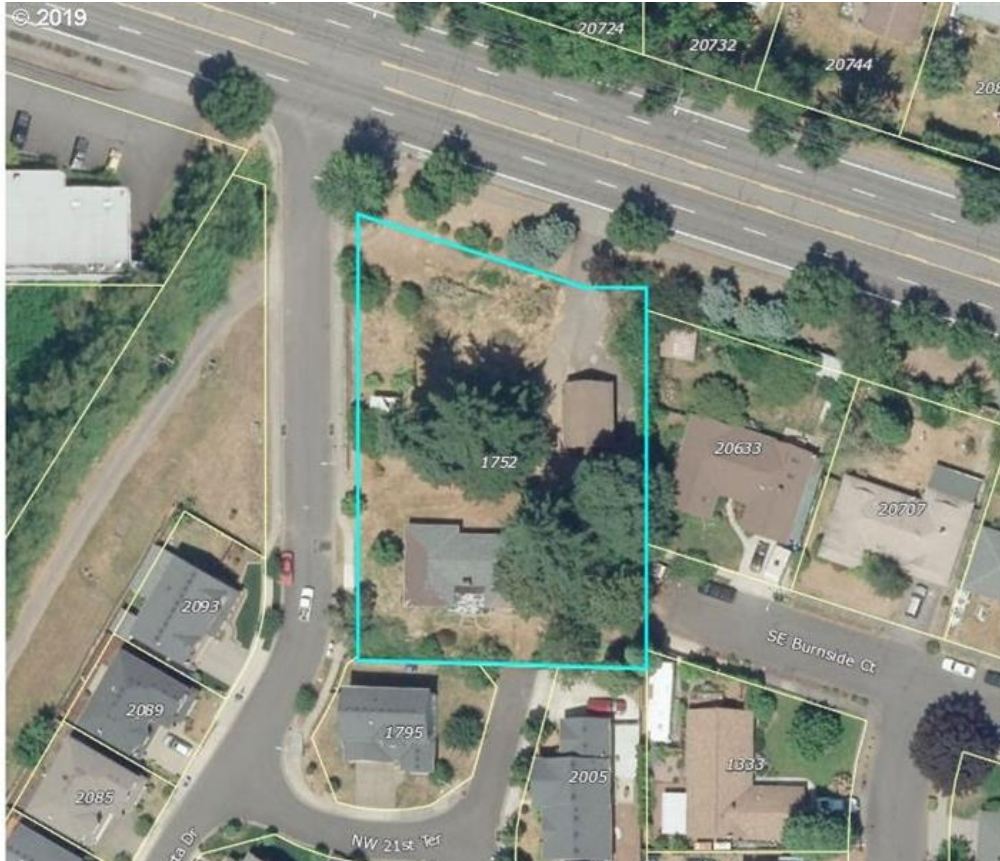




SELLER'S REPORT

# 1752 NW Burnside Rd, Gresham, OR 97030



Presented by

**Robert Klisak** | REALTOR®

Work: (503) 902-5269

Agent: [www.Klisak.com](http://www.Klisak.com)

**More Realty**

Address: 14945 SW Sequoia Pkwy  
Portland, OR 97224

# 1752 NW Burnside Rd, Gresham, OR 97030



Legend: Subject Property

## FOR SALE

- Preforeclosure
- Notice of Trustee Sale
- New, Active: 3/21/2019

## Current Estimated Value

**\$332,850**

Last RVM® Update: 4/2/2019

Days in RPR: 25

RVM® Est. Range: \$316,208 – \$349,492

RVM® Confidence: ★★★★★

## Your Refined Value

**\$414,657**

## Your Comp Analysis

**\$454,894**

Last Edited: 4/16/2019

\$215 Price per Sq. Ft.

## Your Comp Analysis Range

**\$360,903 – \$551,445**

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

## Home Facts

### Public Remarks

Potential for 3-5 town homes/attached homes on this oversized corner lot. Centrally located with close proximity to shops, hospital, MAX line and downtown Gresham. Buyer to do due diligence with city regarding possibilities. Make an Offer!

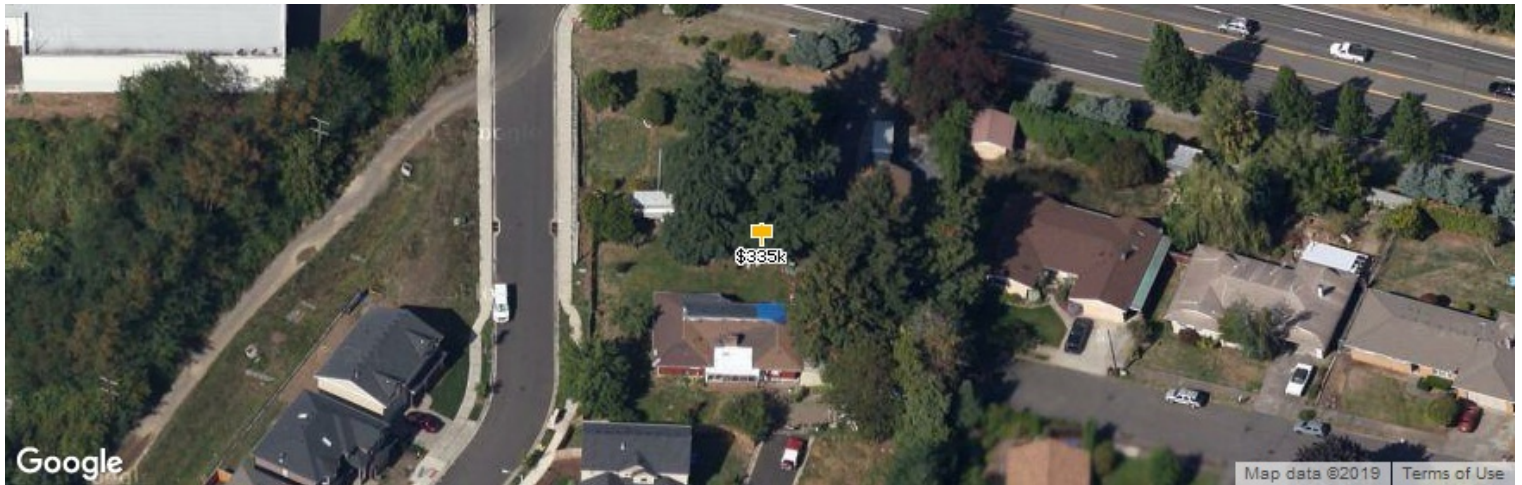
| Home Facts          | Public Facts            | Listing Facts           | Realtor Refinements |
|---------------------|-------------------------|-------------------------|---------------------|
| Property Type       | Single Family Residence | Lot/Land                | —                   |
| Property Subtype    | Single Family           | Single Family Residence | —                   |
| Bedrooms            | 2                       | —                       | 3                   |
| Total Baths         | 2                       | —                       | 2                   |
| Full Baths          | 1                       | —                       | 2                   |
| Partial Baths       | 1                       | —                       | —                   |
| Living Area (sq ft) | 1,720                   | —                       | 2,120               |
| Lot Size            | 0.66 acres              | 0.66 acres              | —                   |
| Lot Dimensions      | 28750 SF                | —                       | —                   |
| Garage              | Yes                     | —                       | —                   |
| Garage (spaces)     | 4                       | —                       | —                   |
| Year Built          | 1955                    | —                       | —                   |
| Style               | Ranch/Rambler           | —                       | —                   |
| Roofing             | Composition Shingle     | —                       | —                   |
| Heating             | Forced air unit         | —                       | —                   |
| Fireplaces          | 1                       | —                       | —                   |
| Basement            | Unfinished Basement     | —                       | —                   |
| Foundation          | Concrete                | —                       | —                   |
| Exterior Walls      | Combination             | —                       | —                   |
| Number of Stories   | 1 story with basement   | —                       | —                   |

### Homeowner Facts

|                     |                   |
|---------------------|-------------------|
| Owner Name (Public) | Gaines, Christine |
| Mailing Address     | 00000-0000        |
| Vesting             | ,ID               |



## Extended Home Facts



Legend: Subject Property

### Interior Details

|                           |            |
|---------------------------|------------|
| Lower/Basement Unfinished | 1480 sq ft |
| Garage                    | 660 sq ft  |
| Carport                   | 280 sq ft  |

