



Presented By: Cory Neu
Cheryl Neu Real Estate

Client Full

RESIDENTIAL **Status:** ACT **1/22/2008** **1:41:21 PM**
ML#: 7104568 **Area:** 239 **List Price:** \$129,900
Addr: 152 S 52ND PL
City: Springfield **Zip:** 97478 **Unit#:**
Map Coord: 31//17 **Zoning:** MD **Condo Loc/Lvl:**
County: Lane **Tax ID:** 135226
Elem: MT VERNON **Middle:** AGNES
High: THURSTON **PropType:** DETACHD
Nhood/Bldg: KILLARNEY TRACT
Legal: 17 02 33 31 7100

GENERAL INFORMATION

Lot Size: 3K-4,999SF **# Acres:** 0.1 **Lot Dimensions:** 50 X 90
Waterfront: **View:** **Lot Desc:** LEVEL
River/Lake: **Seller Disc:** EXEMPT **Other Disc:** lead-based paint

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** Co Records **#Bdrms:** 3 **#Lvl:** 1 **Year Blt:** 1948 / APPROX **Green:**
Main SQFT: 960 **TotUp/Mn:** 960 **Style:** 1STORY **Home Wrnty:** 55+ w/Affidavit Y/N: N
Lower SQFT: 0 **Parking:** DRIVWAY **#Garage:** 0 / **#Fireplaces:** /
Total SQFT: 960 **Roof:** COMP **Exterior:** SHAKE **Bsmt/Fnd:** CRAWLSP

REMARKS

XSt/Dir: Take S 52nd off of Main Street
Public: Why pay rent? Great Rental or Starter home needs updated, Same Owner 50 years, sold as is. 21 X 12 Workshop or storage bldg in back of home, circle patio, close to bus & conveniences. Coved doorway, double closets in Master Bdrm, Big utility room, N Gas heater. Cosmetics needed but ideal for investor.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: L / 16 X 12 /	Mstr Bd: M / 11 X 12 /	Baths - Full.Part
Kitchen: M / 10 X 11 /	2nd Bd: M / 11 X 10 /	Upper Lvl: 0.0
Dining: / /	3rd Bd: M / 10 X 10 /	Main Lvl: 1.0
Family: / /	UTILITY M / 11 X 7 /	Lower Lvl: 0.0
	/ /	Total Bth: 1.0

FEATURES AND UTILITIES

Kitchen:
Interior: LAUNDRY
Exterior: PATIO, SHOP, YARD
Accessibility: 1LEVEL, RAMP
Cool: NONE **Hot Water:** ELECT **Heat:** OTHER **Fuel:** GAS
Water: PUBLIC **Sewer:** PUBLIC **Insul:** UNKNOWN

FINANCIAL

PTax/Yr: 1049.27 **Rent, If Rented:**
HOA Dues: **Other Dues:**
HOA Incl: