



SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 4/26/07

Taken By: M

SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:

BP# _____

PA# 06-6846 Titus

SP# _____

SI# _____

OTHER: May 22 SS

8725 McKenzie Hwy.
Springfield, OR 97478
April 26, 2007

LANE COUNTY
Land Management Division
125 East 8th Avenue
Eugene, Oregon 97401

Re: Tommy N. & Barbara J. Titus measure 37
claim #PA06-6846

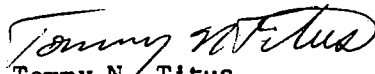
To Whom it May Concern:

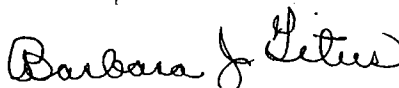
Your continued attention to our claim is appreciated. We hope the accompanying Comparative Market Analysis by our broker, Pamela Windom, meets the county criteria for our claim. We recognize that the previous claim compiled by Frank Walker and Associates was not acceptable by the commissioners.

We believe Ms. Windom's analysis to be well researched and reasonable.

Thank you for your cooperation in this matter.

Respectfully,


Tommy N. Titus


Barbara J. Titus



**CURTIS IRVING
REALTY, INC.**

560 COUNTRY CLUB PKWY., SUITE 200
EUGENE, OR 97401
BUS. (541) 338-3200
FAX (541) 338-3299

April 24, 2007

**Mr. & Mrs. Tom Titus
8725 McKenzie Hwy
Springfield, Oregon 97478**

Mr. & Mrs. Titus:

Attached you will find 2 market analysis reports that will assist in demonstrating the benefit to you, should you choose to subdivide your current, approx. 24 acre, parcel into two large parcels for sale.

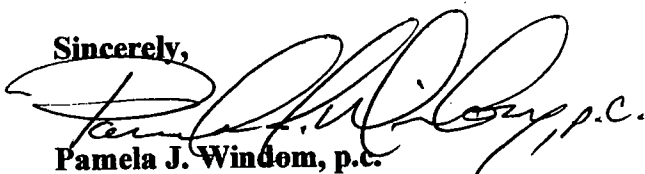
First, let me state that there are few properties of this nature that have sold in recent months, due to current land restriction policies regarding subdivision. This factor makes it difficult to locate comparables. Your parcel is what we consider, close-in, country property. It is of great value in the market place, because of its proximity to town and because it is a larger parcel than most comparables that have sold in recent months.

Secondly, the value of such a parcel is placed largely on the initial home site, beyond the initial approx. 1 acre home site, an appraiser will only add approx. \$6,000-\$8,000 in value (per acre), unless the land has significant and unique value i.e. river frontage

In reviewing the first of the two reports (the report containing acreages with homes), please note that the two sold properties that I feel are closest in comparison are the 2 homes located at 37579 Parsons Creek Road and 93152 Marcola Road. Both of these homes have sold within the past year for \$401,000 and \$425,000 respectively. The property on Marcola Road did have added value in outbuildings, stock pens, pole shed etc. The property on Parsons Creek is 35 acres and the property on Marcola Road is 24 acres. Each property contained 20+ year old fir trees.

Shifting focus to the report containing acreages (bare land only) between 3-15 acres, you will note that the 3 vacant land parcels containing 7 or more acres each sold for over \$215,000. It is my opinion that the difference between selling the home with a 14 acre parcel vs. selling the home with a 24 acre parcel would be a difference of between \$60,000-\$80,000. By subdividing your property into 2 parcels, each containing 10+ acres, and selling the parcels separately you would net an additional \$120,000-\$140,000 plus in revenue. Should you have further questions, please feel free to contact me at (541) 913-9472.

Sincerely,



Pamela J. Windom, p.c.

Broker, CRS, GRI

Coldwell Banker Curtis Irving Realty



Each Office Is Independently Owned And Operated.

Comparative Market Analysis

for

Mr. & Mrs. Titus

SUBJECT PROPERTY

8725 McKenzie Hwy
Springfield, Oregon

*Bare land analysis from
3-15 Acres*

Prepared By:

Pamela Windom, PC
Coldwell Banker CIR

Pamela Windom, P.C.
4/24/2007



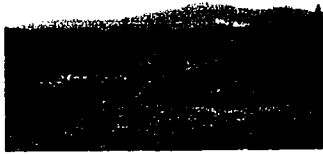
CLRTIS IRVING
REALTY, INC.

This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Comparables to Your Home

Finn Creek	LND	ACT	\$195,000
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02999



ML#: 7034042
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97489
T/Guide: 5B11
Tax Id #: 1562006

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 32.54

Directions: MCKENZIE HWY - EAST OF ANGELS FLIGHT RD. - NORTH ON FINN CREEK

Remarks: 5.73 ACRES OFF THE MAIN ROAD, BUT CONVENIENT TO TOWN. BEAUTIFUL MOUNTAIN VIEWS, PRIVACY, SEPTIC APPROVAL, SPECIAL USE PERMIT (CONDITIONS COMPLETE & READY FOR BUILDING PLANS), NEW WELL DRILLED. HARD TO FIND SECLUDED PROPERTY 1/4 MILE FORM HIGHWAY ON PRIVATE ROAD. VERY SUNNY - GREAT SOLAR POTENTIAL. SELLERS ARE LICENSED REAL ESTATE BROKERS IN OREGON.

44115 McKenzie HWY	LND	ACT	\$225,000
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02999



ML#: 7005387
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97489
T/Guide: 26C13
Tax Id #: 1722287

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 554.67

Directions: MCKENZIE MILE MARKER 22.7. ON N. SIDE PAST E. END OF GREENWOOD DR.LP.

Remarks: THIS BEAUTIFUL 3.5 ACRES JUST PAST LEABURG HAS MOUNTAIN VIEWS, PRIVACY AND SOUTHERN EXPOSURE. THIS BUILDABLE ACREAGE IS OFF THE HWY. AND HAS A PANHANDLE ACCESS FROM HWY. BUILD YOUR DREAM HOME IN THE DESIRABLE MCKENZIE VALLEY. AGENT RELATED TO SELLER.

41441 MCKENZIE HWY	LND	ACT	\$275,000
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02999



ML#: 5080528
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 4B10
Tax Id #: 550531

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 0

Directions: MCKENZIE HWY EAST OF WALTERVILLE

Remarks: BEAUTIFUL COUNTRY SETTING-FANTASTIC 360 VIEW OF HILLS, 48 X 26 BARN, CREEK, LOTS OF DEER AND ELK. GREAT BUILDING SITE.

Little Fall Creek RD	LND	ACT	\$237,700
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02999



ML#: 6085997
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97438
T/Guide: 000
Tax Id #: Not Found

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 0

Directions: JASPER LOWELL ROAD TO LITTLE FALL CREEK ROAD EAST OF 39279 LITTLE FALL

Remarks: WELL 6GPM, STANDARD SEPTIC APPROVAL. NET TIMBER VALUE \$23,500. BEAUTIFUL PICTURESQUE VIEWS, SEVERAL LEVEL BUILDING SITES YEAR ROUND SPRING WITH A 1200 GAL

CONCRETE HOLDING TANK. SELLER TO GIVE A \$9500 CREDIT FOR THE APPROACH AND 300' DRIVEWAY.

