



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, July 16, 2019

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

ADDITIONAL INFORMATION

VII. ACTION ITEMS

- B. Tony's Department Store Property, 401-407 East Second Street
Agency discussion and action regarding disposition of property –
Current Market Analysis (attached)

Building #1

6000 sqft.

Building #2

5050 sq. ft

11,050 sqft.

Total

X \$48.00

sq Ft

\$530,400

~~11,050~~

BUILDING DIAGRAM


Drawn by TV Date 2-14-89 ACCOUNT NO. 1A13 380

Checked by _____ Date _____


Checked by _____ Date _____

VAI


ES	LAND
1	.14
111	.14
	.77
	.7
	.6



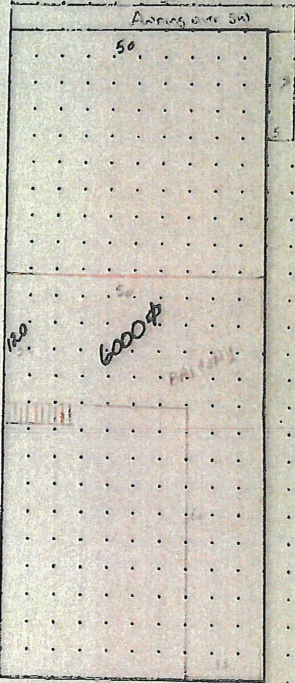
04/18/2010



04/18/2010



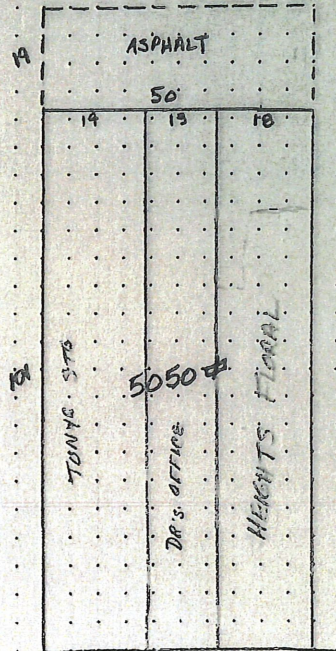
E. 2nd St.



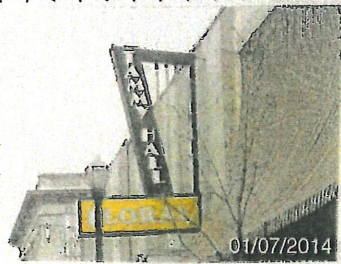
MAIN 6000 sq ft
ENDING 1950 sq ft
UNFIN. BSMT 1250 (25x50)

BUILDING DIAGRAM

Drawn by T.L. Date 2/12/84 ACCOUNT NO. 11013350 8108
 Checked by HC Date 2/5/93 12-1
 Checked by _____ Date _____ 5603



MAIN 5050 #



Presented by: **Brian Lauterbach**
Windermere CRG The Dalles

WASCO COUNTY, OR

Tax ID: 3661
Prop Addr: 401 E 2ND
City/State/Zip: THE DALLES OR 97058

Latest Listing ID: 14344240
County: Wasco

OWNER INFORMATION

Owner Name: COLUMBIA GATEWAY URBAN RENEWAL AGCY
Owner Addr: 313 COURT ST
City/State/Zip: THE DALLES OR 97058

LAND INFORMATION

Lot SqFt: 6098 **Acreage:** 0.14

BUILDING INFORMATION

Year Built: **Bedrooms:** **1st Flr Sqft:**
Eff Yr Blt: **Bathrooms:** 0 **2nd Flr Sqft:**
Year Remodel: **Living SF:** **Attic Sqft:**
Stories: **MH Length:** **Bsmnt Sqft:**
Finished Rms: **MH Width:** **Garage Sqft:**
Type: **Heating:** **Garage:**

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:		5/11/1995	\$0	951696
Prior:		5/1/1991	\$155,000	911887

TAX INFORMATION

Tax Period: 18-19 **Market Land:** \$66,160
Tax Year: 2018 **Market Impv:** \$223,590
Tax Amt: **Market Total:** \$289,750 **Assessed Total:** \$256,823

