

Presented by: Michael Faunce  
 Keller Williams Realty Portland Premiere  
 Phone: 503-686-8127 E-mail: [michaelfaunce@kw.com](mailto:michaelfaunce@kw.com)  
**LOTS AND LAND** Status: EXP 5/29/2017 10:18:09 AM  
 ML#: 7105084 Area: 143 List Price: \$245,000  
 Address: 8000 SE 62ND AVE Unit/Lot #:  
 City: Portland Zip: 97206  
 Additional Parcels: /  
 Map Coord: 627/D/6 Zoning: R5 List Type: ER LR: N  
 County: Multnomah Tax ID: R336477  
 Subdivision:  
 Manufhs Okay: N CC&Rs:  
 Elem: Whitman Middle: Lane  
 High: Marshall Prop Type: RESID  
 Legal: SECTION 20 1 S 2 E; TL 8100 0.25 ACRES  
 Internet/Address/No Blog/No AVM: Y/Y/I Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 15K-19,999SF Acres: 0.25 Lot Dimensions:  
 Waterfront: N / Body Water: Availability: SALE #Lots: 2  
 Perc Test: N / NONE RdFrntg: Y Rd Surf: PAVEDRD  
 Seller Disc: DSCLOSUR Other Disc: View:  
 Lot Desc: PRIVATE, TREES Soil Type/Class:  
 Topography: LEVEL Present Use: RESIDNC  
 Soil Cond: NATIVE

**IMPROVEMENTS**

Utilities: SEWER, WATER  
 Existing Structures: Y / RESIDNC

**REMARKS**

**XSt/Dir:** SE FLAVEL TO 62ND AVE GO SOUTH TO PROPERTY  
**Private:** TAX LOT # 8100 (R336477) HAS A 482 SQ FT HOUSE ON THE LOT. TAX LOT # 7800 (R336459) IS VACANT. BOTH LOTS ARE SOLD TOGETHER. LOTS MAY BE DIVIDED. BOTH LOTS TOGETHER ARE 15,000+ SQ FT. DO YOUR DUE DILIGENCE WITH THE CITY OF PORTLAND. PLEASE DO NOT DISTURB TENANTS.  
**Public:** TAX LOT # 8100 (R336477) HAS A 482 SQ FT HOUSE ON THE LOT. TAX LOT # 7800 (R336459) IS VACANT. BOTH LOTS ARE SOLD TOGETHER. LOTS MAY BE DIVIDED. BOTH LOTS TOGETHER ARE 15,000+ SQ FT. DO YOUR DUE DILIGENCE WITH THE CITY OF PORTLAND. PLEASE DO NOT DISTURB TENANTS.

**FINANCIAL**

Property Tax/Yr: \$1,197.26 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.25  
 Crop/Land Lease: N Short Sale: \$ Pre-Approv: Total Comm Differs:  
 HOA: Dues: Other Dues: 3rd Party: N Bank Owned/REO:  
 HOA Incl:  
 Terms: CONV, OWC2ND, OWNCNT, TRADE Escrow Preference:

**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](mailto:RRabin@nwlink.com) Agent Ext:  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 List: 10/19/2007 Exp: 11/20/2009 Show: APTONLY, CALL1ST Poss: CLOSING  
 Tran: 11/21/2009 Owner: T E Phone: 503-320-4358  
 Tenant/Other: Phone:

**COMPARABLE INFORMATION**

Pend: DOM/CDOM: 763 / 763 O/Price: \$2,559,000 %SP/OLP:  
 Sold: Terms: Sold Price: %SP/LP:  
 SPID: S/Agt: S/Off: S/Off Phone: