#### BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENTERING AN ORDER RELATING TO THE HAROLD S. AND REBECA MACLAUGHLAN CLAIM FOR COMPENSATION UNDER ORS 197.352 (MEASURE 37) Resolution No. 06-3714A

Introduced by Chief Operating Officer Michael Jordan with the concurrence of Council President David Bragdon

WHEREAS, Harold S. and Rebeca MacLaughlan filed a claim for compensation under

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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<u>A</u>, attached to this resolution as Exhibit A, which denies the claim for compensation.
- Directs the COO to send a copy of Order No. 06-007<u>A</u>, 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 20<sup>th</sup> day of July, 2006

David Bragdon, Council President Approved as to form: Approved Daniel B. Cooper, Metro torney ETRO COUNCIL Metro Council

 Page 1 of 1 Resolution No. 06-3714<u>A</u>

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 OMA/RPB/k/w (07/14/06)

#### Exhibit A to Resolution No. 06-3714A

#### Order No. 06-007<u>A</u>

#### 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;<br>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 reports prepared by the Chief Operating Officer ("COO") prepared pursuant to section 2.21.040, and testimony at the public hearing.

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, as revised following the public hearing.

ENTERED this 20<sup>th</sup> day of July, 2006.

David Bragdon, Council President

Approved as to form:

Daniel B. Cooper, Metro Attorney



Page 1 of 1 - Exhibit A to Resolution No. 06-3714<u>A</u> m:\attomey\confidential\7.2.2.16.8\06-3714A.Ex A.002 OMA/RPB/kyw (07/14/06)

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

#### **REVISED REPORT OF THE METRO CHIEF OPERATING OFFICER** July 14, 2006

| MAILING ADDRESS: Harold S. and Rebeca MacLaughlan   | METRO CLAIM NUMBER:          | Claim No. 06-007                  |
|---|------------------------------|-----------------------------------|
| 14674 SE Sunnyside Road, PMB #115<br>Clackamas, OR 97015PROPERTY LOCATION:14820 SE 172nd Avenue, Clackamas,<br>Oregon 97015LEGAL DESCRIPTION:T2S R3E Section 7A, Tax Lot 602DATE OF CLAIM:July 19, 2005 | NAME OF CLAIMANT:            | HAROLD AND REBECA MACLAUGHLAN     |
| Oregon 97015LEGAL DESCRIPTION:T2S R3E Section 7A, Tax Lot 602DATE OF CLAIM:July 19, 2005  | MAILING ADDRESS:             | 14674 SE Sunnyside Road, PMB #115 |
| DATE OF CLAIM: July 19, 2005  | PROPERTY LOCATION:           | , , , ,                           |
|   | LEGAL DESCRIPTION:           | T2S R3E Section 7A, Tax Lot 602   |
| <b>180-DAY PROCESSING DEADLINE:</b> January 17, 2006  | 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 <u>www.metro-region.org/measure37</u>.

# 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 (effective March 5, 2003), 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. Ordinance No. 02-969B requires the local government with land use responsibility for the area of claimants' property (City of Damascus in this case) to complete urban planning by March 5, 2007.

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 20acre 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 20acre 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. <u>"Comparable Sales" Method</u>

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.

<sup>&</sup>lt;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.

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 site that a prudent investor would take into account. The table shows that the FMV of the property under existing regulations exceeds the value of the property under RRFF-5 zoning outside the UGB. The analysis using this methodology indicates that the current regulatory setting has not reduced the FMV of the MacLaughlan property.

# B. <u>Alternative Method Using Time Trend Data Suggested by Plantinga/Jaeger</u>

The Conder Memo uses times-series data to determine whether the application of Metro regulations to the property reduced its 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.

<u>Conclusions of Law</u> 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 the Council's Ordinance No. 02-969B did not reduce the value of the MacLaughlan's property.

# ATTACHMENTS TO THE REPORT OF THE CHIEF OPERATING OFFICER

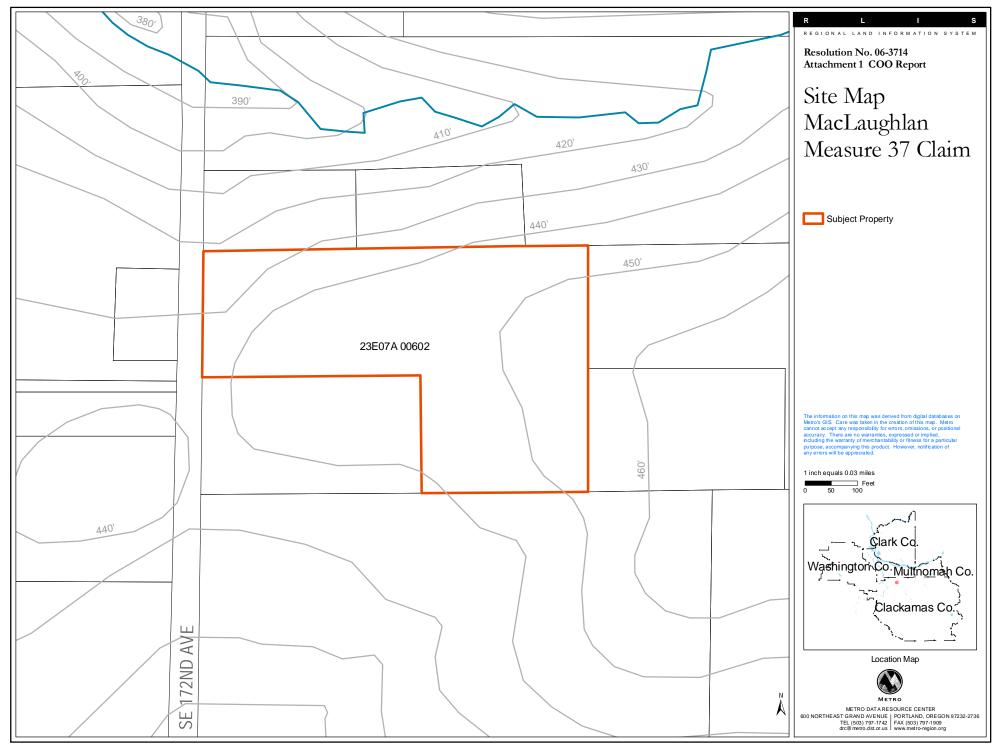
Attachment 1: Site Map of Harold and Rebeca MacLaughlan Property

Attachment 2: Metro Memorandum to Paul Ketcham and Richard Benner from Sonny Conder and Karen Hohndel, "Revised Valuation Report on the MacLaughlan Measure 37 Claim," dated July 14, 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

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Project Date: May 19, 2006 Plot time: Jun 14, 2006 J:\hohndel\06171\_M37MacLaughlan\\_Maps\SiteMap.mxd



July 14, 2006

| То:      | Paul Ketcham, Principal Regional Planner<br>Richard Benner, Senior Staff Attorney   |
|----------|---|
| From:    | Sonny Conder, Principal Regional Planner<br>Karen Hohndel, Associate GIS Specialist |
| Subject: | Revised 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 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 not produce a material loss of value for the subject property<sup>1</sup>.

Using the 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:**

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

<sup>&</sup>lt;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.

- 1. Estimate the current market value of the property subject to the regulation that the claimant contends has reduced the value of his property.
- 2. Estimate the current market value of the property in the absence of that regulation, and with the zoning that applied 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 rather than rural low-density development. The parcel was designated RSIA, allowing industrial use and 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 RRFF-5. This land use designation is a rural designation allowing one dwelling unit per five acres. All development under RRFF-5 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 RRFF-5 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 as OSU, have written papers pointing out that using the method of

<sup>&</sup>lt;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: <u>plantinga@oregonstate.edu</u>).

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 70s, 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. 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 a property lost value as a result of Metro's regulation is to measure whether the property value decreased following Metro's action.

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: <u>wjaeger@oregonstate.edu</u>). 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. 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.

# **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 RRFF-5 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 .
- Based on recent sales (2005) of property in a buffer zone extending one 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 RRFF-5 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 RRFF-5 designation.

# MacLaughlan Property Description:

The subject property consists of one parcel of 5.85 acres located on 172<sup>nd</sup> about <sup>1</sup>/<sub>4</sub> mile north of Highway 212, about two 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 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. In the case of industrial use on the 5.85-acre parcel, the residential structure 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 RRFF-5.

# 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 for industrial use 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:

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.

See next page for Table 1A

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

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

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. The 69-acre property was purchased by Providence Health System for \$131,600 per acre. The 34-acre property, north and adjacent to the Providence property was purchased by a developer for \$45,700 per acre and consists of sloping Industrial and RSIA designated land.

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.

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. We note, however, that having only two closely comparable sales as the basis for comparison makes our second method of analysis – the time series analysis – a more reliable indicator of values.

# 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 properties within the Clackamas County rural area we selected all residential properties that sold in 2004 and 2005 within one-mile from the UGB 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 acresMedian Lot Size:4.56 acresAverage Lot Value:\$233,200Median Lot Value:\$204,000Average Total Prop.\$510,200Median Total Prop.\$421,800Average 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. Accordingly, we accept 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 RRFF-5-designated properties within the expansion area. Table 3 below depicts the results by year.

| 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            |

# Table 3: MacLaughlan Property Value and Expansion Area Property Values2000 - 2006

Both the MacLaughlan property assessor's market value and the average value of all RRFF-5 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 four or more buildable lots are available on the property, plus the value of the existing structure on a one-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 take issue with some of the claimant's list of comparable properties as 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 RRFF-5 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 land value.
- 4. We compare the resultant values for the property with RRFF-5 usage to the value of the property with RSIA usage.

Table 4 below depicts the results for both RSIA and RRFF-5.

# Table 4: Comparison of Estimated Market Value of Raw Land for RSIA and RRFF-5

# **RSIA 5.85 Acre Parcel Used as Industrial**

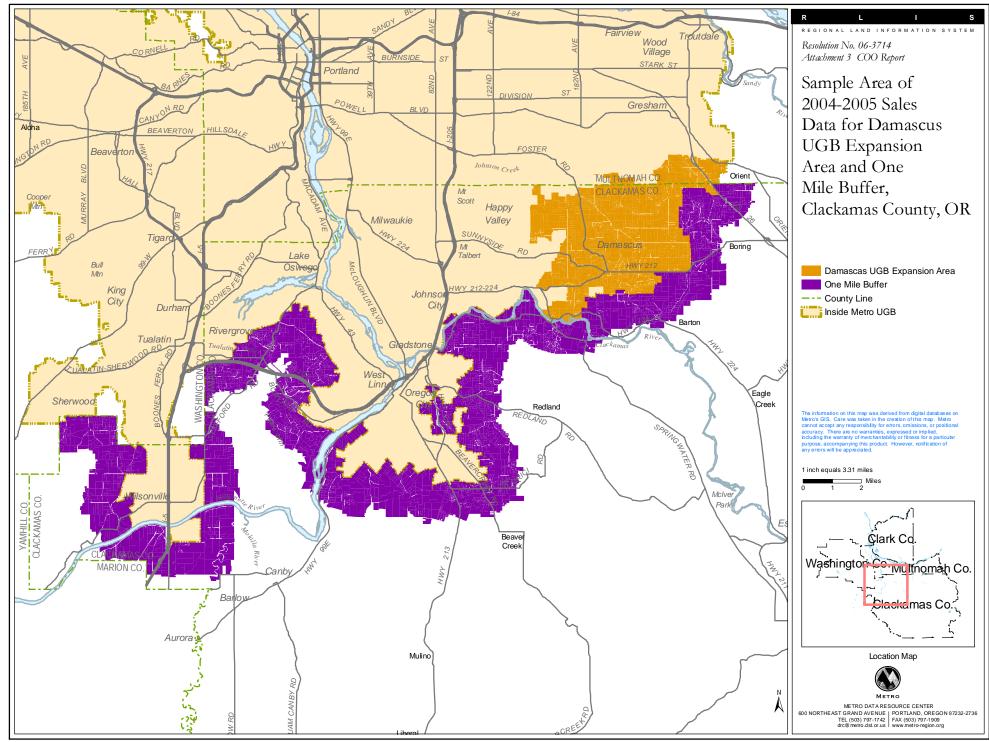
| Parcel Size:                       | 5.85 acres |
|------------------------------------|------------|
| Estimate of raw land value at      |            |
| Time of conversion (per acre):     | \$75,000   |
| Total value (5.85 x 75,000):       | \$438,750  |
| Plus present value of 10 years net |            |
| Rents from SFD improvement:        | \$69,013   |
| Total Value:                       | \$507,763  |
| Value per acre (5.85 acres):       | \$86,800   |

# RRFF-5 5.85 Acre Parcel

| \$413,071 |
|-----------|
| \$61,961  |
| \$475,032 |
| \$81,201  |
|           |

Using comparable sales, we estimate the current value of the MacLaughlan property subject to Metro regulations to be \$508,000. The same property used as RRFF-5 is worth \$475,000. Using the time-series method - a more reliable indicator in this case - there is also no indication that Metro's actions reduced the value of the MacLaughlan property. Instead, the comparisons indicate that the value increased, as did the values of all other properties in the expansion area.

M:\plan\lrpp\projects\Measure 37\MacLaughlan M37 claimRevValuationMemo7.14.06.doc



RESOLUTION NO. 06-3714 Attachment 4: COO Report



503 797

FGON

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32 2736

January 4, 2006

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

METRO

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 MacLaugerian January 4, 2006 Page 2

RESOLUTION NO. 06-3714 Attachment 4: COO Report

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

Measure 37 Claims Distro List: Dan Cooper RECOBLETION NO. 06-3714 Ditte ment 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,

Englade

Harold S. Mac Laughlan

# RECEIVED JUL 2 0 2005

OFFICE OF METRO ATTORNEY

# BEFORE THE OARD OF COUNTY COMISSIONERS OF CLACKAMAS COUNTY, STATE OF OREGON SOLUTION 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

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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 JOARD OF COUNTY CO MISSIONERS OF CLACKAMAS COUNTY, STATE OF OREGON SOLUTION 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

Remove from the subject property ZDO 309.07A and subsections (3) 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  $lon^{n^{\prime}}$  day of July, 2005.

BOARD OF COUNTY COMMISSIONERS

| MEASU  | RE 37 CLAIM  | Attachment 4: COO Report |
|--|--|--------------------------|
| CLACKAMAS CO   | UNTY PLANNING DIVISION   |                          |
| 9101 SE SUNNYBROOK BJ<br>PHONE (503) 353-4500 F  | LVD., CLACKAMAS, OREGON 9701<br>AX (503) 353-4550 www.co.clackamas.or.us   | 5                        |
|  | AL (00) 5554550 www.co.clackamas.or.us   |                          |
| FORS   | TAFF USE ONLY  |                          |
| FILE NUMBER: 2035-05   |  |                          |
| STAFF MEMBER:  | CPO: ROCK CLEEK  |                          |
|  |  |                          |
|  |  |                          |
| APPLICAN<br>(PLEASE TYPE OR  | NT INFORMATION<br>IPRINT IN BLACK INK ONLY)  |                          |
| WHAT IS PROPOSED KETUR   | IN TO ZONING T   | 1/AT in                  |
|  | WHEN PURCHASE  | HAT IT<br>ED IN 1974     |
| LEGAL DESCRIPTION: T2SR3ESEC   | $\frac{7}{2} \frac{1}{2} \frac{1}$ |                          |
| TTRSEC   |  |                          |
| (ADDITIONAL) DRMACUS   |  |                          |
| , /  |  | A                        |
| NAME OF CONTACT PERSON $\mathcal{H}$   | AROLS MACLAUG  | hlan_                    |
| MAILING ADDRESS 14674  | SE Sunnyside   | Rd                       |
| CITY <u>Clackamas</u>  | STATE_OR_ZIP_97  | 015                      |
| PHONE  | ; CELL PHONE <u>503-329-</u>   | 8442                     |
| PROPERTY OWNER(S) (The name, ad <u>signatures</u> , must be provided. In the event there a sheets. Please print clearly) | dress and telephone number of all owners, <u>includi</u><br>are more than 3 property owners, please attach add   | ng their<br>Jitional     |
| OWNER 1 HAROLA   | Machaughlan  | ر<br>ا                   |
| SIGNATURE Aurold   | 1 ma taughter  | #                        |
| MAiling ADDRESS 14674  | SE Sunnyside K   | 2 PMB 115                |
| CITY Clackama  | STATE OR ZIP 97  | 15                       |
| PHONE <u>329-844</u> 2   | 2_CELL PHONE   |                          |
| OWNER 2 REBERCA  | maclaughta   | ,)                       |
| SIGNATURE FOLUCO   | All Jans III   | $\underline{v}$          |
|  | E Computer   | Rd AMB #115              |
| Mailing Address 14674  |  | Ja Millo and             |
| PHONE 329-844  | STATE <i>DK</i> ZIP <u>917</u><br>2_ CELL PHONE  | <u>v</u> /3              |
|  | CELL PHONE   |                          |
| OWNER 3  |  |                          |
| SIGNATURE  |  | _                        |
| ADDRESS  |  | <u> </u>                 |
|  | STATEZIP   | <b>→</b> .               |
|  | CELL PHONE   |                          |
|  |  |                          |

12/2/2004

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# 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.

auntrinvide home Joans Simi

- 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?

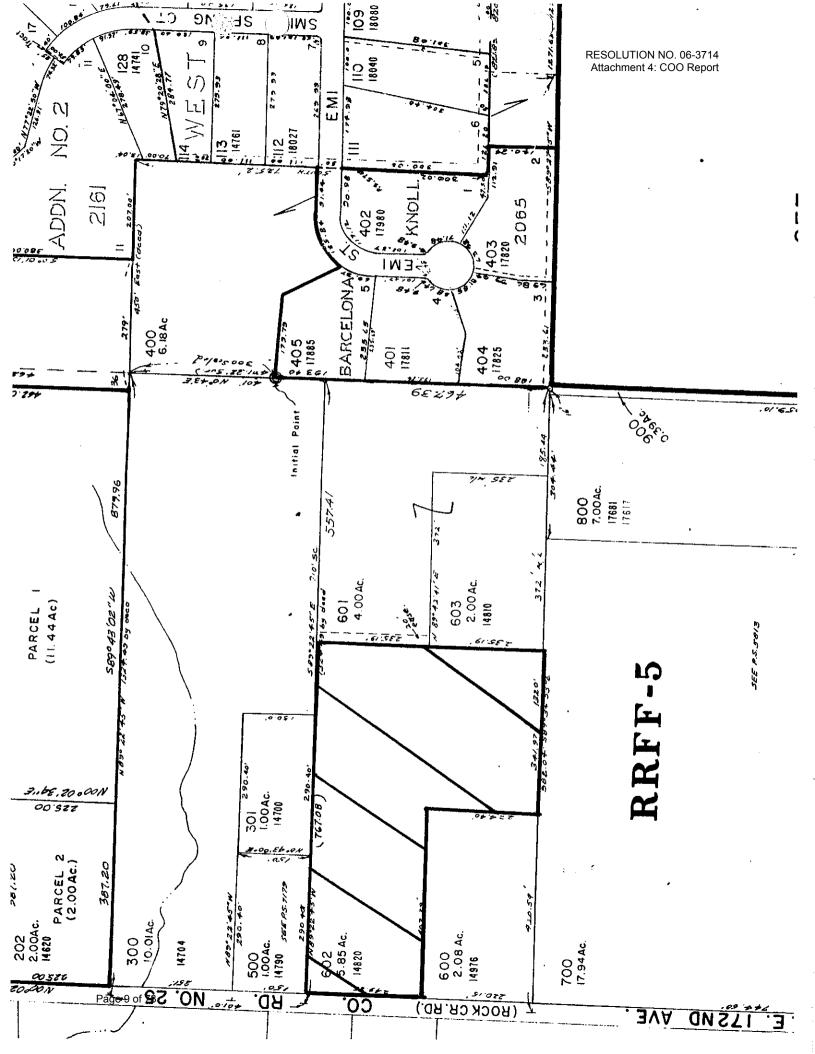
change . UNKNOW

5. Please describe how this regulation(s) restricts the use of the property and reduces the property's fair market value. <u>Reduction of</u> <u>building sites from Six to One</u>

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* <sup>\$700,000</sup> 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.] Modefy Regulations to previously "approved" building sites a perk tests on 30,000 & 40,000 sq st 10ts- per County approval dated 4-21-75
  8. Are you requesting that a specific use be allowed? Please describe the use. USA
- 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



amag

Geographic Information Systems 121 Library Court Oregon City, OR 97045



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

| Site Address:<br>Taxlot<br>Number: | 14820 SE 172ND AVE<br>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

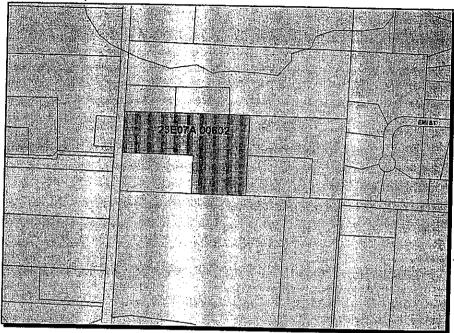
Neighborhood:

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                            |

Location Map:



| Site Characteristics: |    |  |
|-----------------------|----|--|
| UGB;                  | In |  |
| Flood Zone:           | No |  |

Zoning Designation(s):

Zone Overlay: Acreage: RRFF5 5.76

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. 1.00

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OFFICIAL RECALLADED OFFICIAL RECALLADED OFFICIAL RECALLADED OF REPORTS OF REAL PROPERTY -115 CLACKAMAS COUNTY ASSESSOR 12-10-7 602 TYPE SPEC SEC 1/4/1/16 TAX LOT TW2 5. RGE. 3000 ES N IN FORBERLY PART OF NUMBER REAL PROP HAP NUMBER T. L. NG AREA Date of Entry (CEED RECUES) on tate Card VOL, I Po ACRE3 120 NUMBER NUMBER ACCOUNT HEMAINING 3 T١ 0 ភ 5.85 ( 4 74 16623 6-27-74 ترجر 214-79 1.1.70 3-22-29 87 05949 POSTED MERCER CLACKAMAS CO. FIRE 54 & HAPPY VALLEY 65 Į 1 INTO CLACKAMAS REPD #71 ORD 2575 1989-90 ROLL HARALL S. REBECCA 951 562 3.2295 MAC LAUSHLAN 9545063 HOSTEL 95  $\overline{F_{j}} \in \mathbb{C}^{+}$ 15364 2 - C. S. S. S. S. . .. . - - . . ..... and the second 6.2-50 المتحجيد ا . #<u>\*</u> 

FORM No. 771 OUTCLAIM Ds. andreidunt or te

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RESOLUTION NO. 06-3714 Attachment 4: COO Report

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lor the consideration hereinalter stated, does hereby remise, release and guitclaim unto ........., hereinalter called grantor, HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN, husband and wife

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 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.<br>The true and actual consideration paid for this transfer, stated in terms of dollars, is s. 1/3 of S19, 800.00<br>Wowever, the actual consideration consists of or includes other property or value given or promised which is<br>here of the Consideration (indicate which). YCTh amtrees hetware the symbolio). In or applicable, should be detend. Ste ORS 92.030.)<br>In construing this deed, where the context so requires, the singular includes the plural and all growmatical<br>changes shall be made so that this deed shall apply equally to corporations and to individuals.<br>In Witness Whereol, the granter has executed this instrument this. Left. deey of TMAxrch. 935;<br>if a corporate grantor, it has caused its name to be signed and its seal, if any alliked by an officer or other person<br>duly authorized thereto by order of its board of directors.<br>With supermeter with a true of the PROPERTY DESCREPT IN THE<br>WARTAM BRIDGES<br>Hereoperative way and the expension of the PROPERTY DESCREPT IN THE WARTAM BRIDGES<br>Hereoperative way and the expension of the PROPERTY DESCREPT IN THE BRIDGES<br>HEREOPERTY SOLD DECK WHI THE APPOPRING CONTROL ON AND RECOVER UNK AN               | the proce insurrict  | LNT, CONTINUE DESCRIPTION ON REVERSE SIDE   |
|--|--|---|
| Mariau Bridges<br>5275 SW 150th Ct.<br>Beaverton, OR 97007-2709<br>Greater's News and Address<br>Harold. & Rebeca MacLaughlan<br>14820 SE 172nd St.<br>Marian Mark and Address<br>Antiparticle Rebect Mark Harold Address<br>Marian Mark and Address<br>Antiparticle Rebect Mark Harold Address<br>Mark and Address<br>Antiparticle Rebect Mark Harold Address<br>Antiparticle Rebect Mark Harold Address<br>Mark and Address<br>Antiparticle Rebect Mark Harold Address<br>Mark and Address<br>Antiparticle Rebect Mark Harold Address<br>Antiparticle Rebect Mark Harold Address<br>Antiparticle Rebect Mark Harold Mark Harold Address<br>Antiparticle Rebect Mark Harold Mark Harold Address<br>Antiparticle Rebect Mark Harold Mark Harold H | To Have and to Hold the same unto the<br>The true and actual consideration paid<br>OHowever, the actual consideration consists of<br>the whole<br>part of the Consideration (indicate which). P(The second<br>part of the Consideration (indicate which). P(The second<br>In construing this deed, where the cont<br>changes shall be made so that this deed shall a<br>In Witness Whereof, the grantor has exec<br>if a corporate grantor, it has caused its name t<br>duly authorized thereto by order of its board of<br>THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESOR<br>INSTRUMENT IN VOLATION OF APPLICABLE LAND USE LAWS AND RI<br>BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PENSON AC<br>THILE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY<br>PLANNING DEPARTMENT TO VENTY APPROVED USES AND TO DOTE<br>LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PHACTICES AS<br>ORS 30930<br>STATE OF OR EGON, C<br>This instrument w<br>by  | a grantee and grantee's heirs, successors and assigns lorever.<br>Ior this transfer, stated in terms of dollars, is $\pounds 1/3$ $0 \pm \$ 19, 800.00$<br>of or includes other property or value given or promised which is<br>intence between the symbols 0, it not explicable, should be deleted. See ORS 93.030.)<br>ext so requires, the singular includes the plural and all grammatical<br>inpuly equally to corporations and to individuals.<br>Studed this instrument this $10^{20}$ day of March 9 <sup>95</sup> ;<br>to be signed and its seal, it any, affixed by $\$$ notficer or other person<br>directors. Maximum MARIAN BRIDGES<br>OURING FEE<br>OURING FEE<br>Soundy of $(MRShing to n)$ 35.<br>res acknowledged before me on $3 - 10$ , $19.9.5$ ,<br>res acknowledged before me on $3 - 10$ , $19.9.5$ ,<br>Notery Public to Oeston   |
| By   | 5275 SW 150th Ct.<br>Beaverton, OR 97007-2709<br>Genter's Name and Address<br>Harold. & Rebeca MacLaughlan<br>14820 SE 172nd St.<br>Genter's Name and Address<br>Genter's Name and Address<br>Address<br>Address<br>Genter's Name and Address<br>Address<br>Address<br>Genter's Name and Address<br>Address<br>Genter's Name and Address<br>Genter's Name an | STATE OF OREGON 95-015062<br>STATE OF OREGON 95-015062<br>STATE OF OREGON 95-015062<br>CLACKAMAS COUNTY<br>Received and placed in the public state<br>Received and placed |



**RESOLUTION NO. 06-3714** Attachment 4: COO Report em

FEDERAL SAVINGS AND LOAN ASSOCIATION PORTLAND, DREGON

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. Collections Contract

Customer Service Department 248-1239

Page 13 of 73 T.-291 4/72 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.

| 1 of 4 | HOME LOANS   | Proper iress<br>14820 Southeast 172h | RESOLUTION NO. 06-3714   |
|--------|--|--------------------------------------|--|
| •      | Monthly Home Loan Statement  |                                      | To CONTACT US  |
|        | 006412701 AT 0.292 **AUTO T4 0 2467 97015-6400<br>028942887 AA AY 1000221-0N-M14402 IN4<br>HAROLD S & REBECA MACLAUGHLAN<br>14674 SE SUNNYSIDE RD PMB 115<br>CLACKAMAS OR 97015-6400 |                                      | Online payments<br>& account details: <b>customers.countrywide.cor</b><br>Customer Service: <b>(800) 669-6607</b><br>General information: <b>www.countrywide.com</b> |
|        | Haladaa Miraa Habba Ababa Abadhaa Haadaa Ababbaa M   |                                      | New home loan,<br>refinance or<br>home equity loans: <b>(800) 686-0145</b>   |

#### File Your Taxes Quicker-Countrywide Can Help

Because you are a valued customer, Countrywide wants to make our relationship with you as <u>rewarding</u>—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!

