



First American Title™

Customer Service Department
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Comparable Sales Report

Subject Property

* P.P.SF. = Price Per Square Foot

4532 SE Howe Ln Milwaukie 1 3 1 1,094 1954 0.2 \$157,291 * P.%AV. = Price as Percent of Assessed Value



Comparable Property Sales

		Stories	Beds	Baths	Sq. Ft.	Built	Acres	Assessed	Doc Date	Price	P.P.SF.*	P.% A.V.*
9311 SE 55th Ave	Milwaukie	1	2	1	880	1950	0.5	\$143,126	11/07/2017	\$300,000	\$341	210%
4420 SE Fieldcrest	Milwaukie	1	3	1	1,284	1958	0.16	\$155,417	01/19/2018	\$247,100	\$192	159%
4715 SE Fieldcrest	Milwaukie	1	2	1	1,044	1960	0.16	\$157,423	03/30/2018	\$276,700	\$265	176%
5005 SE Winworth Ct	Milwaukie	1	3	2	1,244	1964	0.17	\$188,253	04/18/2018	\$395,100	\$318	210%
9789 SE 51st Ave	Milwaukie	1	3	1	912	1962	0.17	\$144,639	02/23/2018	\$299,400	\$328	207%
10613 SE 52nd Ave	Milwaukie	1	2	1	976	1958	0.29	\$165,407	03/09/2018	\$360,000	\$369	218%

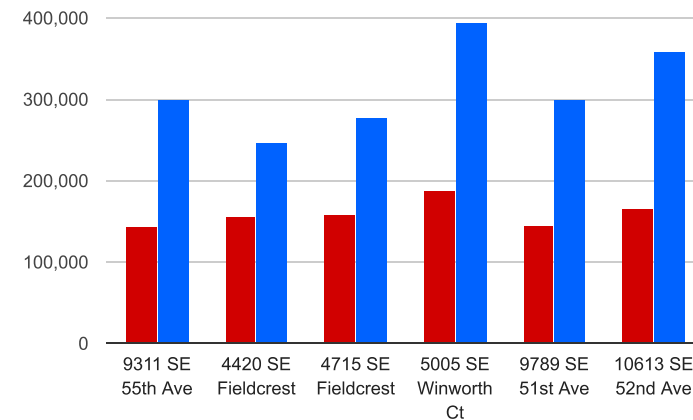
Calculations

	Low	Average	High
Sale Price Range	\$247,100	\$313,050	\$395,100
Price Per Square Foot	\$192	\$302	\$369
Subject Sq.Ft: 1,094	\$210,535	\$330,595	\$403,524
Price as Percent of Assessed Value	159%	196%	218%
Subject Assessed Value: \$157,291	\$250,077	\$309,037	\$342,328

The calculated values in red exceed the highest priced comparable sale in the area searched

Sale Price 
Assessed Value 

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Area Profiled: Arden Park

Report Date: 05/02/2018

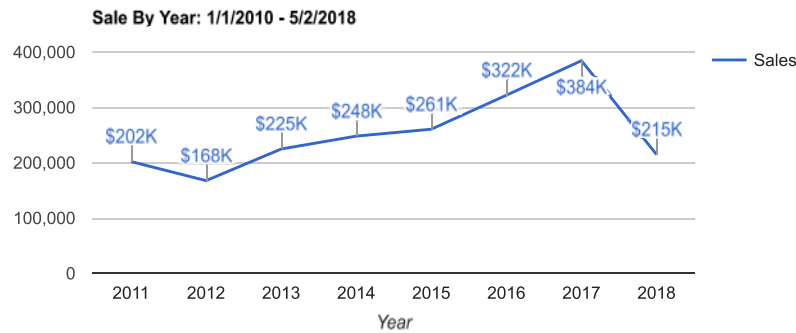
Number of Homes: 97

Homes with Views: 0

Sales Dates: 02/08/1989 - 04/23/2018

Homes on Waterfront: 0

Average Sale Price by Year



Length of Residence

Ownership Duration	#	% of Homes
0-2 Years	13	13%
2-4 Years	8	8%
4-6 Years	11	11%
6-10 Years	8	8%
10-15 Years	21	21%
15-20 Years	16	16%
20+ Years	20	20%

