



**Oregon
Farm & Home**
★ B R O K E R S ★



(Next To) 8575 Hoffman Rd

Paul Terjeson

pterjy@kw.com

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY 

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



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PARCEL MAP

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

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1121 NW 9th Ave Corvallis 97330

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Boundary
41.14 acres

VRD



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BUILDER BOOK

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Builder Developer Information



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List Pack



POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **574622**
Tax Lot: **842000 402**
Owner: Gentemann Living Trust Etal
CoOwner:
Site:
OR
Mail: 14647 E 53rd St
Yuma AZ 85367
Zoning: Independence-AD - Airport Development
Std Land Use: AMSC - Agricultural Misc
Legal:
Twn/Rng/Sec: T:08S R:04W S:20 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$826,800.00**
Market Land: **\$826,800.00**
Market Impr:
Assessment Year: **2021**
Assessed Total: **\$14,852.00**
Exemption:
Taxes: **\$264.98**
Levy Code: 1330
Levy Rate: 18.3779

SALE & LOAN INFORMATION

Sale Date:
Sale Amount:
Document #:
Deed Type:
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 22.13 Acres (963,983 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 13J - Central School District
Census: 1018 - 020303
Recreation:

POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

May 27, 2021 2:57:55 pm

Account #	574622	Tax Status	ASSESSABLE
Map #	084200000402	Acct Status	ACTIVE
Code - Tax #	1330-574622	Subtype	NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name GENTEMANN LIVING TRUST ETAL
Agent GENTEMANN WILLIAM GARY, TR ETAL

Deed Reference # See Record
Sales Date/Price See Record
Appraiser SCHMIDT, DOUG

In Care Of
Mailing Address 14647 E 53RD ST
 YUMA, AZ 85367

Prop Class	440	MA	SA	NH	Unit
RMV Class	300	04	03	000	71124-1

Situs Address(s)			Situs City		
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1330 Land	826,800			Land	0
Impr.	0			Impr.	0
Code Area Total	826,800	1,098,650	14,852		0
Grand Total	826,800	1,098,650	14,852		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
1330	0	<input checked="" type="checkbox"/>		PA	Farm Use Unzoned	100	A	2.56	B3	006*	95,650
1330	0	<input checked="" type="checkbox"/>		PA	Farm Use Unzoned	100	A	19.57	B4	006*	731,150
Grand Total								22.13			826,800

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S): ■ FARM POT'L ADD'L TAX LIABILITY ■ FARM DEFERRAL ADDED 2013 Deferral #3649		

Comments: 2017 - RMV adjusted, see notes for land adjustment RH 4/17
 Partition from TL 400 for 2011. DS 8/11
 Partition Plat after 1/2011 so balanced MAV between TL's. For 2012, put RMV of land through exception for new taxable value. DS 8/2011
 Check with City of Independence prior to creating new MAV for correct zoning. DS 8/2011

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-May-2021

Tax Account #	574622	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1330
Situs Address		Interest To	Jun 15, 2021

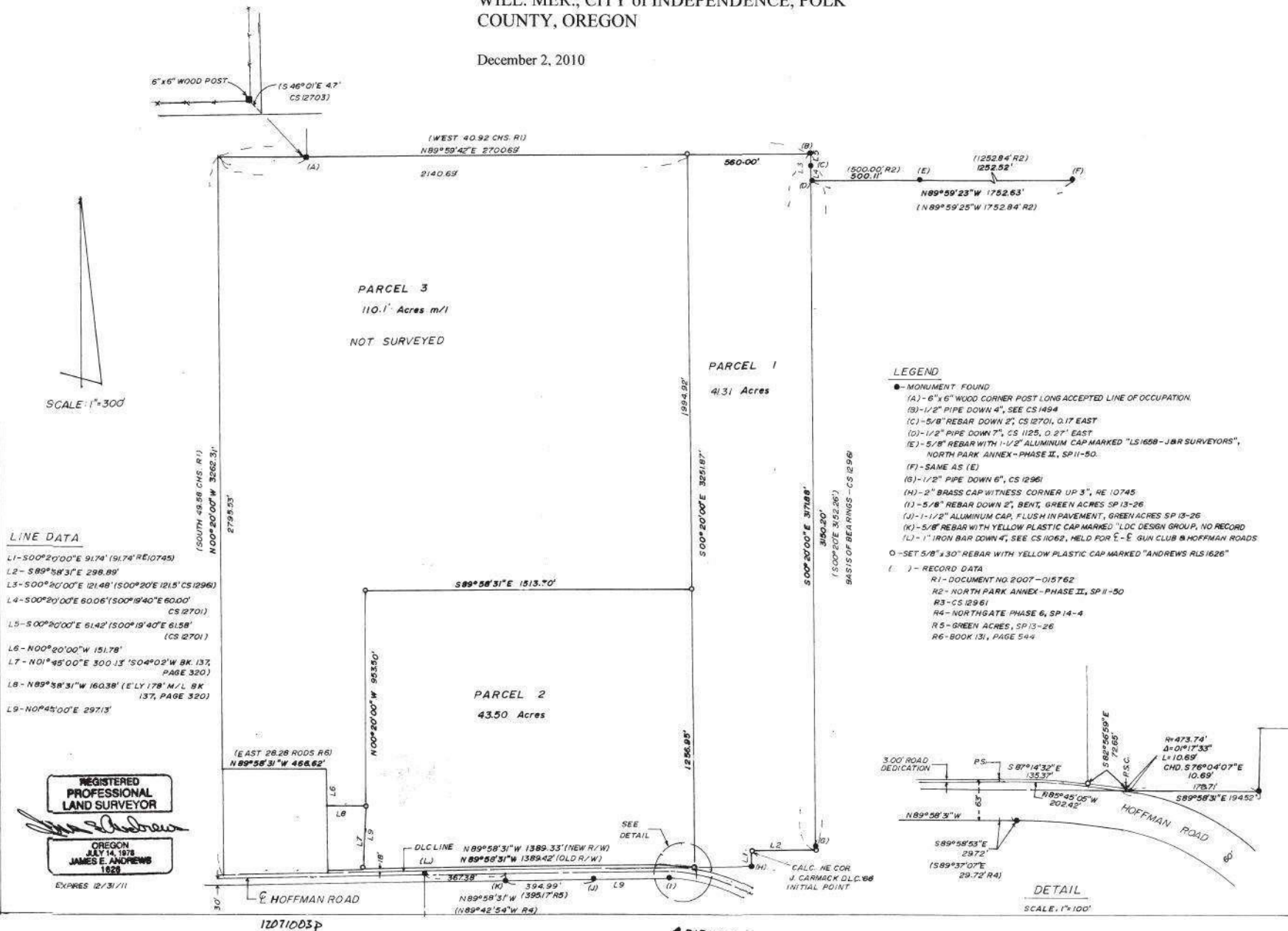
Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$264.98	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.87	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.52	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.15	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.29	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.10	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.65	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.82	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$209.93	Nov 15, 2011
Total		\$0.00	\$0.00	\$0.00	\$0.00		

PARTITION PLAT NO. 2011-0016

LOCATED IN: SOUTH HALF, SECTION 17, and
NORTH HALF, SECTION 20, TWP. 8 S, RGE. 4 W.,
WILL. MER., CITY OF INDEPENDENCE, POLK
COUNTY, OREGON

December 2, 2010



Surveyed By:
 James Andrews Surveying
 P.O. Box 195
 1301 S.W. 4th Avenue
 Mill City, Oregon 97360
 Ph. 503-859-2653

PARTITION PLAT NO. 2011-0016

LOCATED IN: SOUTH HALF, SECTION 17, and
NORTH HALF, SECTION 20, TWP. 8 S, RGE. 4 W.,
WILL. MER., CITY OF INDEPENDENCE, POLK
COUNTY, OREGON