LEGAL INFORMATION

Map Code: 01N13E03BD0230000 **Tax Lot:** 0230000
Township: 01N **LRSN:** 3251
Range: 13E **Cond Code:**
Section: 03
Qtr Section: B
16th Section: D

Prop Class: 941 - EXEMPT CITY IMPROVED
Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BD PRCL 2300



Presented by: Brian Lauterbach
 Windermere CRG The Dalles
 Phone: 541-370-2544 E-mail: blauterbach@windermere.com
 COMM/INDUSTRIAL Status: PEN 7/15/2019 10:49:25 AM
 ML#: 19626753 Area: 351 List Price: \$400,000
 Address: 201 E 2ND Unit#: 97058
 City: The Dalles
 County: Wasco CC&Rs:
 TaxID: 3577
 Sale Inc: BLDG, LAND Prop Type: COMM
 Zoning: Comm List Type: ER LR: N
 Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BD PRCL 3900
 Internet/Address/No Blog/No AVM: Y/Y/N/N Offer/Nego: SA-ONLY
 Open house: N

BUILDING AND LAND INFORMATION

Yr Built: 1915 / APPROX
 Parking: /
 Truck Door: /
 Occupancy:
 Features:
 Equipment:
 Rd Surface:
 Lot Dim:
 Waterfront:

Present Use: MTGHALL, OTHER
 Construction: BLOCK, CONCRET
 Roof: FLAT
 Loading: NO-LOAD

Stry/Bldg:
 Ceiling Ht/Ft:
 Gross SQFT: 12354
 Office SQFT:
 Whse SQFT:
 Mfg SQFT:
 Rd Frontage:
 # Acres: 0.1
 View: CITY, TERRITR

Lot Size: 3K-4,999SF
 Lot SQFT:
 Body Water:

UTILITIES

Heat: FOR-AIR Fuel: ELECT Water: PUBLICWTR Volts:
 Cool: Sewer: PUBLICSWR Amps:
 XSt/Dir: NE corner of E 2nd and Court
 Private: Currently the home base for the American Legion Post 19. Listing agent to be present in all showings.
 Public: Ready to renovate... this amazing two story with full basement 12,354 sq ft building sits on a very busy corner of historical downtown The Dalles

BUSINESS AND LEASE INFORMATION

Doc Avail: Inventory:
 Restrictions: Business Name:
 Actual Gross Income: \$0 Actual Net Income: \$0
 Proj. Gross Income: Proj. Net Income:
 Lease Type: Lease Amount:
 Lease Expire: Lease Deposit:

FINANCIAL INFORMATION

Property Tax/Yr: \$605.19, 2018 Spcl Asmt Balance: Tax Deferral: Y, PARTIALLY BAC: %2.25
 Short Sale: N \$ Pre-Approv: Amerititle 3rd Party Trans: N Bank Owned/REO: N Total Comm Differs: N
 Escrow Preference: CASH, CONV

BROKER / AGENT DATA

BRCD: 7WGT01 OF: Windermere CRG The Dalles Lic#: 200708167 Ph: 541-298-4451 Fax: 541-298-2896
 SAID: BLAUTERB AG: Brian Lauterbach Lic#: 201207752 Ph: 503-858-5010 Cell/Pgr:
 Email(s) AG: blauterbach@windermere.com OFC: thedalles@windermere.com Agent Ext:
 CoSAID: CoBRCD: CoAgent: CoPh:
 CoAgent Email: Owner Perm. Resid:
 List: 4/16/2019 Exp: 12/31/2019 Show: AG-ACCM, APTONLY, CALL-SA Poss: NEGO
 Tran: 6/21/2019 Owner(s): AMERICAN LEGION POST FIRPTA: N #19 THE DALLES Phone:

COMPARABLE INFORMATION

Pend: 6/21/2019 DOM/CDOM: 66 / 66 O/Price: \$400,000 %SP/OLP:
 Sold: Terms: Sold Price: %SP/LP:
 BAID: B/Agt: B/Off: B/Off Phone:

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

pending @ \$360,000
2 floors — sq. ft. 8,236
\$43.71 per sq ft.