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Simeon DR	LND	ACT	\$165,000
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ML#: 7034026
MLS Area: 239
County: Lane
Neighborhood: Levi Landing
Zip Code: 97478
T/Guide: 32119
Tax Id #: 1722543

Bedrooms:
Bathrooms:
Sub-Type: FRM/FOR
Style:
Year Built:
Total SF:
Tax per Year: 492.62

Directions: EAST ONTHURSTON ROAD - NORTH ON 68TH- RIGHT ON SIMEON DRIVE

Remarks: THIS COULD BE AN IDEAL HORSE PROPERTY! POTENTIAL FOR BUILDING SITE, BUYER TO VERIFY [SEE LC #16.212(7)(F)]

Kelso LN	LND	ACT	\$159,000
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ML#: 6040963
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97454
T/Guide: 000
Tax Id #: Not Found

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 0

Directions: MARCOLA ROAD TO MILE POST 18 RIGHT ON EAST KELSO LANE

Remarks: PC1606 BUILD YOUR CUSTOM DREAM HOME ON THIS BEAUTIFUL PRIVATE HOMESITE WITH STUNNING VIEWS. SEPTIC SITE APPROVAL AND POWER AVAILABLE. CALL LISTING OFFICE FOR MORE DETAILS

Kelso LN	LND	ACT	\$159,000
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ML#: 6040964
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97454
T/Guide: 000
Tax Id #: Not Found

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 0

Directions: MARCOLA ROAD TO MILE POST 18 RIGHT ON EAST KELSO LANE

Remarks: PC2833 BUILD YOUR CUSTOM DREAM HOME ON THIS PRIVATE HOMESITE WITH STUNNING VIEWS. SEPTIC SITE APPROVAL AND POWER AVAILABLE. CALL LISTING OFFICE FOR MORE DETAILS

MECHLING RD	LND	ACT	\$235,000
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ML#: 7018594
MLS Area: 250
County: Lane
Neighborhood: 16-02-26-00-01605
Zip Code: 97478
T/Guide: 000
Tax Id #: 1733763

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 778.77

Directions: MARCOLA RD, R ON 2ND SUNDERMAN, L ON GOATS RD, L ON MECHLING

Remarks: LOCATED ON A DEAD END CUL-DE-SAC GRAVEL ROAD-VERY LITTLE TRAFFIC. 200 FEET MOHAWK RIVER FRONTAGE. MARCOLA RD, R ON 2ND SUNDERMAN, L ON GOATS RD, L ON MECHLING

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

38121 JASPER LOWELL RD	LND	PEN	\$199,900
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ML#: 6021423
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97438
T/Guide: 41H4
Tax Id #: 1406428

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 1004.38

Directions: MAIN ST. TO 42ND ST TO JASPERLOWELLRD, GO 1 MI PAST MILL SITE, LT SIDE

Remarks: STUNNING MOUNTAIN AND WILLAMETTE RIVER VIEWS. HUGE SHOP WITH CONCRETE FLOOR. WELL AND SEPTIC ARE IN. MOBILE OF NO VALUE. DO NOT ENTER MOBILE. PROPERTY NEEDS CLEARED. SOLD AS IS. APPROX 10.3-11.7 AC

Dilley LN	LND	PEN	\$224,500
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ML#: 6004037
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97405
T/Guide: 52M16
Tax Id #: Not Found

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 500

Directions: E ON HWY 58, L ON DILLEY (BEFORE THE BRIDGE). NEXT TO AND BEHIND 85412

Remarks: THIS BEAUTIFUL 5 ACRE PARCEL IS SITUATED BACK FROM THE ROAD, ONLY 5 MINUTES TO DOWNTOWN EUGENE - WITH PLEASANT HILL SCHOOLS! PRIVATE AND PASTORAL SETTING. STANDARD SEPTIC APPROVAL. MANUFACTURED HOME ALLOWED. TAXES APPROXIMATE

GOODPASTURE RD	LND	SLD	\$215,000
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ML#: 6013812
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97488
T/Guide: 13B1
Tax Id #: 1218542

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 24.14

Directions: MCKEN. HWY. EAST TO RT. OVER GOODPASTURE COVRD. BR. 4.7 MI. ON RT.

Remarks: OUTSTANDING MCKENZIE RIVER VIEWS FROM ELEVATED LEVEL BUILDING SITE. YEAR-ROUND CREEK RUNS BY BUILDING SITE, ROAD INTO BUILD. SITE. SPECIAL USE PERMIT FOR BUILDING APPROVED BY COUNTY, BUYER TO VERIFY. SEPTIC APPROVED. IN AN AREA OF FINE HOMES, 25 MINS. TO TOWN. RARE OPPORTUNITY!

39874 Deerhorn RD	LND	SLD	\$250,000
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No Photo Available

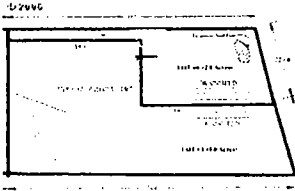
ML#: 5077443
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 33H24
Tax Id #: 103497

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 454.08

Directions: E ON HWY 126, RT ON DEERHORN 2 1/2 MILES, RT AT 39874 UP HILL, BARE LEFT

Remarks: GREAT MCKENZIE VALLEY ACREAGE. PRIVATE SETTING W/4 LEVEL ACRES TO BUILD ON. YEAR ROUND CREEK, WOODED W/DOUG FIR AND HARDWOODS. PROPERTY FITS COUNTY'S SPECIAL USE PERMIT TEMPLATE FOR BUILDING.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

84287 HILLTOP Lot 3**LND****SLD****\$177,000**

ML#: 6101687
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97455
T/Guide: 54O20
Tax Id #: 1318037

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 1315.56

Directions: HWY 58 TO NORTH ON HILLTOP DR.

Remarks: CLOSE IN 5 ACRE LEVEL LOT WITH STANDARD SEPTIC APPROVAL AND WELL BEFORE CLOSE. MANUFACTURED HOUSING ALLOWED. SALE IS SUBJECT TO FINAL SUBDIVISION PLAT APPROVAL. LOT 4 A 2 ACRE PARCEL IS AVAILABLE FOR \$165,000.

38418 PENGRA RD**LND****SLD****\$190,000**

ML#: 6099699
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97438
T/Guide: 55O22
Tax Id #: 1110228

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 302

Directions: JASPER-LOWELL RD. TO PENGRA, ON RIGHT JUST PST PLACE RD.

Remarks: NICE RECTANGULAR SHAPED PARCEL WITH HOME SITE BACK FROM ROAD. BEAUTIFUL FORESTED SETTING. TIMBER CRUISE AVAILABLE. MOBILE HOME OF LITTLE OR NO VALUE. EASY ACCESS TO PARK/BOAT RAMP ON WILLAMETTE.

37026 hwy 58**LND****SLD****\$230,000**

**No Photo
Available**

ML#: 5047440
MLS Area: 234
County: Lane
Neighborhood:
Zip Code: 97455
T/Guide: 10C9
Tax Id #: 4125850




Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 0

Directions: HWY 58 TO 1ST RIGHT TURN PAST PIERLAND FOLLOW SIGNS




Remarks: GENTLE SLOPING PARCEL WITH WELL IN AND POWER AT SITE. LOTS OF TREES, PARTIAL FENCING AND STANDARD SEPTIC APPROVAL, SECLUSION AMONG LARGE TREES, MANUFACTURED HOME OK-YR 2000 OR NEWER AND DOUBLE WIDE.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.




Adjustments to Comparables

							
SUBJECT PROPERTY							
Address	8725 McKenzie Hwy	Finn Creek		44115 McKenzie...		41441 MCKENZIE...	
City	Springfield, Or...	Leaburg		Leaburg		Springfield	
MLS#		7034042		7005387		5080528	
Status		ACT		ACT		ACT	
Price	\$/Sqft \$0	\$ \$195,000		\$225,000		\$275,000	
Sold Price	\$/Sqft						
Sale Date							
DOM							
		\$ Adj		\$ Adj		\$ Adj	
AREA		233		233		233	
ZIP	97478	97489		97489		97478	
PROP TYPE		RESID		RESID		RESID	
ZONING		F2		RR5			
# ACRES	10	5.73		3.42		5	
# LOTS	1	1		1			
LOT SIZE	10-19.99AC	5-9.99AC		3-4.99AC		5-9.99AC	
LOT DESC	WOODED	CLEARED,...		PRIVATE,...			
RD SURFACE							
RD FRONTAGE							
ELE SCHOOL	Thurston	MCKENZIE...		WALTERVILLE		WALTERVILLE	
HIGH SCHOOL	Thurston	MCKENZIE		THURSTON		THURSTON	
WATERFRONT	N	N					
SOIL TYPE	NATIVE			NATIVE			
Other Adjustments							
Total Adjustments:							
Adjusted Price:		\$0	\$195,000	\$225,000		\$275,000	



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY				
Address	8725 McKenzie Hwy	Little Fall Cre...	Simeon DR	Kelso LN
City	Springfield, Or...	Fall Creek	Springfield	Marcola
MLS#		6085997	7034026	6040963
Status		ACT	ACT	ACT
Price	\$/Sqft \$0	\$ \$237,700	\$165,000	\$159,000
Sold Price	\$/Sqft			
Sale Date				
DOM				
AREA		234	239	250
ZIP	97478	97438	97478	97454
PROP TYPE		RESID	FRM/FOR	RESID
ZONING		RR5	E30	
# ACRES	10	5	6.15	3.32
# LOTS	1	1		3
LOT SIZE	10-19.99AC	5-9.99AC	5-9.99AC	3-4.99AC
LOT DESC	WOODED	MRCHTIM,...	PASTURE	
RD SURFACE		PAVEDRD		
RD FRONTAGE		Y		
ELE SCHOOL	Thurston	LUNDY	THURSTON	MARCOLA
HIGH SCHOOL	Thurston	LOWELL	THURSTON	MOHAWK
WATERFRONT	N		Y	
SOIL TYPE	NATIVE		FILLED, ...	
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$0	\$237,700	\$165,000	\$159,000

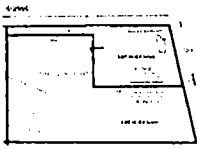

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY				
Address	8725 McKenzie Hwy	Kelso LN	MECHLING RD	38121 JASPER L...
City	Springfield, Or...	Marcola	Springfield	Jasper
MLS#		6040964	7018594	6021423
Status		ACT	ACT	PEN
Price	\$/Sqft \$0	\$ \$159,000	\$235,000	\$199,900
Sold Price	\$/Sqft			
Sale Date				78
DOM				
		\$ Adj	\$ Adj	\$ Adj
AREA		250	250	234
ZIP	97478	97454	97478	97438
PROP TYPE		RESID	RESID	RESID
ZONING				
# ACRES	10	3.71	5.19	11.7
# LOTS	1	4	1	
LOT SIZE	10-19.99AC	3-4.99AC	5-9.99AC	10-19.99AC
LOT DESC	WOODED		CLEARED,...	
RD SURFACE			GRAVLRD	
RD FRONTAGE			Y	
ELE SCHOOL	Thurston	MARCOLA	MOHAWK	LUNDY
HIGH SCHOOL	Thurston	MOHAWK	THURSTON	LOWELL
WATERFRONT	N		Y	
SOIL TYPE	NATIVE		NATIVE	
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$0	\$159,000	\$235,000	\$199,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		SUBJECT PROPERTY				No Photo Available
Address		8725 McKenzie Hwy		Dilley LN	GOODPASTURE RD	39874 Deerhorn RD
City		Springfield, Or...		Eugene	Vida	Springfield
MLS#				6004037	6013812	5077443
Status				PEN	SLD	SLD
Price	\$/Sqft	\$0	\$	\$224,500	\$250,000	\$250,000
Sold Price	\$/Sqft				\$215,000	\$250,000
Sale Date					10/11/2006	3/30/2006
DOM				132	26	12
				\$ Adj	\$ Adj	\$ Adj
AREA				234	233	233
ZIP		97478		97405	97488	97478
PROP TYPE				RESID	RESID	RESID
ZONING					F-2	F2
# ACRES		10		5	10.6	14.3
# LOTS		1			1	1
LOT SIZE		10-19.99AC		5-9.99AC	10-19.99AC	10-19.99AC
LOT DESC		WOODED		PASTURE,...	CLEARED,...	PRIVATE,...
RD SURFACE					PAVEDRD	GRAVLRD
RD FRONTAGE					Y	N
ELE SCHOOL		Thurston		TRENT	MCKENZIE...	WALTERVILLE
HIGH SCHOOL		Thurston		PLEASANT...	MCKENZIE	THURSTON
WATERFRONT		N			N	N
SOIL TYPE		NATIVE			NATIVE	NATIVE
Other Adjustments						
Total Adjustments:						
Adjusted Price:		\$0		\$224,500	\$215,000	\$250,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY				No Photo Available
Address	8725 McKenzie Hwy	84287 HILLTOP ...	38418 PENGRA RD	37026 hwy 58
City	Springfield, Or...	Pleasant Hill	Fall Creek	Pleasant Hill
MLS#		6101687	6099699	5047440
Status		SLD	SLD	SLD
Price	\$/Sqft \$0	\$ \$189,000	\$239,000	\$235,000
Sold Price	\$/Sqft	\$177,000	\$190,000	\$230,000
Sale Date		4/18/2007	4/18/2007	10/28/2005
DOM		91	125	97
		\$ Adj	\$ Adj	\$ Adj
AREA		234	234	234
ZIP	97478	97455	97438	97455
PROP TYPE		RESID	RESID	RESID
ZONING		RR5		RR5
# ACRES	10	5	5.16	7.54
# LOTS	1		1	
LOT SIZE	10-19.99AC	5-9.99AC	5-9.99AC	5-9.99AC
LOT DESC	WOODED		MRCHTIM,...	MRCHTIM,...
RD SURFACE				GRAVLRD
RD FRONTAGE			Y	Y
ELE SCHOOL	Thurston	TRENT	LUNDY	PLEASANT...
HIGH SCHOOL	Thurston	PLEASANT...	LOWELL	PLEASANT...
WATERFRONT	N			N
SOIL TYPE	NATIVE			NATIVE
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$0	\$177,000	\$190,000	\$230,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Summary of Comparables