- $\sqrt{-}$  Go to **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 | Home loan overview as of 12/10/2004                                   |   | Amount due on 01/01/2005 as of 12/10/2004                        |                      |
|-----------|---|---|--|----------------------|
| SUMMARY   | Principal balance<br>Late Charge if payment received after 01/18/2005 | \$141,049.57<br>005 \$40.88<br>ments received<br>\$817.62 | Next Payment Posting 01/10/2005<br>After 01/18/2005 late payment | \$817.62<br>\$858.50 |
|           |   |   |  |                      |
| NOTICES   | ILEDOUTAL   |   | N DACUMENT ENCLASED  |                      |

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.

#### 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** 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.

ION NO 06-3 Attachment 4 COO Repo

COUNTY OF CLACKAMAS

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

PLANNING DEPARTMENT

weptember 7, 1972

James E. Hall, Planning Director 940 Warner-Milne Road Oregon City, Oregon 97045

> Phone 655-3311 Ext. 205

Subsurface & Soils 1 Denied ○ [√] Approved 4-21-7

17-115-72

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, TZS, R3E as you requested.

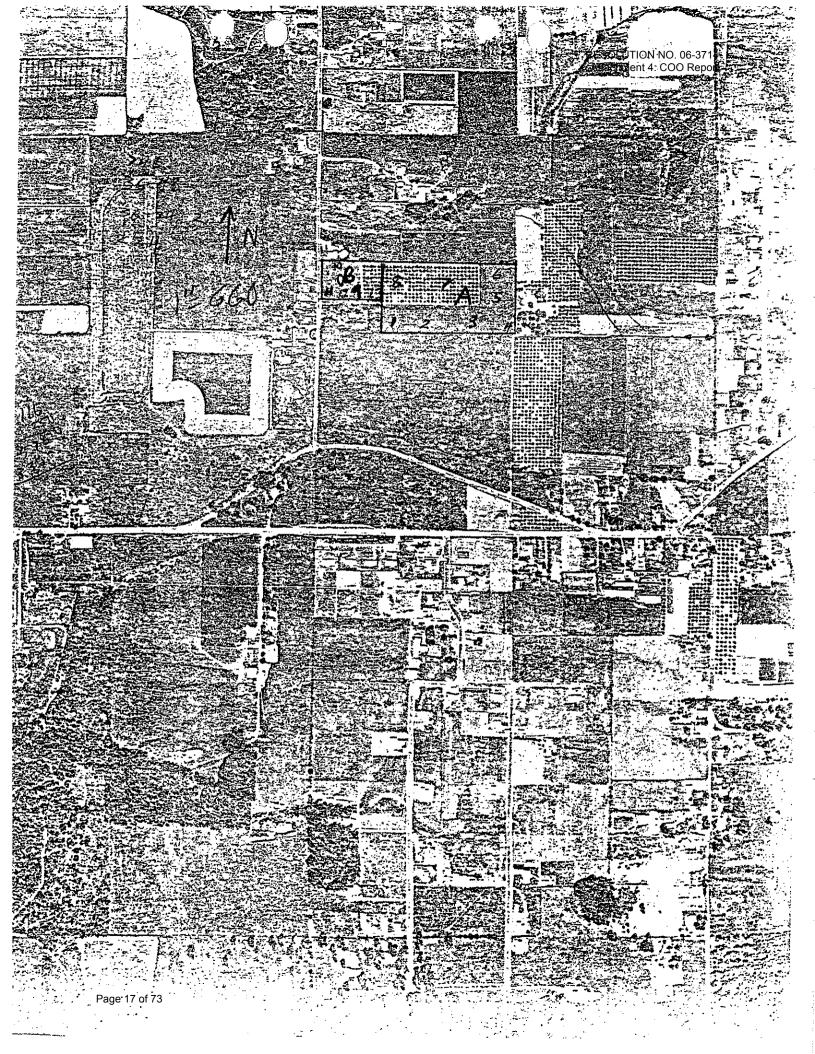
Map unit B is a deep, well drained soil of moderate permeability (1-2 inches/Hour). The apparent engineer class of unit A is silt loam ML, A4 over silty clay loam ML-CL, A6 that occurs at depths of forty-eight (48) to fifty (50) inches. The winter water table in unit B is generally deeper than forty-eight (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 50,000 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 / Act 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) A6. The winter will require extensive drainage protection on the upstope side as ground water will move into deeper excavation on the Writtle pan surface.

• The subsurface sewage disposal leach field in units A and B will 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)

Page 15 of 73

| September 7,<br>Page -2-   | 7317   |  | Attachment 4: COO Report   |
|--|--|--|--|
| · ·  | Suit Loverig   | Request  |  |
|  | houses should be lo<br>an be established be<br>exceeding the prese   | cated on the lots<br>etween the septic<br>cribed trench dent | the the teach  |
| It you have at this of:  | ave any questions co<br>fice.  | Application<br>oncerning this mat<br>Date:                   | ter, please contac   |
|  |  | Sincerely,   | and the second |
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| egel Des into mis-   | and the second | Soil Scienti   | JUAK<br>st   |
| CC: Subdivisio<br>Health Der   | on Department  |  |  |
| cc: Subdivisio<br>Health Dep<br>Duris Tax Assess<br>Building D   | on Department<br>partment<br>sor :<br>Department Fre No.1  |  | an a   |
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| CC: Subdivisio<br>Health Dep<br>Duris Tax Assess<br>Building D   | on Department<br>partment<br>sor :<br>Department: For No.1   |  |  |
| CC: Subdivisio<br>Health Dep<br>Duris: Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department For Ne.1  |  |  |
| CC: Subdivisio<br>Health Dep<br>Intras Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department For Ne.1  |  |  |
| CC: Subdivisio<br>Health Dep<br>Indress Tax Assess<br>Building D<br>ming:  | on Department<br>partment<br>sor<br>Department For Ne.1  |  |  |
| CC: Subdivisio<br>Health Dep<br>Duris: Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| CC: Subdivisio<br>Health Dep<br>Duris: Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| CC: Subdivisio<br>Health Dep<br>Duris: Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| CC: Subdivisio<br>Health Dep<br>Intras Tax Assess<br>Building D<br>ming:   | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| CC: Subdivisio<br>Health Dep<br>Intras: Tax Assess<br>Building D<br>ming:  | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| CC: Subdivisio<br>Health Dep<br>Intras: Tax Assess<br>Building D<br>ming:  | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |
| Building D   | on Department<br>partment<br>sor<br>Department Fue No.1<br>(Name - For Wo.)                                      |  | (Acre:,  |



RESOLUTION NO. 06-3714 Attachment 4: COO Report



### 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

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

Page 1 of Preliminary Commitment Order Number: 05263179-C

### 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                                 |

Page 2 of Preliminary Commitment Order No. Order Number: 05263179-C

i

### 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 f | or 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:lbv

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

Page 3 of Preliminary Commitment Order Number: 05263179-C

### 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.

Page 4 of Preliminary Commitment Order Number: 05263179-C

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 "

# C\_mparables to Your Ho...e

RESOLUTION NO. 06-3714 Attachment 4: COO Report

| Vacant Land Lot 1100 |                              | LND                         |                                      | АСТ   | \$150,000 |
|----------------------|------------------------------|-----------------------------|--------------------------------------|-------|-----------|
| No Photo             | ML#:<br>MLS Area:<br>County: | 4064607<br>144<br>Multnomah | Bedrooms:<br>Bathrooms:<br>Sub-Type: | RESID |           |
| Austable             | Neighborhood:                |                             | Style:                               |       |           |

Available

Style: Year Built: Total SF: Tax per Year: 298.99

Directions: S. ON WALTERS RD. FROM POWELL, FOLLOW TO SW BLAINE. PARK & WALK.

97080

629B5

R340339

Zip Code:

T/Guide:

Tax Id #:

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 |
|--------------------|--|---|-------|-----------|
| Cou<br>Neig<br>Zip | Area:144nty:Multnomahhborhood:97080ide:629C4 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year; | RESID |           |

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#;<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4068812<br>144<br>Multnomah<br>97030<br>629H3<br>R341566 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | RESID<br>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   |  |       | \$200,000 |
|-----------------------|--|---|--|-------|-----------|
| No Photo<br>Availabie | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide: | 4066615<br>144<br>Multnomah<br>97080<br>629B6 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF: | RESID |           |
|                       | Tax Id #:  | R340924                                       | Tax per Year:  | 5700  |           |

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

| Powell valley Ro  | ······································  | LND  |  |  | PEN                        | \$200,000                         |
|---|---|--|--|--|----------------------------|-----------------------------------|
| No Photo<br>Available<br>Directions:ORIENT DR                                       | ML#:<br>MLS Area:<br>County:<br>Neighborhood<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>TO DODGE PARK T | 97080<br>629J6<br>R240399  |  | Bedro s:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | AHESID<br>1533             | DN NO. 06-3714<br>t 4: COO Report |
| Remarks: 1 ACRE LOT<br>29138 SE P   | NEXT TO 29138 SE<br>OWELL VALLEY RD I<br>AREA. LOT TO CLOS  | HAS FIRST OPT  | ey rd (not<br>on to puf                            | E: THE PROS  | PECTIVE                    |                                   |
| 9670 SE 257th DR  |   | LND  |  |  | PEN                        | \$179,000                         |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:                                | 4059915<br>145<br>Clackamas<br>97080<br>659E3                      | E<br>S<br>S<br>Y                                   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>(ear Built:<br>Fotal SF:                 | RESID                      |                                   |
| *   | Tax Id #:   | 01381267   | Т  | ax per Year:   | 602                        |                                   |
| Directions:242ND TO S<br>Remarks: PRICE REDU<br>AREA OF UF<br>Hwy 212 1000Ft Off HV | JCED! BEAUTIFUL V<br>PSCALE HOMES ON  | IEW PROPERTY   | OVERLOO  | KING SUNSHI  | NE VALLE                   | Y. SECLUDED<br>\$189,500          |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:                   | 4059864<br>145<br>Clackamas<br>97009<br>659A7<br>Not Found         | B<br>S<br>S<br>Y<br>T                              | edrooms:<br>athrooms:<br>ub-Type:<br>tyle:<br>ear Built:<br>otal SF:<br>ax per Year:       | RESID<br>480               |                                   |
| UTILITY HOC   | EAST 1/4 MILE ON 2  | 212, SIGNS ON F<br>WITH PASTORI<br>E IN THE AREA.<br>INSTALL RESPO | NGHT, FOLL<br>AL VALLEY<br>SELLER TO<br>NSIBILTY ( | OW ARROWS  | s<br>Ently th<br>Ies for l | TILITIES.                         |
| Barlow CT   |   | LND  |  |  | PEN                        | \$297,500                         |
| 22944<br>   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:                                | 4013071<br>145<br>Clackamas<br>97015<br>659A7                      | Bi<br>Si<br>Si<br>Ye                               | edrooms:<br>athrooms:<br>ub-Type:<br>tyle:<br>ear Built:<br>ptal SF:                       | RESID                      |                                   |
| rections:ROYER ROA<br>emarks: 4.73 ACRES  <br>@ Copyrig                             | Tax Id #:<br>D TO BARLOW CT   | Not Found  | Ta<br>EBEAUTII                                     | FUL AREA   | 950                        |                                   |
| SQUARE FOOTAGE IS   | 6 APPROXIMATE & MAY INC   | LIS INFORMATION NO<br>CLUDE BOTH FINISHI<br>L AVAILABILITY SUBJ    | ED & UNFINISHI                                     | ED AREAS - CONS  | SULT BROKE                 | r for info.                       |

| 9388 SE KINGSWOOD WAY   |   | LND   |   | SLD                                 | \$125,000                         |
|---|---|---|---|-------------------------------------|-----------------------------------|
| No Photo<br>Available   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 3078313<br>144<br>Clackamas<br>97080<br>659D2<br>01587287     | Bedre s:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Yea    | Attachmen<br>HESID                  | DN NO. 06-3714<br>t 4: COO Report |
| irections:242 TO BORGES<br>emarks: GOLFERS DREA<br>FIVE MIN. TO PE  | S RD. WEST TO K<br>AM, BUILDING SIT<br>ERSIMMON GOLF                                | TE WITH GREAT   | Y 2ND DRIVE ON RIG  | HT                                  | RE LOCATED                        |
| crescent  | ······································  | LND   |   | SLD                                 | \$145,000                         |
| No Photo<br>Available   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 3043466<br>144<br>Clackamas<br>97009<br>690F1<br>00652877     | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year  | RESID                               |                                   |
| irections:ORIENT TO CRE<br>emarks: WONDERFUL PA<br>LOCATION TO B    | ROPERTY, STAN   | DARD SEPTIC A<br>IOMEE OR PLAC                                | • .   | SURVEYED                            | ), GREAT                          |
| 34935 SE CRESCENT RD  |   | LND   |   | SLD                                 | \$150,000                         |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:              | 4033782<br>144<br>Clackamas<br>97009<br>690F1                 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:                  | RESID                               |                                   |
| irections:HWY 26, ORIENT<br>emarks: 3 ACRE PARCEL<br>NO VALUE (TEAF | OFF HWY 26. WI  | 00652706<br>ELL, SEPTIC, AN<br>NG CREEL BOR                   | Tax per Year<br>D ELECTRICITY AVAIL<br>DERS PROPERTY.                                       |                                     | GE HOME HAS                       |
| RROW CREEK LN   |   | LND   |   | SLD                                 | \$220,000                         |
|   | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:                      | 3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109      | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | RESID                               |                                   |
| TENNIS COURT &  | GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL GF                                    | HIGH END CUS<br>ED GREENWAY<br>REENWAY ACRO                   | A STUNNING NEIGH<br>TOM HOMES ON LON<br>W/TRAILS & GREAT V<br>SS THE STREET.                | BORHOOD!<br>G CULDESA<br>IEWS! GATE | C! BACKS TO<br>D ENTRY,           |
| © Copyright 200<br>SQUARE FOOTAGE IS APP                            | ROXIMATE & MAY INC  | LS INFORMATION NO<br>ELUDE BOTH FINISHE<br>AVAILABILITY SUBJE | T GUARANTEED AND SHOUL<br>D & UNFINISHED AREAS - CC<br>CT TO CHANGE.                        | D BE VERIFIED.<br>NSULT BROKEI      | r for INFO.                       |
|   |   |   |   |                                     |                                   |

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|   |   | LND  |  | SLD   | \$110,000                         |
|---|---|--|--|---|-----------------------------------|
| No Photo<br>Available   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:  | 97009<br>659F4   | Bedro is:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:   |   | DN NO. 06-3714<br>t 4: COO Report |
| Directions: FOSTER TO SE<br>Remarks: LEVEL LOT ON                           | GOLF COURSE.  | LOTS OF TREES AND Y  | <b>EAR AROUND C</b>  | 1256<br>REEK AT F                               | PROP ERTY LIN                     |
| BUILD YOUR DF   | REAM HOME HEF   | RE. CLOSE TO EVERYT  | HING AND YET S   | TILL IN TH                                      | E COUNTRY.<br>\$115,000           |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code;  | 4036782<br>145<br>Clackamas<br>97022   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:  | RESID   | <u> </u>                          |
|   | T/Guide:<br>Tax ld #:   | 720A3<br>00683816  | Total SF:<br>Tax per Year:   | 1334.13   |                                   |
| AS A RENTAL, C  | LEVEL LAND W/<br>)). HOUSES ARE   | 2 RANCH STYLE HOUS<br>MAJOR FIXERS OF LIT<br>D AS A CARETAKERS C   | ES CONNECTED<br>TLE VALUE, 2ND   | BY ENCLO<br>HOUSE C/<br>HARDSHII                | AN'T BE USED<br>P BASIS.          |
| 27120 SE Hwy212 east of   |   | LND  |  | SLD   | \$159,000                         |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:   | 4044484<br>145<br>Clackamas  | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:   | RESID   |                                   |
|   | Zip Code:<br>T/Guide:   | 97009<br>659G5   | Year Built:<br>Total SF:   |   |                                   |
|   | T/Guide:<br>Tax Id #:   | 659G5<br>00599668  | Total SF:<br>Tax per Year:   | 319.01  |                                   |
| LISTING AGENT<br>© Copyright 20   | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>30RING, TO 27120 SE H   | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |
| Remarks: WONDERFUL 4.2<br>AND SLOPED. HA<br>LISTING AGENT<br>© Copyright 20 | T/Guide:<br>Tax Id #:<br>DUE EAST OF E<br>22 ACRE PARCEI<br>AS AN OLD ORCI<br>DIRECT IF YOU A<br>DIRECT IF YOU A<br>05 RMLS™Portland - M<br>PROXIMATE & MAY ING | 659G5<br>00599668<br>BORING, TO 27120 SE H<br>WITH UNOBSTRUCTE<br>HARD. WATER, GAS, AN<br>ARE WORKING WITH AN<br>ILS INFORMATION NOT GUARA<br>CLUDE BOTH FINISHED & UNFI | Total SF:<br>Tax per Year:<br>WY 212<br>D VIEW OF MT. H<br>ND ELECTRIC TO<br>NOTHER AGENT,<br>ANTEED AND SHOULD<br>INISHED AREAS - CON | IOOD. MOS<br>SITE. DO<br>PLEASE.<br>BE VEBIEIED | NOT CALL                          |



RESOLUTION NO. 06-3714 Attachment 4: COO Report

## Active

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

## Pending

| MLS#    | Р | Туре  | 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  | 2.00  | \$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  | \$189,500 |

## Sold

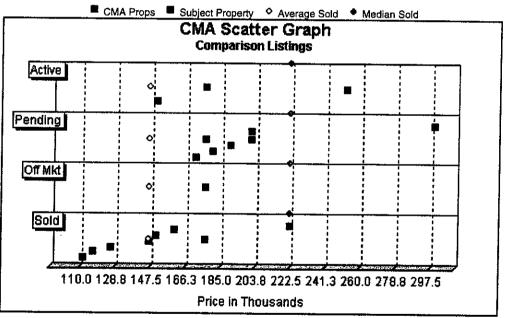
| MLS#    | Р | Туре  | Address                  | City         | Area | Acres | Price                  |
|---------|---|-------|--------------------------|--------------|------|-------|------------------------|
|         |   | RESID | 1 ACRE LOTS ON 172ND AVE |              | 145  | 1.0   | \$175.000              |
| 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     | \$140,000              |
| 3041647 | 8 | RESID | ARROW CREEK LN           | Gresham      | 144  | 1.24  | \$150,000              |
| 308415  | 0 | RESID | 172nd                    | Happy Valley | 145  | 1.14  | \$110.000              |
| 4036782 | 3 | RESID | 24040 SE Eagle Creek RD  | Eagle Creek  | 145  | 1.14  |                        |
| 4044484 | Ĩ | RESID | 27120 SE Hwy212 east of  | Boring       | 145  | 4.22  | \$115,000<br>\$159,000 |

# Pricing Your Home

| 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        |
| Total Listings | 15 | Sold Properti<br>This reflects | es closed averag<br>a <b>5.56%</b> differenc | ing <b>94.44%</b> of the<br>e between Sale F | rir Final List Price<br>Price and List Price | <u> </u>   |

| ſ                    | Amount    | \$/Sqft |
|----------------------|-----------|---------|
| Average Sales Price  | \$146,286 | \$0     |
| Min. List Price      | \$125,000 | \$0     |
| Max. List Price      | \$239,900 | \$0     |
| Suggested List Price | \$175,000 | \$      |

# How the Suggested Price Looks in the Market



# **Comparative Market Analysis**

RESOLUTION NO. 06-3714 Attachment 4: COO Report

for

Harold MacLaugian

# SUBJECT PROPERTY

14820 Se 172nd ave Clackamas, Or 97015

3 Bedrooms + 2 Bathrooms

Almast 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.

# Cumparables to Your Hol..e

RESOLUTION NO. 06-3714 Attachment 4: COO Report

|               |         |                |                         | Allacimen |           |
|---------------|---------|----------------|-------------------------|-----------|-----------|
| 8707 SE 347th |         | RES            | <br>                    | SLD       | \$302,000 |
|               | -       | 4034545<br>144 | Bedrooms:<br>Bathrooms: | 4<br>2    |           |
|               | County: | Clackamas      | <br>Sub-Type:           | RESID     |           |

|  | Neighborhood: | Boring, Damacus, to San | Style:           | DAYRNCH |
|--|---------------|-------------------------|------------------|---------|
| and the second | Zip Code:     | 97009                   | Year Built:      | 1971    |
| y. f   | T/Guide:      | 660E1                   | Total SF:        | 2960    |
| and the second at the  | Tax id #:     | 00150749,00150767,01    | 597Tax 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.

| 36078 SE LUSTED RD   |               | RES       |               | SLD    | \$315,000 |
|--|---------------|-----------|---------------|--------|-----------|
| 12003  | ML#:          | 4015818   | Bedrooms:     | 3      |           |
|  | MLS Area:     | 144       | Bathrooms:    | 2.1    |           |
|  | County:       | Multnomah | Sub-Type:     | RESID  |           |
| and the second | Neighborhood: |           | Style:        | 2STORY |           |
|  | Zip Code:     | 97009     | Year Built:   | 2000   |           |
|  | T/Guide:      | 630G7     | Total SF:     | 1935   |           |
|  | Tax Id #:     | R240226   | 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!

| 18823 SE Tickle Creek CT |               | RES               |               | SLD     | \$335,000 |
|--------------------------|---------------|-------------------|---------------|---------|-----------|
|                          | ML#:          | 3066938           | Bedrooms:     | 3       |           |
|                          | MLS Area:     | 144               | Bathrooms:    | 1       |           |
|                          | County:       | Clackamas         | Sub-Type:     | RESID   |           |
|                          | Neighborhood: |                   | Style:        | RANCH   |           |
|                          | Zip Code:     | 97009             | Year Built:   | 1971    |           |
|                          | T/Guide:      | 690B4             | Total SF:     | 1346    |           |
|                          | Tax Id #:     | 00673872,00673836 | 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!

| 12072 SE Revenue RD |               | RES       |               | SLD   | \$367,000 |
|---------------------|---------------|-----------|---------------|-------|-----------|
| c zafa              | ML#:          | 4041826   | Bedrooms:     | 3     |           |
|                     | MLS Area:     | 144       | Bathrooms:    | 3     |           |
|                     | County:       | Clackamas | Sub-Type:     | RESID |           |
|                     | Neighborhood: |           | Style:        | FARM  | ISE       |
|                     | Zip Code:     | 97009     | Year Built:   | 1981  |           |
|                     | T/Guide:      | 660C4     | Total SF:     | 2816  |           |
|                     | Tax ld #:     | 00158171  | 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

| 19199 SE ANDERSON HU |   | RES   |  | SLD                            | \$349,000 |
|----------------------|---|---|--|--------------------------------|-----------|
|                      | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4006238<br>145<br>Clackamas<br>97015<br>658J7<br>00616676 | Bedress:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | ARESIC<br>DAYR<br>1966<br>2532 |           |

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 |
|-------------------|----------------------|------------------|-------------------------|------------|-----------|
|                   | ML#:                 | 5000011          | Bedrooms:               | 3          |           |
| No Photo          | MLS Area:<br>County: | 145<br>Clackamas | Bathrooms:<br>Sub-Type: | 2<br>RESID |           |
| Available         | Neighborhood:        |                  | Style:                  | RANCH      |           |
| Available         | Zip Code:            | 97009            | Year Built:             | 1978       |           |
|                   | T/Guide:             | 689G3            | Total SF:               | 1889       |           |
|                   | Tax id #:            | 00625229         | 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



RESOLUTION NO. 06-3714 Attachment 4: COO Report

## Sold

| MLS#    | Р Туре  | 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  | ā   | 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 |

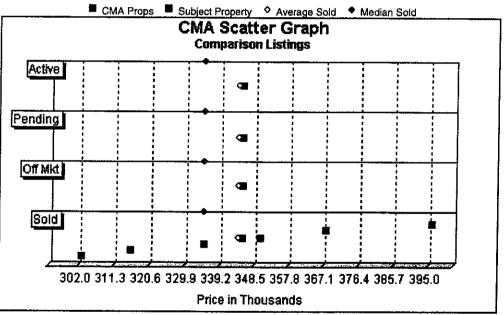
# Pricing Your Home

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 Properti<br>This reflects | es closed averag<br>a <b>3.04%</b> differenc | ing <b>96.96%</b> of the<br>e between Sale F | ir Final List Price<br>Price and List Price | ).<br>Ce.  |

|                      | 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



# 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 fales price for house and one acre let package.

# C \_mparables to Your Hc.he

**RESOLUTION NO. 06-3714** 

1510

1603.22

|                    |                      |                                      |   | Attachment 4                     | : COO Report |
|--------------------|----------------------|--------------------------------------|---|----------------------------------|--------------|
| 28810 SE Church RD |                      | RES                                  |   | PEN                              | \$214,900    |
|                    | MLS Area:<br>County: | 4069040<br>144<br>Clackamas<br>97009 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built; | 3<br>1<br>RESID<br>RANCH<br>1959 |              |

00649864 Directions: BORING, SOUTH ON RICHIE (RIGHT GOING EASTBOUND) LEFT TURN ON CHURCH RD

659H6

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.

