

Competitive Market Analysis

for

Terry Emmert



**9380 SE Emmert View CT
Happy Valley, OR 97086**

Acres, Number of: 10143

Manufactured House Okay Y/N: N

Waterfront Y/N: N

- Gated Community
- View Property
- Easy FreeWay Access

Emmert Heights 19 Lots 4 Available

Recommended Price: **\$199,000** (\$159,000 - \$199,000)



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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.

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Comparables to Your Home

10041 SE FORTON PL **Happy Valley 97086 LND ACT** **\$219,950**



MLS#: 17519101 **Status:** ACT **PTax/Yr:** \$1,080
Unit/Lot #: **# Lots:** 1 **Acres:** 0.34
Zoning: Resid **Wtr Frnt:** N **Area:** 145
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:** RESID

Directions: Idleman Rd to the property

Remarks: Great large lot with City view and all utilities, ready to build. Buyer to verify any and all zoning restrictions and building codes prior to purchase.

8375 SE HINKLEY AVE **Happy Valley 97086 LND ACT** **\$225,000**



MLS#: 17138139 **Status:** ACT **PTax/Yr:** \$1,540
Unit/Lot #: **# Lots:** 1 **Acres:** 0.24
Zoning: CC **Wtr Frnt:** **Area:** 145
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:** COM/IND

Directions: Johnson Creek to Fuller, Left on Hinkley

Remarks: Zone CC (Corridor Commercial) - see list attached for permitted uses from City of Clackamas & verify w/ City ~ buyer to do due diligence and verify all info ~ Many possibilities with this property with its 10,454 sq lot! Convenient location, within vicinity to 205 shopping center and I-205 access ~ owner is willing to carry contract with 50% down @ 8% interest rate.

11041 SE SCOTTS SUMMIT CT **Happy Valley 97086 LND CAN** **\$169,900**



MLS#: 16336733 **Status:** CAN **PTax/Yr:** \$2,145
Unit/Lot #: **# Lots:** 1 **Acres:** 0.36
Zoning: resid **Wtr Frnt:** **Area:** 145
Lot Size: 15K-19,999SF **Map Coord:** 657 / J / 1 **Prop Type:** RESID

Directions: Up Johnson Crk into Altamont, left on Highgate, Rt on Quail Ridge, rt on Summits Ct

Remarks: Absolutely gorgeous view lot with sweeping territorial views of the mountains out to the north and city. Located in a gated community in prestigious Altamont, host of past street of Dreams. Is a daylight basement lot. Price of homes in this area are very upper end, will support any price range you want to build.

0 Tenino CT **Happy Valley 97086 LND EXP** **\$160,000**



MLS#: 16625927 **Status:** EXP **PTax/Yr:** \$515
Unit/Lot #: **# Lots:** 1 **Acres:** 0.35
Zoning: R7 **Wtr Frnt:** **Area:** 145
Lot Size: 15K-19,999SF **Map Coord:** // **Prop Type:** RESID

Directions: Johnson Creek N on 92nd R on Clatsop R on Tenino Ct.

Remarks: 15,246 sq ft vacant lot. Zoned R7.

9327 SE EMMERT VIEW CT #11	Happy Valley 97086	LND EXP	\$179,000
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MLS#: 16012455	Status: EXP	PTax/Yr: \$2,124
Unit/Lot #: 11	# Lots: 1	Acres: 0.28
Zoning: Resid	Wtr Frnt: N	Area: 145
Lot Size: 10K-14,999SF	Map Coord: 627 / G / 7	Prop Type: RESID

Directions: SE 92nd to Emmert View Ct

Remarks: Build the home of your dreams on this beautiful 12,000+ sq. ft. view lot in gated community in Happy Valley. Surrounded by luxury homes. Panoramic view of city and west hills. Conveniently located near Clackamas Town Center and freeway access. Call for more info today! Call LA for proposed building plans!

10041 SE FORTON PL	Happy Valley 97086	LND EXP	\$199,999
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MLS#: 16456231	Status: EXP	PTax/Yr: \$1,044
Unit/Lot #:	# Lots: 1	Acres: 0.34
Zoning: Resid	Wtr Frnt: N	Area: 145
Lot Size: 10K-14,999SF	Map Coord: //	Prop Type: RESID

Directions: Idleman Rd to the property

Remarks: Great large lot with City view and all utilities, ready to build. Buyer to verify any and all zoning restrictions and building codes prior to purchase.

11041 SE SCOTTS SUMMIT CT	Happy Valley 97086	LND PEN	\$189,000
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MLS#: 17200188	Status: PEN	PTax/Yr: \$2,648
Unit/Lot #:	# Lots: 1	Acres: 0.36
Zoning: res	Wtr Frnt:	Area: 145
Lot Size: 15K-19,999SF	Map Coord: //	Prop Type: RESID

Directions: Johnson Creek, Left on Highgate, R on Quail Ridge, R on Scotts Summit

Remarks: Don't miss out here! This lot's views will WOW you! A great location in a gated community in Altamont. Absolutely breath taking mountain and territorial views to take advantage of. Build the home of your dreams!

10445 SE QUAIL RIDGE DR #294	Happy Valley 97086	LND SLD	\$140,000
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MLS#: 15187591	Status: SLD	PTax/Yr: \$1,826
Unit/Lot #: 294	# Lots:	Acres: 0.41
Zoning: SFR	Wtr Frnt: N	Area: 145
Lot Size: 15K-19,999SF	Map Coord: 657 / H / 1	Prop Type: RESID

Directions: I-205 East on Johnson Creek Blvd, left on Highgate, right on Quail Ridge Dr

Remarks: This is truly one of the last great view lots in Portland. Located in the gated area of Altamont that is known for its great location, easy commute and home to the NW Natural Street of Dreams four times. You can bring your own builder. Seller is offering lot financing or construction/perm loans.

10433 SE QUAIL RIDGE DR #293	Happy Valley 97086	LND SLD	\$140,000
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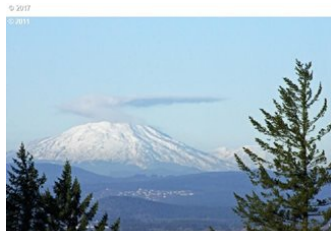


MLS#: 15253589	Status: SLD	PTax/Yr: \$1,675
Unit/Lot #: 293	# Lots:	Acres: 0.39
Zoning: SFR	Wtr Frnt:	Area: 145
Lot Size: 15K-19,999SF	Map Coord: 657 / H / 1	Prop Type: RESID

Directions: I-205 East on Johnson Creek Blvd, left on Highgate, right on Quail Ridge Dr

Remarks: This is truly one of the last great view lots in Portland. Located in the gated area of Altamont that is known for its great location, easy commute and home to the NW Natural Street of Dreams four times. You can bring your own builder. Seller is offering lot financing or construction/perm loans

10469 SE QUAIL RIDGE DR	Happy Valley 97086	LND SLD	\$149,900
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MLS#: 17480620	Status: SLD	PTax/Yr: \$2,576
Unit/Lot #:	# Lots:	Acres: 0.35
Zoning: Res	Wtr Frnt:	Area: 145
Lot Size: 15K-19,999SF	Map Coord: //	Prop Type: RESID

Directions: Johnson Creek Blvd, North on Highgate, Through Gate to Quail Ridge Dr.

Remarks: 1/3 acre lot with extraordinary views of Mt. St. Helens, Downtown Portland and Columbia River in the prestigious gated community at Altamont.

10359 SE QUAIL RIDGE DR #228	Happy Valley 97086	LND SLD	\$160,000
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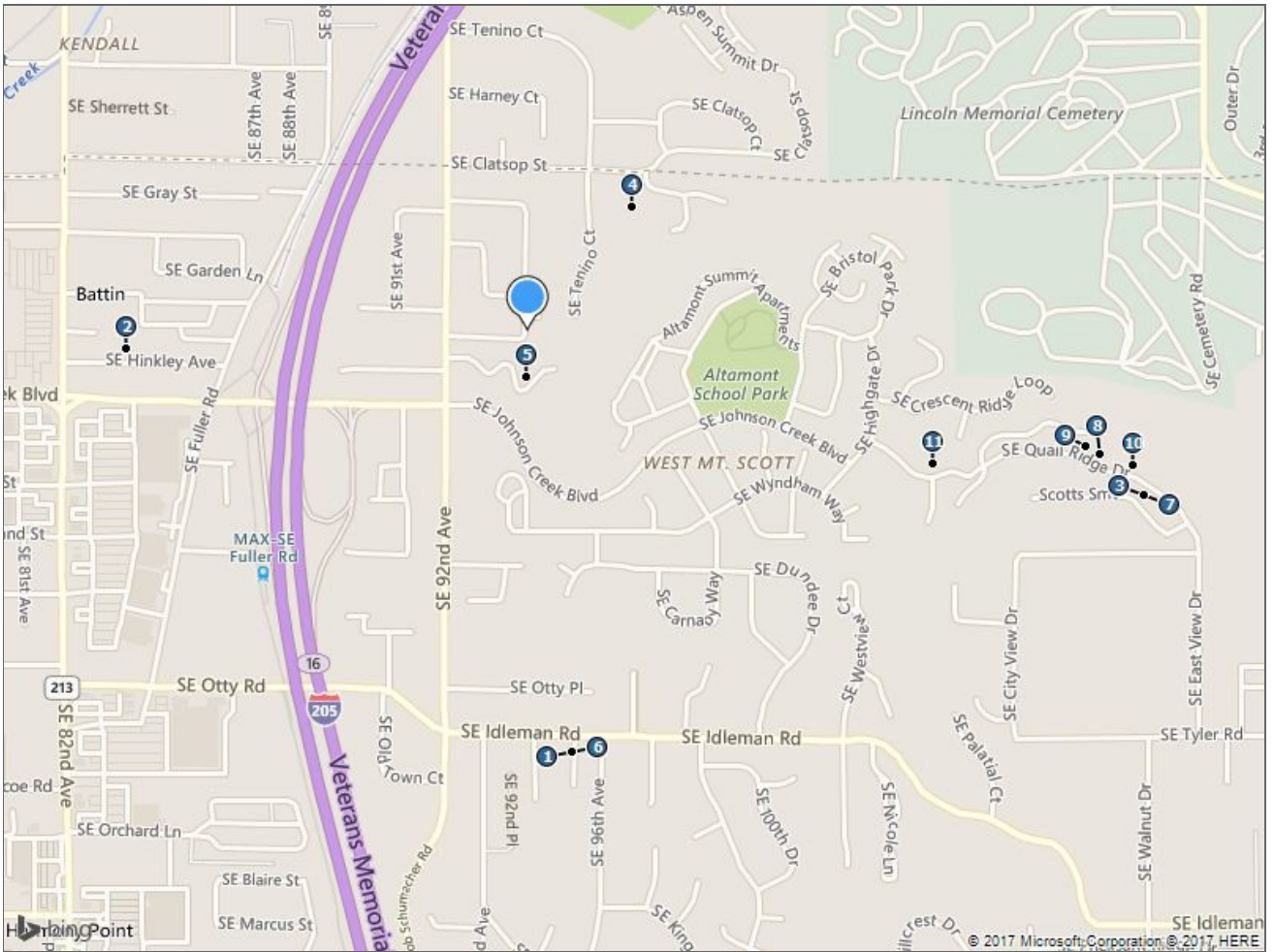


MLS#: 16580506	Status: SLD	PTax/Yr: \$2,634
Unit/Lot #: 228	# Lots:	Acres: 0.27
Zoning: R20	Wtr Frnt:	Area: 145
Lot Size: 10K-14,999SF	Map Coord: 657 / H / 1	Prop Type: RESID

Directions: Johnson Creek Blvd, L on Highgate, R on Quail Ridge Dr at gate, Lot on the Left.

Remarks: Build your dream home in the gated Altamont community. This previous Street of Dreams neighborhood is full of beautiful homes so bring your builder and enjoy the breathtaking views that surround you. Hurry, very few lots are left.

Map of Comparables to Your Home







#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17519101	10041 SE FORTON PL	2	17138139	8375 SE HINKLEY AVE	3	16336733	11041 SE SCOTTS SUMMIT CT
4	16625927	0 Tenino CT	5	16012455	9327 SE EMMERT VIEW CT 11	6	16456231	10041 SE FORTON PL
7	17200188	11041 SE SCOTTS SUMMIT CT	8	15187591	10445 SE QUAIL RIDGE DR 294	9	15253589	10433 SE QUAIL RIDGE DR 293
10	17480620	10469 SE QUAIL RIDGE DR	11	16580506	10359 SE QUAIL RIDGE DR 228			

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Adjustments to Comparables

				
Property Category:	LND	LND	LND	LND
Address:	9380 SE Emmert View CT	10041 SE FORTON PL	8375 SE HINKLEY AVE	11041 SE SCOTTS SUMMIT CT
City, State:	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR
Zip:	97086	97086	97086	97086
County:	Clackamas	Clackamas	Clackamas	Clackamas
MLS#:		17519101	17138139	16336733
Status:		ACT	ACT	CAN
List Price:	\$199,000	\$219,950	\$225,000	\$169,900
Sale Price:				
Sale Date:				
%SP/LP:		0%	0%	0%
%SP/OLP:		0%	0%	0%
Sold Terms:				
DOM / CDOM:		/	/	162 / 332
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of	10143	0.34	0.24	0.36
Manufactured House Okay Y/N	N			N
Property Type		RESID	COM/IND	RESID
Road Frontage	Y	Y		
Road Surface	PAVEDRD	PAVEDRD		
Waterfront Y/N	N	N		
Total Adjustments:				
Adjusted Price:		\$219,950	\$225,000	\$169,900


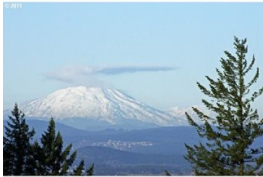

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Property Category:	LND	LND	LND	LND
Address:	9380 SE Emmert View CT	0 Tenino CT	9327 SE EMMERT VIEW CT 11	10041 SE FORTON PL
City, State:	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR
Zip:	97086	97086	97086	97086
County:	Clackamas	Clackamas	Clackamas	Clackamas
MLS#:		16625927	16012455	16456231
Status:		EXP	EXP	EXP
List Price:	\$199,000	\$160,000	\$179,000	\$199,999
Sale Price:				
Sale Date:				
%SP/LP:		0%	0%	0%
%SP/OLP:		0%	0%	0%
Sold Terms:				
DOM / CDOM:		145 / 145	7 / 7	207 / 797
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of	10143	0.35	0.28	0.34
Manufactured House Okay Y/N	N		N	
Property Type		RESID	RESID	RESID
Road Frontage	Y		Y	Y
Road Surface	PAVEDRD		PAVEDRD	PAVEDRD
Waterfront Y/N	N		N	N
Total Adjustments:				
Adjusted Price:		\$160,000	\$179,000	\$199,999

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Property Category:	LND	LND	LND	LND
Address:	9380 SE Emmert View CT	11041 SE SCOTTS SUMMIT CT	10445 SE QUAIL RIDGE DR 294	10433 SE QUAIL RIDGE DR 293
City, State:	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR
Zip:	97086	97086	97086	97086
County:	Clackamas	Clackamas	Clackamas	Clackamas
MLS#:		17200188	15187591	15253589
Status:		PEN	SLD	SLD
List Price:	\$199,000	\$189,000	\$140,000	\$140,000
Sale Price:			\$140,000	\$140,000
Sale Date:			09/30/2016	06/30/2016
%SP/LP:		0%	100%	100%
%SP/OLP:		0%	101%	101%
Sold Terms:			CONV	CONV
DOM / CDOM:		26 / 26	381 / 1750	286 / 1654
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of	10143	0.36	0.41	0.39
Manufactured House Okay Y/N	N		N	N
Property Type		RESID	RESID	RESID
Road Frontage	Y			
Road Surface	PAVEDRD			
Waterfront Y/N	N		N	
Total Adjustments:				
Adjusted Price:		\$189,000	\$140,000	\$140,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

				
Property Category:	LND	LND	LND	
Address:	9380 SE Emmert View CT	10469 SE QUAIL RIDGE DR	10359 SE QUAIL RIDGE DR 228	
City, State:	Happy Valley, OR	Happy Valley, OR	Happy Valley, OR	
Zip:	97086	97086	97086	
County:	Clackamas	Clackamas	Clackamas	
MLS#:		17480620	16580506	
Status:		SLD	SLD	
List Price:	\$199,000	\$149,900	\$164,900	
Sale Price:		\$149,900	\$160,000	
Sale Date:		04/14/2017	06/14/2016	
%SP/LP:		100%	97%	
%SP/OLP:		100%	97%	
Sold Terms:		CONV	OTHER	
DOM / CDOM:		1 / 1	7 / 795	
		\$ Adj	\$ Adj	\$ Adj
Acres, Number of	10143	0.35	0.27	
Manufactured House Okay Y/N	N			
Property Type		RESID	RESID	
Road Frontage	Y			
Road Surface	PAVEDRD			
Waterfront Y/N	N			
Total Adjustments:				
Adjusted Price:		\$149,900	\$160,000	

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Summary of Comparable Listings

Active Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9380 SE Emmert View CT , Happy Valley, OR 97086	Happy Valley	10143	\$199,000
LND	17519101	145	RESID	10041 SE FORTON PL	Happy Valley	0.34	\$219,950
LND	17138139	145	COM/IND	8375 SE HINKLEY AVE	Happy Valley	0.24	\$225,000

Canceled Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9380 SE Emmert View CT , Happy Valley, OR 97086	Happy Valley	10143	\$199,000
LND	16336733	145	RESID	11041 SE SCOTTS SUMMIT CT	Happy Valley	0.36	\$169,900

Expired Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9380 SE Emmert View CT , Happy Valley, OR 97086	Happy Valley	10143	\$199,000
LND	16625927	145	RESID	0 Tenino CT	Happy Valley	0.35	\$160,000
LND	16012455	145	RESID	9327 SE EMMERT VIEW CT #11	Happy Valley	0.28	\$179,000
LND	16456231	145	RESID	10041 SE FORTON PL	Happy Valley	0.34	\$199,999

Pending Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9380 SE Emmert View CT , Happy Valley, OR 97086	Happy Valley	10143	\$199,000
LND	17200188	145	RESID	11041 SE SCOTTS SUMMIT CT	Happy Valley	0.36	\$189,000

Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9380 SE Emmert View CT , Happy Valley, OR 97086	Happy Valley	10143	\$199,000
LND	15187591	145	RESID	10445 SE QUAIL RIDGE DR #294	Happy Valley	0.41	\$140,000
LND	15253589	145	RESID	10433 SE QUAIL RIDGE DR #293	Happy Valley	0.39	\$140,000
LND	17480620	145	RESID	10469 SE QUAIL RIDGE DR	Happy Valley	0.35	\$149,900
LND	16580506	145	RESID	10359 SE QUAIL RIDGE DR #228	Happy Valley	0.27	\$160,000

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Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
ACT	2	\$219,950	\$222,475	\$222,475	\$225,000	0	0	N/A	N/A	N/A
CAN	1	\$169,900	\$169,900	\$169,900	\$169,900	0	0	N/A	332	332
EXP	3	\$160,000	\$179,666	\$179,000	\$199,999	0	0	N/A	316	145
PEN	1	\$189,000	\$189,000	\$189,000	\$189,000	0	0	N/A	26	26
SLD	4	\$140,000	\$147,475	\$144,950	\$160,000	0	0	N/A	1,050	1,225
Total Listings:	11	Sold Properties closed averaging 99.18% of their Final List Price. This reflects a .82% difference between Sale Price and List Price. If SNL status or Sold Auction listings are included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL and Sold Auction listings.								

	Amount	\$/Sqft
Min. List Price:	\$140,000	N/A
Avg. List Price:	\$176,150	N/A
Max. List Price:	\$225,000	N/A
Average Sale Price:	\$147,475	N/A
Recommended List Price		
Min:	<u>\$159,000</u>	<u>\$0</u>
Max:	<u>\$199,000</u>	<u>\$0</u>
Recommended:	<u>\$199,000</u>	<u>\$0</u>

**Note: Comparable listings with SQFT=0 are excluded from all Price/SQFT calculations

How the Recommended Price Looks in the Market



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Company Information

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Knowledge, Expertise & Resources with Your Best Interest 1st