

A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797 1542 | FAX 503 797 1793



**METRO**

**Agenda**

MEETING: METRO COUNCIL REGULAR MEETING  
DATE: July 13, 2006  
DAY: Thursday  
TIME: 2:00 PM  
PLACE: Metro Council Chamber

**CALL TO ORDER AND ROLL CALL**

**1. INTRODUCTIONS**

**2. CITIZEN COMMUNICATIONS**

**3. NORTH PORTLAND ENHANCEMENT COMMITTEE SLATE OF GRANTS**

Blauer

**4. CONSENT AGENDA**

4.1 Consideration of Minutes for the July 6, 2006 Metro Council Regular Meeting.

**5. RESOLUTIONS**

5.1 **Resolution No. 06-3719**, For the Purpose of Authorizing the Chief Operating Officer to Enter into Options to Purchase Properties in the Fanno Creek, Clackamas River, Abernethy Creek, Rock Creek, and Westside Trail Target Areas, under the Proposed 2006 Natural Areas Bond Measure in Accord With the Open Spaces Implementation Work Plan. McLain

5.2 **Resolution No. 06-3714**, For the Purpose of Entering an Order Relating to Harold S. and Rebeca MacLaughlan Claim for Compensation Under ORS 197-352 (Measure 37)

**6. CHIEF OPERATING OFFICER COMMUNICATION**

**7. COUNCILOR COMMUNICATION**

**ADJOURN**

**Television schedule for July 13, 2006 Metro Council meeting**

<p><b>Clackamas, Multnomah and Washington counties, and Vancouver, Wash.</b>          Channel 11 -- Community Access Network  <a href="http://www.yourtv.org">www.yourtv.org</a> -- (503) 629-8534          2 p.m. Thursday, July 13 (live)</p>	<p><b>Portland</b>          Channel 30 (CityNet 30) -- Portland Community Media  <a href="http://www.pcmv.org">www.pcmv.org</a> -- (503) 288-1515          8:30 p.m. Sunday, July 16          2 p.m. Monday, July 17</p>
<p><b>Gresham</b>          Channel 30 -- MCTV  <a href="http://www.mctv.org">www.mctv.org</a> -- (503) 491-7636          2 p.m. Monday, July 17</p>	<p><b>Washington County</b>          Channel 30 -- TVC-TV  <a href="http://www.tvctv.org">www.tvctv.org</a> -- (503) 629-8534          11 p.m. Saturday, July 15          11 p.m. Sunday, July 16          6 a.m. Tuesday, July 18          4 p.m. Wednesday, July 19</p>
<p><b>Oregon City, Gladstone</b>          Channel 28 -- Willamette Falls Television  <a href="http://www.wftvaccess.com">www.wftvaccess.com</a> -- (503) 650-0275          Call or visit website for program times.</p>	<p><b>West Linn</b>          Channel 30 -- Willamette Falls Television  <a href="http://www.wftvaccess.com">www.wftvaccess.com</a> -- (503) 650-0275          Call or visit website for program times.</p>

**PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.**

Agenda items may not be considered in the exact order. For questions about the agenda, call Clerk of the Council, Chris Billington, (503) 797-1542. Public hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be considered included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Clerk of the Council. For additional information about testifying before the Metro Council please go to the Metro website [www.metro-region.org](http://www.metro-region.org) and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office).

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE CHIEF ) RESOLUTION NO. 06-3719  
OPERATING OFFICER TO ENTER INTO OPTIONS TO )  
PURCHASE PROPERTIES IN THE FANNO CREEK, )  
CLACKAMAS RIVER, ABERNETHY CREEK, ROCK )  
CREEK AND WESTSIDE TRAIL TARGET AREAS, ) Introduced by Chief Operating Officer  
UNDER THE PROPOSED 2006 NATURAL AREAS ) Michael J. Jordan, with the  
BOND MEASURE IN ACCORD WITH THE OPEN ) concurrence of Council President  
SPACES IMPLEMENTATION WORK PLAN ) David Bragdon

WHEREAS, the Metro Council has taken a leadership role in identifying remaining natural areas in the Metro area and planning for their protection; and

WHEREAS, Resolution No. 06-3672B “For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisition and Water Quality Protection,” adopted by the Metro Council on March 9, 2006 (the “2006 Natural Areas Bond Measure”), recommended submission to the voters of a general obligation bond to preserve natural areas and clean water and protect fish and wildlife; and

WHEREAS, Resolution No. 05-3612 “For the Purpose of Stating an Intent to Submit to the Voters the Question of the Establishment of a Funding Measure to Support Natural Area and Water Quality Protection and Establishing a Blue Ribbon Committee; and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures out of the Proceeds of Obligations to Be Issued in Connection with the Regional Parks and Greenspaces Program,” adopted by the Metro Council on September 29, 2005, directed staff to work on obtaining options to purchase specific properties approved by the Metro Council, as part of the preliminary work associated with the proposed funding measure; and

WHEREAS, in accord with Resolution No. 05-3612, Metro staff has identified opportunities to purchase specific properties in the proposed 2006 Natural Areas Bond Measure Target Areas, which properties are identified and further described in Exhibit A; and

WHEREAS, in accord with Resolution No. 06-3687 (“For the Purpose of Authorizing the Chief Operating Officer to Enter Into Options to Purchase Property Under the Proposed 2006 Natural Areas Bond Measure in Accord With the Open Spaces Implementation Work Plan and Providing Funding”) adopted May 11, 2006, Metro Council approved spending for the purchase of option agreements or as earnest money for property in the proposed 2006 Natural Areas Bond Measure Target Areas, conditioned upon passage of the 2006 Natural Areas Bond Measure and Metro Council approval, as directed by Resolution No. 05-3612; and

WHEREAS, expenditure authority exists in the Fiscal Year 2006-07 Adopted Budget totaling \$100,000 to pay for due diligence and provide earnest money for the entry into agreements to purchase property in the proposed 2006 Natural Areas Bond Measure Target Areas, conditioned upon passage of the 2006 Natural Areas Bond Measure and Metro Council approval, as directed by Resolution No. 05-3612 as set forth on the schedule attached as Exhibit B; and

WHEREAS, all terms of the transactions contemplated herein shall be governed by the 1995 Open Spaces Implementation Work Plan, set forth in Metro Council Resolution No. 95-2228A "For the Purpose of Authorizing the Executive Officer to Purchase Property with Accepted Acquisition Guidelines as Outlined in the Open Spaces Implementation Work Plan," adopted on November 21, 1995; now therefore

BE IT RESOLVED THAT Metro Council hereby authorizes the Chief Operating Officer to enter into agreements of purchase and sale and/or agreements for options to purchase the properties identified in Exhibit A, conditioned upon passage of the 2006 Natural Areas Bond Measure and in accord with the parameters of the Open Spaces Implementation Work Plan.

ADOPTED by the Metro Council this \_\_\_\_\_ day of \_\_\_\_\_ 2006.

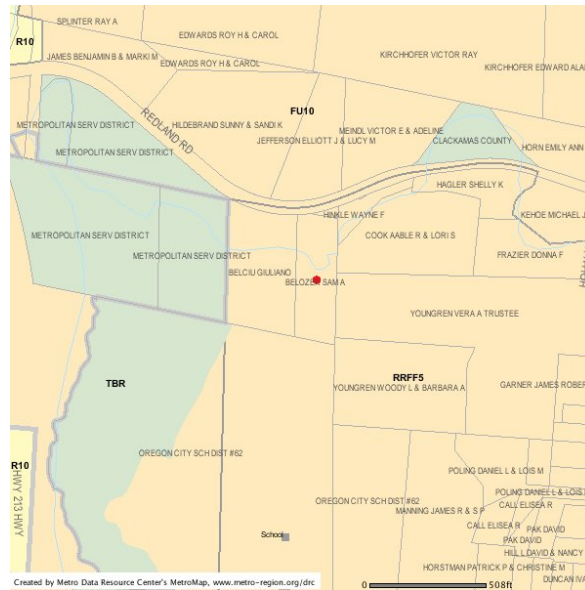
\_\_\_\_\_  
David Bragdon, Council President

Approved as to Form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

**EXHIBIT A**  
**RESOLUTION NO. 06-3719**

PROPERTIES IDENTIFIED AS  
PURCHASE OPPORTUNITIES



## Target Area: **ABERNETHY CREEK**

**Description:** This 2.25-acre parcel is located along the south side of SW Redland Road east of Highway 213 in Oregon City. The property is situated in close proximity to property that Metro previously acquired along the east side of Newell Creek Canyon under the 1995 Open Spaces Bond Measure. This parcel is currently vacant but is zoned for single-family residential development. Abernethy Creek runs through the central portion of this property. The majority of the property is situated south of the creek and exhibits a steep upward slope to where it adjoins property owned by the Oregon City School District. Acquiring this site will support several key goals of the 2006 Natural Areas Bond Measure, including protecting threatened fish and wildlife habitat along Abernethy Creek and providing potential connectivity to other publicly owned land.

**Option Criteria Addressed:**

- Protects / Enhances riparian land, wildlife habitat, and wildlife species
- Provides potential connectivity to other publicly owned land

**Managers:** Metro will manage the property

**Sellers:** Private Party

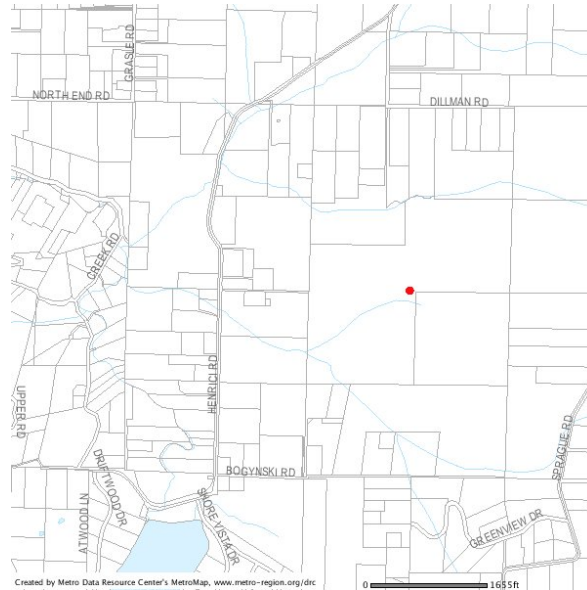
**Size:** 2.25-acres

**Stream Frontage:** Abernethy Creek

**Option Price:** \$1,000 in escrow for an exclusive 7-month option.

**Conditions:** Metro Council Approval, Appraisal and Environmental Review, Bond Measure





**Target Area: ABERNETHY CREEK**

**Description:** This 112-acre property is located in Clackamas county off S. Henrici Road in the Abernethy Creek watershed basin. It lies between the Abernethy and Clear Creek target areas and is adjacent to a 40-acre BLM parcel. Two headwater tributaries to Abernethy Creek run through this parcel, and the property contains substantial riparian corridors as well as a diverse upland deciduous and coniferous forest.

The Trust for Public Land has provided the necessary funding to complete the initial acquisition for this property. Through a land use process, the Trust intends to partition off approximately 5 acres of the northwest corner of the site – including the existing home on the property - and is offering to sell the remaining vacant 107 acres to Metro at appraised market value. The owner of the existing improvements has said that upon his demise he will bequeath the remaining 5 acres and associated improvements to the Trust.

- Option Criteria Addressed:**
- Protects and enhances two headwater tributaries to Abernethy Creek
  - Contributes to water quality of Abernethy Creek
  - Protects one of the last remaining large assemblages of forested habitat in the area (in total 147 acres including the BLM parcel)
  - Public and private support for this acquisition includes Clackamas County Commissioner Martha Schrader, the Oregon City Watershed Council, ODFW, the OSU Extension Service and College of Forestry, and members of the Small Woodland Lot Association.

**Managers:** Discussions are ongoing with several public and private organizations concerning possible management of the site.

**Sellers:** Private Party

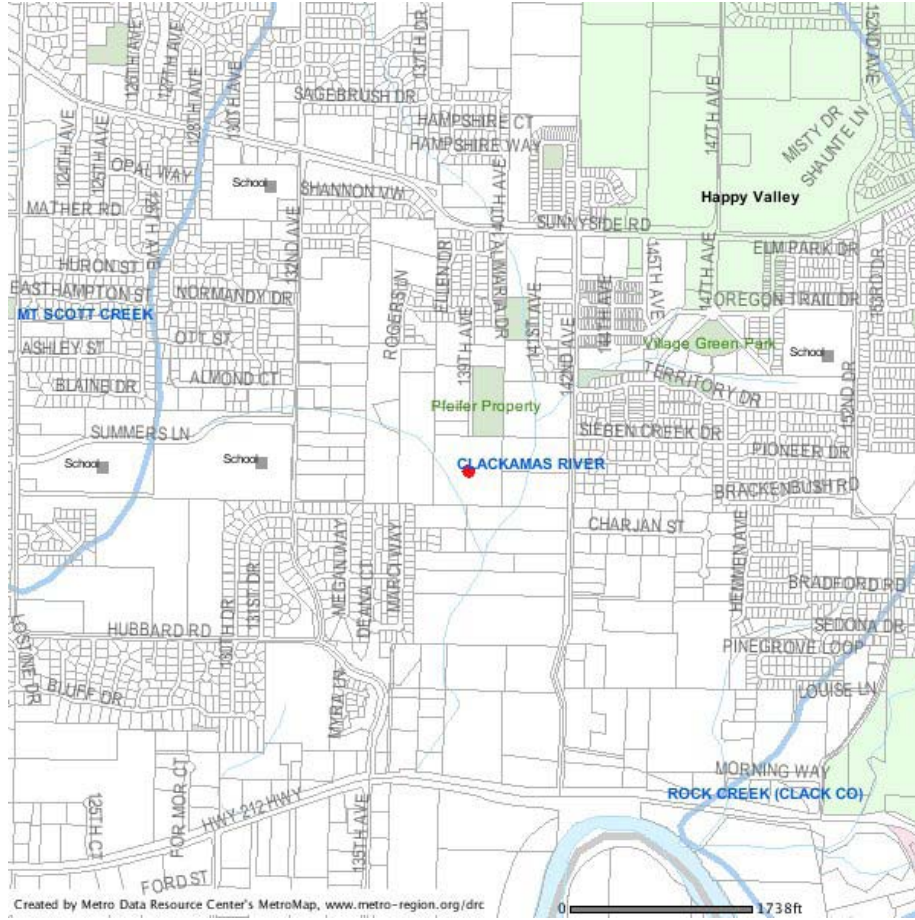


Size: 107 acres

Stream Frontage: Two Abernethy Creek tributaries

Option Price: The Trust For Public Land will provide initial funding until Bond Measure passes

Conditions: Metro Council Approval, Appraisal and Environmental, Bond Measure



**Target Area:** CLACKAMAS RIVER

**Description:** This 9-acre property in the lower Clackamas Watershed in SE Portland is a unique natural area parcel. A significant creek traverses the West side of the property, feeding Sieben Creek. The property includes one single-family residence.

The property is adjacent to 6 acres currently being developed as ball fields for the North Clackamas Parks and Recreation District, providing a unique opportunity to connect an active recreation site to natural area for public access and education opportunities. Ample parking is already being planned for.

Public ownership will improve management of the creek frontage on the site and anchor surrounding Creek frontage including Sieben Creek which runs just east of the property.

**Option Criteria Addressed:** - Protects / Enhances water quality in lower Clackamas River Watershed, the property will anchor the surrounding creek areas

- Connects to active public recreation
- Acquisition strongly supported by North Clackamas Parks and Recreation

**Managers:** North Clackamas Parks and Recreation District will manage this property

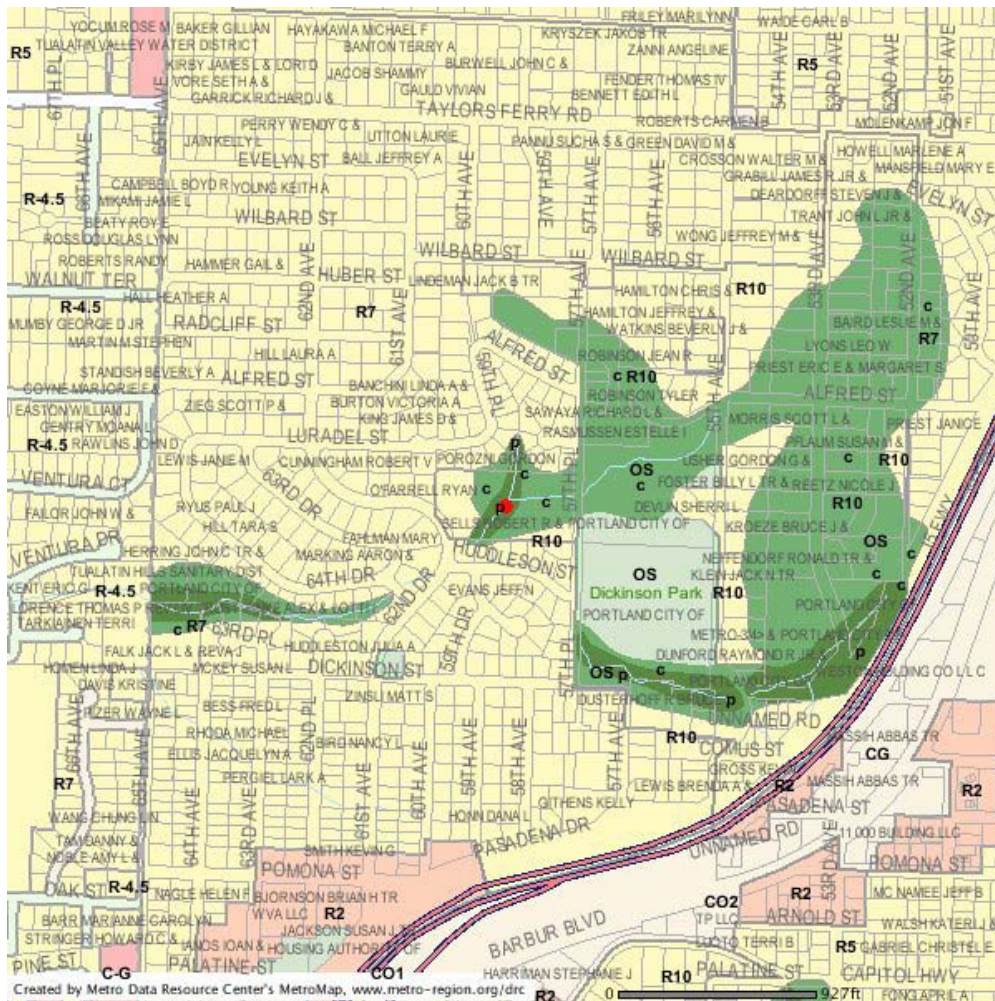
**Sellers:** Karl and Carolyn Pfeiffer

**Size:** 9 acres

**Stream Frontage:** No

**Option Price:** \$0

**Conditions:** Metro Council Approval, Bond Measure, Appraisal and Environmental



**Target Area:**

**FANNO CREEK**

**Description:** This 3.8-acre parcel in Southwest Portland will extend the natural area and habitat protection established at the adjacent 15.8-acre Dickinson Park. A rare property in Southwest Portland, it is well forested and traversed by Ash creek and an unnamed drainage. Development of the site was imminent.

A Land Division prior to closing will partition the single-family residence on the now 4.5-acre site, which will be retained by the Seller.

The City of Portland Bureau of Parks and Recreation will continue the work of the Fanno Basin Stewardship Program on this site, a partnership of Portland Parks and Recreation, the Bureau of Environmental Services, Metro, Southwest Neighborhood Association and the Dickinson Park Stewards, removing invasives and planting natives.

**Option Criteria** - Protects / Enhances Water Quality with direct stream frontage --

**Addressed:** Protection on Ash Creek (Fanno Creek Watershed)

- Acquisition strongly supported by City of Portland
- Adjacent Dickinson Park and Natural Area restoration projects and open space on Clatsop Butte.
- Preserves connectivity for an urban wildlife.

**Managers:** City of Portland will manage the property

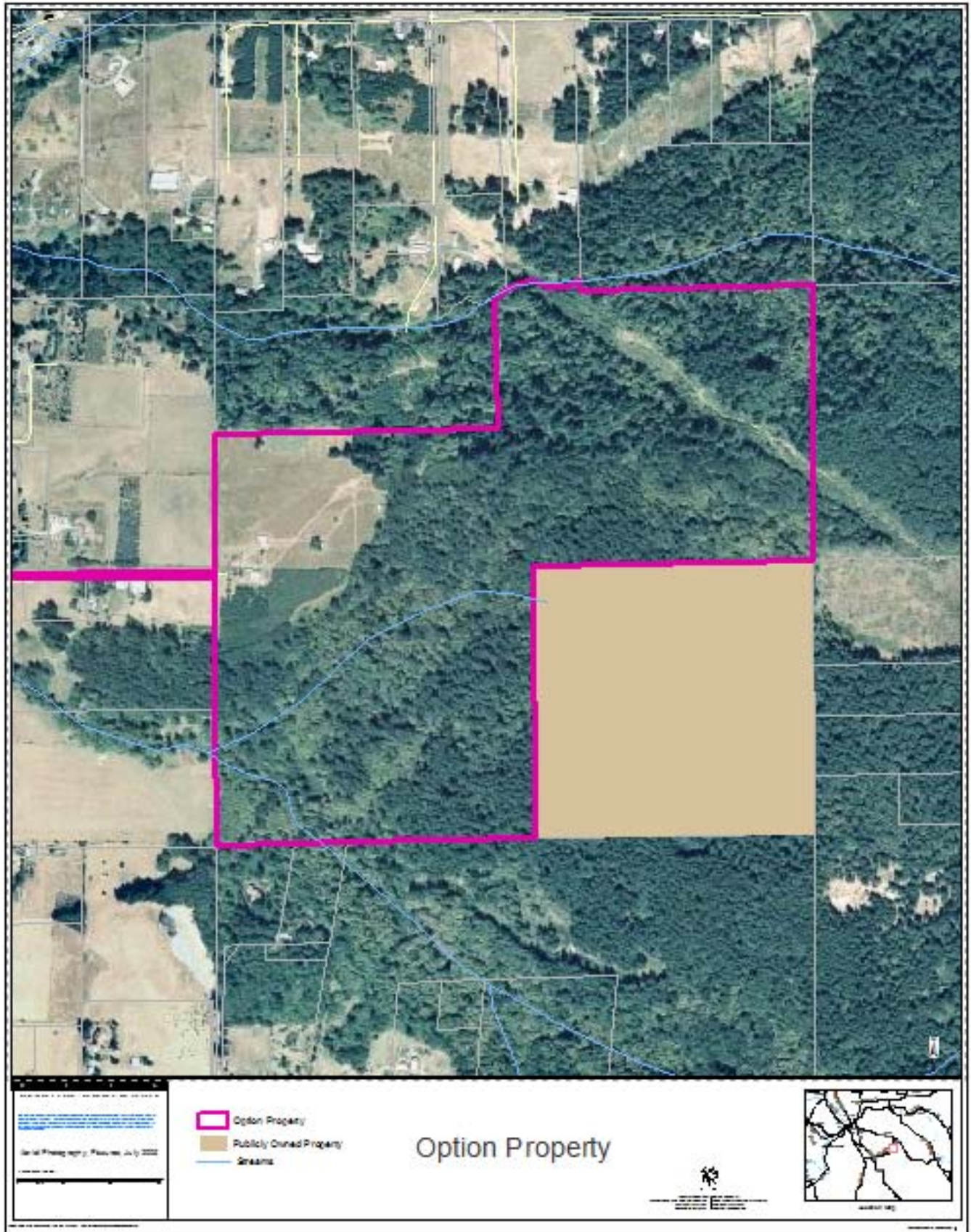
**Sellers:** Private Party

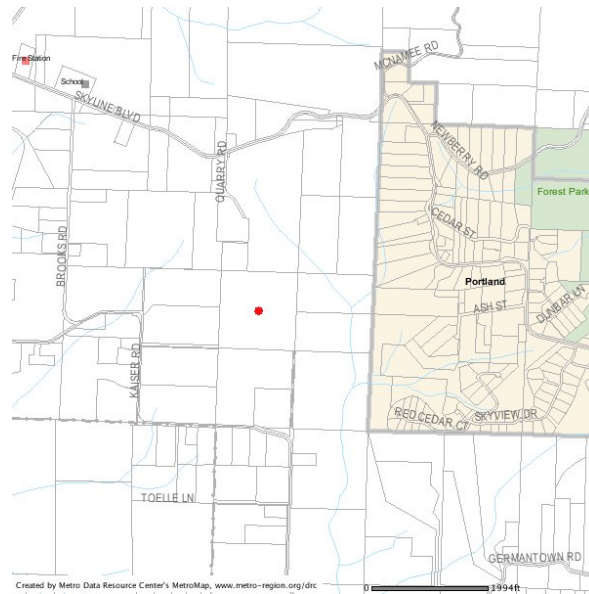
**Size:** 3.8 acres

**Stream Frontage:** Ash Creek

**Option Price:** \$0

**Conditions:** Metro Council Approval, Bond Measure, Land Division for Seller to retain single-family residence, Appraisal and Environmental





**Target Area:**

**ROCK CREEK**

**Description:** This 41.28-acre parcel is located east of NW Kaiser Road and north of NW Germantown Road in unincorporated Multnomah County. This upland parcel lies adjacent to the western flank of an unnamed tributary of Rock Creek and contains a mixed coniferous and deciduous tree canopy. As such, this property will protect and enhance water quality near the tributary’s headwaters as well as protect upland habitat. The top of this parcel provides territorial views of the Bethany area to the southwest. Newer high-end homes have recently been developed on adjacent parcels, and this property is also threatened with high-end home development and/or timber harvesting. Consequently, if protected, this property will help buffer the watershed.

- Option Criteria Addressed:**
- Protects / Enhances Water Quality of Rock Creek tributary
  - Protects upland habitat
  - Buffers watershed

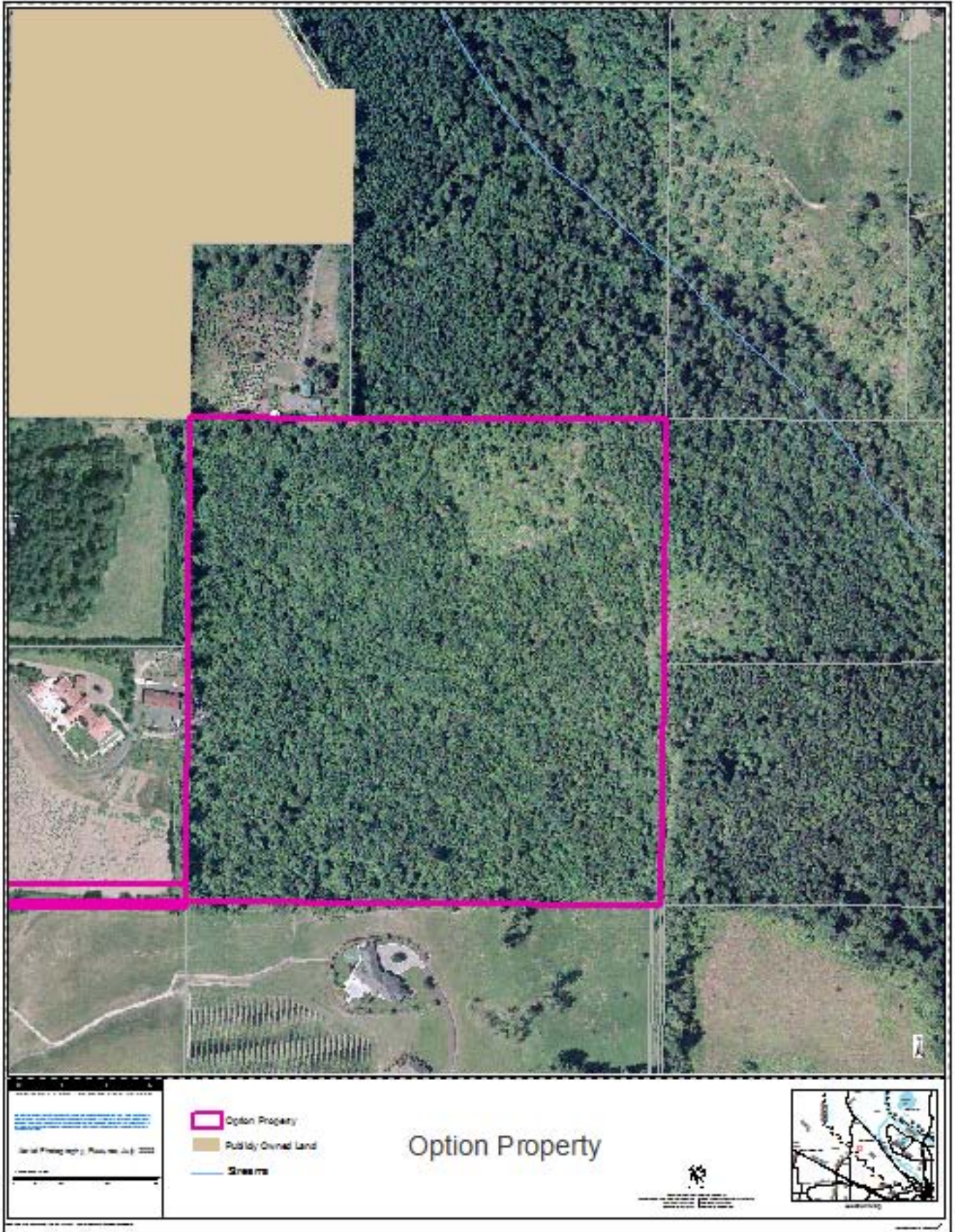
**Sellers:** Private Party

**Size:** 41.23 acres

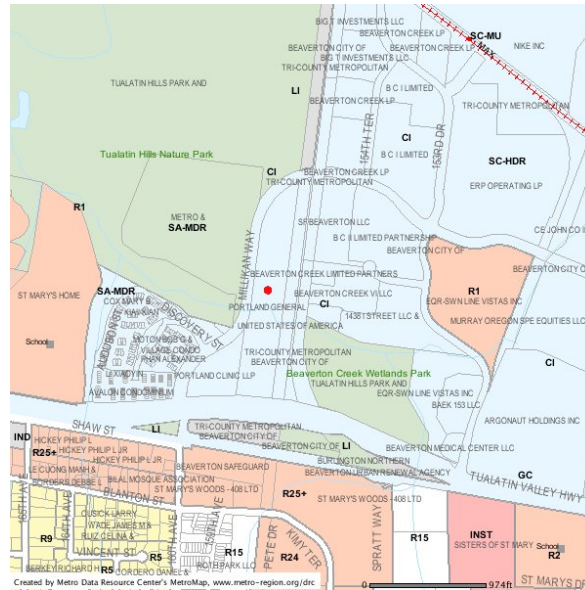
**Stream Frontage:** No

**Option Price:** \$5,000 in escrow for an exclusive 9-month option

**Conditions:** Metro Council Approval, Bond Measure, Appraisal and Environmental Reviews







**Target Area:**

**WESTSIDE TRAIL**

**Description:** This 11.81-acre parcel is located along the proposed Westside Trail alignment in Beaverton. The parcel is situated along the south and east sides of SW Millikan Way across from the Tualatin Hills Nature Park. Beaverton Creek runs through the central portion of this parcel, and Beaverton Creek Wetlands Park is located just east of this parcel across a Bonneville Powerline corridor and a rail line.