Total SF:

Tax per Year:

| 15160 SE ORIENT DR |  | RES   |   | PEN  | \$289,000 |
|--------------------|--|---|---|--|-----------|
|                    | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide: | 4078723<br>144<br>Clackamas<br>97009<br>660F7<br>00653670 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 2<br>2<br>RESID<br>COTTAG<br>1966<br>1201<br>1758.35 | E         |

Directions: ORIENT DRIVE, EAST OF KELSO ROAD

T/Guide:

Tax Id #:

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.

| 14820 SE NORTH CT |   | RES   |   | PEN   | \$264,900 |
|-------------------|---|---|---|---|-----------|
|                   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 5002808<br>145<br>Clackamas<br>97015<br>658H7<br>00616881 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 4<br>3<br>RESID<br>RANCH<br>1942<br>2200<br>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.

| 28775 SE Andy ST |   | RES   |   | SLD  | \$215,000 |
|------------------|---|---|---|--|-----------|
|                  | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4027632<br>144<br>Clackamas<br>97009<br>659H4<br>00155744 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>2STORY<br>1978<br>1700<br>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.

| 20373 3E Stone HU |  | RES  |  | SLD  | \$225,000                      |
|-------------------|--|--|--|--|--------------------------------|
|                   | ML#<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 3026134<br>144<br>Multnomah<br>OrlENT<br>97009<br>629G7<br>R342212 | Bedions:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | Attachment<br>RESID<br>RANCH<br>1964<br>1375 | N NO. 06-3714<br>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!

| 19531 SE Tickle Creek RD   | RES   |   | SLD  | \$228,000 |
|--|---|---|--|-----------|
| ML#:<br>MLS Ar<br>County<br>Neighb<br>Zip Coo<br>T/Guide<br>Tax Id # | r: Clackamas<br>orhood: WILLIAMS<br>de: 97009<br>e: 690B3 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 4<br>2.1<br>RESID<br>RANCH<br>1974<br>1696<br>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. ADDTIONAL BEDROOMS PLUS OFFICE OFFER A LOT OF SPACE AND

POSSIBILITITES. SEVERAL LARGE TREES. PRIVATE. GOOD FOR ANIMALS AND GARDENS.

| 34144 SE Jarl RD      |   | RES   | ····  | SLD   | \$243,000 |
|-----------------------|---|---|---|---|-----------|
| No Photo<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4006842<br>144<br>Clackamas<br>97009<br>690E1<br>01599782 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 1<br>2<br>RESID<br>OTHER<br>1995<br>1456<br>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.

| 13425 SE 222nd        |   | RES   |   | SLD   | \$255,900 |
|-----------------------|---|---|---|---|-----------|
| No Photo<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax id #: | 4049204<br>144<br>Clackamas<br>97009<br>659B5<br>00605955 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>SPLIT<br>1979<br>1912<br>2430.36 |           |
| irections HOFFMESTE   | R & 222NID  |   |   |   |           |

Directions: HOFFMESTER & 222ND Remarks:

| 10002 SE Ulleni DA   |  | HES   |  | SLD  | \$260,567   |
|--|--|---|--|--|---|
|  | ML#  | 4065908   |  |  | ······································  |
|  | MLS Area:  | 144   | Bedri he   |  | ION NO. 06-3714   |
|  | County:  | Clackamas   | Bathroom   | S: Attachme  | nt 4: COO Report  |
| of a heli  | Neighborhood   |   | Sub-Type:  |  |   |
|  | Zip Code:  | 97009   | Style:   | RANC   | H   |
|  | T/Guide:   |   | Year Built:  |  |   |
| and the second   | Tax Id #:  | 660B3   | Total SF:  | 1550   |   |
|  |  | 00156431  | Tax per Ye   |  |   |
| Directions:HWY 26 TO HA<br>Remarks: FRESHPAINTIN<br>STEELSHOP W<br>GREATLOCAT  | VSIDE&OUT. NEV<br>V/26X13PAINTBO   | I TO ORIENT DR TI<br>VCARPET&VINYL&F<br>OTH,CONCRETFLO<br>JSEABLE.SEVERAL   | ERGOFLOORING8  | CADINETO   | 48X50<br>BE4TH BED.   |
| 4303 SE 312 AVE  |  | RES   |  | SLD  | \$295,000   |
|  | _  |   |  |  |   |
| 102903.15.8L.)**   | ML#:   | 4050714   | Bedrooms:  | 3  |   |
|  | MLS Area:  | 144   | Bathrooms  |  |   |
| Service a  | County:  | Clackamas   | Sub-Type:  | RESID  |   |
|  | Neighborhood   | : Barbara Ann   | Style:   | RANCH  |   |
|  | Zip Code:  | 97009   | Year Built:  | 1969   |   |
|  | T/Guide:   | 660B7   | Total SF:  | 1660   |   |
|  | Tax Id #:  | 00647900  | Tax per Yea  |  |   |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT   | IL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH FEFICIE   | EL, FLAT, WITH LO  |  |   |
| FRUIT TREES, I<br>FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT   | IL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH FEFICIE   | EL, FLAT, WITH LO  |  |   |
| FRUIT TREES, I<br>FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>RES   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT   | YEAR ROOF<br>SYSTEM, 50<br>SLD   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>RES<br>4014350  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:  | YEAR ROOF<br>SYSTEM, 50<br>SLD   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>ML#:  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>RES<br>4014350<br>145   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:  | YEAR ROOF<br>SYSTEM, 50<br>SLD<br>3<br>2   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>RES<br>4014350<br>145<br>Clackamas  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:   | YEAR ROOF<br>SYSTEM, 50<br>SLD   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>RES<br>4014350<br>145<br>Clackamas<br>Damascus  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:   | YEAR ROOF<br>SYSTEM, 50<br>SLD<br>3<br>2   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:  | YEAR ROOF<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, I<br>SEPTIC, ELECT<br>COUNTRY ROA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:   | YEAR ROOF<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920   | F, NEWER<br>D GAL WH, QUIE  |
| FRUIT TREES, FRUIT | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year   | YEAR ROOF<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>: 1950   | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b>  |
| ections: 1/4 MILE EAST C   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTEB_SOLITH DO   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year   | SYSTEM, 50<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b>  |
| rections: 1/4 MILE EAST Comarks: LIKE WALKING I  | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C<br>NTO A NEW HOM   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE, SITS ON C  | SYSTEM, 50<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.                                     |
| rections: 1/4 MILE EAST C<br>marks: LIKE WALKING I<br>TREES. GREAT   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C<br>NTO A NEW HOM<br>VIEW OF THE VA   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>BGE NEW PICTUR  | SYSTEM, 50<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>OVER AN ACC<br>E WINDOWS  | F, NEWER<br>D GAL WH, QUIE<br>\$217,500<br>\$217,500                                      |
| rections: 1/4 MILE EAST C<br>marks: LIKE WALKING I<br>TREES. GREAT<br>APPLIANCES, JA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C<br>NTO A NEW HOM<br>VIEW OF THE VA   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R   | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>BGE NEW PICTUR  | SYSTEM, 50<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>OVER AN ACC<br>E WINDOWS  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH                          |
| ections: 1/4 MILE EAST C<br>marks: LIKE WALKING I<br>TREES. GREAT<br>APPLIANCES, JA  | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C<br>NTO A NEW HOM<br>VIEW OF THE VA   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>BGE NEW PICTUR  | SYSTEM, 50<br>SYSTEM, 50<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>OVER AN ACC<br>E WINDOWS  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH                          |
| rections: 1/4 MILE EAST C<br>marks: LIKE WALKING I<br>TREES. GREAT<br>APPLIANCES, JA   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS CL<br>NTO A NEW HOM<br>VIEW OF THE VA<br>ACUZZIE AND SE  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA<br>P SHOWER IN MAS<br>RES  | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>RGE NEW PICTUR<br>TER, LOTS OF TILE  | SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>VER AN AC<br>E WINDOWS<br>WORK. BRO<br>SLD  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH<br>S. NEW<br>DKER OWNED. |
| ections: 1/4 MILE EAST C<br>marks: LiKE WALKING H<br>TREES. GREAT<br>APPLIANCES, JA  | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS CI<br>NTO A NEW HOM<br>VIEW OF THE VA<br>ACUZZIE AND SE  | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA<br>P SHOWER IN MAS<br>RES<br>4019976                                       | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>RGE NEW PICTUR<br>TER, LOTS OF TILE<br>Bedrooms:   | SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>OVER AN ACI<br>E WINDOWS<br>WORK. BRO<br>SLD  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH<br>S. NEW<br>DKER OWNED. |
| ections: 1/4 MILE EAST C<br>marks: LIKE WALKING I<br>TREES. GREAT<br>APPLIANCES, JA  | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS CI<br>NTO A NEW HOM<br>VIEW OF THE VA<br>ACUZZIE AND SE<br>ML#:<br>MLS Area:   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA<br>P SHOWER IN MAS<br>RES<br>4019976<br>145                                | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>RGE NEW PICTUR<br>TER, LOTS OF TILE<br>Bedrooms:<br>Bathrooms:                                       | SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SVSTEM, 50<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOI<br>VER AN AC<br>E WINDOWS<br>WORK. BRO<br>SLD  | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH<br>S. NEW<br>DKER OWNED. |
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| COUNTRY ROA<br>1122 SE Hwy 212 1000 f t<br>rections: 1/4 MILE EAST C<br>marks: LIKE WALKING H<br>TREES. GREAT<br>APPLIANCES, JA<br>545 SE Sunnyside RD   | ZONE! BEAUTIFL<br>FENCED, 43 X 25<br>RONIC AIR CLEA<br>D, MANY UPDAT<br>off HWY<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>DF DAMASCUS C<br>NTO A NEW HOM<br>VIEW OF THE VA<br>ACUZZIE AND SE<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:   | JL 1.64 ACRE PARC<br>SHOP/BARN, 3 BR<br>NER, HIGH EFFICIE<br>ES!<br>4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DO<br>IE. COMPLETELY R<br>LLEY THROUGH LA<br>P SHOWER IN MAS<br>RES<br>4019976<br>145<br>Clackamas<br>97009          | EL, FLAT, WITH LO<br>2 BA, 1660 SFT, 25<br>NCY HYDROHEAT<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year<br>WN LANE, TURN W<br>EDONE. SITS ON C<br>RGE NEW PICTUR<br>TER, LOTS OF TILE<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built: | YEAR ROOF<br>SYSTEM, 50<br>SUD<br>3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>EST TO HOR<br>VER AN ACC<br>EWINDOWS<br>WORK. BRO<br>SLD<br>3<br>1<br>RESID<br>RANCH<br>1945<br>1147 | F, NEWER<br>D GAL WH, QUIE<br><b>\$217,500</b><br>ME.<br>RE WITH<br>S. NEW<br>DKER OWNED. |

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.

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© 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.

| ZIJU JE EQWAIQ DA   | <br>RES   |  | SLD                                       | \$235,500                       |
|---|---|--|---|---------------------------------|
| CALL OF THE PARTY | 4004594<br>145<br>Clackamas<br>Damascus<br>97015<br>659D7<br>00620607 | Bedrons:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | AttZAInen<br>RESID<br>TRI<br>1972<br>1800 | DN NO. 06-3714<br>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#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4046653<br>145<br>Clackamas<br>Damascus<br>97009<br>658H5<br>00609979 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 4<br>2.1<br>RESID<br>SPLIT<br>1968<br>1850<br>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!

| 6269 SE Royer RD   | RES   |   | SLD   | \$285,000 |
|--|---|---|---|-----------|
| ML#:<br>MLS Area:<br>County:<br>Neighborhood<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4062532<br>145<br>Clackamas<br>97015<br>689A2<br>00620402 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>RANCH<br>1987<br>1813<br>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 ENTHISIAST. NOTE OVERSIZED GAR, 753 SF. INCLUDE WASHER & DRYER.

# Limmary of Comparables

RESOLUTION NO. 06-3714 Attachment 4: COO Report

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# Pending

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

## Sold

| MLS# P Type   | Address  | City  | Area   | Bed   | Bath   | APX SQFT   | Price  |
|---|--|---|--|---|--|--|--|
| RESID         4027632       4 RESID         3026134       5 RESID         3072602       1 RESID         4006842       0 RESID         4049204       0 RESID         4055908       8 RESID         4050714       8 RESID         4014350       4 RESID         4014350       4 RESID         4019976       6 RESID         4004653       3 RESID         4046653       1 RESID         4062532       1 RESID | 21122 SE Hwy 212 1000 f t off HWY<br>18545 SE Sunnyside RD | Boring<br>Boring<br>Boring<br>Boring<br>Boring<br>Boring<br>Damascus<br>Boring<br>Clackamas<br>Boring<br>Boring<br>Boring | 145<br>144<br>144<br>144<br>144<br>144<br>144<br>145<br>145<br>145 | 3<br>3<br>3<br>4<br>1<br>3<br>3<br>3<br>3<br>3<br>4<br>4<br>3 | 2<br>2<br>1<br>2.1<br>2<br>2<br>1<br>2<br>2<br>1<br>2.1<br>2.1<br>2.1<br>2.1<br>2. | 1370<br>1700<br>1375<br>1696<br>1456<br>1912<br>1550<br>1660<br>1920<br>1147<br>1800<br>1850<br>1813 | \$250,000<br>\$215,000<br>\$225,000<br>\$228,000<br>\$243,000<br>\$255,900<br>\$260,567<br>\$295,000<br>\$217,500<br>\$227,000<br>\$225,500<br>\$225,500<br>\$246,000<br>\$285,000 |

Attachment 4: COO Report Measure 37 Claims Distro List: MacLaughlan 14674 SE Sunnyside Roll # 11 Dan Cooper Clackamas OR 9701 -Dick Benner **Dick Bolen** Lydia Neili 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 I house Per Five acres.

It man Taughten

RECEIVED MAR 2 4 2005

**RESOLUTION NO. 06-3714** 

| RESOLUTION NO. 06-3714   |
|--------------------------|
| Attachment 4: COO Report |

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|  | Attachment 4: COO Report                             |
|--|--|
| MEASURE 37 CLAIM   |  |
| CLACKAMAS COUNTY PLANNING DIVISIO  |  |
| 9101 SE SUNNYBROOK BLVD., CLACKAMAS, OREG  | ON 97015   |
| PHONE (503) 353-4500 FAX (503) 353-4550 www.co.clacka  | mas.or.us  |
|  |  |
| RORSTAND USE ONLY  |  |
| FILE NUMBER: DATE RECEIVED:  |  |
| STAFF MEMBER: CPO:   |  |
|  |  |
| APPLICANT INFORMATION  |  |
| (PLEASE TYPE OR PRINT IN BLACK INK ONLY)   |  |
| in long and the  | L DIAT -   |
| WHAT IS PROPOSED KETURN TO ZONIN   | G THAT IT.<br>HASES IN 1974                          |
|  |  |
| LEGAL DESCRIPTION: T $2SR = 56$ TAX LOT(S  | -602   |
| T_R_SECTION TAX LOT(S  | )  |
| (ADDITIONAL)   |  |
| 11. 11. 10. 1  |  |
| NAME OF CONTACT PERSON HARDLS MACL   | aughtan  |
| MAILING ADDRESS 14674 SE Sunnya  | ide Rd   |
| CITY <u>Clackamas</u> STATE <u>OR</u> ZIF  |  |
| PHONE; CELL PHONE <u>503-</u>  | 329- 8442  |
|  |  |
| PROPERTY OWNER(S) (The name, address and telephone number of all own<br>signatures, must be provided. In the event there are more than 3 property owners, plea | ners, <u>including their</u><br>se attach additional |
| sheets. Please print clearly)  |  |
| OWNERI HAROLA Machaug  | hlan   |
| SIGNATURE<br>SIGNATURE<br>MAILING ADDRESS <u>14674</u> SE <u>Sunnysia</u><br>CITY <u>(14(Kama)</u> STATE <u>DK</u> ZIP<br>PHONE <u>329-8442</u> CELL PHONE     |  |
| Mailing ADDRESS 14674 SE Sunnusia  | e. Rd PMB 115  |
| CITY JACKAMAS STATE OR ZIE   | 97015  |
| PHONE 329-8442_CELL PHONE  |  |
|  |  |
| OWNER 2_ KEBECA Machaug  | ih lan   |
| SIGNATURE  |  |
| Mailing Address 14674 SE Sunnus  | To Ba AMB #115                                       |
| CITY CITY CITY CITY CACKAMAS STATE OR ZIP  | QMADIS-  |
| PHONE 329-8442 CELL PHONE  |  |
|  |  |
| OWNER 3  | · · · · ·  |
| SIGNATURE  |  |
| ADDRESS  |  |
|  |  |
| CITYSTATEZIP_  | ······································               |
| PHONE CELL PHONE   |  |

12/2/2004

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RESOLUTION NO. 06-3714 Attachment 4: COO Report

## MEASURE 37 CLAIM SUPPLEMENTAL INFORMATION

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

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.

- 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?

h an b

5. Please describe how this regulation(s) restricts the use of the property and reduces the property's fair market value. <u>Reduction of</u> <u>Suilaing sites from Six to One</u>

12/6/2004

- 6. How much has the fair market value of your property been reduced by enactment or enforcement of the regulation(s)? <u>*Approx*</u> 700,000-800,007
- 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.]

'5 8. wed? specific use be Please describe the use.

- 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

· NA .

95-015062

RESOLUTION NO. 06-3714

### KNOW ALL MEN BY THESE PRESENTS, That MARIAN BRIDGES \* Attachment 4: COO Report hereinalter called grantor.

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

OUITCLÂIM DEED

A tract of land in the Northwest one-quarter of the Northeast one-quarter of Section 7, T.2S., R. 3E., of the W.N., 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, at 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 casement 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 II. 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 foreve The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1/3 of\$19,800.00 OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). D(The sentence between the symbols, it not applicable, should be deleted. See ORS \$3.030.) part at the 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 Whereot, the grantor has executed this instrument this 10<sup>-26</sup> dey of March .....<u>9</u>95 if a corporate grantor, it has caused its name to be signed and its seal, il any, allixed by an officer or other person If a corporate grantor, it has clusted its name to be signed and its stan, it grant duly authorized thereto by order of its board of directors. This instrument will not allow use of the property described in this instrument in violation of applicable Land buse 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 Description of the property of the county of the property of the county LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN OBS 30930 STATE OF OREGON, County of Washington

This instrument was acknowledged before me on \_\_\_\_\_\_. Marian Bridges This instrument was acknowledged before me on ... bν .... OFFICIAL SEAL RITA GIRARD NOTARY PUBLIC - OREGON COMMISSION NO. 017727 NY COMMISSION DOMES SEPT. 7, 1996 s.d æ Notary Public for Oregon 7-96 My commission expires. mataman STATE OF OREGON. Marian Bridges County of ..... 5275 SW 150th Ct. Beaverton, OR 97007-2709 I certify that the within instrument alund for record on the coundar and As . 19. ... ×\* Harold & Rebeca MacLaughlan STATE OF OREGON 95-015062 CLACKAMAS COUNTY \_\_\_\_14820\_SE\_172nd\_St\_\_\_ Clackamas. OR. 97215 BPACE REDEP Grantee't Name and Address Received and placed in the public stand Harold & Rebeca MacLaughlan records of Clackamas County's Clause RECE IPT# AND FEE: 018707. Courses.00 DATE AND TIME # 03/16/95 01:04 PM 14820 SE 172nd St. Clackamas, OR 97215 JOHN KAUFEMAN COUNTY CLERK Harold & Kebeca MacLaughlan · . 1 14820 SE 172nd SE. NAME . TITLE / Clackamas, OR 97215 By .....

de 44 of 73

OFFICIAL RECERPTION OF REAL PROPERTY -115 CLACKAMAS COUNTY ASSESSOR 12-67 3E 602 TYPE SPEC SEC 1/4 1/16 TAX LOT TWP \$. RGE. 3002 ES FORMERLY PART 6F REAL PROP ACRES NIN NUMBER NUMBER HAP AREA Date of Entry (DEED FECGER) m this Card VOL PG NUMBER <u>Chi libra</u> NUMBER ACCOUNT REMAINING 71 ភ 5.85 74 16683 (4) 6-27-74 270/D. 2-14-79 ~ 3-20-89 89 05949 POSTEL MERGER CLACKAMAS CO. FIRE 54 & HAPPY VALLEY 65 INTO CLACKAMAS RFPD #71 ORD 2575 1989-90 ROLL REBECCA 9515062 3-2295 HARCLE 5. MAC LAUGHLAN 9515063 POSTED 95 15064 FB. 200 · 通知的 生物的 生化 不行 月月日月 DRO MICHT (AS 89 ROLL and the second second 認識的語言 

RESOLUTION NO. 06-3714 Attachment 4: COO Report



en

FEDERAL SAVINGS AND LOAN ASSOCIATION PORTLAND, DREGON

> FRANKLIN BLDG. S.W. 5TH AT STARK PORTLAND, DREGON 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. Contract Collections

Customer Service Department 248-1239

Page 46 of 73

1.-291 4/72

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.

|   | Countrywie <sup>1</sup> |
|---|-------------------------|
| • | HOMELOANS               |

### MONTHLY HOME LOAN STATEMENT

0064127 81 AT 0.292 \*\*AUTO T4 0 2467 97015-5400 028942867 AA AY 1000321-0---N-M14402 IN 4 HAROLD S & REBECA MACLAUGHLAN 14674 SE SUNNYSIDE RD PMB 115 CLACKAMAS OR 97015-6400

### المتكاد بالمسابقة السالية استلاما المترابا المسترية المسال

## Account Number 028942867 Property addres

Statement date 12/10/2004

RESOLUTION NO. 06-3714

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| Online payments     | customers.countrywide.co |
|---------------------|--------------------------|
| a account details.  | enstanters'eann Anderea  |
| Customer Service:   | (800) 669-6607           |
| General information | : www.countrywide.com    |
| New home loan,      |                          |
| refinance or        |                          |
| home equity loans:  | (800) 686-0145           |

CUSTOMER BULLETIN

1'of 4

### File Your Taxes Quicker—Countrywide Can Help

Because you are a valued customer, Countrywide wants to make our relationship with you as <u>rewarding</u>—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!

- $\sqrt{-}$  Go to <u>customers.countrywide.com</u> and create a user name and password  $\sqrt{-}$  Click **Account Information**
- √ Click Year End Statement
- Click Electronic Year End Statement and complete the consent form

| HOME LOAN | Home loan overview as of 12/10                       | /2004             | Amount due on 01/01/2005 as of 12/10/2004                        |                      |
|-----------|--|-------------------|--|----------------------|
| SUMMARY   | Principal balance<br>Late Charge if payment received |                   | Next Payment Posting 01/10/2005<br>After 01/18/2005 late payment | \$817.62<br>\$858.50 |
| <b>x</b>  | Date   | Payments received | · ·  |                      |
|           | 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.

### 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** 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.



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

COUNTY OF CLACKAMAS

PLANNING DEPARTMENT

useptember 7, 1972

James E. Hall, Planning Direct 940 Warner-Milne Road Oregon City, Oregon 97045

> Phone 655-3311 Ext. 205

Subsurface & Soils ] Denied [X] Approved Da

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, TZS, 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 30,000 square foot house locations.