Sales Statistics by Year

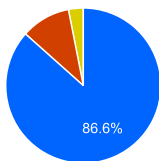
Year	# Sales	Price/SqFt	% Turnover	Avg Sale Price	Min Sale Price	Max Sale Price
2011	3	\$109	3	\$202,000	\$171,000	\$245,000
2012	4	\$80	4	\$167,575	\$125,299	\$220,000
2013	6	\$124	6	\$224,703	\$174,000	\$269,900
2014	6	\$148	6	\$248,017	\$183,600	\$299,999
2015	2	\$235	2	\$260,500	\$255,000	\$266,000
2016	3	\$275	3	\$321,967	\$290,000	\$339,900
2017	5	\$210	5	\$384,400	\$362,000	\$415,000
2018	2	\$107	2	\$214,750	\$43,500	\$386,000

Age of Homes

Year Built	#	% of Homes
< 5 Years	0	0%
5-10 Years	0	0%
10-15 Years	0	0%
15-20 Years	0	0%
20+ Years	97	100%

Owner Occupancy

Owner Occupancy



Owner Mail	#	% of Homes
Owner Occupied	84	87%
In State Non-Owner Occ	10	10%
Out of State	3	3%

Assessed Values

Year Assessment	#	% of Homes
\$1k - \$150k	3	3%
\$151k - \$300k	93	96%
\$301k - \$450k	0	0%
\$451k - \$600k	0	0%
\$601k - \$750k	0	0%
\$751k - \$1M	0	0%
\$1M - \$1.5M	0	0%
\$1.5M+	0	0%



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Market Analysis Report
Lewelling Neighborhood

Subdivision	2015						2016				2017				2018 YTD			
	Units	Bldg SqFt*	Lot SqFt*	Assessed*	YrBltd*	Sales	Price*	Sales	Price*	Appr. '16 vs '15	Sales	Price*	Turn %	Appr. '17 vs '16	Appr. '17 vs '15	PPSF*	Sales	Price*
Unplatted	25	1,589	10,838	\$169,392	1951	0		0			0		0%				0	
Arden Park	11	1,507	8,847	\$175,503	1954	2	\$260,500	3	\$321,967	19.09%	5	\$384,400	45.5%	16.24%	32.23%	\$255	1	\$386,000
Berwyn Villas	9	1,541	8,454	\$153,910	1966	4	\$246,350	3	\$294,667	16.39%	2	\$378,750	22.2%	22.2%	34.95%	\$246	0	
Cinderella Addition	2	1,164	5,988	\$158,870	1966	0		2	\$292,300		0		0%				0	
Cinderella Ct	3	1,109	6,787	\$153,991	1967	2	\$255,000	1	\$325,000	21.53%	0		0%				0	
Cinderella Park	3	1,004	7,253	\$152,857	1970	0		2	\$305,000		1	\$314,000	33.3%	2.86%		\$313	0	
Coday Addition	1	1,721	7,004	\$239,829	1973	0		1	\$329,950		0		0%				0	
Darlington #4	1	2,608	12,118	\$195,029	1925	0		0			1	\$350,000	100%			\$134	0	
David Crest	7	1,483	8,293	\$200,314	1964	1	\$306,000	0			4	\$360,000	57.1%		15%	\$243	2	\$380,050
Derry Acres #1	6	1,820	10,744	\$159,570	1949	1	\$338,460	4	\$298,461	-13.4%	1	\$533,067	16.7%	44.01%	36.5%	\$293	0	
Eden Glade	1	1,172	7,771	\$199,615	1983	0		1	\$271,900		0		0%				0	
Engel Addition	1	1,750	10,045	\$178,125	1954	1	\$309,000	0			0		0%				0	
Fieldcrest	8	1,491	7,010	\$172,369	1960	5	\$276,900	0			2	\$336,524	25%		17.71%	\$226	1	\$247,100
Fieldcrest #3	2	1,603	7,251	\$203,824	1963	0		2	\$365,000		0		0%				0	
Fieldcrest Fractional	8	1,746	7,582	\$187,075	1959	2	\$259,725	2	\$425,000	38.88%	3	\$315,000	37.5%	-34.92%	17.54%	\$180	1	\$276,700
Firwood Meadows	1	1,388	8,050	\$207,630	1997	0		0			0		0%				1	\$340,000
Gibsons Subdivision Of Logus Trs	8	1,949	12,581	\$172,195	1936	3	\$343,000	0			4	\$324,750	50%		-5.61%	\$167	1	\$279,625
Gibsons Subdivision Of The Baptist Campbell Tract	1	1,835	46,609	\$306,111	1920	1	\$479,900	0			0		0%				0	
Gloverland	7	1,580	8,085	\$157,130	1949	2	\$255,750	2	\$261,500	2.19%	2	\$329,450	28.6%	20.62%	22.37%	\$209	1	\$440,000
Hollywood Park	11	1,392	6,991	\$139,963	1939	4	\$251,250	2	\$281,000	10.58%	3	\$330,833	27.3%	15.06%	24.05%	\$238	2	\$272,500
Hollywood Park Annex	1	1,038	7,662	\$141,407	1949	0		1	\$180,500		0		0%				0	
Hollywood Park Annex #2	2	1,392	8,410	\$154,284	1950	0		0			1	\$312,000	50%			\$224	1	\$253,600

