

# Competitive Market Analysis

for

## Terry Emmert



**1249 N Davis ST  
Cornelius, OR 97113**

- Flag Lot Zoned A2 in Cornelius
- Lot is 4356sf Flat & Level a few blocks from Walmart
- Suggest incentive for builder 25% 2yr OWC to get \$92k best price

Area does appear to be growing here. Location is appealing Can post to Adair Builder/home site and TruBuilt.  
Prior Listing 2009 list price was \$69,000.

Recommended Price: **\$88,000** (\$79,000 - \$92,000)



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## Comparables to Your Home

**N 4th ST** **Cornelius 97113 LND SLD \$68,000**



**MLS#:** 16574089 **Status:** SLD **PTax/Yr:** \$21  
**Unit/Lot #:** **# Lots:** 1 **Acres:** 0.22  
**Zoning:** A1-A2 **Wtr Frnt:** N **Area:** 152  
**Lot Size:** 7K-9,999SF **Map Coord:** // **Prop Type:**RESID

**Directions:** Off of TV HWY and N 4th Avenue or off of N Davis

**Remarks:** Great setting for a Duplex at the end of a quiet street! Can also be a single family residence with an ADU or a straight SF with a Conditional Use permit. Call agent for more details. Call Listing Agent for Building requirements and opportunities and more info.

**1056 N DAVIS ST** **Cornelius 97113 LND PEN \$199,000**



**MLS#:** 15226163 **Status:** PEN **PTax/Yr:** \$1,324  
**Unit/Lot #:** **# Lots:** **Acres:** 0.53  
**Zoning:** MSM **Wtr Frnt:** **Area:** 152  
**Lot Size:** 20K-.99AC **Map Coord:** // **Prop Type:**MULTI

**Directions:** 1056 N. Davis St, Cornelius, OR 97113

**Remarks:** Engineering 95% completed for subdivision into 4 lots (two house lots and two duplex lots). Alternative concept plans for 9-unit apartment building, buy adjoining lot to make it 12-units. County is doing half street improvements this year so you do not have to. Get your plans to the city before they start street construction and the county might extend laterals at no cost to you.

**423 N 10th AVE** **Cornelius 97113 LND SLD \$289,500**



**MLS#:** 14114547 **Status:** SLD **PTax/Yr:** \$0  
**Unit/Lot #:** **# Lots:** 1 **Acres:** 1.52  
**Zoning:** A-2 **Wtr Frnt:** **Area:** 152  
**Lot Size:** 1-2.99AC **Map Coord:** 592 / E / 4 **Prop Type:**MULTI

**Directions:** Located behind the Church west side of N. 10th St. End of cul-de-sac.

**Remarks:** Multi Family Development Site. A-2 zoning. Approximately 1.5 acres. Utilities are within 100' Vacant land only. This parcel will be split from a larger adjoining lot and is the responsibility of the buyer. Check with the city for development questions.

**0 NW Hobbs RD** **Cornelius 97113 LND SLD \$315,000**



**MLS#:** 16242822 **Status:** SLD **PTax/Yr:** \$49  
**Unit/Lot #:** **# Lots:** 1 **Acres:** 5.40  
**Zoning:** AF-5 **Wtr Frnt:** N **Area:** 152  
**Lot Size:** 5-6.99AC **Map Coord:** // **Prop Type:**RESID

**Directions:** Susbauer rd to Hobbs to property on right

**Remarks:** 5.4 buildable acres very close to town on paved road. Best home site borders on creek/pond area owned by metro so home site should remain very private. Septic approved for "standard systems" (we had 3 holes approved for flexibility of home placement), Hillsboro school district (please confirm. Beautiful spot to build your dream home. Lots of wildlife yet very near city and shopping. Please try not to trample the crops.

<b>0 NW Cornelius Schefflin RD</b>	<b>Cornelius</b>	<b>97113</b>	<b>LND</b>	<b>SLD</b>	<b>\$330,000</b>
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<b>MLS#:</b> 15437660	<b>Status:</b> SLD	<b>PTax/Yr:</b> \$1,912
<b>Unit/Lot #:</b>	<b># Lots:</b> 1	<b>Acres:</b> 5.93
<b>Zoning:</b> AF-5	<b>Wtr Frnt:</b>	<b>Area:</b> 152
<b>Lot Size:</b> 5-6.99AC	<b>Map Coord:</b> 592 / E / 3	<b>Prop Type:</b> RESID

**Directions:** Cornelius Schefflin Rd just south of Intersection with Spiesschaert Rd

**Remarks:** 5.93 acre Buildable lot. Zoned AF-5. Standard Septic System approval expired. Closest neighbor well 166'-24 gal/m. Small maybe seasonal creek. Ag soil. Room for home, Shop, Garden, animals and more. Rare Valley floor buildable lot very close to High Tech. View of Mt Hood. Only minutes from shopping, schools, work, and rec. Hillsboro Schools. Oregon Realtor owned. UGB decision protects this land as rural for 50 years.

