

ValuePoint®4 Report

For Property Located At:

2414 NE 47TH AVE PORTLAND, OR 97213-1916Owner Name: **FRIEL JAMES I / FRIEL ANNELLE L**

Valuation Result

Estimated Value:	\$418,000
Estimated Value Range:	\$392,000 - \$480,000
Value As Of:	06/18/2008
Processed Date:	06/18/2008
Score:	83
Forecast Standard Deviation:	14
Comment:	VP4 Valuation Successful

Last Market Sale Information:

Sale Price:	\$392,000
Recording/Sale Date:	01/11/2008 / 01/10/2008
Sale Type:	
Seller Name:	VISSER ELIZABETH W
1 st Mtg Amount:	\$313,600
1 st Mtg Type:	CONVENTIONAL
2 nd Mtg Amount:	

Prior Sale Information:

Prior Sale Price:	
Prior Recording/Sale Date:	/
Prior Sale Type:	
Prior Seller Name:	
Prior 1 st Mtg Amount:	
Prior 1 st Mtg Type:	

Location Information:

County:	MULTNOMAH, OR	APN:	R259332
Census Tract:	0027.01	Township Name:	
Absentee Owner :	Y		

Property Information:

Living Area:	1777	Land Use:	SFR
Total Rooms:		Lot Area:	5000
Bedrooms:	4	Year Built / Eff:	1910 / 1940
Bath(F/H):	1 /	Air Conditioning:	
Pool:		Fireplace:	1
# of Stories:	2	Parking:	

Tax Information:

Assessed Value:	\$429,330	Assessed Year:	2007
Land Value:	\$138,000	Improvement Value:	\$291,330

Area Market Sales

For Property Located At

2414 NE 47TH AVE PORTLAND, OR 97213-1916

Comp#: 1		Distance From Subject: 0.26 (miles)		
Address:	2755 51ST AVE PORTLAND OR 97213			
Owner Name:	WOOD CHRISTOPHER R			Total Living Area: 1834.0
Seller Name:	NESBIT ROGER W & LYNNE J			Total Rooms:
APN:	R260546	Land Use:	SFR	Bedrooms: 3
County:	MULTNOMAH, OR	Parking:	2	Bath(F/H): 1 /
Sale Price:	\$425,000	Prior Sale Price:	\$195,000	Year Built: 1914
Sale Date:	12/07/2007	Prior Sale Date:	05/00/1997	Air Conditioning:
1 st Mortgage Amount:	\$403,750	Lot Area:	5000.0	Fireplace: 1
Total Assessed Value:	\$417,460	Number of Stories:	1	Pool:
Comp#: 2		Distance From Subject: 0.30 (miles)		
Address:	2214 41ST AVE PORTLAND OR 97212			
Owner Name:	HARRIS HENRY P			Total Living Area: 1744.0
Seller Name:	PARKER TRAVIS			Total Rooms:
APN:	R262601	Land Use:	SFR	Bedrooms: 4
County:	MULTNOMAH, OR	Parking:	1	Bath(F/H): 1 / 1
Sale Price:	\$405,000	Prior Sale Price:	\$269,900	Year Built: 1947
Sale Date:	09/24/2007	Prior Sale Date:	08/14/2002	Air Conditioning:
1 st Mortgage Amount:	\$324,000	Lot Area:	5000.0	Fireplace: 1
Total Assessed Value:	\$372,340	Number of Stories:	1	Pool:
Comp#: 3		Distance From Subject: 0.50 (miles)		
Address:	1726 55TH AVE PORTLAND OR 97213			
Owner Name:	LITTLE JASON C			Total Living Area: 1770.0
Seller Name:	SUPNET MARIA L			Total Rooms:
APN:	R156670	Land Use:	SFR	Bedrooms: 4
County:	MULTNOMAH, OR	Parking:	1	Bath(F/H): 1 / 1
Sale Price:	\$424,900	Prior Sale Price:	\$232,500	Year Built: 1912
Sale Date:	08/27/2007	Prior Sale Date:	06/13/2001	Air Conditioning:
1 st Mortgage Amount:	\$265,000	Lot Area:	5000.0	Fireplace: 1
Total Assessed Value:	\$337,510	Number of Stories:	1	Pool:
Comp#: 4		Distance From Subject: 0.05 (miles)		
Address:	2436 46TH AVE PORTLAND OR 97213			
Owner Name:	JENSEN KEITH R			Total Living Area: 1727.0
Seller Name:	NORTON KATHRYN L			Total Rooms:
APN:	R259354	Land Use:	SFR	Bedrooms: 3
County:	MULTNOMAH, OR	Parking:	1	Bath(F/H): 1 / 1
Sale Price:	\$430,000	Prior Sale Price:	\$165,000	Year Built: 1909
Sale Date:	08/24/2007	Prior Sale Date:	03/03/2000	Air Conditioning:
1 st Mortgage Amount:	\$322,500	Lot Area:	4850.0	Fireplace: 1
Total Assessed Value:	\$432,190	Number of Stories:	2	Pool:
Comp#: 5		Distance From Subject: 0.09 (miles)		
Address:	2545 48TH AVE PORTLAND OR 97213			
Owner Name:	MATHISON MICHAEL L			Total Living Area: 1615.0
Seller Name:	FERGUSON DAVID J & MARIANNE T			Total Rooms:
APN:	R259246	Land Use:	SFR	Bedrooms: 3
County:	MULTNOMAH, OR	Parking:	1	Bath(F/H): 1 /
Sale Price:	\$402,000	Prior Sale Price:	\$244,000	Year Built: 1912
Sale Date:	07/02/2007	Prior Sale Date:	11/15/2002	Air Conditioning:
1 st Mortgage Amount:	\$321,600	Lot Area:	5000.0	Fireplace: 1
Total Assessed Value:	\$373,620	Number of Stories:	1	Pool:

* (If you see the * in the front of the address,) this property has transferred ownership more than once within two years from the valuation date.