The Tualatin Hills Park and Recreation District strongly supports this acquisition and have agreed to fund 50% of the purchase price and will take pro rata title along with Metro. THPRD has agreed to manage the site and intends to construct a portion of the Westside Trail through this parcel and to restore wetland areas in and around Beaverton Creek.

- Option Criteria Addressed:**
- Provides 1/3 mile of trail alignment for the Westside Trail
  - Protects / Enhances Water Quality of Beaverton Creek and provides restoration opportunities for the adjacent wetland areas
  - Protects riparian and upland habitat

**Sellers:** Utility

**Size:** 11.81 acres

**Stream Frontage:** Beaverton Creek

**Option Price:** \$2250 in escrow for an exclusive 9-month option

**Conditions:** Metro Council Approval, Bond Measure, Appraisal and Environmental

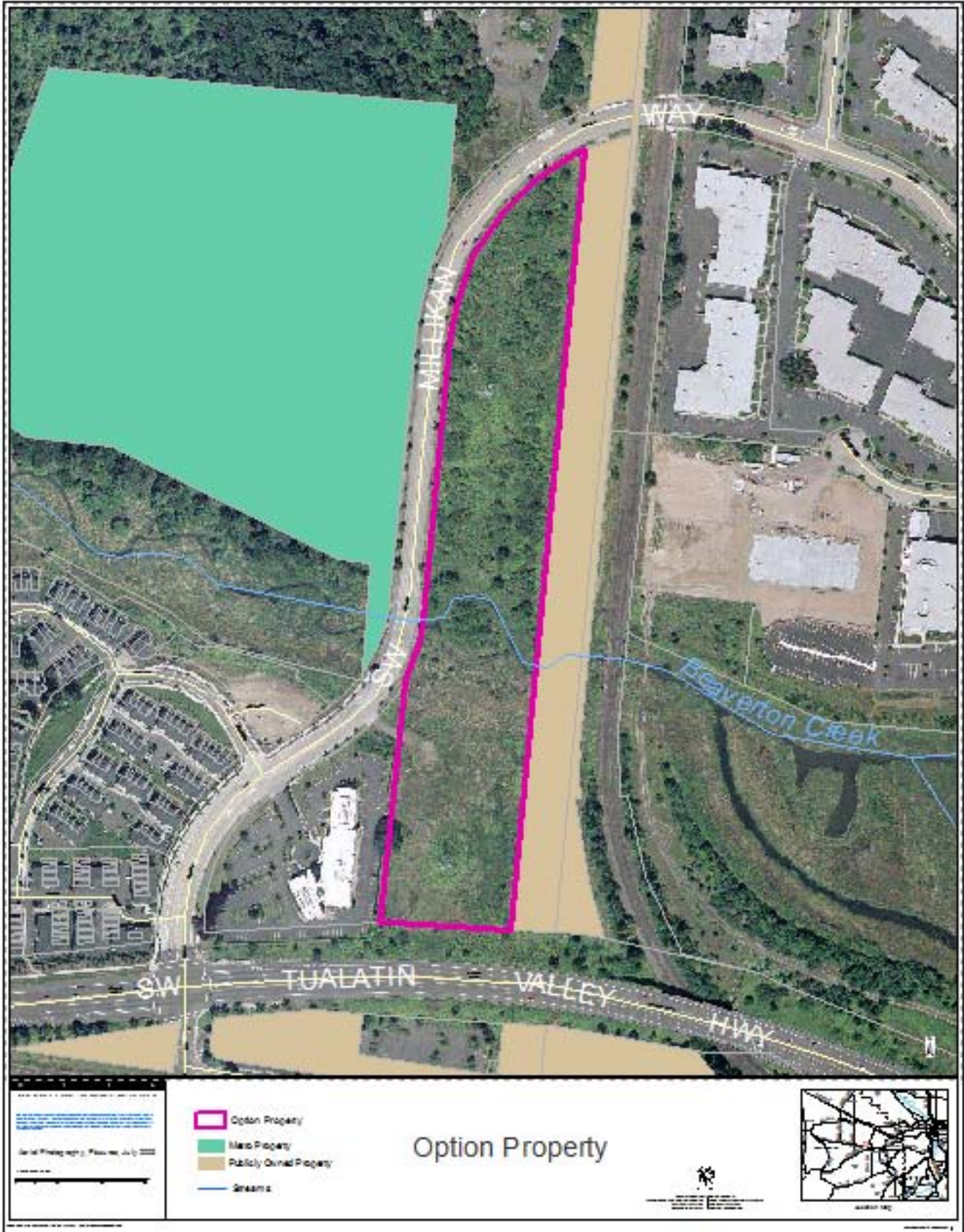


EXHIBIT B

RESOLUTION NO. 06-3719

FUNDING FOR OPTIONS

<b>Target Area</b>	<b>Property Owner</b>	<b>Size (acres)</b>	<b>Estimated Option Funds Required</b>
Abernethy Creek	Private Party	2.25	\$1,000
Abernethy Creek	Private Party	107.00	\$0
Clackamas River	Private Party	9.00	\$0
Fanno Creek	Private Party	3.80	\$0
Rock Creek	Private Party	41.28	\$5,000
Westside Trail	Utility	11.81	\$2,250

## STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 06-3719 FOR THE PURPOSE OF AUTHORIZING THE CHIEF OPERATING OFFICER TO ENTER INTO OPTIONS TO PURCHASE PROPERTIES IN THE FANNO CREEK, CLACKAMAS RIVER, ABERNETHY CREEK, ROCK CREEK AND WESTSIDE TRAIL TARGET AREAS, UNDER THE PROPOSED 2006 NATURAL AREAS BOND MEASURE IN ACCORD WITH THE OPEN SPACES IMPLEMENTATION WORK PLAN

---

Date: July 13, 2006

Prepared by: William Eadie  
Hillary Wilton

## BACKGROUND

Metro staff was directed by Metro Council on September 29, 2005 (Resolution No. 05-3612 “For the Purpose of Stating an Intent to Submit to the Voters the Question of the Establishment of a Funding Measure to Support Natural Area and Water Quality Protection and Establishing a Blue Ribbon Committee and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures Out of the Proceeds of Obligations to be Issued in Connection with the Regional Parks and Greenspaces Program”) to obtain options to purchase specific properties approved by Council, as part of the preliminary work for the 2006 Natural Areas Bond Measure. As part of the FY 2006-07 Adopted Budget, the Metro Council approved spending up to \$100,000 for the purchase of options or as earnest money in preparation for the 2006 Natural Areas Bond Measure. As part of Resolution No. 06-3687 (“For the Purpose of Authorizing the Chief Operating Officer to Enter Into Options to Purchase Property Under the 1995 Open spaces Bond Measure and Proposed 2006 Natural Areas bond Measure in Accord With the Open Spaces Implementation Work Plan and Providing Funding”) Metro Council approved spending for the purchase of options or as earnest money in preparation for the 2006 Natural Areas Bond Measure.

Metro staff has identified opportunities to enter into purchase and sale agreements to acquire property in the proposed 2006 Natural Areas Bond Measure Target Areas, conditioned upon passage of the 2006 Natural Areas Bond Measure, Metro Council approval and funding to provide earnest money for these opportunities. Council approval is necessary to enter into these agreements.

### **Fanno Creek Headwaters Property**

Staff has identified a 4.5-acre property on Ash Creek in SW Portland adjacent to 15-acre Dickinson Park natural area, threatened by development. Staff has negotiated an option to purchase 3.8 acres of the total 4.5-acre parcel. A land division prior to closing will partition 0.7 acres including the single-family residence, which will be retained by the Seller. Acquisition of the remaining parcel is a unique opportunity to protect natural area in this densely urbanized area, and enhance water quality protection in the Fanno Creek watershed, of which Ash Creek is a tributary. Fanno Creek is a Target Area identified in the 2006 Natural Areas Bond Measure.

The adjacent 15.8-acre Dickinson Park includes field and natural areas. This 3.8-acre extension, including significant additional creek frontage, will connect the natural area and enhance the established habitat protection. The City of Portland Bureau of Parks and Recreation will manage the property and continue the work of the Fanno Basin Stewardship Program on this site, a partnership of Portland Parks and Recreation, the Bureau of Environmental Services, Metro, Southwest Neighborhood Association and the Dickinson Park Stewards, removing invasives and planting natives.

### **Clackamas River Property**

This 9-acre property in the lower Clackamas Watershed in SE Portland is a unique natural area parcel in a densely developed area. A significant creek traverses the west side of the property, feeding into Sieben Creek, an important part of the lower Clackamas watershed. The property includes one single-family residence. Clackamas River is a Target Area identified in the 2006 Natural Areas Bond Measure.

The property is adjacent to 6 acres currently being developed as ball fields for the North Clackamas Parks and Recreation District, providing a unique opportunity to connect an active recreation site to natural area for public access and education opportunities. Ample parking is already being planned for. Public ownership will improve management of the creek frontage on the site and anchor surrounding Creek frontage including Sieben Creek that runs just east of the property.

### **Abernethy Creek Properties**

With successful protection of portions of Newell Creek, continued acquisition of undeveloped lands along Abernethy Creek and within its watershed will expand fish and wildlife habitat critical to the area in and around Oregon City, especially threatened habitat for native steelhead and cutthroat populations. Abernethy Creek is a Target Area identified in the 2006 Natural Areas Bond Measure.

Staff has identified a 2.25-acre parcel located along the south side of SW Redland Road east of Highway 213 in Oregon City in close proximity to property that Metro previously acquired along the east side of Newell Creek Canyon under the 1995 Open Space Bond Measure. This parcel is currently vacant but is zoned for single-family residential development. Abernethy Creek runs through the central portion of this property. The majority of the property is situated south of the creek and exhibits a steep upward slope to where it adjoins property owned by the City of Oregon City School District along the east side of Newell Creek Canyon. Acquiring this site will support several key goals of the 2006 Natural Areas Bond Measure, including protecting threatened fish and wildlife habitat along Abernethy Creek and providing connectivity to other publicly-owned land.

The Trust for Public Land (TPL) has identified a second site, a 112-acre parcel located in Clackamas County off S. Henrici Road in the Abernethy Creek watershed basin and has signed an option agreement on the property. This parcel lies between the Abernethy and Clear Creek target areas and is adjacent to a 40-acre BLM parcel. Taken together these two sites form an assemblage of high quality wildlife and riparian habitat. The upland portion of the 112-acre property is comprised of mixed farmland and forest habitat. A pasture area in the northwest corner of the site includes a home, two barns, and a remnant apple orchard. The forest habitat, however, is extensive and dominates the property.

Two headwater tributaries to Abernethy Creek run through this parcel, and one of the tributaries flows through a steep canyon of old growth western red cedar. A 2001 Clackamas County fish passage improvement project at the base of the property opened the upper reaches to anadromous fish passage. If restored, the smaller tributaries on the property would make suitable rearing areas for anadromous fish such as the federally listed Winter Steelhead and state listed Coho salmon. Acquisition of this property will protect and enhance the headwater tributaries on the property and decrease sedimentation of spawning and rearing grounds for anadromous fish species downstream, and contribute to the water quality of Abernethy Creek.

In addition to substantial riparian corridors along the tributaries, the property is comprised primarily of upland forest with a diversity of native deciduous and coniferous tree, including old growth western red cedar, Douglas-fir, grand fir, and Oregon white oak. A wide variety of bird species are found on the property.

According to TPL, this parcel is the last 100+ acre, intact forested parcel within proximity to the UGB and the Abernethy Creek Target Area. This parcel provides the opportunity to protect one of the last remaining large (in total 152 acres including the BLM parcel) connected assemblages of forested habitat in the area. Eight Measure 37 claims have been submitted and approved in the vicinity of the property and in this watershed.

Public acquisition of the parcel has gained support from public and private sources, including the OSU Extension Service and College of Forestry and members of the Small Woodland Lot Association. Additional supporters include Clackamas County Commissioner Martha Schrader, the Oregon City Watershed Council, and Oregon Department of Fish and Wildlife.

TPL has provided necessary funding to complete the initial acquisition of this property in anticipation of the passage of the 2006 Natural Area Bond Measure. Through a land use partition process, TPL intends to partition off the existing improvements and approximately 5 acres of the overall site situated at the northwest corner of the property.

TPL is offering to sell the remaining vacant 107 acres – including all of the natural conservation area – to Metro at appraised market value contingent upon the passage of the 2006 Natural Areas Bond Measure. The owner of the existing improvements situated on the separate 5-acre tax lot will continue to live in the existing house and has said that upon his demise he will bequeath the remaining 5 acres and associated improvements to TPL.

### **Rock Creek Property**

A major tributary of the Tualatin River, upper Rock Creek and its tributaries are under intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. In addition, the protection of key undeveloped sites in the lower reaches of Rock Creek will buffer growth, protect water quality and provide nature in neighborhoods for local residents. Rock Creek Headwaters is a Target Area identified in the 2006 Natural Areas Bond Measure.

Staff has identified a 41.28-acre parcel that is located east of NW Kaiser Road and north of NW Germantown Road in unincorporated Multnomah County. This vacant parcel is located adjacent to the western flank of a major tributary of Rock Creek and contains a mixed coniferous and deciduous tree canopy. As such, this property will protect and enhance water quality near this tributary's headwaters as well as protect upland habitat. The top of this parcel provides territorial views of the Bethany area to the southwest. Newer high-end large single-family residences have recently been developed on adjacent parcels located directly west and south of this site, and this property is also threatened with high-end large single-family residences and/or timber harvesting. Consequently, if protected, this site will help buffer the watershed.

### **Westside Trail Property**

The 24-mile north/south alignment of the Westside Trail stretches from the Tualatin River in Tigard north through Forest Park to the Willamette River. The corridor, located within one mile of over 120,000 residents and near numerous parks, schools, regional centers and the MAX line, could become a primary Westside recreation and commuter spine. The Westside Trail is a Target Area identified in the 2006 Natural Areas Bond Measure.

Staff has identified an opportunity to acquire an 11.81-acre parcel along the proposed Westside Trail alignment in Beaverton. This vacant parcel is situated along the south and east sides of SW Millikan Way across from the Tualatin Hills Nature Park. Beaverton Creek runs through the central portion of this parcel, and Beaverton Creek Wetlands Park is located just east of this parcel across a Bonneville

Powerline corridor and a rail line. The parcel contains open meadow areas in its southern portion, wetland areas near the creek, and deciduous trees and shrubs in its northern portion.

The Tualatin Hills Parks and Recreation District strongly support this acquisition and have agreed to fund 50% of the purchase price and will take pro-rata title along with Metro. Tualatin Hills Parks and Recreation District has agreed to manage the site and intends to construct a section of the Westside Trail through this parcel. They also intend to restore the wetland areas in and around Beaverton Creek.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

None known.

### **2. Legal Antecedents**

Resolution No. 06-3672B, "For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisitions and Water Quality Protection", adopted on March 9, 2006

Resolution No. 05-3612, "For the Purpose of Stating an Intent to Submit to the Voters the Question of the Establishment of a Funding Measure to Support Natural Area and Water Quality Protection and Establishing a Blue Ribbon Committee; and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures Out of the Proceeds of Obligations to be Issued in Connection with the Regional Parks and Greenspaces Program", adopted on September 29, 2005

### **3. Anticipated Effects**

Metro will enter into Purchase and Sale Agreements for properties as identified on Exhibit A.

### **4. Budget Impacts**

As part of Resolution No. 06-3687 ("For the Purpose of Authorizing the Chief Operating Officer to Enter Into Options to Purchase Property Under the 1995 Open spaces Bond Measure and Proposed 2006 Natural Area bond Measure in Accord With the Open Spaces Implementation Work Plan and Providing Funding") Metro Council approved spending for the purchase of options or as earnest money in preparation for the 2006 Natural Areas Bond Measure.

In the 2006-07 Adopted Budget, the Metro Council designated \$100,000 in the General Fund toward the purchase of options and to use as earnest money on properties that would be purchased upon passage of the 2006 Natural Areas Bond Measure.

## **RECOMMENDED ACTION**

Staff recommends the adoption of Resolution No. 06-3719.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENTERING AN ) Resolution No. 06-3714  
ORDER RELATING TO THE HAROLD S. )  
AND REBECA MACLAUGHLAN CLAIM ) Introduced by Chief Operating Officer Michael  
FOR COMPENSATION UNDER ORS 197.352 ) Jordan with the concurrence of Council President  
(MEASURE 37) ) David Bragdon

WHEREAS, Harold S. and Rebeca MacLaughlan filed a claim for compensation under ORS 197.352 (Measure 37) and Chapter 2.21 of the Metro Code contending that Metro regulations had reduced the fair market value of property they own in the Clackamas, Oregon, area; and

WHEREAS, the Chief Operating Officer (“COO”) reviewed the claim and submitted a report to the Metro Council, pursuant to section 2.21.040 of the Metro Code, recommending denial of the code for the reason that the Metro regulation that is the basis for the claim has not reduced the fair market value of the claimant’s property; and

WHEREAS, the Metro Council held a public hearing on the claim on July 13, 2006, and considered information presented at the hearing; now, therefore

BE IT RESOLVED that the Metro Council

1. Enters Order 06-007, attached to this resolution as Exhibit A, which denies the claim for compensation.
2. Directs the COO to send a copy of Order No. 06-007, with Exhibit A attached, to the claimants, persons who participated in the public hearing on the claim, Clackamas County and the Oregon Department of Administrative Services. The COO shall also post the order and Exhibit A at the Metro website.

ADOPTED by the Metro Council this 13th day of July, 2006

\_\_\_\_\_  
David Bragdon, Council President

Approved as to form:

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney



Exhibit A to Resolution No. 06-3714

Order No. 06-007

RELATING TO THE HAROLD S. AND REBECA MacLAUGHLAN CLAIM  
FOR COMPENSATION UNDER ORS 197.352 (MEASURE 37)

Claimant: Harold S. and Rebeca MacLaughlan

Property: 14674 SE Sunnyside Road, Clackamas, Oregon;  
Township 2s, Range 3E, Section 7A, Tax Lot 602 (map attached)

Claim: Temporary 20-acre minimum size for creation of new lots and parcels in Title 11 of the Urban Growth Management Functional Plan has reduced the value of the claimant's land.

Claimants submitted the claim to Metro pursuant to Metro Code Chapter 2.21. This order is based upon materials submitted by the claimant and the report prepared by the Chief Operating Officer ("COO") prepared pursuant to section 2.21.040.

The Metro Council considered the claim at a public hearing on July 13, 2006.

IT IS ORDERED THAT:

The claim of Harold S. and Rebeca MacLaughlan for compensation be denied because it does not qualify for compensation for reasons set forth in the report of the COO.

ENTERED this 13th day of July, 2006.

---

David Bragdon, Council President

Approved as to form:

---

Daniel B. Cooper, Metro Attorney

**CLAIM FOR COMPENSATION  
UNDER BALLOT MEASURE 37  
AND METRO CODE CHAPTER 2.21**

**REPORT OF THE METRO CHIEF OPERATING OFFICER  
June 23, 2006**

**METRO CLAIM NUMBER:** Claim No. 06-007

**NAME OF CLAIMANT:** HAROLD AND REBECA MACLAUGHLAN

**MAILING ADDRESS:** Harold S. and Rebeca MacLaughlan  
14674 SE Sunnyside Road, PMB #115  
Clackamas, OR 97015

**PROPERTY LOCATION:** 14820 SE 172<sup>nd</sup> Avenue, Clackamas,  
Oregon 97015

**LEGAL DESCRIPTION:** T2S R3E Section 7A, Tax Lot 602

**DATE OF CLAIM:** July 19, 2005

**180-DAY PROCESSING DEADLINE:** January 17, 2006

**I. CLAIM**

Claimants Harold and Rebeca MacLaughlan seek compensation in the amount of 700,000 to \$800,000 for a claimed reduction in fair market value of property owned by the claimant as a result of enforcement of Metro Code Section 3.07.1110 C of Title 11. In lieu of compensation, claimant seeks a waiver of that regulation so claimant can apply to the City of Damascus and Clackamas County to divide the 5.85-acre subject property into lots of at least one acre and to allow a single family dwelling to be developed on each lot that does not already contain a dwelling. There is one existing single-family dwelling on subject property that was constructed in 1985.

The Chief Operating Officer (COO) sent notice of date, time and location of the public hearing on this claim before the Metro Council on June 23, 2006. The notice indicated that a copy of this report is available upon request and that the report is posted on Metro's website at [www.metro-region.org/measure37](http://www.metro-region.org/measure37).

## II. SUMMARY OF COO RECOMMENDATION

The COO recommends that the Metro Council deny the claim for the reasons explained in Section IV of this report. The facts and analysis indicate that Metro's action to bring claimants' land into the Urban Growth Boundary (UGB), designate it Regionally Significant Industrial Area (RSIA) (allowing urban scale industrial and limited commercial uses), and applying a 20-acre minimum lot size temporarily while planning is completed did not reduce the fair market value of claimants' property.

## III. TIMELINESS OF CLAIM

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from a land use regulation enacted *prior* to the effective date of Measure 37 (December 2, 2004), within two years of that date, or of the date a public entity applies the regulation to the property as an approval criterion in response to an application submitted by the owner, whichever is later; or
2. For claims arising from a land use regulation enacted *after* the effective date of Measure 37 (December 2, 2004), within two years of the enactment of the regulation, or of the date the owner of the property submits a land use application for the property in which the regulation is an approval criterion, whichever is later.

### Findings of Fact

The claimant submitted this claim on July 19, 2005. The claim identifies Metro Code section 3.07.1110 C as the basis of the claim. The Metro Council adopted the regulation that gives rise to this claim on September 10<sup>th</sup>, 1998, by Ordinance 98-772B. Metro Council applied the regulation to the claimants' property on December 5, 2002, by Ordinance No. 02-969B, prior to the effective date of Measure 37 (December 2, 2004).

### Conclusions of Law

Metro adopted the regulation that gives rise to this claim prior to the effective date of Measure 37, and claimants filed the claim within two years of the effective date of Measure 37. The claim, therefore, is timely.

## IV. ANALYSIS OF CLAIM

### 1. Ownership

Metro Code section 2.21.020(c) defines "owner" to mean the owner of the property or any interest therein. "Owner" includes all persons or entities who share ownership of a property.

### Findings of Fact

The claimants acquired the 5.85-acre subject property on June 26, 1974 and the claimants have had a continuous ownership interest since that time. Attachment 1 is a site map of the subject property (ATTACHMENT 1). There is one existing single-family dwelling on the subject property constructed in 1985.

### Conclusions of Law

The claimants, Harold and Rebeca MacLaughlan, are owners of the subject property as defined in the Metro Code.

### 2. Zoning History

The first zoning of the property was Rural (Agricultural) Single Family Residential District (RA-1), applied in 1964. The property was rezoned Rural Residential Farm Forest 5-Acre (RRFF-5) on December 17, 1979.

### 3. Applicability of a Metro Functional Plan Requirement

#### Findings of Fact

On December 5, 2002, Metro Council expanded the UGB by adopting Ordinance No. 02-969B, including the subject property in the UGB expansion area. The claimants' property was designated Regionally Significant Industrial Area (RSIA) under Ordinance No. 02-969B. The effective date of Ordinance No. 02-969B was March 5, 2003.

Section 3.07.1110 C of Metro's Code prohibits any division of land into lots or parcels smaller than 20 acres, except for public schools or other urban services, pending adoption of urban comprehensive plan designations and zoning. Ordinance No. 02-969B requires local governments such as the City of Damascus and Clackamas County to apply the interim protection measures to the subject property as set forth in Metro Code Title 11, Urban Growth Management Functional Plan, Section 3.07.1110.

Clackamas County adopted Order No. 2005-150 on July 6, 2005, waiving certain land use regulations including Zoning and Development Ordinance Subsections 309.07A, 309.08B and 309.08D which regulate lot divisions in the RRFF-5 District, including a prohibition of partitions for subdivisions less than 20 acres inside the Metro UGB. Order No. 2005-150 allows the claimants to apply to the county to divide their property into lots of at least one acre in size and to allow a single-family dwelling to be constructed on each lot not already containing a dwelling, consistent with RA-1 zoning in effect when the claimants acquired the property in 1974. The Order recognizes that Metro Code Section 3.07.1110 applies and that the claimants also may need approval by Metro of a Measure 37 claim.

Prior to its inclusion within the UGB in 2002, the property was subject to the state-imposed 20-acre minimum lot size. This requirement was adopted by the Land Conservation and Development Commission on April 29, 1992 and applies to lands located within one-mile of the urban growth boundary.

### Conclusions of Law

Section 3.07.1110 C of the Metro Code applies to the subject property and became applicable after the claimants acquired the property. Thus, the section did not apply to the subject property at the time claimants acquired it.

#### 4. Effect of Functional Plan Requirements on Fair Market Value

##### Findings of Fact

Section 2.21.040(d)(5) requires the Chief Operating Officer (COO) to determine whether Metro's temporary 20-acre minimum size for the creation of new lots or parcels applicable to territory newly added to the UGB has reduced the value of claimants' land. The COO's conclusion is based upon the analysis of the effect of Metro's action contained in this report and in the attached memorandum to Paul Ketcham and Richard Benner from Sonny Conder and Karen Hohndel dated June 23, 2006 (Conder Memo).

Claimants have submitted comparable sales data to support their assertion that the temporary 20-acre minimum size has reduced the value of their property by \$700,000 to \$800,000. Based on the comparable sales data, claimants assert that a one-acre parcel for a homesite has a current FMV of \$175,000. County zoning at the time of purchase (1974) allowed creation of one-acre homesites. Claimants believe they could have received approval of four homesites. Hence, they multiply \$175,000 times the four homesites they could have created, yielding a value of \$700,000. The claimants make adjustments for the remainder lots with an existing dwelling and the costs of infrastructure. This calculation yields the range of claimed reduction in FMV of \$700,000 to \$800,000.

The Conder Memo analyzes the claimant's information and applies two different methods for determining the effect of Metro's action on the value of claimant's property.