Presented by: Brian Lauterbach
 Windermere CRG The Dalles
 Agent Full
 Phone: 541-370-2544 E-mail: blauterbach@windermere.com
 COMM/INDUSTRIAL Status: SLD 7/15/2019 10:47:38 AM
 ML#: 18249350 Area: 351 List Price: \$360,000
 Address: 300 E 3RD Unit#:
 City: The Dalles Zip Code: 97058
 County: Wasco CC&Rs:
 TaxID: 3630
 Sale Inc: BLDG, LAND Prop Type: COMM
 Zoning: cbc2 List Type: ER LR: N
 Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BD PRCL 8000
 Internet/Address/No Blog/No AVM: Y/Y// Offer/Nego: SA-ONLY
 Open house: N

BUILDING AND LAND INFORMATION

Yr Built: 1890 /	Present Use: BEAUTY, OFFICE, RETAIL	# Stry/Bldg:
Parking: /	Construction: BRICK, PARTBAS	Ceiling Ht/Ft:
Truck Door: /	Roof: FLAT	Gross SQFT: 5300
Occupancy: MO-T-MO	Loading:	Office SQFT:
Features: I-STORG		Whse SQFT:
Equipment:		Mfg SQFT:
Rd Surface: PAVEDSRF	Lot Size: 5K-6,999SF	Rd Frontage: 153
Lot Dim: 100x53	Lot SQFT: 5300	# Acres: 0.12
Waterfront:	Body Water:	View:

UTILITIES

Heat: ZONAL	Fuel: ELECT	Water: PUBLICWTR	Volts:
Cool: OTHER	Sewer: PUBLICSWR		Amps:

XSt/Dir: SE corner of 3rd and Washington streets
 Private: Dont disturb tenents. Show by appointment only. Property includes unfinished basement space and unfinished upper floor space.
 Public: Heart of downtown The Dalles. Great rental history on this commercial building. Located at the corner of 3rd and Washington streets.

BUSINESS AND LEASE INFORMATION

Doc Avail: OPR-EXP, RNT-REC	Inventory:	Yr Estab:
Restrictions:	Business Name:	
Actual Gross Income: \$37,020	Actual Net Income: \$28,030	Actual Oper. Expenses: \$8,990
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:
Lease Type: MO-T-MO		Lease Amount:
Lease Expire:	Leased Equip:	Lease Deposit:

FINANCIAL INFORMATION

Property Tax/Yr: \$4,246.21, 2017	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 2.7
Short Sale: N \$ Pre-Approv:	3rd Party Trans: N	Bank Owned/REO: N	Total Comm Differs: N

Escrow Preference:
 Terms: CASH, CONV

BROKER / AGENT DATA

BRCD: 7CWP02	OF: Copper West Properties-The Dalles	Lic#: 201207125	Ph: 541-296-1045	Fax: 541-296-1046
SAID: BOBMC	AG: Robert McFadden	Lic#: 920200077	Ph: 541-340-1900	Cell/Pgr:
Email(s) AG: bobm@copperwest.com				Agent Ext:
CoSAID:	CoBRCD:	CoAgent:		CoPh:
CoAgent Email:				Owner Perm. Resid:
List: 6/19/2018	Exp:	Show: DND-TEN, KEY-SO		Poss: CLOSING
Tran: 2/18/2019	Owner(s): Wiley McDaniel Trust	FIRPTA: N	Phone:	

COMPARABLE INFORMATION

Pend: 2/2/2019	DOM/CDOM: 228 / 228	O/Price: \$395,000	%SP/OLP: 75.95
Sold: 2/15/2019	Terms: CASH	Sold Price: \$300,000	%SP/LP: 83.33
BAID: FOOTECHA	B/Agt: Charles Foote	B/Off: 7WGT01	B/Off Phone: 541-298-4451

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

\$ 300,000
 5,300
 \$ 56.60 per sq Ft.