December 2, 2010

SURVEYOR'S CERTIFICATE

I, James E. Andrews, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that during the month of December, 2010, I did accurately survey and mark with proper monuments the land represented on the attached map, the boundaries being described as follows:

Beginning at the calculated position of the northeast corner of the Joseph Carmack Donation Land Claim No. 66, in Section 20, Township 8 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence South 00° 20' 00" East, 91.74 feet; thence North 89° 58' 31" West, 194.52 feet to a point of non-tangent spiral curve concave southerly on the northerly right of way line of Hoffman Road; thence along the said northerly right of way line, along the said spiral curve, the chord of which bears North 85° 45' 03" West, 202.42 feet to a point of tangency; thence North 89° 58' 31" West, 1389.42 feet to the southeast corner of that tract of land as described in Book 137, Page 320, Polk County Deed Records; thence along the east line of said tract, North 01° 45' 00" East, 300.13 feet to the northeast corner of said tract; thence along the north line of said tract, North 89° 58' 31" West, 160.38 feet to the east line of that tract of land as described in Book 131, Page 544, Polk County Deed Records; thence along the east line of said tract, North 00° 20' 00" West, 151.78 feet to the northeast corner of said tract; thence along the north line of said tract, North 89° 58' 31" West, 466.62 feet to the west line of that tract of land as described in Document No. 2007-015762, Polk County Deed Records; thence along the west line of said tract, North 00° 20' 00" West, 2795.53 feet to the northwest corner of said tract; thence along the north line of said tract, North 89° 59' 42" East, 2700.69 feet to the northeast corner of said tract; thence along the east line of said tract, South 00° 20' 00" East, 3171.88 feet to the southeast corner of the said tract; thence along the south line of said tract, North 89° 58' 31" West, 298.89 feet to the point of beginning. Containing 195.15 acres or less.

James E. Andrews
James E. Andrews
Registered Professional Land Surveyor No. 1626

DECLARATION

Know all people by these presents that the Gentemann Living Trust and the Carolyn K. Scott Living Trust being the owners of the land described in the Surveyor's Certificate hereon made, and desiring to dispose of the same in parcels, have caused the same to be partitioned and surveyed as shown on the attached map.

We hereby dedicate to the public forever the road dedication as shown hereon.

In witness whereof we set our hand and seal this 27 day of December, 2010.

William Gary Gentemann, Trustee
Gentemann Living Trust
William Gary Gentemann, Trustee

STATE OF OREGON)
COUNTY OF WASHINGTON) SS

On this 27 day of December, 2010, personally appeared before me a Notary Public for Oregon, William Gary Gentemann, Trustee of the Gentemann Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.

Carolyn K. Scott
Notary Signature

Commission No. 413887

Cynthia J. Keown
Notary Public - Oregon
(Print name)

My Commission Expires: January 15th 2011

In witness whereof we set our hand and seal this 28 day of Dec, 2010.

Carolyn K. Scott, Trustee
Carolyn K. Scott, Trustee
Carolyn K. Scott Living Trust
Carolyn K. Scott, Trustee

STATE OF WASHINGTON)
COUNTY OF KING) SS

On this 28 day of Dec, 2010, personally appeared before me a Notary Public for Oregon, Carolyn K. Scott, Trustee of the Carolyn K. Scott Living Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

Carolyn K. Scott
Notary Signature

Commission No. 138431

Amanda McElwaney
Notary Public - Oregon
(Print name)

My Commission Expires: 9-18-2012

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED

Karin Johnson
City Recorder
City of Independence

1-2-11
Date

Cy O'Brien
Chairperson-Polk County
Board of Commissioner

6-20-11
Date

Paul Mappell
Chairperson, Planning
City of Independence

1-12-11
Date

E. B. Schult
Polk County Surveyor

6/13/11
Date

Roughs Schult
Polk County Assessor

6/20/11
Date

I hereby certify that all taxes and assessments on the above described property have been paid in full.

thru June 30, 2011

Linda Fox
by *Joan Link*
Polk County Tax Collector

6-20-2011
Date

NARRATIVE

The purpose of this survey is to partition the tract of land as shown hereon per City of Independence Planning file MP-01-2010. The right of way of Hoffman Road was held per monuments found per Plats of Green Acres and Northgate Phase 6. The east line was held from monuments found at (B) and (X). The north line was held from (B) to a point calculated off of the fence corner found at (A) per CS 12703. The west line was held deed distance per Document No. 2007-015762 and parallel to the east line as found monumented.

APPROVED

M. L. O'D
Community Development Director

1-7-2011
Date

Surveyed By:
James Andrews Surveying
P.O. Box 195
1301 S.W. 4th Avenue
Mill City, Oregon 97360
Ph. 503-859-2653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Andrews
OREGON
JULY 14, 1978
JAMES E. ANDREWS
1626
EXPIRES 12/31/11

3-5

1369.50

N00°20'00"W
1994.92

N00°20'00"W
3251.87

402 ←
PT PARCEL 1
22.13 AC

6.08 CH = 401.28

N00°20'00"W
3171.88

101 55.48 AC

101A1

101A2

101A3

101A4

101A5

101A6

101A7

101A8

101A9

101A10

101A11

101A12

101A13

101A14

101A15

101A16

101A17

101A18

101A19

101A20

101A21

101A22

101A23

101A24

101A25

101A26

101A27

101A28

500.00

900.00

1.00 CH

0055.00
1283.70
E300.02,00N
N00°20'00"W

S00°20'00"E
1256.95

13-30

ER
URBANK JR.

N.E. CORNER
JOSEPH CARMACK
DLC NO. 66

16.47 CH



S87°14'32"E
135.37

S89°58'31"E
178.71
S82°56'59"E
72.65

N00°20'00"W

298.89
S89°58'31"E
299.20
(1.50 CH)



Fidelity National Title

ParcelID: 574622

, OR

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

THIS MAP IS FOR ASSESSMENT AND
TAXATION PURPOSES ONLY

SEC. 20 T.8S. R.4W. W.M.

Polk County

1" = 400'

See Map 8.4.17

8.4.20

Canceled No.

100 2412
201A1 2413
2011 2415
204 2416
205 2417
207 2418
208 2419
209 2420
211 2500
212 2600
300
602
603
605
800
1301
1400A1
2200
2201
2202
2203
2204
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2411

13-8

13-5

13-30

13-29

13-1

PP2002
-0030

2011-0016

13-47

13-1

13-48

13-2

See Map 8.4.20DA

See Map 8.4.20BD

See Map 8.4.20DC

See Map 8.4.20C

See Map 8.4.29BA

See Map 8.4.20CD

See Map 8.4.29A

13-3

13-44

2001-0005

See Map 8.4.20AD

See Map 8.4.21B

See Map 8.4.20AA

See Map 8.4.20AA

See Map 8.4.21CC

10/24/2019

8.4.20



Comparables

Comparables Search Criteria

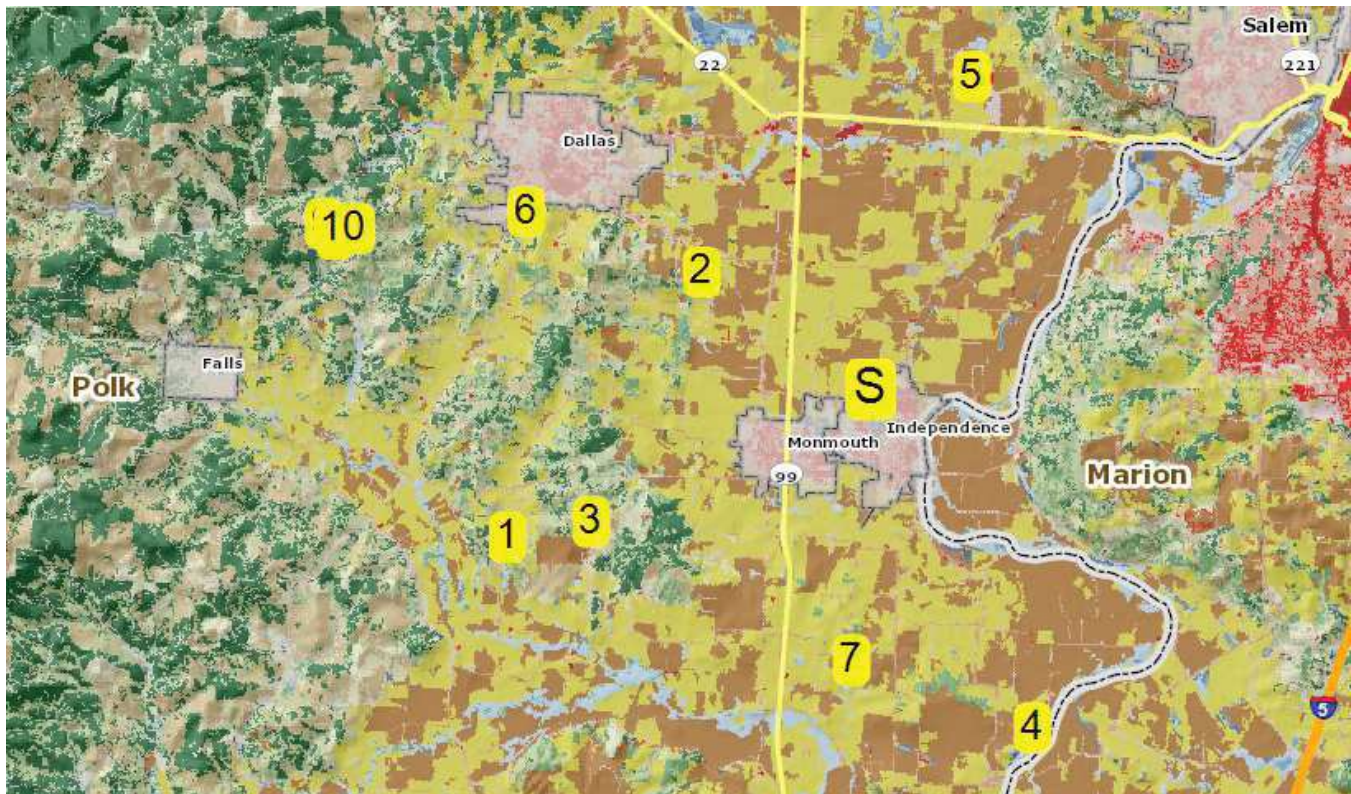
Query Distance 5.00 miles
Sale Past Days 365
Match Land Use Yes
Year Built Difference 10

Quick Comp Weighted Values

Weighted Distance 70 / 20%
Weighted Sale Date 100 / 100%
Weighted Acreage 50 / 50%
Weighted Bldg Sq Ft 40 / 40%
Weighted Finished Sq Ft 40 / 40%
Weighted Year Built 30 / 30%
Weighted Bedrooms 10 / 10%
Weighted Bathrooms 10 / 10%

Subject Property

ParcelID 574622
Tax Account 842000 402
Site Address OR
Year Built
Total Sq Ft
Fin Sq Ft
Beds
Bathrooms

Comparables Identification Map**Averages**

Sale Price	\$2,741,645.90	Loan Amt	\$191,900.00	Sq Ft	2,016 SqFt
Assessed Total Value	\$15,708.20	Market Total Value	\$181,521.00	Price/Sq Ft	\$285.71