##### A. "Comparable Sales" Method

This method compares the value of the property in its current regulatory setting with its value today as though Metro's action had not happened, using transactions involving comparable properties in both "with" and "without" scenarios. Under the "without" scenario, the property would be outside the UGB under RRFF-5 (Rural Residential-Farm/Forest, five-acre minimum lot size) zoning that applied at the time of the application of Metro's regulation.<sup>1</sup> Given the five-acre minimum lot size, claimants would not have been able to obtain approval for a land division.

Under the "with" scenario (current regulatory setting), the land lies within the UGB; it is designated Regionally Significant Industrial Area; and it is subject to a temporary 20-acre minimum lot size to preserve the status quo while the city of Damascus completes the comprehensive planning necessary to allow urbanization of the previously rural (outside the UGB) land. This method, therefore, assumes claimants will be able to use the property for industrial and other uses consistent with Title 4 of Metro's Urban Growth Management Functional Plan.

Table 4 of the Conder Memo compares today's values of the property with and without Metro's action, adjusting in both cases for costs of development and limitations on development of the

---

<sup>1</sup> The property was also subject to a state-imposed 20-acre minimum lot size prior to and at the time of application of Metro's regulations to the property. However, because this 5.85-acre property could not be divided under the RRFF-5 zoning that applied at that time, the applicability of the state lot size does not affect this analysis.

site that a prudent investor would take into account. The table shows that the FMV of the property under RRFF-5 zoning outside the UGB exceeds the value of the property under existing regulations. The analysis using this methodology indicates that the current regulatory setting has reduced the FMV of the MacLaughlan property.

#### B. The Plantinga/Jaeger Method

The Conder Memo uses times-series data to determine whether the application of Metro regulations to the property reduced the value. The data show values before and after application of the regulations. The data are displayed in Table 3 of the memo. There is no indication from the data that Metro's regulations reduced the value of the property. The data show that the property continued to increase after March 5, 2003, the date the regulations became applicable to the property.

#### Conclusion

Metro's action to bring claimants' land into the UGB, designate it Regionally Significant Industrial Area and apply a temporary 20-acre minimum lot size did not reduce the value of the MacLaughlan property.

#### 5. Exemptions under ORS 197.352(3)

##### Findings of Fact

Section 3.07.1110C of the Metro Code does not restrict or prohibit a public nuisance, the selling of pornography or nude dancing, is not intended to protect public health or safety, and is not required to comply with federal law.

##### Conclusions of Law

Section 3.07.1110C of the Metro Code is not exempt from Measure 37 under ORS 197.352(3).

#### 6. Relief for Claimant

##### Findings of Fact

The Metro Council has appropriated no funds for compensation of claims under Measure 37. Waiver by Metro would allow the claimants, due to the waiver granted by Clackamas County in Order No. 2005-150, to proceed with land use applications to the City of Damascus and to Clackamas County to divide the subject property into one-acre lots and to develop a single family dwelling on each lot that does not already contain a dwelling. The effect of development as proposed by the claimant would be to allow land uses incompatible with industrial uses and reduce employment capacity within the UGB. It would also make the provision of urban services less efficient and more complicated. Finally, it would undermine the planning now underway by the City of Damascus to create a complete and livable community.

##### Conclusions of Law

Based on the record, the claimants have not established that they are entitled to relief in the form of compensation or waiver of the interim 20-acre minimum lot size requirement under Metro Code Section 3.07.1110C.

Recommendation of the Chief Operating Officer:

The Metro Council should deny the MacLaughlins' claim for the reasons that (1) the Council's Ordinances No. 02-969B did not reduce the value of the MacLaughlan's property and (2) development of one-acre lots as allowed by Clackamas County's waiver in Order No. 2005-150 will undermine the vision of the Damascus community and the City of Damascus' planning efforts, particularly when considered in the context of pending and future Measure 37 claims in the area.

**ATTACHMENTS TO THE REPORT OF THE CHIEF OPERATING OFFICER**

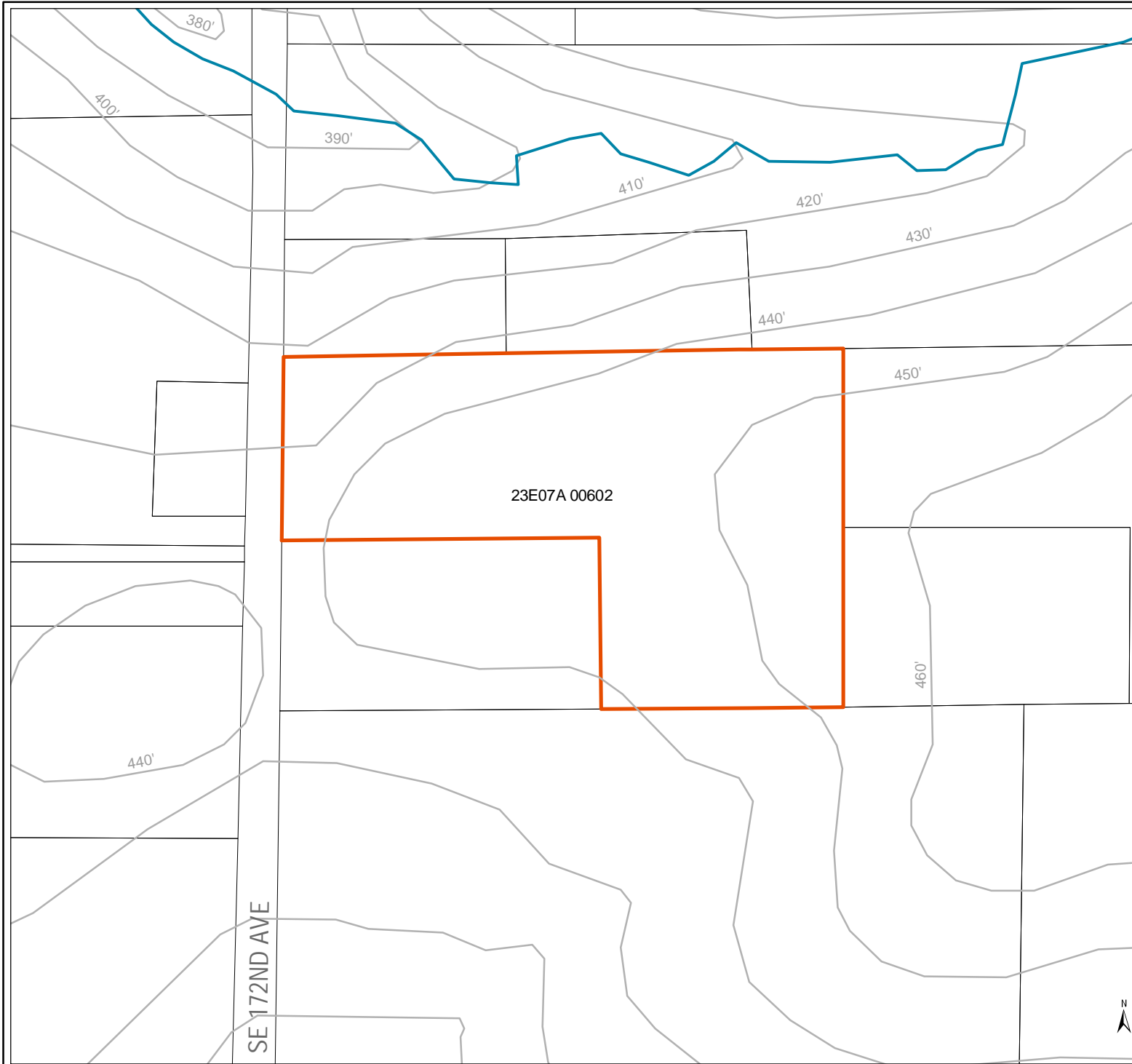
Attachment 1: Site Map of Harold and Rebeca MacLaughlan Property

Attachment 2: Metro Memorandum to Paul Ketcham and Richard Benner from Sonny Conder and Karen Hohndel, "Valuation Report on the MacLaughlan Measure 37 Claim," dated June 23, 2006

Attachment 3: Sample Area of 2004-2005 Sales Data for Damascus UGB Expansion Area and One Mile Buffer, Clackamas County, OR

Attachment 4: Harold and Rebeca MacLaughlan Measure 37 Claim Submittal to Metro

M:\plan\lrpp\projects\Measure 37\M 37 report.MacLaughlan.doc



**R L I S**  
REGIONAL LAND INFORMATION SYSTEM

**Resolution No. 06-3714**  
**Attachment 1 COO Report**

## Site Map MacLaughlan Measure 37 Claim

Subject Property

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

1 inch equals 0.03 miles  

 0 50 100 Feet

Location Map

**METRO**

METRO DATA RESOURCE CENTER  
 600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736  
 TEL (503) 797-1742 | FAX (503) 797-1909  
 drc@metro.dst.or.us | www.metro-region.org



Resolution No. 06-3714  
Attachment 2: Report of the Chief Operating Officer

M E M O R A N D U M

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797 1700 | FAX 503 797 1794



June 23, 2006

To: Paul Ketcham, Principal Regional Planner  
Richard Benner, Senior Staff Attorney

From: Sonny Conder, Principal Regional Planner  
Karen Hohndel, Associate GIS Specialist

Subject: Valuation Report on the MacLaughlan Measure 37 Claim

**Conclusion:**

Per your request we have conducted a valuation analysis of the MacLaughlan Measure 37 Claim. The Metro designation of Regionally Significant Industrial Area (RSIA) applies to the MacLaughlan Claim. We conclude, using the comparable sales method of determining possible reduction in value, that the Metro action of including the 5.85 acre property inside the UGB, designating it RSIA and imposing a temporary 20 acre minimum lot size for development did produce a material loss of value for the subject property<sup>1</sup>. The loss results from the restriction in use to industrial and the cost of converting residential improvements on the property.

Using the a time series variation of the Plantinga-Jaeger method of determining property value loss due to regulation indicates no loss of value for the 5.85 acre parcel. This conclusion rests on the observation that the assessor's market value for that particular property has continued to increase since the Metro 2003 regulation. Moreover, the entire class of RRFF-5 acre lot size designated parcels within the expansion area have continued to increase since the Metro 2003 regulation.

**Conceptual Understanding for Basis of Property Value Analysis:**

---

<sup>1</sup> We use the term "material" in the accounting/auditing sense that given the statistical variability inherent in the data there is no difference between two measurements of land value.

We understand the present Measure 37 valuation problem to consist of making two property value estimates. These are:

1. Estimate the current market value of the property subject to the regulation that the claimant contends has reduced the value of his property.
1. Estimate the current market value of the property in the absence of that regulation, and with the zoning that applies prior to the Metro regulatory action.

Metro Ordinance No. 02-969B applied a set of new regulations to the claimant's property. First the ordinance brought claimant's property into the region's urban growth boundary, making the property eligible for industrial densities on the parcel rather than rural low-density development. The parcel was designated "RSIA", allowing industrial use and some associated non-industrial uses on the property. Third the ordinance applied a temporary 20-acre minimum lot size to protect the status quo while local governments complete amendments to comprehensive plans to allow urban development. Within this overall framework any particular property may have a substantial range of development types and lot sizes. Implicit in this design designation is the availability of urban level capital facilities including sanitary sewers, storm water retention and management, water distribution, streets, roads, parks and other infrastructure and services associated with urban living. All development is assumed to occur in compliance with all health and safety regulations.

The default land use at the time of Metro regulatory action was the Clackamas County designation of RRFF5. This land use designation is a rural designation allowing one dwelling unit per 5 acres. All development under RRFF5 must conform to applicable health and safety regulations. Most significant is that the reference default land use must be outside the present UGB in a rural setting. While seeming to be a subtle distinction, the requirement of a rural setting outside the UGB is conceptually pivotal to the valuation. To use RRFF5 or equivalent land inside the UGB as a basis for valuation includes the property value increasing amenity effects of urban services and infrastructure. It is logically contradictory to argue that inclusion inside the UGB and designation of the land for urban purposes has reduced a property's value but to include those very effects in the estimate of the property value without the subject action.

### **Alternative Method of Computing Property Value Loss Resulting From Regulation**

Estimating loss of property value using the usual appraisal method of "comparative sales" has been the subject of substantial criticism. Andrew Plantinga and William

Jaeger<sup>2</sup>, economists at OSU, have written papers pointing out that using the method of comparative sales does not compute the loss due to regulation. Rather the estimated “value loss” is actually the gain resulting from obtaining an exemption to the general rule. To better understand their arguments, we may think of the comparative sales method of determining an economic loss as equivalent to determining the value of issuing someone a special license or franchise to carry out an economically valuable function that others may not do. For instance, licenses to operate taxi cabs in New York are seldom issued and in great demand. As a result the license itself has acquired substantial economic value. An example closer to home is the value of an Oregon Liquor License prior to more liberal issuing standards in the 80’s. In the 1950’s through roughly the 70’s, an Oregon Liquor License for a restaurant or bar vastly increased the property value of the establishment that had one. Plantinga and Jaeger argue that the value of the property hinges on scarcity resulting from regulation. If everyone had a taxi cab or liquor license, they would have no value. From an economic perspective, using a method that really measures value gained from regulation is not the same as determining economic loss resulting from regulation.

Plantinga and Jaeger go on to suggest an economically appropriate measure of loss resulting from subsequent land use regulation. Their method is grounded in the well established and tested Theory of Land Rent. Simplified a bit the Theory of Land Rent holds that the value of land at any particular time is the future net profit from the land used in its most efficient allowable use. The market also adjusts (discount factor) this value to account for time and uncertainty as to future uses. What this means is that the original sales price incorporates future expectations about how the land might be used. If we take the original sales price and bring it up to the current date by using an appropriate price index, we are able to measure in today’s prices what the land was worth when it was purchased under the original regulatory requirements.

As Metro’s regulatory action was taken in 2003, we have actual time series data to determine if the subject property experienced a loss of value after Metro’s action. Consequently, we need not index the original sales price as we can observe whether the value actually decreased or not. We are able to make these observations for the particular property and for the entire class of subject properties within the Damascus expansion area. In essence the simplest approach to answering the question of whether

---

<sup>2</sup> Andrew Plantinga, *Measuring Compensation Under Measure 37: An Economist’s Perspective*, Dec. 2004, 15 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: [plantinga@oregonstate.edu](mailto:plantinga@oregonstate.edu)). William K. Jaeger, *The Effects of Land Use Regulations of Land Prices*, Oct. 2005, 38 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: [wjaeger@oregonstate.edu](mailto:wjaeger@oregonstate.edu)). Also: William K Jaeger, *The Effects of Land-Use Regulations on Property Values*, **Environmental Law**, Vol. 36:105, pp. 105 – 127, Andrew J. Plantinga, et. al., *The effects of potential land development on agricultural land prices*, **Journal of Urban Economics**, 52, (2002), pp. 561 – 581. and Sonny Conder and Karen Hohndel, *Measure 37: Compensating wipeouts or insuring windfalls?*, **Oregon Planners’ Journal**, Vol. 23, No 1. Dec. – Jan 2005. pp. 6 – 9.

a property lost value as a result of Metro's regulation is to measure whether the property value decreased following Metro's action.

This method allows a consistent computation of property loss due to subsequent regulatory changes. At the same time it avoids awarding particular property owners a bonus that was not anticipated in the original purchase price. Owners are compensated for what they lost; but they are not awarded an extra benefit owing to unanticipated growth, infrastructure investment or regulatory changes that happen after the application of Metro's regulations.

### **Property Valuation Analysis Procedure:**

Our property valuation analysis procedure consists of the following steps.

- Briefly describe the property and make a prudent assessment of development limitations to establish a likely range of development capacity under both "RSIA", and RRFF5 designations assuming health and safety regulations are enforced.
- Based on recent sales (2004,2005,2006) of lots and existing properties inside the Damascus expansion area and the eastern portion of the Clackamas industrial district determine the current (2006) value of the property with a reasonable range of "Industrial" or "RSIA" development configurations including a 10 year discount factor for lag time in service provision.
- Based on recent sales (2005) of property in a buffer zone extending 1 mile outside the present UGB within Clackamas County determine the value of residential property on lots of 2.5 to 7.5 acres in size. This procedure establishes a reasonable range of values for residential properties of RRFF5 configuration in a rural setting.
- Provide an alternative determination of loss of value of the MacLaughlan property based on time series before and after Metro's regulatory action.
- Evaluate the lot value and home value comparables submitted as evidence with the MacLaughlan Measure - 37 claim. Comment on whether those estimates are logically relevant to establish a Measure -37 property value loss assertion.
- Provide and compare estimates of the value of the subject property as of 2006 with Metro's "RSIA" designation versus Clackamas County's RRFF5 designation.

### **MacLaughlan Property Description:**

The subject property consists of one parcel of 5.85 acres located on 172<sup>nd</sup> about ¼ mile north of Highway 212, about 2 miles west of the Damascus town center and 1.7 miles east of the eastern edge of the Clackamas industrial district. The parcel has access to

172<sup>nd</sup>. Assessor appraised value as of 2005 for the 5.85 acre parcel is \$413,071 with \$212,400 improvement value and \$200,400 in land value. Data submitted with the claim indicate 5.85 acres comprising the property was purchased in 1974 and the present structure was built in 1985. Though not explicit in the record we assume the purchase price of \$19,800 included land only at that time.

Visual inspection from 172nd and air photo inspection as well as relevant GIS data indicate that the property per se poses no substantial limitations to development for industrial purposes. It is generally flat on the crest of a hill. Surrounding properties do however, have slope limitations in regard to industrial development. Consequently, the scale of industrial development in this general area may be limited. The RRFF5 zone does not allow division of the property because the zone has a five-acre minimum lot size.<sup>3</sup> In the case of use as “Industrial” on the 5.85 acre parcel the residential structure would be a nonconforming use and would need to be demolished or moved when the land is converted to a more intense use.

Again, it is not in our professional capacity to assert with authority any definitive estimate of what the site limitations are; but rather to reflect what any prudent property investor must consider when pricing raw land. This holds true for both Metro’s “RSIA”, and the default use of RRFF5.

*Land Use Capacity Estimates – 5.85 Acre Parcel:*

For purposes of determining “RSIA” capacity we note that the site is roughly 1.6 miles east of the eastern edge of the existing Clackamas industrial district. In designating these lands industrial there was an implicit presumption that a major transportation corridor – “the Sunrise Corridor” would be constructed through the area with available access. Our understanding at present is that no identified funding for the project exists and that a number of other regional transportation projects have higher priority. Consequently, we cannot prudently consider such an improvement to be in place over a 20 year planning horizon. Slope on surrounding parcels, poor access and general lack of demand portend an industrial market for the property of very low density and low value structures.

**Current Value Estimate of “RSIA” in Damascus Expansion Area:**

*RSIA:*

---

<sup>3</sup> At the time Metro’s regulations became applicable to the property, it was also subject to a state-imposed 20-acre minimum lot size. The applicability of this state regulation, however, does not affect this analysis because no division of the property is allowed by the RRFF5 zone.

Resolution No. 06-3714  
Attachment 2: Report of the Chief Operating Officer

Comparables for the RSIA designation are far more problematic. To establish a starting point for valuation, we examined recent (since 2004) sales of industrially designated property in the eastern section of the Clackamas Industrial District and two sales of Industrial and RSIA property along Highway 212 in the Damascus expansion area. Table 1A below summarizes the information on the sales.

**Table 1A: Summary Property Value Data - Clackamas Industrial District and Damascus Area Industrial/RSIA Highway 212 Development Recent Sales**

Property Description	Sale Date	Size Acres	Per Acre Sale \$
3 land assembly sales, ready to build, hwy 212 Clackamas Ind. Dist.	2004	29.8	\$102,300
2 land assembly sales, ready to build, hwy 212 Clackamas Ind. Dist	2004	4.8	\$130,200
2 land assembly sales, Damascus expansion area, Hwy 212, Ind.- RSIA	2005 - 06	69.3	\$131,600
1 land sale, Damascus expansion area, Hwy 212, Ind.- RSIA	2005	34	\$45,700
2 land assembly sales, Damascus expansion area, Highway 212, RSIA	2005	20.8	\$75,300
1 land sale, Damascus expansion area, Hwy 212, RSIA	2003	17.9	\$83,600

In the context of the MacLaughlan property industrial valuation, the above sales merit some discussion. The Clackamas Industrial District sales represent transactions for ready to build industrial land at the east end of the industrial district. As such they are legitimate comparators for flat land, with services in an existing, developed industrial area. Areas located at a distance from adjoining industrial development, without access or services and not possessing flat land site characteristics must be substantially discounted.

The remaining four sales are located adjacent to or close to Hwy 212 in the Damascus expansion area on a combination of industrial and RSIA designated land with slope characteristics similar to or more extreme than the MacLaughlan property. However, the 69-acre property was purchased by Providence Health System. To our knowledge they have no intention to develop it for industrial purposes.

The 34-acre property, north and adjacent to the Providence property was likewise purchased by a developer for \$45,700 per acre and consists of sloping Industrial and RSIA designated land. At this time we have no information on how the developer intends to use this property given the Providence intended land use. However, we must at this time accept at face value that the developer was willing to pay \$45,700 per acre for industrial and RSIA designated property.

The final two sales are particularly close to the MacLaughlan property on land designated RSIA. The 17.9 acre sale was to Sunrise Water Authority and may reflect a future public facility use. The 20.8 acre sale was to a developer for undetermined purposes but given the RSIA designation we must accept that as the intended use.

Given the above information we take the \$75,000 per acre value as the base for comparison purposes for valuing industrial on the MacLaughlan property. For purposes of our valuation we assume a raw land sales price of \$75,000 per acre and a time to development of 10 years.

**Current Value Estimate of “RRFF-5 Buildable Lots” in the 1 Mile Buffer Area Outside the UGB:**

To establish the value range for “RRFF-5” size lots within the Clackamas rural area we selected all residential properties that sold in 2004 and 2005 within the 1 mile buffer zone with a lot size of 2.5 to 7.5 acres. These comprised 177 properties and their summary statistics are included below in Table 2.

**Table 2: Summary Property Value Data - Clackamas Rural Residential (“RRFF-5”)**

Average Lot Size:	4.45 acres
Median Lot Size:	4.56 acres
Average Lot Value:	\$233,200
Median Lot Value:	\$204,000
Average Total Prop.	\$510,200
Median Total Prop.	\$421,800
Average House Size:	3,500 Sq. Ft.
Median House Size:	3,350 Sq. Ft.

For purposes of valuation we observe that our sample properties closely correspond to the 2005 assessor’s market value for the MacLaughlan property. According we except the 2005 assessor’s value as the market value with the present improvements and RRFF-5 zoning.



**Alternative Valuation of MacLaughlan Property Using the Time Trend Method Suggested by Plantinga and Jaeger.**

OSU economists Andrew Plantinga and William Jaeger have challenged the “comparable sales” approach of traditional appraisal methods. They have pointed out that it really measures the value obtained by an exception to the current rule; rather than a measure of economic loss suffered as a result of government land use regulation. Since the subject Metro regulatory change was recent (2003), we have before and after time series data to determine whether the MacLaughlan property actually experienced a loss of value after the Metro regulation.

Accordingly, we have tabulated property value data for the entire expansion area from assessor’s records for the years 2000 through 2006. We present the data for the MacLaughlan property specifically and for all RRFU-5 designated properties within the expansion area. Table 3 below depicts the results by year.

**Table 3: MacLaughlan Property Value and Expansion Area Property Values 2000 - 2006**

Year	MacLaughlan Value	Average All RRFU-5
2000	310,430	309,353
2001	292,770	331,342
2002	300,332	346,958
2003	299,475	351,695
2004	326,279	369,960
2005	359,105	392,706
2006	413,071	416,137

Both the MacLaughlan property assessor’s market value and the average value of all RRFU5 tax lots within the study area increase steadily from 2003 through 2006. There is no evidence that Metro’s action of including the property within the Urban Growth Boundary and imposing a temporary minimum lot size of 20 acres has reduced property values. Figure A attached depicts the time trends graphically.

**Evaluation of MacLaughlan Claim of Comparable Properties**

The basis for the MacLaughlan property value loss estimate of \$700,000 - \$800,000 rests on a market value estimate of \$175,000 per developed ready to build lot assuming 4 or more buildable lots are available on the property plus the value of the existing structure on a 1 acre lot. To arrive at the loss estimate the value of the existing structure on the existing 5.85 acre lot is subtracted. Though we are unable to replicate the exact amounts, the range stated is roughly consistent with the claimant’s property value assumptions.

We see two problems with the claimant's list of comparable properties: (1) the list uses one-acre lots as comparators rather than five to six-acre parcels, indivisible under the county zoning that applied at the time Metro's regulations first applied; and (2) it uses properties from areas inside the Urban Growth Boundary in some prestige neighborhood of developed cities with full urban services. However, a number of properties in rural locations outside the UGB are also included. Examining comparables for rural locations that have actually sold we find the highest to be a 4.2 acre lot that sold for \$159,000. The average sales price of the sold comparables in rural locations is \$135,800 with a lot size range of 1.14 to 4.22 acres.

### **MacLaughlan Claim Property Values Compared**

Given the data developed in the previous Tables we may now summarize our estimates of the total value in 2006 for the MacLaughlan property in its present location. To do so we have followed the procedure below.

1. Assume the 5.85 acre parcel is developed as RSIA.
2. For the default RRFF5 use we assume the assessor's market value of \$413,000 plus 15% is the appropriate property value since the property cannot be further subdivided under RRFF5 designation.
3. For the 5.85 acre parcel we assume a \$75,000 per acre raw land price based on comparables adjusted for access. To account for the value of the existing improvements on the property, we value them on an annual net rental proceeds basis discounted 6.5% per year until time of land conversion (10 years) at which time the improvements are demolished. The summed and discounted residential rents we add to the discounted land value.
4. Compare the resultant values for the property with RRFF5 usage to the value of the property with RSIA usage.

Table 4 below depicts the results for low and high range assumptions for both RSIA and RRFF5.

**Table 4: Comparison of Estimated Market Value of Raw Land for RSIA and RRFF5**

**RSIA 5.85 Acre Parcel Used as Industrial**

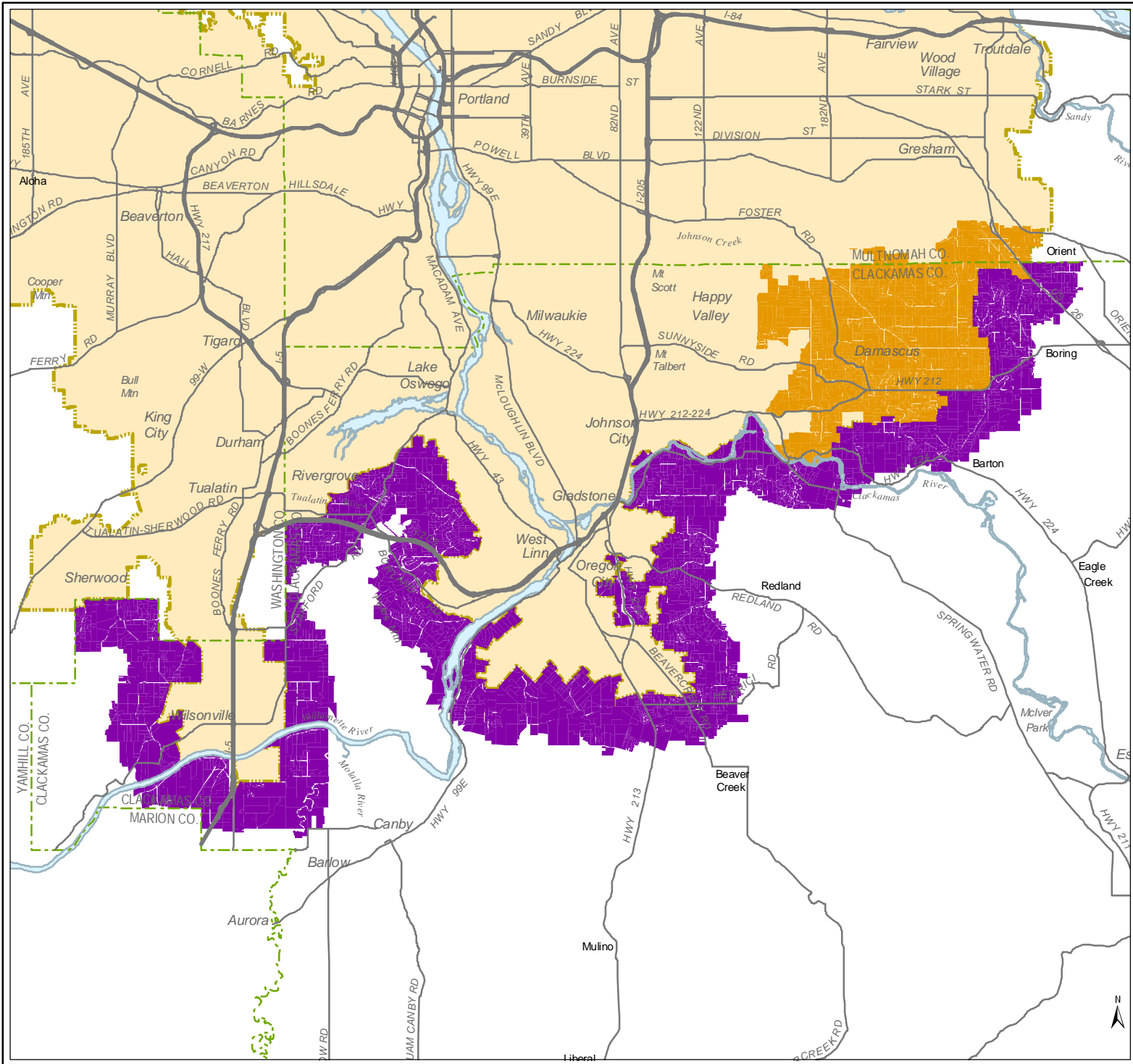
Parcel Size:	5.85 acres
Estimate of raw land value at Time of conversion (per acre):	\$75,000
Total value (5.85 x 40,000):	\$438,750
Discounted to time of conversion In 10 years:	\$233,734
Plus present value of 10 years net Rents from SFD improvement:	\$69,013
Total Value:	\$302,746
Value per acre (5.85 acres):	\$51,752

**RRFF5 5.85 Acre Parcel**

Assessor's value of Property;	\$413,071
Plus 15%	\$61,961
Total Value of property:	\$475,032
Value per acre total (5.85 acres):	\$81,201

We estimate the current value of the MacLaughlan property with RSIA designation to be \$302,700. The same property used as RRFF5 would yield \$475,000. If developed with Metro's designation in 10 years the property would experience a loss over the default RRFF5 use.

