



Presented By: Kelly Hagglund
 Keller Williams Realty Port Pr
Phone: 503-538-4531 **E-mail:** listings@thekellygroup.net
RESIDENTIAL **Status:** SLD **3/4/2011** **11:31:26 AM**
ML#: 10073153 **Area:** 167 **List Price:** \$64,900
Addr: 19245 FALLS CITY RD **Unit#:**
City: Dallas **Zip:** 97338 **Condo Loc/Lvl:**
Map Coord: 0/A/0 **Zoning:** R
County: Polk **Tax ID:** 298375
Elem: FALLS CITY **Middle:** LACREOLE
High: FALLS CITY **PropType:** DETACHD
Nhood/Bldg:
Legal: Falls City

GENERAL INFORMATION

Lot Size: 20K-.99AC **# Acres:** 0.25 **Lot Dimensions:** 177x61
Waterfront: **View:** TERRITR **Lot Desc:** LEVEL
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 390 **SFSrc:** county **#Bdrms:** 3 **# Bth:** 1 **#Lvl:** 2 **Year Blt:** 1905 /
Main SQFT: 764 **TotUp/Mn:** 1154 **Style:** 2STORY **Green:** / /
Lower SQFT: 0 **Parking:** OFF-STR **#Garage:** 2 / CARPORT **#Fireplaces:** / /
Total SQFT: 1154 **Roof:** COMP **Exterior:** LAP, VINYL **Bsmt/Fnd:**
Home Wrnty: N **55+ w/Affidavit Y/N:** N

REMARKS

XSt/Dir: West on falls City Hwy-right side just before city limits.
Public: Home is "as Is" no exceptions.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M / /	Baths - Full.Part
Kitchen: / /	2nd Bd: / /	Upper Lvl: 0.0
Dining: / /	3rd Bd: / /	Main Lvl: 1.0
Family: / /	/ /	Lower Lvl: 0.0
/ /	/ /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen:
Interior:
Exterior:
Accessibility:
Energy Eff:
Water: WELL **Sewer:** SEPTIC **Hot Water:** **Cool:** **Heat:** OTHER
Fuel: OIL

FINANCIAL

PTax/Yr: \$848.96 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOA Dues: **Other Dues:**

COMPARABLE INFORMATION

Pend: 12/8/2010 **DOM:** 92 **Sold:** 3/2/2011 **Terms:** CASH **O/Price:** \$69,900 **Sold:** \$62,500

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



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Client Full
Phone: 503-538-4531 **E-mail:** listings@thekellygroup.net
RESIDENTIAL **Status:** SLD **3/4/2011** **11:31:26 AM**
ML#: 10085917 **Area:** 169 **List Price:** \$249,900
Addr: 1454 NW RANIER LOOP **Unit#:**
City: Salem **Zip:** 97304 **Condo Loc/Lvl:**
Map Coord: 0//0 **Zoning:** RS
County: Polk **Tax ID:** 536693
Elem: OTHER **Middle:** WALKER
High: WEST SALEM **PropType:** DETACHD
Nhood/Bldg: West Hill Estates
Legal: WEST HILL ESTATES PHASE 7 LOT 188
[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 7K-9,999SF **# Acres:** 0.2 **Lot Dimensions:** 80X110
Waterfront: **View:** MNTAIN **Lot Desc:** BUSLINE, HILLY
Body Water: **Seller Disc:** EXEMPT

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** 1799 **#Bdrms:** 3 **# Bth:** 2 **#Lvl:** 1 **Year Blt:** 1997 / UNKNOWN
Main SQFT: 1799 **TotUp/Mn:** 1799 **Style:** 1STORY **Green:** /
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 3 / ATTACHD **#Fireplaces:** 1 / GAS
Total SQFT: 1799 **Roof:** COMP **Exterior:** LAP **Bsmt/Fnd:** CONCRET, CRAWLSP
Home Wrnty: **55+ w/Affidavit Y/N:** N

REMARKS

XSt/Dir: Orchard Height to Chapman Rt to Ranier
Public: Beautiful West Salem Neighborhood. Open and beautiful, One level, Immaculate open with large rooms. Triple car garage with TONS of built in storage. Large deck, beautiful fenced private yard. Roof Top Mt View.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 16 X 11 / HI-CEIL	Mstr Bd: M / / VAULTED, WI-CLOS	Baths - Full.Part
Kitchen: M / 16 X 10 / EAT-BAR, GASAPPL	2nd Bd: M / / WI-CLOS	Upper Lvl: 0.0
Dining: M / / FIREPL	3rd Bd: M / / CLO-ORG	Main Lvl: 2.0
Family: M / / VAULTED, CEILFAN	/ / /	Lower Lvl: 0.0
/ / /	/ / /	Total Bth: 2.0

FEATURES AND UTILITIES

Kitchen: GASAPPL, BI-MICO, DISHWAS, DISPOSL, FS-RANG, BTL-PAN
Interior: LAUNDRY, GAR-OPN, CEILFAN, OWSECUR, WW-CARP
Exterior: DECK, YARD
Accessibility: 1LEVEL
Energy Eff:
Water: PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS **Cool:** CENTAIR **Heat:** FOR-AIR
Fuel: GAS

FINANCIAL

PTax/Yr: \$3,665.85 **Rent, If Rented:** **Short Sale:** N **Bank Owned:** N
HOA Dues: /YR **Other Dues:**

COMPARABLE INFORMATION

Pend: 1/29/2011 **DOM:** 88 **Sold:** 2/28/2011 **Terms:** VA **O/Price:** \$249,900 **Sold:** \$199,900

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