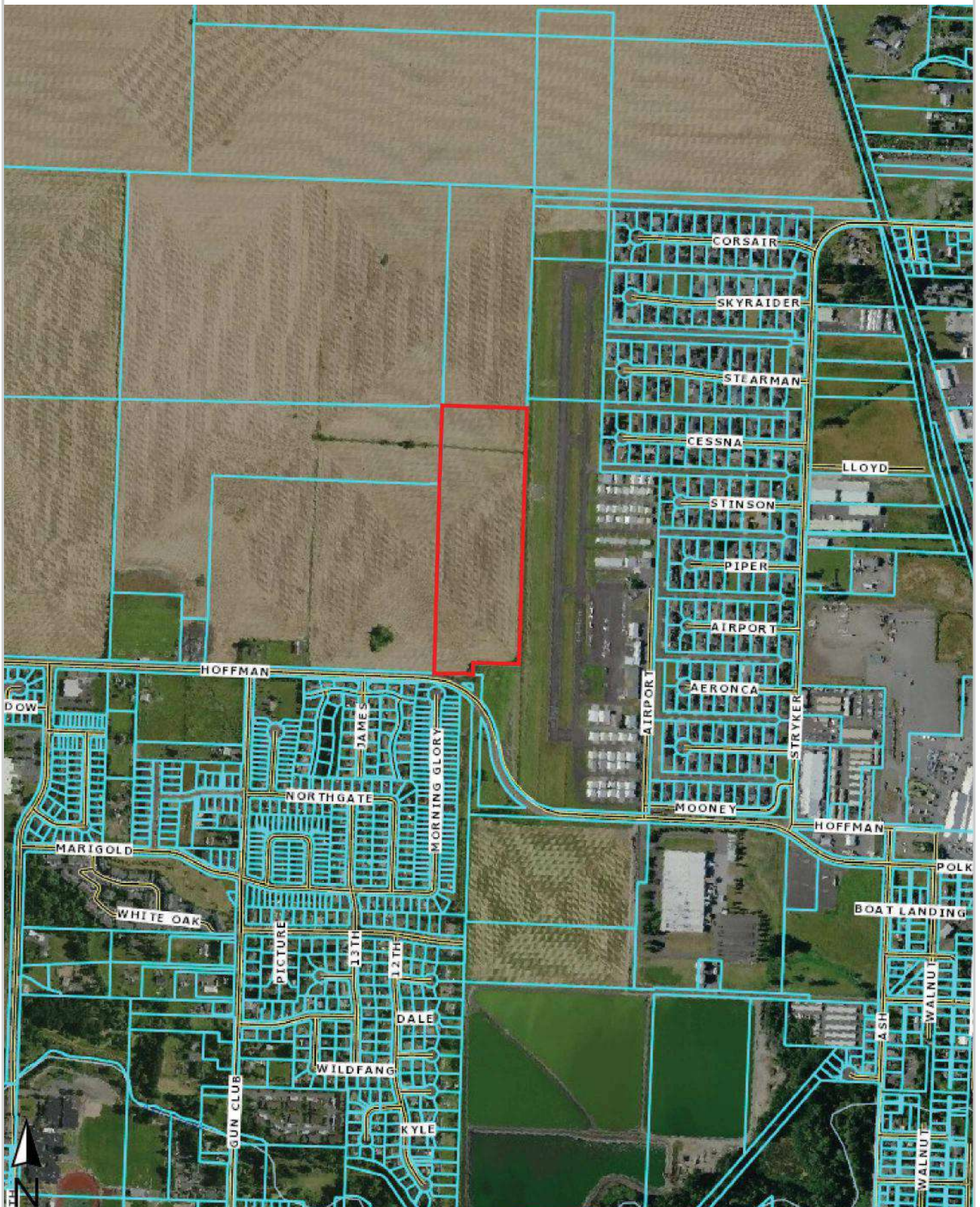


Comp #	1	Dist From Subject	6.49 Miles
Parcel #	403355	Tax Account	853200 1100
Site Address		Acres	23.50 Acres
	OR 97361	Assessed Total Value	\$59,424.00
Year Built	2004	Market Total Value	\$336,520.00
Rec. Date	09/10/2020	Sale Price	\$775,000.00
Bedrooms		Bathrooms	
Total Rooms	13	Total Sq Ft	2,016 SqFt
Owner	Webb, Curtis	Fin Sq Ft	
Comp #	2	Dist From Subject	3.28 Miles
Parcel #	350273	Tax Account	851100 204
Site Address		Acres	33.77 Acres
	OR 97338	Assessed Total Value	\$23,924.00
Year Built		Market Total Value	\$191,720.00
Rec. Date	04/22/2020	Sale Price	\$23,825,750.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Btg Pactual Oef Property 3 Lp	Fin Sq Ft	
Comp #	3	Dist From Subject	5.15 Miles
Parcel #	504326	Tax Account	853300 624
Site Address		Acres	17.77 Acres
	OR 97361	Assessed Total Value	\$7,682.00
Year Built		Market Total Value	\$124,950.00
Rec. Date	12/17/2019	Sale Price	\$90,000.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Wurdinger, Stuart	Fin Sq Ft	
Comp #	4	Dist From Subject	6.31 Miles
Parcel #	226095	Tax Account	941400 1000
Site Address		Acres	7.63 Acres
	OR 97351	Assessed Total Value	\$7,526.00
Year Built		Market Total Value	\$62,720.00
Rec. Date	03/23/2021	Sale Price	\$1,071,000.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Nixa Seed Production LLC	Fin Sq Ft	
Comp #	5	Dist From Subject	5.44 Miles
Parcel #	228325	Tax Account	742200 500
Site Address		Acres	36.53 Acres
	OR 97371	Assessed Total Value	\$36,409.00
Year Built		Market Total Value	\$294,300.00
Rec. Date	12/11/2019	Sale Price	\$284,934.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Pacific Farms Co LLC	Fin Sq Ft	

Comp #	6	Dist From Subject	6.56 Miles
Parcel #	166849	Tax Account	85 5A0 300
Site Address		Acres	8.19 Acres
	OR 97338	Assessed Total Value	\$3,540.00
Year Built		Market Total Value	\$103,250.00
Rec. Date	09/25/2020	Sale Price	\$609,875.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Steve Bennett Construction LLC	Fin Sq Ft	
Comp #	7	Dist From Subject	4.43 Miles
Parcel #	320137	Tax Account	94 800 1502
Site Address		Acres	10.50 Acres
	OR 97351	Assessed Total Value	\$8,338.00
Year Built		Market Total Value	\$66,750.00
Rec. Date	01/21/2020	Sale Price	\$60,000.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Ledezma, Jesus Rafael	Fin Sq Ft	
Comp #	8	Dist From Subject	9.52 Miles
Parcel #	579131	Tax Account	86 200 913
Site Address	17790 Richardson Rd Dallas OR 97338	Acres	10.17 Acres
		Assessed Total Value	\$2,924.00
Year Built		Market Total Value	\$210,000.00
Rec. Date	09/25/2020	Sale Price	\$225,000.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Snell, Joyce M	Fin Sq Ft	
Comp #	9	Dist From Subject	9.78 Miles
Parcel #	579130	Tax Account	86 200 912
Site Address	17890 Richardson Rd Dallas OR 97338	Acres	10.04 Acres
		Assessed Total Value	\$2,887.00
Year Built		Market Total Value	\$210,000.00
Rec. Date	06/19/2020	Sale Price	\$235,000.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Peek, Gregory	Fin Sq Ft	
Comp #	10	Dist From Subject	9.37 Miles
Parcel #	579128	Tax Account	86 200 910
Site Address	17450 Richardson Rd Dallas OR 97338	Acres	11.45 Acres
		Assessed Total Value	\$4,428.00
Year Built		Market Total Value	\$215,000.00
Rec. Date	02/25/2020	Sale Price	\$239,900.00
Bedrooms		Bathrooms	
Total Rooms		Total Sq Ft	
Owner	Houser, Jordan J	Fin Sq Ft	