Using the time trend method yields no loss. The MacLaughlan property value did not decrease after Metro's designation but instead increased as did all other properties in the expansion area.



R L I S

REGIONAL LAND INFORMATION SYSTEM

Resolution No. 06-3714  
Attachment 3 COO Report

## Sample Area of 2004-2005 Sales Data for Damascus UGB Expansion Area and One Mile Buffer, Clackamas County, OR

- Damascus UGB Expansion Area
- One Mile Buffer
- County Line
- Inside Metro UGB

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

1 inch equals 3.31 miles

Location Map

Clark Co.  
Washington Co. Multnomah Co.  
Clackamas Co.

METRO

METRO DATA RESOURCE CENTER  
600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736  
TEL (503) 797-1742 | FAX (503) 797-1909  
drc@metro.dst.or.us | www.metro-region.org



METRO

Daniel B. Cooper  
Tele: (503) 797-1528  
FAX: (503) 797-1792

January 4, 2006

Harold S. and Rebeca MacLaughlan  
14674 SE Sunnyside Road, PMB #115  
Clackamas, Oregon 97015

Re: Your Measure 37 Compensation Claim with Metro  
Property Address: 14820 SE 172<sup>nd</sup> Avenue, Clackamas, Oregon 97015  
Legal Description: T2SR3E, Section 7A, Tax Lot 602

Dear Mr. and Mrs. MacLaughlan:

In light of the recent judicial actions regarding Measure 37 and *MacPherson, et al. v. Department of Administrative Services, et al.*, I want to give you a response as to a current status of your claim pending at Metro.

Your property is located inside the Metro jurisdictional boundary, inside the Metro urban growth boundary and inside of Clackamas County. Any grant of a waiver by Metro for your property is subject to the validity of the waiver that you have previously obtained from Clackamas County. Therefore, Metro believes that your claim must now wait a decision by the Oregon Supreme Court since the waiver granted to you by Clackamas County is at least temporarily on hold. If and when the Oregon Supreme Court upholds the validity of the Measure 37 claim, Metro will be prepared to respond to your claim within 60 days of the date of the Court's decision.

In order to assist Metro in processing your claim in the event the Court does reinstate Measure 37, I believe the Metro Council would be seeking additional information regarding the effect on your property's value of the action taken by Metro to bring the property inside the Metro urban growth boundary at the same time it impose the temporary 20-acre minimum lot size pending actual adoption of comprehensive plan designations for the property. As you maybe aware, property in this category similarly situated to yours is being sold for substantial value to persons who are willing to wait until after the 20-acre minimum lot size no longer applies upon the adoption of urban comprehensive plan designations and zoning.

Very truly yours,

Daniel B. Cooper  
Metro Attorney

DBC/sm

cc: David Bragdon, Metro Council President  
Michael J. Jordan, Chief Operating Officer  
Andy Cotugno, Metro Planning Director

Harold S. and Rebeca MacLaughlan  
January 4, 2006  
Page 2

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

bcc: Dick Benner  
Lydia Neill, Metro's Measure 37 Task Force

Dan Cooper  
 ~~ESCO~~ BENNER NO. 06-3714  
N/A ~~Dick Bolen~~ Attachment 4: COO Report  
     Lydia Neill

July 19, 2005

Dan Cooper  
Metro Attorney  
600 Grand Ave  
Portland Oregon 97232


Dear Mr. Cooper,

This letter is in regards to a current ballot measure 37 claim for Mac Laughlan that has been approved by Clackamas County and the state of Oregon. I was informed by Clackamas County that my next step was to notify Metro of the approval. When I spoke with your office they advised me that there are no actual applications of forms available to submit this clam to Metro. Therefore, this letter shall serve as notice and please notify me of the next step involved with Metro.

I am enclosing a copy of approval from the Board of County Commissioners. There is also a copy of the original application and supporting documentation on file at your office that was mailed in Mid March.

If you need any further documentation please call me at 503-329-8442. Thank you for your time and I look forward to hearing from you.

Sincerely,

  
Harold S. Mac Laughlan

RECEIVED

JUL 20 2005

OFFICE OF METRO ATTORNEY

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

**In the Matter of a Ballot Measure  
37 Claim for MacLaughlan**

**Order No. 2005-150  
Page 1 of 2**

File No. ZC035-05

**Claimants/ Property Owners:** Harold and Rebeca MacLaughlin

**Date Filed:** February 17, 2005

**Legal Description:** T2S-R3E-SECTION 07A-TAX LOT 602

**Location:** 14820 SE 172<sup>nd</sup> Avenue; east side of SE 172<sup>nd</sup> Avenue, approximately .2 mile north of SE Armstrong Circle; Damascus area.

**Proposal/ Relief Requested:** The claimants are asking that the existing RRFF-5 zoning not be applied, allowing creation of additional home sites consistent with the previous RA-1 zoning district that was in place when the applicants acquired the property.

**Ownership History/Date Acquired by Current Owner:** The claimants acquired the property on June 26, 1974. Deed records demonstrate that the claimant has held a continuous property interest since acquisition in 1974.

**Zoning History:** The first zoning of the property in 1964 was RA-1, Rural (Agricultural) Single Family Residential District, 1-acre minimum lot size. The property was zoned RRFF-5, Rural Residential Farm Forest 5 Acre on December 17, 1979.

**Reduction in Land Value:** The claimant contends that the application of the RRFF-5 zoning district reduces the value of the property by \$700,000-\$800,000. The applicant has provided evidence in the form of comparable sales of one acre residential lots in the area. This information is sufficient to substantiate a reduction in land value resulting from the application of the RRFF-5 zone to the property.

**DECISION**

- (1) The claimants have a valid claim.
- (2) Monetary compensation for any reduction in value is not available.



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

**In the Matter of a Ballot Measure  
37 Claim for MacLaughlan**

**Order No. 2005-150  
Page 2 of 2**

File No. ZC035-05

(3) Remove from the subject property ZDO 309.07A and subsections 309.08.B and 309.08.D, which regulate lot divisions in the RRFF-5 District. Development of the property will be subject to the lot size standards of the RA-1 zoning district that were in effect when the current owner acquired the property, June 26, 1974, and to all other current ZDO provisions.

Conditions/Comments

- (1) The claimant will need to receive approval of a subdivision or partition to allow creation of new lots.
- (2) Approval of building and septic permits for new residences also will be required.
- (3) The claimant also may need approval by Metro of a Measure 37 claim. Metro Code Section 3.07.1110 may apply.
- (4) This action does not resolve several questions about the application of Measure 37, including the question of whether the rights granted to the claimant by this decision can be transferred to an owner who subsequently acquires the property.

DATED this 10<sup>th</sup> day of July, 2005.

BOARD OF COUNTY COMMISSIONERS

Bill [Signature]  
Chair

Mary Rastak  
Recording Secretary

# MEASURE 37 CLAIM

CLACKAMAS COUNTY PLANNING DIVISION  
9101 SE SUNNYBROOK BLVD., CLACKAMAS, OREGON 97015  
PHONE (503) 353-4500 FAX (503) 353-4550 www.co.clackamas.or.us

### FOR STAFF USE ONLY

FILE NUMBER: 2C035-05 DATE RECEIVED: 2-17-05  
STAFF MEMBER: \_\_\_\_\_ CPO: Rock Creek

### APPLICANT INFORMATION (PLEASE TYPE OR PRINT IN BLACK INK ONLY)

WHAT IS PROPOSED RETURN TO ZONING THAT IT WAS IN PLACE WHEN PURCHASED IN 1974

LEGAL DESCRIPTION: T2SR3E SECTION 7A TAX LOT(S) 602  
T R SECTION \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

(ADDITIONAL) Demacus ore

NAME OF CONTACT PERSON HAROLD MacLaughlan  
MAILING ADDRESS 14674 SE Sunnyside Rd  
CITY Clackamas STATE OR ZIP 97015  
PHONE \_\_\_\_\_ ; CELL PHONE 503-329-8442

PROPERTY OWNER(S) (The name, address and telephone number of all owners, including their signatures, must be provided. In the event there are more than 3 property owners, please attach additional sheets. Please print clearly)

OWNER 1 HAROLD MacLaughlan  
SIGNATURE Harold MacLaughlan  
Mailing ADDRESS 14674 SE Sunnyside Rd PMB #115  
CITY Clackamas STATE OR ZIP 97015  
PHONE 329-8442 CELL PHONE \_\_\_\_\_

OWNER 2 REBECCA MacLaughlan  
SIGNATURE Rebecca MacLaughlan  
Mailing ADDRESS 14674 SE Sunnyside Rd PMB #115  
CITY Clackamas STATE OR ZIP 97015  
PHONE 329-8442 CELL PHONE \_\_\_\_\_

OWNER 3 \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

**MEASURE 37 CLAIM**  
**SUPPLEMENTAL INFORMATION**

(Attach additional sheets as necessary to complete this supplemental portion of the claim)

1. **Other persons with an interest in the property (such as lien holders):** Please provide a list of the name, address and phone number of anyone with an interest in the property, and identify their interest.

Countrywide Home Loans -  
PO Box 5170 Simi Valley, CA 93062

2. **Exact date the current owner acquired the property?** June 26, 1974

3. **If the current owner acquired the property from a family member, what is the exact date the family member acquired the property?**

N/A

**If there is more than one event where the property was acquired from a family member, such as a series of inheritances, please provide a list of all such events and their dates.**

N/A

4. **What regulation (if more than one, please describe) do you believe lowered the value of your property? When did the regulation take effect?**

Zoning change to RRFF 5-  
Date of Regulation Unknown

5. **Please describe how this regulation(s) restricts the use of the property and reduces the property's fair market value.**

Reduction of  
building sites from six to One

12/6/2004

6. How much has the fair market value of your property been reduced by enactment or enforcement of the regulation(s)? Approx \$700,000 - \$800,000

7. Are you requesting compensation, or removal of the regulation(s), modification of the regulation(s), or a decision not to apply the regulation(s)? If you are requesting monetary compensation, please indicate how much and how you calculated this sum. [Please note that the County has exclusive authority to choose whether to pay monetary compensation, or remove, modify or not apply the regulation(s) causing a valid claim.]

Modify Regulations to previously "approved" building sites & perk tests on 30,000 & 40,000 sq ft lots - per County approval dated 4-21-75

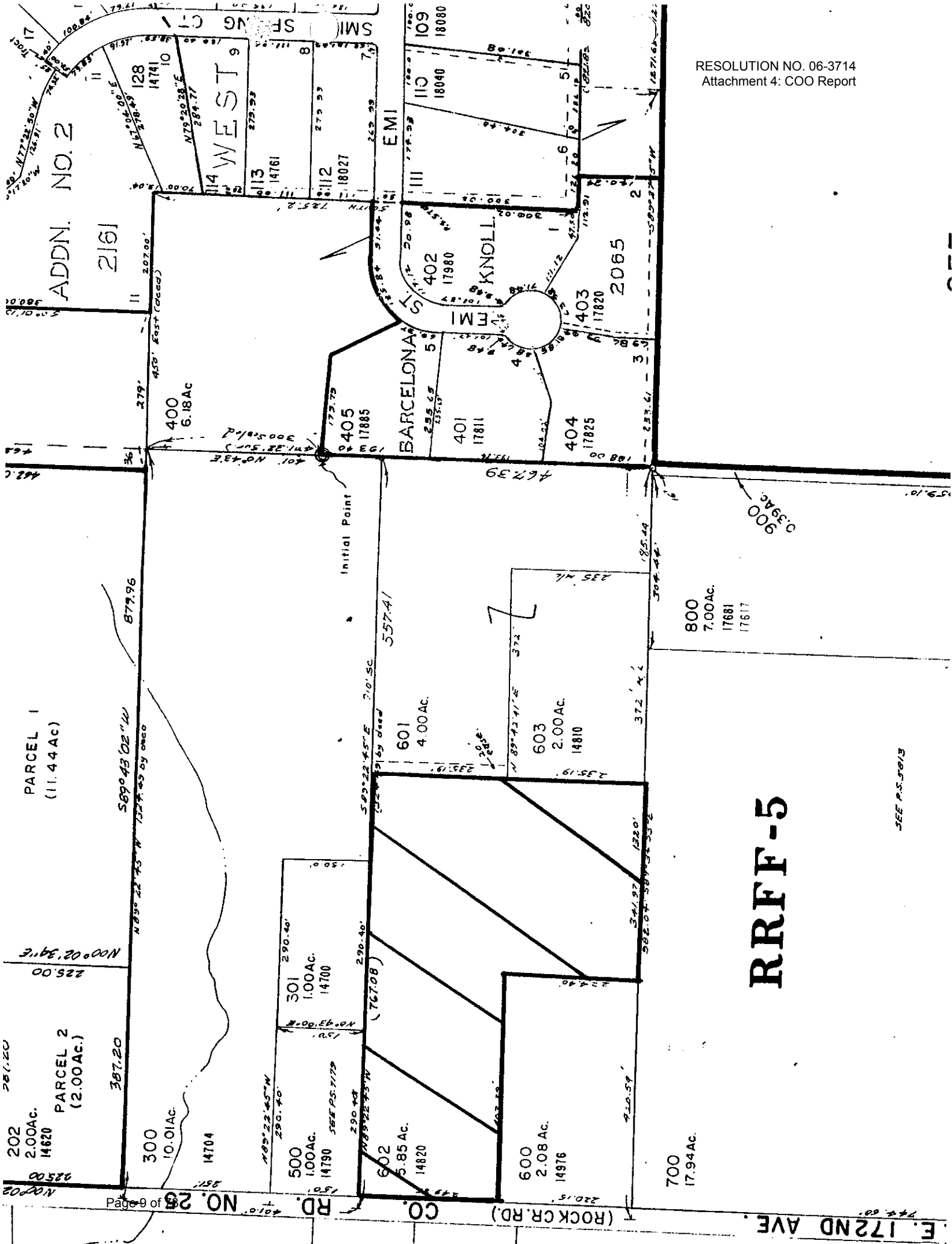
8. Are you requesting that a specific use be allowed? Please describe the use.

Yes - Single Family Residence

9. The following additional material must be submitted with the application:

- a. A real property appraisal performed by a licensed or certified appraiser licensed in Oregon; the appraisal must meet the Uniform Standards of Professional Appraisal Practice and the requirements of County's Measure 37 Claims Process Ordinance;
- b. A title report issued no more than 30 days prior to the submission of the claim that reflects the ownership interest in the property, or other documentation proving ownership of the property;
- c. Copies of any leases or covenants, conditions and restrictions applicable to the property and any other documents that impose restrictions on the use of the property;
- d. Claims processing fee - \$750.00

12/6/2004



SEE P.S. 3813

RRRF-5

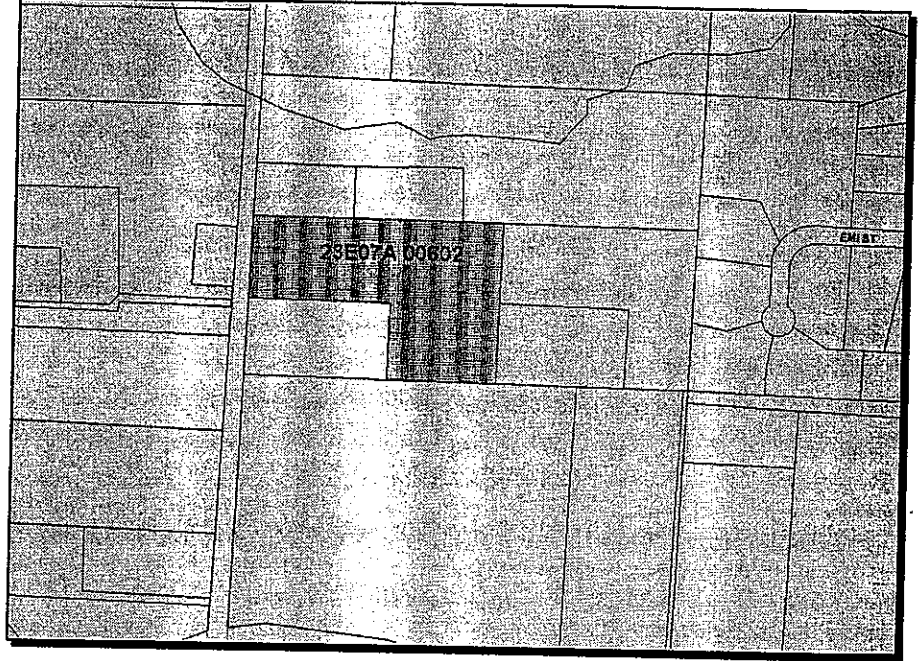


Geographic Information Systems  
121 Library Court  
Oregon City, OR 97045

# Property Report

**MACLAUGHLAN HAROLD S & REBECA**  
**14674 SE SUNNYSIDE RD #115**  
**CLACKAMAS, OR 97015**

Location Map:



Site Address: **14820 SE 172ND AVE**  
Taxlot Number: **23E07A 00602**

Land Value: **183265**  
Building Value: **175840**  
Total Value: **359105**

Acreage: **5.85**  
Year Built: **1985**  
Sale Date: **3/1/1995 0:00:00**  
Sale Amount: **6600**  
Sale Type:

Land Class:  
**Tract land improved**

Building Class:  
**Data unavailable - contact Assessors office**

Neighborhood:  
**Pleasant Valley all other**

Taxcode Districts: **12115**

Fire **Clackamas RFPD #1**  
Park **Unknown**  
School **North Clackamas**  
Sewer **Unknown**  
Water **SUNRISE WATER AUTHORITY**  
Cable **COMCAST (AT&T of Ohio);Clear Creek;**  
CPO **Rock Creek**  
Garb/Recyc **B & J Garbage Co**  
Jurisdiction **Clackamas**

Site Characteristics:

UGB: **In**  
Flood Zone: **No**

Zoning Designation(s):

Zone	Overlay:	Acreage:
<b>RRFF5</b>		<b>5.76</b>

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.



QUITCLAIM DEED

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

KNOW ALL MEN BY THESE PRESENTS, That MARIAN BRIDGES \*

hereinafter called grantor,  
HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN, husband and wife  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of CLACKAMAS, State of Oregon, described as follows, to-wit:

A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 7, T. 28., R. 3E., of the W.M., in the County of Clackamas and State of Oregon, described as follows: Beginning at the Southwest corner of that tract sold by Contract to Daniel G. Schweitzer, et ux, recorded July 18, 1973, as Recorder's Fee No. 73-22700, Film Records, which is 557.44 feet West along the South line of said division from the Southeast corner thereof; thence West along the South line of said division 341.97 feet; thence North parallel with the East line of 172nd Avenue, 224.40 feet; thence West parallel with the South line of said division 403.39 feet to the East line of said road; thence North along the said road line 249.85 feet to the South line of that tract conveyed to Henry W. Coe, recorded March 30, 1970 as Recorder's Fee No. 70-5832, Film Records; thence East along the South line of said Coe tract 745.69 feet to the Northwest corner of said Schweitzer tract; thence South along the West line of said Schweitzer tract 470.38 feet to the point of beginning. SUBJECT TO 20.00 foot easement along the North line of said tract as disclosed by said document recorded as Recorder's Fee No. 73-22700, Film Records.

\* SUCCESSOR IN ONE-THIRD INTEREST TO REAL ESTATE CONTRACT BETWEEN JOHN H. REHBERG, DECEASED, AND HAROLD S. MACLAUGHLAN AND REBECCA MACLAUGHLAN, DATED JUNE 17, 1974.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1/3 of \$19,800.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)  
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 16<sup>th</sup> day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

Marian Bridges  
MARIAN BRIDGES

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Washington ss.  
This instrument was acknowledged before me on 3-10, 1995,  
by Marian Bridges

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



Rita Girard  
Notary Public for Oregon  
My commission expires 9-7-96

Marian Bridges  
5275 SW 150th Ct.  
Beaverton, OR 97007-2709  
Grantor's Name and Address

Harold S. Rebecca MacLaughlan  
14820 SE 172nd St.  
Clackamas, OR 97215  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Harold & Rebecca MacLaughlan  
14820 SE 172nd St.  
Clackamas, OR 97215

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Harold & Rebecca MacLaughlan  
14820 SE 172nd St.  
Clackamas, OR 97215

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day

STATE OF OREGON **95-015062**  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPT# AND FEE: 18787 \$26.00  
DATE AND TIME: 03/16/95 01:04 PM  
JOHN KAUFFMAN, COUNTY CLERK

By \_\_\_\_\_ TITLE \_\_\_\_\_

**95-015062**





*Benj Franklin*

FEDERAL SAVINGS AND LOAN ASSOCIATION  
PORTLAND, OREGON

FRANKLIN BLDG.  
S. W. 5TH AT STARK  
PORTLAND, OREGON 97204

June 26, 1974

Harold S. and Rebeca McLaughlan  
17716 S. E. Alder Street  
Portland, Oregon 97233

Re: Collection Account #802125-1 McLaughlan/Rehberg  
Property: 14976 S. E. 172nd. Avenue, Clackamas, Oregon

Dear Mr. and Mrs. MacLaughlan:

The Benj. Franklin has been asked to act as collection agent on your account as listed above.

We are enclosing two copies of the collection agreement:

The green copy is for your records; and  
The white copy is to be signed, where indicated with a red mark and returned to us in the stamped envelope provided.

The only charge applicable to you as buyers or leasees is the assignment fee of \$7.50 in the event you sell or assign your interest in this account.

The monthly payment of \$ 132.16 will be due the Benj. Franklin on July 20, 1974.

In the near future you will receive a packet of "Payment Identification Cards" to be used in making your payments. Please read the instructions accompanying the cards so that you will receive the best possible service on your account. Included in this packet will be sufficient envelopes for the remainder of the year.

In December each year you will receive a new supply of "Payment Identification Cards" for the coming year.

In January each year you will receive an annual statement showing a recap of the previous years transactions.

Please refer to your account number when contacting us.

Cordially yours,

*[Signature]*  
(Mrs.) R. Mohr  
Contract Collections  
Customer Service Department  
248-1239

P. S. To Buyers: Enclosed herewith is a monthly payment card for your use in making your July payment, in the event you do not receive your payment cards by the due date.

P. S. To Seller: Enclosed herewith is the pink copy of the collection agreement for your records.

**MONTHLY HOME LOAN STATEMENT**

0064127 01 AT 0.292 \*\*AUTO T4 0 2467 97015-6400  
 028942867 AA AY 1000321-0---N- M 14402 IN 4  
 HAROLD S & REBECA MACLAUGHLAN  
 14674 SE SUNNYSIDE RD PMB 115  
 CLACKAMAS OR 97015-6400

**To CONTACT Us**

Online payments  
 & account details: [customers.countrywide.com](http://customers.countrywide.com)  
 Customer Service: (800) 669-6607  
 General information: [www.countrywide.com](http://www.countrywide.com)  
 New home loan,  
 refinance or  
 home equity loans: (800) 686-0145

**CUSTOMER BULLETIN****File Your Taxes Quicker—Countrywide Can Help**

Because you are a valued customer, Countrywide wants to make our relationship with you as rewarding—and as easy—as possible. That's why we are offering the benefit of being able to access year-end tax statements online. You'll be able to review the details of your Countrywide 1098 and 1099 forms easily and at your convenience.

You can enjoy the:

- ✓ **Ease of tax preparation**—make your tax season less stressful by accessing your year-end statements online, at your convenience
- ✓ **Ability to receive your Countrywide 1098/1099 forms quicker**—file your taxes quicker (extra good news if you're expecting a refund!)

Setting up your account is **EASY!**

- ✓ Go to [customers.countrywide.com](http://customers.countrywide.com) and create a user name and password
- ✓ Click **Account Information**
- ✓ Click **Year End Statement**
- ✓ Click **Electronic Year End Statement** and complete the consent form

HOME LOAN SUMMARY	Home loan overview as of 12/10/2004		Amount due on 01/01/2005 as of 12/10/2004	
		Principal balance	\$141,049.57	Next Payment Posting 01/10/2005
	Late Charge if payment received after 01/18/2005	\$40.88	After 01/18/2005 late payment	\$858.50
	<i>Date</i>	<i>Payments received</i>		
	12/10/2004	\$817.62		

**NOTICES****IMPORTANT TAX RETURN DOCUMENT ENCLOSED**

Your IRS Form 1098 is enclosed with your monthly statement. Explanations to commonly asked questions can be found on our website at [customers.countrywide.com](http://customers.countrywide.com).

**IMPORTANT NEWS**

**Sign up for e-mail notification and know when your payment has been applied to your Countrywide Home Loan.**

Countrywide's e-mail notification service is a no-cost, online benefit that notifies you of recent activity on your Countrywide Home Loan account. We provide you with an e-mail message confirming the receipt and posting of your monthly payments. If you have an escrow account, we also notify you when Countrywide makes tax or insurance payments on your behalf. This service is our way of providing you with automatic, convenient and informative updates regarding your Countrywide Home Loan account or other products and services available from the Countrywide family of companies.

You are automatically enrolled in our e-mail notification service when you visit our customer service Website at [customers.countrywide.com](http://customers.countrywide.com) and create your User Name and Password. To update or change your e-mail address, simply log-in, select "My Profile" and update your record. We will automatically send you an e-mail notification whenever there is activity on your account. For those of you that have already provided your e-mail address, we hope you're enjoying this service. And once again, thank you for your loyalty to Countrywide Home Loans.

file 12  
12-45-72

# COUNTY OF CLACKAMAS

## PLANNING DEPARTMENT

Fred Stefani, Commissioner  
Thomas D. Telford, Commissioner  
Robert Schumacher, Commissioner

James E. Hall, Planning Director  
940 Warner-Milne Road  
Oregon City, Oregon 97045  
Phone 655-3311  
Ext. 205



Revised  
unit B  
for water  
table

September 7, 1972

### Subsurface & Soils

Approved  Denied

By J. C. Marshall

Date 4-21-75

Mr. John H. Rehberg  
14976 S. E. 172nd  
Clackamas, Oregon 97015

Dear Mr. Rehberg:

I have completed the soil investigation of a portion of Tax Lot 600, Section 7A, T2S, R3E as you requested.

Map unit B is a deep, well drained soil of moderate permeability (1-2 inches/hour). The apparent engineer class of unit A is silt loam ML, A4 over silty clay loam ML-CL, A6 that occurs at depths of forty-eight (48) to fifty (50) inches. The winter water table in unit B is generally deeper than forty-eight (48) inches. This soil does not have a strongly developed brittle pan. The minimum lot size for houses requiring subsurface disposal of sewage is 30,000 square feet in unit B. There is sufficient area in unit B for three (3) 30,000 square foot house locations.