### Exterior Features

|                   |                                 |
|-------------------|---------------------------------|
| Utilities         | Natural Gas, Sewer Conn., Water |
| Lot Size Features | Corner, Public Road             |
| Lot Size Range    | 20,000 SqFt to .99 Acres        |

### Exterior Details

|                        |             |
|------------------------|-------------|
| Lot Size - Square Feet | 28750 sq ft |
| Lot Size - Acres       | 0.660 ac    |
| Neighborhood Code      | R052        |

### Location Details

|                              |  |
|------------------------------|--|
| Directions to Property       | Burnside to Bella Vista                    |
| Zoning                       | R10  |
| Area Description             | Gresham, Sandy, Troutdale, Corbett         |
| Walkability Score (out of 5) | Overall: 2.3   Amenity: 2.3   Leisure: 2.3 |

### Other Details

|                |      |
|----------------|------|
| Asphalt paving | 1500 |
|----------------|------|

### Homeowners Association Info

|             |    |
|-------------|----|
| Association | No |
|-------------|----|

### Land Listing Details

|                       |                     |
|-----------------------|---------------------|
| Listing ID            | 19668672            |
| Listing Source        |                     |
| General Land Features | Fixer Upper, Garage |
| Present Use           | Residential         |
| Topography            | Level               |

## Schools (from Listing Data)

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Elementary School</b> | North Gresham Elementary School |
| <b>Middle School</b>     | Dexter McCarty Middle School    |
| <b>High School</b>       | Gresham High School             |

## (based on location)

|                          |                                    |
|--------------------------|------------------------------------|
| <b>Elementary School</b> | North Gresham Elementary School    |
| <b>Middle School</b>     | Clear Creek Middle School          |
| <b>High School</b>       | Gresham High School                |
| <b>School District</b>   | Gresham-Barlow School District 10j |

## Property Photos







## Property History

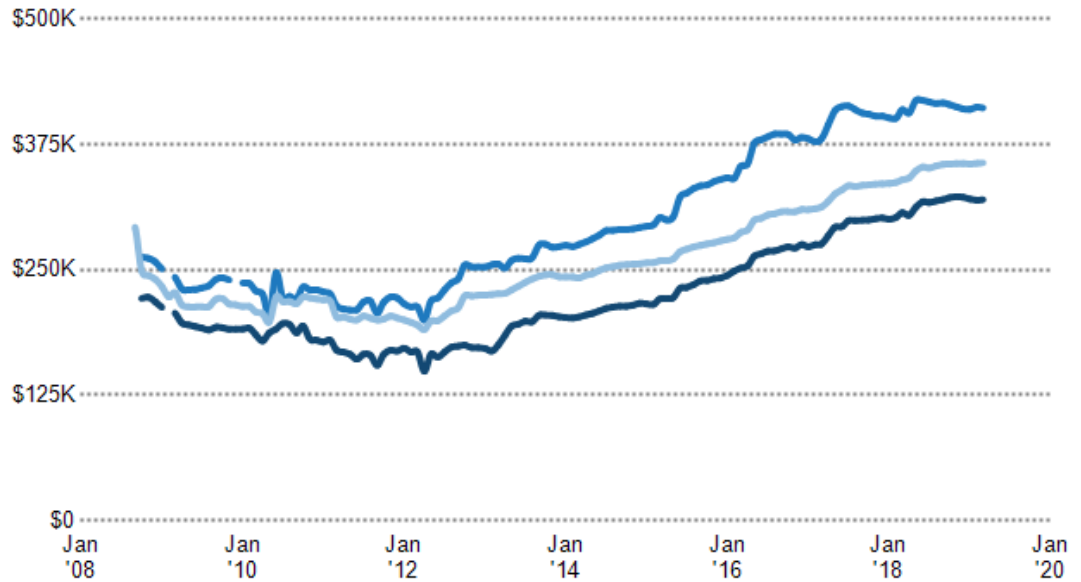
### Median Estimated Home Value

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

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

Update Frequency: Monthly

■ 97030  
■ Multnomah County  
■ Oregon



### Sales History

| Sales Date | Sales Amount | Price per sq. ft. |
|------------|--------------|-------------------|
| 2/23/2018  | \$256,500    | \$121             |
| 2/28/2017  | \$269,042    | \$127             |
| 10/3/2016  | \$269,042    | \$127             |

### Assessed Values

| Date | Improvements | Land | Total     | Tax     |
|------|--------------|------|-----------|---------|
| 2018 | —            | —    | —         | \$4,163 |
| 2017 | —            | —    | \$223,680 | \$3,994 |
| 2016 | —            | —    | \$217,170 | \$3,521 |
| 2015 | —            | —    | \$210,850 | \$3,445 |
| 2014 | —            | —    | \$204,710 | \$3,361 |
| 2013 | —            | —    | \$198,750 | \$3,269 |
| 2012 | —            | —    | \$192,970 | —       |
| 2011 | —            | —    | \$187,350 | \$3,020 |
| 2009 | —            | —    | \$176,610 | —       |
| 2008 | —            | —    | \$171,470 | —       |
| 2007 | —            | —    | \$166,480 | —       |
| 2006 | —            | —    | \$161,640 | —       |
| 2004 | —            | —    | \$152,370 | —       |

### Legal Description

|                               |                           |                       |  |  |   |
|-------------------------------|---------------------------|-----------------------|--|--|---|
| <b>APN:</b><br>1S3E04BC 02100 | <b>Tax ID:</b><br>R337593 | <b>Zoning:</b><br>R10 | <b>Census Tract:</b><br>410510100.022001 | <b>Abbreviated Description:</b><br>SEC/TWN/RNG/MER:SEC 04<br>TWN 01S RNG 03E SECTION 04<br>1S 3E, TL 2100 0.66 ACRES | <b>City/Municipality/Township:</b><br>Gresham, OR 97030 |
|-------------------------------|---------------------------|-----------------------|--|--|---|



## Mortgage Records

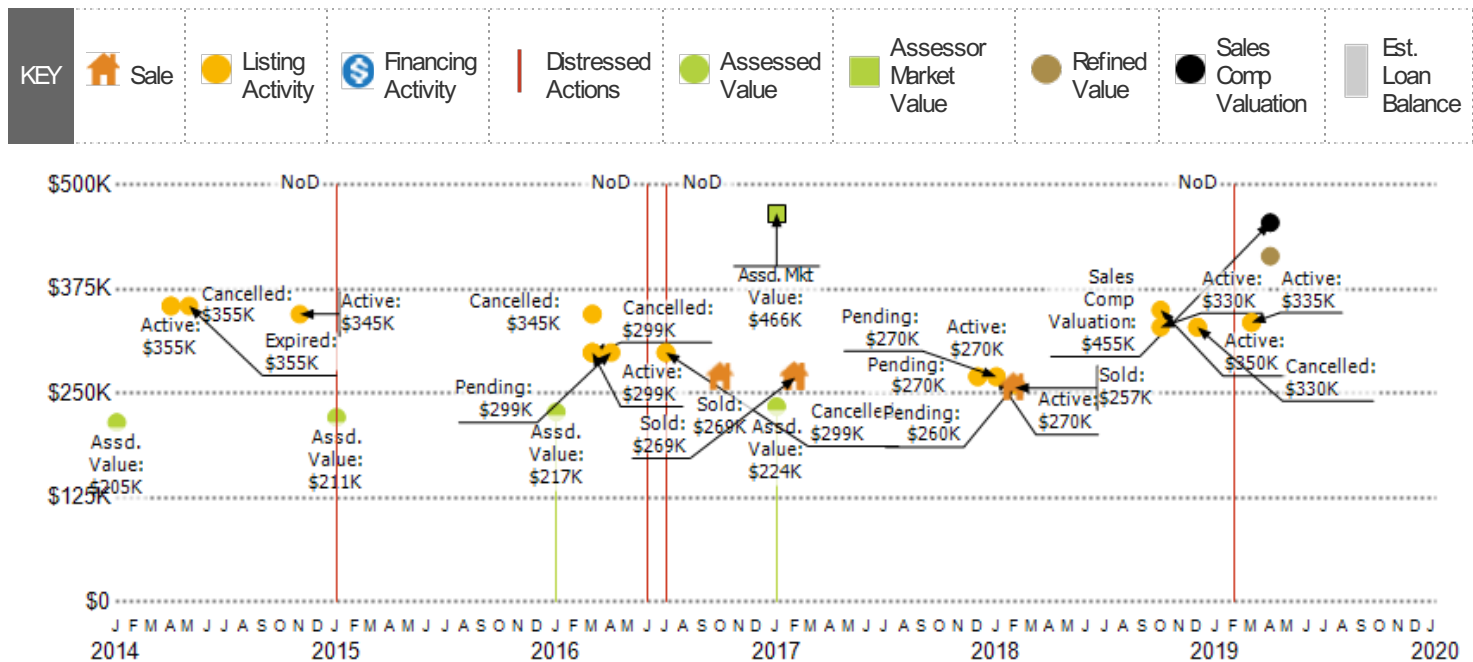
|                 |                         |
|-----------------|-------------------------|
| Recording Date  | 8/8/2006                |
| Borrower Name   | LORETTA S BAXLEY        |
| Lender Name     | WELLS FARGO BANK NA     |
| Lender Type     | Bank                    |
| Loan Amount     | \$50,000                |
| Document Number | 2006-146448             |
| Loan Type       | Credit Line (Revolving) |
| Contract Date   | 7/6/2006                |
| Due Date        | 7/6/2046                |