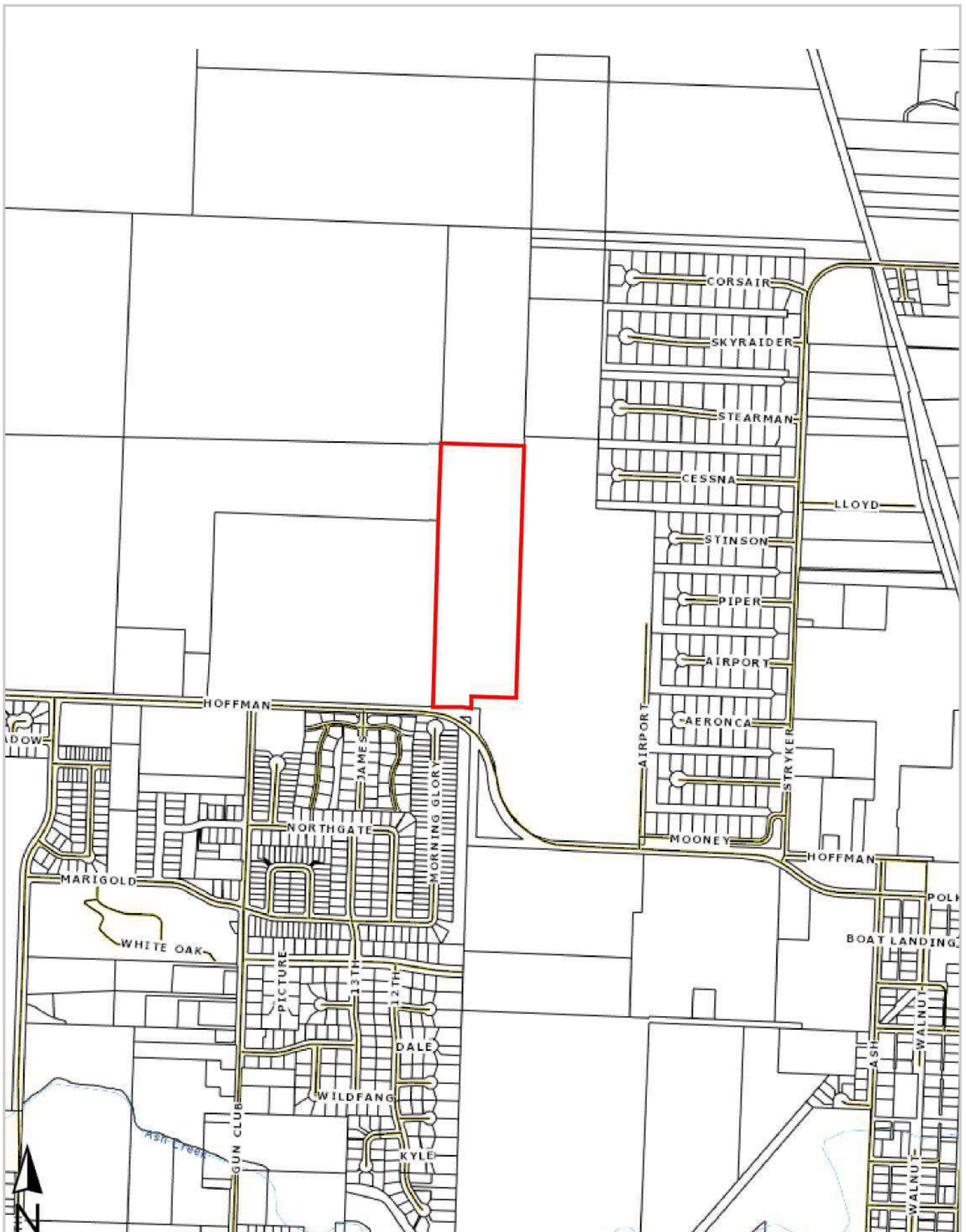


Aerial Map



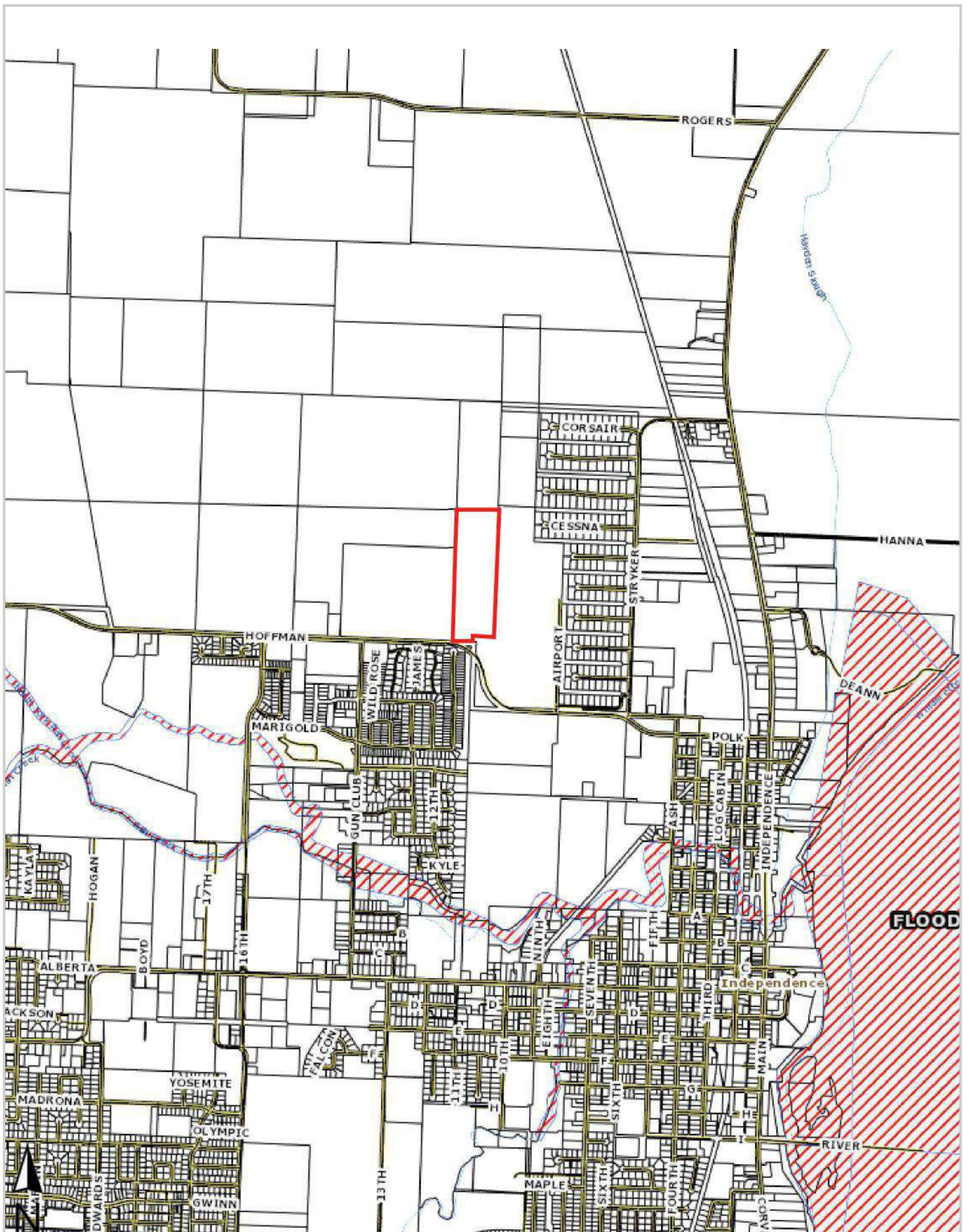


Street Map



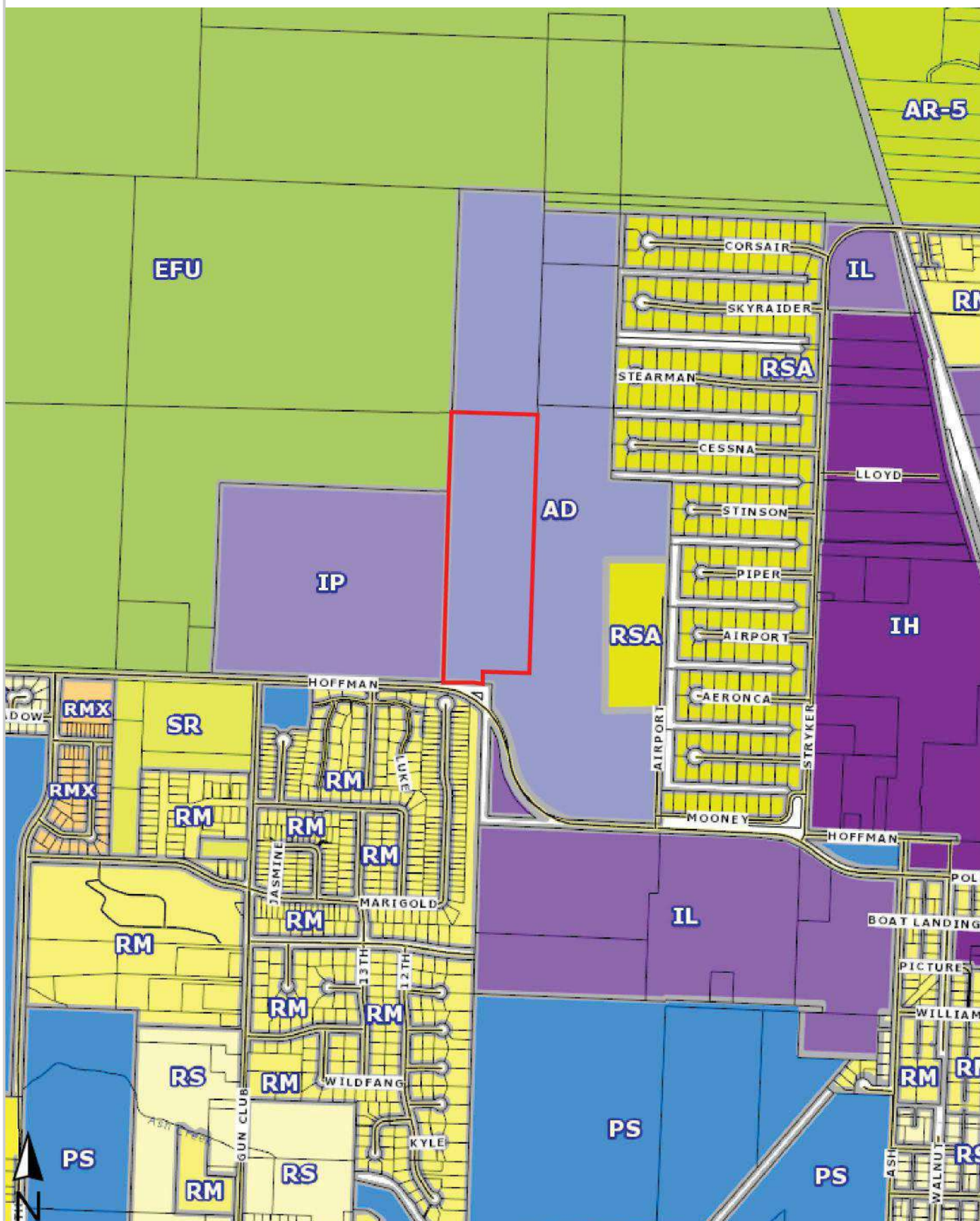


Flood Map



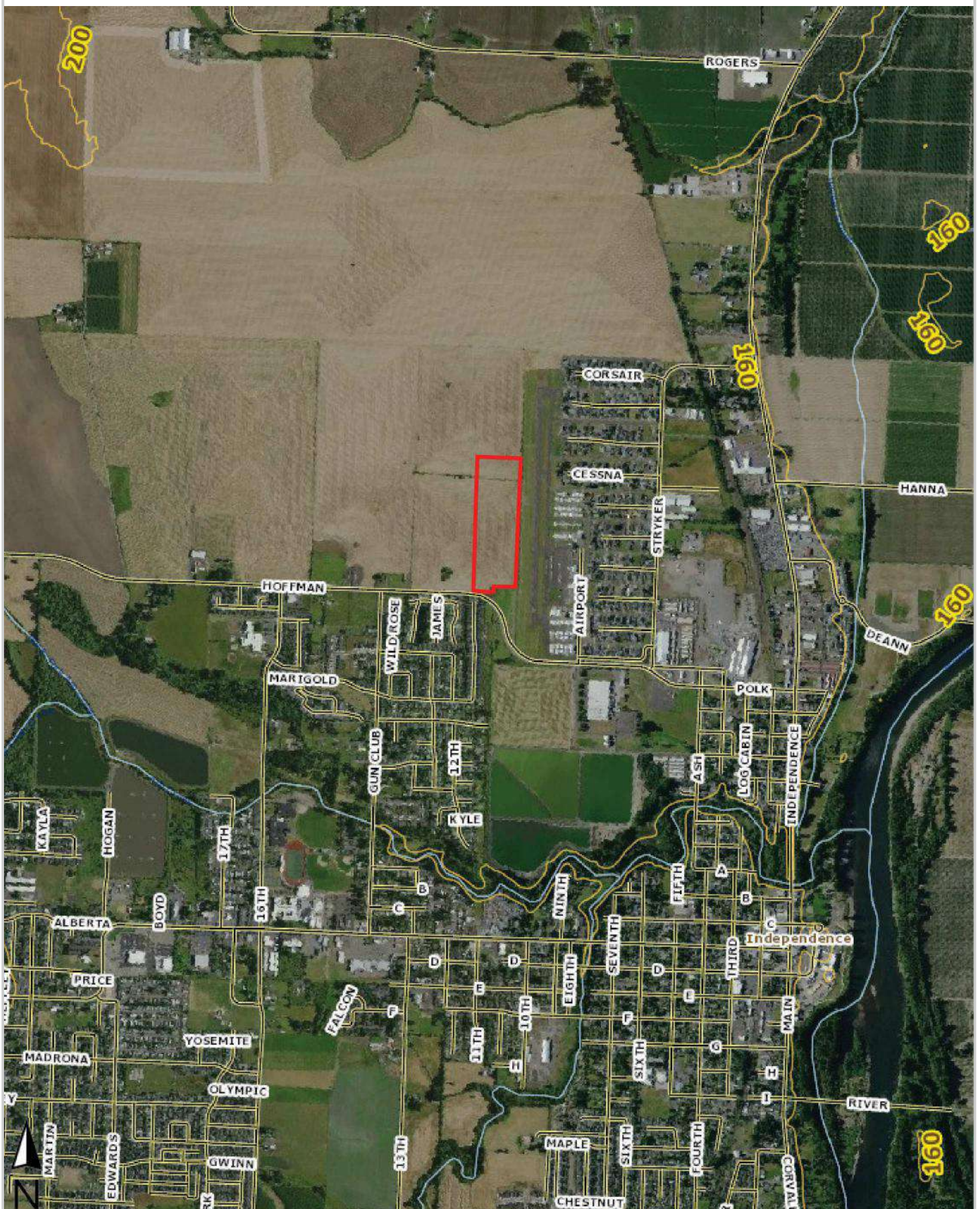


Zoning Map