1 ACRZ

Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is 40,000 square feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a silty clay loam to silty clay brittle pan ML-CL, A6. The winter water table in unit A ranges between thirty-one (31) and thirty-seven (37) inches. All subsurface walls deeper than twenty-four (24) inches will require extensive drainage protection on the upslope side as ground water will move into deeper excavation on the brittle pan surface.

1 ACR

24" max trench depth w/ protection for GWT

The subsurface sewage disposal leach field in units A and B will require a minimum of 1140 feet of line per bedroom. In unit B the maximum depth of the trenches will be thirty-six (36) inches. The fall of the lines will not exceed four (4) inches per 100 feet. In map unit A the depth of the trenches will not exceed twenty-four (24)

1140

12-45-72

Mr. John H. Rehberg  
September 7, 1972  
Page -2-

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Soil Investigation Request

inches. All houses should be located on the lots so that a gravity flow system can be established between the septic tank and leach field without exceeding the prescribed trench depth.

If you have any questions concerning this matter, please contact me at this office.

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

Sincerely, \_\_\_\_\_

JAMES E. HALL  
Planning Director

WILLIAM H. DOAK  
Soil Scientist

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

WHD:ls

- cc: Subdivision Department
- Health Department
- Tax Assessor
- Building Department

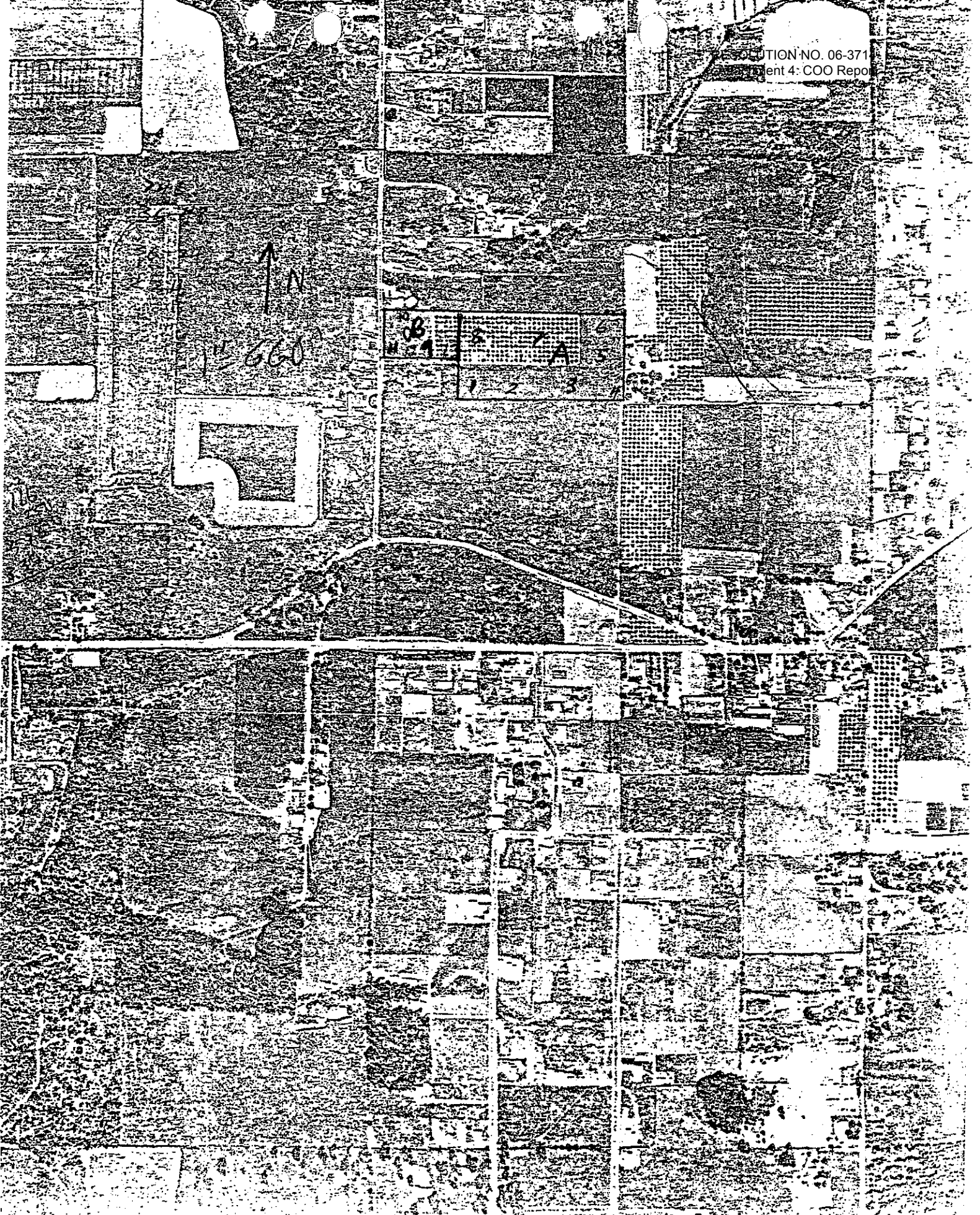
Submit to: \_\_\_\_\_

(Acres)

Zoning: \_\_\_\_\_  
(Name - File No.)

Building Permit: \_\_\_\_\_

Fee: \_\_\_\_\_





**PACIFIC NORTHWEST TITLE  
TRI-COUNTY**

9020 SW Washington Sq. Rd. Suite 220  
Tigard, OR 97223  
Title: 503-671-0505 Fax: 503-643-3746  
Escrow: (503) 350-5080 Fax: (503) 659-7160  
Visit us at: www.pnwtor.com

**PRELIMINARY COMMITMENT  
FOR TITLE INSURANCE**

February 9, 2005

Order Number: 05263179-C  
Property Address: 14820 SE 172nd Ave.  
Clackamas, OR 97015

Pacific Northwest Title of Oregon, Inc.  
12050 SE Stevens Rd., #100  
Portland, OR 97266

Attention: Christine D. Crenshaw-Boring  
Telephone: (503) 350-5080

Reference: MacLaughlan/Burns

	<u>Amount</u>	<u>Premium</u>	
ALTA Owner's Policy (1992)	\$ 400,000.00	\$ 1,036.00	STR
ALTA Loan Policy (1992)	\$ TO COME	\$ TO COME	
Government Service Charge		\$ 50.00	
City Lien Search – Sunrise Water Authority		\$ 10.00	
Endorsements 7.4, 7.11 & 7.31		\$ 50.00	

This is a preliminary billing only; a consolidated statement of all charges, credits, and advances, if any in connection with this order will be provided at closing.

Pacific Northwest Title is prepared to issue on request and on recording of the appropriate documents, a policy or policies as applied for, with coverages as indicated, based on this preliminary commitment that as of January 26, 2005 at 5:00 p.m. title of the property described herein is vested in:

HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN,  
as tenants by the entirety

Subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. This commitment is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium paid.

Description:

See Exhibit A Attached hereto and made a part hereof

**SCHEDULE B**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, easements or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Statutory liens or other liens or encumbrances, or claims thereof, which are not shown by the public records.

**SPECIAL EXCEPTIONS:**

6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Sunrise Water Authority.

NOTE: We have requested a search and will advise when we have received a response

7. Easement, including the terms and provisions thereof:  
For : Utility lines  
Granted to : Portland General Electric Company  
Recorded : June 26, 1951  
Book : 445  
Page : 705  
Affects : 10 feet in width, exact route not disclosed
8. Easement, including the terms and provisions thereof:  
For : Driveway and utilities  
Granted to : Adjacent property owners  
Recorded : July 18, 1973  
Fee No. : 73 22700  
Affects : the North 20 feet
9. Easement, including the terms and provisions thereof:  
For : Waterline  
Granted to : Damascus Water District, a municipal corporation  
Recorded : March 29, 1999  
Fee No. : 99-031091  
Affects : the West 10 feet

**SCHEDULE B – CONTINUED**

10. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Harold S. MacLaughlan and Rebeca MacLaughlan  
Trustee : Transnation Title Insurance Company  
Beneficiary : Mortgage Electronic Registration Systems, Inc. as nominee for Capitol  
Commerce Mortgage Co., a California corporation  
Dated : May 15, 2003  
Recorded : May 23, 2003  
Fee No. : 2003-065853  
Amount : \$144,000.00  
Loan No. : 419532

11. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby

12. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

NOTE: We find no judgments or Federal Tax Liens against WENDY BURNS.

NOTE: Taxes paid in full for 2004-2005:

Levied Amount : \$3,085.61  
Account No. : 23E07A 00602  
Levy Code : 012-115  
Key No. : 00614295

NOTE: The following is provided for informational purposes only and will not be shown in the policy to be issued:

We find no recorded Deeds or Conveyances of said property in the past 24 months.

**If you have any questions regarding this report or your escrow closing please contact Christine D. Crenshaw-Boring at (503) 350-5080, located at 12050 SE Stevens Rd., #100, Portland, OR 97266 .  
Email address: christinec@pnwtor.com**

PACIFIC NORTHWEST TITLE OF OREGON, INC.

By   
Diane M. Broome  
Title Officer

DMB:ibv

cc: Harold & Rebeca MacLaughlan  
cc: Burns & Olson Realtors, Inc.  
Attn: Wendy Burns (Enclosure)



Exhibit A

A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 7, Township 2 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Southwest corner of that tract sold by Contract to Daniel G. Schweitzer, et ux, recorded July 18, 1973 ad Recorder's Fee No. 73 22700, Film Records, which is 557.44 feet West along the South line of said division from the Southeast corner thereof; thence West along the South line of said division 341.97 feet; thence North parallel with the East line of 172<sup>nd</sup> Avenue, 224.40 feet; thence West parallel with the South line of said division 403.39 feet to the East line of said road; thence North along the said road line 249.85 feet to the South line of that tract conveyed to Henry W Coe, recorded March 30, 1970 as Recorder's Fee No. 70 5832, Film Records; thence East along the South line of said Coe Tract 745.69 feet to the Northwest corner of said Schweitzer Tract; thence South along the West line of said Schweitzer Tract 470.38 feet to the point of beginning.

# Comparative Market Analysis

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

for

MacLaughlan

## SUBJECT PROPERTY

1 acre lots on 172nd Ave  
Clackamas Or

◆ Level one acre lots

Suggested Price: \$175,000

Prepared By:

**Wendy Burns**  
**Burns & Olson Realtors Inc.**

2/3/2005

*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

*Sales price for Vacant 1 acre  
lot - Septic approved - City 17.*

# Comparables to Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

<b>Vacant Land Lot 1100</b>	<b>LND</b>	<b>ACT</b>	<b>\$150,000</b>
-----------------------------	------------	------------	------------------

**No Photo Available**

<b>ML#:</b>	4064607	<b>Bedrooms:</b>	
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	
<b>County:</b>	Multnomah	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	
<b>Zip Code:</b>	97080	<b>Year Built:</b>	
<b>T/Guide:</b>	629B5	<b>Total SF:</b>	
<b>Tax Id #:</b>	R340339	<b>Tax per Year:</b>	298.99

**Directions:**S. ON WALTERS RD. FROM POWELL. FOLLOW TO SW BLAINE. PARK & WALK.  
**Remarks:** BEAUTIFUL PRIVATE SETTING ATOP GRESHAM BUTTE. WILL REQUIRE SEPTIC. ELECTRICITY AVAILABLE AND WATER, BUT LINES WILL HAVE TO BE BROUGHT TO PROPERTY. CHECK WITH CITY OF GRESHAM FOR SPECIFICS.

<b>16th CT</b>	<b>LND</b>	<b>ACT</b>	<b>\$249,900</b>
----------------	------------	------------	------------------



<b>ML#:</b>	4075268	<b>Bedrooms:</b>	
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	
<b>County:</b>	Multnomah	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	
<b>Zip Code:</b>	97080	<b>Year Built:</b>	
<b>T/Guide:</b>	629C4	<b>Total SF:</b>	
<b>Tax Id #:</b>	Not Found	<b>Tax per Year:</b>	0

**Directions:**REGNER TO ELLIOT, LEFT ON 15TH. RIGHT ON 16TH CT. TO END OF CUL-DE-SAC  
**Remarks:** ONCE IN A LIFE TIME MT. HOOD & CITY LIGHTS VIEW LOT. PRESTIGIOUS "DAWN CREST ESTATES" NEIGHBORHOOD. 4 BLOCKS FORM THE SPRING WATER TRAIL, NEW SPORTS PARK UNDER CONST. & PERSIMMONS GOLF NEAR-BY. NO HOME OWNERS FEES. READY TO BUILD YOUR DREAMS ON. 1031 EXCHANGE

<b>W. K. Anderson RD</b>	<b>LND</b>	<b>PEN</b>	<b>\$169,950</b>
--------------------------	------------	------------	------------------



<b>ML#:</b>	4068812	<b>Bedrooms:</b>	
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	
<b>County:</b>	Multnomah	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	
<b>Zip Code:</b>	97030	<b>Year Built:</b>	
<b>T/Guide:</b>	629H3	<b>Total SF:</b>	
<b>Tax Id #:</b>	R341566	<b>Tax per Year:</b>	131.82

**Directions:**TROUTDALE RD (282ND), EAST ON WK ANDERSON RD, 2ND PROP ON RIGHT.  
**Remarks:** 1.98 ACRES. BEAVER CREEK FLOWS THROUGH. NO CC&R'S. OK FOR ANIMALS. OK FOR MANU. HOME. CLOSE IN GRESHAM, POWELL VALLEY GRADE, SAND FILTER (BECAUSE OF CREEK) APPROVED. TALL CEDARS, LOTS OF ALDER TREES 200' ROAD FRONTAGE & NEAR UG BOUNDARY. BROKER OWNED.

<b>Regner RD</b>	<b>LND</b>	<b>PEN</b>	<b>\$200,000</b>
------------------	------------	------------	------------------

**No Photo Available**

<b>ML#:</b>	4066615	<b>Bedrooms:</b>	
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	
<b>County:</b>	Multnomah	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	
<b>Zip Code:</b>	97080	<b>Year Built:</b>	
<b>T/Guide:</b>	629B6	<b>Total SF:</b>	
<b>Tax Id #:</b>	R340924	<b>Tax per Year:</b>	5700

**Directions:**REGNER/GABBERT RD., GRESHAM  
**Remarks:** DEVELOPMENT PROPERTY. POSSIBLE 8-9 LOTS WITH CITY CONSTRAINTS.

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

**ML#:** 4052846  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629J6  
**Tax Id #:** R240399

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attachment 4: COO Report  
**Style:** RESID  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1533

**Directions:** ORIENT DR TO DODGE PARK TO SHORT-LEFT ON SHORT-LEFT ON POWELL VALLEY  
**Remarks:** 1 ACRE LOT NEXT TO 29138 SE POWELL VALLEY RD (NOTE: THE PROSPECTIVE PURCHASER OF 29138 SE POWELL VALLEY RD HAS FIRST OPTION TO PURCHASE THIS 1 ACRE LOT). FLAT LOT, EXCELLENT AREA. LOT TO CLOSE WITH 29138 SE POWELL VALLEY RD

9670 SE 257th DR

LND

PEN

\$179,000



**ML#:** 4059915  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 659E3  
**Tax Id #:** 01381267

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 602

**Directions:** 242ND TO SUNSHINE VALLEY RD, N ON 257TH FOLLOW SIGNS  
**Remarks:** PRICE REDUCED! BEAUTIFUL VIEW PROPERTY OVERLOOKING SUNSHINE VALLEY. SECLUDED AREA OF UPSCALE HOMES ON PRIVATE ROAD. MANY LARGE TREES!

Hwy 212 1000ft Off HWY

LND

PEN

\$189,500



**ML#:** 4059864  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 480

**Directions:** DAMASCUS, EAST 1/4 MILE ON 212, SIGNS ON RIGHT, FOLLOW ARROWS  
**Remarks:** PRIVATE APPROVED BLDG SITE WITH PASTORIAL VALLEY VIEW. CURRENTLY THE ONLY SMALL ACREAGE APPROVED BLDG SITE IN THE AREA. SELLER TO INSTALL LINES FOR UTILITIES. UTILITY HOOKUPS AND SEPTIC INSTALL RESPONSIBILITY OF PURCHASER. BROKER OWNED. DRIVE ALL THE WAY TO THE BUILDING SITE AT THE TOP.

Barlow CT

LND

PEN

\$297,500



**ML#:** 4013071  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97015  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 950

**Directions:** ROYER ROAD TO BARLOW CT  
**Remarks:** 4.73 ACRES IN UGB...BUILDABLE.. NOT DIVIDABLE...BEAUTIFUL AREA...

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

**ML#:** 3078313  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 659D2  
**Tax Id #:** 01587287

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attachment 4: COO Report  
**Style:** RESID  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 2.26

**Directions:** 242 TO BORGES RD. WEST TO KINGSWOOD WAY 2ND DRIVE ON RIGHT

**Remarks:** GOLFERS DREAM, BUILDING SITE WITH GREAT VIEWS AND SOUTHERN EXPOSURE LOCATED FIVE MIN. TO PERSIMMON GOLF COURSE.

crecident	LND	SLD	\$145,000
-----------	-----	-----	-----------

**No Photo  
Available**

**ML#:** 3043466  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690F1  
**Tax Id #:** 00652877

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 587.41

**Directions:** ORIENT TO CRESCENT

**Remarks:** WONDERFUL PROPERTY, STANDARD SEPTIC APPROVAL, RECENTLY SURVEYED, GREAT LOCATION TO BUILD A DREAM HOME OR PLACE A MANUFACTURED HOME.

34935 SE CRESCENT RD	LND	SLD	\$150,000
----------------------	-----	-----	-----------



**ML#:** 4033782  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690F1  
**Tax Id #:** 00652706

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1146.35

**Directions:** HWY 26, ORIENT DRIVE

**Remarks:** 3 ACRE PARCEL OFF HWY 26. WELL, SEPTIC, AND ELECTRICITY AVAILABLE. LARGE HOME HAS NO VALUE (TEAR DOWN). RUNNING CREEL BORDERS PROPERTY.

ARROW CREEK LN	LND	SLD	\$220,000
----------------	-----	-----	-----------



**ML#:** 3041647  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629G4  
**Tax Id #:** R109109

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1941

**Directions:** POWELL VALLEY RD, N ON ARROW CREEK LANE...A STUNNING NEIGHBORHOOD!

**Remarks:** GORGEOUS NEIGHBORHOOD OF HIGH END CUSTOM HOMES ON LONG CULDESAC! BACKS TO APPROX 50 ACRES OF PROTECTED GREENWAY W/TRAILS & GREAT VIEWS! GATED ENTRY, TENNIS COURT & ADDITIONAL GREENWAY ACROSS THE STREET.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo Available**

**ML#:** 308415  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659F4  
**Tax Id #:** R13E31C00100

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
Attachment 4: COO Report  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1256

**Directions:** FOSTER TO SE 172 SOUTH OR SUUNYSIDE TO 172 NORTH, AT CO  
**Remarks:** LEVEL LOT ON GOLF COURSE. LOTS OF TREES AND YEAR AROUND CREEK AT PROP ERTY LINE. BUILD YOUR DREAM HOME HERE. CLOSE TO EVERYTHING AND YET STILL IN THE COUNTRY.

<b>24040 SE Eagle Creek RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$115,000</b>
--------------------------------	------------	------------	------------------



**ML#:** 4036782  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97022  
**T/Guide:** 720A3  
**Tax Id #:** 00683816

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1334.13

**Directions:** HWY 224 TO HWY 211/EAGLE CREEK/SANDY EXIT, R ON EAGLE CREEK  
**Remarks:** NICE PEICE OF LEVEL LAND W/ 2 RANCH STYLE HOUSES CONNECTED BY ENCLOSED WALK WAY(OCCUPIED). HOUSES ARE MAJOR FIXERS OF LITTLE VALUE. 2ND HOUSE CAN'T BE USED AS A RENTAL, CURRENTLY USED AS A CARETAKERS QUARTERS ON A HARDSHIP BASIS.

<b>27120 SE Hwy212 east of</b>	<b>LND</b>	<b>SLD</b>	<b>\$159,000</b>
--------------------------------	------------	------------	------------------



**ML#:** 4044484  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659G5  
**Tax Id #:** 00599668

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 319.01

**Directions:** JUST WEST AND DUE EAST OF BORING, TO 27120 SE HWY 212  
**Remarks:** WONDERFUL 4.22 ACRE PARCEL WITH UNOBSTRUCTED VIEW OF MT. HOOD. MOSTLY LEVEL AND SLOPED. HAS AN OLD ORCHARD. WATER, GAS, AND ELECTRIC TO SITE. DO NOT CALL LISTING AGENT DIRECT IF YOU ARE WORKING WITH ANOTHER AGENT, PLEASE.

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Active

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
4064607	0	RESID	Vacant Land Lot 1100	Gresham	144	3.35	\$150,000
4075268	8	RESID	16th CT	Gresham	144	1.1	\$249,900

## Pending

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
4068812	6	RESID	W. K. Anderson RD	Gresham	144	1.98	\$169,950
4066615	0	RESID	Regner RD	Gresham	144	2.93	\$200,000
4052846	0	RESID	Powell Valley Rd	Gresham	144	1	\$200,000
4059915	4	RESID	9670 SE 257th DR	Gresham	145	4.54	\$179,000
4059864	1	RESID	Hwy 212 1000Ft Off HWY	Damascus	145	1.8	\$189,500
4013071	2	RESID	Barlow CT	Damascus	145	4.73	\$297,500

## Sold

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
3078313	0	RESID	9388 SE kingswood WAY	Gresham	144	2.01	\$125,000
3043466		RESID	crescent	Boring	144	2.84	\$145,000
4033782	6	RESID	34935 SE CRESCENT RD	Boring	144	3	\$150,000
3041647	8	RESID	ARROW CREEK LN	Gresham	144	1.24	\$220,000
308415	0	RESID	172nd	Happy Valley	145	1.14	\$110,000
4036782	3	RESID	24040 SE Eagle Creek RD	Eagle Creek	145	1.25	\$115,000
4044484	1	RESID	27120 SE Hwy212 east of	Boring	145	4.22	\$159,000

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

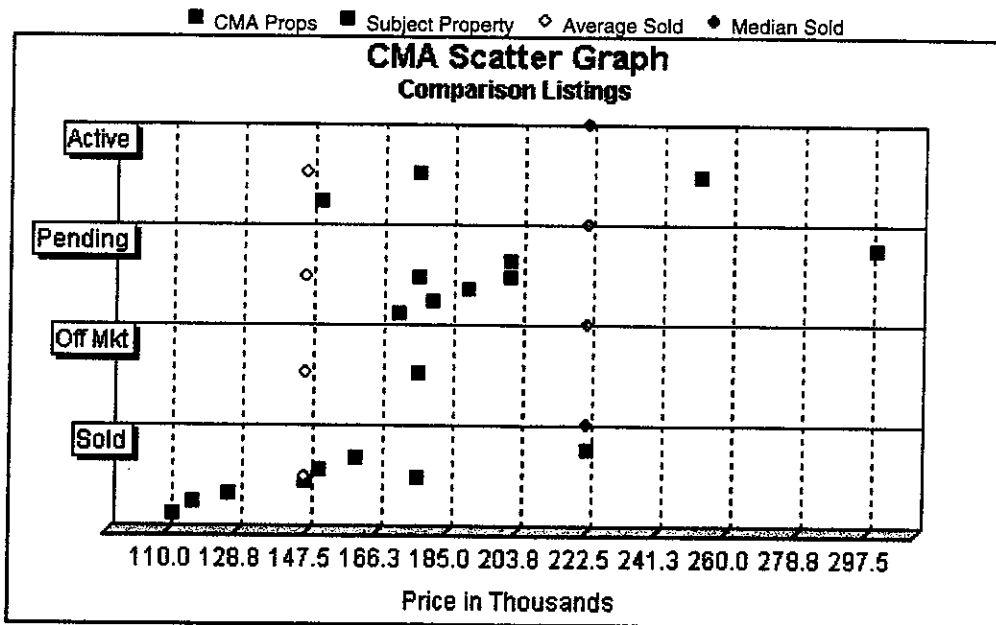
# Pricing Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$Sqft
Active	2	\$199,950	\$150,000	\$249,900	0	\$0
Pending	6	\$205,992	\$169,950	\$297,500	0	\$0
Sold	7	\$146,286	\$110,000	\$220,000	0	\$0
<b>Total Listings</b>	15	Sold Properties closed averaging <b>94.44%</b> of their Final List Price. This reflects a <b>5.56%</b> difference between Sale Price and List Price.				

	Amount	\$/Sqft
<b>Average Sales Price</b>	<b>\$146,286</b>	<b>\$0</b>
Min. List Price	\$125,000	\$0
Max. List Price	\$239,900	\$0
<b>Suggested List Price</b>	<b>\$175,000</b>	<b>\$</b>

## How the Suggested Price Looks in the Market



© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



# Comparative Market Analysis

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

for

Harold MacLauglan

## SUBJECT PROPERTY

14820 Se 172nd ave  
Clackamas, Or 97015

3 Bedrooms ♦ 2 Bathrooms

*Almost 6 level acres*

Suggested Price: \$345,000

Prepared By:

**Wendy Burns  
Burns & Olson Realtors Inc.**

**2/3/2005**

This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

*Suggested Sales Price for home &  
acreage of almost 6 acres.*

# Comparables to Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

<b>8707 SE 347th</b>	<b>RES</b>	<b>SLD</b>	<b>\$302,000</b>
----------------------	------------	------------	------------------



**ML#:** 4034545  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** Boring, Damacus, to San  
**Zip Code:** 97009  
**T/Guide:** 660E1  
**Tax Id #:** 00150749,00150767,01597

**Bedrooms:** 4  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** DAYRNCH  
**Year Built:** 1971  
**Total SF:** 2960  
**Tax per Year:** 2784

**Directions:** E. HWY. 26 - N. ON BLUFF RD. TO S.E 347TH (8 MI). HOUSE ON LEFT SIDE.  
**Remarks:** GREAT HORSE PROPERTY, W/ BARN & LG. SHOP, EXCELLENT LOCATION. WINTER CREEK, MT HOOD VIEW. HOUSE HAS 2 SEPARATE LIVING QTRS.. LOTS OF SPACE. FABULOUS POTENTIAL.

<b>36078 SE LUSTED RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$315,000</b>
---------------------------	------------	------------	------------------



**ML#:** 4015818  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 630G7  
**Tax Id #:** R240226

**Bedrooms:** 3  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** 2STORY  
**Year Built:** 2000  
**Total SF:** 1935  
**Tax per Year:** 2077

**Directions:** LUSTED RD EAST OF BARLOW HIGH  
**Remarks:** INCREDIBLE 2 STORY ON 5AC. OPEN FLOOR PLAN, SPACIOUS LR W/FRPL, KITCHEN HAS EATBAR, CHERRYWOOD CABINETS, PANTRY & HARDWOODS. WOODWRAPPED WINDOWS, BULLNOSE CORNERS, DET. SHOP W/CONCRETE FLOOR & ELEC. PATIO, BBQ PIT, GARDEN SHED & PLENTY OF PARKING. GREAT AREA & EXCELL SCHOOLS!

<b>18823 SE Tickle Creek CT</b>	<b>RES</b>	<b>SLD</b>	<b>\$335,000</b>
---------------------------------	------------	------------	------------------



**ML#:** 3066938  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690B4  
**Tax Id #:** 00673872,00673836

**Bedrooms:** 3  
**Bathrooms:** 1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1971  
**Total SF:** 1346  
**Tax per Year:** 2280.44

**Directions:** EAST ON HWY 26; RT ON KELSO; LT ON TICKLE CREEK; RT ON TICKLE CREEK CT;  
**Remarks:** QUIET COUNTRY LIVING W/PEACEFUL VIEW! 3 BEDROOM RANCH HOME ON 7.44 ACRES! EVERYTHING READY FOR YOU TO SET UP YOUR OWN NURSERY: 30X48' SHOP, 2-STORY POTTING BARN, 2 GREEN HOUSES, 1 DOUBLE HOOP GREEN HOUSE 96X84'. POWER/WATER/PHONE TO MOST OUTBUILDINGS. NOT A DRIVE-BY! MUST SEE!