Subdivision	2015						2016					2017					2018 YTD	
	Units	Bldg SqFt*	Lot SqFt*	Assessed*	YrBlt*	Sales	Price*	Sales	Price*	Appr. '16 vs '15	Sales	Price*	Turn %	Appr. '17 vs '16	Appr. '17 vs '15	PPSF*	Sales	Price*
Kerry Meadows	1	2,775	7,344	\$312,395	2005	1	\$415,000	0			0		0%				0	
Leone Acres	14	1,672	6,919	\$187,336	1958	5	\$248,400	4	\$331,706	25.11%	5	\$366,140	35.7%	9.4%	32.15%	\$219	0	
Leone Acres #2	3	2,066	7,417	\$200,363	1958	2	\$319,250	0			1	\$253,000	33.3%		-26.18%	\$122	0	
Lovena Farm	1	1,684	5,998	\$164,153	2008	0		1	\$385,000		0		0%				0	
Marchbanks	7	1,815	8,173	\$140,958	1944	2	\$270,673	4	\$304,625	11.14%	1	\$225,000	14.3%	-35.38%	-20.29%	\$124	0	
Martindale	1	660	10,446	\$140,037	1930	0		0			0		0%				1	\$279,900
Mason Hill	4	1,751	6,997	\$198,086	1961	1	\$305,000	1	\$316,900	3.75%	2	\$355,000	50%	10.73%	14.08%	\$203	0	
Meadow Garden Estates	4	1,668	7,935	\$212,693	1987	1	\$315,000	1	\$312,500	-0.8%	1	\$390,000	25%	19.87%	19.23%	\$234	1	\$340,000
Meadowcrest	6	1,507	8,160	\$199,834	1991	1	\$269,000	1	\$319,900	15.91%	3	\$382,467	50%	16.35%	29.66%	\$254	1	\$369,000
Milcrest	1	912	7,240	\$144,639	1962	0		0			0		0%				1	\$299,400
Mullan Heights	1	2,144	8,999	\$185,565	1968	1	\$270,000	0			0		0%				0	
New Lewelling Court	2	1,931	8,795	\$213,834	1970	1	\$295,000	1	\$400,000	26.25%	0		0%				0	
Olson Acres	2	1,668	4,518	\$54,604	1920	0		2	\$135,000		0		0%				0	
Parkway	2	1,105	7,048	\$158,600	1976	0		1	\$265,555		1	\$315,000	50%	15.69%		\$285	0	
Partition Plat 1994-167 Parcel 2	1	2,270	10,280	\$271,459	1995	0		0			1	\$355,000	100%			\$156	0	
Partition Plat 1994-24 Parcel 1	1	1,548	6,098	\$145,441	1905	0		0			1	\$206,000	100%			\$133	0	
Partition Plat 1995-37 Parcel 1	1	1,624	8,560	\$123,920	1948	1	\$215,900	0			0		0%				0	
Partition Plat 1995-73 Parcel 2	1	984	10,001	\$144,535	1950	0		1	\$350,000		0		0%				0	
Partition Plat 1995-77 Parcel 2	1	1,366	7,379	\$214,269	1996	1	\$245,000	0			0		0%				0	
Partition Plat 1995-77 Parcel 3	1	1,384	7,963	\$216,262	1996	1	\$265,000	0			0		0%				0	
Partition Plat 2000-016 Parcel 1	1	2,226	14,810	\$174,315	1938	1	\$282,000	0			0		0%				0	
Partition Plat 2002-084 Parcel 1	1	1,893	9,082	\$200,842	1951	1	\$325,000	0			0		0%				0	
Partition Plat 2003-063 Parcel 1	1	1,952	7,362	\$167,410	1966	1	\$275,000	0			0		0%				0	

