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 20th 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; 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 20th 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 Clackamas, OR 97015PROPERTY LOCATION:14820 SE 172nd Avenue, Clackamas, 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
180-DAY PROCESSING DEADLINE: 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 10th, 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.¹ 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.

¹ 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

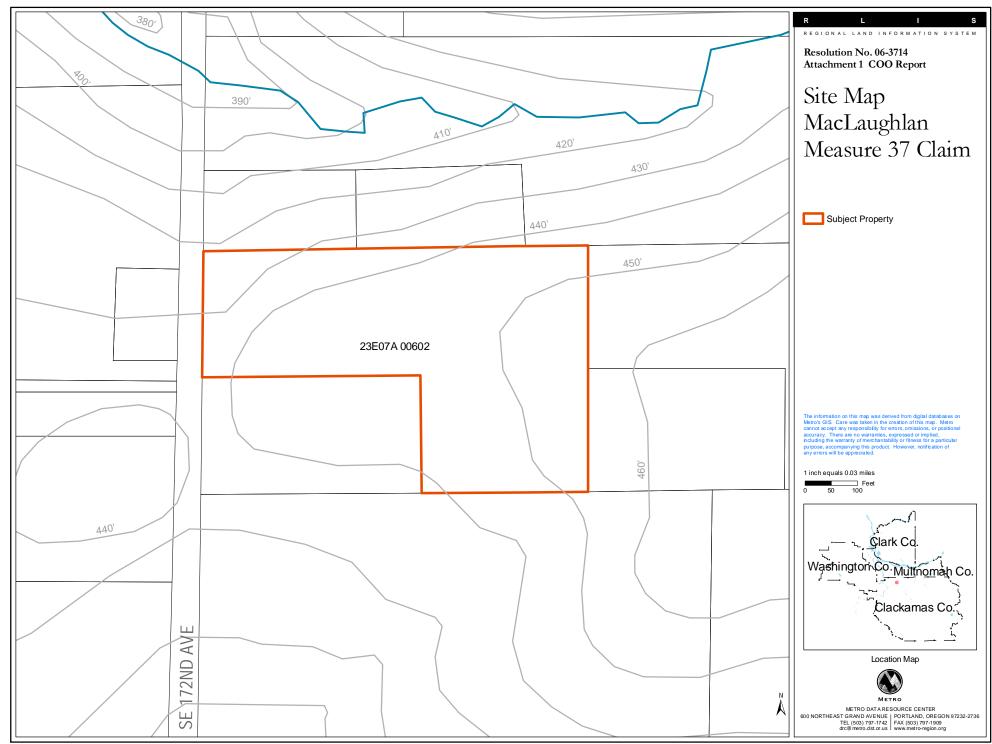
Attachment 1: Site Map of Harold and Rebeca MacLaughlan Property

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 Richard Benner, Senior Staff Attorney
From:	Sonny Conder, Principal Regional Planner 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 property¹.

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:

¹ 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 Jaeger², economists as OSU, have written papers pointing out that using the method of

² 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 172nd about ¹/₄ 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 172nd. 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 3 land assembly sales,	Sale Date	Size Acres	Per Acre Sale \$
ready to build, hwy 212 Clackamas Ind. Dist.	2004	29.8	\$102,300
2 land assembly sales, ready to build, hwy 212 Clackamas Ind. Dist	2004	4.8	\$130,200
2 land assembly sales, Damascus expansion area, Hwy 212, Ind RSIA	2005 - 06	69.3	\$131,600
1 land sale, Damascus expansion area, Hwy 212, Ind RSIA	2005	34	\$45,700
2 land assembly sales, Damascus expansion area, Highway 212, RSIA	2005	20.8	\$75,300
1 land sale, Damascus expansion area, Hwy 212, RSIA	2003	17.9	\$83,600

In the context of the MacLaughlan property industrial valuation, the above sales merit some discussion. The Clackamas Industrial District sales represent transactions for ready to build industrial land at the east end of the industrial district. As such they are legitimate comparators for flat land, with services in an existing, developed industrial area.

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

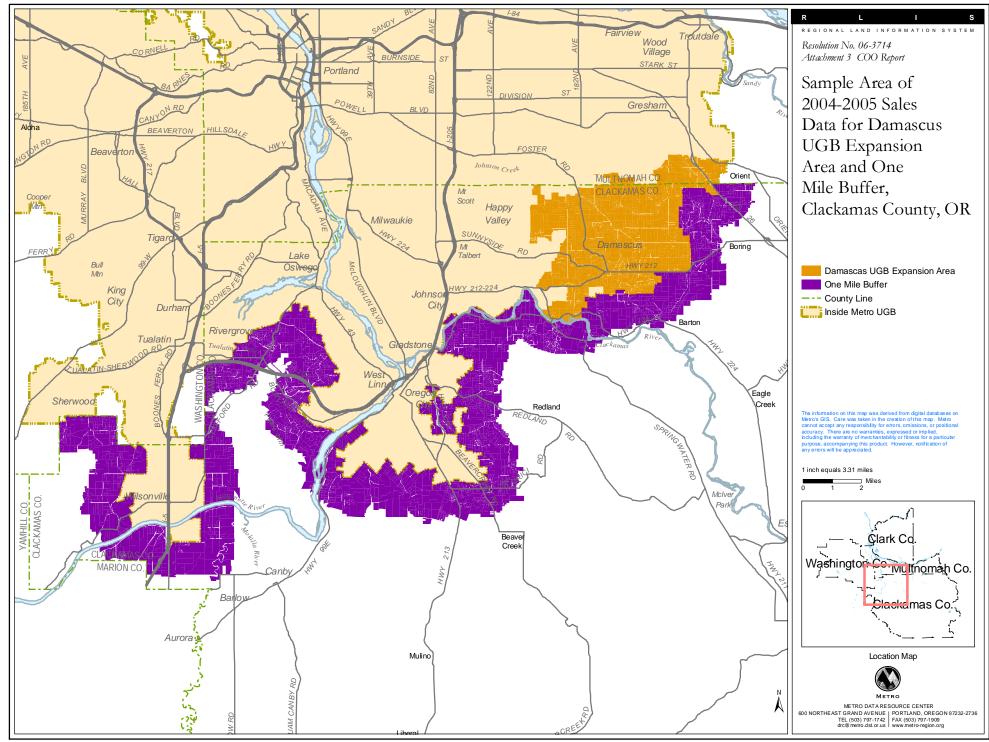
Parcel Size:	5.85 acres
Estimate of raw land value at	
Time of conversion (per acre):	\$75,000
Total value (5.85 x 75,000):	\$438,750
Plus present value of 10 years net	
Rents from SFD improvement:	\$69,013
Total Value:	\$507,763
Value per acre (5.85 acres):	\$86,800

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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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 172nd 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 172nd Avenue; east side of SE 172nd 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 PHONE (503) 353-4500 F	LVD., CLACKAMAS, OREGON 9701 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 (PLEASE TYPE OR	NT INFORMATION IPRINT IN BLACK INK ONLY)	
WHAT IS PROPOSED KETUR	IN TO ZONING T	1/AT in
	WHEN PURCHASE	HAT IT 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> are more than 3 property owners, please attach add	ng their Jitional
OWNER 1 HAROLA	Machaughlan	ر 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> 2_ CELL PHONE	<u>v</u> /3
	CELL PHONE	
OWNER 3		
SIGNATURE		_
ADDRESS		<u> </u>
	STATEZIP	→ .
	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?

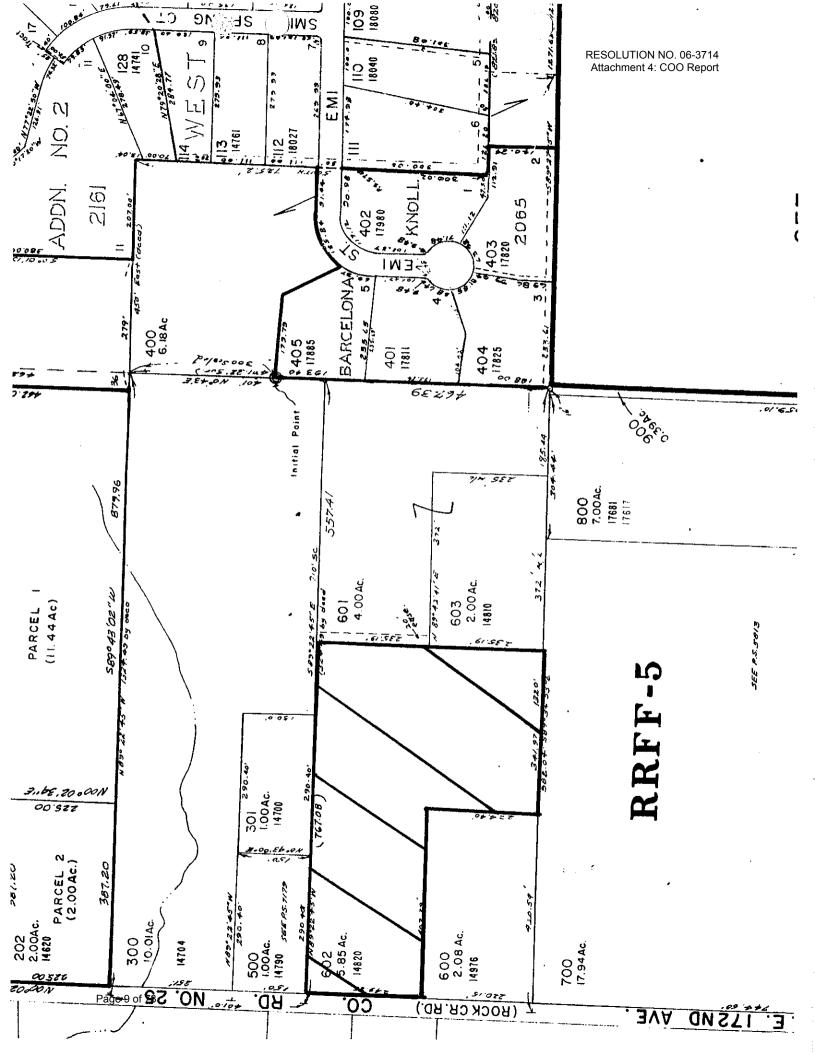
change . UNKNOW

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

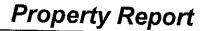
- 6. How much has the fair market value of your property been reduced by enactment or enforcement of the regulation(s)? *Approx* ^{\$700,000} 800,000
- 7. Are you requesting compensation, or removal of the regulation(s), modification of the regulation(s), or a decision not to apply the regulation(s)? If you are requesting monetary compensation, please indicate how much and how you calculated this sum. [Please note that the County has exclusive authority to choose whether to pay monetary compensation, or remove, modify or not apply the regulation(s) causing a valid claim.] 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: Taxlot Number:	14820 SE 172ND AVE 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

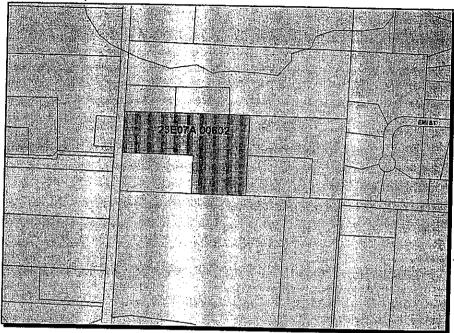
Neighborhood:

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. The true and actual consideration paid for this transfer, stated in terms of dollars, is s. 1/3 of S19, 800.00 Wowever, the actual consideration consists of or includes other property or value given or promised which is here of the Consideration (indicate which). YCTh amtrees hetware the symbolio). In or applicable, should be detend. Ste ORS 92.030.) In construing this deed, where the context so requires, the singular includes the plural and all growmatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereol, the granter has executed this instrument this. Left. deey of TMAxrch. 935; if a corporate grantor, it has caused its name to be signed and its seal, if any alliked by an officer or other person duly authorized thereto by order of its board of directors. With supermeter with a true of the PROPERTY DESCREPT IN THE WARTAM BRIDGES Hereoperative way and the expension of the PROPERTY DESCREPT IN THE WARTAM BRIDGES Hereoperative way and the expension of the PROPERTY DESCREPT IN THE BRIDGES HEREOPERTY SOLD DECK WHI THE APPOPRING CONTROL ON AND RECOVER UNK AN	the proce insurrict	LNT, CONTINUE DESCRIPTION ON REVERSE SIDE
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By	5275 SW 150th Ct. Beaverton, OR 97007-2709 Genter's Name and Address Harold. & Rebeca MacLaughlan 14820 SE 172nd St. Genter's Name and Address Genter's Name and Address Address Address Genter's Name and Address Address Address Genter's Name and Address Address Genter's Name and Address Genter's Name an	STATE OF OREGON 95-015062 STATE OF OREGON 95-015062 STATE OF OREGON 95-015062 CLACKAMAS COUNTY Received and placed in the public state 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 14820 Southeast 172h	RESOLUTION NO. 06-3714
•	Monthly Home Loan Statement		To CONTACT US
	006412701 AT 0.292 **AUTO T4 0 2467 97015-6400 028942887 AA AY 1000221-0N-M14402 IN4 HAROLD S & REBECA MACLAUGHLAN 14674 SE SUNNYSIDE RD PMB 115 CLACKAMAS OR 97015-6400		Online payments & account details: customers.countrywide.cor Customer Service: (800) 669-6607 General information: www.countrywide.com
	Haladaa Miraa Habba Ababa Abadhaa Haadaa Ababbaa M		New home loan, refinance or home equity loans: (800) 686-0145

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 Late Charge if payment received after 01/18/2005	\$141,049.57 005 \$40.88 ments received \$817.62	Next Payment Posting 01/10/2005 After 01/18/2005 late payment	\$817.62 \$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.

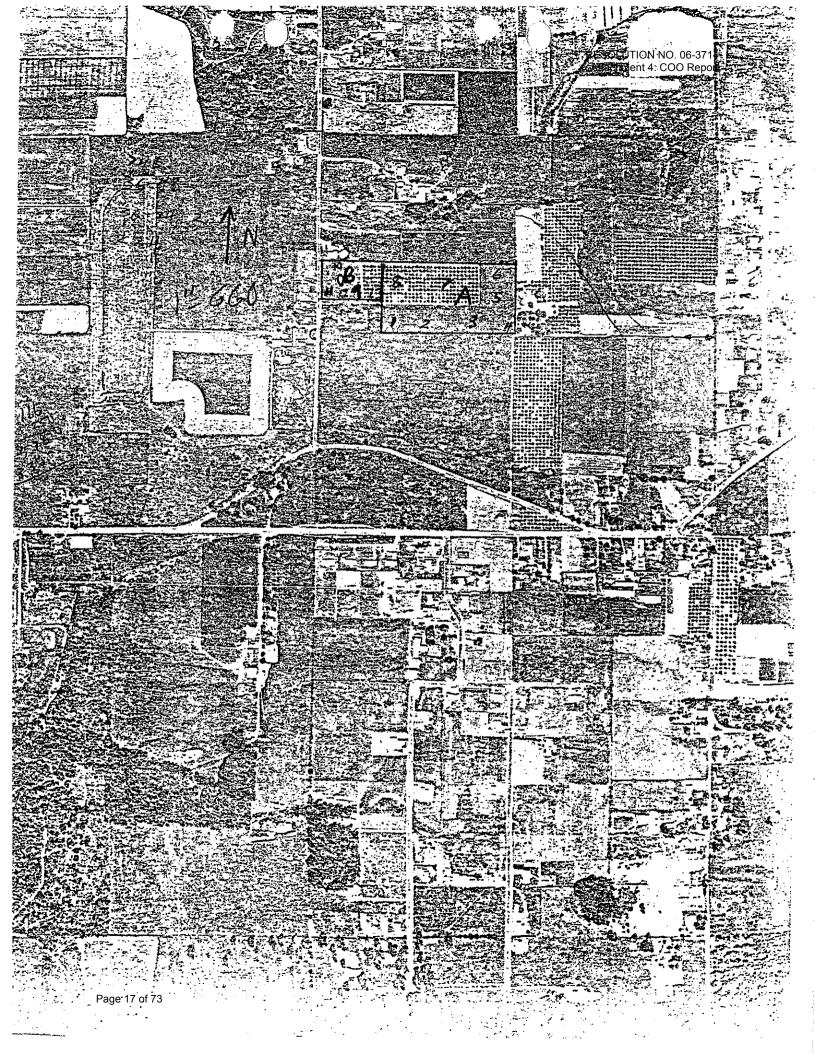
Map unit B is a deep, well drained soil of moderate permeability (1-2 inches/Hour). The apparent engineer class of unit A is silt loam ML, A4 over silty clay loam ML-CL, A6 that occurs at depths of forty-eight (48) to fifty (50) inches. The winter water table in unit B is generally deeper than forty-eight (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, Page -2-	7317		Attachment 4: COO Report
· ·	Suit Loverig	Request	
	houses should be lo an be established be exceeding the prese	cated on the lots etween the septic cribed trench dent	the the teach
It you have at this of:	ave any questions co fice.	Application oncerning this mat Date:	ter, please contac
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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 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

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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 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.

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#: MLS Area: County:	4064607 144 Multnomah	Bedrooms: Bathrooms: 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 Neig Zip	Area:144nty:Multnomahhborhood:97080ide:629C4	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: 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#; MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4068812 144 Multnomah 97030 629H3 R341566	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	RESID 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 Availabie	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4066615 144 Multnomah 97080 629B6	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: 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 Available Directions:ORIENT DR	ML#: MLS Area: County: Neighborhood Zip Code: T/Guide: Tax Id #: TO DODGE PARK T	97080 629J6 R240399		Bedro s: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	AHESID 1533	DN NO. 06-3714 t 4: COO Report
Remarks: 1 ACRE LOT 29138 SE P	NEXT TO 29138 SE OWELL VALLEY RD I AREA. LOT TO CLOS	HAS FIRST OPT	ey rd (not on to puf	E: THE PROS	PECTIVE	
9670 SE 257th DR		LND			PEN	\$179,000
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4059915 145 Clackamas 97080 659E3	E S S Y	Bedrooms: Bathrooms: Sub-Type: Style: (ear Built: Fotal SF:	RESID	
*	Tax Id #:	01381267	Т	ax per Year:	602	
Directions:242ND TO S Remarks: PRICE REDU AREA OF UF Hwy 212 1000Ft Off HV	JCED! BEAUTIFUL V PSCALE HOMES ON	IEW PROPERTY	OVERLOO	KING SUNSHI	NE VALLE	Y. SECLUDED \$189,500
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4059864 145 Clackamas 97009 659A7 Not Found	B S S Y T	edrooms: athrooms: ub-Type: tyle: ear Built: otal SF: ax per Year:	RESID 480	
UTILITY HOC	EAST 1/4 MILE ON 2	212, SIGNS ON F WITH PASTORI E IN THE AREA. INSTALL RESPO	NGHT, FOLL AL VALLEY SELLER TO NSIBILTY (OW ARROWS	s Ently th Ies for l	TILITIES.
Barlow CT		LND			PEN	\$297,500
22944 	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4013071 145 Clackamas 97015 659A7	Bi Si Si Ye	edrooms: athrooms: ub-Type: tyle: ear Built: ptal SF:	RESID	
rections:ROYER ROA emarks: 4.73 ACRES @ Copyrig	Tax Id #: D TO BARLOW CT	Not Found	Ta EBEAUTII	FUL AREA	950	
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9388 SE KINGSWOOD WAY		LND		SLD	\$125,000
No Photo Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	3078313 144 Clackamas 97080 659D2 01587287	Bedre s: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Yea	Attachmen HESID	DN NO. 06-3714 t 4: COO Report
irections:242 TO BORGES emarks: GOLFERS DREA FIVE MIN. TO PE	S RD. WEST TO K AM, BUILDING SIT ERSIMMON GOLF	TE WITH GREAT	Y 2ND DRIVE ON RIG	HT	RE LOCATED
crescent	······································	LND		SLD	\$145,000
No Photo Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	3043466 144 Clackamas 97009 690F1 00652877	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year	RESID	
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34935 SE CRESCENT RD		LND		SLD	\$150,000
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4033782 144 Clackamas 97009 690F1	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF:	RESID	
irections:HWY 26, ORIENT emarks: 3 ACRE PARCEL NO VALUE (TEAF	OFF HWY 26. WI	00652706 ELL, SEPTIC, AN NG CREEL BOR	Tax per Year D ELECTRICITY AVAIL DERS PROPERTY.		GE HOME HAS
RROW CREEK LN		LND		SLD	\$220,000
	MLS Area: County: Neighborhood: Zip Code: T/Guide:	3041647 144 Multnomah 97080 629G4 R109109	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	RESID	
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		LND		SLD	\$110,000
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Directions: FOSTER TO SE Remarks: LEVEL LOT ON	GOLF COURSE.	LOTS OF TREES AND Y	EAR AROUND C	1256 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. \$115,000
	ML#: MLS Area: County: Neighborhood: Zip Code;	4036782 145 Clackamas 97022	Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	RESID	<u> </u>
	T/Guide: Tax ld #:	720A3 00683816	Total SF: Tax per Year:	1334.13	
AS A RENTAL, C	LEVEL LAND W/)). HOUSES ARE	2 RANCH STYLE HOUS MAJOR FIXERS OF LIT D AS A CARETAKERS C	ES CONNECTED TLE VALUE, 2ND	BY ENCLO HOUSE C/ HARDSHII	AN'T BE USED P BASIS.
27120 SE Hwy212 east of		LND		SLD	\$159,000
	ML#: MLS Area: County: Neighborhood:	4044484 145 Clackamas	Bedrooms: Bathrooms: Sub-Type: Style:	RESID	
	Zip Code: T/Guide:	97009 659G5	Year Built: Total SF:		
	T/Guide: Tax Id #:	659G5 00599668	Total SF: Tax per Year:	319.01	
LISTING AGENT © Copyright 20	T/Guide: Tax Id #: DUE EAST OF E 22 ACRE PARCEI AS AN OLD ORCI DIRECT IF YOU A DIRECT IF YOU A 05 RMLS™Portland - M PROXIMATE & MAY ING	659G5 00599668 30RING, TO 27120 SE H	Total SF: Tax per Year: WY 212 D VIEW OF MT. H ND ELECTRIC TO NOTHER AGENT, ANTEED AND SHOULD INISHED AREAS - CON	IOOD. MOS SITE. DO PLEASE. BE VEBIEIED	NOT CALL
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RESOLUTION NO. 06-3714 Attachment 4: COO Report

Active

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

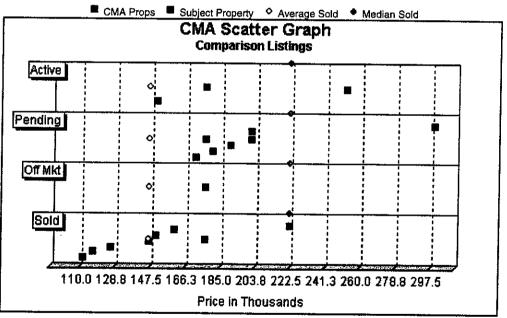
MLS#	Р	Туре	Address	City	Area	Acres	Price
		RESID	1 ACRE LOTS ON 172ND AVE		145	1.0	\$175.000
3078313	0	RESID	9388 SE kingswood WAY	Gresham	144	2.01	\$125.000
3043466		RESID	crescent	Boring	144	2.84	\$145,000
4033782	6	RESID	34935 SE CRESCENT RD	Boring	144	3	\$140,000
3041647	8	RESID	ARROW CREEK LN	Gresham	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 \$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 This reflects	es closed averag a 5.56% differenc	ing 94.44% of the e between Sale F	rir Final List Price 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	 	SLD	\$302,000
	-	4034545 144	Bedrooms: Bathrooms:	4 2	
	County:	Clackamas	 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#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4006238 145 Clackamas 97015 658J7 00616676	Bedress: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	ARESIC DAYR 1966 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: County:	145 Clackamas	Bathrooms: Sub-Type:	2 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

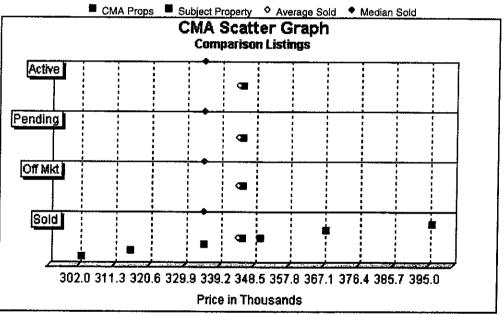
Pricing Your Home

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 This reflects	es closed averag a 3.04% differenc	ing 96.96% of the e between Sale F	ir Final List Price Price and List Price). 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: County:	4069040 144 Clackamas 97009	Bedrooms: Bathrooms: Sub-Type: Style: Year Built;	3 1 RESID RANCH 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: County: Neighborhood: Zip Code: T/Guide:	4078723 144 Clackamas 97009 660F7 00653670	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	2 2 RESID COTTAG 1966 1201 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#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	5002808 145 Clackamas 97015 658H7 00616881	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	4 3 RESID RANCH 1942 2200 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#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4027632 144 Clackamas 97009 659H4 00155744	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	3 2 RESID 2STORY 1978 1700 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# MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	3026134 144 Multnomah OrlENT 97009 629G7 R342212	Bedions: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	Attachment RESID RANCH 1964 1375	N NO. 06-3714 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#: MLS Ar County Neighb Zip Coo T/Guide Tax Id #	r: Clackamas orhood: WILLIAMS de: 97009 e: 690B3	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	4 2.1 RESID RANCH 1974 1696 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 Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4006842 144 Clackamas 97009 690E1 01599782	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	1 2 RESID OTHER 1995 1456 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 Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax id #:	4049204 144 Clackamas 97009 659B5 00605955	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	3 2 RESID SPLIT 1979 1912 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 Remarks: FRESHPAINTIN STEELSHOP W GREATLOCAT	VSIDE&OUT. NEV V/26X13PAINTBO	I TO ORIENT DR TI VCARPET&VINYL&F OTH,CONCRETFLO JSEABLE.SEVERAL	ERGOFLOORING8	CADINETO	48X50 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 SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT	IL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH FEFICIE	EL, FLAT, WITH LO		
FRUIT TREES, I FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT	IL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH FEFICIE	EL, FLAT, WITH LO		
FRUIT TREES, I FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! RES	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT	YEAR ROOF SYSTEM, 50 SLD	F, NEWER D GAL WH, QUIE
FRUIT TREES, I FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! RES 4014350	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms:	YEAR ROOF SYSTEM, 50 SLD	F, NEWER D GAL WH, QUIE
FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: ML#:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! RES 4014350 145	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms:	YEAR ROOF SYSTEM, 50 SLD 3 2	F, NEWER D GAL WH, QUIE
FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! RES 4014350 145 Clackamas	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type:	YEAR ROOF SYSTEM, 50 SLD	F, NEWER D GAL WH, QUIE
FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! RES 4014350 145 Clackamas Damascus	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style:	YEAR ROOF SYSTEM, 50 SLD 3 2	F, NEWER D GAL WH, QUIE
FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	YEAR ROOF SYSTEM, 50 SLD 3 2 RESID SPLIT 1976	F, NEWER D GAL WH, QUIE
FRUIT TREES, I SEPTIC, ELECT COUNTRY ROA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF:	YEAR ROOF SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920	F, NEWER D GAL WH, QUIE
FRUIT TREES, FRUIT	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year	YEAR ROOF SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 : 1950	F, NEWER D GAL WH, QUIE \$217,500
ections: 1/4 MILE EAST C	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTEB_SOLITH DO	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year	SYSTEM, 50 SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 1950	F, NEWER D GAL WH, QUIE \$217,500
rections: 1/4 MILE EAST Comarks: LIKE WALKING I	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C NTO A NEW HOM	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DO IE. COMPLETELY R	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year WN LANE, TURN W EDONE, SITS ON C	SYSTEM, 50 SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 1950 EST TO HOI	F, NEWER D GAL WH, QUIE \$217,500 ME.
rections: 1/4 MILE EAST C marks: LIKE WALKING I TREES. GREAT	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C NTO A NEW HOM VIEW OF THE VA	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DO IE. COMPLETELY R LLEY THROUGH LA	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year WN LANE, TURN W EDONE. SITS ON C BGE NEW PICTUR	SYSTEM, 50 SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 1950 EST TO HOI OVER AN ACC E WINDOWS	F, NEWER D GAL WH, QUIE \$217,500 \$217,500
rections: 1/4 MILE EAST C marks: LIKE WALKING I TREES. GREAT APPLIANCES, JA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C NTO A NEW HOM VIEW OF THE VA	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DO IE. COMPLETELY R	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year WN LANE, TURN W EDONE. SITS ON C BGE NEW PICTUR	SYSTEM, 50 SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 1950 EST TO HOI OVER AN ACC E WINDOWS	F, NEWER D GAL WH, QUIE \$217,500 ME. RE WITH
ections: 1/4 MILE EAST C marks: LIKE WALKING I TREES. GREAT APPLIANCES, JA	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C NTO A NEW HOM VIEW OF THE VA	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DO IE. COMPLETELY R LLEY THROUGH LA	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year WN LANE, TURN W EDONE. SITS ON C BGE NEW PICTUR	SYSTEM, 50 SYSTEM, 50 SLD 3 2 RESID SPLIT 1976 1920 1950 EST TO HOI OVER AN ACC E WINDOWS	F, NEWER D GAL WH, QUIE \$217,500 ME. RE WITH
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COUNTRY ROA 1122 SE Hwy 212 1000 f t rections: 1/4 MILE EAST C marks: LIKE WALKING H TREES. GREAT APPLIANCES, JA 545 SE Sunnyside RD	ZONE! BEAUTIFL FENCED, 43 X 25 RONIC AIR CLEA D, MANY UPDAT off HWY ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: DF DAMASCUS C NTO A NEW HOM VIEW OF THE VA ACUZZIE AND SE ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	JL 1.64 ACRE PARC SHOP/BARN, 3 BR NER, HIGH EFFICIE ES! 4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DO IE. COMPLETELY R LLEY THROUGH LA P SHOWER IN MAS RES 4019976 145 Clackamas 97009	EL, FLAT, WITH LO 2 BA, 1660 SFT, 25 NCY HYDROHEAT Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year WN LANE, TURN W EDONE. SITS ON C RGE NEW PICTUR TER, LOTS OF TILE Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	YEAR ROOF SYSTEM, 50 SUD 3 2 RESID SPLIT 1976 1920 1950 EST TO HOR VER AN ACC EWINDOWS WORK. BRO SLD 3 1 RESID RANCH 1945 1147	F, NEWER D GAL WH, QUIE \$217,500 ME. RE WITH S. NEW 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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ZIJU JE EQWAIQ DA	 RES		SLD	\$235,500
CALL OF THE PARTY	4004594 145 Clackamas Damascus 97015 659D7 00620607	Bedrons: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	AttZAInen RESID TRI 1972 1800	DN NO. 06-3714 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#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4046653 145 Clackamas Damascus 97009 658H5 00609979	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	4 2.1 RESID SPLIT 1968 1850 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#: MLS Area: County: Neighborhood Zip Code: T/Guide: Tax Id #:	4062532 145 Clackamas 97015 689A2 00620402	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	3 2 RESID RANCH 1987 1813 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

2

Pending

MLS# P Type	Address	City	Area Bed	Bath	APX SQFT	Price
RESID 4069040 4 RESID 4078723 8 RESID 5002808 7 RESID	14820 SE 172ND AVE 28810 SE Church RD 15160 SE ORIENT DR 14820 SE NORTH CT	Boring Boring Clackamas	145 3 144 3 144 2 145 4	2 1 2 3	1370 1510 1201 2200	\$250,000 \$214,900 \$289,000 \$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 18545 SE Sunnyside RD	Boring Boring Boring Boring Boring Boring Damascus Boring Clackamas Boring Boring Boring	145 144 144 144 144 144 144 145 145 145	3 3 3 4 1 3 3 3 3 3 4 4 3	2 2 1 2.1 2 2 1 2 2 1 2.1 2.1 2.1 2.1 2.	1370 1700 1375 1696 1456 1912 1550 1660 1920 1147 1800 1850 1813	\$250,000 \$215,000 \$225,000 \$228,000 \$243,000 \$255,900 \$260,567 \$295,000 \$217,500 \$227,000 \$225,500 \$225,500 \$246,000 \$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. 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 signatures, must be provided. In the event there are more than 3 property owners, plea	ners, <u>including their</u> se attach additional
sheets. Please print clearly)	
OWNERI HAROLA Machaug	hlan
SIGNATURE SIGNATURE MAILING ADDRESS <u>14674</u> SE <u>Sunnysia</u> CITY <u>(14(Kama)</u> STATE <u>DK</u> ZIP 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 10⁻²⁶ 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



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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 ¹
•	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 Late Charge if payment received		Next Payment Posting 01/10/2005 After 01/18/2005 late payment	\$817.62 \$858.50
x	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.

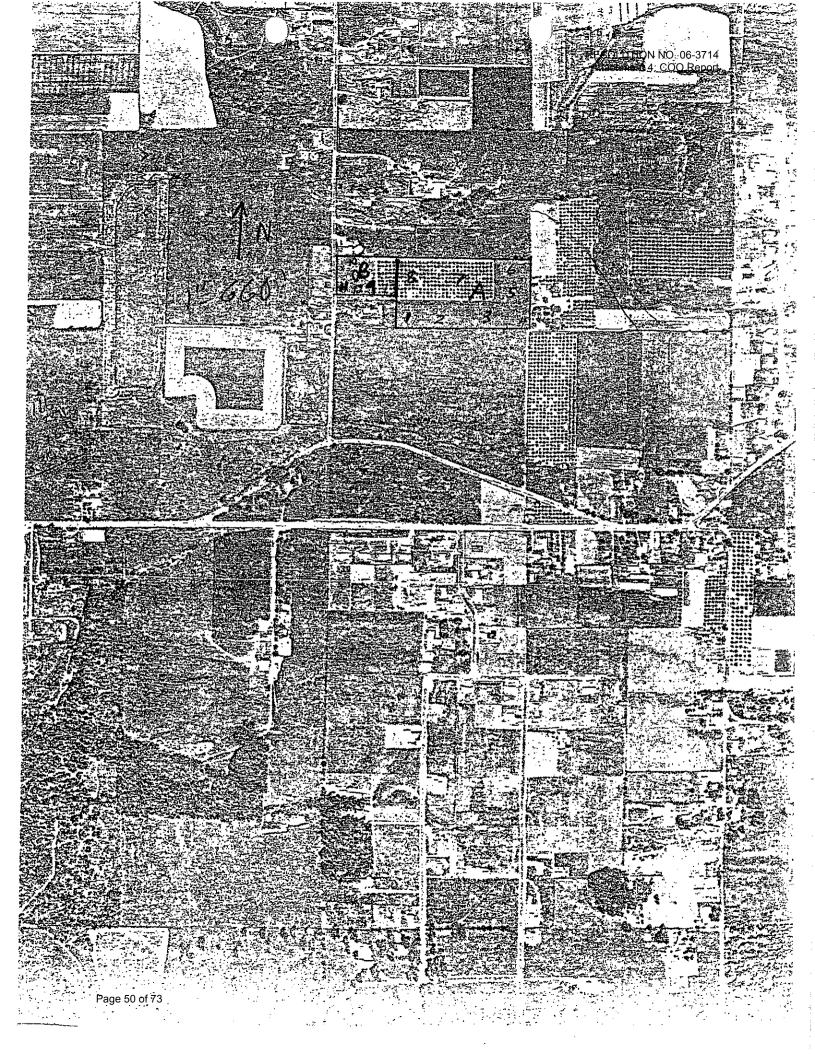
Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is (0,000) square 1 Å feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a silty 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 Page -2-	Attachment 4: COO Report
• • • • • • • • • • • • • • • • • • • •	
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Soit 1	LovreCharlon Request
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 hed between the septic tank and leach prescribed trench denth
me at this office.	ons concerning this matter, please contact
	Date: Pacase contact
	Sincerely,
and the second se	the second s
Nanus	JAMES E. HALL
4	
Address:72 - 0 /	
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Building Department Fire Mc.	(Acres)
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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 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.

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 An an	ML ». MLS Area: County: Neighborhood:	4006238 145 Clackamas	Beb. Joms: Bathrooms: ^{RI} Sub-Type: Style:		COO Report
	Zip Code: T/Guide: Tax Id #:	97015 658J7 00616676	Year Built: Total SF: Tax per Year:	1966 2532 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

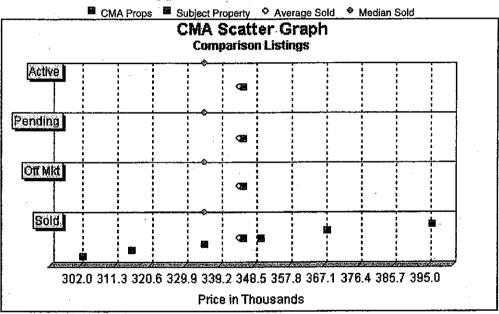
Pricing Your Home

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 This reflects	es closed averag a 3.04% differenc	ing 96.96% of the e between Sale F	ir Final List Price Price and List Pric). 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#: MLS Area: County: Neighborhood:	4075268 144 Multnomah	Bedrooms: Bathrooms: Sub-Type: Style:	RESID	
	Zip Code: T/Guide: Tax Id #:	97080 629C4 Not Found	Year Built: Total SF: Tax per Year:	0	

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

W. K. Anderson RD		LND		PEN	\$169,950
сля 10 10	ML#: MLS Area: County: Neighborhood:	4068812 144 Multnomah	Bedrooms: Bathrooms: Sub-Type: Style:	RESID	
	Zip Code: T/Guide: Tax Id #:	97030 629H3 R341566	Year Built: Total SF: Tax per Year:	131.82	

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

Regner RD	·	LND		PEN	\$200,000	
No Photo Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4066615 144 Multnomah 97080 629B6	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: 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: County:	4052846 144 Multnomah	+,	ESOLUTION	NO. 06-3714 COO Report
Available	Neighborhood: Zip Code: T/Guide: Tax Id #:	: 97080 629J6 R240399	Style: Year Built: Total SF: Tax per Year:	1533	. · ·
Directions:ORIENT DR TO Remarks: 1 ACRE LOT NE 29138 SE POW EXELLENT ARE	DODGE PARK TO EXT TO 29138 SE ELL VALLEY RD H	O SHORT-LEFT (POWELL VALLE IAS FIRST OPTIC	N SHORT-LEFT ON PO		PURCHASER C
9670 SE 257th DR		LND		PEN	\$179,000
	ML#: MLS Area: County: Neighborhood: Zip Code:	97080	Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	RESID	
	T/Guide: Tax ld #:	659E3 01381267	Total SF: Tax per Year:	602	
	ED! BEAUTIFUL VI	EW PROPERTY	OLLOW SIGNS OVERLOOKING SUNSH MANY LARGE TREES!	INE VALLE	Y. SECLUDED
wy 212 1000Ft Off HWY		LND		PEN	\$189,500
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	4059864 145 Clackamas 97009 659A7	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF:	RESID	
	Tax ld #:	Not Found	Tax per Year:	480	
UTILITY HOOKU	oved Bldg Site Roved Bldg Siti	WITH PASTORIA E IN THE AREA. (INSTALL RESPO ILDING SITE AT 1	L VALLEY VIEW. CURR SELLER TO INSTALL LIN NSIBILTY OF PURCHAS 'HE TOP.	ently th Nes for l Er. brok	ITILITIES. ER OWNED.
	<u> </u>	LND		PEN	\$297,500
	ML#: MLS Area: County: Neighborhood: Zip Code:	4013071 145 Clackamas 97015	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF;	RESID	
		659A7 Not Found		950	
	Tax ld #:	Not Found	Tax per Year:	950	
rections:ROYER ROAD To emarks: 4.73 ACRES IN U	Tax Id #: O BARLOW CT	Not Found	Tax per Year:	950	•