<b>12072 SE Revenue RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$367,000</b>
----------------------------	------------	------------	------------------



**ML#:** 4041826  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 660C4  
**Tax Id #:** 00158171

**Bedrooms:** 3  
**Bathrooms:** 3  
**Sub-Type:** RESID  
**Style:** FARMHSE  
**Year Built:** 1981  
**Total SF:** 2816  
**Tax per Year:** 1735

**Directions:** HWY 26 BORING EXIT E ON COMPTON N ON ORIENT E ON REVENUE - 10 MIN TO GR  
**Remarks:** YOU WON'T WANT TO LEAVE WHEN YOU REACH THIS DESTINATION. PEACEFUL SETTING WITH CREEK, 2 PONDS (KOI) AND A MULTITUDE OF WILDLIFE. PASTURE AND WETLANDS, 4 CAR SHOP WITH 2 BONUS ROOMS FOR STORAGE AND ANIMALS. WELL MAINTAINED AND UPDATED HOME WITH "BRUCE" HARDWOODS & 10 MINS TO SANDY RIVER



**ML#:** 4006238  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97015  
**T/Guide:** 658J7  
**Tax Id #:** 00616676

**Bedrooms:** 5  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** DAYRNCH  
**Year Built:** 1966  
**Total SF:** 2532  
**Tax per Year:** 3005.38

RESOLUTION NO. 06-3714  
 Attachment 4: COO Report

**Directions:** HWY 212, SOUTH ON ANDERSON TO PROPERTY.

**Remarks:** GREAT PROPERTY IN THE COUNTRY, YET ONLY BLOCKS FROM DOWNTOWN DAMASCUS. HOME IS ON A 1 ACRE LEVEL PARCEL WITH A REAR 4 ACRE WOODED PARCEL INCLUDED IN THE SALE. COULD MAKE A GREAT HORSE PROPERTY! THIS HOME WAS BUILT TO LAST WITH VERY HIGH-QUALITY CONSTRUCTION. WIRED FOR GENERATOR.

27110 SE HOLST RD

RES

SLD

\$395,000

**No Photo  
Available**

**ML#:** 5000011  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 689G3  
**Tax Id #:** 00625229

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1978  
**Total SF:** 1889  
**Tax per Year:** 2958.18

**Directions:** 224 TO AMISIGGER TO JUDD TO HOLST

**Remarks:** 2 TAX LOTS W/APPROX.40X60SPRING-FED POND, VIEWABLE FROM EXTENSIVE OUTDOOR DECKING, W/ HOT-TUB. ONE-LEVEL, WELL-MAINTAINED HOME ON OVER 5 ACRES. FENCED AND CROSS-FENCED FOR HORSES W/NEWER 30X35 BARN W/POWER & WATER FOR \$435,000. PRICED TO SALE. A/C & SPRINKLER SYSTEM

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$345,000
4034545	5 RESID	8707 SE 347th	Boring	144	4	2	2960	\$302,000
4015818	6 RESID	36078 SE LUSTED RD	Boring	144	3	2.1	1935	\$315,000
3066938	8 RESID	18823 SE Tickle Creek CT	Boring	144	3	1	1346	\$335,000
4041826	8 RESID	12072 SE Revenue RD	Boring	144	3	3	2816	\$367,000
4006238	8 RESID	15199 SE ANDERSON RD	Clackamas	145	5	2	2532	\$349,000
5000011	0 RESID	27110 SE HOLST RD	Boring	145	3	2	1889	\$395,000

*© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.*

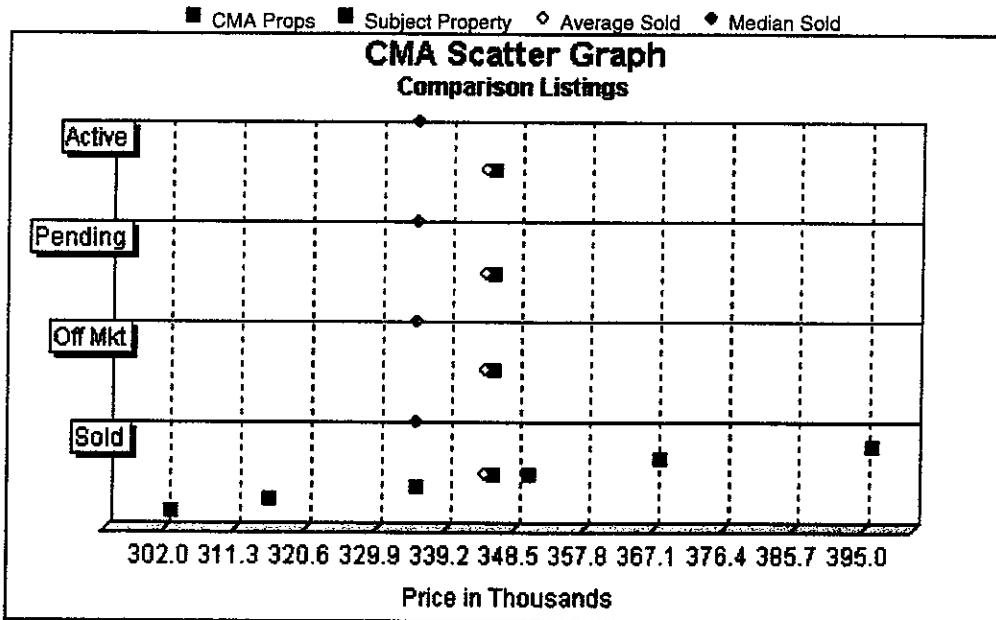
# Pricing Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	6	\$343,833	\$302,000	\$395,000	2246	\$153
Total Listings	6	Sold Properties closed averaging <b>96.96%</b> of their Final List Price. This reflects a <b>3.04%</b> difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$343,833	\$153
Min. List Price	\$300,000	\$101
Max. List Price	\$435,000	\$230
Suggested List Price	\$345,000	\$252

## How the Suggested Price Looks in the Market



© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Comparative Market Analysis

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

for

Harold MacLauglan

## SUBJECT PROPERTY

14820 Se 172nd ave  
Clackamas, Or 97015

3 Bedrooms ♦ 2 Bathrooms

♦ One Acre lot

Suggested Price: \$250,000

Prepared By:

**Wendy Burns**  
**Burns & Olson Realtors Inc.**

2/3/2005

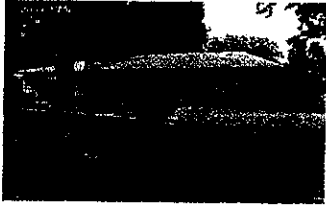
*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

*Suggested Sales price for house  
and one acre lot package.*

# Comparables to Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

<b>28810 SE Church RD</b>	<b>RES</b>	<b>PEN</b>	<b>\$214,900</b>
---------------------------	------------	------------	------------------



<b>ML#:</b>	4069040	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	1
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	RANCH
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1959
<b>T/Guide:</b>	659H6	<b>Total SF:</b>	1510
<b>Tax Id #:</b>	00649864	<b>Tax per Year:</b>	1603.22

**Directions:**BORING, SOUTH ON RICHIE (RIGHT GOING EASTBOUND) LEFT TURN ON CHURCH RD  
**Remarks:** OPPORTUNITY TO OWN A BEAUTIFUL ACREAGE IN UPSCALE AREA OF BORING. ALMOST 50,000 SQ FT LOT SURROUNDED BY TALL SHADY TREES AND PASTURES. NICELY LANDSCAPED ONE LEVEL RANCH WITH FIREPLACE AND HUGE FAMILY ROOM. BIG RED BARN, COULD BE A GREAT SHOP WITH ARTIST LOFT ABOVE.

<b>15160 SE ORIENT DR</b>	<b>RES</b>	<b>PEN</b>	<b>\$289,000</b>
---------------------------	------------	------------	------------------



<b>ML#:</b>	4078723	<b>Bedrooms:</b>	2
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	2
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	COTTAGE
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1966
<b>T/Guide:</b>	660F7	<b>Total SF:</b>	1201
<b>Tax Id #:</b>	00653670	<b>Tax per Year:</b>	1758.35

**Directions:**ORIENT DRIVE, EAST OF KELSO ROAD  
**Remarks:** HORSE HEAVEN! 2.4 FENCED ACRES W/3 STALL BARN AND BIG STORAGE ROOM + 30X48X14 WEB STEEL SHOP W/LOFT. HOME FEATURES NEW CARPET, KITCHEN & BATH FLOORING, HUGE VAULTED MASTER, W/BATH, HRDWOODS IN DINING + WOODSTOVE IN LIVING. HOT TUB & APPLIANCES INCLUDED.

<b>14820 SE NORTH CT</b>	<b>RES</b>	<b>PEN</b>	<b>\$264,900</b>
--------------------------	------------	------------	------------------



<b>ML#:</b>	5002808	<b>Bedrooms:</b>	4
<b>MLS Area:</b>	145	<b>Bathrooms:</b>	3
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	RANCH
<b>Zip Code:</b>	97015	<b>Year Built:</b>	1942
<b>T/Guide:</b>	658H7	<b>Total SF:</b>	2200
<b>Tax Id #:</b>	00616881	<b>Tax per Year:</b>	1759.24

**Directions:**WEST OF DAMASCUS ON 212, N ON NORTH CT.  
**Remarks:** MOTIVATED SELLER. LIGHT FIXER W/TONS OF POSSIBILITES. THIS 2200SF, 4BR/3BA RANCH HAS BIG WINDOWS THROUGHOUT FOR ENJOYING THE FRUIT ORCHARDS, GARDENS AND MORE ON THE 1AC LOT. TAKE IN THE VIEW OF MT. HOOD IN THIS PRIVATE, WOODED, PARK-LIKE SETTING. THIS ONE WON'T LAST.

<b>28775 SE Andy ST</b>	<b>RES</b>	<b>SLD</b>	<b>\$215,000</b>
-------------------------	------------	------------	------------------



<b>ML#:</b>	4027632	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	2
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	2STORY
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1978
<b>T/Guide:</b>	659H4	<b>Total SF:</b>	1700
<b>Tax Id #:</b>	00155744	<b>Tax per Year:</b>	1794.83

**Directions:**HWY 212 TO 282ND; N TO ANDY; EAST TO PROPERTY  
**Remarks:** NICELY, LANDSCAPED SETTING ON AN ACRE. SPACE, BUT CLOSE TO TOWN. QUIET ROAD ABLE TO LISTEN TO THE BIRDS. NICE NEIGHBORHOOD. FENCED AREA FOR A DOG, WITH AN ENTRANCE TO THE GARAGE. DOG WILL BE IN GARAGE.



**ML#:** 3026134  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:** Orient  
**Zip Code:** 97009  
**T/Guide:** 629G7  
**Tax Id #:** R342212

**Bedrooms:** 3  
**Bathrooms:** 3  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1964  
**Total SF:** 1375  
**Tax per Year:** 2041

RESOLUTION NO. 06-3714  
 Attachment 4: COO Report

**Directions:** HWY 26 TO ORIENT DR. SO ON 282ND, L. ON STONE RD.  
**Remarks:** LOVELY COUNTRY SETTING W/ CREEK MINUTES FROM PORTLAND. 1 LEVEL, 2 ACRES, CUSTOM KITCHEN, 32'X14' LR. CHARMING VERMONT CAST. W/STOVE IN BRICK ALCOVE. KOHLER JACUZZI. 55'PATIO. LARGE GARAGE. GREAT SCHOOLS. MUST SEE!

<b>19531 SE Tickle Creek RD</b>	<b>RES</b>		<b>SLD \$228,000</b>
---------------------------------	------------	--	----------------------



**ML#:** 3072602  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** WILLIAMS  
**Zip Code:** 97009  
**T/Guide:** 690B3  
**Tax Id #:** 00674764

**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1974  
**Total SF:** 1696  
**Tax per Year:** 1548.1

**Directions:** S. SANDY ON HWY 211 - WEST ON TICKLE CREEK FOR .7 MILE.  
**Remarks:** FLAT USABLE ACRE-FENCED + CROSS FENCED-CLOSE TO SANDY & GRESHAM. MASTER OPENS TO BACKYARD. ADDITIONAL BEDROOMS PLUS OFFICE OFFER A LOT OF SPACE AND POSSIBILITIES. SEVERAL LARGE TREES. PRIVATE. GOOD FOR ANIMALS AND GARDENS.

<b>34144 SE Jarl RD</b>	<b>RES</b>		<b>SLD \$243,000</b>
-------------------------	------------	--	----------------------

**No Photo Available**

**ML#:** 4006842  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690E1  
**Tax Id #:** 01599782

**Bedrooms:** 1  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** OTHER  
**Year Built:** 1995  
**Total SF:** 1456  
**Tax per Year:** 1939.35

**Directions:** HWY 26 / JARL  
**Remarks:** ONE OF A KIND! CLOSE IN 1.46 AC 1,456 SQ FT OF CHARM. MUST SEE! VAULTED ROOMS AND MANY WINDOWS FOR VIEWING COUNTRYSIDE. GARDEN AREA AND ROOM FOR RV, BOAT ETC. ENJOY 24X36 FT SHOP WITH CEMENT FLOOR. WOOD SHED AND GARDEN SHED INCLUDED.

<b>13425 SE 222nd</b>	<b>RES</b>		<b>SLD \$255,900</b>
-----------------------	------------	--	----------------------

**No Photo Available**

**ML#:** 4049204  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659B5  
**Tax Id #:** 00605955

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1979  
**Total SF:** 1912  
**Tax per Year:** 2430.36

**Directions:** HOFFMESTER & 222ND  
**Remarks:**

*© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.*





**ML#:** 4065908  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 660B3  
**Tax Id #:** 00156431

**Bedrooms:** 3  
**Bathrooms:** RESOLUTION NO. 06-3714  
 Attachment 4: COO Report  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1954  
**Total SF:** 1550  
**Tax per Year:** 1523

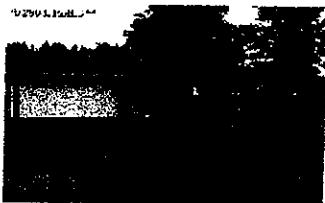
**Directions:** HWY 26 TO HALEY RD GO EAST TO ORIENT DR THEN SOUTH TO PROPERTY  
**Remarks:** FRESH PAINT INSIDE & OUT. NEW CARPET & VINYL & PERGO FLOORING & CABINETS. 48X50 STEEL SHOP W/26X13 PAINT BOOTH, CONCRETE FLOOR, 220V & WATER. DENCOULD BE 4TH BED. GREAT LOCATION & YARD 100% USEABLE. SEVERAL FRUIT TREES.

14303 SE 312 AVE

RES

SLD

\$295,000



**ML#:** 4050714  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** Barbara Ann  
**Zip Code:** 97009  
**T/Guide:** 660B7  
**Tax Id #:** 00647900

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1969  
**Total SF:** 1660  
**Tax per Year:** 2099

**Directions:** 26 TO KELSO RD R L R ONTO 312 APPROXIMATELY 1 MILE  
**Remarks:** STRESS FREE ZONE! BEAUTIFUL 1.64 ACRE PARCEL, FLAT, WITH LOTS OF GARDEN SPACE, FRUIT TREES, FENCED, 43 X 25 SHOP/BARN, 3 BR 2 BA, 1660 SFT, 25 YEAR ROOF, NEWER SEPTIC, ELECTRONIC AIR CLEANER, HIGH EFFICIENCY HYDROHEAT SYSTEM, 50 GAL WH, QUIET COUNTRY ROAD, MANY UPDATES!

21122 SE Hwy 212 1000 ft off HWY

RES

SLD

\$217,500



**ML#:** 4014350  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97009  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1976  
**Total SF:** 1920  
**Tax per Year:** 1950

**Directions:** 1/4 MILE EAST OF DAMASCUS CENTER, SOUTH DOWN LANE, TURN WEST TO HOME.  
**Remarks:** LIKE WALKING INTO A NEW HOME. COMPLETELY REDONE. SITS ON OVER AN ACRE WITH TREES. GREAT VIEW OF THE VALLEY THROUGH LARGE NEW PICTURE WINDOWS. NEW APPLIANCES, JACUZZIE AND SEP SHOWER IN MASTER, LOTS OF TILE WORK. BROKER OWNED.

18545 SE Sunnyside RD

RES

SLD

\$227,000



**ML#:** 4019976  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 658G6  
**Tax Id #:** 00609372

**Bedrooms:** 3  
**Bathrooms:** 1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1945  
**Total SF:** 1147  
**Tax per Year:** 1554.46

**Directions:** HWY 212 TO SUNNYSIDE RD WEST  
**Remarks:** CLOSE IN 1.76 ACRES, FULLY-FENCED PASTURE WITH BARN AND CARPORT WITH ELECTRICITY. FULLY LANDSCAPED WITH FRUIT TREES, YEAR ROUND SPRING THAT FLOWS INTO THREE TERRACED PONDS WITH BRIDGE OVER TROUT POND. THE 3 BEDROOM, 1 BATH HOME FEATURES A NEW GAS FURNACE, HARDWOOD FLOORS, AND DOG RUN.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**ML#:** 4004594  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97015  
**T/Guide:** 659D7  
**Tax Id #:** 00620607

**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** TRI  
**Year Built:** 1972  
**Total SF:** 1800  
**Tax per Year:** 2266

RESOLUTION NO. 06-3714  
 Attachment 4: COO Report

**Directions:** E-HWY 212, R-ROYER RD, L-EDWARD DR \*\*1 YR HM WARRANTY\*\*

**Remarks:** DESIRABLE DAMASCUS TRI-LEVEL. GREAT STREET & DEMANDED SCHOOLS! 4 BD, 2.5 BA LOWER LEVEL REMODEL JUST COMPLETED. NEWER ROOF, HEAT PUMP, WTR HTR. ROOM FOR ANIMALS & SHOP! LOTS BERRIES, GRAPES, FRUIT TREE'S ON OVER 1 ACRE!

21160 SE Foster Rd

RES

SLD

\$246,000



**ML#:** 4046653  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97009  
**T/Guide:** 658H5  
**Tax Id #:** 00609979

**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1968  
**Total SF:** 1850  
**Tax per Year:** 2116.07

**Directions:** FOSTER RD JUST ABOVE HWY 212

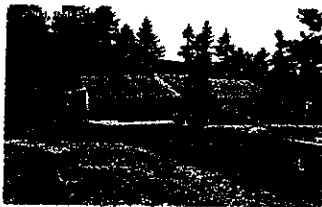
**Remarks:** NICELY SET BACK FROM ROAD, SOLID HOME ON 1 ACRE IN DESIRABLE DAMASCUS AREA. FINISHED LOWER LEVEL W/FAMILY RM, UTILITY/BATH, & 4TH BDRM. BRICK FIREPLACES UP & DOWN. NEW HI-EFFICIENCY FURNACE PLUS GENERATOR TO RUN ELECT & HEAT IF POWER GOES OUT! SMALL BARN IN PRIVATE BACK YARD. RV SPACE!

16269 SE Royer RD

RES

SLD

\$285,000



**ML#:** 4062532  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97015  
**T/Guide:** 689A2  
**Tax Id #:** 00620402

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1987  
**Total SF:** 1813  
**Tax per Year:** 2723.62

**Directions:** HWY 212, SOU ON ROYER RD IN COMMUNITY OF DAMASCUS

**Remarks:** DOG FANCIERS TAKE NOTICE. THIS IMMAC.HM WITH NEW CPT & FLOOR COVERINGS, PERGO, PAINT, ETC. KENNEL IS ATTACHED TO HOUSE FOR CONVENIENCE OR SELLER WILL REMOVE. 12 DOG CAPACITY. RARE OPPORTUNITY FOR DOG ENTHUSIAST. NOTE OVERSIZED GAR, 753 SF. INCLUDE WASHER & DRYER.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Pending

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$250,000
4069040	4 RESID	28810 SE Church RD	Boring	144	3	1	1510	\$214,900
4078723	8 RESID	15160 SE ORIENT DR	Boring	144	2	2	1201	\$289,000
5002808	7 RESID	14820 SE NORTH CT	Clackamas	145	4	3	2200	\$264,900

## Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$250,000
4027632	4 RESID	28775 SE Andy ST	Boring	144	3	2	1700	\$215,000
3026134	5 RESID	28373 SE Stone RD	Boring	144	3	1	1375	\$225,000
3072602	1 RESID	19531 SE Tickle Creek RD	Boring	144	4	2.1	1696	\$228,000
4006842	0 RESID	34144 SE Jarl RD	Boring	144	1	2	1456	\$243,000
4049204	0 RESID	13425 SE 222nd	Boring	144	3	2	1912	\$255,900
4065908	8 RESID	10882 SE Orient DR	Boring	144	3	1	1550	\$260,567
4050714	8 RESID	14303 SE 312 AVE	Boring	144	3	2	1660	\$295,000
4014350	4 RESID	21122 SE Hwy 212 1000 ft off HWY	Damascus	145	3	2	1920	\$217,500
4019976	6 RESID	18545 SE Sunnyside RD	Boring	145	3	1	1147	\$227,000
4004594	6 RESID	21900 SE Edward DR	Clackamas	145	4	2.1	1800	\$235,500
4046653	3 RESID	21160 SE Foster Rd	Boring	145	4	2.1	1850	\$246,000
4062532	1 RESID	16269 SE Royer RD	Boring	145	3	2	1813	\$285,000

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Measure 37 Claims Distro List:

**MacLaughlan**  
14674 SE Sunnyside Rd. #111  
Clackamas OR 97015

Dan Cooper  
 Dick Benner  
 Dick Bolen  
 Lydia Neill

To whom it may concern

We bought this property because  
it had been platted with soil test  
approved. Before we could finish the  
project the laws were changed  
from 6 building lots to 1 house  
per five acres.

*Dick Benner*

RECEIVED

MAR 24 2005

OFFICE OF METRO ATTORNEY

# MEASURE 37 CLAIM

CLACKAMAS COUNTY PLANNING DIVISION  
9101 SE SUNNYBROOK BLVD., CLACKAMAS, OREGON 97015  
PHONE (503) 353-4500 FAX (503) 353-4550 www.co.clackamas.or.us

### FOR STAFF USE ONLY

FILE NUMBER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_  
STAFF MEMBER: \_\_\_\_\_ CPO: \_\_\_\_\_

### APPLICANT INFORMATION (PLEASE TYPE OR PRINT IN BLACK INK ONLY)

WHAT IS PROPOSED RETURN TO ZONING THAT IT  
WAS IN PLACE WHEN PURCHASED IN 1974  
LEGAL DESCRIPTION: T2SR3E SECTION 7A TAX LOT(S) 602  
T R SECTION \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

(ADDITIONAL) \_\_\_\_\_

NAME OF CONTACT PERSON HAROLD MacLaughlan  
MAILING ADDRESS 14674 SE Sunnyside Rd  
CITY Clackamas STATE OR ZIP 97015  
PHONE \_\_\_\_\_; CELL PHONE 503-329-8442

PROPERTY OWNER(S) (The name, address and telephone number of all owners, including their signatures, must be provided. In the event there are more than 3 property owners, please attach additional sheets. Please print clearly)

OWNER 1 HAROLD MacLaughlan  
SIGNATURE \_\_\_\_\_  
ADDRESS 14674 SE Sunnyside Rd PMB #115  
CITY Clackamas STATE OR ZIP 97015  
PHONE 329-8442 CELL PHONE \_\_\_\_\_

OWNER 2 REBECA MacLaughlan  
SIGNATURE \_\_\_\_\_  
ADDRESS 14674 SE Sunnyside Rd PMB #115  
CITY Clackamas STATE OR ZIP 97015  
PHONE 329-8442 CELL PHONE \_\_\_\_\_

OWNER 3 \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

SIGN  
HERE



SIGN  
HERE



## MEASURE 37 CLAIM SUPPLEMENTAL INFORMATION

(Attach additional sheets as necessary to complete this supplemental portion of the claim)

1. **Other persons with an interest in the property (such as lien holders):** Please provide a list of the name, address and phone number of anyone with an interest in the property, and identify their interest.

Countryside Home Loans -  
PO Box 5170 Simi Valley, CA 93062

2. **Exact date the current owner acquired the property?** June 26, 1974

3. **If the current owner acquired the property from a family member, what is the exact date the family member acquired the property?**

N/A

If there is more than one event where the property was acquired from a family member, such as a series of inheritances, please provide a list of all such events and their dates.

---

---

4. **What regulation (if more than one, please describe) do you believe lowered the value of your property? When did the regulation take effect?**

Zoning change to RRF 5 -  
Date of Regulation Unknown

5. **Please describe how this regulation(s) restricts the use of the property and reduces the property's fair market value.**

Reduction of  
building sites from six to One

---

12/6/2004

6. How much has the fair market value of your property been reduced by enactment or enforcement of the regulation(s)? Approx \$700,000 - \$800,000

7. Are you requesting compensation, or removal of the regulation(s), modification of the regulation(s), or a decision not to apply the regulation(s)? If you are requesting monetary compensation, please indicate how much and how you calculated this sum. [Please note that the County has exclusive authority to choose whether to pay monetary compensation, or remove, modify or not apply the regulation(s) causing a valid claim.]

Modify Regulations to previously "approved" building sites & perk tests on 30,000 & 40,000 sq ft lots - per County approval dated 4-21-75

8. Are you requesting that a specific use be allowed? Please describe the use.

Yes - Single Family Residence

9. The following additional material must be submitted with the application:
- A real property appraisal performed by a licensed or certified appraiser licensed in Oregon; the appraisal must meet the Uniform Standards of Professional Appraisal Practice and the requirements of County's Measure 37 Claims Process Ordinance;
  - A title report issued no more than 30 days prior to the submission of the claim that reflects the ownership interest in the property, or other documentation proving ownership of the property;
  - Copies of any leases or covenants, conditions and restrictions applicable to the property and any other documents that impose restrictions on the use of the property;
  - Claims processing fee - \$750.00

12/6/2004

NA

QUITCLAIM DEED

RESOLUTION NO. 06-3714

Attachment 4. COO Report

KNOW ALL MEN BY THESE PRESENTS, That MARIAN BRIDGES \*

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of CLACKAMAS, State of Oregon, described as follows, to-wit:

A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 7, T.2S., R.3E., of the W.M., in the County of Clackamas and State of Oregon, described as follows: Beginning at the Southwest corner of that tract Oregon, described as follows: Beginning at the Southwest corner of that tract sold by Contract to Daniel G. Schweitzer, et ux, recorded July 18, 1973, as Recorder's Fee No. 73-22700, Film Records, which is 557.44 feet West along the South line of said division from the Southeast corner thereof; thence West along the South line of said division 341.97 feet; thence North parallel with the East line of 172nd Avenue, 224.40 feet; thence West parallel with the South line of said division 403.39 feet to the East line of said road; thence North along the said road line 249.85 feet to the South line of that tract conveyed to Henry W. Coe, recorded March 30, 1970 as Recorder's Fee No. 70-5832, Film Records; thence East along the South line of said Coe tract 745.69 feet to the Northwest corner of said Schweitzer tract; thence South along the West line of said Schweitzer tract 470.38 feet to the point of beginning. SUBJECT TO 20.00 foot easement along the North line of said tract as disclosed by said document recorded as Recorder's Fee No. 73-22700, Film Records.

\* SUCCESSOR IN ONE-THIRD INTEREST TO REAL ESTATE CONTRACT BETWEEN JOHN H. REHBERG, DECEASED, AND HAROLD S. MACLAUGHLAN AND REBECCA MACLAUGHLAN, DATED JUNE 17, 1974.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1/3 of \$19,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 10th day of March, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

Marian Bridges MARIAN BRIDGES

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Washington ss. This instrument was acknowledged before me on 3-10-1995, by Marian Bridges This instrument was acknowledged before me on 19... by as



Rita Girard Notary Public for Oregon My commission expires 9-7-96

Form with fields for Grantor's Name and Address (Marian Bridges, 5275 SW 150th Ct, Beaverton, OR 97007-2709) and Grantee's Name and Address (Harold & Rebeca MacLaughlan, 14820 SE 172nd St, Clackamas, OR 97215).

STATE OF OREGON, County of... I certify that the within instrument was received for record on the... day

STATE OF OREGON 95-015062 CLACKAMAS COUNTY Received and placed in the public records of Clackamas County RECEIPT# AND FEE: 18707, \$25.00 DATE AND TIME: 03/16/95 01:04 PM JOHN KAUFFMAN, COUNTY CLERK

By NAME TITLE

95-015062



RESOLUTION NO. 06-3714  
 Attachment 4 - COO Report  
 OFFICIAL RECORD OF DESCRIPTIONS  
 OF REAL PROPERTY  
 CLACKAMAS COUNTY ASSESSOR

-115  
12-67

TWP. S.	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE SPEC. INT. IN REAL PROP.	CODE AREA NUMBER	FORMERLY PART OF T.L. NO.	DATE OF ENTRY ON THIS CARD	DEED RECORDED VOL.	PG.	ACRES REMAINING
2	3E	7	A		602			600				
REHBERG, JOHN H.												
c/o MAC LAUGHLAN, HAROLD S. & REBECCA									6-27-74	74	16683	5.85
Added to MSID - MARSH 6									1-1-79	2-14-79		
									3-20-89	89	05949	POSTED
MERGER CLACKAMAS CO. FIRE 54 & HAPPY VALLEY 65 INTO CLACKAMAS RFPD #71 ORD 2575 1989-90 ROLL												
MAC LAUGHLAN HAROLD S. & REBECCA									3-22-95	95	15062	
										95	15063	POSTED
										95	15064	POSTED
MERGER CLACKAMAS CO. FIRE 1 INTO CLACKAMAS RFPD #71 ORD 2575 1989-90 ROLL												



*Benj Franklin*

FEDERAL SAVINGS AND LOAN ASSOCIATION  
PORTLAND, OREGON

FRANKLIN BLDG.  
S. W. 5TH AT STARK  
PORTLAND, OREGON 97204

June 26, 1974

Harold S. and Rebeca McLaughlan  
17716 S. E. Alder Street  
Portland, Oregon 97233

Re: Collection Account #802125-1 McLaughlan/Rehberg  
Property: 14976 S. E. 172nd. Avenue, Clackamas, Oregon

Dear Mr. and Mrs. MacLaughlan:

The Benj. Franklin has been asked to act as collection agent on your account as listed above.

We are enclosing two copies of the collection agreement:

The green copy is for your records; and  
The white copy is to be signed, where indicated with a red mark and returned to us in the stamped envelope provided.

The only charge applicable to you as buyers or leasees is the assignment fee of \$7.50 in the event you sell or assign your interest in this account.

The monthly payment of \$ 132.16 will be due the Benj. Franklin on July 20, 1974.

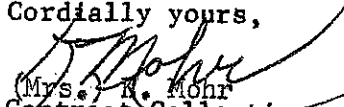
In the near future you will receive a packet of "Payment Identification Cards" to be used in making your payments. Please read the instructions accompanying the cards so that you will receive the best possible service on your account. Included in this packet will be sufficient envelopes for the remainder of the year.

In December each year you will receive a new supply of "Payment Identification Cards" for the coming year.

In January each year you will receive an annual statement showing a recap of the previous years transactions.

Please refer to your account number when contacting us.

Cordially yours,

  
(Mrs.) M. Mohr  
Contract Collections  
Customer Service Department  
248-1239

P. S. To Buyers: Enclosed herewith is a monthly payment card for your use in making your July payment, in the event you do not receive your payment cards by the due date.

P. S. To Seller: Enclosed herewith is the pink copy of the collection agreement for your records.

## MONTHLY HOME LOAN STATEMENT

0064127 01 AT 0.292 \*\*AUTO T4 0 2467 97015-6400  
028942867 AA AY 1000321-0---N- M14402 IN 4  
HAROLD S & REBECA MACLAUGHLAN  
14674 SE SUNNYSIDE RD PMB 115  
CLACKAMAS OR 97015-6400



RESOLUTION NO. 06-3714

Attachment 4: COO Report

To CONTACT US

Online payments  
& account details: [customers.countrywide.co](http://customers.countrywide.co)  
Customer Service: (800) 669-6607  
General information: [www.countrywide.com](http://www.countrywide.com)  
New home loan,  
refinance or  
home equity loans: (800) 686-0145

## CUSTOMER BULLETIN

## File Your Taxes Quicker—Countrywide Can Help

Because you are a valued customer, Countrywide wants to make our relationship with you as rewarding—and as easy—as possible. That's why we are offering the benefit of being able to access year-end tax statements online. You'll be able to review the details of your Countrywide 1098 and 1099 forms easily and at your convenience.

You can enjoy the:

- ✓ **Ease of tax preparation**—make your tax season less stressful by accessing your year-end statements online, at your convenience
- ✓ **Ability to receive your Countrywide 1098/1099 forms quicker**—file your taxes quicker (extra good news if you're expecting a refund!)

Setting up your account is **EASY!**

- ✓ Go to [customers.countrywide.com](http://customers.countrywide.com) and create a user name and password
- ✓ Click **Account Information**
- ✓ Click **Year End Statement**
- ✓ Click **Electronic Year End Statement** and complete the consent form

HOME LOAN  
SUMMARY

## Home loan overview as of 12/10/2004

Principal balance	\$141,049.57
Late Charge if payment received after 01/18/2005	\$40.88
Date	12/10/2004
Payments received	\$817.62

## Amount due on 01/01/2005 as of 12/10/2004

Next Payment Posting 01/10/2005	\$817.62
After 01/18/2005 late payment	\$858.50

## NOTICES

## IMPORTANT TAX RETURN DOCUMENT ENCLOSED

Your IRS Form 1098 is enclosed with your monthly statement. Explanations to commonly asked questions can be found on our website at [customers.countrywide.com](http://customers.countrywide.com).

IMPORTANT  
NEWSSign up for e-mail notification and know when your  
payment has been applied to your Countrywide Home Loan.

Countrywide's e-mail notification service is a no-cost, online benefit that notifies you of recent activity on your Countrywide Home Loan account. We provide you with an e-mail message confirming the receipt and posting of your monthly payments. If you have an escrow account, we also notify you when Countrywide makes tax or insurance payments on your behalf. This service is our way of providing you with automatic, convenient and informative updates regarding your Countrywide Home Loan account or other products and services available from the Countrywide family of companies.

You are automatically enrolled in our e-mail notification service when you visit our customer service Website at [customers.countrywide.com](http://customers.countrywide.com) and create your User Name and Password. To update or change your e-mail address, simply log-in, select "My Profile" and update your record. We will automatically send you an e-mail notification whenever there is activity on your account. For those of you that have already provided your e-mail address, we hope you're enjoying this service. And once again, thank you for your loyalty to Countrywide Home Loans.

file 12  
45-3

# COUNTY OF CLACKAMAS

## PLANNING DEPARTMENT

Fred Stefani, Commissioner  
Thomas D. Telford, Commissioner  
Robert Schumacher, Commissioner

James E. Hall, Planning Director  
940 Warner-Milne Road  
Oregon City, Oregon 97045  
Phone 655-3311  
Ext. 205



Reserve unit B  
for water tables

September 7, 1972

Subsurface & Soils

Approved  Denied

By J. A. Marshall

Date 4-21-75

Mr. John H. Rehberg  
14976 S. E. 172nd  
Clackamas, Oregon 97015

Dear Mr. Rehberg:

I have completed the soil investigation of a portion of Tax Lot 600, Section 7A, T2S, R3E as you requested.

Map unit B is a deep, well drained soil of moderate permeability (1-2 inches/hour). The apparent engineer class of unit A is silt loam ML, A4 over silty clay loam ML-CL, A6 that occurs at depths of forty-eight (48) to fifty (50) inches. The winter water table in unit B is generally deeper than forty-eight (48) inches. This soil does not have a strongly developed brittle pan. The minimum lot size for houses requiring subsurface disposal of sewage is 30,000 square feet in unit B. There is sufficient area in unit B for three (3) 30,000 square foot house locations.

Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is 40,000 square feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a silty clay loam to silty clay brittle pan ML-CL, A6. The winter water table in unit A ranges between thirty-one (31) and thirty-seven (37) inches. All subsurface walls deeper than twenty-four (24) inches will require extensive drainage protection on the upslope side as ground water will move into deeper excavation on the brittle pan surface.

24" max trench depth w/ potential for CUI

The subsurface sewage disposal leach field in units A and B will require a minimum of 1140 feet of line per bedroom. In unit B the maximum depth of the trenches will be thirty-six (36) inches. The fall of the lines will not exceed four (4) inches per 100 feet. In map unit A the depth of the trenches will not exceed twenty-four (24)

12-115-72

Mr. John H. Rehberg  
September 7, 1972  
Page -2-

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Soil Investigation Request

inches. All houses should be located on the lots so that a gravity flow system can be established between the septic tank and leach field without exceeding the prescribed trench depth.

If you have any questions concerning this matter, please contact me at this office.

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

Sincerely, \_\_\_\_\_

JAMES E. HALL  
Planning Director

WILLIAM H. DOAK  
Soil Scientist

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Desc: \_\_\_\_\_

WHD: 1S

- cc: Subdivision Department
- Health Department
- Tax Assessor
- Building Department

Subdivision: \_\_\_\_\_ (Acres)

Zoning: \_\_\_\_\_ (Name - Five Digits)

Building Permit: \_\_\_\_\_

Fee: \_\_\_\_\_

11A  
12000

11B  
12000



**PACIFIC NORTHWEST TITLE  
TRI-COUNTY**  
9020 SW Washington Sq. Rd., Suite 220  
Tigard, OR 97223  
Title: 503-671-0505 Fax: 503-643-3746  
Escrow: (503) 350-5080 Fax: (503) 659-7160  
Visit us at: www.pnwtr.com

**PRELIMINARY COMMITMENT  
FOR TITLE INSURANCE**

February 9, 2005

Order Number: 05263179-C  
Property Address: 14820 SE 172nd Ave.  
Clackamas, OR 97015

Pacific Northwest Title of Oregon, Inc.  
12050 SE Stevens Rd., #100  
Portland, OR 97266

Attention: Christine D. Crenshaw-Boring  
Telephone: (503) 350-5080

Reference: MacLaughlan/Burns

	<u>Amount</u>	<u>Premium</u>	
ALTA Owner's Policy (1992)	\$ 400,000.00	\$ 1,036.00	STR
ALTA Loan Policy (1992)	\$ TO COME	\$ TO COME	
Government Service Charge		\$ 50.00	
City Lien Search – Sunrise Water Authority		\$ 10.00	
Endorsements 7.4, 7.11 & 7.31		\$ 50.00	

This is a preliminary billing only; a consolidated statement of all charges, credits, and advances, if any in connection with this order will be provided at closing.

Pacific Northwest Title is prepared to issue on request and on recording of the appropriate documents, a policy or policies as applied for, with coverages as indicated, based on this preliminary commitment that as of January 26, 2005 at 5:00 p.m. title of the property described herein is vested in:

HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN,  
as tenants by the entirety

Subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. This commitment is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium paid.

Description:

See Exhibit A Attached hereto and made a part hereof

**SCHEDULE B**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, easements or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Statutory liens or other liens or encumbrances, or claims thereof, which are not shown by the public records.

**SPECIAL EXCEPTIONS:**

6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Sunrise Water Authority.

NOTE: We have requested a search and will advise when we have received a response.

7. Easement, including the terms and provisions thereof:

For	:	Utility lines
Granted to	:	Portland General Electric Company
Recorded	:	June 26, 1951
Book	:	445
Page	:	705
Affects	:	10 feet in width, exact route not disclosed

8. Easement, including the terms and provisions thereof:

For	:	Driveway and utilities
Granted to	:	Adjacent property owners
Recorded	:	July 18, 1973
Fee No.	:	73 22700
Affects	:	the North 20 feet

9. Easement, including the terms and provisions thereof:

For	:	Waterline
Granted to	:	Damascus Water District, a municipal corporation
Recorded	:	March 29, 1999
Fee No.	:	99-031091
Affects	:	the West 10 feet



Exhibit A

A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 7, Township 2 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Southwest corner of that tract sold by Contract to Daniel G. Schweitzer, et ux, recorded July 18, 1973 ad Recorder's Fee No. 73 22700, Film Records, which is 557.44 feet West along the South line of said division from the Southeast corner thereof; thence West along the South line of said division 341.97 feet; thence North parallel with the East line of 172<sup>nd</sup> Avenue, 224.40 feet; thence West parallel with the South line of said division 403.39 feet to the East line of said road; thence North along the said road line 249.85 feet to the South line of that tract conveyed to Henry W Coe, recorded March 30, 1970 as Recorder's Fee No. 70 5832, Film Records; thence East along the South line of said Coe Tract 745.69 feet to the Northwest corner of said Schweitzer Tract; thence South along the West line of said Schweitzer Tract 470.38 feet to the point of beginning.

**SCHEDULE B - CONTINUED**

10. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Harold S. MacLaughlan and Rebeca MacLaughlan  
Trustee : Transnation Title Insurance Company  
Beneficiary : Mortgage Electronic Registration Systems, Inc. as nominee for Capitol Commerce Mortgage Co., a California corporation  
Dated : May 15, 2003  
Recorded : May 23, 2003  
Fee No. : 2003-065853  
Amount : \$144,000.00  
Loan No. : 418532

11. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.

12. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

NOTE: We find no judgments or Federal Tax Liens against WENDY BURNS.

NOTE: Taxes paid in full for 2004-2005:


Levied Amount : \$3,085.61  
Account No. : 23E07A 00602  
Levy Code : 012-115  
Key No. : 00614295

NOTE: The following is provided for informational purposes only and will not be shown in the policy to be issued:

We find no recorded Deeds or Conveyances of said property in the past 24 months.

If you have any questions regarding this report or your escrow closing please contact Christine D. Crenshaw-Boring at (503) 350-5080, located at 12050 SE Stevens Rd., #100, Portland, OR 97266 .  
Email address: christinec@pnwtr.com

PACIFIC NORTHWEST TITLE OF OREGON, INC.

By   
Diane M. Broome  
Title Officer

DMB:ibv

cc: Harold & Rebeca MacLaughlan  
cc: Burns & Olson Realtors, Inc.  
Attn: Wendy Burns (Enclosure)

for

Harold MacLauglan

**SUBJECT  
PROPERTY**

14820 Se 172nd ave  
Clackamas, Or 97015

3 Bedrooms ♦ 2 Bathrooms

Suggested Price: \$345,000

Prepared By:

**Wendy Burns  
Burns & Olson Realtors Inc.**

2/3/2005

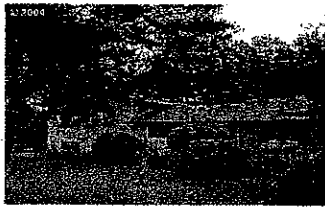
*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

*Suggested sales price for home  
& acreage of almost 6 acres.*

# Comparables to Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

<b>8707 SE 347th</b>	<b>RES</b>	<b>SLD</b>	<b>\$302,000</b>
----------------------	------------	------------	------------------



**ML#:** 4034545  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** Boring,Damacus,toSan  
**Zip Code:** 97009  
**T/Guide:** 660E1  
**Tax Id #:** 00150749,00150767,01597  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** DAYRNCH  
**Year Built:** 1971  
**Total SF:** 2960  
**Tax per Year:** 2784

**Directions:**E.HWY.26-N.ON BLUFFRD.TO S.E 347TH (8 MI). HOUSE ON LEFT SIDE.

**Remarks:** GREAT HORSE PROPERTY,W/ BARN & LG. SHOP,EXCELLENT LOCATION. WINTER CREEK, MT HOOD VIEW. HOUSE HAS 2 SEPARATE LIVING QTRS.. LOTS OF SPACE. FABULOUS POTENTIAL.

<b>36078 SE LUSTED RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$315,000</b>
---------------------------	------------	------------	------------------



**ML#:** 4015818  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 630G7  
**Tax Id #:** R240226  
**Bedrooms:** 3  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** 2STORY  
**Year Built:** 2000  
**Total SF:** 1935  
**Tax per Year:** 2077

**Directions:**LUSTED RD EAST OF BARLOW HIGH

**Remarks:** INCREDIBLE 2 STORY ON 5AC.OPEN FLOOR PLAN,SPACIOUS LR W/FRPL,KITCHEN HAS EATBAR,CHERRYWOOD CABINETS,PANTRY & HARDWOODS.WOODWRAPPED WINDOWS,BULLNOSE CORNERS,DET.SHOP W/CONCRETE FLOOR & ELEC.PATIO,BBQ PIT,GARDEN SHED & PLENTY OF PARKING.GREAT AREA & EXCELL SCHOOLS!

<b>18823 SE Tickle Creek CT</b>	<b>RES</b>	<b>SLD</b>	<b>\$335,000</b>
---------------------------------	------------	------------	------------------

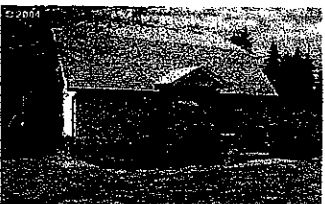


**ML#:** 3066938  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690B4  
**Tax Id #:** 00673872,00673836  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1971  
**Total SF:** 1346  
**Tax per Year:** 2280.44

**Directions:**EAST ON HWY 26; RT ON KELSO; LT ON TICKLE CREEK; RT ON TICKLE CREEK CT;

**Remarks:** QUIET COUNTRY LIVING W/PEACEFUL VIEW! 3 BEDROOM RANCH HOME ON 7.44 ACRES! EVERYTHING READY FOR YOU TO SET UP YOUR OWN NURSERY: 30X48' SHOP, 2-STORY POTTING BARN, 2 GREEN HOUSES, 1 DOUBLE HOOP GREEN HOUSE 96X84'. POWER/WATER/PHONE TO MOST OUTBUILDINGS. NOT A DRIVE-BY! MUST SEE!

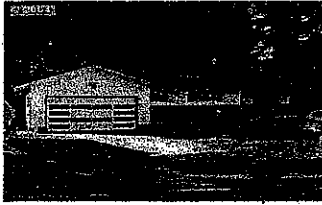
<b>12072 SE Revenue RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$367,000</b>
----------------------------	------------	------------	------------------



**ML#:** 4041826  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 660C4  
**Tax Id #:** 00158171  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Sub-Type:** RESID  
**Style:** FARMHSE  
**Year Built:** 1981  
**Total SF:** 2816  
**Tax per Year:** 1735

**Directions:**HWY 26 BORING.EXIT E ON COMPTON N ON ORIENT E ON REVENUE - 10 MIN TO GR

**Remarks:** YOU WON'T WANT TO LEAVE WHEN YOU REACH THIS DESTINATION. PEACEFUL SETTING WITH CREEK, 2 PONDS(KOI) AND A MULTITUDE OF WILDLIFE. PASTURE AND WETLANDS, 4 CAR SHOP WITH 2 BONUS ROOMS FOR STORAGE AND ANIMALS. WELL MAINTAINED AND UPDATED HOME WITH "BRUCE" HARDWOODS & 10 MINS TO SANDY RIVER



**ML#:** 4006238  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97015  
**T/Guide:** 658J7  
**Tax Id #:** 00616676

**Bed Rooms:** 5  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** DAYRNCH  
**Year Built:** 1966  
**Total SF:** 2532  
**Tax per Year:** 3005.38

RESOLUTION NO. 06-3714  
 Attachment 4: COO Report

**Directions:** HWY 212, SOUTH ON ANDERSON TO PROPERTY.

**Remarks:** GREAT PROPERTY IN THE COUNTRY, YET ONLY BLOCKS FROM DOWNTOWN DAMASCUS. HOME IS ON A 1 ACRE LEVEL PARCEL WITH A REAR 4 ACRE WOODED PARCEL INCLUDED IN THE SALE. COULD MAKE A GREAT HORSE PROPERTY! THIS HOME WAS BUILT TO LAST WITH VERY HIGH-QUALITY CONSTRUCTION. WIRED FOR GENERATOR.

27110 SE HOLST RD

RES

SLD

\$395,000

**No Photo  
Available**

**ML#:** 5000011  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 689G3  
**Tax Id #:** 00625229

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1978  
**Total SF:** 1889  
**Tax per Year:** 2958.18

**Directions:** 224 TO AMISIGGER TO JUDD TO HOLST

**Remarks:** 2 TAX LOTS W/APPROX.40X60SPRING-FED POND, VIEWABLE FROM EXTENSIVE OUTDOOR DECKING, W/ HOT-TUB. ONE-LEVEL, WELL-MAINTAINED HOME ON OVER 5 ACRES. FENCED AND CROSS-FENCED FOR HORSES W/NEWER 30X35 BARN W/POWER & WATER FOR \$435,000. PRICED TO SALE. A/C & SPRINKLER SYSTEM

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$345,000
4034545	5 RESID	8707 SE 347th	Boring	144	4	2	2960	\$302,000
4015818	6 RESID	36078 SE LUSTED RD	Boring	144	3	2.1	1935	\$315,000
3066938	8 RESID	18823 SE Tickle Creek CT	Boring	144	3	1	1346	\$335,000
4041826	8 RESID	12072 SE Revenue RD	Boring	144	3	3	2816	\$367,000
4006238	8 RESID	15199 SE ANDERSON RD	Clackamas	145	5	2	2532	\$349,000
5000011	0 RESID	27110 SE HOLST RD	Boring	145	3	2	1889	\$395,000

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

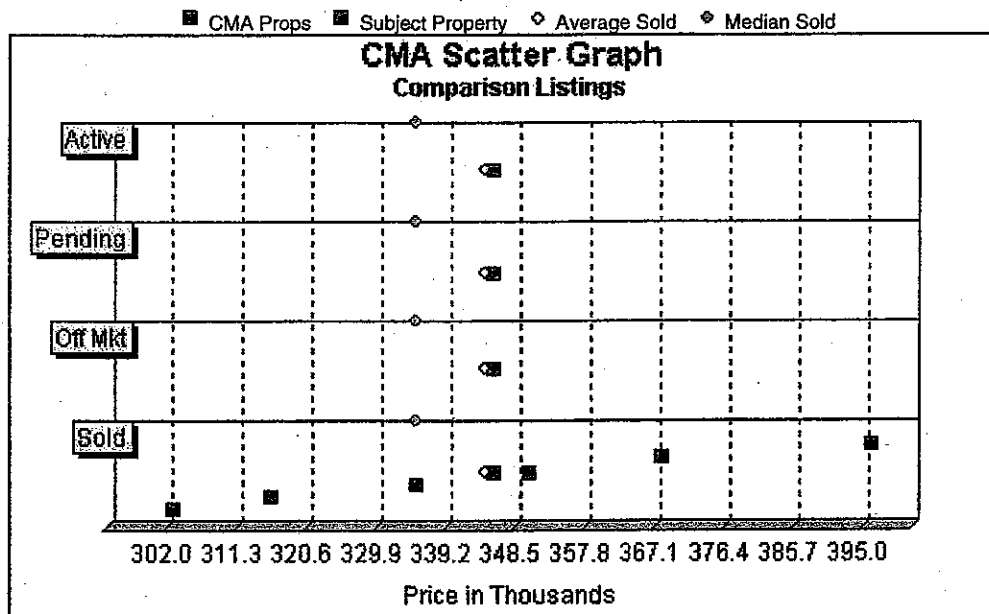
# Pricing Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	6	\$343,833	\$302,000	\$395,000	2246	\$153
Total Listings	6	Sold Properties closed averaging <b>96.96%</b> of their Final List Price. This reflects a <b>3.04%</b> difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$343,833	\$153
Min. List Price	\$300,000	\$101
Max. List Price	\$435,000	\$230
<b>Suggested List Price</b>	<b>\$345,000</b>	<b>\$252</b>

## How the Suggested Price Looks in the Market



© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

for

MacLaughlan

# SUBJECT PROPERTY

**1 acre lots on 172nd Ave  
Clackamas Or**

◆ Level one acre lots

**Suggested Price: \$175,000**

Prepared By:

**Wendy Burns  
Burns & Olson Realtors Inc.**

**2/3/2005**

*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

*Sales price for Vacant 1 acre  
lot - Septic approved - City Water*



# Comparables to Your Home

RESOLUTION NO. 06-3714

Attachment 4- COO Report

**Vacant Land Lot 1100**

**LND**

**ACT**

**\$150,000**

**No Photo Available**

**ML#:** 4064607  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629B5  
**Tax Id #:** R340339

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 298.99

**Directions:** S. ON WALTERS RD. FROM POWELL. FOLLOW TO SW BLAINE. PARK & WALK.  
**Remarks:** BEAUTIFUL PRIVATE SETTING ATOP GRESHAM BUTTE. WILL REQUIRE SEPTIC. ELECTRICITY AVAILABLE AND WATER, BUT LINES WILL HAVE TO BE BROUGHT TO PROPERTY. CHECK WITH CITY OF GRESHAM FOR SPECIFICS.

**16th CT**

**LND**

**ACT**

**\$249,900**



**ML#:** 4075268  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629C4  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 0

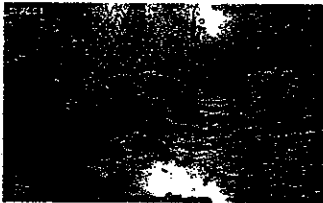
**Directions:** REGNER TO ELLIOT, LEFT ON 15TH. RIGHT ON 16TH CT. TO END OF CUL-DE-SAC  
**Remarks:** ONCE IN A LIFE TIME MT. HOOD & CITY LIGHTS VIEW LOT. PRESTIGIOUS "DAWN CREST ESTATES" NEIGHBORHOOD. 4 BLOCKS FORM THE SPRING WATER TRAIL, NEW SPORTS PARK UNDER CONST. & PERSIMMONS GOLF NEAR-BY. NO HOME OWNERS FEES. READY TO BUILD YOUR DREAMS ON. 1031 EXCHANGE

**W. K. Anderson RD**

**LND**

**PEN**

**\$169,950**



**ML#:** 4068812  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97030  
**T/Guide:** 629H3  
**Tax Id #:** R341566

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 131.82

**Directions:** TROUTDALE RD (282ND), EAST ON WK ANDERSON RD, 2ND PROP ON RIGHT.  
**Remarks:** 1.98 ACRES. BEAVER CREEK FLOWS THROUGH. NO CC&R'S. OK FOR ANIMALS. OK FOR MANU. HOME. CLOSE IN GRESHAM, POWELL VALLEY GRADE, SAND FILTER (BECAUSE OF CREEK) APPROVED. TALL CEDARS, LOTS OF ALDER TREES 200' ROAD FRONTAGE & NEAR UG BOUNDARY. BROKER OWNED.

**Regner RD**

**LND**

**PEN**

**\$200,000**

**No Photo Available**

**ML#:** 4066615  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629B6  
**Tax Id #:** R340924

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 5700

**Directions:** REGNER/GABBERT RD., GRESHAM  
**Remarks:** DEVELOPMENT PROPERTY. POSSIBLE 8-9 LOTS WITH CITY CONSTRAINTS.

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

**ML#:** 4052846  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629J6  
**Tax Id #:** R240399

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attachment, COO Report  
**Style:** RESID  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1533

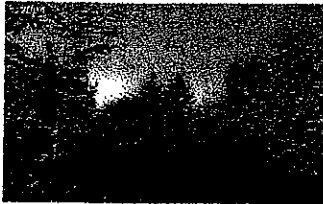
**Directions:** ORIENT DR TO DODGE PARK TO SHORT-LEFT ON SHORT-LEFT ON POWELL VALLEY  
**Remarks:** 1 ACRE LOT NEXT TO 29138 SE POWELL VALLEY RD (NOTE: THE PROSPECTIVE PURCHASER OF 29138 SE POWELL VALLEY RD HAS FIRST OPTION TO PURCHASE THIS 1 ACRE LOT). FLAT LOT, EXCELLENT AREA. LOT TO CLOSE WITH 29138 SE POWELL VALLEY RD

9670 SE 257th DR

LND

PEN

\$179,000



**ML#:** 4059915  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 659E3  
**Tax Id #:** 01381267

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 602

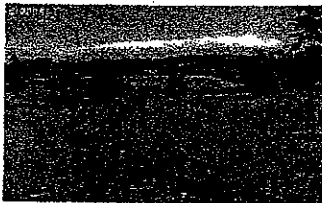
**Directions:** 242ND TO SUNSHINE VALLEY RD, N ON 257TH FOLLOW SIGNS  
**Remarks:** PRICE REDUCED! BEAUTIFUL VIEW PROPERTY OVERLOOKING SUNSHINE VALLEY. SECLUDED AREA OF UPSCALE HOMES ON PRIVATE ROAD. MANY LARGE TREES!

Hwy 212 1000Ft Off HWY

LND

PEN

\$189,500



**ML#:** 4059864  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 480

**Directions:** DAMASCUS, EAST 1/4 MILE ON 212, SIGNS ON RIGHT, FOLLOW ARROWS  
**Remarks:** PRIVATE APPROVED BLDG SITE WITH PASTORIAL VALLEY VIEW. CURRENTLY THE ONLY SMALL ACREAGE APPROVED BLDG SITE IN THE AREA. SELLER TO INSTALL LINES FOR UTILITIES. UTILITY HOOKUPS AND SEPTIC INSTALL RESPONSIBILITY OF PURCHASER. BROKER OWNED. DRIVE ALL THE WAY TO THE BUILDING SITE AT THE TOP.