Presented by: Brian Lauterbach
 Windermere CRG The Dalles
 Phone: 541-370-2544 E-mail: blauterbach@windermere.com
 COMM/INDUSTRIAL Status: SLD 7/15/2019 10:47:38 AM
 ML#: 15586807 Area: 351 List Price: \$365,000
 Address: 314 LINCOLN Unit#: 97058
 City: The Dalles CC&Rs: N
 County: Wasco
 TaxID: 3436
 Sale Inc: BLDG, LAND Prop Type: COMM
 Zoning: Comm List Type: ER LR: N
 Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BB PRCL 2500
 Internet/Address/No Blog/No AVM: Y/Y// Offer/Nego: CALL-SA
 Open house: N
 PDF Doc(s): 2

BUILDING AND LAND INFORMATION

Yr Built: 1946 / APPROX
 Parking: 10 / ON-SITE
 Truck Door: 2 / OTHER
 Occupancy: OTHER
 Features:
 Equipment: FIXTURS
 Rd Surface: PAVEDSRF
 Lot Dim:
 Waterfront:

Present Use: AUTO-SV
 Construction: BLOCK
 Roof: BUILTUP, FLAT
 Loading:

Stry/Bldg: 1/1
 Ceiling Ht/Ft:
 Gross SQFT: 6244
 Office SQFT: 180
 Whse SQFT:
 Mfg SQFT:
 Rd Frontage: 150
 # Acres: 0.34
 View:

Lot Size: 15K-19,999SF
 Lot SQFT: 15000
 Body Water:

UTILITIES

Heat: ZONAL Fuel: GAS Water: PUBLICWTR
 Cool: WALL Sewer: PUBLICSWR

XSt/Dir: Westside entrance to downtown West 3rd
 Private: includes tax acct #3435, 219 West 3rd. Geo physical survey completed.
 Public: Strategic HIGH TRAFFIC West Downtown Commercial Opportunity (long time well known auto parts & service business) located at west entrance to Downtown featuring 6244 square foot one level well maintained building located on 15000 SF Parcel (Two Tax Lots) offering 1500 foot street frontage and 10 space 5800 SF back parking lot. Owner will consider Lease or Lease/Purchase

BUSINESS AND LEASE INFORMATION

Doc Avail: Inventory: N Yr Estab: 1946
 Restrictions: Business Name:
 Actual Gross Income: \$0 Actual Net Income: \$0 Actual Oper. Expenses: \$0
 Proj. Gross Income: Proj. Net Income:
 Lease Type: NONE Lease Amount:
 Lease Expire: Leased Equip: Lease Deposit:

FINANCIAL INFORMATION

Property Tax/Yr: \$6,477.00 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.7
 Short Sale: N \$ Pre-Approv: 3rd Party Trans: N Bank Owned/REO: N Total Comm Differs: N
 Escrow Preference:
 Terms: CASH

BROKER / AGENT DATA

BRCD: 7CWP02 OF: Copper West Properties-The Dalles Lic#: 201207125 Ph: 541-296-1045 Fax: 541-296-1046
 SAID: BSMITH AG: Bob Smith Lic#: 200304158 Ph: 541-296-1045 Cell/Pgr:
 Email(s) AG: bobs@copperwest.com
 CoSAID: CoBRCD: CoAgent: Agent Ext:
 CoAgent Email: CoPh:
 List: 11/19/2015 Exp: Show: APTONLY, CALL-SO Owner Perm. Resid: Y
 Tran: 2/13/2018 Owner(s): Auto Electric #2 FIRPTA: N Poss: CLOSING
 Phone:

COMPARABLE INFORMATION

Pend: 10/16/2017 DOM/CDOM: 697 / 697 O/Price: \$365,000 %SP/OLP: 89.04
 Sold: 2/12/2018 Terms: CONV Sold Price: \$325,000 %SP/LP: 89.04
 BAID: MORGANDE B/Agt: Dennis Morgan B/Off: 7CWP02 B/Off Phone: 541-296-1045

