

Rural Appraisal Sales Survey

Submitted by: mhamilton@mc

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Account Number

537687

MTL

061E250001700

RMV Class

451

Situs Address

21047 HAZELNUT RIDGE RD NE SCOTTS MILLS OR 97375

Sales Price

575,000

Sales Date

9/4/2024

Sales Code

00

Land RMV

384790

OSD RMV

35000

Improvement RMV

10400

Total RMV

430190

Ratio

75

Buyer

TERHAAR, PETER J TERHAAR, DAVID E

Seller

HYSLOP, SHEELAH ANNE MARIE

MH Account

0

MLS #

None

Updated Sales Code

20

Spoke with?

David

How did you find the property

Personal contact/family/friend/associate

Please explain

Parents are neighbors and heard that the owner wanted to sell

Was there distress on the seller that you are aware of?

Unknown

Condition of the property at the time of purchase

Average

Have you made any changes since you purchased

No

Did the seller pay any closing cost or concessions

Yes

Closing costs or concessions

About 3,000

Is any of the farm land rented/leased

No