Barlow CT

LND

PEN

\$297,500



**ML#:** 4013071  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97015  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 950

**Directions:** ROYER ROAD TO BARLOW CT  
**Remarks:** 4.73 ACRES IN UGB...BUILDABLE.. NOT DIVIDABLE...BEAUTIFUL AREA...

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo  
Available**

**ML#:** 3078313  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 659D2  
**Tax Id #:** 01587287

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attached RESID COO Report  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 2.26

**Directions:** 242 TO BORGES RD. WEST TO KINGSWOOD WAY 2ND DRIVE ON RIGHT

**Remarks:** GOLFERS DREAM, BUILDING SITE WITH GREAT VIEWS AND SOUTHERN EXPOSURE LOCATED FIVE MIN. TO PERSIMMON GOLF COURSE.

crecident	LND	SLD	\$145,000
-----------	-----	-----	-----------

**No Photo  
Available**

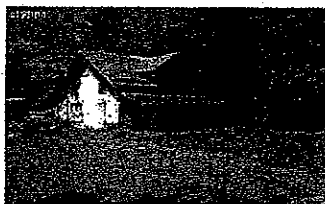
**ML#:** 3043466  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690F1  
**Tax Id #:** 00652877

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 587.41

**Directions:** ORIENT TO CRESCENT

**Remarks:** WONDERFUL PROPERTY, STANDARD SEPTIC APPROVAL, RECENTLY SURVEYED, GREAT LOCATION TO BUILD A DREAM HOME OR PLACE A MANUFACTURED HOME.

34935 SE CRESCENT RD	LND	SLD	\$150,000
----------------------	-----	-----	-----------



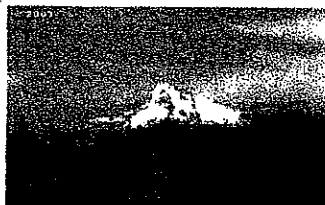
**ML#:** 4033782  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690F1  
**Tax Id #:** 00652706

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1146.35

**Directions:** HWY 26, ORIENT DRIVE

**Remarks:** 3 ACRE PARCEL OFF HWY 26. WELL, SEPTIC, AND ELECTRICITY AVAILABLE. LARGE HOME HAS NO VALUE (TEAR DOWN). RUNNING CREEL BORDERS PROPERTY.

ARROW CREEK LN	LND	SLD	\$220,000
----------------	-----	-----	-----------



**ML#:** 3041647  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:**  
**Zip Code:** 97080  
**T/Guide:** 629G4  
**Tax Id #:** R109109

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1941

**Directions:** POWELL VALLEY RD, N ON ARROW CREEK LANE...A STUNNING NEIGHBORHOOD!

**Remarks:** GORGEOUS NEIGHBORHOOD OF HIGH END CUSTOM HOMES ON LONG CULDESAC! BACKS TO APPROX 50 ACRES OF PROTECTED GREENWAY W/TRAILS & GREAT VIEWS! GATED ENTRY, TENNIS COURT & ADDITIONAL GREENWAY ACROSS THE STREET.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

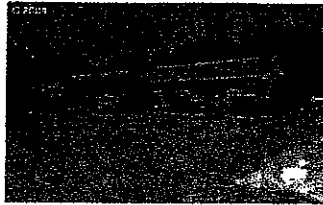
**No Photo  
Available**

**ML#:** 308415  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659F4  
**Tax Id #:** R13E31C00100

**Bedrooms:**  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attachment, COO Report  
**Style:** RESID  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1256

**Directions:** FOSTER TO SE 172 SOUTH OR SUUNYSIDE TO 172 NORTH, AT CO  
**Remarks:** LEVEL LOT ON GOLF COURSE. LOTS OF TREES AND YEAR AROUND CREEK AT PROPERTY LINE.  
 BUILD YOUR DREAM HOME HERE. CLOSE TO EVERYTHING AND YET STILL IN THE COUNTRY.

<b>24040 SE Eagle Creek RD</b>	<b>LND</b>	<b>SLD</b>	<b>\$115,000</b>
--------------------------------	------------	------------	------------------



**ML#:** 4036782  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97022  
**T/Guide:** 720A3  
**Tax Id #:** 00683816

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 1334.13

**Directions:** HWY 224 TO HWY 211/EAGLE CREEK/SANDY EXIT, R ON EAGLE CREEK  
**Remarks:** NICE PEICE OF LEVEL LAND W/ 2 RANCH STYLE HOUSES CONNECTED BY ENCLOSED WALK  
 WAY(OCCUPIED). HOUSES ARE MAJOR FIXERS OF LITTLE VALUE. 2ND HOUSE CAN'T BE USED  
 AS A RENTAL, CURRENTLY USED AS A CARETAKERS QUARTERS ON A HARDSHIP BASIS.

<b>27120 SE Hwy212 east of</b>	<b>LND</b>	<b>SLD</b>	<b>\$159,000</b>
--------------------------------	------------	------------	------------------



**ML#:** 4044484  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659G5  
**Tax Id #:** 00599668

**Bedrooms:**  
**Bathrooms:**  
**Sub-Type:** RESID  
**Style:**  
**Year Built:**  
**Total SF:**  
**Tax per Year:** 319.01

**Directions:** JUST WEST AND DUE EAST OF BORING, TO 27120 SE HWY 212  
**Remarks:** WONDERFUL 4.22 ACRE PARCEL WITH UNOBSTRUCTED VIEW OF MT. HOOD. MOSTLY LEVEL  
 AND SLOPED. HAS AN OLD ORCHARD. WATER, GAS, AND ELECTRIC TO SITE. DO NOT CALL  
 LISTING AGENT DIRECT IF YOU ARE WORKING WITH ANOTHER AGENT, PLEASE.

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Active

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
4064607	0	RESID	Vacant Land Lot 1100	Gresham	144	3.35	\$150,000
4075268	8	RESID	16th CT	Gresham	144	1.1	\$249,900

## Pending

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
4068812	6	RESID	W. K. Anderson RD	Gresham	144	1.98	\$169,950
4066615	0	RESID	Regner RD	Gresham	144	2.93	\$200,000
4052846	0	RESID	Powell Valley Rd	Gresham	144	1	\$200,000
4059915	4	RESID	9670 SE 257th DR	Gresham	145	4.54	\$179,000
4059864	1	RESID	Hwy 212 1000Ft Off HWY	Damascus	145	1.8	\$189,500
4013071	2	RESID	Barlow CT	Damascus	145	4.73	\$297,500

## Sold

MLS#	P	Type	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175,000
3078313	0	RESID	9388 SE kingswood WAY	Gresham	144	2.01	\$125,000
3043466		RESID	crescent	Boring	144	2.84	\$145,000
4033782	6	RESID	34935 SE CRESCENT RD	Boring	144	3	\$150,000
3041647	8	RESID	ARROW CREEK LN	Gresham	144	1.24	\$220,000
308415	0	RESID	172nd	Happy Valley	145	1.14	\$110,000
4036782	3	RESID	24040 SE Eagle Creek RD	Eagle Creek	145	1.25	\$115,000
4044484	1	RESID	27120 SE Hwy212 east of	Boring	145	4.22	\$159,000

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

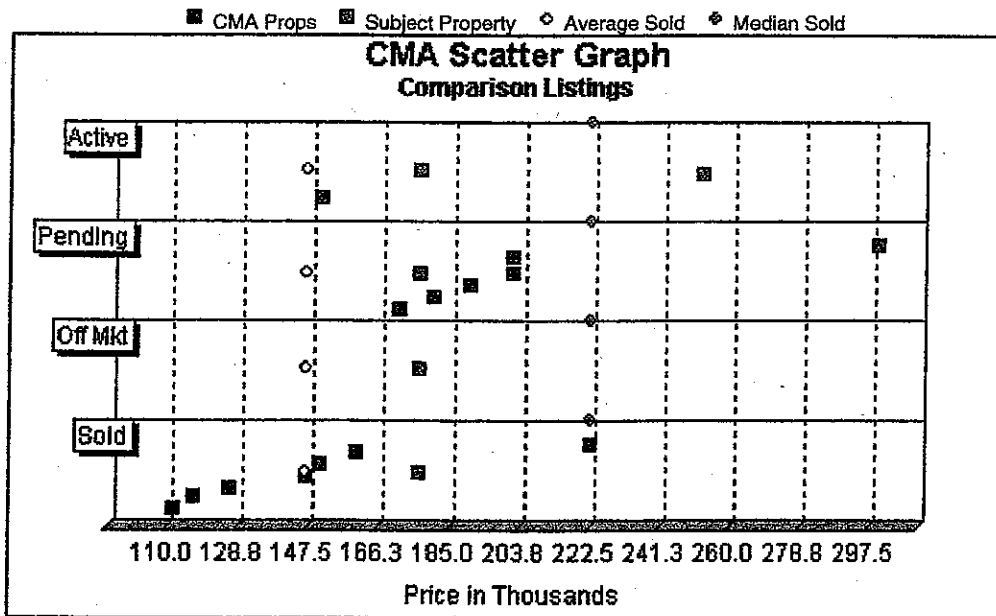
# Pricing Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Active	2	\$199,950	\$150,000	\$249,900	0	\$0
Pending	6	\$205,992	\$169,950	\$297,500	0	\$0
Sold	7	\$146,286	\$110,000	\$220,000	0	\$0
<b>Total Listings</b>	15	Sold Properties closed averaging <b>94.44%</b> of their Final List Price. This reflects a <b>5.56%</b> difference between Sale Price and List Price.				

	Amount	\$/Sqft
<b>Average Sales Price</b>	<b>\$146,286</b>	<b>\$0</b>
Min. List Price	\$125,000	\$0
Max. List Price	\$239,900	\$0
<b>Suggested List Price</b>	<b>\$175,000</b>	<b>\$</b>

## How the Suggested Price Looks in the Market



© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

for

Harold MacLauglan

# SUBJECT PROPERTY

14820 Se 172nd ave  
Clackamas, Or 97015

3 Bedrooms ♦ 2 Bathrooms

♦ One Acre lot

Suggested Price: \$250,000

Prepared By:

**Wendy Burns**  
**Burns & Olson Realtors Inc.**

2/3/2005

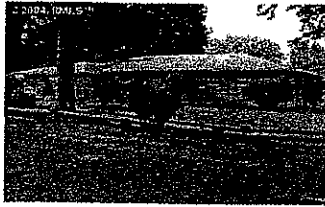
*This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.*

*Sales price for house and  
one acre lot*

# Comparables to Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

<b>28810 SE Church RD</b>	<b>RES</b>	<b>PEN</b>	<b>\$214,900</b>
---------------------------	------------	------------	------------------



<b>ML#:</b>	4069040	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	1
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	RANCH
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1959
<b>T/Guide:</b>	659H6	<b>Total SF:</b>	1510
<b>Tax Id #:</b>	00649864	<b>Tax per Year:</b>	1603.22

**Directions:** BORING, SOUTH ON RICHIE (RIGHT GOING EASTBOUND) LEFT TURN ON CHURCH RD  
**Remarks:** OPPORTUNITY TO OWN A BEAUTIFUL ACREAGE IN UPSCALE AREA OF BORING. ALMOST 50,000 SQ FT LOT SURROUNDED BY TALL SHADY TREES AND PASTURES. NICELY LANDSCAPED ONE LEVEL RANCH WITH FIREPLACE AND HUGE FAMILY ROOM. BIG RED BARN, COULD BE A GREAT SHOP WITH ARTIST LOFT ABOVE.

<b>15160 SE ORIENT DR</b>	<b>RES</b>	<b>PEN</b>	<b>\$289,000</b>
---------------------------	------------	------------	------------------



<b>ML#:</b>	4078723	<b>Bedrooms:</b>	2
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	2
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	COTTAGE
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1966
<b>T/Guide:</b>	660F7	<b>Total SF:</b>	1201
<b>Tax Id #:</b>	00653670	<b>Tax per Year:</b>	1758.35

**Directions:** ORIENT DRIVE, EAST OF KELSO ROAD  
**Remarks:** HORSE HEAVEN! 2.4 FENCED ACRES W/3 STALL BARN AND BIG STORAGE ROOM + 30X48X14 WEB STEEL SHOP W/LOFT. HOME FEATURES NEW CARPET, KITCHEN & BATH FLOORING, HUGE VAULTED MASTER, W/BATH, HRDWOODS IN DINING + WOODSTOVE IN LIVING. HOT TUB & APPLIANCES INCLUDED.

<b>14820 SE NORTH CT</b>	<b>RES</b>	<b>PEN</b>	<b>\$264,900</b>
--------------------------	------------	------------	------------------



<b>ML#:</b>	5002808	<b>Bedrooms:</b>	4
<b>MLS Area:</b>	145	<b>Bathrooms:</b>	3
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	RANCH
<b>Zip Code:</b>	97015	<b>Year Built:</b>	1942
<b>T/Guide:</b>	658H7	<b>Total SF:</b>	2200
<b>Tax Id #:</b>	00616881	<b>Tax per Year:</b>	1759.24

**Directions:** WEST OF DAMASCUS ON 212, N ON NORTH CT.  
**Remarks:** MOTIVATED SELLER. LIGHT FIXER W/TONS OF POSSIBILITES. THIS 2200SF, 4BR/3BA RANCH HAS BIG WINDOWS THROUGHOUT FOR ENJOYING THE FRUIT ORCHARDS, GARDENS AND MORE ON THE 1AC LOT. TAKE IN THE VIEW OF MT. HOOD IN THIS PRIVATE, WOODED, PARK-LIKE SETTING. THIS ONE WON'T LAST.

<b>28775 SE Andy ST</b>	<b>RES</b>	<b>SLD</b>	<b>\$215,000</b>
-------------------------	------------	------------	------------------



<b>ML#:</b>	4027632	<b>Bedrooms:</b>	3
<b>MLS Area:</b>	144	<b>Bathrooms:</b>	2
<b>County:</b>	Clackamas	<b>Sub-Type:</b>	RESID
<b>Neighborhood:</b>		<b>Style:</b>	2STORY
<b>Zip Code:</b>	97009	<b>Year Built:</b>	1978
<b>T/Guide:</b>	659H4	<b>Total SF:</b>	1700
<b>Tax Id #:</b>	00155744	<b>Tax per Year:</b>	1794.83

**Directions:** HWY 212 TO 282ND; N TO ANDY; EAST TO PROPERTY  
**Remarks:** NICELY, LANDSCAPED SETTING ON AN ACRE. SPACE, BUT CLOSE TO TOWN. QUIET ROAD ABLE TO LISTEN TO THE BIRDS. NICE NEIGHBORHOOD. FENCED AREA FOR A DOG, WITH AN ENTRANCE TO THE GARAGE. DOG WILL BE IN GARAGE.





**ML#:** 3026134  
**MLS Area:** 144  
**County:** Multnomah  
**Neighborhood:** OriENT  
**Zip Code:** 97009  
**T/Guide:** 629G7  
**Tax Id #:** R342212

**Bedrooms:** 3  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attached COO Report  
**Style:** RANCH  
**Year Built:** 1964  
**Total SF:** 1375  
**Tax per Year:** 2041

**Directions:** HWY 26 TO ORIENT DR. SO ON 282ND, L. ON STONE RD.

**Remarks:** LOVELY COUNTRY SETTING W/ CREEK MINUTES FROM PORTLAND. 1 LEVEL, 2 ACRES, CUSTOM KITCHEN, 32'X14' LR. CHARMING VERMONT CAST. W/STOVE IN BRICK ALCOVE. KOHLER JACUZZI. 55'PATIO. LARGE GARAGE. GREAT SCHOOLS. MUST SEE!

<b>19531 SE Tickle Creek RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$228,000</b>
---------------------------------	------------	------------	------------------



**ML#:** 3072602  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** WILLIAMS  
**Zip Code:** 97009  
**T/Guide:** 690B3  
**Tax Id #:** 00674764

**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1974  
**Total SF:** 1696  
**Tax per Year:** 1548.1

**Directions:** S. SANDY ON HWY 211 - WEST ON TICKLE CREEK FOR .7 MILE.

**Remarks:** FLAT USABLE ACRE-FENCED + CROSS FENCED-CLOSE TO SANDY & GRESHAM. MASTER OPENS TO BACKYARD. ADDITIONAL BEDROOMS PLUS OFFICE OFFER A LOT OF SPACE AND POSSIBILITIES. SEVERAL LARGE TREES. PRIVATE. GOOD FOR ANIMALS AND GARDENS.

<b>34144 SE Jarl RD</b>	<b>RES</b>	<b>SLD</b>	<b>\$243,000</b>
-------------------------	------------	------------	------------------

**No Photo Available**

**ML#:** 4006842  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 690E1  
**Tax Id #:** 01599782

**Bedrooms:** 1  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** OTHER  
**Year Built:** 1995  
**Total SF:** 1456  
**Tax per Year:** 1939.35

**Directions:** HWY 26 / JARL

**Remarks:** ONE OF A KIND! CLOSE IN 1.46 AC 1,456 SQ FT OF CHARM. MUST SEE! VAULTED ROOMS AND MANY WINDOWS FOR VIEWING COUNTRYSIDE. GARDEN AREA AND ROOM FOR RV, BOAT ETC. ENJOY 24X36 FT SHOP WITH CEMENT FLOOR. WOOD SHED AND GARDEN SHED INCLUDED.

<b>13425 SE 222nd</b>	<b>RES</b>	<b>SLD</b>	<b>\$255,900</b>
-----------------------	------------	------------	------------------

**No Photo Available**

**ML#:** 4049204  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 659B5  
**Tax Id #:** 00605955

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1979  
**Total SF:** 1912  
**Tax per Year:** 2430.36

**Directions:** HOFFMESTER & 222ND

**Remarks:**

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**ML#:** 4065908  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 660B3  
**Tax Id #:** 00156431

**Bedrooms:** 3  
**Bathrooms:** RESOLUTION NO. 06-3714  
**Sub-Type:** Attach RESID COO Report  
**Style:** RANCH  
**Year Built:** 1954  
**Total SF:** 1550  
**Tax per Year:** 1523

**Directions:** HWY 26 TO HALEY RD GO EAST TO ORIENT DR THEN SOUTH TO PROPERTY  
**Remarks:** FRESH PAINT INSIDE & OUT. NEW CARPET & VINYL & PERGO FLOORING & CABINETS. 48X50 STEEL SHOP W/26X13 PAINT BOOTH, CONCRETE FLOOR, 220V & WATER. DENCOULD BE 4TH BED. GREAT LOCATION & YARD 100% USEABLE. SEVERAL FRUIT TREES.

14303 SE 312 AVE	RES	SLD	\$295,000
------------------	-----	-----	-----------



**ML#:** 4050714  
**MLS Area:** 144  
**County:** Clackamas  
**Neighborhood:** Barbara Ann  
**Zip Code:** 97009  
**T/Guide:** 660B7  
**Tax Id #:** 00647900

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1969  
**Total SF:** 1660  
**Tax per Year:** 2099

**Directions:** 26 TO KELSO RD R L R ONTO 312 APPROXIMATELY 1 MILE  
**Remarks:** STRESS FREE ZONE! BEAUTIFUL 1.64 ACRE PARCEL, FLAT, WITH LOTS OF GARDEN SPACE, FRUIT TREES, FENCED, 43 X 25 SHOP/BARN, 3 BR 2 BA, 1660 SFT, 25 YEAR ROOF, NEWER SEPTIC, ELECTRONIC AIR CLEANER, HIGH EFFICIENCY HYDROHEAT SYSTEM, 50 GAL WH, QUIET COUNTRY ROAD, MANY UPDATES!

21122 SE Hwy 212 1000 f t off HWY	RES	SLD	\$217,500
-----------------------------------	-----	-----	-----------



**ML#:** 4014350  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97009  
**T/Guide:** 659A7  
**Tax Id #:** Not Found

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1976  
**Total SF:** 1920  
**Tax per Year:** 1950

**Directions:** 1/4 MILE EAST OF DAMASCUS CENTER, SOUTH DOWN LANE, TURN WEST TO HOME.  
**Remarks:** LIKE WALKING INTO A NEW HOME. COMPLETELY REDONE. SITS ON OVER AN ACRE WITH TREES. GREAT VIEW OF THE VALLEY THROUGH LARGE NEW PICTURE WINDOWS. NEW APPLIANCES, JACUZZIE AND SEP SHOWER IN MASTER, LOTS OF TILE WORK. BROKER OWNED.

18545 SE Sunnyside RD	RES	SLD	\$227,000
-----------------------	-----	-----	-----------

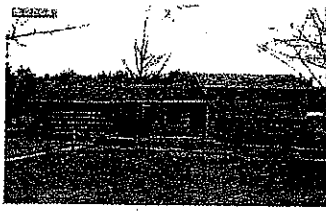


**ML#:** 4019976  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:**  
**Zip Code:** 97009  
**T/Guide:** 658G6  
**Tax Id #:** 00609372

**Bedrooms:** 3  
**Bathrooms:** 1  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1945  
**Total SF:** 1147  
**Tax per Year:** 1554.46

**Directions:** HWY 212 TO SUNNYSIDE RD WEST  
**Remarks:** CLOSE IN 1.76 ACRES, FULLY-FENCED PASTURE WITH BARN AND CARPORT WITH ELECTRICITY. FULLY LANDSCAPED WITH FRUIT TREES, YEAR ROUND SPRING THAT FLOWS INTO THREE TERRACED PONDS WITH BRIDGE OVER TROUT POND. THE 3 BEDROOM, 1 BATH HOME FEATURES A NEW GAS FURNACE, HARDWOOD FLOORS, AND DOG RUN.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**ML#:** 4004594  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97015  
**T/Guide:** 659D7  
**Tax Id #:** 00620607

**Bedrooms:** 4  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** TRI  
**Year Built:** 1972  
**Total SF:** 1800  
**Tax per Year:** 2266

**Directions:** E-HWY 212, R-ROYER RD, L-EDWARD DR \*\*1 YR HM WARRANTY\*\*

**Remarks:** DESIRABLE DAMASCUS TRI-LEVEL. GREAT STREET & DEMANDED SCHOOLS! 4 BD, 2.5 BA LOWER LEVEL REMODEL JUST COMPLETED. NEWER ROOF, HEAT PUMP, WTR HTR. ROOM FOR ANIMALS & SHOP! LOTS BERRIES, GRAPES, FRUIT TREE'S ON OVER 1 ACRE!

21160 SE Foster Rd	RES	SLD	\$246,000
--------------------	-----	-----	-----------



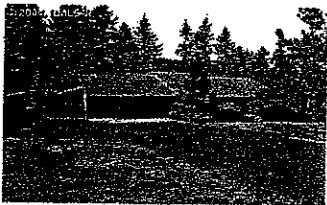
**ML#:** 4046653  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97009  
**T/Guide:** 658H5  
**Tax Id #:** 00609979

**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Sub-Type:** RESID  
**Style:** SPLIT  
**Year Built:** 1968  
**Total SF:** 1850  
**Tax per Year:** 2116.07

**Directions:** FOSTER RD JUST ABOVE HWY 212

**Remarks:** NICELY SET BACK FROM ROAD, SOLID HOME ON 1 ACRE IN DESIRABLE DAMASCUS AREA. FINISHED LOWER LEVEL W/FAMILY RM, UTILITY/BATH, & 4TH BDRM. BRICK FIREPLACES UP & DOWN. NEW HI-EFFICIENCY FURNACE PLUS GENERATOR TO RUN ELECT & HEAT IF POWER GOES OUT! SMALL BARN IN PRIVATE BACK YARD. RV SPACE!

16269 SE Royer RD	RES	SLD	\$285,000
-------------------	-----	-----	-----------



**ML#:** 4062532  
**MLS Area:** 145  
**County:** Clackamas  
**Neighborhood:** Damascus  
**Zip Code:** 97015  
**T/Guide:** 689A2  
**Tax Id #:** 00620402

**Bedrooms:** 3  
**Bathrooms:** 2  
**Sub-Type:** RESID  
**Style:** RANCH  
**Year Built:** 1987  
**Total SF:** 1813  
**Tax per Year:** 2723.62

**Directions:** HWY 212, SOU ON ROYER RD IN COMMUNITY OF DAMASCUS

**Remarks:** DOG FANCIERS TAKE NOTICE. THIS IMMAC.HM WITH NEW CPT & FLOOR COVERINGS, PERGO, PAINT, ETC. KENNEL IS ATTACHED TO HOUSE FOR CONVENIENCE OR SELLER WILL REMOVE. 12 DOG CAPACITY. RARE OPPORTUNITY FOR DOG ENTHUSIAST. NOTE OVERSIZED GAR, 753 SF. INCLUDE WASHER & DRYER.

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

# Summary of Comparables

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

## Pending

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$250,000
4069040	4 RESID	28810 SE Church RD	Boring	144	3	1	1510	\$214,900
4078723	8 RESID	15160 SE ORIENT DR	Boring	144	2	2	1201	\$289,000
5002808	7 RESID	14820 SE NORTH CT	Clackamas	145	4	3	2200	\$264,900

## Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	14820 SE 172ND AVE		145	3	2	1370	\$250,000
4027632	4 RESID	28775 SE Andy ST	Boring	144	3	2	1700	\$215,000
3026134	5 RESID	28373 SE Stone RD	Boring	144	3	1	1375	\$225,000
3072602	1 RESID	19531 SE Tickle Creek RD	Boring	144	4	2.1	1696	\$228,000
4006842	0 RESID	34144 SE Jarl RD	Boring	144	1	2	1456	\$243,000
4049204	0 RESID	13425 SE 222nd	Boring	144	3	2	1912	\$255,900
4065908	8 RESID	10882 SE Orient DR	Boring	144	3	1	1550	\$260,567
4050714	8 RESID	14303 SE 312 AVE	Boring	144	3	2	1660	\$295,000
4014350	4 RESID	21122 SE Hwy 212 1000 ft off HWY	Damascus	145	3	2	1920	\$217,500
4019976	6 RESID	18545 SE Sunnyside RD	Boring	145	3	1	1147	\$227,000
4004594	6 RESID	21900 SE Edward DR	Clackamas	145	4	2.1	1800	\$235,500
4046653	3 RESID	21160 SE Foster Rd	Boring	145	4	2.1	1850	\$246,000
4062532	1 RESID	16269 SE Royer RD	Boring	145	3	2	1813	\$285,000

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

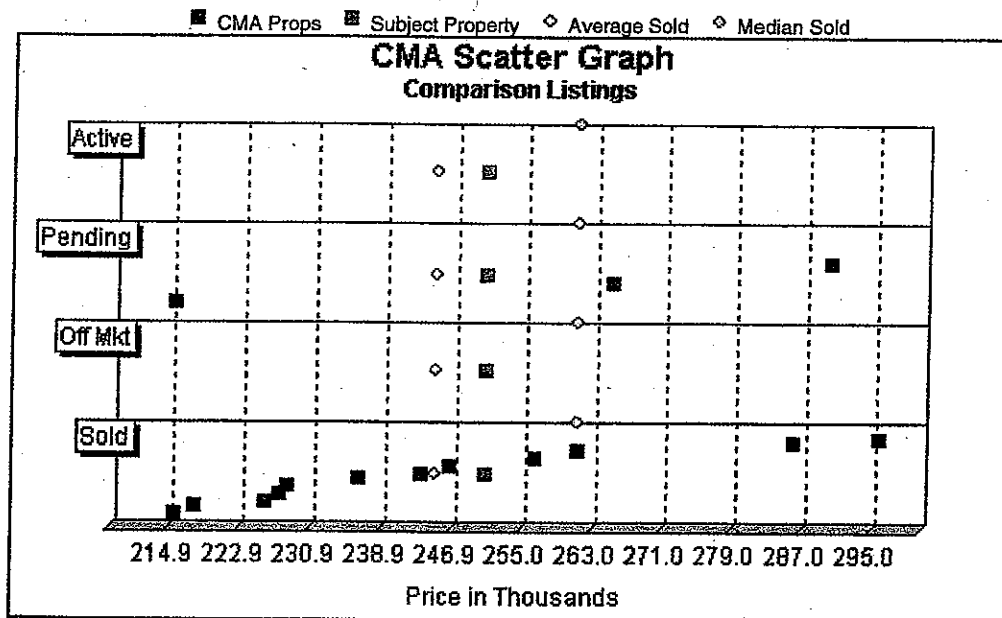
# Pricing Your Home

RESOLUTION NO. 06-3714  
Attachment 4: COO Report

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$\$sqft
Pending	3	\$256,267	\$214,900	\$289,000	1637	\$157
Sold	12	\$244,456	\$215,000	\$295,000	1657	\$148
<b>Total Listings</b>	15	Sold Properties closed averaging <b>97.02%</b> of their Final List Price. This reflects a <b>2.98%</b> difference between Sale Price and List Price.				

	Amount	\$/Sqft
<b>Average Sales Price</b>	<b>\$244,456</b>	<b>\$148</b>
Min. List Price	\$225,000	\$164
Max. List Price	\$289,950	\$160
<b>Suggested List Price</b>	<b>\$250,000</b>	<b>\$182</b>

## How the Suggested Price Looks in the Market



© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Figure A: Time Trend of RRFF5 Property in Damascus Expansion Area Compared to MacLaughlin Property**