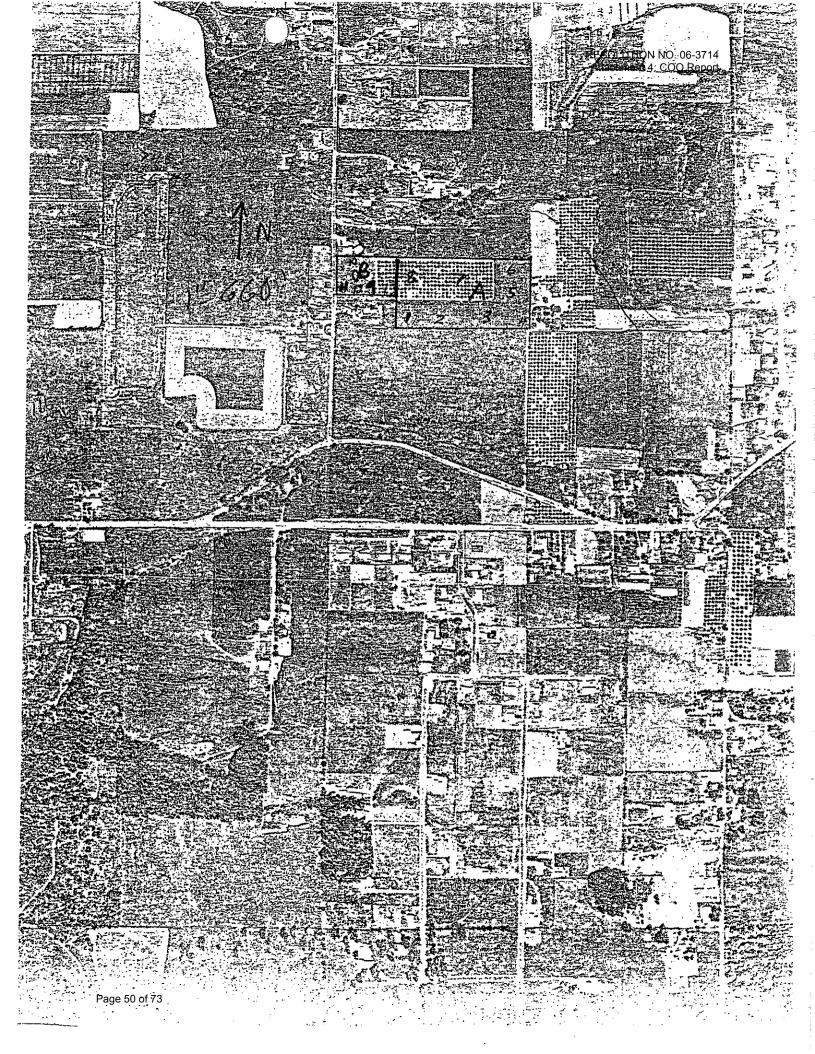
Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is (0,000) square 1 Å feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a silty 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 twentyupslope side as ground water will move into deeper excavation on the writtle pan surface.

The subsurface sewage disposal leach field in units A and B will 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)

17.115.72

|  | () -   |
|--|--|
| Mr. John H. Rehberg  | RESOLUTION NO. 06-3714   |
| September 7, 1972<br>Page -2-  | Attachment 4: COO Report   |
| •  |  |
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| Inches All L   | and the second se  |
| flow system can be establis  | hed between the lots so that a gravity   |
| field without exceeding the  | be located on the lots so that a gravity<br>hed between the septic tank and leach<br>prescribed trench denth   |
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| me at this office.   | ons concerning this matter, please contact   |
|  | Date: Pacase contact   |
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|  | Sincerely,   |
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| Nanus  | JAMES E. HALL  |
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RESOLUTION NO. 06-3714 Attachment 4: COO Report



### PACIFIC NORTHWEST TITLE

TRI-COUNTY 9020 SW Washington Sq. Rd., Suite 220 Tigard, OR 97223 Tille: 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

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

Page 1 of Preliminary Commitment Order Number: 05263179-C

#### SCHEDULE B

#### **GENERAL EXCEPTIONS:**

- 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                                 |

Page 2 of Preliminary Commitment Order No. Order Number: 05263179-C

#### 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.

Page 4 of Preliminary Commitment Order Number: 05263179-C

#### 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.

Bv Diane M. Broome

Title Officer

DMB:lbv

cc: Harold & Rebeca MacLaughlan

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

Page 3 of Preliminary Commitment Order Number: 05263179-C

Comparative Market Analysisesolution NO. 06-3714 Attachment 4: COO Report

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 tarrage of almost 6 acres.

Page 55 of 73

## omparables to Your Home RESOLUTION NO. 06-3714

Attachment 4: COO Report

|               |           |                      | ·····       |       |           |
|---------------|-----------|----------------------|-------------|-------|-----------|
| 8707 SE 347th |           | RES                  |             | SLD   | \$302,000 |
| 122000        | ML#:      | 4034545              | Bedrooms:   | 4     |           |
|               | MLS Area: | 144                  | Bathrooms:  | 2     |           |
|               | County:   | Clackamas            | Sub-Type:   | RESID |           |
|               |           | Boring,Damacus,toSan | Style:      | DAYRN | ICH       |
|               | Zip Code: | 97009                | Year Built: | 1971  |           |
|               | T/Guide:  | 660E1                | Total SF:   | 2960  |           |

**Tax Id #:** 00150749,00150767,01597**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.

| 36078 SE LUSTED RD | ·····        | RES       | · · · · · · · · · · · · · · · · · · · | SLD    | \$315,000 |
|--------------------|--------------|-----------|---------------------------------------|--------|-----------|
| +22004             | ML#:         | 4015818   | Bedrooms:                             | 3      |           |
|                    | MLS Area:    | 144       | Bathrooms:                            | 2.1    |           |
|                    | County:      | Multnomah | Sub-Type:                             | RESID  |           |
|                    | Neighborhood |           | Style:                                | 2STORY |           |
|                    | Zip Code:    | 97009     | Year Built:                           | 2000   | •         |
|                    | T/Guide:     | 630G7     | Total SF:                             | 1935   |           |
|                    | Tax Id #:    | R240226   | 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!

| 18823 SE Tickle Creek CT   |               | RES               |               | SLD     | \$335,000 |
|--|---------------|-------------------|---------------|---------|-----------|
|  | ML#:          | 3066938           | Bedrooms:     | 3       |           |
|  | MLS Area:     | 144               | Bathrooms:    | 1       |           |
|  | County:       | Clackamas         | Sub-Type:     | RESID   | •         |
| and the second | Neighborhood: |                   | Style:        | RANCH   |           |
|  | Zip Code:     | 97009             | Year Built:   | 1971    |           |
| 35524  | T/Guide:      | 690B4             | Total SF:     | 1346    |           |
|  | Tax Id #:     | 00673872,00673836 | 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!

| 12072 SE Revenue RD |               | RES       | <u>.</u>      | SLD   | \$367,000 |
|---------------------|---------------|-----------|---------------|-------|-----------|
| C 2004              | ML#:          | 4041826   | Bedrooms:     | 3     |           |
|                     | MLS Area:     | 144       | Bathrooms:    | 3     |           |
|                     | County:       | Clackamas | Sub-Type:     | RESID |           |
|                     | Neighborhood: |           | Style:        | FARMH | SE        |
|                     | Zip Code:     | 97009     | Year Built:   | 1981  |           |
|                     | T/Guide:      | 660C4     | Total SF:     | 2816  |           |
|                     | Tax ld #:     | 00158171  | 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

| 15199 SE ANDERSON RD                                    |   | RES                         |   | SLD                     | \$349,000  |
|---|---|-----------------------------|---|-------------------------|------------|
| er 1997 13<br>An an | ML <del>».</del><br>MLS Area:<br>County:<br>Neighborhood: | 4006238<br>145<br>Clackamas | Beb. Joms:<br>Bathrooms: <sup>RI</sup><br>Sub-Type:<br>Style: |                         | COO Report |
|   | Zip Code:<br>T/Guide:<br>Tax Id #:                        | 97015<br>658J7<br>00616676  | Year Built:<br>Total SF:<br>Tax per Year:                     | 1966<br>2532<br>3005.38 |            |

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 |
|-------------------|---------------|-----------|-------------|-------|-----------|
|                   | ML#:          | 5000011   | Bedrooms:   | 3     |           |
|                   | MLS Area:     | 145       | Bathrooms:  | 2     |           |
| No Photo          | County:       | Clackamas | Sub-Type:   | RESID |           |
|                   | Neighborhood: |           | Style:      | RANCH |           |
| Available         | Zip Code:     | 97009     | Year Built: | 1978  |           |
|                   | T/Guide:      | 689G3     | Total SF:   | 1889  |           |

Directions:224 TO AMISIGGER TO JUDD TO HOLST

Tax Id #:

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

00625229

Tax per Year:

2958.18

## Summary of Comparables

RESOLUTION NO. 06-3714 Attachment 4: COO Report

#### Sold

| MLS#    | Р Туре  | Address                  | City      | Area | Bed | Bath 2 | 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 |

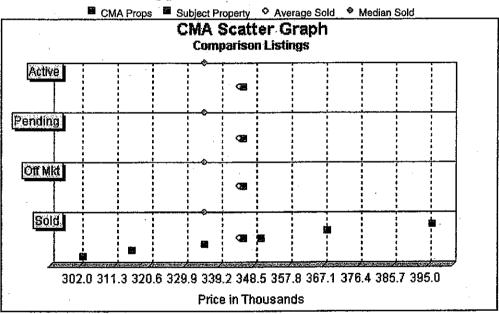
## **Pricing Your Home**

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 Properti<br>This reflects | es closed averag<br>a <b>3.04%</b> differenc | ing <b>96.96%</b> of the<br>e between Sale F | ir Final List Price<br>Price and List Pric | ).<br>28.  |

|                      | 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                            |
|                      | and the second se | Description of the second second |

#### How the Suggested Price Looks in the Market



## Comparative Market Analysisesolution 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 Water

## ∠omparables to Your H∠me

RESOLUTION NO. 06-3714

| · · · · · · · · · · · · · · · · · · · | · · · · · · · · · · · · · · · · · · · |           |               | tachmont 4: C | OO Roport |
|---------------------------------------|---------------------------------------|-----------|---------------|---------------|-----------|
| Vacant Land Lot 1100                  | <u> </u>                              | LND       |               | ACT           | \$150,000 |
| •                                     | ML#:                                  | 4064607   | Bedrooms:     |               |           |
| •                                     | MLS Area:                             | 144       | Bathrooms:    |               | 4         |
| No Photo                              | County:                               | Multnomah | Sub-Type:     | RESID         |           |
|                                       | Neighborhood:                         |           | Style:        |               |           |
| Available                             | Zip Code:                             | 97080     | Year Built:   |               |           |
|                                       | T/Guide:                              | 629B5     | Total SF:     |               |           |
|                                       | Tax ld #:                             | R340339   | 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                         |  | АСТ   | \$249,900 |
|---------|---|-----------------------------|--|-------|-----------|
| (720)   | ML#:<br>MLS Area:<br>County:<br>Neighborhood: | 4075268<br>144<br>Multnomah | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style: | RESID |           |
|         | Zip Code:<br>T/Guide:<br>Tax Id #:            | 97080<br>629C4<br>Not Found | Year Built:<br>Total SF:<br>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 |
|-------------------|---|-----------------------------|--|--------|-----------|
| сля<br>10<br>10   | ML#:<br>MLS Area:<br>County:<br>Neighborhood: | 4068812<br>144<br>Multnomah | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style: | RESID  |           |
|                   | Zip Code:<br>T/Guide:<br>Tax Id #:            | 97030<br>629H3<br>R341566   | Year Built:<br>Total SF:<br>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<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide: | 4066615<br>144<br>Multnomah<br>97080<br>629B6 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF: | RESID |           | ۲ |
|                       | Tax Id #:  | R340924                                       | Tax per Year:  | 5700  |           |   |

Remarks: DEVELOPMENT PROPERTY. POSSIBLE 8-9 LOTS WITH CITY CONSTRAINTS.

| Powell Valley Rd  |  | LND  |   | PEN                               | \$200,000                 |
|---|--|--|---|-----------------------------------|---------------------------|
| No Photo  | MLS Area:<br>County:   | 4052846<br>144<br>Multnomah  | +,  | ESOLUTION                         | NO. 06-3714<br>COO Report |
| Available   | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:                    | :<br>97080<br>629J6<br>R240399   | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:                             | 1533                              | . · ·                     |
| Directions:ORIENT DR TO<br>Remarks: 1 ACRE LOT NE<br>29138 SE POW<br>EXELLENT ARE | DODGE PARK TO<br>EXT TO 29138 SE<br>ELL VALLEY RD H                    | O SHORT-LEFT (<br>POWELL VALLE<br>IAS FIRST OPTIC                      | N SHORT-LEFT ON PO  |                                   | PURCHASER C               |
| 9670 SE 257th DR  |  | LND  |   | PEN                               | \$179,000                 |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:             | 97080  | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:                   | RESID                             |                           |
|   | T/Guide:<br>Tax ld #:  | 659E3<br>01381267  | Total SF:<br>Tax per Year:  | 602                               |                           |
|   | ED! BEAUTIFUL VI   | EW PROPERTY  | OLLOW SIGNS<br>OVERLOOKING SUNSH<br>MANY LARGE TREES!                           | INE VALLE                         | Y. SECLUDED               |
| wy 212 1000Ft Off HWY   |  | LND  |   | PEN                               | \$189,500                 |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide: | 4059864<br>145<br>Clackamas<br>97009<br>659A7                          | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:      | RESID                             |                           |
|   | Tax ld #:  | Not Found  | Tax per Year:   | 480                               |                           |
| UTILITY HOOKU   | oved Bldg Site<br>Roved Bldg Siti                                      | WITH PASTORIA<br>E IN THE AREA. (<br>INSTALL RESPO<br>ILDING SITE AT 1 | L VALLEY VIEW. CURR<br>SELLER TO INSTALL LIN<br>NSIBILTY OF PURCHAS<br>'HE TOP. | ently th<br>Nes for l<br>Er. brok | ITILITIES.<br>ER OWNED.   |
|   | <u> </u>   | LND  |   | PEN                               | \$297,500                 |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:             | 4013071<br>145<br>Clackamas<br>97015                                   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF;      | RESID                             |                           |
|   |  | 659A7<br>Not Found   |   | 950                               |                           |
|   | Tax ld #:  | Not Found  | Tax per Year:   | 950                               |                           |
| rections:ROYER ROAD To<br>emarks: 4.73 ACRES IN U                                 | <b>Tax Id #:</b><br>O BARLOW CT  | Not Found  | Tax per Year:   | 950                               | •                         |

| ·····   |  | LND   |  | SLU   | \$120,000 -                                 |
|---|--|---|--|---|---|
|   | M  | 3078313   | Be oms:  |   |   |
|   | MLS Area:  | 144   | <b>Bathrooms</b> RE  | SOLUTION N  | O. 06-3714                                  |
| No Photo  | County:  | Clackamas   | Sub-Type: At   | tach <b>RESID</b> C   | OO Report                                   |
| As an 28 m ft Nor   | Neighborhood:  | · ·   | Style:   |   |   |
| Available   | Zip Code:  | 97080   | Year Built:  |   |   |
| · ·   | T/Guide:   | 659D2   | Total SF:  |   |   |
|   | Tax ld #:  | 01587287  | Tax per Year:  | 2.26  |   |
| Directions:242 TO BORGES<br>Remarks: GOLFERS DREA<br>FIVE MIN. TO PE  |  | TE WITH GREAT VIEWS   |  |   | RE LOCATED                                  |
| crescent  |  | LND   | · · · · · · · · · · · · · · · · · · ·  | SLD   | \$145,000                                   |
|   |  | 2042466   | Bedreemer  |   |   |
| ·   | ML#:   | 3043466   | Bedrooms:  |   |   |
| No Photo  | MLS Area:  | 144<br>Clackamas  | Bathrooms:   | RESID   |   |
|   | County:  |   | Sub-Type:<br>Style:  | REGIU   |   |
| Available   | Neighborhood:<br>Zip Code:   | 97009   | Style:<br>Year Built:  |   |   |
| - · · · · · · · · · · · · · · · · · · ·   | Zip Code:<br>T/Guide:  | 690F1   | Total SF:  |   |   |
|   | Tax ld #:  | 00652877  | Tax per Year:  | 587.41  |   |
| •   |  | 0002011   | iun poi icai.  | 007.41  |   |
| Directions:ORIENT TO CRE<br>Remarks: WONDERFUL PI<br>LOCATION TO B  | ROPERTY, STAN  | DARD SEPTIC APPRON<br>IOMEE OR PLACE A M  |  |   | , GREAT                                     |
| 34935 SE CRESCENT RD  |  | LND   | · · · · · · · · · · · · · · · · · · ·  | SLD   | \$150,000                                   |
|   | 8 <b>8</b> 8 4.  | 4000700   | Dedreemer  |   |   |
|   | ML#:   | 4033782   | Bedrooms:  |   |   |
|   | MLS Area:  | 144<br>Clackamas  | Bathrooms:   | RESID   |   |
|   | County:  | Ciaukamas   | Sub-Type:  | กะอเม   |   |
|   | Neighborhood:  | 07000   | Style:<br>Voor Built:  |   |   |
|   | Zip Code:<br>T/Guide:  | 97009   | Year Built:<br>Total SF:   |   |   |
|   |  |   |  |   |   |
| irections:HWY 26 ORIENT   | Tax Id #:  | 690F1<br>00652706   | Tax per Year:  | 1146.35   |   |
| temarks: 3 ACRE PARCEL<br>NO VALUE (TEA   | <b>Tax Id #:</b><br>[ DRIVE<br>. OFF HWY 26. W   | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.  | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | <b>Tax Id #:</b><br>[ DRIVE<br>. OFF HWY 26. W   | 00652706<br>ELL, SEPTIC, AND ELE  | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.  |   | GE HOME HAS<br>\$220,000                    |
| Directions:HWY 26, ORIENT<br>Remarks: 3 ACRE PARCEL<br>NO VALUE (TEAL<br>ARROW CREEK LN   | Tax Id #:<br>DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:   | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:   | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | Tax Id #:<br>DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>ML#:<br>MLS Area:  | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144  | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:   | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:   | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:  | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | Tax Id #:<br>DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:  | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:  | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:   | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multhomah<br>97080  | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:   | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:   | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multhomah<br>97080<br>629G4   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:  | BLE. LARG   |   |
| Remarks: 3 ACRE PARCEL<br>NO VALUE (TEA)<br>ARROW CREEK LN  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:  | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109  | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:   | BLE. LARG<br>SLD<br>RESID<br>1941   |   |
| ARROW CREEK LN<br>ARROW CREEK LN<br>irections: POWELL VALLEY<br>emarks: GORGEOUS NEW<br>APPROX 50 ACR<br>TENNIS COURT (<br>© Copyright 20                           | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST   | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | \$220,000<br>C! BACKS TO<br>D ENTRY,        |
| ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT ( © Copyright 20)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | <b>\$220,000</b><br>C! BACKS TO<br>D ENTRY, |
| ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT ( © Copyright 20)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | <b>\$220,000</b><br>C! BACKS TO<br>D ENTRY, |
| ARROW CREEK LN<br>ARROW CREEK LN<br>irections: POWELL VALLEY<br>emarks: GORGEOUS NEW<br>APPROX 50 ACR<br>TENNIS COURT (<br>© Copyright 20                           | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | <b>\$220,000</b><br>C! BACKS TO<br>D ENTRY, |
| ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT ( © Copyright 20)  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | <b>\$220,000</b><br>C! BACKS TO<br>D ENTRY, |
| irections: POWELL VALLEY<br>emarks: GORGEOUS NEW<br>APPROX 50 ACR<br>TENNIS COURT (<br>© Copyright 200  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | <b>\$220,000</b><br>C! BACKS TO<br>D ENTRY, |
| emarks: 3 ACRE PARCEL<br>NO VALUE (TEA)<br>ARROW CREEK LN<br>irections: POWELL VALLEY<br>emarks: GORGEOUS NEW<br>APPROX 50 ACR<br>TENNIS COURT (<br>© Copyright 20) | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | \$220,000<br>C! BACKS TO<br>D ENTRY,        |
| irections: POWELL VALLEY<br>emarks: GORGEOUS NEW<br>APPROX 50 ACR<br>TENNIS COURT (<br>© Copyright 200  | Tax Id #:<br>T DRIVE<br>OFF HWY 26. W<br>R DOWN). RUNN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAx Id #:<br>Y RD, N ON ARRO<br>GHBORHOOD OF<br>ES OF PROTECT<br>& ADDITIONAL G<br>05 RMLS™Portland - M<br>PROXIMATE & MAY INC | 00652706<br>ELL, SEPTIC, AND ELE<br>ING CREEL BORDERS<br>LND<br>3041647<br>144<br>Multnomah<br>97080<br>629G4<br>R109109<br>DW CREEK LANEA ST<br>F HIGH END CUSTOM H<br>TED GREENWAY W/TR/<br>REENWAY ACROSS TH<br>US INFORMATION NOT GUAR. | Tax per Year:<br>CTRICITY AVAILA<br>PROPERTY.<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>UNNING NEIGHBE<br>OMES ON LONG<br>AILS & GREAT VIE<br>IE STREET. | BLE. LARG<br>SLD<br>RESID<br>1941<br>ORHOOD!<br>CULDESA<br>WS! GATE<br>BE VERIFIED. | \$220,000<br>C! BACKS TO<br>D ENTRY,        |

| [1/2na  | •   | LND   |   | SLD                                 | \$110,000 -              |
|---|---|---|---|-------------------------------------|--------------------------|
| No Photo<br>Available                             | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>172 SOUTH OR | 97009<br>659F4<br>R13E31C00100<br>SUUNYSIDE TO 172 N  | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>ORTH, AT CO                          | 1256                                | COO Report               |
|   | REAM HOME HEP   | RE. CLOSE TO EVERY  | THING AND YET S   | TILL IN TH                          | E COUNTRY.               |
| 24040 SE Eagle Creek RD                           |   | LND   | · · · · · · · · · · · · · · · · · · ·   | SLD                                 | \$115,000                |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:                      | 4036782<br>145<br>Clackamas<br>97022<br>720A3   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:                  | RESID                               |                          |
|   | Tax ld #:   | 00683816  | Tax per Year:   | 1334.13                             |                          |
| AS A RENTAL, (                                    | LEVEL LAND W/<br>D). HOUSES ARE   | 2 RANCH STYLE HOU<br>MAJOR FIXERS OF LI<br>D AS A CARETAKERS                                      | SES CONNECTED<br>TTLE VALUE. 2ND  | BY ENCLO<br>HOUSE CA<br>HARDSHIP    | AN'T BE USED<br>P BASIS. |
| 27120 SE Hwy212 east of                           |   | LND   |   | SLD                                 | \$159,000                |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:         | 4044484<br>145<br>Clackamas<br>97009<br>659G5<br>00599668   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | RESID<br>319.01                     |                          |
| Directions: JUST WEST AN<br>Remarks: WONDERFUL 4. | D DUE EAST OF E<br>22 ACRE PARCE  | BORING, TO 27120 SE   | HWY 212   |                                     |                          |
| AND SLOPED. H                                     | IAS AN OLD ORCI   | HARD. WATER, GAS, A<br>ARE WORKING WITH A   | AND ELECTRIC TO   | SITE. DO                            | NOT CALL                 |
| AND SLOPED. H<br>LISTING AGENT<br>© Copyright 20  | IAS AN OLD ORCI<br>DIRECT IF YOU<br>DIRECT IF YOU<br>DIRECT IF YOU<br>PROXIMATE & MAY INI   | HARD. WATER, GAS, /   | AND ELECTRIC TO<br>ANOTHER AGENT,<br>RANTEED AND SHOULD<br>IFINISHED AREAS - CON            | SITE. DO<br>PLEASE.<br>BE VERIFIED. | NOT CALL                 |
| AND SLOPED. H<br>LISTING AGENT<br>© Copyright 20  | IAS AN OLD ORCI<br>DIRECT IF YOU<br>DIRECT IF YOU<br>DIRECT IF YOU<br>PROXIMATE & MAY INI   | HARD. WATER, GAS, A<br>ARE WORKING WITH A<br>ALS INFORMATION NOT GUAL<br>CLUDE BOTH FINISHED & UN | AND ELECTRIC TO<br>ANOTHER AGENT,<br>RANTEED AND SHOULD<br>IFINISHED AREAS - CON            | SITE. DO<br>PLEASE.<br>BE VERIFIED. | NOT CALL                 |

## Summary of Comparables

RESOLUTION NO. 06-3714 Attachment 4: COO Report

#### Active

| MLS#    | Р | Туре  | 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#    | Р | Туре  | 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 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#    | Р | Туре  | 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 |

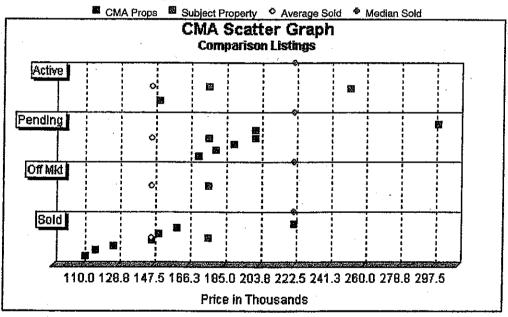
## **Pricing Your Home**

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   | <b>\$</b> 0      |
| Sold           | 7  | \$146,286                      | \$110,000                                    | \$220,000                                    | 0   | \$0 <sup>.</sup> |
| Total Listings | 15 | Sold Properti<br>This reflects | es closed averag<br>a <b>5.56%</b> differenc | ing <b>94.44%</b> of the<br>e between Sale F | ir Final List Price<br>Price and List Price | e.               |

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

### How the Suggested Price Looks in the Market



## Comparative Market Analysisesolution 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.

Tales price for house and one acre lot

Page 67 of 73

## Comparables to Your Home

**RESOLUTION NO. 06-3714** Attachment 4: COO Report 28810 SE Church RD RES PEN \$214.900 4069040 ML#: Bedrooms: 3 MLS Area: 144 **Bathrooms:** 1 County: Clackamas Sub-Type: RESID Neighborhood: Style: RANCH Zip Code: 97009 Year Built: 1959 T/Guide: 659H6 Total SF: 1510 Tax Id #: 00649864 Tax per Year: 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.

| 15160 SE ORIENT DR  | ·····         | RES       |               | PEN     | \$289,000 |
|---------------------|---------------|-----------|---------------|---------|-----------|
| County, Realization | ML#:          | 4078723   | Bedrooms:     | 2       |           |
|                     | MLS Area:     | 144       | Bathrooms:    | 2       |           |
|                     | County:       | Clackamas | Sub-Type:     | RESID   |           |
|                     | Neighborhood: |           | Style:        | COTTAG  | E         |
|                     | Zip Code:     | 97009     | Year Built:   | 1966    |           |
|                     | T/Guide:      | 660F7     | Total SF:     | 1201    |           |
|                     | Tax Id #:     | 00653670  | Tax per Year: | 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.