Topography Map





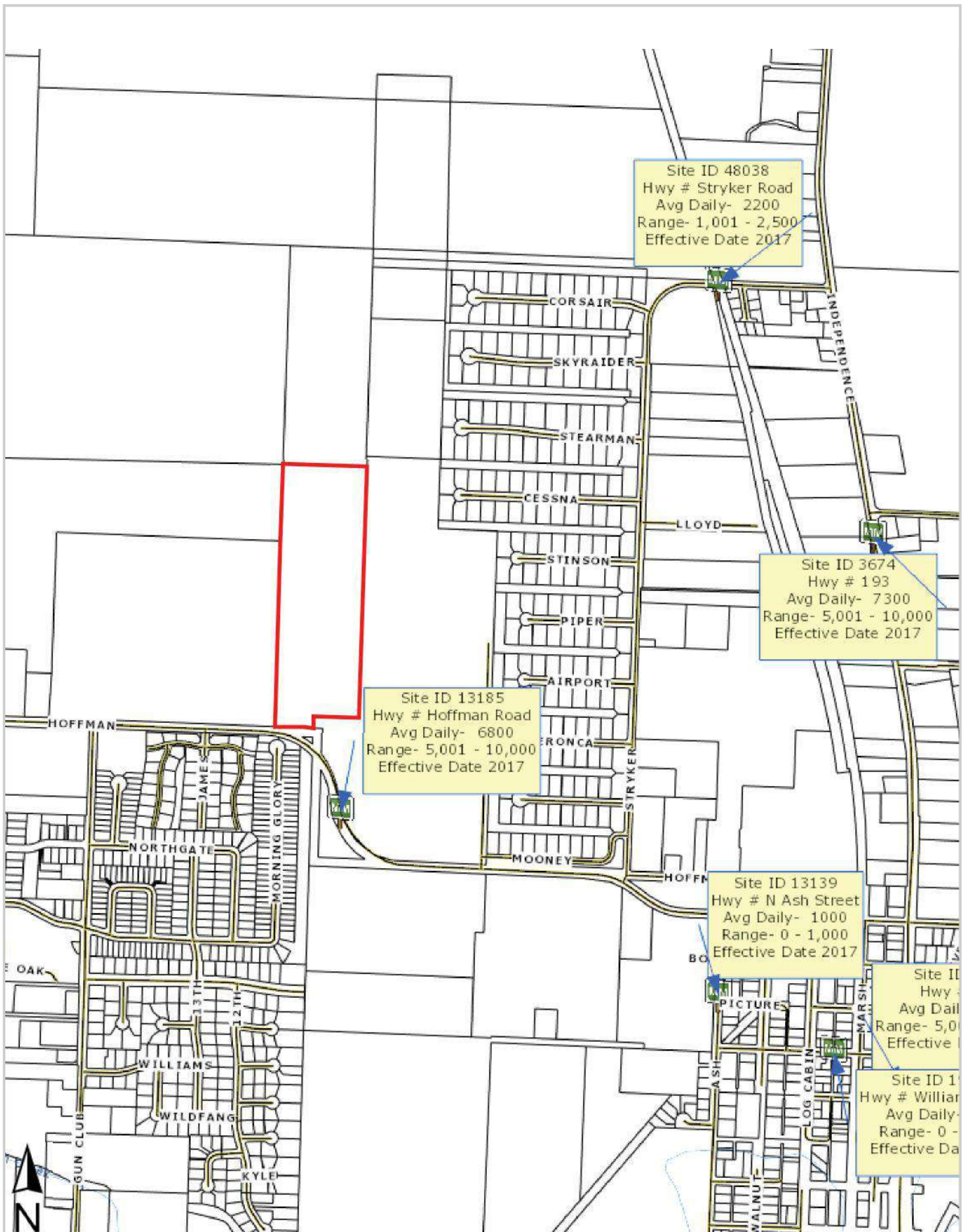
Soil Map



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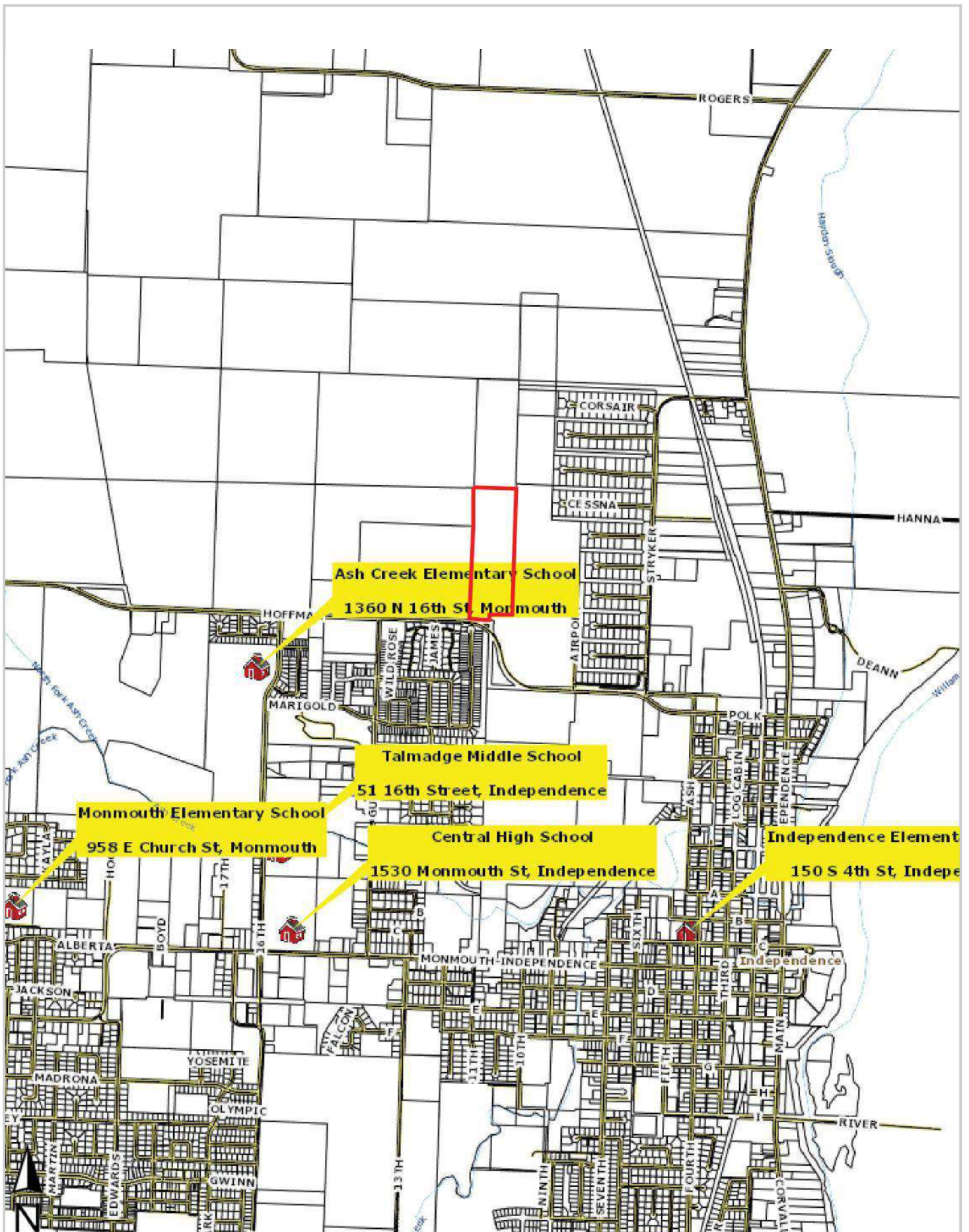


Traffic Count Map



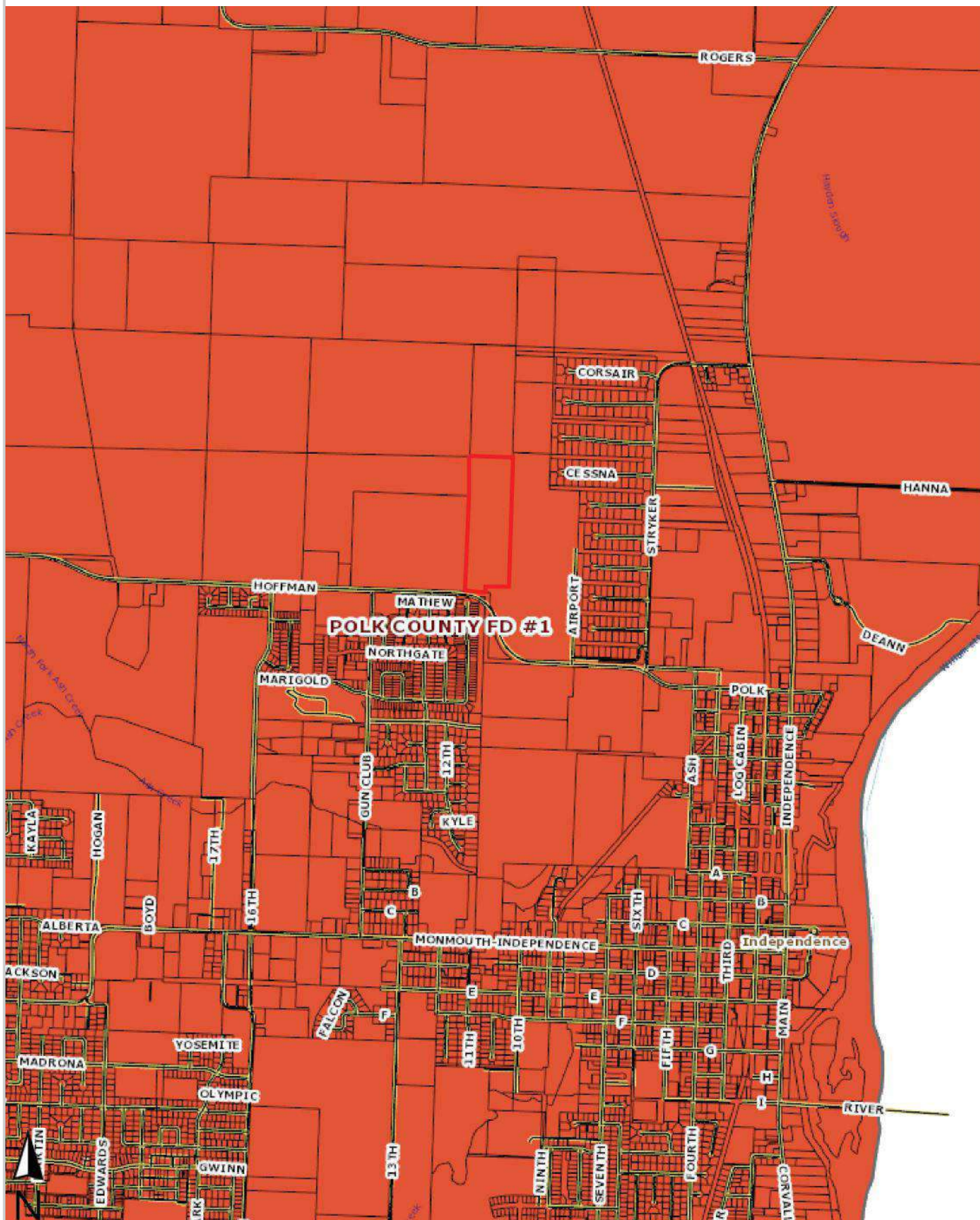


School Map





Fire District Map



Fidelity National Title

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WETLANDS

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kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