Subdivision	Units	2015						2016				2017				2018 YTD		
		Bldg	Lot	Assessed*	YrBlt*	Sales	Price*	Sales	Price*	Appr. ' 16 vs '15	Sales	Price*	Turn %	Appr. ' 17 vs '16	Appr. ' 17 vs '15	PPSF*	Sales	Price*
		SqFt*	SqFt*															
Partition Plat 2004-001 Parcel 1	1	1,811	11,844	\$152,159	1928	1	\$270,000	0			0		0%				0	
Partition Plat 2004-015 Parcel 1	1	2,587	6,970	\$190,913	1940	0		1	\$375,000		0		0%				0	
Partition Plat 2004-068 Parcel 1	1	2,671	7,000	\$267,127	2005	0		0			1	\$380,000	100%			\$142	0	
Partition Plat 2006-106 Parcel 1	1	1,488	8,712	\$201,281	2014	1	\$279,900	0			0		0%				0	
Partition Plat 2014-023 Parcel 2	1	2,486	13,504	\$249,355	2016	0		1	\$168,000		0		0%				0	
Partition Plat 2014-065 Parcel 2	1	1,980	16,117	\$357,789	2015	0		0			0		0%				1	\$495,000
Partition Plat 2014-065 Parcel 3	1	1,704	12,197	\$259,433	2015	1	\$145,000	0			0		0%				0	
Partition Plat 2016-075 Parcel 1	1	1,851	10,550	\$201,454	1929	0		1	\$275,000		0		0%				0	
Partition Plat 2016-083 Parcel 2	1	2,330	11,670	\$266,097	2016	0		1	\$170,000		0		0%				0	
Smith Estates	1	1,689	8,655	\$249,119	1997	0		0			1	\$350,000	100%			\$207	0	
Stanley	4	1,292	8,683	\$137,338	1952	1	\$258,000	3	\$226,667	-13.82%	0		0%				0	
Tambara Meadows	1	1,174	8,638	\$156,563	1920	0		1	\$315,000		0		0%				0	
Tarrybrooks	8	1,058	7,151	\$141,455	1962	3	\$220,833	2	\$287,150	23.09%	3	\$264,300	37.5%	-8.64%	16.44%	\$250	0	
Tarrybrooks #2	3	1,434	7,110	\$180,038	1963	1	\$255,000	1	\$360,000	29.16%	1	\$322,000	33.3%	-11.8%	20.8%	\$225	0	
Tarrybrooks #3	3	1,117	7,104	\$151,925	1962	2	\$265,000	1	\$304,691	13.02%	0		0%				0	
Tarrybrooks #4	8	1,568	9,079	\$178,898	1963	2	\$294,948	2	\$278,000	-6.09%	3	\$339,167	37.5%	18.03%	13.03%	\$216	1	\$395,000
Tarrybrooks #5	6	1,295	7,639	\$158,589	1967	1	\$253,000	1	\$237,500	-6.52%	3	\$309,300	50%	23.21%	18.2%	\$239	1	\$295,000
Tarrybrooks #6	8	1,414	7,318	\$158,900	1963	4	\$243,875	2	\$312,450	21.94%	1	\$289,000	12.5%	-8.11%	15.61%	\$204	1	\$315,000
Team Court	2	1,614	8,379	\$245,334	1962	1	\$336,000	1	\$362,000	7.18%	0		0%				0	
The Logus Tracts	9	1,750	13,621	\$166,376	1941	3	\$276,833	3	\$370,000	25.18%	2	\$295,000	22.2%	-25.42%	6.15%	\$169	1	\$274,000
Town & Country	2	1,791	6,255	\$204,114	1962	0		1	\$380,000		1	\$318,230	50%	-19.41%		\$178	0	
Town & Country #3	1	1,450	5,998	\$191,830	1963	0		1	\$365,000		0		0%				0	
Wells Addition	2	1,252	7,002	\$159,569	1971	0		0			1	\$284,000	50%			\$227	1	\$331,000
Wichita	3	1,964	11,225	\$124,340	1960	2	\$295,000	0			1	\$342,500	33.3%		13.86%	\$174	0	

Subdivision	Units	Bldg SqFt*	Lot SqFt*	Assessed*	YrBlt*	2015		2016			2017				2018 YTD			
						Sales	Price*	Sales	Price*	Appr. ' 16 vs '15	Sales	Price*	Turn %	Appr. ' 17 vs '16	Appr. ' 17 vs '15	PPSF*	Sales	Price*
Winsor Place	5	1,504	5,528	\$218,841	1991	3	\$318,300	2	\$300,500	-5.92%	0	0%				0		