| 14820 SE NORTH CT | ·····             | RES            | · · · · · · · · · · · · · · · · · · · | PEN     | \$264,900 |
|-------------------|-------------------|----------------|---------------------------------------|---------|-----------|
|                   | ML#:<br>MLS Area: | 5002808<br>145 | Bedrooms:<br>Bathrooms:               | 4<br>3  |           |
|                   | County:           | Clackamas      | Sub-Type:                             | RESID   |           |
|                   | Neighborhood:     |                | Style:                                | RANCH   |           |
|                   | Zip Code:         | 97015          | Year Built:                           | 1942    |           |
|                   | T/Guide:          | 658H7          | Total SF:                             | 2200    |           |
|                   | Tax id #:         | 00616881       | Tax per Year:                         | 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.

| 28775 SE Andy ST | ··· -··· · · · · · · · · · · · · · · · | RES            |                          | SLD             | \$215,000 |
|------------------|--|----------------|--------------------------|-----------------|-----------|
| 22.7084          | ML#:<br>MLS Area:                      | 4027632<br>144 | Bedrooms:<br>Bathrooms:  | 3               | ·         |
|                  | County:<br>Neighborhood                | Clackamas      | Sub-Type:<br>Style:      | RESID<br>2STORY | ,         |
|                  | Zip Code:                              | 97009<br>659H4 | Year Built:<br>Total SF: | 1978<br>1700    |           |
|                  | Tax Id #:                              | 00155744       | Tax per Year:            | 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.

|  |  | RES  |  | SLD  | \$225,000                             |
|--|--|--|--|--|---------------------------------------|
| -  |  |  |  |  |                                       |
|  | ML   | 3026134  | Bet oms:   | 3  |                                       |
|  | MLS Area:  | 144  | Bathrooms: F   | RESOLUTION   | NO. 06-3714                           |
|  | County:  | Multnomah  | Sub-Type:  | Attamesto:   | COO Report                            |
|  | Neighborhood:  | OrIENT   | Style:   | RANCH  |                                       |
|  | Zip Code:  | 97009  | Year Built:  | 1964   |                                       |
|  | T/Guide:   | 629G7  |  | 1375   |                                       |
|  |  |  | Total SF:  |  |                                       |
|  | Tax Id #:  | R342212  | Tax per Year:  | 2041   |                                       |
|  | NTRY SETTING W/  | ÇREEK MINUTES  | FROM PORTLAND. 1   | LEVEL, 2 A<br>ALCOVE. K  | CRES, CUSTON<br>OHLER                 |
| 9531 SE Tickle Creek F   |  | · · · · · · · · · · · · · · · · · · ·  | JULS. MUST SEE!  |  |                                       |
| SST SE TICKIE CIEEK H  |  | RES  |  | SLD  | \$228,000                             |
|  | ML#:   | 3072602  | Bedrooms:  | 4  |                                       |
|  | MLS Area:  | 144  | Bathrooms:   | 2.1  |                                       |
|  | County:  | Clackamas  |  | RESID  |                                       |
|  |  |  | Sub-Type:  |  |                                       |
|  | Neighborhood:  |  | Style:   | RANCH  |                                       |
|  | Zip Code:  | 97009  | Year Built:  | 1974   |                                       |
|  | T/Guide:   | 690B3  | Total SF:  | 1696   |                                       |
|  | Tax id #:  | 00674764   | Tax per Year:  | 1548.1   |                                       |
| rections:S. SANDY ON   | LINKOV OF A LINE OF A  |  | -  |  |                                       |
| POSSIBILITITE  | D. ADDTIONAL BED   | ROOMS PLUS OF  | FICE OFFER A LOT OF<br>E. GOOD FOR ANIMA   | F SPACE A<br>LS AND GA   | ND                                    |
| 4144 SE Jarl RD  |  | RES  |  | SLD  | \$243,000                             |
|  | ML#:   | 4006842  | Bedrooms:  | 1  |                                       |
|  | MLS Area:  | 144  |  | 2  |                                       |
| his Disate   |  |  | Bathrooms:   |  |                                       |
| No Photo   | County:  | Clackamas  | Sub-Type:  | RESID  |                                       |
| Annitable  | Neighborhood:  |  | Style:   | OTHER  |                                       |
| Available  | Zip Code:  | 97009  | Year Built:  | 1995   |                                       |
|  | LID VUUC.  |  |  |  |                                       |
|  |  | 690E1  | Total SE <sup>,</sup>  | 1456   |                                       |
| · · · · ·  | T/Guide:   | 690E1  | Total SF:<br>Tox per Veer  | 1456   |                                       |
| · · · · · ·  | T/Guide:<br>Tax ld #:  | 690E1<br>01599782  | Total SF:<br>Tax per Year:   | 1456<br>1939.35  |                                       |
| marks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING (  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA  | Tax per Year:  | 1939.35<br>/AULTED F<br>OM FOR R   | V, BOAT ETC.                          |
| marks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING (  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA  | Tax per Year:<br>CHARM. MUST SEE! V<br>RDEN AREA AND RO<br>DD SHED AND GARD  | 1939.35<br>/AULTED F<br>OM FOR R   | V, BOAT ETC.                          |
|  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING C<br>FT SHOP WITH CE   | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES   | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>OD SHED AND GARD  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD  | V, BOAT ETC.<br>NCLUDED.              |
| emarks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36   | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING C<br>FT SHOP WITH CEM  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:   | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3   | V, BOAT ETC.<br>NCLUDED.              |
| emarks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36<br>3425 SE 222nd  | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING C<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:   | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br><b>RES</b><br>4049204<br>144  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:   | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2  | V, BOAT ETC.<br>NCLUDED.              |
| emarks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36   | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING C<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID   | V, BOAT ETC.<br>NCLUDED.              |
| MANY WINDOW<br>ENJOY 24X36<br>8425 SE 222nd<br>No Photo  | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEM<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:   | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT  | V, BOAT ETC.<br>NCLUDED.              |
| marks: ONE OF A KIN<br>MANY WINDOV<br>ENJOY 24X36<br>8425 SE 222nd   | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEM<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br><b>RES</b><br>4049204<br>144  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID   | V, BOAT ETC.<br>NCLUDED.              |
| MANY WINDOW<br>ENJOY 24X36<br>1425 SE 222nd<br>No Photo  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEM<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979                                    | V, BOAT ETC.<br>NCLUDED.              |
| MANY WINDOW<br>ENJOY 24X36<br>1425 SE 222nd<br>No Photo  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEM<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:  | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas<br>97009<br>659B5  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:                  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979<br>1912                            | V, BOAT ETC.<br>NCLUDED.              |
| MANY WINDOV<br>ENJOY 24X36<br>3425 SE 222nd<br>No Photo<br>Available   | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax ld #:   | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas<br>97009   | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:                               | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979                                    | V, BOAT ETC.<br>NCLUDED.              |
| MANY WINDOV<br>ENJOY 24X36<br>2425 SE 222nd<br>No Photo<br>Available   | T/Guide:<br>Tax ld #:<br>D! CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax ld #:   | 01599782<br>C 1,456 SQ FT OF<br>COUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas<br>97009<br>659B5  | Tax per Year:<br>CHARM. MUST SEE! N<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:                  | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979<br>1912                            | V, BOAT ETC.<br>NCLUDED.              |
| Available<br>rections:HOFFMESTER<br>marks:<br>© Copyright  | T/Guide:<br>Tax ld #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax ld #:<br>& 222ND<br>2005 RMLS™Portland - ML                         | 01599782<br>C 1,456 SQ FT OF<br>OUNTRYSIDE. GA<br>MENT FLOOR. WO<br><b>RES</b><br>4049204<br>144<br>Clackamas<br>97009<br>659B5<br>00605955  | Tax per Year:<br>CHARM. MUST SEEI M<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979<br>1912<br>2430.36<br>BE VERIFIED. | V, BOAT ETC.<br>NCLUDED.<br>\$255,900 |
| MANY WINDOW<br>ENJOY 24X36<br>2425 SE 222nd<br>No Photo<br>Available<br>rections:HOFFMESTER<br>marks:<br>© Copyright | T/Guide:<br>Tax Id #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>& 222ND<br>2005 RMLS™Portland - ML<br>PPROXIMATE & MAY INC | 01599782<br>C 1,456 SQ FT OF<br>OUNTRYSIDE. GA<br>MENT FLOOR. WO<br><b>RES</b><br>4049204<br>144<br>Clackamas<br>97009<br>659B5<br>00605955  | Tax per Year:<br>CHARM. MUST SEEI M<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979<br>1912<br>2430.36<br>BE VERIFIED. | V, BOAT ETC.<br>NCLUDED.<br>\$255,900 |
| MANY WINDOW<br>ENJOY 24X36<br>2425 SE 222nd<br>No Photo<br>Available<br>rections:HOFFMESTER<br>marks:<br>© Copyright | T/Guide:<br>Tax Id #:<br>DI CLOSE IN 1.46 A<br>WS FOR VIEWING O<br>FT SHOP WITH CEN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>& 222ND<br>2005 RMLS™Portland - ML<br>PPROXIMATE & MAY INC | 01599782<br>C 1,456 SQ FT OF<br>OUNTRYSIDE. GA<br>MENT FLOOR. WO<br>RES<br>4049204<br>144<br>Clackamas<br>97009<br>659B5<br>00605955<br>.s INFORMATION NOT G<br>LUDE BOTH FINISHED & | Tax per Year:<br>CHARM. MUST SEEI M<br>RDEN AREA AND RO<br>DD SHED AND GARD<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 1939.35<br>/AULTED F<br>OM FOR R<br>EN SHED II<br>SLD<br>3<br>2<br>RESID<br>SPLIT<br>1979<br>1912<br>2430.36<br>BE VERIFIED. | V, BOAT ETC.<br>NCLUDED.<br>\$255,900 |

| ······   |  | neo  |  | SLU   | <b>⊅∠00,00</b> 7 -                      |
|--|--|--|--|---|---|
|  |  |  |  | _   |   |
|  | ML   | 4065908  | Be oms:  | 3   |   |
|  | MLS Area:  | 144  | <b>Bathrooms</b> RE  |   |   |
|  | County:  | Clackamas  | Sub-Type: A  | ttach <b>RESID</b> O  | COO Report                              |
|  | Neighborhood:  |  | Style:   | RANCH   |   |
| and the second | Zip Code:  | 97009  | Year Built:  | 1954  | •                                       |
|  | T/Guide:   | 660B3  | Total SF:  | 1550  | •                                       |
|  | Tax ld #:  | 00156431   |  |   |   |
|  | 19X 10 #:  | 00150431   | Tax per Year:  | 1523  |   |
| Directions: HWY 26 TO HAL  | EY RD GO EAST  | TO OBJENT DB THE   | N SOUTH TO PROF  | FRTY  |   |
| Remarks: FRESHPAINTINS   |  |  |  |   | RY50                                    |
| STEEL SHOP W/  | 26X13PAINTBOO  | TH,CONCRETFLOOI  | 2 220V&WATER DE  |   |   |
| GREATLOCATIC   | N&VARD100%LK   | SEABLE.SEVERALFF   |  |   |   |
|  |  |  |  |   |   |
| 14303 SE 312 AVE   |  | RES  |  | SLD   | \$295,000                               |
|  | -  | 1020-11  |  | _   |   |
|  | ML#:   | 4050714  | Bedrooms:  | 3   |   |
|  | MLS Area:  | 144  | Bathrooms:   | 2   |   |
|  | County:  | Clackamas  | Sub-Type:  | RESID   |   |
|  | Neighborhood:  | Barbara Ann  | Style:   | RANCH   |   |
|  | Zip Code:  | 97009  | Year Built:  | 1969  | ,                                       |
|  | T/Guide:   | 660B7  | Total SF:  | 1660  |   |
|  |  |  |  |   |   |
|  | Tax ld #:  | 00647900   | Tax per Year:  | 2099  |   |
| COUNTRY ROAD   | D, MANY UPDATE   | `  | ICY HYDROHEAT S'   |   |   |
| 21122 SE Hwy 212 1000 f to   | off HWY  | RES  |  | SLD   | \$217,500                               |
|  |  |  | <u></u>  |   | <i>4217,500</i>                         |
| EB-20-   | · ·  |  |  |   | φ <b>211,500</b>                        |
|  | ML#:   | 4014350  | Bedrooms:  | 3   | φ217,500                                |
|  | MLS Area:  | 4014350<br>145   | Bathrooms:   | 3<br>2  | <i>4217,300</i>                         |
|  | MLS Area:<br>County:   | 4014350<br>145<br>Clackamas  |  | 3   | 4217,300                                |
|  | MLS Area:  | 4014350<br>145<br>Clackamas  | Bathrooms:<br>Sub-Type:  | 3<br>2  | 4217,300                                |
|  | MLS Area:<br>County:<br>Neighborhood:  | 4014350<br>145<br>Clackamas<br>Damascus  | Bathrooms:<br>Sub-Type:<br>Style:  | 3<br>2<br>RESID<br>SPLIT  | 4217,300                                |
|  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:   | 4014350<br>145<br>Clackamas<br>Damascus<br>97009   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:   | 3<br>2<br>RESID<br>SPLIT<br>1976  | 4217,300                                |
|  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:   | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7  | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:  | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920  | <i>4217,300</i>                         |
|  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:  | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:   | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950  |   |
| emarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAX Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI  | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>GE NEW PICTURE   | 3<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS  | ME.<br>RE WITH<br>S. NEW                |
| Iemarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA   | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>TAX Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI  | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LLEY THROUGH LAR   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V  | 3<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS  | ME.<br>RE WITH<br>S. NEW                |
| emarks: LIKE WALKING IN<br>TREES. GREAT \<br>APPLIANCES, JA  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>NTO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF   | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LLEY THROUGH LAR<br>P SHOWER IN MASTI<br>RES   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V  | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO  | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
| Iemarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA   | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF  | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:   | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD   | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
| Iemarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA   | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF<br>ML#:<br>MLS Area:   | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976<br>145  | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:<br>Bathrooms:   | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD   | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
| emarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF<br>ML#:<br>MLS Area:<br>County:  | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976   | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:   | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD   | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
| Iemarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA<br>18545 SE Sunnyside RD                            | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF<br>ML#:<br>MLS Area:   | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976<br>145  | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:<br>Bathrooms:   | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD   | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
| Remarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA<br>18545 SE Sunnyside RD                            | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:                                       | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976<br>145<br>Clackamas                                 | Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>'N LANE, TURN WES<br>DONE. SITS ON OV<br>IGE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:                 | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD<br>3<br>1<br>RESID<br>RANCH                 | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
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| Remarks: LIKE WALKING IN<br>TREES. GREAT V<br>APPLIANCES, JA<br>18545 SE Sunnyside RD                            | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>F DAMASCUS CE<br>TO A NEW HOM<br>/IEW OF THE VAI<br>CUZZIE AND SEF<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:              | 4014350<br>145<br>Clackamas<br>Damascus<br>97009<br>659A7<br>Not Found<br>ENTER, SOUTH DOW<br>E. COMPLETELY RE<br>LLEY THROUGH LAR<br>SHOWER IN MASTI<br>RES<br>4019976<br>145<br>Clackamas<br>97009<br>658G6              | Bathrooms:<br>Sub-Type:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>N LANE, TURN WES<br>DONE. SITS ON OV<br>GE NEW PICTURE<br>ER, LOTS OF TILE V<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF: | 3<br>2<br>RESID<br>SPLIT<br>1976<br>1920<br>1950<br>ST TO HOM<br>ER AN ACI<br>WINDOWS<br>VORK. BRO<br>SLD<br>3<br>1<br>RESID<br>RANCH<br>1945<br>1147 | ME.<br>RE WITH<br>S. NEW<br>OKER OWNED. |
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|   |  | HES  | ·····   | SLD   | \$235,500 -                      |
|---|--|--|---|---|----------------------------------|
|   | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:                                | 4004594<br>145<br>Clackamas<br>Damascus<br>97015<br>659D7<br>00620607          | Beo. oms:<br>Bathrooms: F<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | Atta <b>MES1D</b> :<br>TRI<br>1972<br>1800            |                                  |
| Directions: E-HWY 212, R-Re<br>lemarks: DESIRABLE DAN<br>LEVEL REMODE<br>& SHOP! LOTS B | MASCUS TRI-LEV   | EL.GREAT STRE  | -M WARRANTY**   | OOLSI 4 BI  | D, 2.5 BA LOWER<br>M FOR ANIMALS |
| 21160 SE Foster Rd  |  | RES  |   | SLD   | \$246,000                        |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:                        | 4046653<br>145<br>Clackamas<br>Damascus<br>97009<br>658H5<br>00609979          | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:   | 4<br>2.1<br>RESID<br>SPLIT<br>1968<br>1850<br>2116.07 |                                  |
| irections: FOSTER RD JUS<br>emarks: NICELY SET BAC                                      | K FROM ROAD,   | SOLID HOME ON  | 1 ACRE IN DESIRABLE   |   |                                  |
| UP & DOWN, NEV  | W HI-EFFICIENC   | Y FURNACE PLUS   | LITY/BATH, & 4TH BDF<br>GENERATOR TO RUI<br>X YARD, RV SPACE!                                 | VELECT &  | HEAT IF                          |
| POWER GOES O  | W HI-EFFICIENC   | Y FURNACE PLUS   | GENERATOR TO BUI  | N ELECT &   | HEAT IF<br>\$285,000             |
| 6269 SE Royer RD  | W HI-EFFICIENC<br>UTI SMALL BARN<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide: | Y FURNACE PLUS<br>NIN PRIVATE BAC<br><b>RES</b><br>4062532<br>145<br>Clackamas | GENERATOR TO BUI  | VELECT &  | HEAT IF                          |

## Jummary of ComparaLies

RESOLUTION NO. 06-3714 Attachment 4: COO Report

#### Pending

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

#### Sold

| MLS#   | Р Туре  | Address                           | City      | Area | Bed | Bath | APX SQFT | Price     |
|--------|---------|-----------------------------------|-----------|------|-----|------|----------|-----------|
|        | RESID   | 14820 SE 172ND AVE                |           | 145  | 3   | 2    | 1370     | \$250,000 |
|        | 4 RESID | 28775 SE Andy ST                  | Boring    | 144  | 3   | 2    | 1700     | \$215.000 |
|        | 5 RESID | 28373 SE Stone RD                 | Boring    | 144  | 3   | 1    | 1375     | \$225.000 |
|        | 1 RESID | 19531 SE Tickle Creek RD          | Boring    | 144  | 4   | 2.1  | 1696     | \$228,000 |
|        | 0 RESID | 34144 SE Jarl RD                  | Boring    | 144  | 1   | 2    | 1456     | \$243,000 |
|        | 0 RESID | 13425 SE 222nd                    | Boring    | 144  | 3   | 2    | 1912     | \$255,900 |
|        | 8 RESID | 10882 SE Orient DR                | Boring    | 144  | 3   | 1    | 1550     | \$260,567 |
|        | 8 RESID | 14303 SE 312 AVE                  | Boring    | 144  | 3   | 2    | 1660     | \$295,000 |
|        | 4 RESID | 21122 SE Hwy 212 1000 f t off HWY |           | 145  | 3   | 2    | 1920     | \$217,500 |
|        | 6 RESID | 18545 SE Sunnyside RD             | Borina    | 145  | 3   | 1    | 1147     | \$227,000 |
|        | 6 RESID | 21900 SE Edward DR                | Clackamas | 145  | 4   | 2.1  | 1800     | \$235,500 |
|        | 3 RESID | 21160 SE Foster Rd                | Boring    | 145  | 4   | 2.1  | 1850     | \$246,000 |
| 062532 | 1 RESID | 16269 SE Royer RD                 | Boring    | 145  | 3   | 2    | 1813     | \$285,000 |

## Pricing Your Home

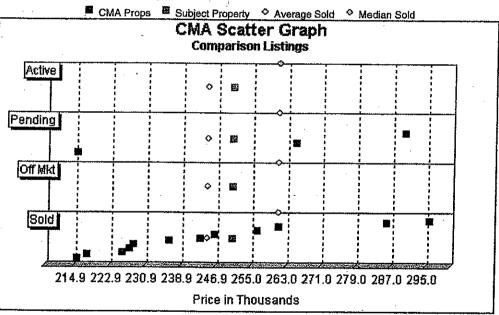
RESOLUTION NO. 06-3714 Attachment 4: COO Report

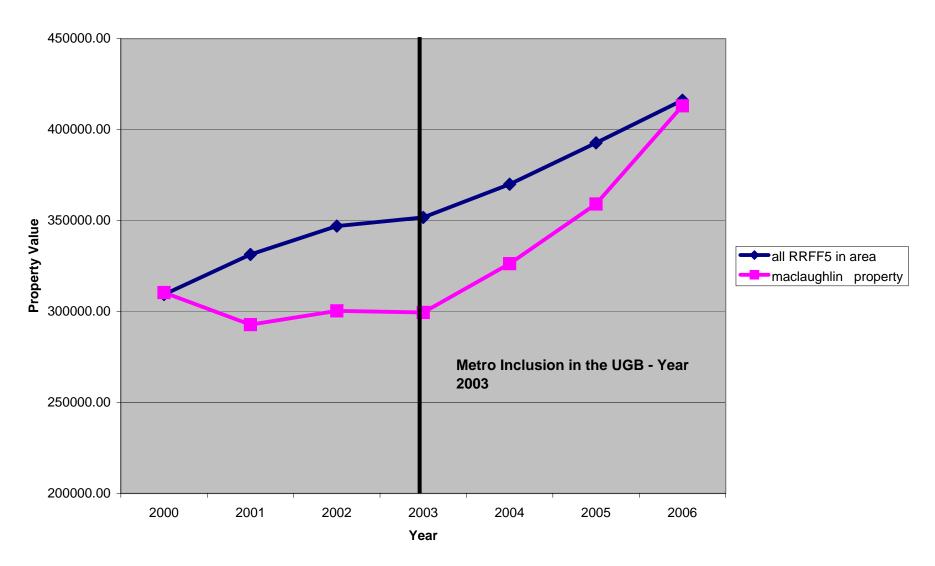
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| Status         | # ' | Average                          | Minimum   | Maximum                                      | Avg Sqft                                   | Avg \$Sqft |
|----------------|-----|----------------------------------|---|--|--|------------|
| Pending        | 3   | \$256,267                        | \$214,900   | \$289,000                                    | 1637                                       | \$157      |
| Sold           | 12  | \$244,456                        | \$215,000   | \$295,000                                    | 1657                                       | \$148      |
| Total Listings | 15  | Sold Properti<br>This reflects a | es closed averag<br>a <b>2.98%</b> diffe <b>r</b> end | ing <b>97.02%</b> of the<br>e between Sale F | ir Final List Price<br>Price and List Pric | ).<br>Ce.  |

|                      | Amount    | \$/Sqft |
|----------------------|-----------|---------|
| Average Sales Price  | \$244,456 | \$148   |
| Min. List Price      | \$225,000 | \$164   |
| Max. List Price      | \$289,950 | \$160   |
| Suggested List Price | \$250,000 | \$182   |

#### How the Suggested Price Looks in the Market





## Figure A: Time Trend of RRFF5 Property in Damascus Expansion Area Compared to MacLaughlan Property

June 23, 2006

Harold S. and Rebeca MacLaughlan 14674 SE Sunnyside Road, PMP #115 Clackamas, OR 97015

#### RE: Harold and Rebeca MacLaughlan Measure 37 Compensation Claim with Metro Property Address: 14820 SE 172<sup>nd</sup> Avenue, Clackamas, Oregon 97015

Legal Description: T2S R3E Section 7A, Tax Lot 602

Dear Mr. and Mrs. MacLaughlan:

A public hearing has been scheduled before the Metro Council for the Measure 37 Claim of Harold and Rebeca MacLaughlan. The hearing date is Thursday, July 13, 2006 at 2:00 p.m. at the Metro Council Chamber, 600 NE Grand Avenue, Portland, Oregon. Enclosed is a copy of the Notice of Public Hearing and the Report of the Metro Chief Operating Officer. Both the notice and the COO Report are posted on Metro's website at: <u>www.metro-region.org/measure37</u>. Please note that a copy of the notice and the COO Report were mailed to you and posted on Metro's website on June 23, 2006.

If you have any questions about the upcoming hearing, please do not hesitate to contact me.

Thank you.

Sincerely,

Paul Ketcham Principal Regional Planner 503-797-1726 Ketcham@metro.dst.or.us

Enclosures

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

## 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.

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

## 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  $\int e^{\pi t} day$  of July, 2005.

BOARD OF COUNTY COMMISSIONERS

ecretar



Sunnybrook Service Center

#### DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

Campbell Gilmour Director

#### PLANNING STAFF REPORT TO THE BOARD OF COUNTY COMMISSIONERS MEASURE 37 CLAIM

File Number:ZC035-05Report Author:Greg Fritts, Senior PlannerHearing Date:June 8, 2005Report Date:May 31, 2005

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.

**Discussion:** The claimant's property is a 5.7 acre parcel. There is an existing residence on the parcel. The property was zoned RA-1 when the claimants

EXHSI

acquired it in 1977. The claimants propose to divide the lot into additional building sites pursuant to the RA-1 zone, which has a one-acre minimum lot size. Under the current RRFF-5 zoning district, the minimum lot size for new parcels is 5 acres, and therefore the property cannot be divided (see ZDO 309.08.B). The current RRFF-5 zone also prohibits a subdivision or partition within the Metro UGB creating a lot of less than 20 acres (ZDO 309.07.D). Under the RA-1 zoning, up to 4 new lots could be created. The suitability of the property for on-site sewage disposal will determine the actual number of lots that can be created. This determination will be made when a subdivision application is reviewed.

The facts discussed above demonstrate a valid Measure 37 claim. The minimum lot size standard of the current RRFF-5 zoning district reduces the value of the property, compared to the development opportunity if the property was zoned RA-1, as it was when acquired by the current owner.