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

\$ 325,000 Sold
 : 6244 sq Ft
 \$ 52.05 per sq Ft



Presented by: Brian Lauterbach
 Windermere CRG The Dalles
 Agent Full
 Phone: 541-370-2544 E-mail: blauterbach@windermere.com
 COMM/INDUSTRIAL Status: SLD 7/15/2019 10:47:38 AM
 ML#: 18693850 Area: 351 List Price: \$375,000
 Address: 308 WASHINGTON Unit#: 97058
 City: The Dalles
 County: Wasco CC&Rs:
 TaxID: 15106
 Sale Inc: BLDG, LAND Prop Type: COMM
 Zoning: CBC List Type: EA LR: N
 Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BD PRCL 7300
 Internet/Address/No Blog/No AVM: Y/Y/I Offer/Nego: CALL-SA
 Open house: N

BUILDING AND LAND INFORMATION

Yr Built: 1891 /
 Parking: /
 Truck Door: /
 Occupancy:
 Features:
 Equipment:
 Rd Surface:
 Lot Dim:
 Waterfront:

Present Use: OTHER
 Construction: BRICK, STUCCO, OTHER
 Roof:
 Loading:

Lot Size: 3K-4,999SF
 Lot SQFT:
 Body Water:

Stry/Bldg:
 Ceiling Ht/Ft:
 Gross SQFT: 8392
 Office SQFT:
 Whse SQFT:
 Mfg SQFT:
 Rd Frontage:
 # Acres: 0.09
 View:

UTILITIES

Heat: ZONAL Fuel: GAS Water: PUBLICWTR Volts:
 Cool: WALL Sewer: PUBLICSWR Amps:
 XST/Dir: East 3rd to Washington
 Private:
 Public:

Historic Vogt Opera House available for sale or lease. This building has had many uses over the years and most recently was used as a print shop. There are offices, storage, and retail areas as well as the second floor ballroom just waiting to be restored. Many possible avenues for grant funds for such a project through the State historic landmark matching grant program and City through Urban Renewal.

BUSINESS AND LEASE INFORMATION

Doc Avail:
 Restrictions:
 Actual Gross Income: \$0
 Proj. Gross Income:
 Lease Type:
 Lease Expire:

Inventory:
 Business Name:
 Actual Net Income: \$0
 Proj. Net Income:

Yr Estab:
 Actual Oper. Expenses: \$0
 Proj. Oper. Expenses:
 Lease Amount:
 Lease Deposit:

Leased Equip:

FINANCIAL INFORMATION

Property Tax/Yr: \$2,175.70, 2017
 Short Sale: N \$ Pre-Approv:
 Escrow Preference:
 Terms: CASH, CONV, OTHER

Spcl Asmt Balance:
 3rd Party Trans: N Bank Owned/REO: N Tax Deferral: N BAC: %2.7
 Total Comm Differs: N

BROKER / AGENT DATA

BRCD: 7CWP02 OF: Copper West Properties-The Dalles Lic#: 201207125 Ph: 541-296-1045 Fax: 541-296-1046
 SAID: MORGANKE AG: Keef Morgan Lic#: 200404138 Ph: 541-300-0071 Cell/Pgr:
 Email(s) AG: keef@copperwest.com
 CoSAID: CoBRCD: CoAgent: Agent Ext:
 CoAgent Email: CoPh:
 List: 6/15/2018 Exp: Show: CALL-SA Owner Perm. Resid:
 Tran: 7/1/2019 Owner(s): MORIN TONY A & JOYCE P FIRPTA: N Phone: Poss:

COMPARABLE INFORMATION

Pend: 4/25/2019 DOM/CDOM: 314 / 314 O/Price: \$375,000 %SP/OLP: 96
 Sold: 6/27/2019 Terms: CONV Sold Price: \$360,000 %SP/LP: 96
 BAID: MORGANKE B/Agf: Keef Morgan B/Off: 7CWP02 B/Off Phone: 541-296-1045

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*\$ 360,000 Sold
 8,392 sq.ft
 \$ 42.90 per sq ft*