Active

MLS#	P	Type	Address	City	Area	Acres	Price
			8725 MCKENZIE HWY			10	
7034042	7	RESID	Finn Creek	Leaburg	233	5.73	\$195,000
7005387	2	RESID	44115 McKenzie HWY	Leaburg	233	3.42	\$225,000
5080528	1	RESID	41441 MCKENZIE HWY	Springfield	233	5	\$275,000
6085997	3	RESID	Little Fall Creek RD	Fall Creek	234	5	\$237,700
7034026	2	FRM/FOR	Simeon DR	Springfield	239	6.15	\$165,000
6040963	6	RESID	Kelso LN	Marcola	250	3.32	\$159,000
6040964	5	RESID	Kelso LN	Marcola	250	3.71	\$159,000
7018594	5	RESID	MECHLING RD	Springfield	250	5.19	\$235,000

Pending

MLS#	P	Type	Address	City	Area	Acres	Price
			8725 MCKENZIE HWY			10	
6021423	5	RESID	38121 JASPER LOWELL RD	Jasper	234	11.7	\$199,900
6004037	3	RESID	Dilley LN	Eugene	234	5	\$224,500

Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			8725 MCKENZIE HWY			10	
6013812	4	RESID	GOODPASTURE RD	Vida	233	10.6	\$215,000
5077443	0	RESID	39874 Deerhorn RD	Springfield	233	14.3	\$250,000
6101687	3	RESID	84287 HILLTOP Lot 3	Pleasant Hill	234	5	\$177,000
6099699	8	RESID	38418 PENGRA RD	Fall Creek	234	5.16	\$190,000
5047440	0	RESID	37026 hwy 58	Pleasant Hill	234	7.54	\$230,000

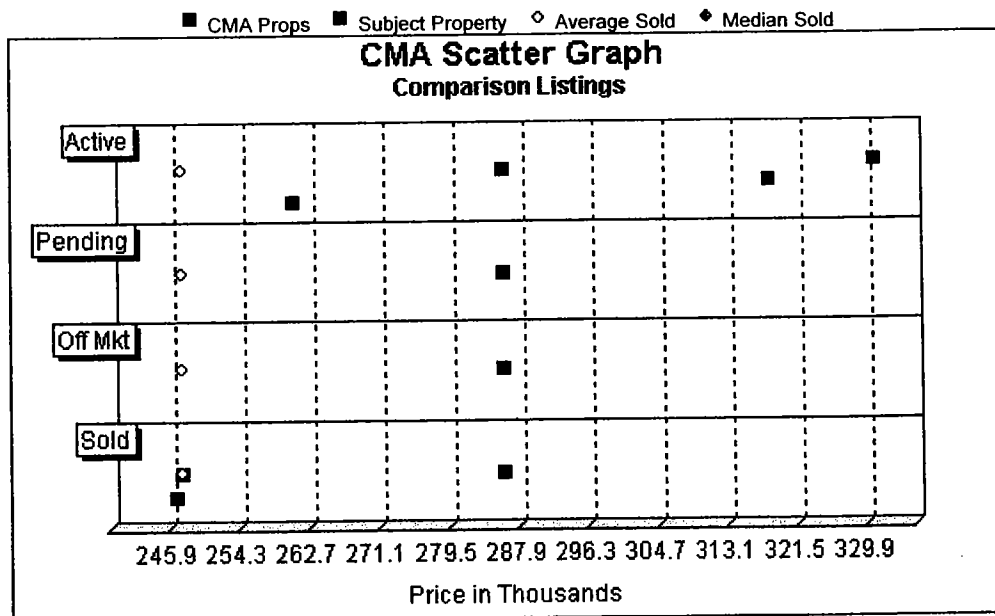
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$Sqft
Active	8	\$206,338	\$159,000	\$275,000	0	\$0
Pending	2	\$212,200	\$199,900	\$224,500	0	\$0
Sold	5	\$212,400	\$177,000	\$250,000	0	\$0
Total Listings	15	Sold Properties closed averaging 91.32% of their Final List Price. This reflects a 8.68% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$212,400	\$0
Min. List Price	\$189,000	\$0
Max. List Price	\$250,000	\$0
Suggested List Price	\$	\$

How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparative Market Analysis

for

Mr. & Mrs. Titus

SUBJECT PROPERTY

8725 McKenzie Hwy
Springfield, Oregon

3 Bedrooms ♦ 2 Bathrooms

Home Plus Acreage

Prepared By:

Pamela Windom, PC
Coldwell Banker CIR

4/24/2007

Pamela Windom, P.C.



CLRTIS IRVING
REALTY, INC.

Equal Housing Opportunity National Equal Housing Opportunity

This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

© 2006



Presented By: Pamela Windom, PC
Coldwell Banker CIR

Client IDX

RESIDENTIAL
ML#: 6048968
City: Springfield
County: Lane
Elem: MOHAWK
High: THURSTON
Nhood/Bldg:

Status: SLD
Area: 250
Zip: 97478
Zoning:

4/25/2007 **5:44:17 AM**
List Price: \$395,000
Condo Loc/Lvl:

Middle: BRIGGS
PropType: DETACHD

GENERAL INFORMATION

Lot Size: 20-49.99AC
Waterfront:
River/Lake:

Acres: 35
View:
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: PRIVATE, SLOPED, TREES
Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 448 **SFSrc:** county **#Bdrms:** 4 **#Lvl:** 2
Main SQFT: 996 **TotUp/Mn:** 1444 **Style:** 2STORY
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 1 / CARPORT
Total SQFT: 1444 **Roof:** SHINGLE **Exterior:** VINYL

Year Blt: 1970 / **Green:**
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ PELLSTV
Bsmt/Fnd: CRAWLSP

REMARKS

Public: Comfortable cozy home located on 35 private and quiet acres but not isolated. 15 acres of 25 yr old trees.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 14 X 16 /
Kitchen: M / 9 X 12 /
Dining: M / 9 X 12 /
Family: / /

Mstr Bd: M / 12 X 12 /
2nd Bd: M / 10 X 12 /
3rd Bd: M / 10 X 12 /
4TH-BD U / 10 X 14 /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 1.1
Lower Lvl: 0.0
Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: FS-RANG
Interior:
Exterior: GARDEN, SPRNKLR

Accessibility:
Cool: HT-PUMP
Water: WELL

Hot Water: ELECT
Sewer: SEPTIC

Heat: HT-PUMP
Insul: CEILING, FLOOR, WALL

Fuel: ELECT

FINANCIAL

PTax/Yr: 98500
HOA Dues:
HOA Incl:

Rent, If Rented:
Other Dues:

COMPARABLE INFORMATION

Pend: 6/22/2006 **DOM:** 9 **Sold:** 8/9/2006 **Terms:** CONV **O/Price:** \$395,000 **Sold:** \$401,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Pamela Windom, PC
Coldwell Banker CIR

Client IDX

RESIDENTIAL
ML#: 7009563
City: Marcola
County: Lane
Elem: MARCOLA
High: MOHAWK
Nhood/Bldg:

Status: SLD 4/25/2007 5:44:17 AM
Area: 250 List Price: \$457,000
Zip: 97454 Condo Loc/Lvl:
Zoning: Middle:
PropType: DETACHD

GENERAL INFORMATION

Lot Size: 20-49.99AC
Waterfront:
River/Lake:

Acres: 24
View: MNTAIN
Seller Disc: DSCLOSUR

Lot Dimensions:
Lot Desc: PRIVATE, SECLDED, WOODED
Other Disc: LBP

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: COREC
Main SQFT: 936 TotUp/Mn: 936
Lower SQFT: 0 Parking:
Total SQFT: 936 Roof: METAL

#Bdrms: 3 #Lvl: 1
Style: FARMHSE
#Garage: 2 / CARPORT
Exterior: T-111

Year Blt: 1930 / APPROX Green:
Home Wrnty: 55+ w/Affidavit Y/N:
#Fireplaces: 1/ PROPANE
Bsmt/Fnd: CRAWLSP

REMARKS

Public: CUTE LITTLE COUNTRY HOME ON 24 SECLUDED ACRES. 6 STOCK PENS, 3 UNFENCED PASTURES, SEVERAL OUTBUILDINGS, OLD BARN 20X30 POLE SHED. SOME 20YR OLD FIR AND OLDER MIXED SPECIES TREES, AND APPLE, PEAR AND CHERRY TREES. MH PAD.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 17 /
Kitchen: M / 10 X 11 / KIT&DR
Dining: M / 7 X 11 /
Family: / /

Mstr Bd: M / 12 X 12 /
2nd Bd: M / 8 X 12 /
3rd Bd: M / 8 X 8 /
/ /
/ /

Baths - Full.Part
Upper Lvl: 0.0
Main Lvl: 1.1
Lower Lvl: 0.0
Total Bth: 1.1

FEATURES AND UTILITIES

Kitchen: DISHWAS, FS-RANG
Interior: CEILFAN
Exterior: BARN, OUTBULD, RV-PARK, RV-HKUP
Accessibility: 1LEVEL, WD-DOOR, WD-HALL
Cool: NONE Hot Water: ELECT
Water: WELL Sewer: SEPTIC

Heat: WALL
Insul: CEILING, WALL

Fuel: ELECT

FINANCIAL

PTax/Yr: 417.24 Rent, If Rented:
HOA Dues: Other Dues:
HOA Incl:

COMPARABLE INFORMATION

Pend: 2/28/2007 DOM: 33 Sold: 4/3/2007 Terms: CASH O/Price: \$457,000 Sold: \$425,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparables to Your Home

87498 CEDAR FLAT RD	RES	ACT	\$299,900
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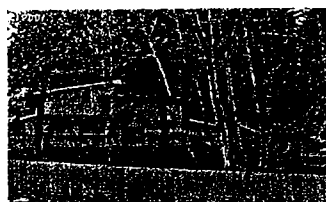
ML#: 6082502
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 000
Tax Id #: 103026

Bedrooms: 4
Bathrooms: 1
Sub-Type: DETACHD
Style: 2STORY
Year Built: 1950
Total SF: 1894
Tax per Year: 1426.48

Directions: HWY 126 (R) ON CEDAR FLATS TO PROPERTY

Remarks: PC2151 GREAT HOME IN A GREAT COUNTY LOCATION WITH CREEK FRONTAGE AND POND. RECENTLY REMODELED, POTENTIAL PASTURE AREA, RVP AND ROOM FOR A SHOP, DON'T MISS SECOND CIRCLE DRIVEWAY. GREAT PRICE, HURRY WON'T LAST.

87576 CEDAR FLAT RD	RES	ACT	\$449,900
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ML#: 7019332
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 53018
Tax Id #: 102960

Bedrooms: 5
Bathrooms: 4
Sub-Type: DETACHD
Style: CUSTOM
Year Built: 1920
Total SF: 3679
Tax per Year: 2432.01

Directions: HWY 126 RIGHT ON CEDAR FLAT AND RIGHT AT THE "Y" TO PROPERTY

Remarks: PC2140 WOW! SUPER UNIQUE CUSTOM HOME LOCATED ON THE RIPPLING CEDAR CREEK, HEAR THE CREEK FROM ONE OF THE TWO MASTER SUITES, VAULTED CEILINGS, WOOD FLOORS, GREAT ROOM, PRIVATE FEEL SURROUNDS THIS WONDERFUL HOME, ROOM FOR SHOP AND GARDEN AREA. DON'T MISS THIS WONDERFUL HOME AT A GREAT PRICE!

4579 Jasper RD	RES	ACT	\$525,000
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ML#: 6091509
MLS Area: 239
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 41J16
Tax Id #: 561843

Bedrooms: 3
Bathrooms: 2
Sub-Type: DETACHD
Style: FARMHSE, RANCH
Year Built: 1945
Total SF: 2143
Tax per Year: 2120.7

Directions: EAST ON MAIN, RIGHT ON 42ND, LEFT ON JASPER, CORNER JASPER & CLEARWATER

Remarks: GREAT LITTLE 2 FAMILY FARM. RAISE KIDS - CRITTERS - PLANTS. WONDERFUL OLD FARMHOUSE & ORCHARD. FANTASTIC OUT BUILDINGS (8,000 + SQ. FEET) USED TO BE AN EGG RANCH AND VEGETABLE FARM. IN ABOUT 4 1/2 YEARS THE CITY SEWER WILL COME BY AND YOU CAN DIVIDE UP ABOUT 15 LOTS AND BUILD HOUSES!

36300 CAMP CREEK RD	RES	BMP	\$469,900
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ML#: 7027211
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 31H18
Tax Id #: 110518


Bedrooms: 4
Bathrooms: 2.1
Sub-Type: DETACHD
Style: FARMHSE
Year Built: 1913
Total SF: 2128
Tax per Year: 2632.85

Directions: E. ON HWY 126, EXIT GO N. ON 42ND ST., RT. ON MARCOLA, RT. ON CAMP CREEK

Remarks: BEAUTIFUL 4.5 ACRE PROPERTY WITH A YEAR ROUND CREEK RUNNING THROUGH IT! THIS IS YOUR CHANCE TO LIVE THE COUNTRY DREAM. PROPERTY INCLUDES HISTORIC BARN, FRUIT

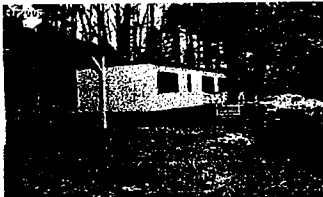
TREES, THREE CAR GARAGE WITH SHOP, AND A FENCED AND CROSS FENCED YARD.

