

# PIONEER DR SALEM OR 97000

**Estimated Value: 408,000**

**High: 436,600 Low: 379,400 Confidence Score: 93 FSD: 0.07**

Loan No:

Date: 01/20/2022

Ref No:

Retro Dt:

## Property Information

County: MARION (41047)	Property Type: Single Family (SFR)	Beds: 2	Baths: 2	SqFt: 1895
Land: 8670	Yr Built: 1957	Carrier Route: C027	Asd Value: 165,040	Asd Yr: 2020
Sld Price: 325,000	Sld Date: 08/14/2020	List Price: 325,000	List Date: 08/27/2020	Off Mkt Date:

## Additional Information

Parcel Number: 083W03DB	Census Tract: 001100	Floor Count:	Basement   Unfinished: 676   520	Pool:
Legal Description: SEC/TWN		View:	Assd Land Value:	Assd Improvements Value:
Owner(s): ERIK	Zoning: RS	Property Tax: 3,245	Property Tax Year: 2020	Waterfront: N
Last Sale 1st Loan: 315,250		Type: Fixed	Lender: MAPS CU	
Last Sale 2nd Loan:		Type:	Lender:	
Last Refi 1st Loan:	Date:	Type:	Lender:	
Last Refi 2nd Loan:	Date:	Type:	Lender:	

## Comparables Criteria

Data Source: Local Mkt / Public Record		Search Method: Distance	Max Dist: 0.5
Beds: -	Baths: -	Living Area(sf): 1516 - 2274	Land Area(sf): - 12000
List Price: -	Sold Price: -	Age: 55 - 75	Months Back: 6
Sales Type Filter: -			

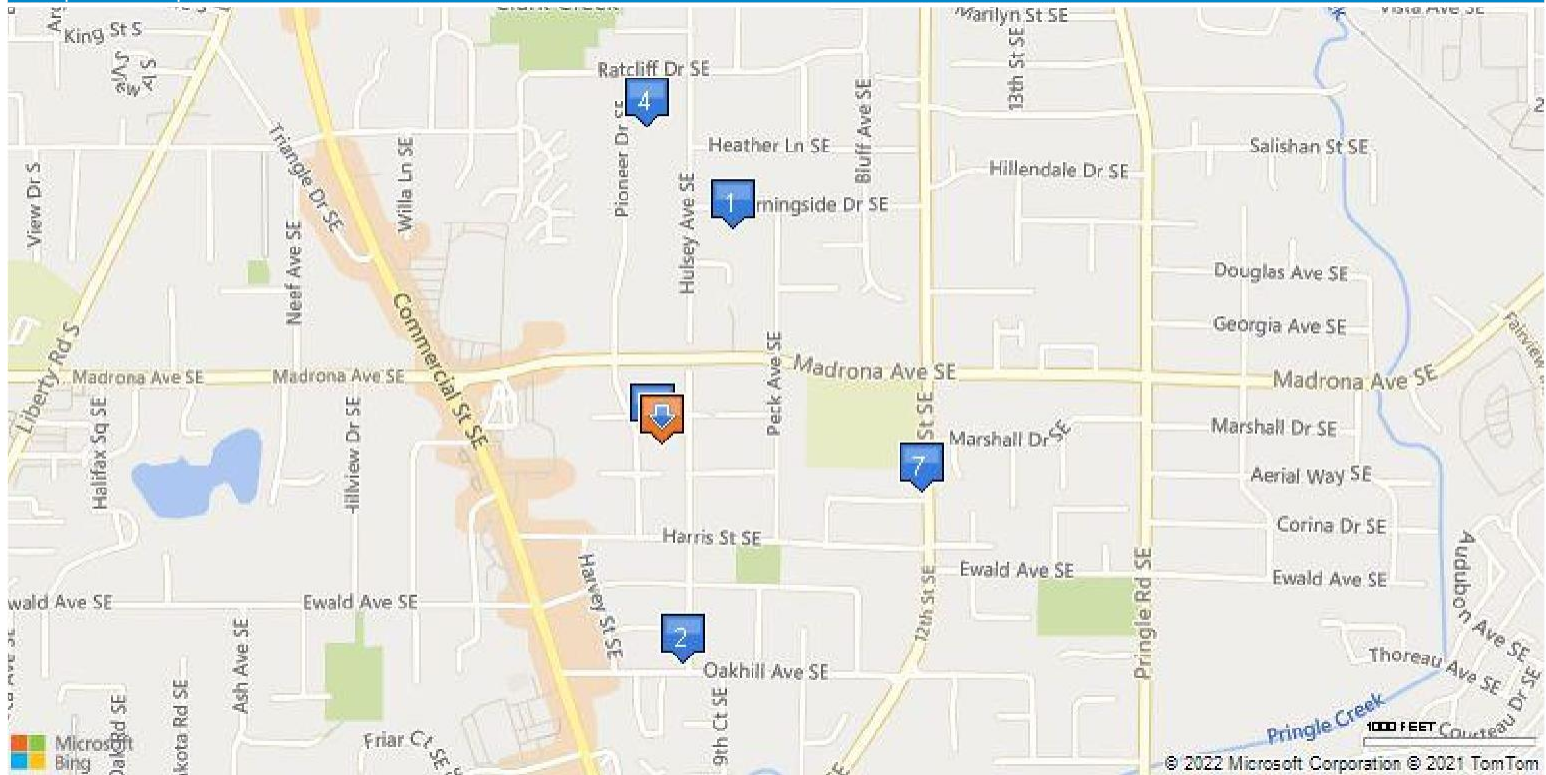
## Comments:

The subject has access to major thoroughfares, employment, and all necessary amenities. No negative external influences were noted. The subject property sold for \$325,000 on 08/14/2020. The subject's market has improved since its' prior sale. The subject has 1,895 square feet of GLA with 520 square feet of finished area in the basement which includes a bedroom. 3554 PIONEER DR SE has 1,558 square feet of GLA and a 942 square foot finished basement which brackets the total finished area of the subject. It is not common for properties to have basements in the area. All comparables have sold within the past 6 months and are located within a half mile of the subject. The subject's age, GLA, and lot size have been bracketed.

## Historical List / Sale Information

Date	Price	Type	Data Source	Buyer	Seller
08/27/2020	325,000	Listed	Local Mkt		
08/14/2020	325,000	Sold	Public Record	TAYLOR	EULER
08/14/2020	325,000	Sold	Local Mkt		
07/14/2009	199,900	Expired	Local Mkt		
05/07/2009	199,900	Listed	Local Mkt		

## Comparables Map



## Selected Comparables

#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FC	SS	Source	Status
3	0.02	3554 PIONEER DR SE	3	2	1,558	9,583	1955	440,000	07/28/2021			C027				Public	Sold
2	0.24	3895 HULSEY AVE SE	3	2	1,536	8,400	1948	391,000	10/04/2021	385,000	08/18/2021	C027				L Mkt	Sold
4	0.35	3264 PIONEER DR SE	3	2	1,734	5,900	1949	385,000	11/17/2021	389,900	10/04/2021	C027				L Mkt	Sold
7	0.29	1199 SHAMROCK DR SE	4		2,132	7,200	1962	360,000	07/26/2021	360,000	05/28/2021	C027				L Mkt	Sold
1	0.25	940 MORNINGSIDE ST SE	3		1,580	8,712	1948			389,900	01/13/2022	C027				L Mkt	Active

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Other Comparables

#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FC	SS	Source	Status
5	0.47	615 BROWNING AVE SE	3	2	1,560	11,326	1956	350,000	11/04/2021			C013				Public	Sold
6	0.43	3587 13TH ST SE	3	2	1,727	10,454	1956	323,000	08/13/2021			C033				Public	Sold
8	0.44	806 NORWOOD ST SE	4	1	1,728	5,900	1953	265,000	12/21/2021	295,000	10/21/2021	C027				L Mkt	Sold

