



**Presented by:** Diana Ferguson **Client Full**  
 The Commonwealth RealEstate Co  
**LOTS AND LAND** **Status:** ACT **5/15/2008** **4:28:15 PM**  
**ML#:** 8018324 **Area:** 145 **List Price:** \$165,000  
**Address:**31st  
**City:** Milwaukie **Zip:**97222  
**Additional Parcels:** /  
**Map Coord:** 657/A/4 **Zoning:**  
**County:**Clackamas **Tax ID:** 00168071  
**Subdivision:**  
**Manufhs Okay:** **CC&Rs:**  
**Elem:** OAK GROVE **Middle:**ALDER CREEK  
**High:** PUTNAM **Prop Type:** RESID  
**Legal:** 155 Milwuakie Park Lt 6 & 7

**GENERAL INFORMATION**

<b>Lot Size:</b> 10K-14,999SF	<b>Acres:</b>	<b>Lot Dimensions:</b> 100 x 100
<b>Waterfront:</b> /	<b>River/Lake:</b>	<b>Availability:</b> SALE <span style="float: right;"><b>#Lots:</b> 2</span>
<b>Perc Test:</b> /	<b>RdFrntg:</b>	<b>Rd Surf:</b>
<b>Seller Disc:</b>	<b>Other Disc:</b>	<b>View:</b> CITY, MNTAIN
<b>Lot Desc:</b> CLEARED, PRIVATE		<b>Soil Type/Class:</b>
<b>Topography:</b> SLOPED		
<b>Soil Cond:</b> NATIVE		<b>Present Use:</b> RAWLAND

**IMPROVEMENTS**

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

**REMARKS**

**XSt/Dir:** 31st and Park Ave (call for location)  
**Public:** Beautiful Valley/City view perfect for your new custom home. Easy access location, minutes from everything. Private lot on dead end street. Is currently 2 tax lots. Seller is willing to carry short term contract with 40% down. No sign on property call for directions.

**FINANCIAL**

<b>PTax/Yr:</b> 0	<b>HOA Dues:</b>	<b>HOA Dues-2nd:</b>
<b>HOA Incl:</b>		

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.