The claimant also may need to have a claim reviewed by Metro. Metro Code Section 3.107.1110 sets forth standards regulating land within an urban growth boundary, when that land has not yet been planned and zoned for urban development. Among other things, a twenty acre minimum lot size is established by these standards.

**Remedy:** The Board of County Commissioners must decide whether to compensate for the reduction in value, or modify, remove or not apply the land use regulations that have caused the reduction in value. The County has received 162 Measure 37 claims, with a total claimed reduction in value exceeding \$275 million. There has been no money allocated to compensate for the reduction in value. The claimant would prefer to have the regulations modified, removed or not applied, so that additional lots could be created.

**Recommendation:** Based on the facts discussed above, staff recommends the Board of County Commissioners remove from the subject property 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.

#### **Additional 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.

page Z of 3

(4) The recommended 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.



600 NORTHEAST GRAND AVENUE TEL 503 797 1700

PORTLAND, OREGON 97232 2736 FAX 503 797 1794



July 12, 2006

TO: Christina Billington, Council Operations Manager

FROM: Paul Ketcham, Principal Regional Planner

RE: Amended Measure 37 Claim Materials for Harold and Rebeca MacLaughlan

Attached is a letter of transmittal with enclosures dated July 12, 2006 from Jeanette L. Moore, attorney. These documents comprise their amended Metro M 37 claim.

Please include these documents in the Council file for the Harold and Rebeca MacLaughlan case, Council Order No. 06-007.

Thank you.

Attachments

## Law offices of Ivan M. Karmel

1023 SW Yamhill Street, Portland, Oregon 97205 Telephone: (503) 295-2486 Facsimile: (503) 295-0126

Ivan M. Karmel

Admitted in Oregon and Washington ivan@ivankarmel.com

Jeannette L. Moore

Admitted in Oregon jeannette @ivankarmel.com

July 12, 2006

Attention: Michael Jordan, COO Metro - Chief Operating Officer 600 NE Grand Avenue Portland, Oregon 97232-2736

#### Re: Harold and Rebeca MacLaughlan Amended Metro M37 Claim No. 06-007

Dear Mike:

1

On behalf of our clients, Harold and Rebeca MacLaughlan, we are submitting the amended Metro M37 claim to comply with the requirements of ORS 197.352 by specifically making a written demand for compensation. If compensation is not an option, than we request removal of regulations.

Additionally, based on the growth of property values over the past year, we modified the approximate loss in value to represent values consistent with the market today. This information was based on the investigation and research of properties in the area by Mr. MacLaughlan. A declaration by Harold MacLaughlan pursuant to ORCP 1E is provided. We recognize that measure 37 does not require that we prove a substantial reduction in fair market value to qualify for a claim. The standard is "a reduction in fair market value of the property, or any interest therein." ORS 197.352(1).

We have submitted copies of county tax statements for the MacLaughlan property and for some adjacent tax lots of one acre dimensions. These statements reflect the real market values for the properties as assessed by the county. The county tax statements also specifically set forth the real market values allotted for the land and the buildings. Please note that the analysis prepared with respect to the property tax statements is based upon the real market values for the land only and excludes the real market value for any buildings upon the property.

By the submission of the claim, we do not waive any objections to the conditions

Michael Jordan Page 2

imposed by Metro for filing measure 37 claims which are not required by the text of the measure.

Stricerel Jeannette

Enclosures

cc: Harold and Rebeca MacLaughlan (via US MAIL)

#### AMENDED MEASURE 37 CLAIM METRO - LAND USE PLANNING OFFICE OF THE CHIEF OPERATING OFFICER 600 NE Grand Avenue, Portland, Oregon 97232-2736 PHONE (503) 797-1839 FAX (503)797-1804

#### FOR STAFF USE ONLY FILE NUMBER:

۰ĩ,

DATE RECEIVED:

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

WHAT IS PROPOSED <u>Compensation or, if compensation is not an option, than removal of</u> regulations.

LEGAL DESCRIPTION: T\_2\_R\_3E\_SECTION\_07A\_TAX LOT(S) 0602

 CONTACT \_\_Jeannette L. Moore

 MAILING ADDRESS \_\_1023 SW Yamhill, Suite 200

 CITY \_\_Portland \_\_\_\_\_\_ STATE \_\_Oregon \_\_\_\_\_ ZIP 97205-2536

 PHONE \_\_(503) 295-2486 \_\_\_\_\_\_ FAX \_\_(503) 295-0126

**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)

## FOR EACH OWNER WHO IS ALSO A CLAIMANT, PLEASE CHECK THE BOX MARKED "CLAIMANT"

| NAME Harold MacLaughlan                          | $\_$ CLAIMANT $\underline{\mathbf{x}}$ |  |  |
|--|--|--|--|
| SIGNATURE Therold & Ere Tanglulan                |  |  |  |
| MAILING ADDRESS 14674 SE Sunnyside Rd, PMB# 115  |  |  |  |
| CITY Clackamas                                   | STATE Oregon ZIP 97015                 |  |  |
| PHONE (503) 329-8442                             | CELL PHONE                             |  |  |
|  |  |  |  |
| NAME Rebeca MacLaughlan                          | CLAIMANT X                             |  |  |
| SIGNATURE Like a mar Jaughte                     |  |  |  |
| MAILING ADDRESS 14674 SE Sunnyside Rd, PMB # 115 |  |  |  |
| CITY Clackamas                                   | STATE Oregon ZIP 97015                 |  |  |
| PHONE (503) 329-8442                             | CELL PHONE                             |  |  |

## AMENDED METRO MEASURE 37 CLAIM SUPPLEMENTAL INFORMATION

(Attach additional sheets as needed.)

#### 1. Other persons with an interest in the property (such as lien holders):

| Name: <u>N/A</u>  | Phone: |  |
|-------------------|--------|--|
| Address:          |        |  |
| Type of Interest: |        |  |

#### 2. Exact date the claimant acquired an ownership interest in the property?

June 26, 1974 (Ex. A - copy of Clackamas County Record of Descriptions of Real Property reflecting the June 27, 74 recording of Purchase Contract, Ex. B - Warranty Deed (reflecting real estate contract dated June 17, 1974), Ex. C - Copy of mortgage information relating to purchase)

3. If the claimant acquired the property from a family member, what is the exact date the family member acquired the property? N/A

What is the relationship of the family member to the claimant (e.g. father, uncle, brother, etc.)? N/A

If there is more than one event where the property was transferred among family members, such as a series of inheritances, please provide a list of all such events, their dates, and the relationship between the parties. If transfer was by inheritance, please provide the date of death. N/A

4. If a husband and wife are both claimants but acquired a documented ownership interest (e.g. deed, contract to purchase) on different dates, please identify the date of the marriage. N/A

5. What regulation (if more than one, please describe) do you believe lowered the value of your property? When did the regulation take effect? Any and all sections of the Metro Code to the extent they are applicable to claimant's property, specifically: Metro Ordinance 98-772B (adopted 9/10/98, applied 12/5/02)), Metro Ordinance No. 02-969B (3/5/03), Metro Code Section 3.07.1110C (3/5/03), including any and all sections of Title 11 and section 3, but in no way limited to those sections if other Metro Codes or regulations are deemed to apply. Any continued application or enforcement of Metro Codes based on County zoning of RRFF-5 or State regulations which are no longer in effect.

5/16/2006

6. Please describe how the regulation(s) restricts the use of the property and reduces the property's fair market value. Continued application of the regulation prevents the division and development of the property, including but not limited to approximately 5 to 6 one acre residential home sites.

7. How much has the fair market value of your property been reduced by enactment or enforcement of the regulation(s)? Current approximate value of one acre building sites is 250,000 per lot.  $250,000 \times 6 = 1,500,000$ . Subtract current RMV land assessment by the county (200,671) = loss in value of 1,299,329. (See Ex. D - county tax statement) (See Ex. E - Declaration of Harold MacLaughlin)

8. Are you requesting compensation, or removal of the regulation(s), modification of the regulation(s), or a decision not to apply the regulation(s)? (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.) Compensation or, if compensation is not an option, than removal of regulations to allow development pursuant to RA-1 zoning.

9. Are you requesting that a specific use be allowed? Please describe the use. Any and all available uses at time of property acquisition (June 26, 1974), including but not limited to development of 5 to 6 one acre residential building sites, approximately 30,000 to 40,000 sq. ft.in size per county approval dated 4/21/75 when zoning of RA-1 was in effect. (See Ex. E - Declaration and County Development approval dated 4/21/75).

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

a. If the property is owned by a trust (or an LLC, corporation, partnership, etc.) but the claimant is an individual rather than the trust, provide documents sufficient to establish the claimant's relationship to the trust (e.g. trustee, beneficiary) and the date that the relationship originated. This information is also required if the claim relies upon an ownership history that includes previous ownership by a trust. N/A

b. An appraisal that meets the requirements of the county's Measure 37 Claims Process Ordinance; or other evidence demonstrating that there has been a reduction in the fair market value of the property (e.g. data on sales of comparable properties in the area or fair market values established by the Department of Assessment and Taxation for comparable properties in the area); An appraisal to be provided upon request if compensation is an option.

See Ex. F1- Comparative market analysis, dated 2/3/05, reflecting market values of \$175,000 for 1acre, vacant lots, septic approved.

See Ex. F2- Comparative market analysis, dated 2/3/05, reflecting a suggested sales price of \$345,000 for a home & almost 6 acres.

See Ex. F3 -Comparative market analysis, dated 2/3/05, reflecting suggested sales price of \$250,000 for a house on a one acre lot.

Also Included (see ex. D, G1 - G2, H & Attachment 1), but in no way waiving the claimed loss in value based upon the current market as stated in number 6, are county tax statements of adjacent

5/16/2006

1 acre properties, reflecting a RMV land assessed value of \$92,445 per acre compared to claimants per acre value of \$34,303 (62% loss in value).

Exhibits D, G1 - G2 reflect county tax statements for claimant's property and 2 adjacent 1 acre parcels. Statements reflect comparable inflationary increases in county assessed value for all properties from 2005 to 2000 (See Attachment 1). The differences in property values per acre remain constant from 2000 to 2005, which includes time periods prior to application of Metro regulations and inclusion within the UGB.

c. 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; See Ex. I - Preliminary Title report issued 2/9/05.

d. 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; **See Ex. I - preliminary title report commitment dated 2/9/05**.

e. List of all compensation claims, or development or permit applications previously filed with any regulatory body relating to the property, and any enforcement actions taken by any governmental body, regarding the use restriction identified in Question 5, above. Clackamas County claim filed 2/17/05, approved 7/6/05 (See ex. J); State of Oregon claim filed March 18, 2005. Claim denied as the state concluded that no state law was found to prevent or restrict the ability of the claimant to divide the property into smaller parcels.

# TABLE OF COMPARISON PROPERTY VALUES Utilizing RMV Land values as assessed by the County Assessor's Office Tax Year 2005 - 2000

| Count<br>y Tax<br>Year | Claimant<br>Property per<br>acre value of<br>RMV land only<br><b>RMV land/</b><br>per acre value | RMV land<br>value<br>increase and<br>% increase<br>from<br>previous<br>year as<br>assessed by<br>county | 2 - 1 acre<br>lots adjacent<br>to claimant<br>(TL 0301 &<br>0500) per<br>acre RMV<br>value | RMV land<br>value<br>increase and<br>% increase<br>from<br>previous<br>year as<br>assessed by<br>county | RMV land value<br>differences (as assessed<br>per county tax records)<br>per acre between<br>comparable 1 acre lots<br>and claimants property | Claimants property value as<br>a percent of the comparable<br>1 acre lots adjacent.<br>(Value of diff /<br>1 acre value)<br>values rounded up from<br>61.8 or 61.9 |
|------------------------|--|---|--|---|---|--|
| 2005                   | 200,671<br><b>34,303 p/a</b>   | 2,975<br>(9.4%)   | 92,445 p/a   | 10,955<br>(13.4)  | 58,142  | 63% less p/a   |
| 2004                   | 183,265<br><b>31,327 p/a</b>   | 3132<br>(11.1)  | 81,490 p/a   | 7,533<br>(10.2)   | 50,163  | 62% less p/a   |
| 2003                   | 164,939<br><b>28,195 p/a</b>   | 1567<br>(5.88)  | 73,957 p/a   | 4,108<br>(5.88)   | 45,762  | 62% less p/a/  |
| 2002                   | 155,775<br><b>26,628 p/a</b>   | 522<br>(1.99)   | 69,849 p/a   | 1,369<br>(1.99)   | 43,221  | 62% less p/a   |
| 2001                   | 152,722<br><b>26,106 p/a</b>   | 986<br>(3.9)  | 68,480 p/a   | 2,390<br>(3.6)  | 42,374  | 62% less p/a/  |
| 2000                   | 146,950<br><b>25,120 p/a</b>   |   | 66,090 p/a   |   | 40,970  | 62% less p/a   |

Comparison Table - MacLaughlin Metro 37 Claim

**ATTACHMENT 1** 

H H L I I I H

RESOLUTION NO. 06-3714 Attachment 4: COO Report MacLaughlan Measure 37 Claims Distro List: 14674 SE Sunnyside Ro. #11 Clackamas OR 9701 . 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 lows were changed From 6 Building Lots To I house Per Five acres. It ma taughter RECEIVED MAR 2 4 2005 OFFICE OF METRO ATTORNEY

OFFICIAL REBESCIUTION NO REBOTA Atlachment 4 000 Reportes OF REAL PROFERTY -11 3E1 CLACKAMAS COUNTY ASSESSOR 7 602 12-27 TWA S. ROE. SEC 1/41/6 TAX LOT TYPE STED ------0002 4722 HAP NUMBER NUMBER REAL PALS FORDERLY PART ESKIN 0.2 T.L. NO. Date of Entry (USED FEDGED) on this Card (Vid., FG NUMBER 40.200 40.200 40.200 ACCOUNT NUMBER ĉ 2. UMN HARDID SALERECA 6-27-74 74 16633 5.85 1. *214-*79 1-1-70 1 1 91 3-22-27 27 OFTH POSTE MERCER CLACKAMAS CO. FIRE 54 & HAPPY VALLEY 65 INTO CLACKAMAS REPO #71 ORD 2575 1989-90 RDL: REFECCE MRS LANSHIM KINCELD S. 3.225-951 562 9515063 Pare ÷.5 15:54 24 s de FORL **EXHIBIT** PAGE ŰF G. P. Marsh 188

|                                       | <i>(</i> <sup>-</sup> .   | ,  | $\mathcal{C}$ .  |  |
|---------------------------------------|---|--|--|--|
| 4.5                                   | FORME NO 779 RUHICLAIM (5 ordendust at ) Itel   |  | The second over a marine service   |  |
| · · · ·                               | KNOW ALLMEN BY THESE PRESENTS,  | OUITCLĂUM DEED<br>TIMI HARIAN BRIDGES *  | RESOLUTION M<br>Attgchment 4: C  |  |
| <u>-</u> .                            | for the consideration hereinafter stated, does<br>HAROLD S. MACLAUGHLAN and REBECA  | hereby remise, release and quitclain unto<br>MACLAUGRIAN, husband and wife   | hereinnliter called grantor,   |  |
|                                       | horeinalter called granice, and unto granice's<br>in that certain real property with the lanem<br>way apperlaining, situated in the County of   | heirs, succesors and assigns all of the grant heirs, foredituments and approximation of the grant heredituments and approximation of the second secon | hereinate beloodied or in any  |  |
|                                       | Section 7, T.2S., R. JE., of t<br>Oregon, described as follows:<br>sold by Contract to Daniel C<br>Recorder's Fee No. 73-22700,<br>South line of said division<br>along the South line of said<br>the East line of 172nd Aven<br>South line of said division<br>North along the said road l<br>conveyed to Henry W. Cae,<br>70-5832, Film Records; then<br>745.69 feet to the Northwest<br>along the West line of said<br>beginning. SUBJECT TO 20.00   | west one-quarter of the Northe<br>he W.N., in the County of Glac<br>Seginning at the Southwest co<br>. Schweitzer, & ux, recorded<br>Film Records, which is 557.44 fr<br>from the Southeast corner the<br>division 341.97 feet; thence West<br>403.39 feet to the East line of<br>ine 249.85 feet to the South 1<br>recorded March 30, 1970 se Re<br>the East along the South line of<br>corner of said Schweitzer tr<br>i Schweitzer tract 470.38 feet<br>foot cusement slong the North H<br>th recorded as Recorder's Fee N  | kamas and State of<br>rner of that tract<br>July 18, 1973, as<br>set West along the<br>reof; thence West<br>orth parallel with<br>parallel with the<br>said road; thence<br>ine of that tract<br>scorder's Fee No.<br>If said Goe tract<br>act; thence South<br>to the point of<br>time of said tract  |  |
|                                       | * SUCCESSOR IN ONE-THIRD INTERES<br>DECEASED, AND HAROLD S. MACLAUGH  |  |  |  |
| · · · · · · · · · · · · · · · · · · · | To Have and to Hold the same unto the<br>The true and actual consideration paid<br>OHowever, the actual consideration consists<br>the whole<br>part of the consideration (indicate which). "(The<br>In construing this deed, where the con-<br>changes shell be made so that this deed shall<br>In Witness Whereol, the grantor has exe<br>if a corporate grantor, it has caused its name<br>duly authorized thereto by arder of its baard of<br>THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESO<br>INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESO<br>INSTRUMENT IN YOU ATION OF APPLICABLE LAND USE LAWS AND TO<br>BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PROPERTY OF SOL<br>MASTRUMENT IN YOUR ATION OF APPLICABLE LAND USE LAWS AND TO<br>BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PROPERTY OF SOL<br>MASTRUMENT IN YOUR ATION FOR SOL OF SAME DEPENDING OR<br>PANNING DEPARTMENT TO VERITY APPROVED USES AND TO DE<br>IMMIS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES A<br>ORS 30330<br>STATE OF OR EGON,<br>This instrument<br>Mastan BETIAGED | antence between the symbols, it not explicable, sh<br>text so requires, the singular includes the<br>apply equally to corporations, and to indi-<br>cuted this instrument this. It day of .<br>to be signed and its seal, it any, allixed b<br>I directors.  | are, is \$1/3 0.5\$19,800.00<br>given or promised which is<br>ould be deleted. See ORS \$3.030.)<br>plural and all grammatical<br>viduals.<br>MALACL 95.<br>y an olficer or other person<br>WILCL 19.9.5.  |  |
| <b>.</b>                              | by  |  | anti-contract development and a second and a |  |
|                                       | OFFICIAL SEAL<br>RITA GIRARD<br>NOTARY PUBLIC - OREGON<br>COMMISSION NO. 017727<br>BI DAMISSION DOMES SITI, L 1985 S  | My commission expires  | Natary Public for Oregon   |  |
|                                       | Mariau Bridges<br>5275 SN 150th CC.<br>Beaverton, OR 97007-2709<br>Granty's Horns and Addens<br>Harold & Rebeca MacLaughlan   | I certify  | DREGON, es.  |  |
|                                       |   | RECONDER'S RECEIVED AND PLACED<br>TECOIDS OF DISCHARGE<br>RECEIPTS AND FERI  | LE County 211  |  |
|                                       | "Hatoid"& Kabeta Maclaughtan Adm. 2001<br>14820 88 172nd 86.<br>Clackamas, OR 97215   |  | WUNIT CLERK  |  |
|                                       | VLOURAHEO, VR. 7/21J  | EXHIBIT D By   | 05-015062  |  |
|                                       | ••  | PAGEOF   |  |  |



**RESOLUTION NO. 06-3714** Attachment 4: COO Report

FEDERAL SAVINGS AND LOAN ASSOCIATION PORTLAND, OREGON

> FRANKLIN BLOG. S.W. STH AT STARK PORTLAND, DREGON 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 5. 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, Collections

Customer Service Department 248-1239

Page 13 of 73

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 tEXHIBIT pink copy of the collection agreement fopAGE\_\_\_\_ your records.

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## Property Account Summary

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| Account No.:   | 00614295                                  | Alternate Property Number: | 23E07A 00602 |
|----------------|---|----------------------------|--------------|
| Account Type:  | Real Property                             |                            |              |
| TCA:           | 012-115                                   |                            |              |
| Situs Address: | 14820 SE 172ND AVE<br>CLACKAMAS OR 97015  |                            |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00602              |              |
| Parties:       |   |                            |              |

| Role  | Name & Address |        |              |
|-------|----------------|--------|--------------|
|       |                |        | <br><u> </u> |
| Owner |                | #<br>: |              |

Taxpayer

## Property Values:

|                | ·         |           |           |
|----------------|-----------|-----------|-----------|
| Value Name     | 2005      | 2004      | 2003      |
| AVR Total      | \$239,694 | \$232,713 | \$225,935 |
| TVR Total      | \$239,694 | \$232,713 | \$225,935 |
| Real Mkt Land  | \$200,671 | \$183,265 | \$164,939 |
| Real Mkt Bldg  | \$212,400 | \$175,840 | \$161,340 |
| Real Mkt Total | \$413,071 | \$359,105 | \$326,279 |

ł

## Property Characteristics:

| Tax Year | Characteristic               | Value                            |
|----------|------------------------------|----------------------------------|
| 2005     | Farm or Forest Tax Liability | \$5,018.01                       |
|          | Neighborhood                 | 11094: Pleasant Valley all other |
|          | Land Class Category          | 401: Tract land improved         |
|          | Building Class Category      | 14 : Single family res, class 4  |
|          | Year Built                   | 1985                             |
|          | Acreage                      | 5.85                             |
|          | Change property ratio        | 4XX: 71.60%                      |

#### Exemptions:

(End of Report)

Run: 7/10/2006 9:39:47 AN

# Property Account Summary

| Account No.:   | 00614295                                  | Alternate Property Number: | 23E07A 00602 |
|----------------|---|----------------------------|--------------|
| Account Type:  | Real Property                             |                            |              |
| TCA:           | 012-115                                   |                            |              |
| Situs Address: | 14820 SE 172ND AVE<br>CLACKAMAS OR 97015  |                            |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00602              |              |
| Parties:       |   |                            |              |
| Role           | Name & Address                            |                            |              |

Owner

Taxpayer

#### Property Values:

| Value Name     | 2002      | 2001      | 2000      |
|----------------|-----------|-----------|-----------|
| AVR Total      | \$219,354 | \$212,965 | \$206,762 |
| TVR Total      | \$219,354 | \$212,965 | \$206,762 |
| Real Mkt Land  | \$155,775 | \$152,722 | \$146,950 |
| Real Mkt Bldg  | \$143,700 | \$147,610 | \$145,820 |
| Real Mkt Total | \$299,475 | \$300,332 | \$292,770 |

## Property Characteristics:

| Tax Year | Characteristic               | Value                            |  |
|----------|------------------------------|----------------------------------|--|
| 2002     | Farm or Forest Tax Liability | \$5,018.01                       |  |
|          | Neighborhood                 | 11094: Pleasant Valley all other |  |
|          | Land Class Category          | 401: Tract land improved         |  |
|          | Building Class Category      | 14 : Single family res, class 4  |  |
|          | Year Built                   | 1985                             |  |
|          | Acreage                      | 5.85                             |  |
|          | Change property ratio        | 4XX: 71.60%                      |  |

#### Exemptions:

(End of Report)

roperti Run: 7/10/2006 9:39:03 AM

Declaration pursuant to Oregon Civil Rules of Procedure (ORCP) 1E:

## DECLARATION

I, HAROLD MACLAUGHLAN, DO HEREBY DECLARE that I own property at 14820 SE 172<sup>nd</sup> Avenue, Clackamas, Oregon, 97015, identified by Clackamas County Tax Lot # 23E07A 0602. I acquired the property on June 26, 1974 and I have owned it continually since that time. At the time of acquisition, the property was zoned RA-1 by Clackamas County. County zoning changed to RRFF-5, effective December 17, 1979. At the time of acquisition, the property had been approved for the development of building sites approximately 30,000 to 40,000 square feet in size. A copy of the September 7, 1972 letter from Clackamas County with an approval stamp signed and dated April 21, 1975 is attached and incorporated into this declaration by reference.

On February 17, 2005, I filed a measure 37 claim with Clackamas County. The County issued a final order approving the claim and removing the property from the zoning ordinances which regulate lots in the RRFF-5 districts July 6, 2005. The property is now subject to the lot size standards of RA-1 zoning districts. On July 19, 2005, I sent Metro a letter, advising of the approval by both the County and the State of Oregon of my measure 37 claim, enclosing a copy of approval from the Clackamas County Board of County Commissioners. The original application and supporting documentation were previously mailed to Metro in Mid March.

Currently, the only regulations in effect which limit my ability to develop my property utilizing the RA-1 regulations are those imposed and enforced by Metro.

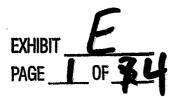
I have investigated and I am familiar with the values of comparable properties in this area. Based upon my investigation, research, and familiarity with the values of comparable properties in the area, it is my opinion that one acre building sites have a value of \$250,000 each. For example, I have personal knowledge that two building sites, 10,000 square feet in size on Parkside Drive, Happy Valley area were recently sold for \$193,000 each. Additionally, a ½ acre lot on Sun Shadow in Happy Valley sold for \$235,000. These properties are in the area near my property. It is my opinion that one acre building sites would be sold at a higher value.

Based on values of property within the area and personal knowledge of the prices developers are paying for lots in the area, I believe the fair market value of my property to currently be approximately \$1,250,000 based on 5 lots at \$250,000 each.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

d MacLaughlan Date 12 of July 2006 Harold MacLaughlan





RESOLUTION NO. 06-3714 Attachment 4 000 Berght -71

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

Subsurface & Soils 1 Denied K | Approved

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, 7ZS, R3E as you requested.

"September 7, 1972

PLANNING DEPAR

EGEACKAMAS

MENT

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.

