

MLS#: 18087183 - Agent Full



Presented by: Peggy Hoag **Agent Full**
 Hoag Real Estate
Phone: [503-906-1370](tel:503-906-1370) **E-mail:** listings@peggyhoag.com
LOTS AND LAND **Status:** ACT **12/4/2018** **1:47:05 PM**
ML#: 18087183 **Area:** 184 **List Price:** \$189,900
Address: 10002 13th ST **Unit/Lot #:**
City: Seaside **Zip:** 97138
Additional Parcels: /
Zoning: R2 **List Type:** ER LR: N
County: Clatsop **Tax ID:** 10190
Subdivision:
Manufhs Okay: **CC&Rs:**
Elem: Gearhart **Middle:** Broadway
High: Seaside **Prop Type:** RESID
Legal: Tax Lot: 61016DA10002
Internet/Address/No Blog/No AVM: Y/Y/ **Offer/Nego:** CALL-SA
Open house: N

GENERAL INFORMATION

Lot Size: 15K-19,999SF	Acres: 0.37	Lot Dimensions:
Waterfront: Y / RIVERFRN	Body Water: Necanicum	Availability: BLDORDR #Lots:
Perc Test: N /	RdFrntg: Y	Rd Surf: PAVEDSRF
Seller Disc:	Other Disc:	View: MNTAIN, RIVER, TREEWOOD
Lot Desc: GRNBELT, PRIVATE		Soil Type/Class:
Topography: LEVEL		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: PHONE-AVL, POWER, SWR-AVL, WAT-AVL
Existing Structures: N /

REMARKS

XSt/Dir: Hwy 101
Private: Call listing office: 503-906-1370.
Public: Riverfront buildable lot - exceptional location! On the Necanicum River and 2 blocks from Ocean/beaches! Easy access to downtown Seaside. Duplex development opportunity or build a private oasis for your dream home. Private, level build with established trees. Combine with adjacent lot to create small community development with river & ocean at your doorstep.

FINANCIAL

Property Tax/Yr: \$1,689.63, 2017	Spcl Asmt Balance:	Tax Deferral: N	BAC: %2.5
Crop/Land Lease:	Short Sale: N	\$ Pre-Approv:	Total Comm Differs: Y
HOA: N Dues:	Other Dues:	3rd Party: N	Bank Owned/REO: N
HOA Incl:		Escrow Preference: Kelly Kroening - First American	
Terms: CASH, CONV			

BROKER / AGENT DATA

BRCD: HRLE01	OF: Hoag Real Estate	Lic#: 201220924	Ph: 503-906-1370	Fax:
SAID: HOAGPEGG	AG: Peggy Hoag	Lic#: 910600149	Ph: 503-906-1370	Cell/Pgr: 971-303-1426
Email(s) AG: listings@peggyhoag.com				Agent Ext:
CoSAID: JSWANK	CoBRCD: HRLE01	CoAgent: Jasmine Swank		CoPh:
CoAgent Email:		Owner Perm. Resid:		
List: 12/1/2018	Exp: 5/31/2019	Show: CALL-SO		Poss:
Tran: 12/4/2018	Owner(s): David Jolivet, Kay Jolivet	FIRPTA: N		Phone:
	Tenant/Other:			Phone:

COMPARABLE INFORMATION

DOM: 3 **O/Price:** \$189,900

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

MLS#: 18087183 - Tax FullPresented by: **Peggy Hoag**
Hoag Real Estate

12/4/2018 1:47:05 PM

CLATSOP COUNTY, OR**Tax ID:** 10190
Prop Addr: 2140 N Holladay Dr
City/State/Zip: Seaside OR 97138**Latest Listing ID:** 18087183
County: Clatsop**OWNER INFORMATION****Owner Name:** Lebenzon Karen Trustee
Owner Addr:
City/State/Zip: Seaside OR 97138-0937**Owner Name2:** Lebenzon Karen H
Living Trust**LAND INFORMATION****Lot SqFt:** 17424**Acreage:** 0.4**BUILDING INFORMATION****Year Built:** 1965**Fire Patrol:****SALES INFORMATION**

	Deed Type	Sale Date	Sale Price	Document No
Current:		11/18/2003	\$399,000	200317323
Prior:				

TAX INFORMATION

Tax Period:	17-18	Market Land:	\$217,385	
Tax Year:	2017	Market Impv:	\$163,883	
Tax Amt:	\$4,781.96	Market Total:	\$381,268	Assessed Total: \$344,397

LEGAL INFORMATION

Map Code:	61015BB04300	Tax Lot:	04300
Township:	6	Tax Code Area:	1001
Range:	10	Book:	
Section:	15	Page:	
Qtr Section:	B	Status:	Assessable
16th Section:	B	Stat Class:	130

Prop Class: 101 - RESIDENTIAL NO SIGNIFICANCE IMPROVED
Subdivision: G5
Legal Desc: Metes & Bounds

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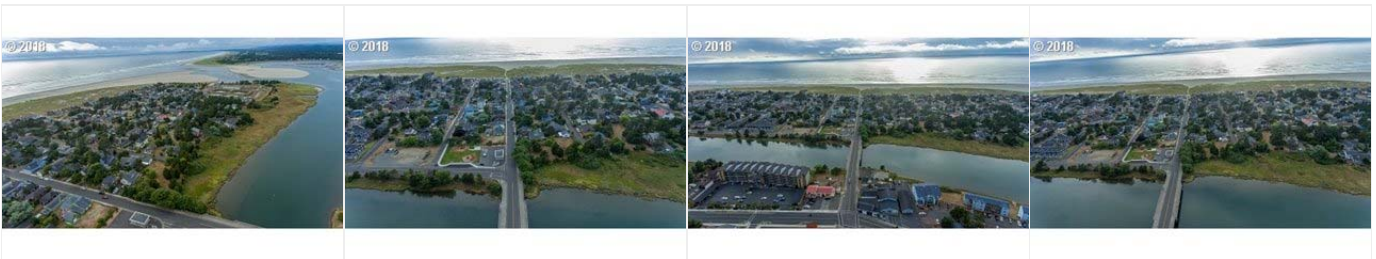
MLS#: 18087183 - 32 Up Photo

Presented By: Peggy Hoag
Hoag Real Estate

32 Up Photo

Phone: [503-906-1370](tel:503-906-1370) **E-mail:** listings@peggyhoag.com

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Xst/Dir: Hwy 101			
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MLS#: 18087183 - History**Address:** 10002 13th ST, Seaside, OR 97138**Tax ID:** 10190 **Area:** 184 **County:** Clatsop

Peggy Hoag

Lots and Land

12/4/2018 1:47:06 PM

503-906-1370

Hoag Real Estate

4 Matches

MLS#	Hist	Status	Price	Date	Agent	Office	DOM/CDOM
18087183	DAT	ACT	\$189,900	12/4/2018	HOAGPEGG	HRLE01	3 / 0
18087183	DAT	ACT	\$189,900	12/3/2018	HOAGPEGG	HRLE01	2 / 0
18087183	DAT	ACT	\$189,900	12/3/2018	HOAGPEGG	HRLE01	2 / 0
18087183	NEW	ACT	\$189,900	12/1/2018	HOAGPEGG	HRLE01	0 / 0

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