## Deed Records

|                  |   |
|------------------|---|
| Recording Date   | 2/23/2018   |
| Document Type    | Special Warranty Deed   |
| Sales Price      | \$256,500   |
| Sales Price Code | Full amount stated on Document  |
| Buyer Name       | CHRISTINE GAINES  |
| Buyer ID         | Individual(s)   |
| Seller Name      | U S BANK NATIONAL ASSOCIATION, MORTGAGE EQUITY CONVERSION ASSET TRUST 2 |
| Seller ID        | Trustee   |
| Document #       | 2018-020610   |
| Contract Date    | 2/7/2018  |

### Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

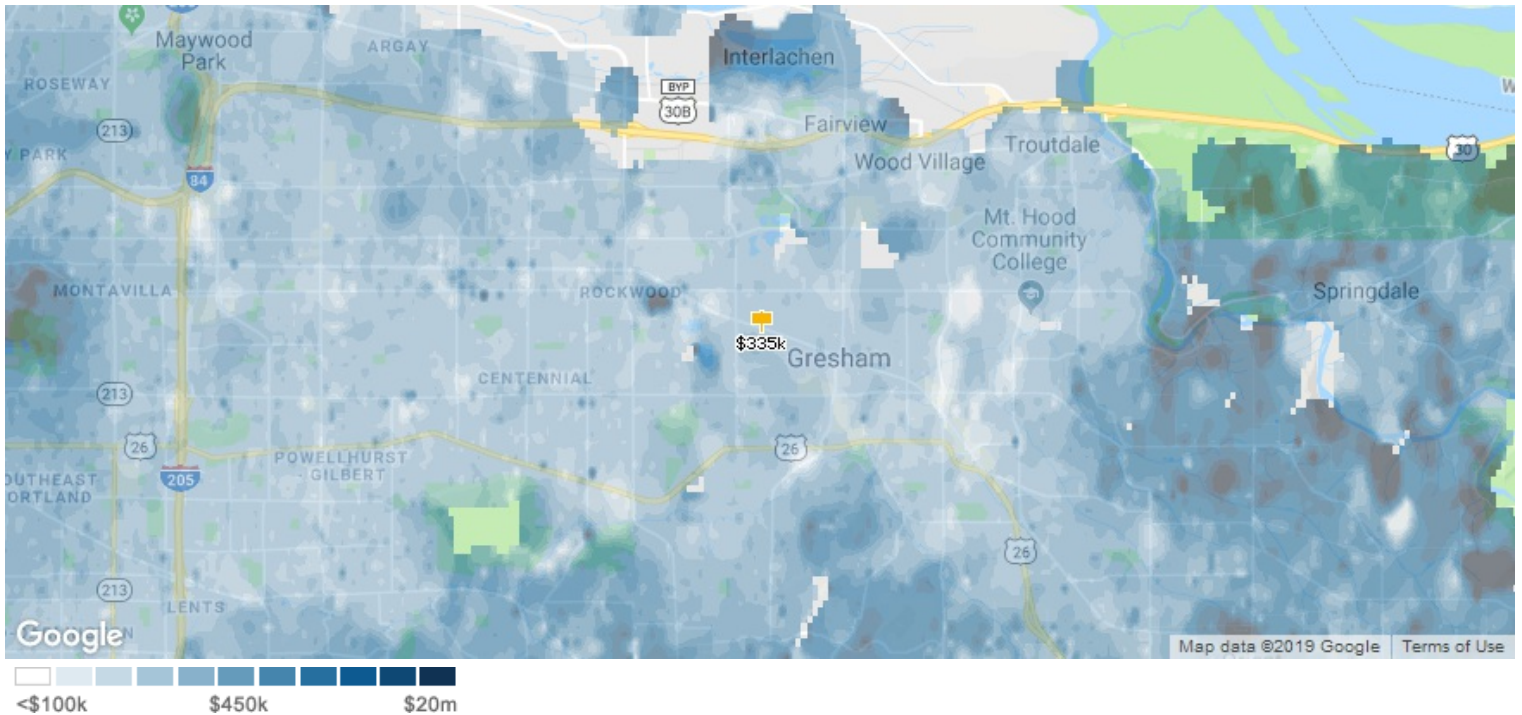
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

### Price Change History

| Change Date | Description | New List Price | % Change |
|-------------|-------------|----------------|----------|
| 3/22/2019   | —           | \$334,900      | —        |

# Market Activity for 97030

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: April 15, 2018 vs. April 15, 2019

Median Est. Home Value

**\$320K**

Up 4.2%

Median Listing Price

**\$310K**

Up 3.4%

Median Days in RPR

**49**

Up 11.4%

Sales Volume

**38**

Up 26.7%

### Listing Price vs. Sales Price

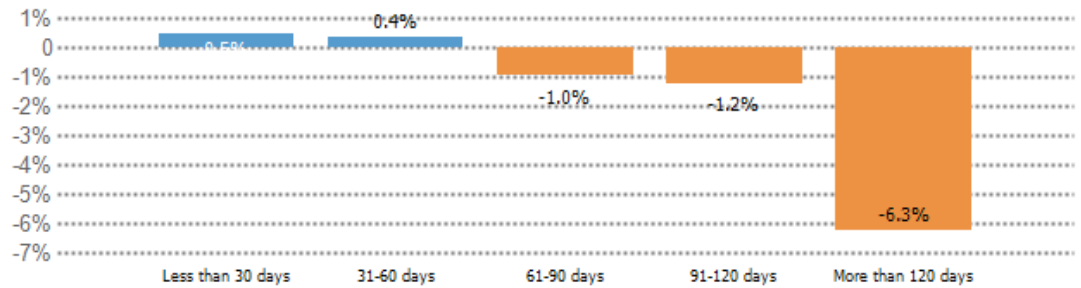
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

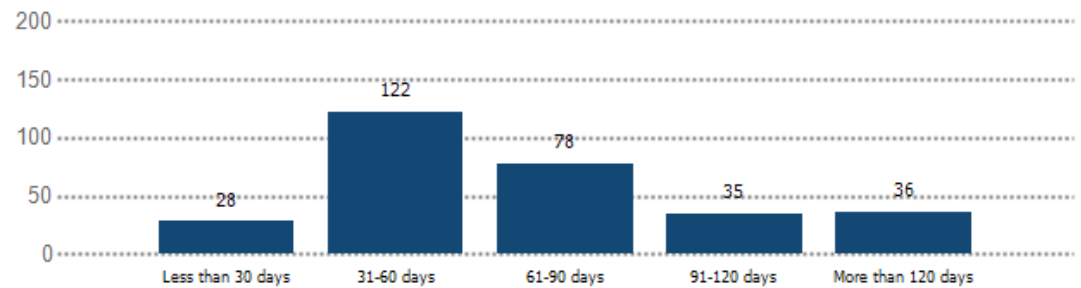
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

#### Percentage Difference in Price



#### Number of Sales



### Average Price Adjustments

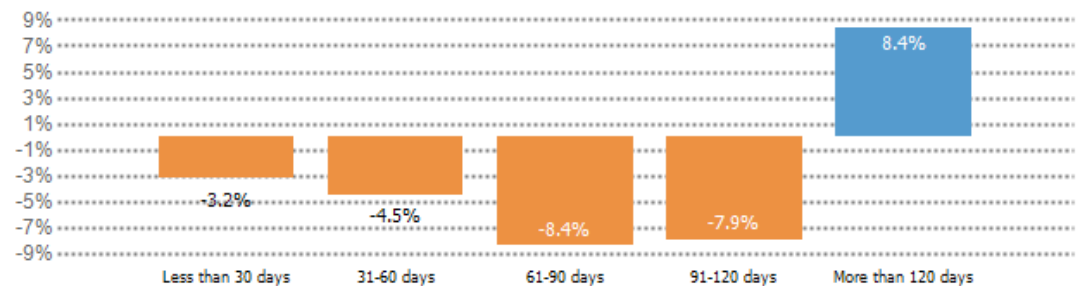
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

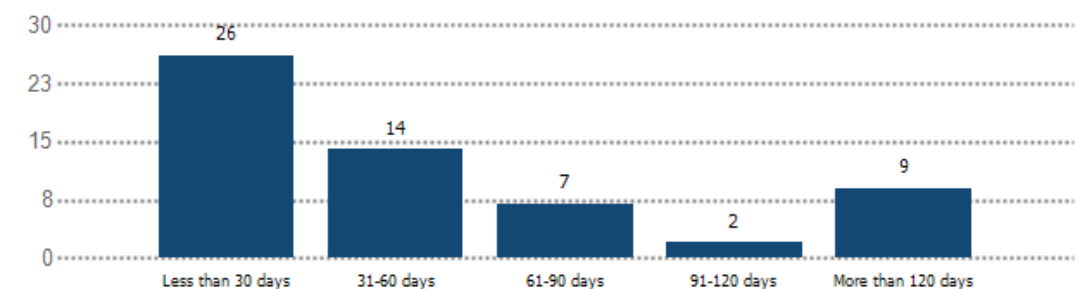
Update Frequency: Monthly

- Price Adjustments (+)
- Price Adjustments (-)
- Number of Price Adjustments - All Listings

#### Percentage Change in Listing Price



#### Number of Price Adjustments - All





## Market Health Charts and Comparisons

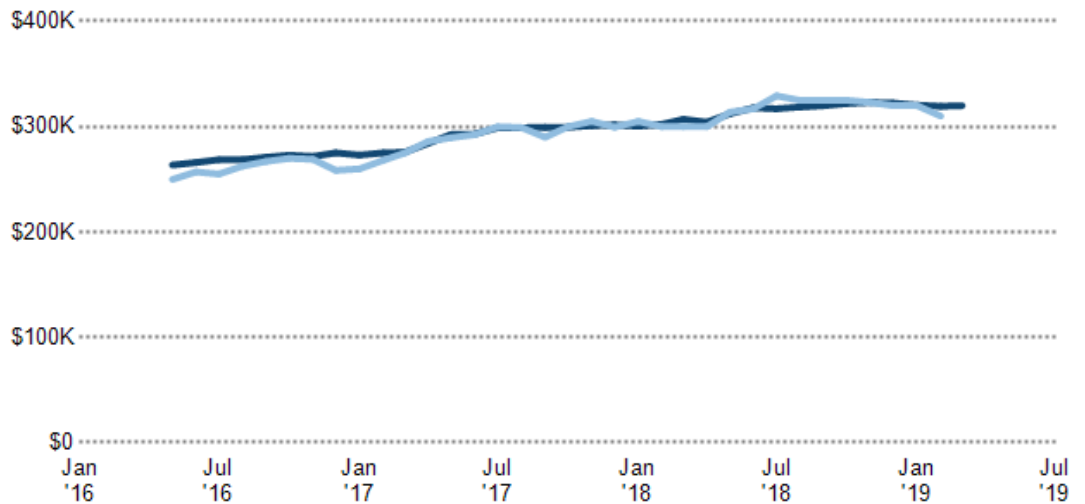
### Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value  
■ Median List Price



### Median Sales Price vs. Sales Volume

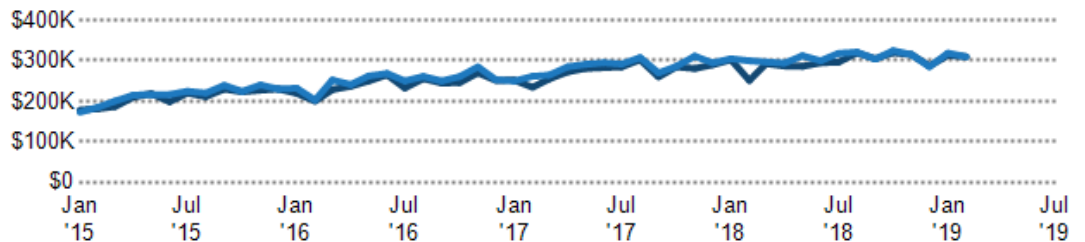
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

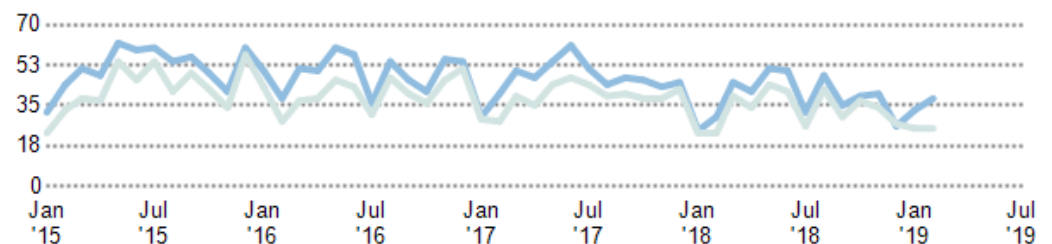
Update Frequency: Monthly

■ Median Sales Price Public Records  
■ Median Sales Price Listings  
■ Sales Volume Public Records  
■ Sales Volume Listings

#### Median Sales Price



#### Sales Volume



## Median Listing Price vs. Listing Volume

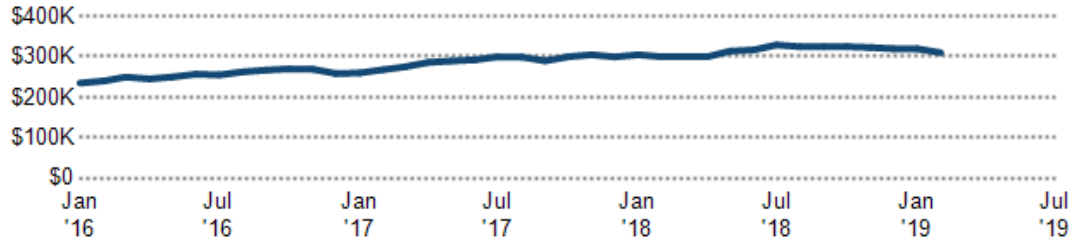
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

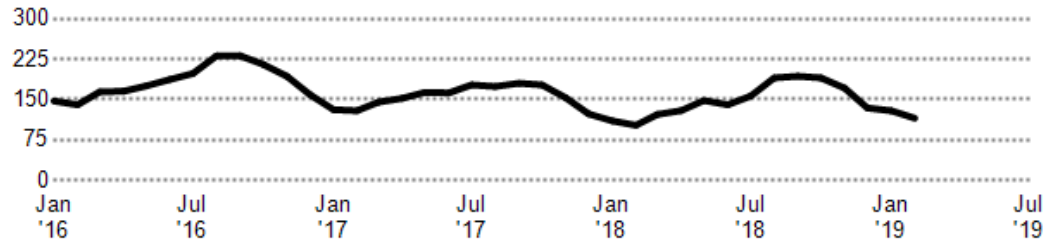
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

### Median List Price



### Listing Volume



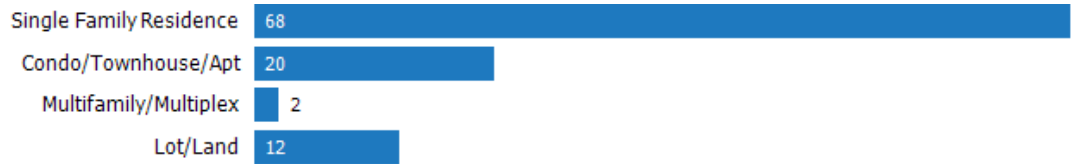
## Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$138K 1

### Comps



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

2,120 sq. ft.

\$414,657

### Comps

&gt; 2,400 sq. ft.

\$491,616

2,000 - 2,200 sq. ft.

\$362,500

1,800 - 2,000 sq. ft.

\$409,725

1,600 - 1,800 sq. ft.

\$360,226

1,400 - 1,600 sq. ft.

\$318,500

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$415K

1

### Comps

\$480K - \$540K

3

\$420K - \$480K

3

\$360K - \$420K

3

\$300K - \$360K

6

\$180K - \$240K

1

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

\$195

1

### Comps

\$250 - \$275

1

\$225 - \$250

4

\$200 - \$225

1

\$175 - \$200

8

\$150 - \$175

2

## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

### This House

64 yrs 1

### Comps



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



## Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings



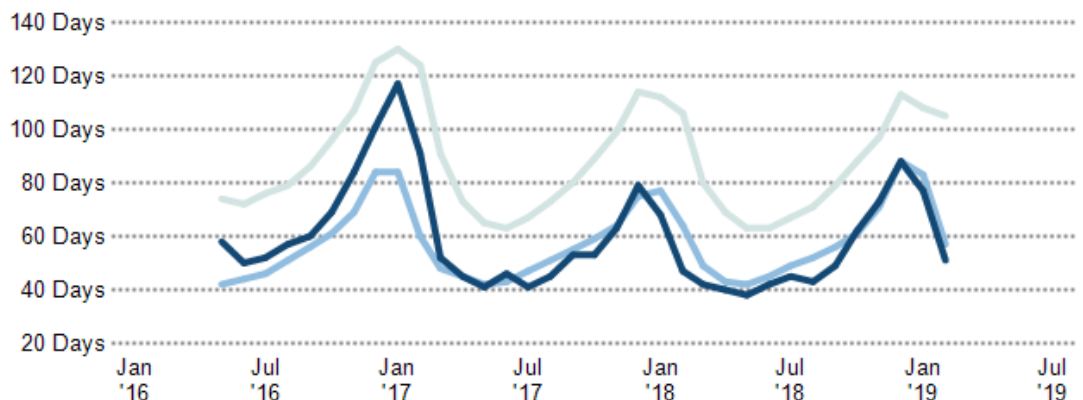
## Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

Data Source: On- and off-market listings sources

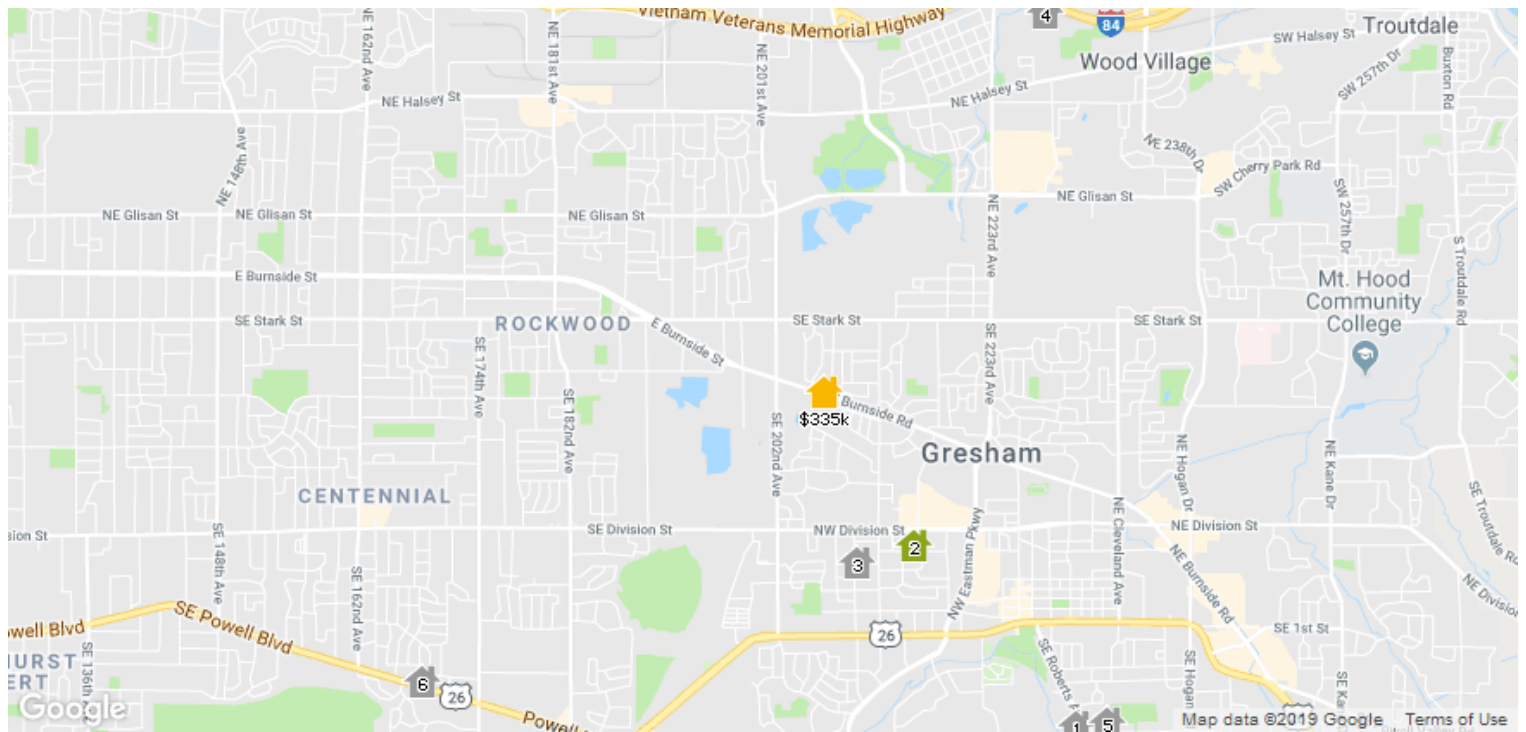
Update Frequency: Monthly

■ 97030  
■ Multnomah County  
■ Oregon















# Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

### Comps Selected by Agent

|                          |   |  |  |   |  |
|--------------------------|---|--|--|---|--|
|                          |    |   |    |    |   |
| Address                  | 1752 NW Burnside Rd<br>Gresham, OR 97030  | 805 SE Roberts Ave<br>Gresham, OR 97080  | 845 NW 8th St, #855<br>Gresham, OR 97030   | 1485 NW Bergeron Ct<br>Gresham, OR 97030  | 253 Crestwood St<br>Fairview, OR 97024   |
| Status                   |  Subject Property  |  Sold   |  Recently Sold  |  Sold  |  Sold   |
| Amount                   | \$334,900<br>List Price   | \$460,000<br>Sold Price  | \$487,000<br>Sold Price  | \$459,300<br>Sold Price   | \$495,000<br>Sold Price  |
| Recording Date           | —   | 9/28/2018  | 1/16/2019  | 6/26/2018   | 8/8/2018   |
| Days in RPR              | 25  | 59   | 138  | 50  | 36   |
| Price Per Sq. Ft.        | \$158   | \$250  | \$183  | \$170   | \$260  |
| Bedrooms                 | 3   | 3  | 4  | 4   | 3  |
| Total Baths              | 2   | 2  | 2  | 3   | 3  |
| Partial Baths            | 1   | —  | —  | —   | —  |
| Total Rooms              | —   | —  | —  | —   | —  |
| Living Area              | 2,120   | 1,837  | 2,658  | 2,698   | 1,903  |
| Lot Size                 | 0.66 acres  | 0.53 acres   | 0.43 acres   | 7,405 sq ft   | 0.61 acres   |
| Year Built               | 1955  | 1995   | 1953   | 1966  | 1981   |
| Living Area Range (low)  | —   | —  | —  | —   | —  |
| Living Area Range (high) | —   | —  | —  | —   | —  |
| Property Type            | Lot/Land  | Single Family Residence  | Single Family Residence  | Single Family Residence   | Single Family Residence  |
| Property Subtype         | Single Family Residence   | Single Family Residence  | Single Family Residence  | Single Family Residence   | Single Family Residence  |
| Proximity                | —   | 1.98 Mi.   | .82 Mi.  | .79 Mi.   | 2.15 Mi.   |
| MLS ID                   | 19668672  | 18243981   | 18333012   | 18604635  | 18349076   |
| Listing Broker           | Listing Courtesy of More Realty   | Courtesy of Great Western Real Estate Co   | Courtesy of Kohler Meyers O'Halloran Inc.  | Courtesy of Re/Max Equity Group   | Courtesy of Bramwell Properties  |
| Description              | Potential for 3-5 town homes/attached homes on this oversized corner lot. Centrally located with close proximity to shops, hospital, MAX line and downtown Gresham. Buyer to do due diligence with city regarding possibilities. Make an Offer! | Welcome to this beautiful, well loved home in a tranquil park like setting. This private hideaway is close to downtown gresham, easy walking to movies, restaurants, library, shopping, parks, walking and bike trails.in addition to the manicured landscaping the yard offers: fire pit, covered pavilion, wraparound deck, brick patio, large shed, landscaping lights and sprinkler system. The vegetable garden is planted and ready for harvest. | Room to roam, huge lot, lots of parking, main house plus separate adu unit w/own address & meter serving electricity, water & sewer. Adu has kitchen, 1 bath, large family rm & plenty of parking. Sq footage of adu not included in main home sf. Main house w/updated kitchen, 2 br on the main & two lower (one being used as master w/wi closet and updated bath) beautiful decks overlooking oversized lot! new 40 yr roof. | Wonderful "east hill" neighborhood and this two level will knock your socks off.remodeled 2698 sq.ft. Of livability.light and bright great room design w/engineered hardwoods and fireplace.dream kitchen w/stainless steel,granite&bar.dining area w/slider to covered deck for all seasons enjoyment.4 bedrooms&stunning 3 baths.family room w/fireplace.office.central a/c,double garage&hot tub.lots of extra rv parking.better hurry a good one. | Impeccable custom ranch nicely appointed on private .61 lot w/loads of upgrades & additional 24x26 shop. Open floor plan w/3 bedrooms, 3 baths & sauna. Recent upgrades include stunning engineered hardwood flooring & carpet. Kitchen boasts granite countertops, top of the line ss appliances w/6 burner dacor gas range, wine fridge & built-in refrigerator. Includes 1 year home warranty, washer/dryer & all appliances- too much to list! |

Highlighted fields were changed by agent to reflect knowledge of this property.

## Comps Selected by Agent

|                          |   |  |  |  |
|--------------------------|---|--|--|--|
|                          |   |  |  |  |
| Address                  | 1752 NW Burnside Rd<br>Gresham, OR 97030  | 875 SE 9th St<br>Gresham, OR 97080       | 16731 SE Powell Blvd<br>Portland, OR 97236 |  |
| Status                   | Subject Property  | Sold                                     | Off Market                                 |  |
| Amount                   | \$334,900<br>List Price   | \$482,596<br>Sold Price                  | \$428,680<br>Est. Value                    |  |
| Recording Date           | —   | 10/19/2018                               | 5/16/2018                                  |  |
| Days in RPR              | 25  | 56                                       | —  |  |
| Price Per Sq. Ft.        | \$158   | \$184                                    | \$240                                      |  |
| Bedrooms                 | 3   | 4  | 4  |  |
| Total Baths              | 2   | 3  | 2  |  |
| Partial Baths            | 1   | 1  | —  |  |
| Total Rooms              | —   | —  | —  |  |
| Living Area              | 2,120   | 2,629                                    | 1,787                                      |  |
| Lot Size                 | 0.66 acres  | 0.49 acres                               | 0.81 acres                                 |  |
| Year Built               | 1955  | 1978                                     | 1949                                       |  |
| Living Area Range (low)  | —   | —  | —  |  |
| Living Area Range (high) | —   | —  | —  |  |
| Property Type            | Lot/Land  | Single Family Residence                  | Single Family Residence                    |  |
| Property Subtype         | Single Family Residence   | Single Family Residence                  | Single Family                              |  |
| Proximity                | —   | 2.07 Mi.                                 | 2.37 Mi.                                   |  |
| MLS ID                   | 19668672  | 18463784                                 | —  |  |
| Listing Broker           | Listing Courtesy of More Realty   | Courtesy of Great Western Real Estate Co | —  |  |
| Description              | <p>Potential for 3-5 town homes/attached homes on this oversized corner lot. Centrally located with close proximity to shops, hospital, MAX line and downtown Gresham. Buyer to do due diligence with city regarding possibilities. Make an Offer!</p> <p>4 bedrooms with a bonus room or fifth bedroom. Large yard with two wired outbuildings, fruit trees, garden space, privacy, green space, pride of ownership, lots of off street parking, two car garage and carport. Deck, partially covered, wood stove and pellet stove, millard windows, hardy plank siding, hardwood floors and hickory cabinets, too many features to list! open house 9/23 1-3pm</p> |  |  |  |

Highlighted fields were changed by agent to reflect knowledge of this property.

# 805 SE Roberts Ave, Gresham, OR 97080



LEGEND: Subject Property This Property

**SOLD**  
• Sold  
• MLS Listing 18243981: 7/31/2018

**Sold Price**  
**\$460,000**

Sold Date: 9/28/2018  
Days in RPR: 59

**Current Estimated Value**  
**\$440,740**

Last RVM® Update: 4/2/2019

RVM® Est. Range:  
**\$414,296 – \$467,184**

RVM® Confidence:



RVM® Change  
Last 1 Month: **\$3,370**

RVM® Change  
Last 12 Months: **21.54%**

Welcome to this beautiful, well loved home in a tranquil park like setting. This private hideaway is close to downtown Gresham, easy walking to movies, restaurants, library, shopping, parks, walking and bike trails. In addition to the manicured landscaping the yard offers: fire pit, covered pavilion...

## Home Facts

|                     | Public Facts            | Listing Facts           |
|---------------------|-------------------------|-------------------------|
| Property Type       | Single Family Residence | Single Family Residence |
| Property Subtype    | Single Family           | Single Family Residence |
| Bedrooms            | 3                       | 3                       |
| Total Baths         | 2                       | 2                       |
| Full Baths          | 2                       | 2                       |
| Partial Baths       | —                       | —                       |
| Living Area (sq ft) | 1,837                   | 1,837                   |
| Lot Size            | 0.53 acres              | 0.53 acres              |
| Lot Dimensions      | 23087 SF                | —                       |
| Garage              | Yes                     | Attached                |
| Garage (spaces)     | 2                       | 2                       |
| Year Built          | 1995                    | 1995                    |
| Style               | Ranch/Rambler           | —                       |
| Roofing             | Composition Shingle     | Composition             |
| Heating             | Forced air unit         | Forced Air              |
| Cooling             | —                       | Central Air             |
| Fireplaces          | —                       | 2                       |
| Basement            | —                       | Crawl Space             |
| Foundation          | Concrete                | —                       |
| Exterior Walls      | Combination             | Brick, Lap Siding       |
| Number of Stories   | 1                       | 1                       |

Courtesy of Great Western Real Estate Co



# 845 NW 8th St, #855, Gresham, OR 97030



LEGEND: Subject Property This Property

## RECENTLY SOLD

- Sold
- MLS Listing 18333012: 8/31/2018

## Sold Price

**\$487,000**

Sold Date: 1/16/2019

Days in RPR: 138

## Current Estimated Value

**\$468,340**

Last RVM® Update: 4/2/2019

RVM® Est. Range:

**\$426,190 – \$510,490**

RVM® Confidence:



RVM® Change

Last 1 Month: **\$5,230**

RVM® Change

Last 12 Months: **13.3%**

Room to roam, huge lot, lots of parking, main house plus separate ADU unit w/own address & meter serving electricity, water & sewer. ADU has Kitchen, 1 bath, large family rm & plenty of parking. Sq footage of ADU not included in main home SF. Main house w/updated kitchen, 2 BR on the main & two lowe...