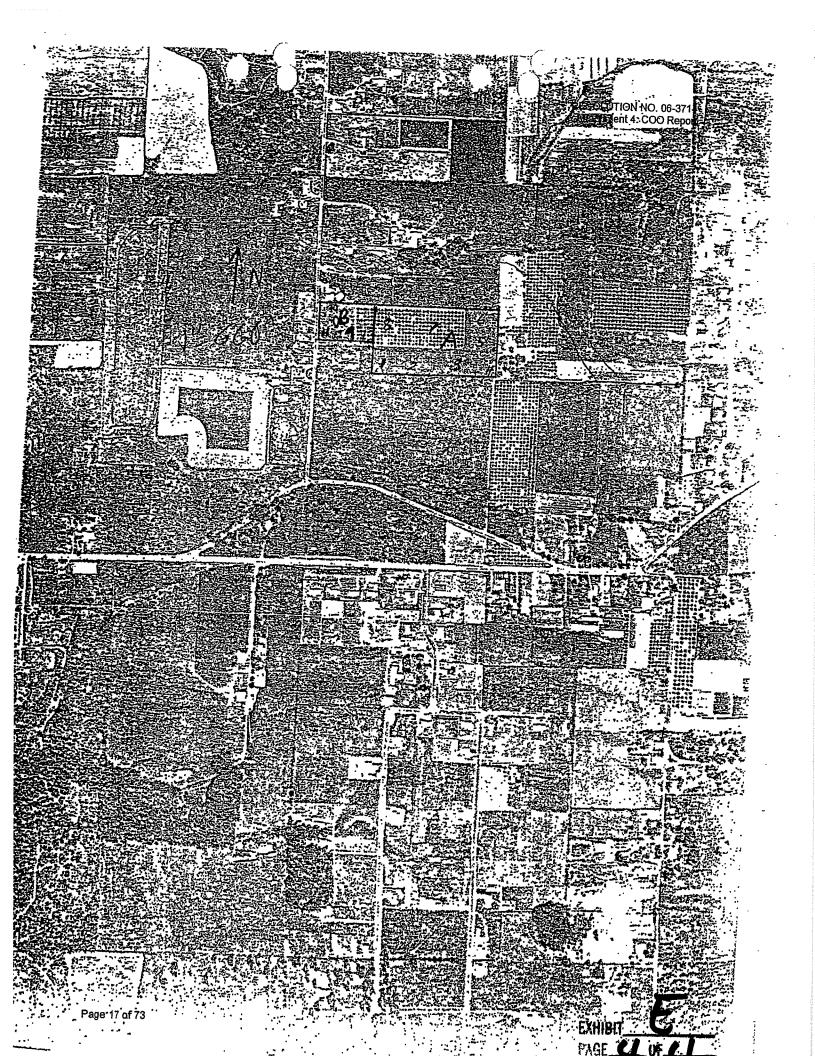
Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is (40,000) square / Act feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a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

The subsurface sewage disposal leach field in units A and B will dequire a minimum of the 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)

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

RESOLUTION NO. 06-3714 Attachment 4: COO Report

Soil Loverigation 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, Application No. If you have any questions concerning this matter, please contact me at this office. Dare: Sincerely, JAMES E. HALL Nanu ..... Planning Director Address: \_A Contact - Contact and an end the first of the second Legal Des. ale and State State Soil Scientist WHD:1s cc: Subdivision Department Health Department Sutvin is: Tax Assessor Building Department For New (Acres Lording: (Name - For Vec." Building Frinke Fez: Page 16 of 73



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 6T-Septic approved - City "

EXHIBIT

Page 22 of 73

# C. Imparables to Your Ho. ...ie

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RESOLUTION NO. 06-3714 Attachment 4: COO Report

|   |  | LND   |  | ACT  | \$150,000                     |
|---|--|---|--|--|-------------------------------|
| No Photo<br>Available   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:   | 4064607<br>144<br>Muitnomah<br>97080<br>62985   | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:   | RESID  |                               |
|   | Tax Id #:  | R340339   | Tax per Year:  | 298.99   |                               |
|   | RIVATE SETTING A   | NTOP GRESHAM E  |  | SEPTIC. E  | LECTRICITY<br>CHECK WITH      |
| 16th CT   |  | LND   |  | ACT  | \$249,900                     |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:  | 4075268<br>144<br>Multnomah<br>97080<br>629C4<br>Not Found  | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:  | RESID  |                               |
| UNDER CONST   | E TIME MT. HOOD<br>GHBORHOOD, 4 B  | & CITY LIGHTS VI<br>LOCKS FORM THI<br>GOLF NEAR-BY.   | TH CT. TO END OF CL  | IS "DAWN (<br>AIL, NEW S   | PORTS PARK                    |
| W. K. Anderson RD   |  | LND   |  | PEN  | \$169,950                     |
|   | ML#:<br>MLS Area:  | 4068812<br>144<br>Multnomah   | Bedrooms:<br>Bathrooms:  |  |                               |
|   | County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:   | 97030<br>629H3<br>R341566   | Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:   | RESID<br>131.82  |                               |
| emarks: 1.98 ACRES. BE<br>HOME. CLOSE<br>APPROVED. TA   | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>D (282ND), EAST C<br>EAVER CREEK FLC<br>IN GRESHAM, POV   | 97030<br>629H3<br>R341566<br>DN WK ANDERSON<br>DWS THROUGH. N<br>WELL VALLEY GR/  | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>I RD, 2ND PROP ON R   | 131.82<br>IGHT.<br>NIMALS. OF  | CREEK)                        |
| APPROVED. TA  | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>D (282ND), EAST C<br>EAVER CREEK FLC<br>IN GRESHAM, POV<br>LLL CEDARS, LOTS   | 97030<br>629H3<br>R341566<br>DN WK ANDERSON<br>DWS THROUGH. N<br>WELL VALLEY GR/  | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>NRD, 2ND PROP ON R<br>O CC&R'S. OK FOR AI<br>ADE, SAND FILTER (BI<br>S 200' ROAD FRONTA   | 131.82<br>IGHT.<br>NIMALS. OF  | CREEK)                        |
| emarks: 1.98 ACRES. BE<br>HOME. CLOSE<br>APPROVED. TA<br>BOUNDARY. BF   | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>D (282ND), EAST C<br>EAVER CREEK FLC<br>IN GRESHAM, POV<br>LLL CEDARS, LOTS<br>ROKER OWNED.<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:   | 97030<br>629H3<br>R341566<br>DN WK ANDERSON<br>DWS THROUGH. N<br>WELL VALLEY GR/<br>S OF ALDER TREE   | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>A RD, 2ND PROP ON R<br>O CC&R'S. OK FOR AI<br>ADE, SAND FILTER (BI<br>S 200' ROAD FRONTA<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:  | 131.82<br>IGHT.<br>VIMALS. OF<br>ECAUSE OF<br>GE & NEAF<br>PEN<br>PEN                                  | CREEK)                        |
| emarks: 1.98 ACRES. BE<br>HOME. CLOSE<br>APPROVED. TA<br>BOUNDARY. BF<br>Regner RD<br>No Photo<br>Available   | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>D (282ND), EAST C<br>EAVER CREEK FLC<br>IN GRESHAM, POV<br>LL CEDARS, LOTS<br>ROKER OWNED.<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>ERT RD., GRESHA  | 97030<br>629H3<br>R341566<br>DN WK ANDERSON<br>DWS THROUGH. N<br>VELL VALLEY GR/<br>S OF ALDER TREE<br>LND<br>40666615<br>144<br>Multnomah<br>97080<br>629B6<br>R340924<br>M  | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>A RD, 2ND PROP ON R<br>O CC&R'S. OK FOR AI<br>ADE, SAND FILTER (BI<br>S 200' ROAD FRONTA<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:   | 131.82<br>IGHT.<br>NIMALS. OH<br>ECAUSE OH<br>GE & NEAF<br>PEN<br>RESID<br>5700                        | CREEK)                        |
| emarks: 1.98 ACRES. BE<br>HOME. CLOSE<br>APPROVED. TA<br>BOUNDARY. BF<br>Regner RD<br>No Photo<br>Available<br>rections:REGNER/GABBI<br>emarks: DEVELOPMENT<br>© Copyright 20 | Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>D (282ND), EAST C<br>EAVER CREEK FLC<br>IN GRESHAM, POV<br>LL CEDARS, LOTS<br>ROKER OWNED.<br>ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:<br>ERT RD., GRESHA<br>PROPERTY. POS<br>005 RMLS™Portland - ML<br>PROXIMATE & MAY INC. | 97030<br>629H3<br>R341566<br>DN WK ANDERSON<br>DWS THROUGH. N<br>VELL VALLEY GR/<br>S OF ALDER TREE<br>LND<br>4066615<br>144<br>Multnomah<br>97080<br>629B6<br>R340924<br>M<br>SIBLE 8-9 LOTS W<br><i>s INFORMATION NOT C</i> | Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>NRD, 2ND PROP ON R<br>O CC&R'S. OK FOR AI<br>ADE, SAND FILTER (BI<br>S 200' ROAD FRONTA<br>Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>ITH CITY CONSTRAIN<br>BUARANTEED AND SHOULD IN<br>SUDFINISHED AREAS - CONST | 131.82<br>IGHT.<br>NIMALS. OF<br>ECAUSE OF<br>GE & NEAF<br>PEN<br>RESID<br>5700<br>TS.<br>35 VERIFIED. | F CREEK)<br>I UG<br>\$200,000 |

| LCOWell va   | nek ka   |   | LND   |  | PEN       | <b>\$200,00</b> 0              |
|--|--|---|---|--|-----------|--------------------------------|
| • • • • •  | o Photo<br>ailable                               | ML#:(<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #:                              | 4052846<br>144<br>Multnomah<br>97080<br>629J6<br>R240399  | Bedre s:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:           |           | N NO. 06-3714<br>4: COO Report |
| Directions:ORIENT DR TO DODGE PARK TO SHORT-LEFT ON SHORT-LEFT ON POWELL VALLEY<br>Remarks: 1 ACRE LOT NEXT TO 29138 SE POWELL VALLEY RD (NOTE: THE PROSPECTIVE PURCHASER OF<br>29138 SE POWELL VALLEY RD HAS FIRST OPTION TO PURCHASE THIS 1 ACRE LOT). FLAT LOT,<br>EXELLENT AREA. LOT TO CLOSE WITH 29138 SE POWELL VALLEY RD |  |   |   |  |           |                                |
| 9670 SE 2  | 57th DR  |   | LND   |  | PEN       | \$179,000                      |
| Directions:  | 242ND TO SUNS                                    | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>T/Guide:<br>Tax Id #:<br>HINE VALLEY RD | 4059915<br>145<br>Clackamas<br>97080<br>659E3<br>01381267<br>N ON 257TH FOLLOW S  | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:<br>SigNS | RESID     |                                |
| Remarks:   | AREA OF UPSCA                                    | LE HOMES ON P   | W PROPERTY OVERLO<br>RIVATE ROAD, MANY LA   | oking Sunshii<br>NRGE TREESI   | VE VALLEY | . SECLUDED                     |
| Hwy 212 10   | 000Ft Off HWY                                    |   | LND   |  | PEN       | \$189,500                      |
|  |  | MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:  | 4059864<br>145<br>Clackamas<br>97009<br>659A7<br>Not Found  | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year:          | RESID     |                                |
| Remarks: F<br>A  | PRIVATE APPRO<br>ACREAGE APPRO<br>JTILITY HOOKUF | VED BLDG SITE \<br>OVED BLDG SITE<br>PS AND SEPTIC IN   | 2, SIGNS ON RIGHT, FO<br>WITH PASTORIAL VALLE<br>IN THE AREA. SELLER T<br>ISTALL RESPONSIBILTY<br>DING SITE AT THE TOP. | Y VIEW. CURRE<br>TO INSTALL LINI<br>TOF PURCHASE   | INTLY THE | ILITIES.                       |
| Barlow CT  |  |   | LND   | F  | PEN.      | \$297,500                      |
| b2143  |  | ML#: 4  | 1013071   | Bedrooms:  |           |                                |

|        |   |                             |  | FEN.  | \$251,000 |
|--------|---|-----------------------------|--|-------|-----------|
| 521445 | ML#:<br>MLS Area:<br>County:<br>Neighborhood: | 4013071<br>145<br>Clackamas | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style: | RESID |           |
|        | Zip Code:<br>T/Guide:<br>Tax id #:            | 97015<br>659A7<br>Not Found | Year Built:<br>Total SF:<br>Tax per Year:      | 950   |           |

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



| 19388 SE KINGSWOOD WAY |   | LND   |  | SLD | \$125,000                          |
|------------------------|---|---|--|-----|------------------------------------|
| No Photo<br>Available  | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 3078313<br>144<br>Clackamas<br>97080<br>659D2<br>01587287 | Bedre s:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: |     | ON NO. 06-3714<br>It 4: COO Report |

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.

| crescent              | ·····   | LND   |   | SLD   | \$145,000 |
|-----------------------|---|---|---|-------|-----------|
| No Photo<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax id #: | 3043466<br>144<br>Clackamas<br>97009<br>690F1<br>00652877 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | RESID |           |

Directions: ORIENT TO CRESCENT

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

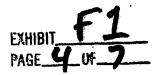
| 4935 SE CRESCENT RD |   | LND                         |  | SLD     | \$150,000 |
|---------------------|---|-----------------------------|--|---------|-----------|
|                     | ML#:<br>MLS Area:<br>County:<br>Nelghborhood: | 4033782<br>144<br>Clackamas | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style: | RESID   |           |
|                     | Zíp Code:<br>T/Guide:                         | 97009<br>690F1              | Year Built:<br>Total SF:                       |         |           |
|                     | Tax Id #:                                     | 00652706                    | 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 |
|--------------------------------|---------------------------------------|-----------|---------------|-------|-----------|
| <b>दि</b> र्द्धाला.<br>हेर्न्  | ML#:                                  | 3041647   | Bedrooms:     |       |           |
| 4.7<br>**                      | MLS Area:                             | 144       | Bathrooms:    |       |           |
|                                | County:                               | Multnomah | Sub-Type:     | RESID |           |
| Signation in the second second | Neighborhood:                         |           | Style:        |       |           |
|                                | Zip Code:                             | 97080     | Year Built:   |       |           |
|                                | T/Guide:                              | 629G4     | Total SF:     |       |           |
|                                | Tax Id #:                             | R109109   | Tax per Year: | 1941  |           |
|                                | a a a a a a a a a a a a a a a a a a a |           |               |       |           |

Directions: POWELL VALLEY RD, N ON ARROW CREEK LANE ... A STUNNING NEIGHBORHOOD! Remarks: GORGEOUS NEIGHBORHOOD OF HIGH END CUSTOM HOMES ON LONG CULDESACI BACKS TO APPROX 50 ACRES OF PROTECTED GREENWAY W/TRAILS & GREAT VIEWS! GATED ENTRY, TENNIS COURT & ADDITIONAL GREENWAY ACROSS THE STREET.



| 172nd  | (   | LND  |   | SLD                     | \$110,000                       |
|--|---|--|---|-------------------------|---------------------------------|
| No Photo<br>Available  | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:                          | 308415<br>145<br>Clackamas<br>97009                                  | Bedro As:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:                               |                         | DN NO. 06-3714<br>4: COO Report |
|  | T/Guide:<br>Tax ld #:   | 659F4<br>R13E31C00100  | Total SF:<br>Tax per Year:  | 1256                    |                                 |
| Directions: FOSTER TO SE<br>Remarks: LEVEL LOT ON<br>BUILD YOUR D                            | <b>GOLF COURSE.</b>   | SUUNYSIDE TO 172 NOR<br>LOTS OF TREES AND YE<br>RE. CLOSE TO EVERYTH | AR AROUND C   | REEK AT P<br>TILL IN TH | ROP ERTY LINE.<br>E COUNTRY.    |
| 24040 SE Eagle Creek RD  |   | LND  |   | SLD                     | \$115,000                       |
|  | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4036782<br>145<br>Clackamas<br>97022<br>720A3<br>00683816            | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:                  | RESID                   |                                 |
| <b>Directions:HWY 224 TO HV<br/>lemarks:</b> NICE PEICE OF<br>WAY(OCCUPIEI<br>AS A RENTAL, ( | VY 211/EAGLE CF<br>LEVEL LAND W/ 2<br>D). HOUSES ARE                                | EEK/SANDY EXIT. R ON   | S CONNECTED   | BY ENCLO<br>HOUSE CA    | N'T BE USED                     |
| 27120 SE Hwy212 east of  |   | LND  |   | SLD                     | \$159,000                       |
| • • • • • • • • • • • • • • • • • • •  | T/Guide:  | 4044484<br>145<br>Clackamas<br>97009<br>659G5<br>00599668            | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | RESID<br>319.01         |                                 |
| <b>Prections: JUST WEST AND</b><br>emarks: WONDERFUL 4.1<br>AND SLOPED. H<br>LISTING AGENT   | D DUE EAST OF B<br>22 ACRE PARCEL<br>AS AN OLD ORCH                                 | ORING, TO 27120 SE HW  | VY 212<br>VIEW OF MT. H<br>DELECTRIC TO   | ood. Mos<br>Site. Do N  | TLY LEVEL<br>NOT CALL           |





RESOLUTION NO. 06-3714 Attachment 4: COO Report

# Active

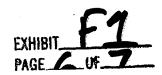
| MLS#                             | P      | Туре                    | Address   | City               | Area              | Acres              | Price                               |
|----------------------------------|--------|-------------------------|---|--------------------|-------------------|--------------------|-------------------------------------|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

# Pending

| MLS#            | P | Туре  | 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 |
| <b>40528</b> 46 | 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#            | Ρ | Туре  | 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 |
| <b>40</b> 44484 | 1 | RESID | 27120 SE Hwy212 east of  | Boring       | 145  | 4.22  | \$159.000 |



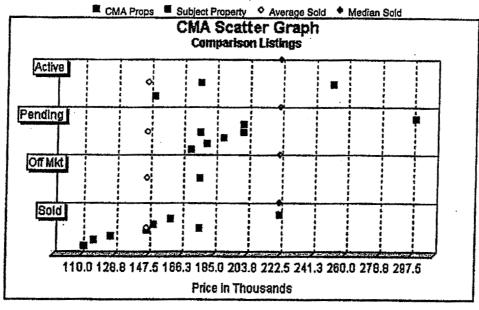
# Pricing Your Home

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        |
| Total Listings | 15 | Sold Properti<br>This reflects | es closed averag<br>a <b>5.56% d</b> ifferenc | ng <b>94.44%</b> of the<br>e between Sale F | ir Final List Price<br>Price and List Price | ).<br>Ce.  |

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

# How the Suggested Price Looks in the Market





**Comparative Market Analysis** 

RESOLUTION NO. 06-3714 Attachment 4: COO Report

for

Harold MacLaugian

# 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 & acriage of almost 6 acres.



# Comparables to Your Holde

RESOLUTION NO. 06-3714 Attachment 4: COO Report

| 87Ó7 SE 347th | · · · · · · · · · · · · · · · · · · · | RES  |   | SLD   | \$302,000 | ~ |
|---------------|---------------------------------------|--|---|---|-----------|---|
|               | County:                               | 4034545<br>144<br>Clackamas<br>Boring,Damacus,toSan<br>97009<br>660E1<br>00150749,00150767,015 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>97Tax per Year: | 4<br>2<br>RESID<br>DAYRN(<br>1971<br>2960<br>2784 | СН        |   |

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.

| 36078 SE LUSTED RD                     |                          | RES            |                          | SLD             | \$315,000 |
|--|--------------------------|----------------|--------------------------|-----------------|-----------|
| Const Party Constraints of Constraints | ML#:<br>MLS Area:        | 4015818<br>144 | Bedrooms:<br>Bathrooms:  | 3<br>2.1        |           |
|  | County:<br>Neighborhood: | Multnomah      | Sub-Type:<br>Style:      | RESID<br>2STORY |           |
|  | Zip Code:<br>T/Guide:    | 97009<br>630G7 | Year Built:<br>Total SF: | 2000<br>1935    |           |
| A.                                     | Tax Id #:                | R240226        | 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!

| 18823 SE Tickle Creek CT |               | RES               |               | SLD     | \$335,000 |
|--------------------------|---------------|-------------------|---------------|---------|-----------|
|                          | ML#:          | 3066938           | Bedrooms:     | 3       |           |
|                          | MLS Area:     | 144               | Bathrooms:    | 1       |           |
|                          | County:       | Clackamas         | Sub-Type:     | RESID   |           |
|                          | Neighborhood: |                   | Style:        | RANCH   |           |
| 11 y - 2                 | Zip Code:     | 97009             | Year Built:   | 1971    |           |
|                          | T/Guide:      | 690B4             | Total SF:     | 1346    |           |
|                          | Tax Id #:     | 00673872,00673836 | 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!

| 12072 SE Revenue RD |               | RES       |               | SLD   | \$367,000 |
|---------------------|---------------|-----------|---------------|-------|-----------|
|                     | ML#:          | 4041826   | Bedrooms:     | 3     |           |
|                     | MLS Area:     | 144       | Bathrooms:    | 3 .   |           |
|                     | County:       | Clackamas | Sub-Type:     | RESID |           |
|                     | Neighborhood: |           | Style;        | FARMH | SE        |
|                     | Zip Code:     | 97009     | Year Built:   | 1981  |           |
|                     | T/Guide:      | 660C4     | Total SF:     | 2816  |           |
|                     | Tax Id #:     | 00158171  | 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

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| 19199 SE ANDEHSUN HU | <u> </u>                                      | Kes                         |  | SLD \$349,000   |  |
|----------------------|---|-----------------------------|--|---|--|
|                      | ML#:<br>MLS Area:<br>County:<br>Neighborhood: | 4006238<br>145<br>Clackamas | Bedre is:<br>Bathrooms:<br>Sub-Type:<br>Style: | 5<br>RESOLUTION NO. 06-3714<br>Alexandrent 4: COO Report<br>DAYRNCH |  |
|                      | Zip Code:<br>T/Guide:<br>Tax ld #:            | 97015<br>658J7<br>00616676  | Year Built:<br>Total SF:<br>Tax per Year:      | 1966<br>2532<br>3005.38   |  |

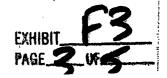
Directions: HWY 212, SOUTH ON ANDERSON TO PROPERTY.

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<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 5000011<br>145<br>Clackamas<br>97009<br>689G3<br>00625229 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>RANCH<br>1978<br>1889<br>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





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 |



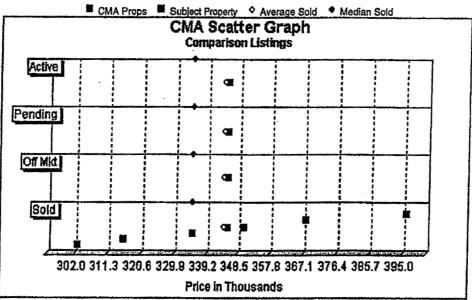
# <sup>1</sup> Pricing Your Home<sup>1</sup>

RESOLUTION NO. 06-3714 Attachment 4: COO Report

| Status         | ŧ | Average                        | Minimum   | Maximum   | Avg Sqft | Avg \$Sqfi |  |  |
|----------------|---|--------------------------------|---|-----------|----------|------------|--|--|
| Sold           | 6 | \$343,833                      | \$302,000   | \$395,000 | 2246     | \$153      |  |  |
| Total Listings | 6 | Sold Properti<br>This reflects | Sold Properties closed averaging <b>96.96%</b> of their Final List Price.<br>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



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• • • • • • •

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 Jales price for house and one acre let package.

EXHIBI

# Imparables to Your HL.he

RESOLUTION NO. 06-3714 Attachment 4: COO Report

| 28810 SE Church RD | , , , , , , , , , , , , , , , , , , ,   | RES   |   | PEN   | \$214,900 |
|--------------------|---|---|---|---|-----------|
|                    | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4069040<br>144<br>Clackamas<br>97009<br>659H6<br>00649864 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>1<br>RESID<br>RANCH<br>1959<br>1510<br>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.

| 15160 SE ORIENT DR     |   | RES ·                        | PE                                 | N \$289,000 |
|------------------------|---|------------------------------|------------------------------------|-------------|
| Co<br>Ne<br>Zip<br>T/C | #: 40787<br>S Area: 144<br>unty: Clack<br>ighborhood:<br>Code: 97009<br>iuide: 660F7<br>c id #: 00653 | amas Su<br>Sty<br>Yea<br>Tot | rle: C<br>ar Built: 1<br>tal SF: 1 |             |

#### Directions: ORIENT DRIVE, EAST OF KELSO ROAD

Remarks: HORSE HEAVENI 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.

| 14820 SE NORTH CT |                      | RES              |                         | PEŅ        | \$264,900 |
|-------------------|----------------------|------------------|-------------------------|------------|-----------|
|                   | ML#:                 | 5002808          | Bedrooms:               | 4          |           |
|                   | MLS Area:<br>County: | 145<br>Clackamas | Bathrooms:<br>Sub-Type: | 3<br>RESID |           |
|                   | Neighborhood:        |                  | Style:                  | BANCH      |           |
|                   | Zip Code:            | 97015            | Year Built:             | 1942       |           |
|                   | T/Guide:             | 658H7            | Total SF:               | 2200       |           |
|                   | Tax Id #:            | 00616881         | Tax per Year:           | 1759.24    |           |

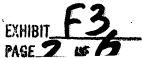
Directions: WEST OF DAMASCUS ON 212, N ON NORTH CT.

