

ML#: 18402983 Address: 0 SW Blaine CT Gresham 97080



**Presented by:** Darren O'Halloran  
 Kohler Meyers O'Halloran Inc.  
**Phone:** 503-661-8000 **E-mail:** darren@kmorealestate.com  
**LOTS AND LAND** **Status:** ACT **11/27/2018** **2:21:17 PM**  
**ML#:** 18402983 **Area:** 144 **List Price:** \$275,000  
**Address:** 0 SW Blaine CT **Unit/Lot #:**  
**City:** Gresham **Zip:** 97080  
**Additional Parcels:** /  
**Zoning:** RESID **List Type:** ER **LR:** N  
**County:** Multnomah **Tax ID:** R340300 R340311  
**Subdivision:** Walter Hill  
**Manufhs Okay:** N **CC&Rs:**  
**Elem:** West Gresham **Middle:** Dexter McCarty  
**High:** Gresham **Prop Type:** RESID  
**Legal:** SECTION 16 1S 3E, TL 700 3.01 ACRES  
**Internet/Address/No Blog/No AVM:** Y/Y// **Offer/Nego:** SA-ONLY  
**Open house:** N

**GENERAL INFORMATION**

<b>Lot Size:</b> 3-4.98AC	<b>Acres:</b> 4.05	<b>Lot Dimensions:</b>	
<b>Waterfront:</b> /	<b>Body Water:</b>	<b>Availability:</b> SALE	<b>#Lots:</b> 2
<b>Perc Test:</b> /	<b>Rd Frntg:</b>	<b>Rd Surf:</b>	
<b>Seller Disc:</b>	<b>Other Disc:</b>	<b>View:</b>	
<b>Lot Desc:</b> TREES		<b>Soil Type/Class:</b>	
<b>Topography:</b> SLOPED, STEEP		<b>Present Use:</b> RAWLAND	
<b>Soil Cond:</b> NATIVE			

**IMPROVEMENTS**

**Utilities:** SWR-AVL, WAT-AVL  
**Existing Structures:** N /

**REMARKS**

**XSt/Dir:** Powell South on Walter Hill Right on Blaine Ct. on Right hand side  
**Private:** 2 tax lots. City of Gresham say one home per acre, total of 4.05 acres. Nice area up homes. Listing agent can accomodate showings if needed. Conveniently located to Historic Downtown Gresham. Buyer to verify all information with City of Gresham regarding building along with zoning and utilities.  
**Public:** 2 tax lots. City of Gresham say one home per acre, total of 4.05 acres. Nice area up homes. Conveniently located to Historic Downtown Gresham. Buyer to verify all information with City of Gresham regarding building along with zoning and utilities.

**FINANCIAL**

<b>Property Tax/Yr:</b> \$0.00, 0000	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b> Y, City of PDX	<b>BAC:</b> %2.5
<b>Crop/Land Lease:</b>	<b>Short Sale:</b> N <b>\$ Pre-Approv:</b>	<b>Total Comm Differs:</b> N	
<b>HOA: N Dues:</b>	<b>Other Dues:</b>	<b>3rd Party:</b> N	<b>Bank Owned/REO:</b> N
<b>HOA Incl:</b>		<b>Escrow Preference:</b>	<b>Fidelity Gresham</b>
<b>Terms:</b> CASH, CONV		<b>BROKER / AGENT DATA</b>	
<b>BRCD:</b> KOHL01	<b>OF:</b> Kohler Meyers O'Halloran Inc.	<b>Lic#:</b> 200708248	<b>Ph:</b> 503-661-8000 <b>Fax:</b> 503-661-7400
<b>SAID:</b> OHALLORD	<b>AG:</b> Darren O'Halloran	<b>Lic#:</b> 990200101	<b>Ph:</b> 503-703-8168 <b>Cell/Pgr:</b> 503-703-8168
<b>Email(s) AG:</b> darren@kmorealestate.com	<b>OFC:</b> info@kmorealestate.com		<b>Agent Ext:</b>
<b>CoSAID:</b>	<b>CoBRCD:</b>	<b>CoAgent:</b>	<b>CoPh:</b>
<b>CoAgent Email:</b>	<b>Owner Perm. Resid:</b>		
<b>List:</b> 11/15/2018	<b>Exp:</b> 4/8/2019	<b>Show:</b> VACANT	<b>Poss:</b>
<b>Tran:</b> 11/15/2018	<b>Owner(s):</b> PORTLAND CITY OFFIRPTA: N		<b>Phone:</b>
	<b>Tenant/Other:</b>		<b>Phone:</b>

**COMPARABLE INFORMATION**

**DOM:** 12 **O/Price:** \$275,000

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