·····		LND		SLU	\$120,000 -
	M	3078313	Be oms:		
	MLS Area:	144	Bathrooms RE	SOLUTION N	O. 06-3714
No Photo	County:	Clackamas	Sub-Type: At	tach RESID 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 Remarks: GOLFERS DREA 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 Clackamas	Bathrooms:	RESID	
	County:		Sub-Type: Style:	REGIU	
Available	Neighborhood: Zip Code:	97009	Style: Year Built:		
- · · · · · · · · · · · · · · · · · · ·	Zip Code: T/Guide:	690F1	Total SF:		
	Tax ld #:	00652877	Tax per Year:	587.41	
•		0002011	iun poi icai.	007.41	
Directions:ORIENT TO CRE Remarks: WONDERFUL PI LOCATION TO B	ROPERTY, STAN	DARD SEPTIC APPRON IOMEE OR PLACE A M			, GREAT
34935 SE CRESCENT RD		LND	· · · · · · · · · · · · · · · · · · ·	SLD	\$150,000
	8 8 8 4.	4000700	Dedreemer		
	ML#:	4033782	Bedrooms:		
	MLS Area:	144 Clackamas	Bathrooms:	RESID	
	County:	Ciaukamas	Sub-Type:	กะอเม	
	Neighborhood:	07000	Style: Voor Built:		
	Zip Code: T/Guide:	97009	Year Built: Total SF:		
irections:HWY 26 ORIENT	Tax Id #:	690F1 00652706	Tax per Year:	1146.35	
temarks: 3 ACRE PARCEL NO VALUE (TEA	Tax Id #: [DRIVE . OFF HWY 26. W	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS	Tax per Year: CTRICITY AVAILA PROPERTY.	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: [DRIVE . OFF HWY 26. W	00652706 ELL, SEPTIC, AND ELE	Tax per Year: CTRICITY AVAILA PROPERTY.		GE HOME HAS \$220,000
Directions:HWY 26, ORIENT Remarks: 3 ACRE PARCEL NO VALUE (TEAL ARROW CREEK LN	Tax Id #: DRIVE OFF HWY 26. W R DOWN). RUNN ML#:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: DRIVE OFF HWY 26. W R DOWN). RUNN ML#: ML#: MLS Area:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multhomah 97080	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA)	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multhomah 97080 629G4	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF:	BLE. LARG	
Remarks: 3 ACRE PARCEL NO VALUE (TEA) ARROW CREEK LN	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah 97080 629G4 R109109	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	BLE. LARG SLD RESID 1941	
ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT (© Copyright 20	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: TAx Id #: Y RD, N ON ARRO GHBORHOOD OF ES OF PROTECT & ADDITIONAL G 05 RMLS™Portland - M PROXIMATE & MAY INC	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah 97080 629G4 R109109 DW CREEK LANEA ST	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year: UNNING NEIGHBE OMES ON LONG AILS & GREAT VIE IE STREET.	BLE. LARG SLD RESID 1941 ORHOOD! CULDESA WS! GATE BE VERIFIED.	\$220,000 C! BACKS TO D ENTRY,
ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT (© Copyright 20)	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: TAx Id #: Y RD, N ON ARRO GHBORHOOD OF ES OF PROTECT & ADDITIONAL G 05 RMLS™Portland - M PROXIMATE & MAY INC	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah 97080 629G4 R109109 DW CREEK LANEA ST F HIGH END CUSTOM H TED GREENWAY W/TR/ REENWAY ACROSS TH US INFORMATION NOT GUAR.	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year: UNNING NEIGHBE OMES ON LONG AILS & GREAT VIE IE STREET.	BLE. LARG SLD RESID 1941 ORHOOD! CULDESA WS! GATE BE VERIFIED.	\$220,000 C! BACKS TO D ENTRY,
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ARROW CREEK LN ARROW CREEK LN irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT (© Copyright 20	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: TAx Id #: Y RD, N ON ARRO GHBORHOOD OF ES OF PROTECT & ADDITIONAL G 05 RMLS™Portland - M PROXIMATE & MAY INC	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah 97080 629G4 R109109 DW CREEK LANEA ST F HIGH END CUSTOM H TED GREENWAY W/TR/ REENWAY ACROSS TH US INFORMATION NOT GUAR.	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year: UNNING NEIGHBE OMES ON LONG AILS & GREAT VIE IE STREET.	BLE. LARG SLD RESID 1941 ORHOOD! CULDESA WS! GATE BE VERIFIED.	\$220,000 C! BACKS TO D ENTRY,
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irections: POWELL VALLEY emarks: GORGEOUS NEW APPROX 50 ACR TENNIS COURT (© Copyright 200	Tax Id #: T DRIVE OFF HWY 26. W R DOWN). RUNN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: TAx Id #: Y RD, N ON ARRO GHBORHOOD OF ES OF PROTECT & ADDITIONAL G 05 RMLS™Portland - M PROXIMATE & MAY INC	00652706 ELL, SEPTIC, AND ELE ING CREEL BORDERS LND 3041647 144 Multnomah 97080 629G4 R109109 DW CREEK LANEA ST F HIGH END CUSTOM H TED GREENWAY W/TR/ REENWAY ACROSS TH US INFORMATION NOT GUAR.	Tax per Year: CTRICITY AVAILA PROPERTY. Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year: UNNING NEIGHBE OMES ON LONG AILS & GREAT VIE IE STREET.	BLE. LARG SLD RESID 1941 ORHOOD! CULDESA WS! GATE BE VERIFIED.	\$220,000 C! BACKS TO D ENTRY,

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

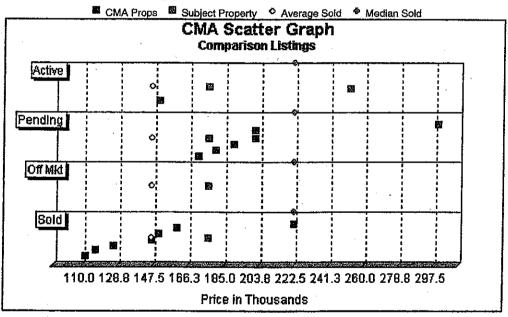
Pricing Your Home

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	\$ 0
Sold	7	\$146,286	\$110,000	\$220,000	0	\$0 [.]
Total Listings	15	Sold Properti This reflects	es closed averag a 5.56% differenc	ing 94.44% of the e between Sale F	ir Final List Price 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#: MLS Area:	5002808 145	Bedrooms: Bathrooms:	4 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#: MLS Area:	4027632 144	Bedrooms: Bathrooms:	3	·
	County: Neighborhood	Clackamas	Sub-Type: Style:	RESID 2STORY	,
	Zip Code:	97009 659H4	Year Built: Total SF:	1978 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 ALCOVE. K	CRES, CUSTON 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 E. GOOD FOR ANIMA	F SPACE A 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 [,]	1456	
· · · · ·	T/Guide:	690E1	Total SF: Tox per Veer	1456	
· · · · · ·	T/Guide: Tax ld #:	690E1 01599782	Total SF: Tax per Year:	1456 1939.35	
marks: ONE OF A KIN MANY WINDOV ENJOY 24X36	T/Guide: Tax ld #: DI CLOSE IN 1.46 A WS FOR VIEWING (01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA	Tax per Year:	1939.35 /AULTED F OM FOR R	V, BOAT ETC.
marks: ONE OF A KIN MANY WINDOV ENJOY 24X36	T/Guide: Tax ld #: DI CLOSE IN 1.46 A WS FOR VIEWING (01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA	Tax per Year: CHARM. MUST SEE! V RDEN AREA AND RO DD SHED AND GARD	1939.35 /AULTED F OM FOR R	V, BOAT ETC.
	T/Guide: Tax ld #: DI CLOSE IN 1.46 A WS FOR VIEWING C FT SHOP WITH CE	01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA MENT FLOOR. WO RES	Tax per Year: CHARM. MUST SEE! N RDEN AREA AND RO OD SHED AND GARD	1939.35 /AULTED F OM FOR R EN SHED II SLD	V, BOAT ETC. NCLUDED.
emarks: ONE OF A KIN MANY WINDOV ENJOY 24X36	T/Guide: Tax ld #: D! CLOSE IN 1.46 A WS FOR VIEWING C FT SHOP WITH CEM	01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA MENT FLOOR. WO RES 4049204	Tax per Year: CHARM. MUST SEE! N RDEN AREA AND RO DD SHED AND GARD Bedrooms:	1939.35 /AULTED F OM FOR R EN SHED II SLD 3	V, BOAT ETC. NCLUDED.
emarks: ONE OF A KIN MANY WINDOV ENJOY 24X36 3425 SE 222nd	T/Guide: Tax ld #: D! CLOSE IN 1.46 A WS FOR VIEWING C FT SHOP WITH CEN ML#: MLS Area:	01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA MENT FLOOR. WO RES 4049204 144	Tax per Year: CHARM. MUST SEE! N RDEN AREA AND RO DD SHED AND GARD Bedrooms: Bathrooms:	1939.35 /AULTED F OM FOR R EN SHED II SLD 3 2	V, BOAT ETC. NCLUDED.
emarks: ONE OF A KIN MANY WINDOV ENJOY 24X36	T/Guide: Tax ld #: D! CLOSE IN 1.46 A WS FOR VIEWING C FT SHOP WITH CEN ML#: MLS Area: County:	01599782 C 1,456 SQ FT OF COUNTRYSIDE. GA MENT FLOOR. WO RES 4049204	Tax per Year: CHARM. MUST SEE! N RDEN AREA AND RO DD SHED AND GARD Bedrooms: Bathrooms: Sub-Type:	1939.35 /AULTED F OM FOR R EN SHED II SLD 3 2 RESID	V, BOAT ETC. NCLUDED.
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	County:	Clackamas	Sub-Type: A	ttach RESID O	COO Report
	Neighborhood:		Style:	RANCH	
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	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	
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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	
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			<u></u>		<i>4217,500</i>
EB-20-	· ·				φ 211,500
	ML#:	4014350	Bedrooms:	3	φ217,500
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	MLS Area: County: Neighborhood: Zip Code:	4014350 145 Clackamas Damascus 97009	Bathrooms: Sub-Type: Style: Year Built:	3 2 RESID SPLIT 1976	4217,300
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APPLIANCES, JA 18545 SE Sunnyside RD	MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #: F DAMASCUS CE TO A NEW HOM /IEW OF THE VAI CUZZIE AND SEF ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4014350 145 Clackamas Damascus 97009 659A7 Not Found ENTER, SOUTH DOW E. COMPLETELY RE LEY THROUGH LAR P SHOWER IN MASTI RES 4019976 145 Clackamas 97009 658G6 00609372	Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year: N LANE, TURN WES DONE. SITS ON OV IGE NEW PICTURE ER, LOTS OF TILE V Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	3 2 RESID SPLIT 1976 1920 1950 ST TO HOM ER AN ACI WINDOWS VORK. BRO SLD 3 1 RESID RANCH 1945	ME. RE WITH S. NEW OKER OWNED.

		HES	·····	SLD	\$235,500 -
	MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4004594 145 Clackamas Damascus 97015 659D7 00620607	Beo. oms: Bathrooms: F Sub-Type: Style: Year Built: Total SF: Tax per Year:	Atta MES1D : TRI 1972 1800	
Directions: E-HWY 212, R-Re lemarks: DESIRABLE DAN LEVEL REMODE & SHOP! LOTS B	MASCUS TRI-LEV	EL.GREAT STRE	-M WARRANTY**	OOLSI 4 BI	D, 2.5 BA LOWER M FOR ANIMALS
21160 SE Foster Rd		RES		SLD	\$246,000
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4046653 145 Clackamas Damascus 97009 658H5 00609979	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	4 2.1 RESID SPLIT 1968 1850 2116.07	
irections: FOSTER RD JUS 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 GENERATOR TO RUI X YARD, RV SPACE!	VELECT &	HEAT IF
POWER GOES O	W HI-EFFICIENC	Y FURNACE PLUS	GENERATOR TO BUI	N ELECT &	HEAT IF \$285,000
6269 SE Royer RD	W HI-EFFICIENC UTI SMALL BARN ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide:	Y FURNACE PLUS NIN PRIVATE BAC RES 4062532 145 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 4069040 4 RESID 4078723 8 RESID 5002808 7 RESID	14820 SE 172ND AVE 28810 SE Church RD 15160 SE ORIENT DR 14820 SE NORTH CT	Boring Boring Clackamas	145 144 144 145	3 3 2 4	2 1 2 3	1370 1510 1201 2200	\$250,000 \$214,900 \$289,000 \$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

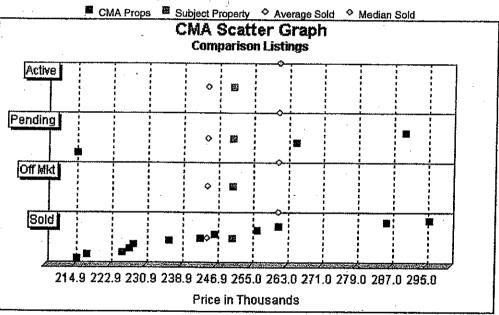
RESOLUTION NO. 06-3714 Attachment 4: COO Report

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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 This reflects a	es closed averag a 2.98% diffe r end	ing 97.02% of the e between Sale F	ir Final List Price Price and List Pric). 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



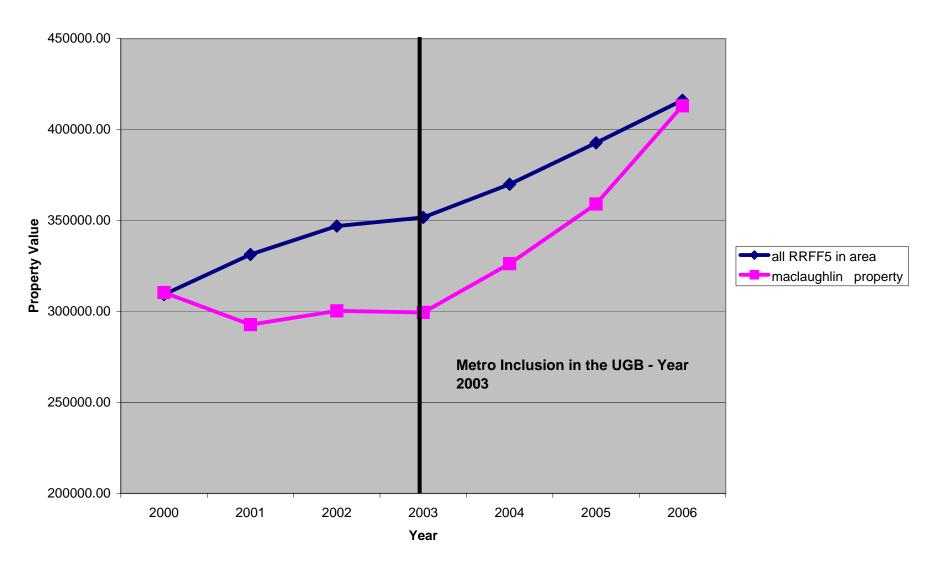


Figure A: Time Trend of RRFF5 Property in Damascus Expansion Area Compared to MacLaughlan Property

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 172nd 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 172nd Avenue; east side of SE 172nd 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

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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 172nd Avenue; east side of SE 172nd 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 y Tax Year	Claimant Property per acre value of RMV land only RMV land/ per acre value	RMV land value increase and % increase from previous year as assessed by county	2 - 1 acre lots adjacent to claimant (TL 0301 & 0500) per acre RMV value	RMV land value increase and % increase from previous year as assessed by county	RMV land value differences (as assessed per county tax records) per acre between comparable 1 acre lots and claimants property	Claimants property value as a percent of the comparable 1 acre lots adjacent. (Value of diff / 1 acre value) values rounded up from 61.8 or 61.9
2005	200,671 34,303 p/a	2,975 (9.4%)	92,445 p/a	10,955 (13.4)	58,142	63% less p/a
2004	183,265 31,327 p/a	3132 (11.1)	81,490 p/a	7,533 (10.2)	50,163	62% less p/a
2003	164,939 28,195 p/a	1567 (5.88)	73,957 p/a	4,108 (5.88)	45,762	62% less p/a/
2002	155,775 26,628 p/a	522 (1.99)	69,849 p/a	1,369 (1.99)	43,221	62% less p/a
2001	152,722 26,106 p/a	986 (3.9)	68,480 p/a	2,390 (3.6)	42,374	62% less p/a/
2000	146,950 25,120 p/a		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

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· · · ·	KNOW ALLMEN BY THESE PRESENTS,	OUITCLĂUM DEED TIMI HARIAN BRIDGES *	RESOLUTION M Attgchment 4: C	
<u>-</u> .	for the consideration hereinafter stated, does HAROLD S. MACLAUGHLAN and REBECA	hereby remise, release and quitclain unto MACLAUGRIAN, husband and wife	hereinnliter called grantor,	
	horeinalter called granice, and unto granice's in that certain real property with the lanem 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 Oregon, described as follows: sold by Contract to Daniel C Recorder's Fee No. 73-22700, South line of said division along the South line of said the East line of 172nd Aven South line of said division North along the said road l conveyed to Henry W. Cae, 70-5832, Film Records; then 745.69 feet to the Northwest along the West line of said beginning. SUBJECT TO 20.00	west one-quarter of the Northe he W.N., in the County of Glac Seginning at the Southwest co . Schweitzer, & ux, recorded Film Records, which is 557.44 fr from the Southeast corner the division 341.97 feet; thence West 403.39 feet to the East line of ine 249.85 feet to the South 1 recorded March 30, 1970 se Re the East along the South line of corner of said Schweitzer tr i Schweitzer tract 470.38 feet foot cusement slong the North H th recorded as Recorder's Fee N	kamas and State of rner of that tract July 18, 1973, as set West along the reof; thence West orth parallel with parallel with the said road; thence ine of that tract scorder's Fee No. If said Goe tract act; thence South to the point of time of said tract	
	* SUCCESSOR IN ONE-THIRD INTERES DECEASED, AND HAROLD S. MACLAUGH			
· · · · · · · · · · · · · · · · · · ·	To Have and to Hold the same unto the The true and actual consideration paid OHowever, the actual consideration consists the whole part of the consideration (indicate which). "(The In construing this deed, where the con- changes shell be made so that this deed shall In Witness Whereol, the grantor has exe if a corporate grantor, it has caused its name duly authorized thereto by arder of its baard of THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESO INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESO INSTRUMENT IN YOU ATION OF APPLICABLE LAND USE LAWS AND TO BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PROPERTY OF SOL MASTRUMENT IN YOUR ATION OF APPLICABLE LAND USE LAWS AND TO BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PROPERTY OF SOL MASTRUMENT IN YOUR ATION FOR SOL OF SAME DEPENDING OR PANNING DEPARTMENT TO VERITY APPROVED USES AND TO DE IMMIS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES A ORS 30330 STATE OF OR EGON, This instrument Mastan BETIAGED	antence between the symbols, it not explicable, sh text so requires, the singular includes the apply equally to corporations, and to indi- cuted this instrument this. It day of . to be signed and its seal, it any, allixed b I directors.	are, is \$1/3 0.5\$19,800.00 given or promised which is ould be deleted. See ORS \$3.030.) plural and all grammatical viduals. MALACL 95. y an olficer or other person WILCL 19.9.5.	
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	Mariau Bridges 5275 SN 150th CC. Beaverton, OR 97007-2709 Granty's Horns and Addens Harold & Rebeca MacLaughlan	I certify	DREGON, es.	
		RECONDER'S RECEIVED AND PLACED TECOIDS OF DISCHARGE RECEIPTS AND FERI	LE County 211	
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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 CLACKAMAS OR 97015		
Legal:	Section 07 Township 2S Range 3E Quarter A	TAX LOT 00602	
Parties:			

Role	Name & Address		
			 <u> </u>
Owner		# :	

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

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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)

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Property Account Summary

Account No.:	00614295	Alternate Property Number:	23E07A 00602
Account Type:	Real Property		
TCA:	012-115		
Situs Address:	14820 SE 172ND AVE 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 172nd 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.