Presented by: Brian Lauterbach
 Windermere CRG The Dalles **Agent Full**
Phone: 541-370-2544 **E-mail:** blauterbach@windermere.com
COMM/INDUSTRIAL **Status:** SLD **7/15/2019** **10:47:38 AM**
ML#: 17201987 **Area:** 351 **List Price:** \$695,000
Address: 212 E 2ND **Unit#:**
City: The Dalles **Zip Code:** 97058
County: Wasco **CC&Rs:**
TaxID: 3591
Sale Inc: BLDG, LAND **Prop Type:** COMM
Zoning: CBC **List Type:** EA **LR:** N
Legal: SECTION 3 TOWNSHIP 1N RANGE 13E QUARTER BD PRCL 4500
Internet/Address/No Blog/No AVM: Y/Y// **Offer/Nego:** CALL-SA
Open house: N

BUILDING AND LAND INFORMATION

Yr Built: 1952 / APPROX
Parking: 32/ ON-SITE
Truck Door: /
Occupancy: LEASED
Features: ADA, OFFICE
Equipment: SEC-SYS, SPRNKLR
Rd Surface: PAVEDSRF
Lot Dim:
Waterfront:

Present Use: RETAIL
Construction: BLOCK, CONCRET, STUCCO
Roof: RUBBER, OTHER
Loading:

Stry/Bldg: 3/1
Ceiling Ht/Ft:
Gross SQFT: 22652
Office SQFT: 1131
Whse SQFT: 8600
Mfg SQFT:
Rd Frontage:
Acres: 0.54
View:

Lot Size: 20K-.99AC
Lot SQFT:
Body Water:

UTILITIES

Heat: RADIANT **Fuel:** GAS **Water:** PUBLICWTR
Cool: **Sewer:** PUBLICSWR

XSt/Dir: East Second and Washington Street
Private: Includes three tax lots, 4500,4600, & 4700
Public:

Prime commercial corner in the heart of downtown. A rare over half an acre with dedicated parking makes for a great opportunity. Recently vacated by a national retailer that occupied since 1949. This would be ideal for retail or mixed use. Don't miss this chance to own one of only a few large buildings with a dedicated parking lot in downtown.

BUSINESS AND LEASE INFORMATION

Doc Avail:
Restrictions:
Actual Gross Income: \$0
Proj. Gross Income:
Lease Type:
Lease Expire:

Inventory:
Business Name:
Actual Net Income: \$0
Proj. Net Income:

Yr Estab:
Actual Oper. Expenses: \$0
Proj. Oper. Expenses:
Lease Amount:
Lease Deposit:

Leased Equip:

FINANCIAL INFORMATION

Property Tax/Yr: \$9,285.57,
Short Sale: N \$ Pre-Approv:
Escrow Preference:
Terms: CASH, CONV

Spcl Asmt Balance:
3rd Party Trans: N **Bank Owned/REO:** N **Tax Deferral:** N **BAC:** % 2.70
Total Comm Differs: N

BROKER / AGENT DATA

BRCD: 7CWP02 **OF:** Copper West Properties-The Dalles
SAID: MORGANKE **AG:** Keef Morgan
Email(s) AG: keef@copperwest.com
CoSAID: **CoBRCD:**
CoAgent Email:
List: 2/21/2017 **Exp:**
Tran: 6/17/2019

Show: CALL-SA
Owner(s): Ninth Street Corp **FIRPTA:** N **Phone:**

Ph: 541-296-1045 **Fax:** 541-296-1046
Ph: 541-300-0071 **Cell/Pgr:**
Agent Ext:
CoPh:
Owner Perm. Resid:
Poss:

COMPARABLE INFORMATION

Pend: 4/29/2019 **DOM/CDOM:** 797 / 797 **O/Price:** \$750,000 **%SP/OLP:** 83.33
Sold: 6/14/2019 **Terms:** OWNCONT **Sold Price:** \$625,000 **%SP/LP:** 89.93
BAID: CORNETTC **B/Ag:** Cody Cornett **B/Off:** 7CWP02 **B/Off Phone:** 541-296-1045

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

59 Ft $\frac{\$625,000}{14,052} =$ $\$44.47$ Excluding base ment

would add value to extra lots