NORTH



Study Area: 84.6 acres



Potential Wetland Areas: 46 acres



**Oregon
Farm & Home**
★ B R O K E R S ★

NEIGHBORHOOD REPORT

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

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kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

Area Profiled:

Report Date: 08/17/2021

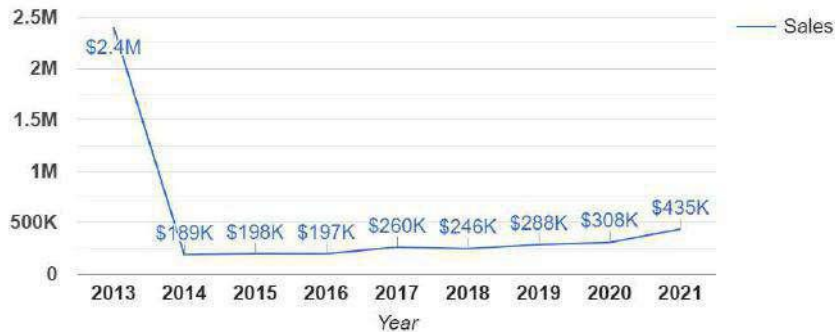
Number of Parcels: 1241

Parcels with Views: 0

Sales Dates: 02/22/1980 - 07/29/2021

Waterfront Parcels: 3

Average Sale Price by Year: 01/01/2013 - 08/17/2021



* 509 sale(s) are included in the graph

** 149 sale(s) with no sale price are excluded from the graph

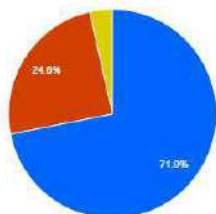
Sales Statistics by Year: 01/01/2013 - 08/17/2021

Year	# Sales	Price/SqFt	Price/FinSqFt	% Turnover	Avg Sale Price	Min Sale Price	Max Sale Price
2013	63	\$1,963	\$1,976	5	\$2,403,265	\$5,000	\$3,100,000
2014	27	\$99	\$99	2	\$188,687	\$40,000	\$445,000
2015	43	\$119	\$125	3	\$200,302	\$45,000	\$600,000
2016	48	\$82	\$126	4	\$200,551	\$17,000	\$585,000
2017	57	\$139	\$139	5	\$261,831	\$35,000	\$640,000
2018	67	\$152	\$155	5	\$249,167	\$90,000	\$599,995
2019	74	\$131	\$137	6	\$293,844	\$29,500	\$595,000
2020	80	\$152	\$200	6	\$320,740	\$86,739	\$627,660
2021	35	\$200	\$201	3	\$438,787	\$8,713	\$1,800,000

* 494 sale(s) are included in the table

** 167 sale(s) with no sale price or building sqft are excluded from the table

Owner Occupancy



Owner Mail	#	% of Homes
Owner Occupied	892	72%
In State Non-Owner Occ	305	25%
Out of State	44	4%

Length of Residence

Average Length of Residence 9 yr(s)

Ownership Length	#	% of Homes
0-2 Years	199	17%
2-4 Years	177	15%
4-6 Years	132	11%
6-10 Years	181	16%
10+ Years	438	38%

* 1127 parcel(s) are included in the calculation

** 114 parcel(s) with no sale date are excluded from the calculation

Age of Homes

Average Age of Home 32 yr(s)

Year Built	#	% of Homes
< 5 Years	65	5%
5-10 Years	29	2%
10+ Years	1151	93%

Assessed Values

Average Values \$225,100

Year Assessment	#	% of Homes
\$1k - \$250k	1001	81%
\$251k - \$500k	204	16%
\$501k - \$750k	17	1%
\$751k - \$1.5M	8	1%
\$1.5M+	9	1%

Market Trends

Area Profiled:

Report Date: 08/17/2021

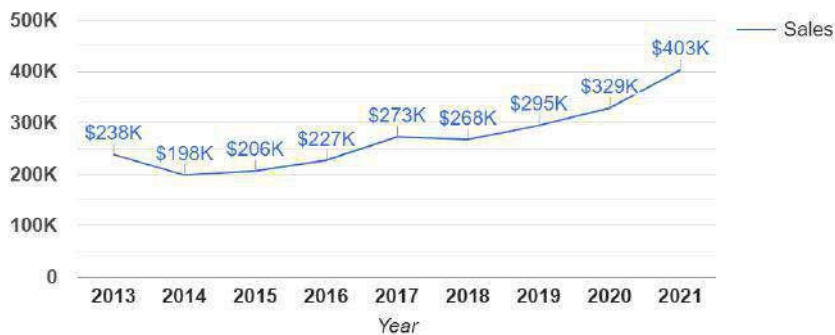
Number of Parcels: 885

Parcels with Views: 0

Sales Dates: 02/22/1980 - 07/13/2021

Waterfront Parcels: 0

Average Sale Price by Year: 01/01/2013 - 08/17/2021



* 341 sale(s) are included in the graph

** 108 sale(s) with no sale price are excluded from the graph

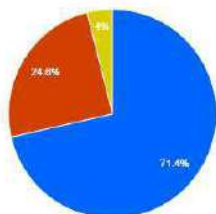
Sales Statistics by Year: 01/01/2013 - 08/17/2021

#				%	Avg Sale	Min Sale	Max Sale
Year	Sales	Price/SqFt	Price/FinSqFt	Turnover	Price	Price	Price
2013	7	\$118	\$118	<1%	\$238,343	\$153,000	\$390,000
2014	23	\$99	\$111	3	\$198,124	\$40,000	\$445,000
2015	34	\$119	\$120	4	\$205,990	\$45,000	\$600,000
2016	32	\$78	\$137	4	\$227,965	\$124,967	\$585,000
2017	45	\$137	\$137	5	\$270,956	\$102,000	\$562,380
2018	48	\$152	\$156	5	\$267,059	\$90,000	\$599,995
2019	57	\$162	\$169	6	\$303,204	\$29,500	\$559,900
2020	58	\$144	\$201	7	\$347,569	\$120,000	\$627,660
2021	27	\$213	\$213	3	\$415,733	\$205,000	\$775,000

* 331 sale(s) are included in the table

** 121 sale(s) with no sale price or building sqft are excluded from the table

Owner Occupancy



Owner Mail	#	% of Homes
Owner Occupied	632	71%
In State Non-Owner Occ	218	25%
Out of State	35	4%

Length of Residence

Average Length of Residence 10 yr(s)

Ownership Length	#	% of Homes
0-2 Years	149	18%
2-4 Years	127	15%
4-6 Years	96	11%
6-10 Years	100	12%
10+ Years	331	41%

* 803 parcel(s) are included in the calculation

** 82 parcel(s) with no sale date are excluded from the calculation

Age of Homes

Average Age of Home 26 yr(s)

Year Built	#	% of Homes
< 5 Years	49	6%
5-10 Years	23	3%
10+ Years	816	92%

Assessed Values

Average Values \$233,320

Year Assessment	#	% of Homes
\$1k - \$250k	674	76%
\$251k - \$500k	183	21%
\$501k - \$750k	16	2%
\$751k - \$1.5M	8	1%
\$1.5M+	4	0%