<b>S Heather ST</b>	<b>Cornelius</b>	<b>97113</b>	<b>LND</b>	<b>SLD</b>	<b>\$425,000</b>
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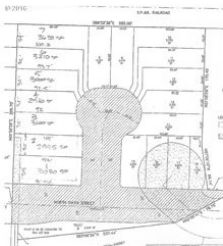


<b>MLS#:</b> 16204179	<b>Status:</b> SLD	<b>PTax/Yr:</b> \$2,026
<b>Unit/Lot #:</b>	<b># Lots:</b>	<b>Acres:</b> 2.03
<b>Zoning:</b> R7	<b>Wtr Frnt:</b>	<b>Area:</b> 152
<b>Lot Size:</b> 1-2.99AC	<b>Map Coord:</b> //	<b>Prop Type:</b> RESID

**Directions:** Baseline, south on 10th, west on Heather

**Remarks:** 2 acres total of raw land in the heart of Cornelius. Zoned R7. 2 adjoining tax lots sold together (R411307 & R411281). Ample street access on S Heather and S 8th streets. Across the street from Harleman Park and Echo Shaw Elementary School. Buyer to do own due diligence with City of Cornelius.

<b>423 N 10TH AVE</b>	<b>Cornelius</b>	<b>97113</b>	<b>LND</b>	<b>SLD</b>	<b>\$494,500</b>
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<b>MLS#:</b> 16696791	<b>Status:</b> SLD	<b>PTax/Yr:</b> \$0
<b>Unit/Lot #:</b>	<b># Lots:</b> 17	<b>Acres:</b> 1.52
<b>Zoning:</b> A-2	<b>Wtr Frnt:</b>	<b>Area:</b> 152
<b>Lot Size:</b> 1-2.99AC	<b>Map Coord:</b> //	<b>Prop Type:</b> RESID

**Directions:** North on 10th to Left on Davis to the culdesac

**Remarks:** Terrific developer & builder opportunity for detached, residential starter homes in a high demand area of Cornelius. Approved development will be shovel ready. The 1.52 acres is approximate and the sale is subject to the final plat approval which is coming soon. Development engineering plans are available.

<b>511 N 26TH AVE</b>	<b>Cornelius</b>	<b>97113</b>	<b>LND</b>	<b>SLD</b>	<b>\$650,000</b>
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<b>MLS#:</b> 16482806	<b>Status:</b> SLD	<b>PTax/Yr:</b> \$2,450
<b>Unit/Lot #:</b>	<b># Lots:</b>	<b>Acres:</b> 1.98
<b>Zoning:</b> R7	<b>Wtr Frnt:</b>	<b>Area:</b> 152
<b>Lot Size:</b> 1-2.99AC	<b>Map Coord:</b> //	<b>Prop Type:</b> RESID

**Directions:** TV HWY, N on 26th Ave to Property

**Remarks:** Zoned R7, 12 potential lots per city. Utilities available. Buyer to verify. Existing home and shop on property. Adjacent to Hobbs Farm Subdivision and borders neighborhood park. Rare opportunity to develop in a great area and market.

<b>925 N 19TH AVE</b>	<b>Cornelius</b>	<b>97113</b>	<b>LND PEN</b>	<b>\$1,200,000</b>
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**MLS#:** 16551486  
**Unit/Lot #:**  
**Zoning:** A2  
**Lot Size:** 10-19.99AC

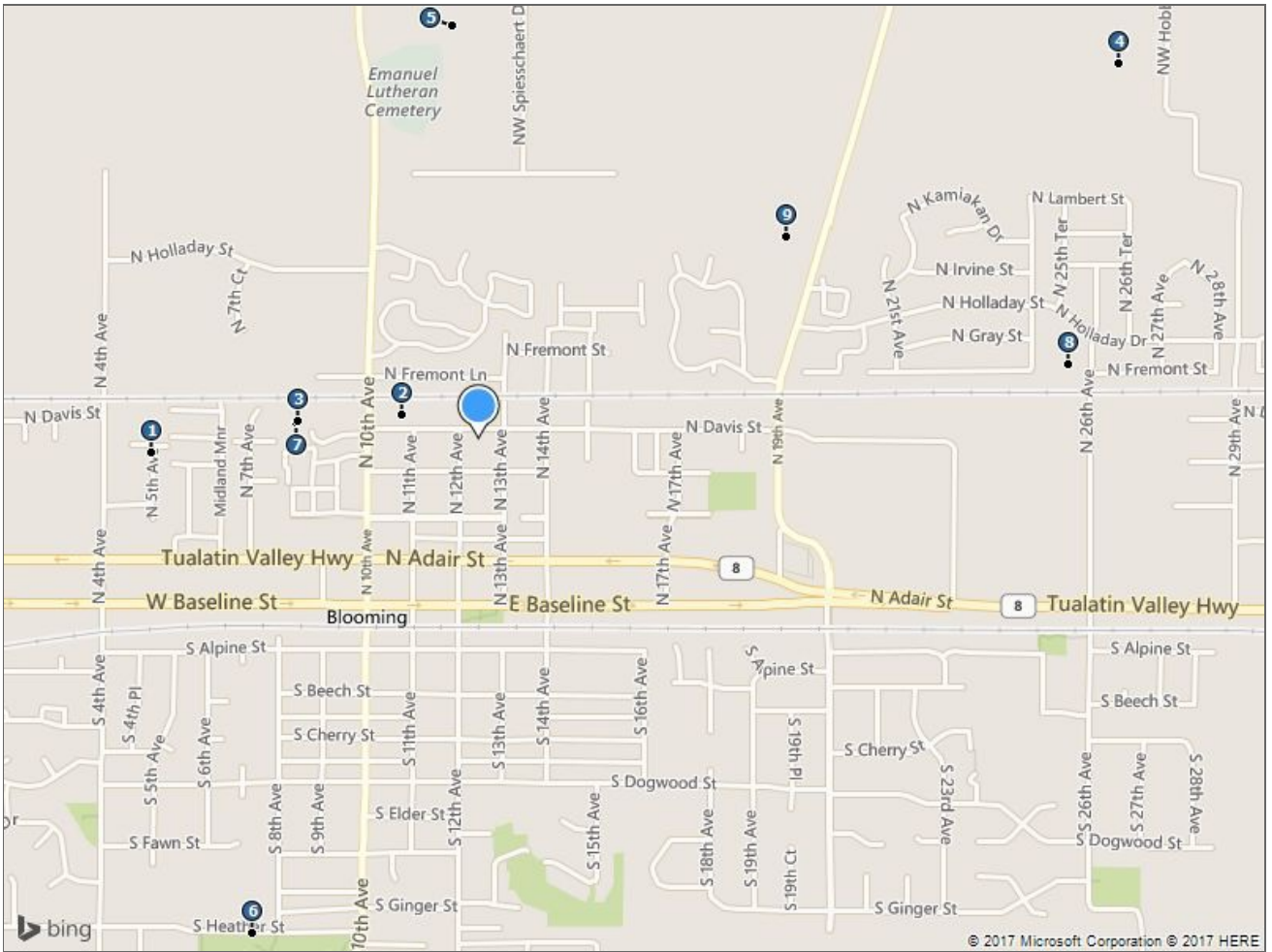
**Status:** PEN  
**# Lots:**  
**Wtr Frnt:**  
**Map Coord:** //

**PTax/Yr:** \$5,272  
**Acres:** 10.91  
**Area:** 152  
**Prop Type:** RESID

**Directions:** Hwy 26 W to Glencoe Rd Exit; Turn Left; R on Zion Church Rd; L on Susbauer (becomes 19th) to Site

**Remarks:** Two tax lots for a total of 10.91 acres included in the sale of this scenic property located in the heart of Cornelius. Primarily level with gentle slope overlooking treed natural area with stream. Zoned A2 with development potential. Buyer to assume responsibility for all due diligence pertaining to intended use. Please do not enter or walk property without listing office approval and without a licensed broker.

**Map of Comparables to Your Home**



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	16574089	N 4th ST	2	15226163	1056 N DAVIS ST	3	14114547	423 N 10TH AVE
4	16242822	0 NW Hobbs RD	5	15437660	0 NW Cornelius Schefflin RD	6	16204179	S Heather ST
7	16696791	423 N 10TH AVE	8	16482806	511 N 26TH AVE	9	16551486	925 N 19TH AVE

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## Summary of Comparable Listings

### Pending Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		152		1249 N Davis ST , Cornelius, OR 97113	Cornelius		\$88,000
LND	15226163	152	MULTI	1056 N DAVIS ST	Cornelius	0.53	\$199,000
LND	16551486	152	RESID	925 N 19TH AVE	Cornelius	10.91	\$1,200,000

### Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		152		1249 N Davis ST , Cornelius, OR 97113	Cornelius		\$88,000
LND	16574089	152	RESID	N 4th ST	Cornelius	0.22	\$68,000
LND	14114547	152	MULTI	423 N 10th AVE	Cornelius	1.52	\$289,500
LND	16242822	152	RESID	0 NW Hobbs RD	Cornelius	5.40	\$315,000
LND	15437660	152	RESID	0 NW Cornelius Schefflin RD	Cornelius	5.93	\$330,000
LND	16204179	152	RESID	S Heather ST	Cornelius	2.03	\$425,000
LND	16696791	152	RESID	423 N 10TH AVE	Cornelius	1.52	\$494,500
LND	16482806	152	RESID	511 N 26TH AVE	Cornelius	1.98	\$650,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

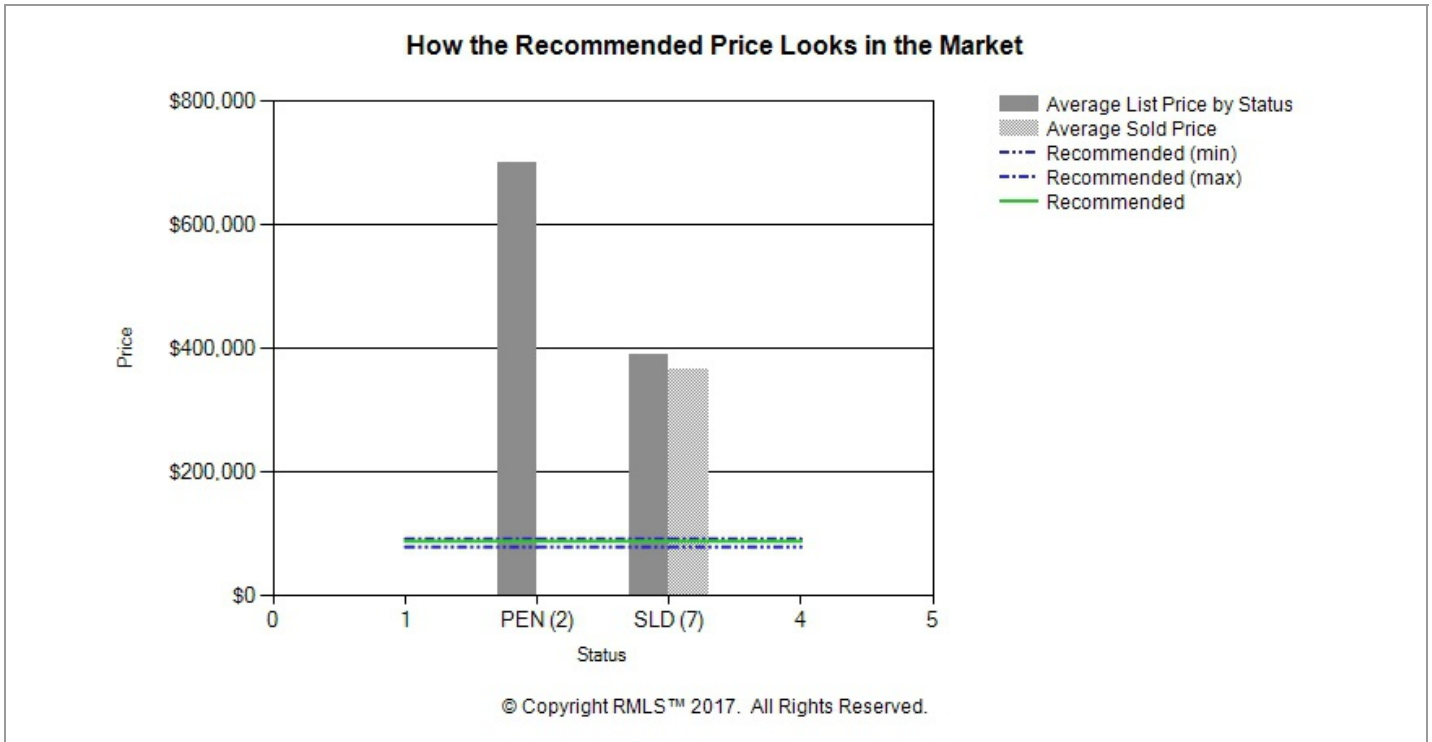
## Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
<b>PEN</b>	2	\$199,000	\$699,500	\$699,500	\$1,200,000	0	0	N/A	396	396
<b>SLD</b>	7	\$68,000	\$367,429	\$330,000	\$650,000	0	0	N/A	219	134
<b>Total Listings:</b>	9	Sold Properties closed averaging <b>93.91%</b> of their Final List Price. This reflects a <b>6.09%</b> 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
<b>Min. List Price:</b>	\$85,000	N/A
<b>Avg. List Price:</b>	\$459,766	N/A
<b>Max. List Price:</b>	\$1,200,000	N/A
<b>Average Sale Price:</b>	\$367,429	N/A
<b>Recommended List Price</b>		
<b>Min:</b>	\$79,000	\$0
<b>Max:</b>	\$92,000	\$0
<b>Recommended:</b>	\$88,000	\$0

\*\*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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