## Home Facts

|                     | Public Facts                 | Listing Facts               |
|---------------------|------------------------------|-----------------------------|
| Property Type       | Single Family Residence      | Single Family Residence     |
| Property Subtype    | Single Family                | Single Family Residence     |
| Bedrooms            | –                            | 4                           |
| Total Baths         | 2                            | 2                           |
| Full Baths          | 2                            | 2                           |
| Partial Baths       | –                            | –                           |
| Living Area (sq ft) | 2,658                        | 2,658                       |
| Lot Size            | 0.43 acres                   | 0.43 acres                  |
| Lot Dimensions      | 18731 SF                     | 75x250                      |
| Garage              | –                            | Detached                    |
| Garage (spaces)     | –                            | 2                           |
| Year Built          | 1953                         | 1953                        |
| Roofing             | Composition Shingle          | Composition                 |
| Heating             | Forced air unit              | Forced Air, Forced Air 95+% |
| Cooling             | Central                      | Central Air                 |
| Fireplaces          | –                            | 1                           |
| Basement            | Improved Basement (Finished) | Finished                    |
| Foundation          | Concrete                     | –                           |
| Exterior Walls      | –                            | Lap Siding, Cement          |
| Number of Buildings | 2                            | –                           |
| Number of Stories   | –                            | 1                           |

Courtesy of Kohler Meyers O'Halloran Inc.

# 1485 NW Bergeron Ct, Gresham, OR 97030



LEGEND: Subject Property This Property

**SOLD**  
• Sold  
• MLS Listing 18604635: 5/7/2018

## Sold Price

**\$459,300**

Sold Date: 6/26/2018  
Days in RPR: 50

## Current Estimated Value

**\$453,590**

Last RVM® Update: 4/2/2019

RVM® Est. Range:  
**\$412,767 – \$494,413**

RVM® Confidence:



RVM® Change  
Last 1 Month: **\$2,580**

RVM® Change  
Last 12 Months: **13.31%**

Wonderful "East Hill"  
Neighborhood and this two Level  
will Knock your socks  
off. Remodeled 2698 sq. ft. of  
Livability. Light and Bright Great  
Room Design w/Engineered  
Hardwoods and Fireplace. Dream  
Kitchen w/Stainless  
Steel, Granite & Bar. Dining Area  
w/Slider to Covered Deck for All  
Seasons Enjoyment. 4 Be...

## Home Facts

|                     | Public Facts                 | Listing Facts           |
|---------------------|------------------------------|-------------------------|
| Property Type       | Single Family Residence      | Single Family Residence |
| Property Subtype    | Single Family                | Single Family Residence |
| Bedrooms            | 2                            | 4                       |
| Total Baths         | 3                            | 3                       |
| Full Baths          | 3                            | 3                       |
| Partial Baths       | —                            | —                       |
| Living Area (sq ft) | 2,698                        | 2,698                   |
| Lot Size            | 7,405 sq ft                  | 7,405 sq ft             |
| Lot Dimensions      | 7405 SF                      | 7405 sq ft              |
| Garage              | Yes                          | Attached                |
| Garage (spaces)     | 2                            | 2                       |
| Year Built          | 1966                         | 1966                    |
| Roofing             | Built-up                     | Flat                    |
| Heating             | Forced air unit              | Forced Air              |
| Cooling             | —                            | Central Air             |
| Fireplaces          | 2                            | 2                       |
| Basement            | Improved Basement (Finished) | Finished                |
| Foundation          | Concrete                     | —                       |
| Exterior Walls      | Wood                         | Wood Siding             |
| Number of Stories   | 1 story with basement        | 2                       |

Courtesy of Re/Max Equity Group

## 253 Crestwood St, Fairview, OR 97024



LEGEND: Subject Property This Property

**SOLD**  
 • Sold  
 • MLS Listing 18349076: 7/3/2018

**Sold Price**  
**\$495,000**

Sold Date: 8/8/2018  
 Days in RPR: 36

**Current Estimated Value**  
**\$493,620**

Last RVM® Update: 4/2/2019

RVM® Est. Range:  
**\$468,939 – \$518,301**

RVM® Confidence:



RVM® Change  
 Last 1 Month: **\$7,220**

RVM® Change  
 Last 12 Months: **18.39%**

Impeccable custom ranch nicely appointed on private .61 lot w/loads of upgrades & additional 24X26 shop. Open floor plan w/3 bedrooms, 3 baths & sauna. Recent upgrades include stunning engineered hardwood flooring & carpet. Kitchen boasts granite countertops, top of the line SS appliances w/6 burn...

### Home Facts

|                     | Public Facts            | Listing Facts           |
|---------------------|-------------------------|-------------------------|
| Property Type       | Single Family Residence | Single Family Residence |
| Property Subtype    | Single Family           | Single Family Residence |
| Bedrooms            | 3                       | 3                       |
| Total Baths         | 2                       | 3                       |
| Full Baths          | 2                       | 3                       |
| Partial Baths       | —                       | —                       |
| Living Area (sq ft) | 1,903                   | 1,903                   |
| Lot Size            | 0.61 acres              | 0.61 acres              |
| Lot Dimensions      | 26572 SF                | 26502 sq ft             |
| Garage              | Yes                     | Attached                |
| Garage (spaces)     | 4                       | 2                       |
| Year Built          | 1981                    | 1981                    |
| Style               | Other                   | —                       |
| Roofing             | Tile                    | Tile                    |
| Heating             | Forced air unit         | Forced Air              |
| Cooling             | Central                 | Central Air             |
| Fireplaces          | 1                       | 1                       |
| Basement            | —                       | Crawl Space             |
| Foundation          | Concrete                | —                       |
| Exterior Walls      | Wood                    | Lap Siding              |
| Number of Stories   | 1                       | 1                       |

Courtesy of Bramwell Properties



# 875 SE 9th St, Gresham, OR 97080



LEGEND: Subject Property This Property

**SOLD**  
• Sold  
• MLS Listing 18463784: 8/24/2018

**Sold Price**  
**\$482,596**

Sold Date: 10/19/2018  
Days in RPR: 56

**Current Estimated Value**  
**\$484,890**

Last RVM® Update: 4/2/2019

RVM® Est. Range:  
**\$460,646 – \$509,134**

RVM® Confidence:



RVM® Change  
Last 1 Month: **\$970**

RVM® Change  
Last 12 Months: **-0.92%**

4 bedrooms with a bonus room or fifth bedroom. Large yard with two wired outbuildings, fruit trees, garden space, privacy, green space, pride of ownership, lots of off street parking, two car garage and carport. Deck, partially covered, wood stove and pellet stove, Millard windows, hardy plank siding...

## Home Facts

|                     | Public Facts            | Listing Facts           |
|---------------------|-------------------------|-------------------------|
| Property Type       | Single Family Residence | Single Family Residence |
| Property Subtype    | Single Family           | Single Family Residence |
| Bedrooms            | 4                       | 4                       |
| Total Baths         | 3                       | 3                       |
| Full Baths          | 2                       | 2                       |
| Partial Baths       | 1                       | 1                       |
| Living Area (sq ft) | 2,629                   | 2,629                   |
| Lot Size            | 0.49 acres              | 0.49 acres              |
| Lot Dimensions      | 21344 SF                | 95x75                   |
| Garage              | Yes                     | Attached, Carport       |
| Garage (spaces)     | 4                       | 3                       |
| Year Built          | 1978                    | 1978                    |
| Roofing             | Composition Shingle     | Composition             |
| Heating             | Heat Pump               | Forced Air              |
| Cooling             | —                       | Heat Pump(S)            |
| Fireplaces          | 1                       | 1                       |
| Basement            | —                       | Crawl Space             |
| Foundation          | Concrete                | —                       |
| Exterior Walls      | Combination             | Wood Siding             |
| Number of Stories   | 2                       | 2                       |

Courtesy of Great Western Real Estate Co

# 16731 SE Powell Blvd, Portland, OR 97236



LEGEND: Subject Property This Property

### OFF MARKET

- Sold Date: 5/16/2018
- Public Record

### Current Estimated Value

**\$428,680**

Last RVM® Update: 4/2/2019

RVM® Est. Range:

**\$372,952 – \$484,408**

RVM® Confidence:



RVM® Change

Last 1 Month: **\$11,990**

RVM® Change

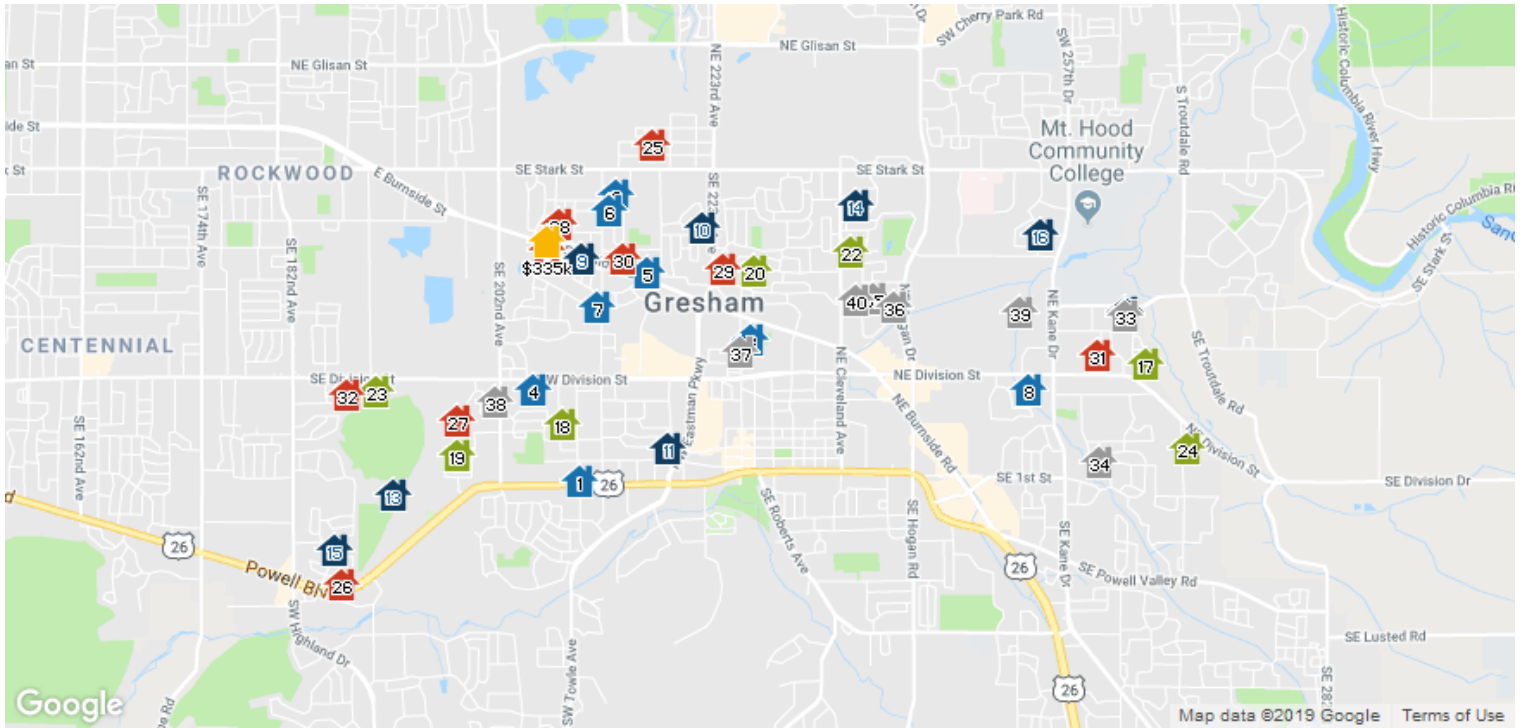
Last 12 Months: **22.23%**

### Home Facts

| Home Facts          | Public Facts                   | Listing Facts |
|---------------------|--------------------------------|---------------|
| Property Type       | <b>Single Family Residence</b> | —             |
| Property Subtype    | <b>Single Family</b>           | —             |
| Bedrooms            | <b>4</b>                       | —             |
| Total Baths         | <b>2</b>                       | —             |
| Full Baths          | <b>2</b>                       | —             |
| Partial Baths       | <b>—</b>                       | —             |
| Living Area (sq ft) | <b>1,787</b>                   | —             |
| Lot Size            | <b>0.81 acres</b>              | —             |
| Lot Dimensions      | <b>35284 SF</b>                | —             |
| Garage              | <b>Yes</b>                     | —             |
| Garage (spaces)     | <b>2</b>                       | —             |
| Year Built          | <b>1949</b>                    | —             |
| Style               | <b>Ranch/Rambler</b>           | —             |
| Roofing             | <b>Composition Shingle</b>     | —             |
| Heating             | <b>Baseboard</b>               | —             |
| Fireplaces          | <b>1</b>                       | —             |
| Foundation          | <b>Concrete</b>                | —             |
| Exterior Walls      | <b>Wood</b>                    | —             |
| Number of Stories   | <b>1</b>                       | —             |



# Selected Recent Market Activity for 97030



LEGEND: Subject Property Pending For Sale or For Lease Distressed Pending Distressed Recent Sale Off Market

|                                  | User Selected Comps | Market Activity<br>For Sale or For Lease Listings | Market Activity<br>Pending Sales | Market Activity<br>Sold | Market Activity<br>Distressed | Market Activity<br>Expired Listings |
|----------------------------------|---------------------|---|----------------------------------|-------------------------|-------------------------------|-------------------------------------|
| Total Number of Properties       | 6                   | 8   | 8                                | 8                       | 8                             | 8                                   |
| Lowest Listing Price/Est. Value  | \$428,680           | \$30,000  | \$269,000                        | \$299,000               | \$261,300                     | \$119,000                           |
| Median Listing Price/Est. Value  | \$481,248           | \$367,500   | \$347,450                        | \$352,500               | \$319,465                     | \$334,950                           |
| Highest Listing Price/Est. Value | \$495,000           | \$545,000   | \$424,900                        | \$435,000               | \$414,120                     | \$949,000                           |
| Median Living Area               | 2,266               | 1,953   | 1,548                            | 1,744                   | 1,484                         | 1,673                               |
| Median Price per sq.ft.          | \$212               | \$178   | \$216                            | \$200                   | \$217                         | \$203                               |
| Median Days in RPR               | 56                  | 6.5   | 10                               | 40.5                    | —                             | 182                                 |
| Median Age                       | 47                  | 47  | 40                               | 45                      | 46.5                          | 48                                  |

## Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

|                          | User Selected Comps | Market Activity<br>For Sale Listings | Market Activity<br>Distressed | Market Activity<br>Expired Listings | Market Activity<br>Pending Sales | Market Activity<br>Sold |
|--------------------------|---------------------|--------------------------------------|-------------------------------|-------------------------------------|----------------------------------|-------------------------|
| Lowest Price             | \$428,680           | \$30,000                             | \$261,300                     | \$119,000                           | \$269,000                        | \$299,000               |
| Median Price             | \$481,248           | \$367,500                            | \$319,465                     | \$334,950                           | \$347,450                        | \$352,500               |
| Highest Price            | \$495,000           | \$545,000                            | \$414,120                     | \$949,000                           | \$424,900                        | \$435,000               |
| Median Price Per Sq. Ft. | \$212               | \$178                                | \$217                         | \$203                               | \$216                            | \$200                   |
| Median Days in RPR       | 56                  | 6.5                                  | —                             | 182                                 | 10                               | 40.5                    |

## Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

|              | Sold Price | Price Per Sq. Ft. |
|--------------|------------|-------------------|
| Lowest Price | \$249,900  | \$153             |
| Median Price | \$323,000  | \$273             |
| High Price   | \$427,000  | \$166             |

## Details of Comparative Analysis

Average of Comps **\$454,894**

Adjustments —

Adjusted Value **\$454,894**  
(or \$215 per sq. ft.)

## Details of Refined Value Analysis

Original Estimated Value **\$332,850**

Changes Based on Home Facts **\$81,807**

Home Improvement Adjustments —

Needed Improvement Adjustments —

Market Condition Adjustments —

Estimate + Adjustments **\$414,657**  
(or \$196 per sq. ft.)

## Sellers

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## Broker / Agent

Signature \_\_\_\_\_ Date \_\_\_\_\_