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

88130 MILLICAN RD		RES	PEN	\$265,000
	ML#:	6094764	Bedrooms:	4
	MLS Area:	233	Bathrooms:	2
	County:	Lane	Sub-Type:	RES-MFG
	Neighborhood:		Style:	TRI-WDE
	Zip Code:	97478	Year Built:	2004
	T/Guide:	0B9	Total SF:	1643
	Tax Id #:	100543	Tax per Year:	1035

Directions: 126 EAST TO MILLICAN - ON THE LEFT

Remarks: THIS HOME IS LIKE NEW AND IS PRICED TO SELL! LEVEL LAND WITH TREES AND OUT BUILDINGS. FENCED AND CROSS FENCED. OWNERS NEED TO DOWN SIZE FOR HEALTH REASONS. BUYER TO VERIFY ALL MEASUREMENTS. TAXES, FARM DEFERRAL.

38866 DEERHORN RD		RES	SLD	\$237,500
	ML#:	6024282	Bedrooms:	2
	MLS Area:	233	Bathrooms:	1
	County:	Lane	Sub-Type:	RES-MFG
	Neighborhood:		Style:	MANUFHS
	Zip Code:	97478	Year Built:	1975
	T/Guide:	0A0	Total SF:	564
	Tax Id #:	1210713	Tax per Year:	441.16

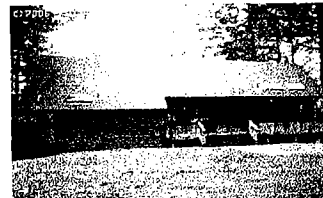
Directions: HWY 126 THROUGH CEDAR FLATS, RIGHT ON DEERHORN - 1/4 MILE

Remarks: PC2564 SMALL SHOP - 10X12. OLDER MOBILE HOME, THIS IS A GREAT-GREAT BUILDING LOT OVERLOOKING THE MCKENZIE RIVER. WELL IS IN, SEPTIC IS IN, POWER & ROAD. ONLY ABOUT 1/4 MILE UP FOR HWY 126. JUST OUTSIDE OF CEDAR FLATS, CLOSE IN LOT. PLACE TO BUILD!

88294 MILLICAN RD		RES	SLD	\$242,500
No Photo Available	ML#:	6070950	Bedrooms:	3
	MLS Area:	233	Bathrooms:	2
	County:	Lane	Sub-Type:	RES-MFG
	Neighborhood:		Style:	MANUFHS
	Zip Code:	97478	Year Built:	1998
	T/Guide:	0A0	Total SF:	1296
	Tax Id #:	99794	Tax per Year:	1358.13

Directions: PAST THURSTON; HWY 126, JUST PAST CEDAR FLATS, (L) ON MILLICAN

Remarks: 1998 BUILT SKYLINE, COVERED ENTRY W/DECK, LARGE DETACHED SHOP WITH 220/110, 20X20 GREENHOUSE, DECORATIVE CONCRETE STONE, DECKING & KOI POND, SPRINKLERS IN FRONT, MASTER W/VAULTED CEILING & SET AWAY FROM OTHER ROOMS, KITCHEN HAS EATING BAR & PANTRY, OPEN FLOOR PLAN

40181 BOOTH KELLY RD		RES	SLD	\$365,000
	ML#:	6027956	Bedrooms:	3
	MLS Area:	233	Bathrooms:	2
	County:	Lane	Sub-Type:	DETACHD
	Neighborhood:		Style:	CONTEMP, 2STORY
	Zip Code:	97478	Year Built:	1978
	T/Guide:	39J12	Total SF:	2929
	Tax Id #:	1236874	Tax per Year:	2796.83

Directions: HWY 126 E., RT ON DEERHORN, RT ON BOOTH KELLY

Remarks: GREAT COUNTRY PROPERTY. WONDERFUL ARCHITECTURAL LINES, HARDWOOD FLOORS AND AN ABUNDANCE OF LIGHT MAKE THIS A GREAT HOME FOR YOUR FAMILY. DECK AROUND MOST OF THE HOME AND A WOOD STOVE ADD CHARACTER. COULD EASILY BE A FIVE BEDROOM. ONE OF THE BEDROOMS LISTED HAS NO CLOSET.

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

36606 MCGOWAN VIEW LN	RES	SLD	\$162,900
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**No Photo
Available**

ML#: 6083147
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 9B18
Tax Id #: 1391299

Bedrooms: 3
Bathrooms: 2
Sub-Type: RES-MFG
Style: DBL-WDE, RANCH
Year Built: 1985
Total SF: 1456
Tax per Year: 1284.12

Directions: MARCOLA RD LEFT ON HILL RIGHT ON MCGOWAN FIRST ROAD ON RIGHT

Remarks: PERFECT COUNTRY PROPERTY BARN, GARAGE, SHOP & PUMP HOUSE ALMOST NEW & PERFECT!! GREAT FOR HORSES OR ANY ANIMALS. VINYL FENCING FOR SEPARATE PASTURE USE. BARN FEATURES 5 STALLS, WATER TO ALL STALLS, TACK/OFFICE ROOM AND SPECIAL HAY STORAGE & FEED AREAS.

88464 STEPHENS RD	RES	SLD	\$220,000
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ML#: 6024726
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 84C12
Tax Id #: 4084347

Bedrooms: 3
Bathrooms: 2
Sub-Type: RES-MFG
Style: MANUFHS
Year Built: 1992
Total SF: 1000
Tax per Year: 1339

Directions: CAMP CREEK ROAD, NORTH ON STEPHENS ROAD

Remarks: TERRIFIC CLOSE IN COUNTRY PROPERTY THAT IS PERFECT FOR HORSES! LEVEL GROUND, GREAT LOCATION THAT IS QUIET AND PRIVATE. PERFECT SPOT FOR A LOVELY CUSTOM HOME. SMALL OUTBUILDINGS THAT ARE GREAT FOR STORAGE.

36769 TRESTLE DR	RES	SLD	\$279,000
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ML#: 6035881
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 4A8
Tax Id #: 1352267

Bedrooms: 2
Bathrooms: 2
Sub-Type: RES-MFG
Style: DBL-WDE
Year Built: 1972
Total SF: 1435
Tax per Year: 730.59

Directions: MARCOLA RD TO PARSONS CRK. R BOILERCRK, STRAIGHT ON TRESTLE

Remarks: PC1171 BEAUTIFUL SECLUDED PROPERTY WITH LOTS OF CREEK FRONTAGE. 2 SEPTICS, 2 WELLS, READY FOR A HARDSHIP WITH COUNTY'S APPROVAL. HAS A 2ND ROOF COVERING. 2 SINGLE CAR GARAGES. SOME TIMBER VALUE. TOTAL PRIVACY BUT STILL A SUNNY LOCATION. A RARE FIND. VERY COMFORTABLE HOME.

92619 PIOCH LN	RES	SLD	\$380,000
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ML#: 6065464
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 6B11
Tax Id #: 1180569

Bedrooms: 3
Bathrooms: 2
Sub-Type: DETACHD
Style: RANCH
Year Built: 1973
Total SF: 1670
Tax per Year: 1701.68

Directions: MARCOLA RD. , PARSONS CRK. RD. , RIGHT ON PIOCH

Remarks: SWEET HOUSE AND LAND. REMODELED DWN TO THE STUDS IN 2001. LIKE NEW. OAK FLRS, HICKORY CABINETS, NEW ELEC. & PLUMBING, VINYL WINDOWS, JET TUB, FRENCH DOORS, HEAT PUMP, NEW ROOF & GUTTERS, AND NEW APPL. PASTURE, GOOD WELL, CRK, SHOP, AND A GOAT BRN. APPT. ONLY, DON'T DISTURB THE SELLERS.

SCHOOL AVAILABILITY SUBJECT TO CHANGE.

37579 PARSONS CREEK RD	RES	SLD	\$401,000
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ML#: 6048968
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 10A20
Tax Id #: 1180593

Bedrooms: 4
Bathrooms: 1.1
Sub-Type: DETACHD
Style: 2STORY
Year Built: 1970
Total SF: 1444
Tax per Year: 98500

Directions: MARCOLA RD., 4 MILES PAST SPR CR. TURN LEFT

Remarks: COMFORTABLE COZY HOME LOCATED ON 35 PRIVATE AND QUIET ACRES BUT NOT ISOLATED. 15 ACRES OF 25 YR OLD TREES.

93152 MARCOLA RD	RES	SLD	\$425,000
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ML#: 7009563
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97454
T/Guide: 7A12
Tax Id #: 1440807




Bedrooms: 3
Bathrooms: 1.1
Sub-Type: DETACHD
Style: FARMHSE
Year Built: 1930
Total SF: 936
Tax per Year: 417.24

Directions: MARCOLA RD. ON LEFT JUST BEFORE PASCHELKE BR.

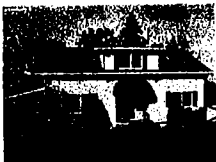


Remarks: CUTE LITTLE COUNTRY HOME ON 24 SECLUDED ACRES. 6 STOCK PENS, 3 UNFENCED PASTURES, SEVERAL OUTBUILDINGS, OLD BARN 20X30 POLE SHED. SOME 20YR OLD FIR AND OLDER MIXED SPECIES TREES, AND APPLE, PEAR AND CHERRY TREES. MH PAD.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.


Adjustments to Comparables

		SUBJECT PROPERTY				
Address		8725 McKenzie Hwy		87498 CEDAR FL...	87576 CEDAR FL...	4579 Jasper RD
City		Springfield, Or...		Springfield	Springfield	Springfield
MLS#				6082502	7019332	6091509
Status				ACT	ACT	ACT
Price	\$/Sqft	\$0	\$0	\$299,900	\$449,900	\$525,000
Sold Price	\$/Sqft					
Sale Date						
DOM						
				\$ Adj	\$ Adj	\$ Adj
Bedrooms		3	4		5	3
Bathrooms		2	1		4	2
Area			233		233	239
Zip		97478	97478		97478	97478
Type		DETACHD	DETACHD		DETACHD	DETACHD
Style		RANCH	2STORY		CUSTOM	FARMHSE,...
Total Sqft		1692	1894		3679	2143
Year Built		1955	1950		1920	1945
Lot Size		20-49.99AC	3-4.99AC		3-4.99AC	3-4.99AC
Elem School		Thurston	WALTERVILLE		THURSTON	MT VERNON
High School		Thurston	THURSTON		THURSTON	THURSTON
Garage			ATTACHD		OVRSIZE	DETACHD
Heating			WALL, WO...		FOR-AIR	FOR-AIR,...
Ext Desc			OTHER		OTHER	LAP
Other Adjustments						
Total Adjustments:						
Adjusted Price:		\$0	\$299,900	\$449,900	\$525,000	




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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY				
Address	8725 McKenzie Hwy	36300 CAMP CRE...	88130 MILLICAN RD	38866 DEERHORN RD
City	Springfield, Or...	Springfield	Springfield	Springfield
MLS#		7027211	6094764	6024282
Status		BMP	PEN	SLD
Price	\$/Sqft \$0	\$469,900	\$265,000	\$249,000
Sold Price	\$/Sqft \$0	\$469,900	\$265,000	\$237,500
Sale Date				4/26/2006
DOM		0	164	4
			\$ Adj	\$ Adj
Bedrooms	3	4	4	2
Bathrooms	2	2.1	2	1
Area		250	233	233
Zip	97478	97478	97478	97478
Type	DETACHD	DETACHD	RES-MFG	RES-MFG
Style	RANCH	FARMHSE	TRI-WDE	MANUFHS
Total Sqft	1692	2128	1643	564
Year Built	1955	1913	2004	1975
Lot Size	20-49.99AC	3-4.99AC	3-4.99AC	5-9.99AC
Elem School	Thurston	CAMP CREEK	WALTERVILLE	WALTERVILLE
High School	Thurston	THURSTON	THURSTON	THURSTON
Garage				ATTACHD
Heating		HT-PUMP	HT-PUMP	FOR-AIR
Ext Desc		MANMADE	T-111	ALUM
Other Adjustments				
Total Adjustments:				
Adjusted Price:		\$0	\$469,900	\$265,000
				\$237,500



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY		No Photo Available			No Photo Available	
Address	8725 McKenzie Hwy	88294 MILLICAN RD	40181 BOOTH KE...	36606 MCGOWAN ...		
City	Springfield, Or...	Springfield	Springfield	Springfield		
MLS#		6070950	6027956	6083147		
Status		SLD	SLD	SLD		
Price	\$/Sqft \$0	\$265,000	\$385,000	\$379,950	\$204	\$261
Sold Price	\$/Sqft	\$242,500	\$365,000	\$162,900	\$187	\$112
Sale Date		8/14/2006	10/17/2006	11/21/2006		
DOM		134	129	11		
			\$ Adj	\$ Adj		\$ Adj
Bedrooms	3	3	3	3		
Bathrooms	2	2	2	2		
Area		233	233	250		
Zip	97478	97478	97478	97478		
Type	DETACHD	RES-MFG	DETACHD	RES-MFG		
Style	RANCH	MANUFHS	CONTEMP,...	DBL-WDE,...		
Total Sqft	1692	1296	2929	1456		
Year Built	1955	1998	1978	1985		
Lot Size	20-49.99AC	3-4.99AC	3-4.99AC	5-9.99AC		
Elem School	Thurston	WALTERVILLE	WALTERVILLE	MOHAWK		
High School	Thurston	THURSTON	THURSTON	THURSTON		
Garage		DETACHD	DETACHD	OVRSIZE		
Heating		HT-PUMP	FOR-AIR,...	FOR-AIR		
Ext Desc		OTHER, T...	WOOD	PANEL		
Other Adjustments						
Total Adjustments:						
Adjusted Price:	\$0	\$242,500	\$365,000	\$162,900		

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		SUBJECT PROPERTY				
Address		8725 McKenzie Hwy	88464 STEPHENS RD	36769 TRESTLE DR	92619 PIOCH LN	
City		Springfield, Or...	Springfield	Springfield	Springfield	
MLS#			6024726	6035881	6065464	
Status			SLD	SLD	SLD	
Price	\$/Sqft	\$0	\$0	\$220,000	\$220	\$279,000
Sold Price	\$/Sqft			\$220,000	\$220	\$279,000
Sale Date			6/2/2006	10/6/2006	10/23/2006	
DOM			15	93	47	
				\$ Adj	\$ Adj	\$ Adj
Bedrooms		3	3	2	3	
Bathrooms		2	2	2	2	
Area			250	250	250	
Zip		97478	97478	97478	97478	
Type		DETACHD	RES-MFG	RES-MFG	DETACHD	
Style		RANCH	MANUFHS	DBL-WDE	RANCH	
Total Sqft		1692	1000	1435	1670	
Year Built		1955	1992	1972	1973	
Lot Size		20-49.99AC	3-4.99AC	5-9.99AC	3-4.99AC	
Elem School		Thurston	CAMP CREEK	MARCOLA	MARCOLA	
High School		Thurston	THURSTON	MOHAWK	MOHAWK	
Garage				DETACHD		
Heating			FOR-AIR	FOR-AIR,...	HT-PUMP	
Ext Desc			OTHER	METAL	BRD&BTN,...	
Other Adjustments						
Total Adjustments:						
Adjusted Price:		\$0	\$220,000	\$279,000	\$380,000	

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

SUBJECT PROPERTY					
Address	8725 McKenzie Hwy	37579 PARSONS ...	93152 MARCOLA RD		
City	Springfield, Or...	Springfield	Marcola		
MLS#		6048968	7009563		
Status		SLD	SLD		
Price	\$/Sqft \$0	\$395,000	\$457,000	\$274	\$488
Sold Price	\$/Sqft \$0	\$401,000	\$425,000	\$278	\$454
Sale Date		8/9/2006	4/3/2007		
DOM		9	33		
				\$ Adj	\$ Adj
Bedrooms	3	4	3		
Bathrooms	2	1.1	1.1		
Area		250	250		
Zip	97478	97478	97454		
Type	DETACHD	DETACHD	DETACHD		
Style	RANCH	2STORY	FARMHSE		
Total Sqft	1692	1444	936		
Year Built	1955	1970	1930		
Lot Size	20-49.99AC	20-49.99AC	20-49.99AC		
Elem School	Thurston	MOHAWK	MARCOLA		
High School	Thurston	THURSTON	MOHAWK		
Garage		CARPORT	CARPORT		
Heating		HT-PUMP	WALL		
Ext Desc		VINYL	T-111		
Other Adjustments					
Total Adjustments:					
Adjusted Price:		\$0	\$401,000		\$425,000

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Summary of Comparables

Active

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	DETACHD	8725 MCKENZIE HWY			3	2	1692	
6082502	8 DETACHD	87498 CEDAR FLAT RD	Springfield	233	4	1	1894	\$299,900
7019332	8 DETACHD	87576 CEDAR FLAT RD	Springfield	233	5	4	3679	\$449,900
6091509	8 DETACHD	4579 Jasper RD	Springfield	239	3	2	2143	\$525,000

Bumpable Buyer

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	DETACHD	8725 MCKENZIE HWY			3	2	1692	
7027211	7 DETACHD	36300 CAMP CREEK RD	Springfield	250	4	2.1	2128	\$469,900

Pending

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	DETACHD	8725 MCKENZIE HWY			3	2	1692	
6094764	5 RES-MFG	88130 MILLICAN RD	Springfield	233	4	2	1643	\$265,000

Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	DETACHD	8725 MCKENZIE HWY			3	2	1692	
6024282	4 RES-MFG	38866 DEERHORN RD	Springfield	233	2	1	564	\$237,500
6070950	0 RES-MFG	88294 MILLICAN RD	Springfield	233	3	2	1296	\$242,500
6027956	8 DETACHD	40181 BOOTH KELLY RD	Springfield	233	3	2	2929	\$365,000
6083147	0 RES-MFG	36606 MCGOWAN VIEW LN	Springfield	250	3	2	1456	\$162,900
6024726	6 RES-MFG	88464 STEPHENS RD	Springfield	250	3	2	1000	\$220,000
6035881	8 RES-MFG	36769 TRESTLE DR	Springfield	250	2	2	1435	\$279,000
6065464	7 DETACHD	92619 PIOCH LN	Springfield	250	3	2	1670	\$380,000
6048968	1 DETACHD	37579 PARSONS CREEK RD	Springfield	250	4	1.1	1444	\$401,000
7009563	1 DETACHD	93152 MARCOLA RD	Marcola	250	3	1.1	936	\$425,000

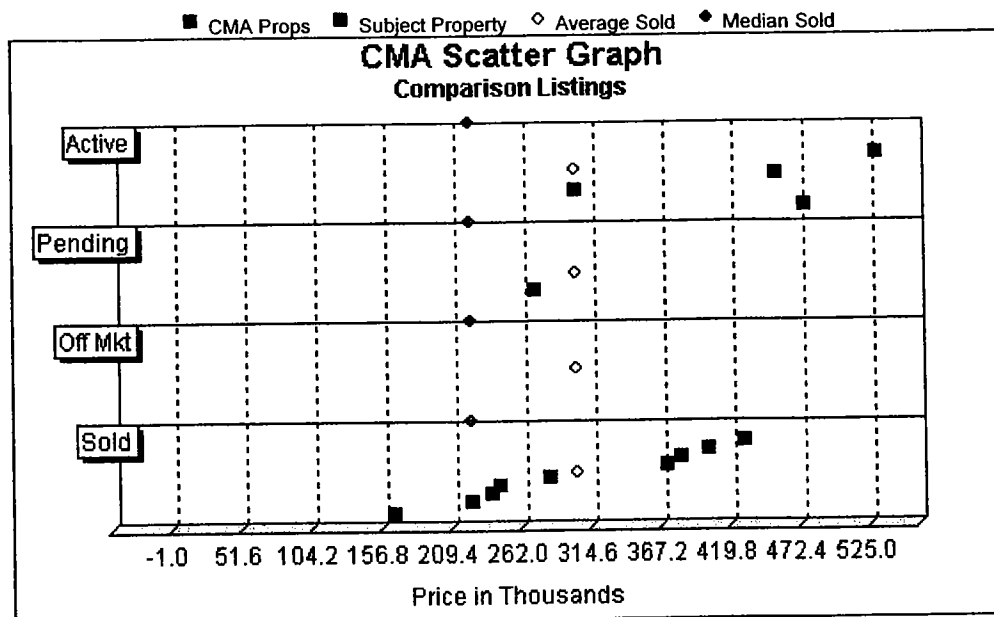
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Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$Sqft
Active	4	\$436,175	\$299,900	\$525,000	2461	\$177
Pending	1	\$265,000	\$265,000	\$265,000	1643	\$161
Sold	9	\$301,433	\$162,900	\$425,000	1414	\$213
Total Listings	14	Sold Properties closed averaging 89.98% of their Final List Price. This reflects a 10.02% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$301,433	\$213
Min. List Price	\$220,000	\$220
Max. List Price	\$457,000	\$488
Suggested List Price	\$	\$

How the Suggested Price Looks in the Market



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