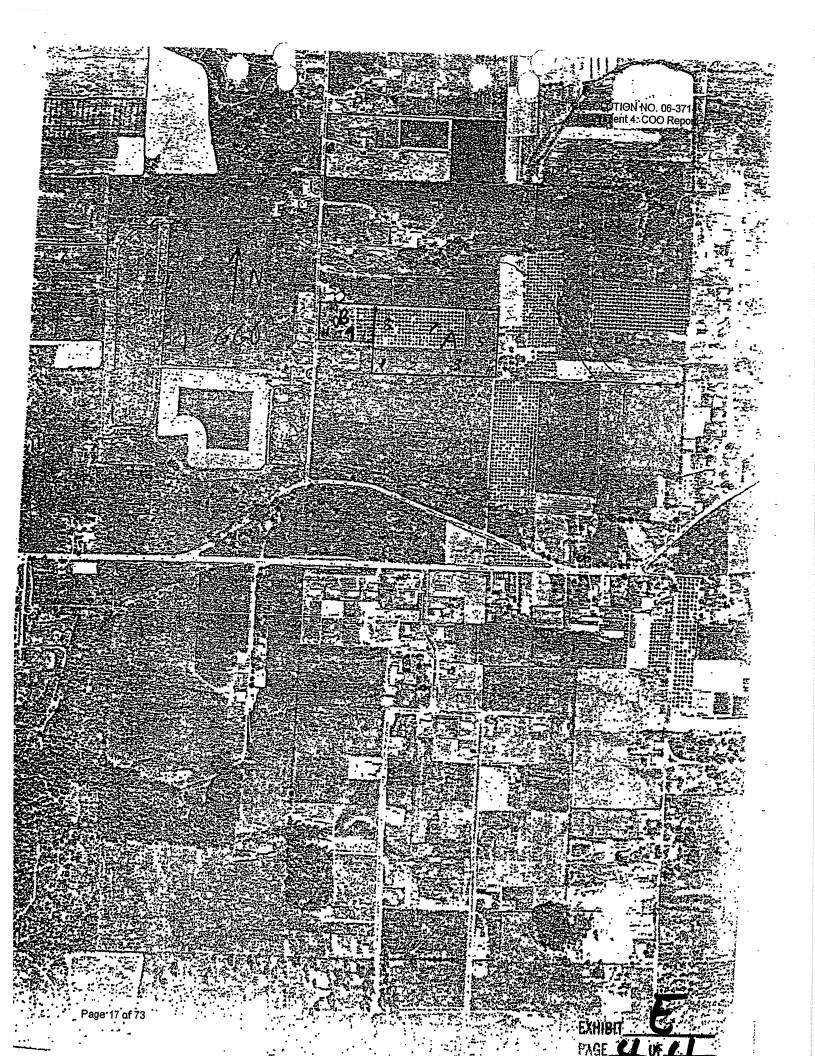
Map unit A is a somewhat poorly drained brittle pan soil of slow permeability below thirty (30) to thirty-seven (37) inches (less than 0.6 inches/hour). The minimum lot size in unit A is (40,000) square / Act feet. The apparent engineer class is silt loam ML, A4 over silty clay loam ML-CL, A6 over a 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

(

RESOLUTION NO. 06-3714 Attachment 4: COO Report

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

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

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

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



19388 SE KINGSWOOD WAY		LND		SLD	\$125,000
No Photo Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	3078313 144 Clackamas 97080 659D2 01587287	Bedre s: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:		ON NO. 06-3714 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 Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax id #:	3043466 144 Clackamas 97009 690F1 00652877	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: 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.

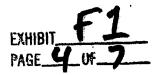
4935 SE CRESCENT RD		LND		SLD	\$150,000
	ML#: MLS Area: County: Nelghborhood:	4033782 144 Clackamas	Bedrooms: Bathrooms: Sub-Type: Style:	RESID	
	Zíp Code: T/Guide:	97009 690F1	Year Built: Total SF:		
	Tax Id #:	00652706	Tax per Year:	1146.35	

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
दि र्द्धाला. हेर्न्	ML#:	3041647	Bedrooms:		
4.7 **	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 Available	ML#: MLS Area: County: Neighborhood: Zip Code:	308415 145 Clackamas 97009	Bedro As: Bathrooms: Sub-Type: Style: Year Built:		DN NO. 06-3714 4: COO Report
	T/Guide: Tax ld #:	659F4 R13E31C00100	Total SF: Tax per Year:	1256	
Directions: FOSTER TO SE Remarks: LEVEL LOT ON BUILD YOUR D	GOLF COURSE.	SUUNYSIDE TO 172 NOR LOTS OF TREES AND YE RE. CLOSE TO EVERYTH	AR AROUND C	REEK AT P TILL IN TH	ROP ERTY LINE. E COUNTRY.
24040 SE Eagle Creek RD		LND		SLD	\$115,000
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4036782 145 Clackamas 97022 720A3 00683816	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF:	RESID	
Directions:HWY 224 TO HV lemarks: NICE PEICE OF WAY(OCCUPIEI AS A RENTAL, (VY 211/EAGLE CF LEVEL LAND W/ 2 D). HOUSES ARE	EEK/SANDY EXIT. R ON	S CONNECTED	BY ENCLO HOUSE CA	N'T BE USED
27120 SE Hwy212 east of		LND		SLD	\$159,000
• • • • • • • • • • • • • • • • • • •	T/Guide:	4044484 145 Clackamas 97009 659G5 00599668	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	RESID 319.01	
Prections: JUST WEST AND emarks: WONDERFUL 4.1 AND SLOPED. H LISTING AGENT	D DUE EAST OF B 22 ACRE PARCEL AS AN OLD ORCH	ORING, TO 27120 SE HW	VY 212 VIEW OF MT. H DELECTRIC TO	ood. Mos Site. Do N	TLY LEVEL NOT CALL





RESOLUTION NO. 06-3714 Attachment 4: COO Report

Active

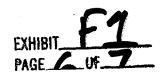
MLS#	P	Туре	Address	City	Area	Acres	Price
4064607 4075268	0 8	RESID RESID RESID	1 ACRE LOTS ON 172ND AVE Vacant Land Lot 1100 16th CT	Gresham Gresham	145 144 144	1.0 3.35 1.1	\$175,000 \$150,000 \$249,900

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
40528 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
40 44484	1	RESID	27120 SE Hwy212 east of	Boring	145	4.22	\$159.000



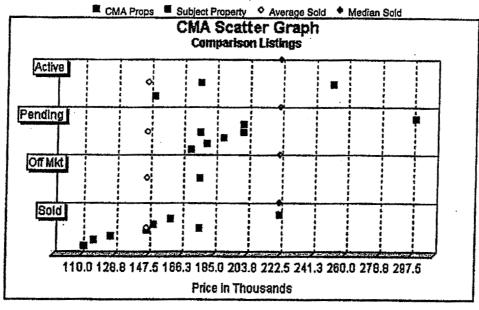
Pricing Your Home

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 This reflects	es closed averag a 5.56% d ifferenc	ng 94.44% of the e between Sale F	ir Final List Price Price and List Price). Ce.

	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 \$	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 144 Clackamas Boring,Damacus,toSan 97009 660E1 00150749,00150767,015	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: 97Tax per Year:	4 2 RESID DAYRN(1971 2960 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#: MLS Area:	4015818 144	Bedrooms: Bathrooms:	3 2.1	
	County: Neighborhood:	Multnomah	Sub-Type: Style:	RESID 2STORY	
	Zip Code: T/Guide:	97009 630G7	Year Built: Total SF:	2000 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#: MLS Area: County: Neighborhood:	4006238 145 Clackamas	Bedre is: Bathrooms: Sub-Type: Style:	5 RESOLUTION NO. 06-3714 Alexandrent 4: COO Report DAYRNCH	
	Zip Code: T/Guide: Tax ld #:	97015 658J7 00616676	Year Built: Total SF: Tax per Year:	1966 2532 3005.38	

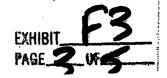
Directions: HWY 212, SOUTH ON ANDERSON TO PROPERTY.

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



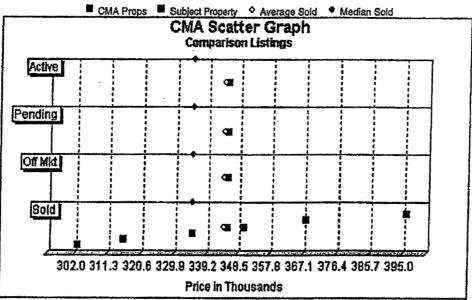
¹ Pricing Your Home¹

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 This reflects	Sold Properties closed averaging 96.96% of their Final List Price. This reflects a 3.04% 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#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4069040 144 Clackamas 97009 659H6 00649864	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	3 1 RESID RANCH 1959 1510 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 Ne Zip T/C	#: 40787 S Area: 144 unty: Clack ighborhood: Code: 97009 iuide: 660F7 c id #: 00653	amas Su Sty Yea Tot	rle: C ar Built: 1 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: County:	145 Clackamas	Bathrooms: Sub-Type:	3 RESID	
	Neighborhood:		Style:	BANCH	
	Zip Code:	97015	Year Built:	1942	
	T/Guide:	658H7	Total SF:	2200	
	Tax Id #:	00616881	Tax per Year:	1759.24	

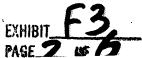
Directions: WEST OF DAMASCUS ON 212, N ON NORTH CT.

