



**Presented By:** Cory Neu  
Cheryl Neu Real Estate

**Client Full**

**RESIDENTIAL**      **Status:** ACT    **8/11/2008**      **11:20:13 AM**  
**ML#:** 8057207      **Area:** 249    **List Price:**      \$220,000  
**Addr:** 4371 FORSYTHIA ST      **Unit#:**  
**City:** Springfield      **Zip:** 97478      **Condo Loc/Lvl:**  
**Map Coord:** 42/J/17      **Zoning:** LD  
**County:** Lane      **Tax ID:** 1215449  
**Elem:** MT VERNON      **Middle:** AGNES STEWART  
**High:** SPRINGFIELD      **PropType:** DETACHD  
**Nhood/Bldg:** RAVENWOOD  
**Legal:** Tax Lot: 18 02 05 21 800

**GENERAL INFORMATION**

**Lot Size:** 7K-9,999SF      **# Acres:** 0.2      **Lot Dimensions:** 75 X 120  
**Waterfront:**      **View:** TREES      **Lot Desc:** SLOPED, WOODED  
**River/Lake:**      **Seller Disc:** EXEMPT      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 400      **SFSrc:** Tax Record      **#Bdrms:** 3      **#Lvl:** 2      **Year Blt:** 1978 / APPROX      **Green:**  
**Main SQFT:** 1290      **TotUp/Mn:** 1690      **Style:** RANCH, SPLIT      **Home Wrnty:** N 55+ w/Affidavit Y/N: N  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 3 / OVRSIZE      **#Fireplaces:** /  
**Total SQFT:** 1690      **Roof:** COMP      **Exterior:** T-111      **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** S 42nd St, L on Daisy, R on S 44th to Forsythia  
**Public:** Big wooded lot w COUNTRY ATMOSPHERE! Great home for this price! In Estate & sold in "as is" condition only.  
 Balcony off master suite, EURO-CRAFT windows, CARRIER heat pump, open concept fam rm, formal & informal areas,  
 OS double gar + carport! Value priced to reflect needed updates & TLC! Buyer pays for inspections. Compare & buy!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 16 X 12 /	<b>Mstr Bd:</b> U / 13 X 12 / BALCONY, BATH	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 12 X 9 / DISHWAS, PANTRY	<b>2nd Bd:</b> U / 11 X 10 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 12 X 12 / FORMAL	<b>3rd Bd:</b> U / 10 X 10 /	<b>Main Lvl:</b> 2.0
<b>Family:</b> M / 17 X 15 / CEILFAN, SLIDER	<b>EATAREA</b> M / 10 X 8 /	<b>Lower Lvl:</b> 0.0
<b>ENTRY</b> L / 6 X 4 /	/ /	<b>Total Bth:</b> 2.0

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL, PANTRY, FS-RANG  
**Interior:** CEILFAN, GAR-OPN, WW-CARP  
**Exterior:** DECK, FENCED, VYW-DBL  
**Accessibility:**  
**Cool:** HT-PUMP      **Hot Water:** ELECT      **Heat:** HT-PUMP      **Fuel:** ELECT  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Insul:** UNKNOWN

**FINANCIAL**

**PTax/Yr:** 2474.29      **Rent, If Rented:**  
**HOA Dues:**      **Other Dues:**  
**HOA Incl:**

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