

Presented by: Michael Faunce **Agent Full**
 Keller Williams Realty Portland Premiere
Phone: 503-686-8127 **E-mail:** michaelfaunce@kw.com
LOTS AND LAND **Status:** EXP **5/29/2017** **11:22:44 AM**
ML#: 7082109 **Area:** 142 **List Price:** \$425,000
Address: 616 NE 64TH AVE **Unit/Lot #:**
City: Portland **Zip:** 97213
Additional Parcels: Y/
Map Coord: 597/D/5 **Zoning:** R-5 **List Type:** ER **LR:** N
County: Multnomah **Tax ID:** R234493
Subdivision:
Manufhs Okay: N **CC&Rs:**
Elem: Prescott **Middle:**
High: Madison **Prop Type:** MULTI
Legal: PARKHURST ADD & SUB; INC 30' OF VAC ST E OF & ADJ LOT 6 BLOCK 6
Internet/Address/No Blog/No AVM: Y/Y/I **Offer/Nego:**

GENERAL INFORMATION

Lot Size: 10K-14,999SF **Acres:** 0.12 **Lot Dimensions:**
Waterfront: / **Body Water:** **Availability:** SALE **#Lots:** 2
Perc Test: / **RdFrntg:** Y **Rd Surf:** PAVEDRD
Seller Disc: DSCLOSUR **Other Disc:** **View:**
Lot Desc: **Soil Type/Class:**
Topography: LEVEL **Present Use:** RAWLAND, RESIDNC
Soil Cond: NATIVE

IMPROVEMENTS

Utilities: SEWER, WATER
Existing Structures: Y / RESIDNC

REMARKS

XSt/Dir: GLISAN TO N.E. 64TH
Private: THIS PROP SOLD TOGETHER, TAX LOT # 8700 R 234493 879 SQ FT HOUSE CURRENTLY ON LOT & LOT #8800 R234494 IS A VACANT LOT. LOT #8700 IS 5258 SQ FT AND LOT #8800 IS 7935 SQ FT. DND TENANTS, DO UR DUE DILIG W/ CITY OF PDX. . ZNG CAN BE CHANGED TO R-1 WITH APPLICATION TO CITY.
Public: THIS PROPERTY SOLD TOGETHER, TAX LOT #8700 R234493 HAS A 879 SQ FT HOUSE CURRENTLY ON THE LOT AND CORNER LOT #8800 R234494 IS A VACANT LOT. LOT #8700 IS 5258 SQ FT AND LOT #8800 IS 7935 SQ FT. PLEASE DO NOT DISTURB TENANT, DO YOUR DUE DILIGENCE WITH CITY OF PDX. ZONE CAN BE CHANGED TO R-1 W/APP TO CITY OR PDX.

FINANCIAL

Property Tax/Yr: \$1,997.77 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.25
Crop/Land Lease: **Short Sale:** **\$ Pre-Approv:** **Total Comm Differs:**
HOA: Dues: **Other Dues:** **3rd Party:** N **Bank Owned/REO:**
HOA Incl: **Escrow Preference:**
Terms: CASH, CONV, OWNCONT

BROKER / AGENT DATA

BRCD: RWMW04 **Office:** Real Pro NW.com **Phone:** 503-646-3848 **Fax:** 503-646-5208
LPID: RABINRAY **Agent:** Ray Rabin **Phone:** 503-320-4358 **Cell/Pgr:**
Email(s) AG: RRabin@nwlink.com **Agent Ext:**
CoLPID: **CoBRCD:** **CoAgent:** **CoPh:**
List: 8/15/2007 **Exp:** 10/20/2009 **Show:** APTONLY, CALL1ST, VACANT **Poss:** CLOSING
Tran: 10/21/2009 **Owner:** T E **Phone:** 503-320-4358
Tenant/Other: **Phone:**

COMPARABLE INFORMATION

Pend: **DOM/CDOM:** 797 / 1879 **O/Price:** \$495,000 **%SP/OLP:**
Sold: **Terms:** **Sold Price:** **%SP/LP:**
SPID: **S/Agt:** **S/Off:** **S/Off Phone:**