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.

| 28775 SE Andy ST   |               | RES       |               | SLD     | \$215,000 |
|--|---------------|-----------|---------------|---------|-----------|
|  | ML#:          | 4027632   | Bedrooms:     | 3       |           |
|  | MLS Area:     | 144       | Bathrooms:    | 2       |           |
|  | County:       | Clackamas | Sub-Type:     | RESID   |           |
| The second s | Neighborhood: |           | Style:        | 2STORY  |           |
|  | Zip Code:     | 97009     | Year Built:   | 1978    |           |
| ¢  | T/Guide:      | 659H4     | Total SF:     | 1700    |           |
|  | Tax ld #:     | 00155744  | Tax per Year: | 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.



| , Leona de Sione Mu |  | RES  |   | SLD  | \$225,000                        |
|---------------------|--|--|---|--|----------------------------------|
|                     | ML#<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax id #: | 3026134<br>144<br>Multnomah<br>OrlENT<br>97009<br>629G7<br>R342212 | Bedi Ans:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | Attichment<br>RESID<br>RANCI<br>1964<br>1375 | DN NO. 06-3714<br>14: 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!

| 19531 SE Tickle Creek RD |  | RES  |   | SLD                                | \$228,000 |
|--------------------------|--|--|---|------------------------------------|-----------|
|                          | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code: | 3072602<br>144<br>Clackamas<br>WILLIAMS<br>97009 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built: | 4<br>2.1<br>RESID<br>RANCH<br>1974 |           |
|                          | T/Guide:<br>Tax ld #:                                      | 690B3<br>00674764                                | Total SF:<br>Tax per Year:                                    | 1696<br>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. ADDTIONAL BEDROOMS PLUS OFFICE OFFER A LOT OF SPACE AND POSSIBILITITES. SEVERAL LARGE TREES. PRIVATE. GOOD FOR ANIMALS AND GARDENS.

| 34144 SE Jari RD      |   | RES   |   | SLD   | \$243,000 |
|-----------------------|---|---|---|---|-----------|
| No Photo<br>Available | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax id #: | 4006842<br>144<br>Clackamas<br>97009<br>690E1<br>01599782 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 1<br>2<br>RESID<br>0THER<br>1995<br>1456<br>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.

| 13425 SE 222nd |                      | RES              |                         | SLD        | \$255,900 |
|----------------|----------------------|------------------|-------------------------|------------|-----------|
|                | ML#:                 | 4049204          | Bedrooms:               | 3          |           |
| No Photo       | MLS Area:<br>County: | 144<br>Clackamas | Bathrooms:<br>Sub-Type: | 2<br>RESID |           |
| - · · · · ·    | Neighborhood:        |                  | Style:                  | SPLIT      |           |
| Available      | Zip Code:            | 97009            | Year Built:             | 1979       |           |
|                | T/Guide:             | 659B5            | Total SF:               | 1912       | •         |
|                | Tax id #:            | 00605955         | Tax per Year:           | 2430.36    |           |

Directions:HOFFMESTER & 222ND Remarks:

Page 36 of 73



| 10002 SE VIERI UN   |   | KES  |   | SLD  | \$260,567                              |
|---|---|--|---|--|--|
|   | ML#<br>MLS Area:<br>County:<br>Neighborhood<br>Zip Code:<br>T/Guide:<br>Tax id #:   | 4065908<br>144<br>Clackamas<br>97009<br>660B3<br>00156431                | tiedr As:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year  | Attletmen<br>RESID<br>RANCI<br>1954<br>1550      | ON NO. 06-3714<br>t 4: COO Report<br>H |
| Directions:HWY 26 TO HAI<br>Remarks: FRESHPAINTIN<br>STEELSHOP W<br>GREATLOCATIO                        | SIDE&OUT. NEW   | CARPET&VINYL   | &PERGOFLOORING&C<br>.OOR.220V&WATER.D   | ABINETS.4  | 8X50<br>3E4TH BED.                     |
| 14303 SE 312 AVE  |   | RES  |   | SLD  | \$295,000                              |
|   | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Guide:<br>Tax Id #: | 4050714<br>144<br>Clackamas<br>Barbara Ann<br>97009<br>660B7<br>00647900 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>RANCH<br>1969<br>1660<br>2099 | ·                                      |
| Virections:26 TO KELSO RI<br>Lemarks: STRESS FREE 2<br>FRUIT TREES, F<br>SEPTIC, ELECTF<br>COUNTRY ROAL | ONE! BEAUTIFU!<br>ENCED, 43 X 25 S<br>RONIC AIR CLEAN                               | l 1.64 acre paf<br>Shop/Barn, 3 b<br>Ner, high effic                     | ELY 1 MILE<br>ICEL, FLAT, WITH LOTS<br>R 2 BA, 1660 SFT, 25 Y<br>CIENCY HYDROHEAT S         | EAR ROOF   | NEWER                                  |
| 1122 SE Hwy 212 1000 f t  | off HWY   | RES  |   | SLD  | \$217,500                              |
|   | ML#:<br>MLS Area:   | 4014350<br>145   | Bedrooms:<br>Bathrooms:   | 3<br>2   |  |

Neighborhood: Damascus Style: Zip Code: 97009 Year Built: T/Guide: 659A7 Total SF: Tax Id #: Not Found Tax per Year: 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          | Bedrooms:               | 3       |           |
|                       | MLS Area:<br>County: | 145<br>Clackamas | Bathrooms:<br>Sub-Type: | RESID   |           |
|                       | Neighborhood:        |                  | Style:                  | RANCH   |           |
|                       | Zip Code:            | 97009            | Year Built:             | 1945    |           |
|                       | T/Guide:             | 658G6            | Total SF:               | 1147    |           |
|                       | Tax id #:            | 00609372         | 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.

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SPLIT

1976

1920

1950

| E 1900 DE EUWARU UN | (`   | RES                                      |   | SLD          | \$235,500                       |
|---------------------|--|--|---|--------------|---------------------------------|
|                     | ML#<br>MLS Area:<br>County:<br>Neighborhood: | 4004594<br>145<br>Clackarnas<br>Damascus | Bedr. ins:<br>Bathrooms:<br>Sub-Type:<br>Style: |              | DN NO. 06-3714<br>4: COO Report |
|                     | Zip Code:<br>T/Guide:<br>Tax Id #:           | 97015<br>659D7<br>00620607               | Year Built:<br>Total SF:<br>Tax per Year;       | 1972<br>1800 |                                 |

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 & SHOPI LOTS BERRIES, GRAPES, FRUIT TREE'S ON OVER 1 ACRE!

| 21160 SE Foster Rd |   | RES   |   | SLD   | \$246,000 |
|--------------------|---|---|---|---|-----------|
|                    | ML#:<br>MLS Area:<br>County:<br>Neighborhood:<br>Zip Code:<br>T/Gulde:<br>Tax Id #: | 4046653<br>145<br>Clackamas<br>Damascus<br>97009<br>658H5<br>00609979 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built:<br>Total SF:<br>Tax per Year: | 4<br>2.1<br>RESID<br>SPLIT<br>1968<br>1850<br>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 OUTI SMALL BARN IN PRIVATE BACK YARD. RV SPACE!

| 16269 SE Royer RD          |  | RES   |   | SLD   | \$285,000 |
|----------------------------|--|---|---|---|-----------|
| Mi<br>Co<br>Ne<br>Zi<br>T/ | L#:<br>LS Area:<br>ounty:<br>eighborhood:<br>p Code:<br>Guide:<br>ax ld #: | 4062532<br>145<br>Clackamas<br>Damascus<br>97015<br>689A2<br>00620402 | Bedrooms:<br>Bathrooms:<br>Sub-Type:<br>Style:<br>Year Built;<br>Total SF:<br>Tax per Year: | 3<br>2<br>RESID<br>RANCH<br>1987<br>1813<br>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 ENTHISIAST. NOTE OVERSIZED GAR, 753 SF. INCLUDE WASHER & DRYER.

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والمراجع والمتحد والمتحال المراجع



# Lammary of Comparabils

#### RESOLUTION NO. 06-3714 Attachment 4: COO Report

# Pending

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

# Sold

| MLS#      | Р Туре  | 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   | O RESID | 34144 SE Jarl RD                 | Boring    | 144  | 1   | 2    | 1456     | \$243,000 |
| 4049204   | 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   | B RESID | 14303 SE 312 AVE                 | Boring    | 144  | 3   | .2   | 1660     | \$295,000 |
| 4014350   | A RESID | 21122 SE Hwy 212 1000 ft off HWY | Damascus  | 145  | 3   | 2    | 1920     | \$217,500 |
| 4019976   | RESID   | 18545 SE Sunnyside RD            | Boring    | 145  | 3   | 1    | 1147     | \$227,000 |
| 4004594 ( | 6 RESID |                                  | Clackamas | 145  | 4   | 2.1  | 1800     | \$235,500 |
| 4046653 3 | RESID   | 21160 SE Foster Rd               | Boring    | 145  | 4   | 2.1  | 1850     | \$246.000 |
| 4062532   | RESID   | 16269 SE Royer RD                | Boring    | 145  | 3   | 2    | 1813     | \$285,000 |



Property Account Summary

1

| Account No.:   | 01401557                                  | Alternate Property Number:             | 23E07A 00301 |
|----------------|---|--|--------------|
| Account Type:  | Real Property                             |  |              |
| TCA:           | 012-115 `                                 |  |              |
| Situs Address: | 14700 SE 172ND AVE<br>CLACKAMAS OR 97015  |  |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00301                          |              |
| Parties:       |   |  |              |
| Role I         | Name & Address                            | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |              |
| Owner          |   | :<br>:                                 |              |

Taxpayer

## Property Values:

| Value Name     | 2005      | 2004      | 2003      |
|----------------|-----------|-----------|-----------|
| AVR Total      | \$302,365 | \$293,558 | \$285,008 |
| TVR Total      | \$302,365 | \$293,558 | \$285,008 |
| Real Mkt Land  | \$92,445  | \$81,490  | \$73,957  |
| Real Mkt Bldg  | \$366,240 | \$304,050 | \$279,410 |
| Real Mkt Total | \$458,685 | \$385,540 | \$353,367 |
|                |           |           |           |

## Property Characteristics:

| Tax Year | Characteristic          | Value                           |  |
|----------|-------------------------|---------------------------------|--|
| 2005     | Neighborhood            | 11091: Pleasant Valley 100, 101 |  |
|          | Land Class Category     | 101: Residential land improved  |  |
| •        | Building Class Category | 14 : Single family res, class 4 |  |
|          | Year Built              | 1975                            |  |
|          | Acreage                 | 1.0 <sup></sup>                 |  |
|          | Change property ratio   | 1XX: 68.40%                     |  |

#### **Exemptions:**

(End of Report)



# Property Account Summary

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| Account No.:   | 01401557                                  | Alternate Property Number:                  | 23E07A 00301 |
|----------------|---|---|--------------|
| Account Type:  | Real Property                             |   |              |
| TCA:           | 012-115                                   |   |              |
| Situs Address: | 14700 SE 172ND AVE<br>CLACKAMAS OR 97015  |   |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00301                               |              |
| Parties:       |   |   |              |
| Role           | Name & Address                            | <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u> |              |
| Owner          |   |   |              |

Taxpaye

## Property Values:

| Value Name     | 2002      | 2001      | 2000      |
|----------------|-----------|-----------|-----------|
| AVR Total      | \$276,707 | \$268,648 | \$222,995 |
| TVR Total      | \$276,707 | \$268,648 | \$222,995 |
| Real Mkt Land  | \$69,849  | \$68,480  | \$66,090  |
| Real Mkt Bldg  | \$247,510 | \$258,850 | \$207,000 |
| Real Mkt Total | \$317,359 | \$327,330 | \$273,090 |

## **Property Characteristics:**

| Tax Year | Characteristic          | Value                           |   |
|----------|-------------------------|---------------------------------|---|
| 2002     | Neighborhood            | 11091: Pleasant Valley 100, 101 |   |
|          | Land Class Category     | 101: Residential land improved  |   |
|          | Building Class Category | 14 : Single family res, class 4 |   |
|          | Year Built              | 1975                            | · |
|          | Acreage                 | 1.0                             |   |
|          | Change property ratio   | 1XX: 68.40%                     |   |

**Exemptions:** 

(End of Report)



# Property Account Summary

1

|                | •   |                            |              |
|----------------|---|----------------------------|--------------|
| Account No.:   | 00614268                                  | Alternate Property Number: | 23E07A 00500 |
| Account Type:  | Real Property                             |                            |              |
| TCA:           | 012-115                                   |                            |              |
| Situs Address: | 14790 SE 172ND AVE<br>CLACKAMAS OR 97015  |                            |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00500              |              |
| Parties:       |   |                            |              |

Role Name & Address

Owner

Taxpayer

#### **Property Values:**

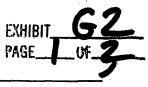
| Value Name     | 2005      | 2004      | 2003      |
|----------------|-----------|-----------|-----------|
| AVR Total      | \$286,452 | \$278,109 | \$270,009 |
| VR Total       | \$286,452 | \$278,109 | \$270,009 |
| Real Mkt Land  | \$92,445  | \$81,490  | \$73,957  |
| Real Mkt Bldg  | \$306,990 | \$278,010 | \$255,810 |
| Real Mkt Total | \$399,435 | \$359,500 | \$329,767 |

#### **Property Characteristics:**

| Tax Year | Characteristic          | Value                           |   |
|----------|-------------------------|---------------------------------|---|
| 2005     | Neighborhood            | 11091: Pleasant Valley 100, 101 |   |
|          | Land Class Category     | 101: Residential land improved  |   |
|          | Building Class Category | 14 : Single family res, class 4 |   |
|          | Year Built              | 1970                            | • |
|          | Acreage                 | 1.0                             |   |
|          | Change property ratio   | 1XX: 68.40%                     |   |

#### Exemptions:

(End of Report)



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## Property Account Summary

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| Account No.:   | 00614268                                 | Alternate Property Number: | 23E07A 00500 |
|----------------|--|----------------------------|--------------|
| Account Type:  | Real Property                            |                            |              |
| TCA:           | 012-115                                  |                            |              |
| Situs Address: | 14790 SE 172ND AVE<br>CLACKAMAS OR 97015 |                            |              |
| Legal:         | Section 07 Township 2S Range 3E C        | Quarter A TAX LOT 00500    |              |
| Parties:       |  |                            |              |

Role Name & Address

Owner

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Taxpayer

## Property Values:

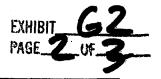
| Value Name     | 2003      | 2002                   | 2001                   |
|----------------|-----------|------------------------|------------------------|
| AVR Total      | \$270,009 | \$262,145              | \$254.510              |
| TVR Total      | \$270,009 | \$262,145<br>\$262,145 | \$254,510<br>\$254,510 |
| Real Mkt Land  | \$73,957  | \$69,849               | \$68,480               |
| Real Mkt Bldg  | \$255,810 | \$224,400              | \$228,760              |
| Real Mkt Total | \$329,767 | \$294,249              | \$297,240              |

## **Property Characteristics:**

| Tax Year | Characteristic          | Value                           |   |
|----------|-------------------------|---------------------------------|---|
| 2003     | Neighborhood            | 11091: Pleasant Valley 100, 101 |   |
|          | Land Class Category     | 101: Residential land improved  |   |
|          | Building Class Category | 14 : Single family res, class 4 |   |
|          | Year Built              | 1970                            | · |
|          | Acreage                 | 1.0                             |   |
|          | Change property ratio   | 1XX: 68.40%                     |   |

## Exemptions:

(End of Report)



Property Account Summary

| Account No.:   | 00614268                                  | Alternate Property Number: | 23E07A 00500 |
|----------------|---|----------------------------|--------------|
| Account Type:  | Real Property                             |                            |              |
| TCA:           | 012-115                                   |                            |              |
| Situs Address: | 14790 SE 172ND AVE<br>CLACKAMAS OR 97015  |                            |              |
| Legal:         | Section 07 Township 2S Range 3E Quarter A | TAX LOT 00500              |              |

.....

Role Name & Address

Owner

Taxpayer

#### **Property Values:**

| Value Name               | 2000      | -1999-/   | -1998     |
|--------------------------|-----------|-----------|-----------|
| AVR Total                | \$247,097 | \$239,900 | \$232,920 |
| TVR Total                | \$247,097 | \$239,900 | \$232,920 |
| Real Mkt Land            | \$66,090  | \$64,730  | \$59,850  |
| Real Mkt Bldg            | \$227,090 | \$242,330 | \$2,3,010 |
| Real Mkt Total           | \$293,180 | \$207,060 | \$291,860 |
| Property Characteristics |           | 1         | /         |

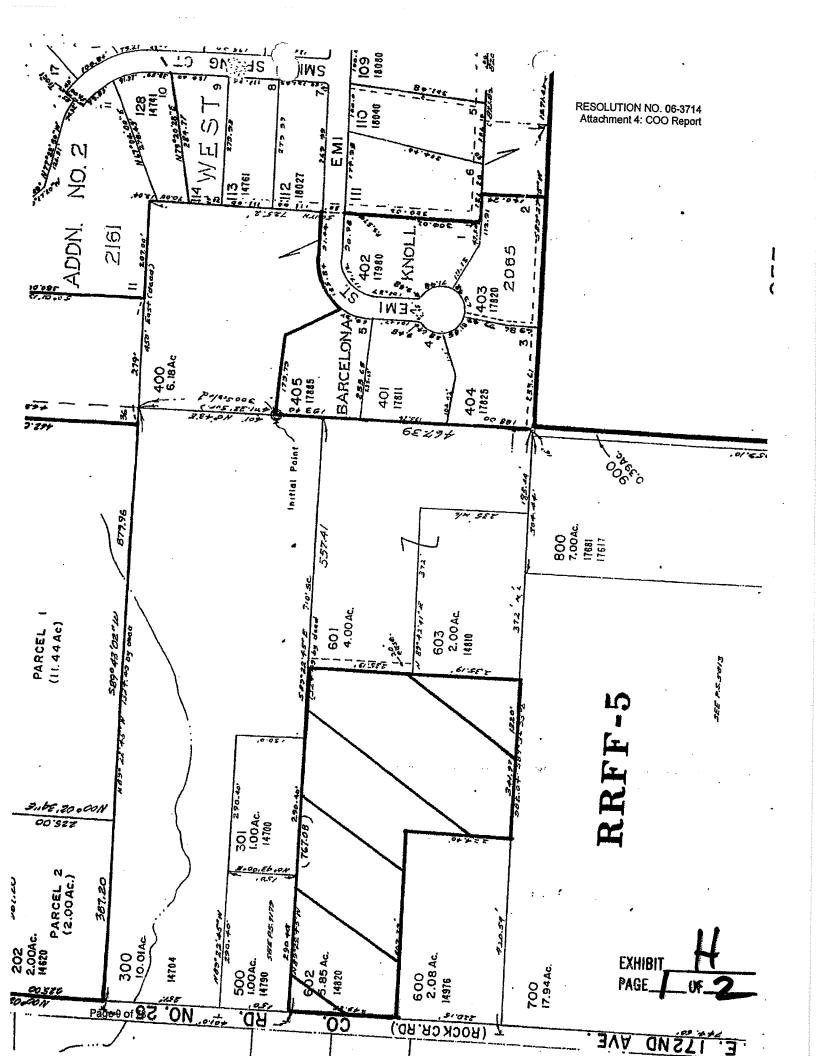
## **Property Characteristics:**

| Tax Year | Characteristic          | Value                           |   |
|----------|-------------------------|---------------------------------|---|
| 2000     | Neighborhood            | 11091: Pleasant Valley 100, 101 |   |
|          | Land Class Category     | 101: Residential land improved  |   |
|          | Building Class Category | 14 : Single family res, class 4 |   |
|          | Year Built              | 1970                            | · |
|          | Acreage                 | . 1.0                           |   |
|          | Change property ratio   | 1XX: 68.40%                     |   |

## Exemptions:

(End of Report)





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Geographic Information Systems 121 Library Court Oregon City, OR 97045

14674 SE SUNNYSIDE RD #115 CLACKAMAS, OR 97015

14820 SE 172ND AVE

23E07A 00602

3/1/1995 0:00:00

Data unavailable - contact Assessors office

Clackamas RFPD #1

North Clackamas

B & J Garbage Co

Unknown

Unknown

**Rock Creek** 

Clackamas

183265

359105

5.85

1985

6600

Site Address:

Taxlot

Number:

Land Value:

Total Value:

Acreage:

Year Built:

Sale Date:

Sale Type:

Land Class:

**Building Class:** 

Neighborhood:

Fire

Park School

Sewer

Water Cable CPO

Garb/Recyc

Jurisdiction

Tract land improved

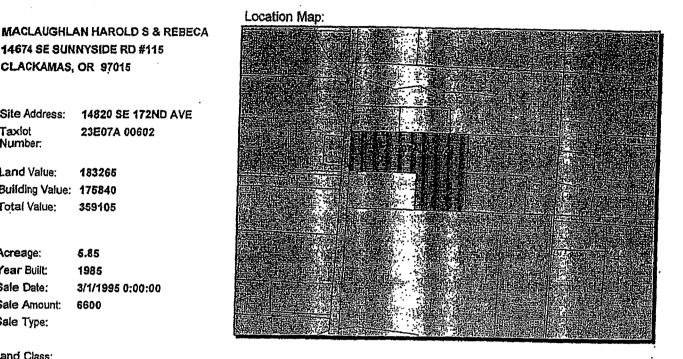
Pleasant Valley all other Taxcode Districts: 12115

Sale Amount:

Building Value: 175840

**RESOLUTION NO. 06-3714** Attachment 4: COO Report

# **Property Report**



Site Characteristics: UGB: In Flood Zone: No

Zoning Designation(s): 2000 

| 2.0110 | Overlay. | Acreage: |
|--------|----------|----------|
| RRFF5  |          | 5.76     |

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.

SUNRISE WATER AUTHORITY COMCAST (AT&T of Ohio);Clear Creek;

Printed at 10:18 AM on 02/17/ EXHIBI PAGE.

9

Page 10 of 73



## PACIFIC NORTHWEST TITLE

TRI-COUNTY 9020 SW Washington Sq. Rd . Suile 220 Tigard, OR 97223 Tille: 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

RESOLUTION NO. 06-3714 Attachment 4: COO Report

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

|   |  | Amount        | Premium     |     |
|---|--|---------------|-------------|-----|
|   | 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 Llen 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:

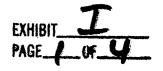
#### HAROLD S. MACLAUGHLAN and REBECA MACLAUGHLAN, as tenants by the entirety

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

Page 1 of Preliminary Commilment Order Number: 05263179-C



**RESOLUTION NO. 06-3714** Attachment 4: COO Report

#### SCHEDULE B

#### **GENERAL EXCEPTIONS:**

- 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.
- (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:** 

- 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                                 |



Page 2 of Preliminary Commitment Order No. Order Number: 05263179-C

#### 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.

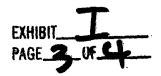
By

Diane M. Broome Title Officer

DMB:lbv

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

Page 3 of Preliminary Commitment Order Number: 05263179-C



Page 20 of 73

RESOLUTION NO. 06-3714 Attachment 4: COO Report

#### 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.



3

## BEFORE T JOARD OF COUNTY C MISSIONERS OF CLACKAMAS COUNTY, STATE OF OREGON SOLUTION 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.

Monetary compensation for any reduction in value is not available.

CCP-PW25 (3/84)

## BEFORE THE JOARD OF COUNTY CO MISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGONESOLUTION 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.

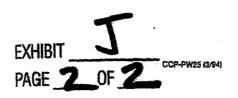
#### Conditions/Comments

- (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  $\int day of July, 2005.$ 

BOARD OF COUNTY COMMISSIONERS

Secretary



#### BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENTERING AN ORDER RELATING TO THE HAROLD S. AND REBECA MACLAUGHLAN CLAIM FOR COMPENSATION UNDER ORS 197.352 (MEASURE 37) ) Resolution No. 06-3714

) Introduced by Chief Operating Officer Michael
) Jordan with the concurrence of Council President
) 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.
- 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;<br>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<br>14674 SE Sunnyside Road, PMB #115<br>Clackamas, OR 97015 |
| PROPERTY LOCATION:           | 14820 SE 172 <sup>nd</sup> Avenue, Clackamas,<br>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 <u>www.metro-region.org/measure37</u>.

### 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 20acre 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 20acre 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. <u>"Comparable Sales" Method</u>

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>&</sup>lt;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. <u>The Plantinga/Jaeger Method</u>

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

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June 23, 2006

| То:      | Paul Ketcham, Principal Regional Planner<br>Richard Benner, Senior Staff Attorney   |
|----------|---|
| From:    | Sonny Conder, Principal Regional Planner<br>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>&</sup>lt;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.
- 2. 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 as 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

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.

<sup>&</sup>lt;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: <u>plantinga@oregonstate.edu</u>). 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: <u>wjaeger@oregonstate.edu</u>).

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 <sup>1</sup>/<sub>4</sub> 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>&</sup>lt;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.

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<br>3 land assembly sales,                           | Sale Date | Size Acres | Per Acre Sale \$ |
|--|-----------|------------|------------------|
| ready to build, hwy 212<br>Clackamas Ind. Dist.                          | 2004      | 29.8       | \$102,300        |
| 2 land assembly sales,<br>ready to build, hwy 212<br>Clackamas Ind. Dist | 2004      | 4.8        | \$130,200        |
| 2 land assembly sales,<br>Damascus expansion area,<br>Hwy 212, Ind RSIA  | 2005 - 06 | 69.3       | \$131,600        |
| 1 land sale, Damascus<br>expansion area, Hwy 212,<br>Ind RSIA            | 2005      | 34         | \$45,700         |
| 2 land assembly sales,<br>Damascus expansion area,<br>Highway 212, RSIA  | 2005      | 20.8       | \$75,300         |
| 1 land sale, Damascus<br>expansion area, Hwy 212,<br>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 acresMedian Lot Size:4.56 acresAverage Lot Value:\$233,200Median Lot Value:\$204,000Average Total Prop.\$510,200Median Total Prop.\$421,800Average 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 RRFF-5 designated properties within the expansion area. Table 3 below depicts the results by year.

| Table 3: Ma | cLaughlan Property Value and | Expansion Area Property Values 2000 - 2006 |
|-------------|------------------------------|--|
| Year        | MacLaughlan Value            | Average All RRFU-5                         |

| Year | MacLaughlan Value | Average All RRFU |
|------|-------------------|------------------|
| 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

| \$413,071 |
|-----------|
| \$61,961  |
| \$475,032 |
| \$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.