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# MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax id #:	3026134 144 Multnomah OrlENT 97009 629G7 R342212	Bedi Ans: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	Attichment RESID RANCI 1964 1375	DN NO. 06-3714 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#: MLS Area: County: Neighborhood: Zip Code:	3072602 144 Clackamas WILLIAMS 97009	Bedrooms: Bathrooms: Sub-Type: Style: Year Built:	4 2.1 RESID RANCH 1974	
	T/Guide: Tax ld #:	690B3 00674764	Total SF: Tax per Year:	1696 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 Available	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax id #:	4006842 144 Clackamas 97009 690E1 01599782	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	1 2 RESID 0THER 1995 1456 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: County:	144 Clackamas	Bathrooms: Sub-Type:	2 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# MLS Area: County: Neighborhood Zip Code: T/Guide: Tax id #:	4065908 144 Clackamas 97009 660B3 00156431	tiedr As: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year	Attletmen RESID RANCI 1954 1550	ON NO. 06-3714 t 4: COO Report H
Directions:HWY 26 TO HAI Remarks: FRESHPAINTIN STEELSHOP W GREATLOCATIO	SIDE&OUT. NEW	CARPET&VINYL	&PERGOFLOORING&C .OOR.220V&WATER.D	ABINETS.4	8X50 3E4TH BED.
14303 SE 312 AVE		RES		SLD	\$295,000
	ML#: MLS Area: County: Neighborhood: Zip Code: T/Guide: Tax Id #:	4050714 144 Clackamas Barbara Ann 97009 660B7 00647900	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	3 2 RESID RANCH 1969 1660 2099	·
Virections:26 TO KELSO RI Lemarks: STRESS FREE 2 FRUIT TREES, F SEPTIC, ELECTF COUNTRY ROAL	ONE! BEAUTIFU! ENCED, 43 X 25 S RONIC AIR CLEAN	l 1.64 acre paf Shop/Barn, 3 b Ner, high effic	ELY 1 MILE ICEL, FLAT, WITH LOTS R 2 BA, 1660 SFT, 25 Y CIENCY HYDROHEAT S	EAR ROOF	NEWER
1122 SE Hwy 212 1000 f t	off HWY	RES		SLD	\$217,500
	ML#: MLS Area:	4014350 145	Bedrooms: Bathrooms:	3 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: County:	145 Clackamas	Bathrooms: 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# MLS Area: County: Neighborhood:	4004594 145 Clackarnas Damascus	Bedr. ins: Bathrooms: Sub-Type: Style:		DN NO. 06-3714 4: COO Report
	Zip Code: T/Guide: Tax Id #:	97015 659D7 00620607	Year Built: Total SF: Tax per Year;	1972 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#: MLS Area: County: Neighborhood: Zip Code: T/Gulde: Tax Id #:	4046653 145 Clackamas Damascus 97009 658H5 00609979	Bedrooms: Bathrooms: Sub-Type: Style: Year Built: Total SF: Tax per Year:	4 2.1 RESID SPLIT 1968 1850 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 Co Ne Zi T/	L#: LS Area: ounty: eighborhood: p Code: Guide: ax ld #:	4062532 145 Clackamas Damascus 97015 689A2 00620402	Bedrooms: Bathrooms: Sub-Type: Style: Year Built; Total SF: Tax per Year:	3 2 RESID RANCH 1987 1813 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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Lammary of Comparabils

RESOLUTION NO. 06-3714 Attachment 4: COO Report

Pending

MLS# P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
RESID 4069040 4 RESID 4078723 8 RESID 5002808 7 RESID	14820 SE 172ND AVE 28810 SE Church RD 15160 SE ORIENT DR 14820 SE NORTH CT	Boring Boring Clackamas	145 144 144 145	3 3 2 4	2 1 2 3	1370 1510 1201 2200	\$250,000 \$214,900 \$289,000 \$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 CLACKAMAS OR 97015		
Legal:	Section 07 Township 2S Range 3E Quarter A	TAX LOT 00301	
Parties:			
Role I	Name & Address	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Owner		: :	

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	
	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 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 CLACKAMAS OR 97015		
Legal:	Section 07 Township 2S Range 3E Quarter A	TAX LOT 00500	
Parties:			

Role Name & Address

Owner

Taxpayer

Property Values:

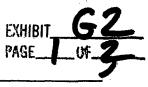
Value Name	2005	2004	2003
AVR Total	\$286,452	\$278,109	\$270,009
VR Total	\$286,452	\$278,109	\$270,009
Real Mkt Land	\$92,445	\$81,490	\$73,957
Real Mkt Bldg	\$306,990	\$278,010	\$255,810
Real Mkt Total	\$399,435	\$359,500	\$329,767

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

(

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

Role Name & Address

Owner

.

Taxpayer

Property Values:

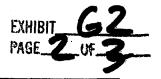
Value Name	2003	2002	2001
AVR Total	\$270,009	\$262,145	\$254.510
TVR Total	\$270,009	\$262,145 \$262,145	\$254,510 \$254,510
Real Mkt Land	\$73,957	\$69,849	\$68,480
Real Mkt Bldg	\$255,810	\$224,400	\$228,760
Real Mkt Total	\$329,767	\$294,249	\$297,240

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 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	/

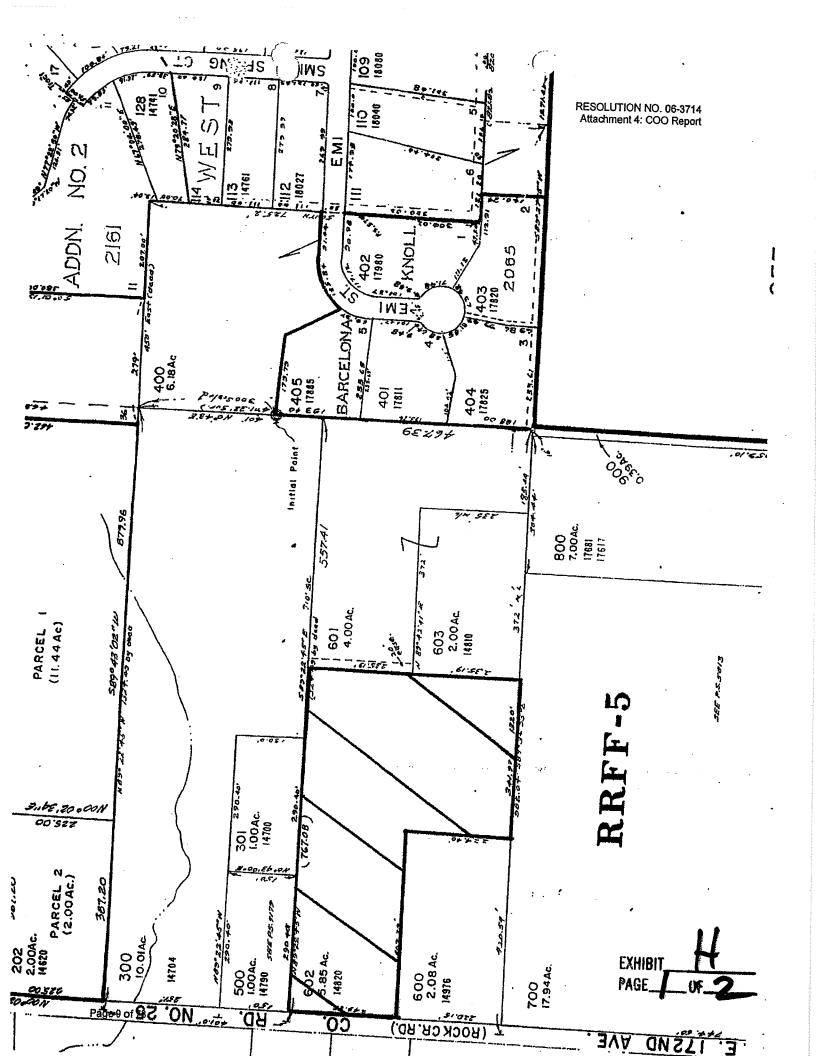
Property Characteristics:

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

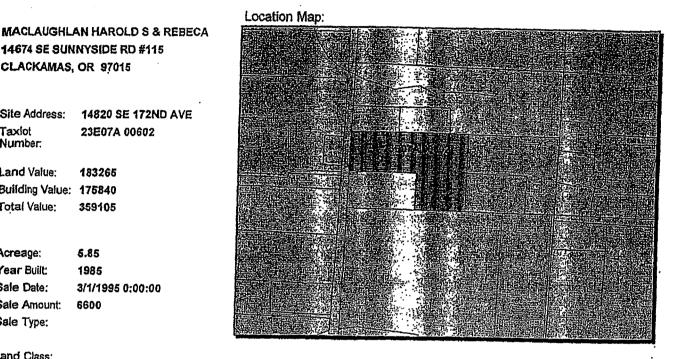
Pleasant Valley all other Taxcode Districts: 12115

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.

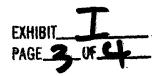
By

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 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.



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 172nd Avenue; east side of SE 172nd 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.

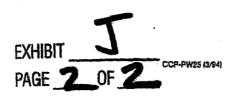
Conditions/Comments

- (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; Township 2s, Range 3E, Section 7A, Tax Lot 602 (map attached)
Claim:	Temporary 20-acre minimum size for creation of new lots and parcels in Title 11 of the Urban Growth Management Functional Plan has reduced the value of the claimant's land.

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

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

IT IS ORDERED THAT:

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

ENTERED this 13th day of July, 2006.

David Bragdon, Council President

Approved as to form:

Daniel B. Cooper, Metro Attorney

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

REPORT OF THE METRO CHIEF OPERATING OFFICER June 23, 2006

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

I. CLAIM

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

The Chief Operating Officer (COO) sent notice of date, time and location of the public hearing on this claim before the Metro Council on June 23, 2006. The notice indicated that a copy of this report is available upon request and that the report is posted on Metro's website at <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 10th, 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.¹ 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

¹ 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 Richard Benner, Senior Staff Attorney
From:	Sonny Conder, Principal Regional Planner Karen Hohndel, Associate GIS Specialist
Subject:	Valuation Report on the MacLaughlan Measure 37 Claim

Conclusion:

Per your request we have conducted a valuation analysis of the MacLaughlan Measure 37 Claim. The Metro designation of Regionally Significant Industrial Area (RSIA) applies to the MacLaughlan Claim. We conclude, using the comparable sales method of determining possible reduction in value, that the Metro action of including the 5.85 acre property inside the UGB, designating it RSIA and imposing a temporary 20 acre minimum lot size for development did produce a material loss of value for the subject property¹. 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:

¹ 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

Jaeger², 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.

² 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 172nd about ¹/₄ 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

172nd. 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. ³ 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:

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

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

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

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

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

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

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

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

Table 2: Summary Property Value Data – Clackamas Rural Residential ("RRFF-5")

Average Lot Size:4.45 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.