



Presented by: Michael Faunce
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LOTS AND LAND **Status:** CAN **5/29/2017** **7:35:03 PM**
ML#: 11066895 **Area:** 152 **List Price:** \$69,000
Address: 1249 N DAVIS ST **Unit/Lot #:**
City: Cornelius **Zip:** 97113
Additional Parcels: /
Map Coord: 592/E/4 **Zoning:** SFD **List Type:** ER **LR:** N
County: Washington **Tax ID:** R2138040
Subdivision:
Manufhs Okay: **CC&Rs:** N
Elem: Cornelius **Middle:** Neil Armstrong
High: Forest Grove **Prop Type:** RESID
Legal: 2005-034 PARTITION PLAT, LOT 2, ACRES .10
Internet/Address/No Blog/No AVM: Y/Y/I **Offer/Nego:** LA-ONLY

GENERAL INFORMATION

Lot Size: 3K-4,999SF **Acres:** 0.1
Waterfront: / **Body Water:**
Perc Test: / **RdFrntg:**
Seller Disc: EXEMPT **Other Disc:**
Lot Desc:
Topography: LEVEL
Soil Cond:
Lot Dimensions:
Availability: SALE **#Lots:** 1
Rd Surf:
View:
Soil Type/Class:
Present Use:

IMPROVEMENTS

Utilities: POW-AVL, SWR-AVL, WAT-AVL
Existing Structures: N / NONE

REMARKS

XSt/Dir: Baseline, North on 10th, Right on Davis
Private: Lot is behind 1251 N Davis. Please do not disturb occupants of 1251. No sign on property.
Public: Great Buy on this rare, level, buildable lot centrally located just a few blocks from the new Walmart store! Lot is behind 1251 N Davis. Please do not disturb occupants of 1251. No sign on property. MAKE OFFER!!!

FINANCIAL

Property Tax/Yr: \$1,017.32 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5
Crop/Land Lease: **Short Sale:** N **\$ Pre-Approv:** **Total Comm Differs:** N
HOA: Dues: **Other Dues:** **3rd Party:** N **Bank Owned/REO:** N
HOA Incl:
Terms: CASH, CONV, TRADE **Escrow Preference:** WFG/Sunset/Kate

BROKER / AGENT DATA

BRCD: KWRP01 **Office:** Keller Williams Realty Profes. **Phone:** 503-546-9955 **Fax:** 503-336-6310
LPID: TICKNORS **Agent:** Steven Ticknor **Phone:** 503-336-6110 **Cell/Pgr:** 503-209-7355
Email(s) AG: steve@gosteveteam.com
CoLPID: **CoBRCD:** **CoAgent:** **Agent Ext:**
List: 5/11/2011 **Exp:** 7/14/2011 **Show:** CALL-LA, SEERMKS, VACANT **CoPh:**
Tran: 7/14/2011 **Owner:** on record **Poss:** NEGO
Tenant/Other: Call Scott Ticknor to show **Phone:**
Phone: 503-752-1449

COMPARABLE INFORMATION

Pend: **DOM/CDOM:** 64 / 368 **O/Price:** \$69,000 **%SP/OLP:**
Sold: **Terms:** **Sold Price:** **%SP/LP:**
SPID: **S/Ag:** **S/Off:** **S/Off Phone:**

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