PIONEER DR

SALEM OR 97302

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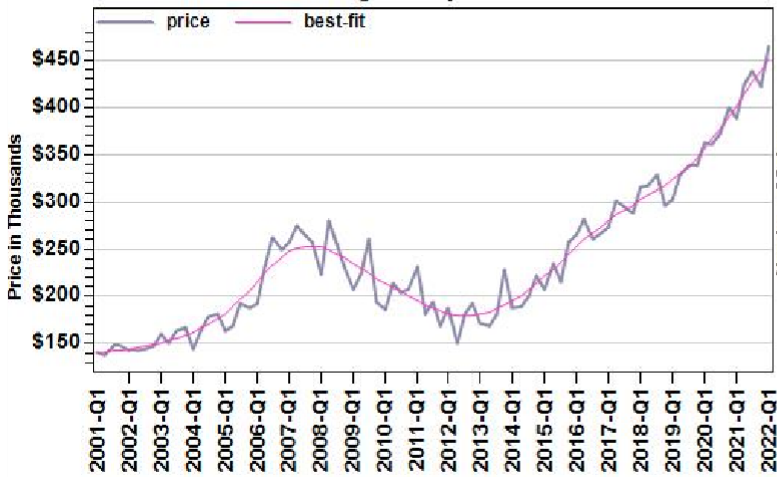
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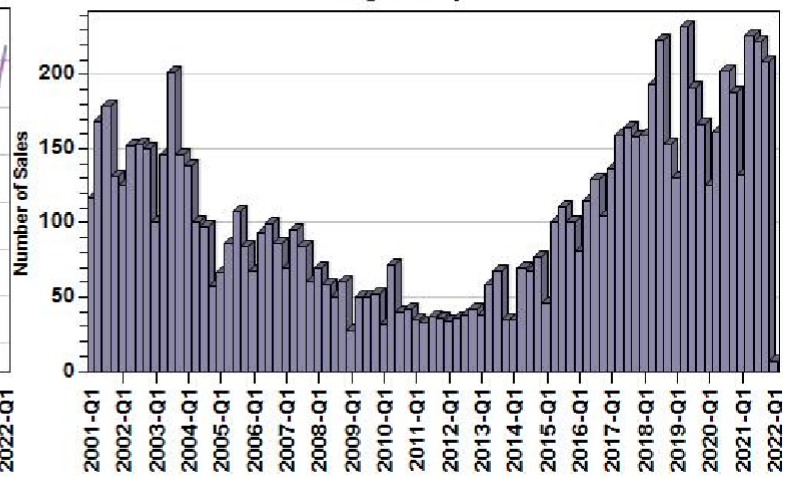
### Overall Average Sold Price

Single Family



### Overall Number of Sales

Single Family



### Overall Average Sold Price Per Living

Single Family



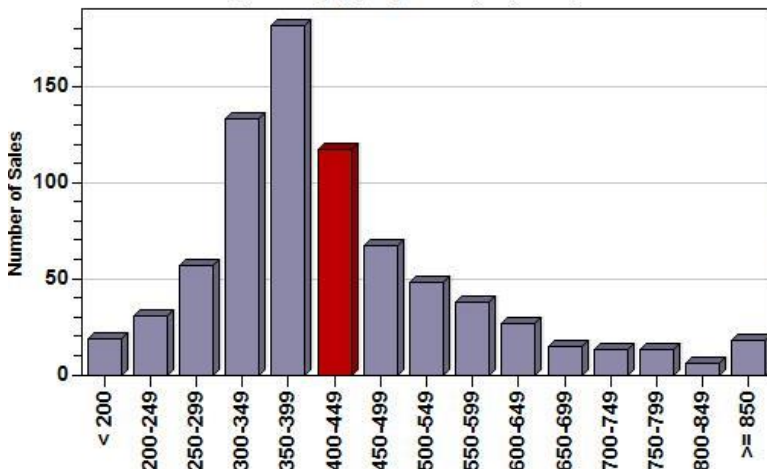
### Overall Average Sold Price Per Bedroom

Single Family



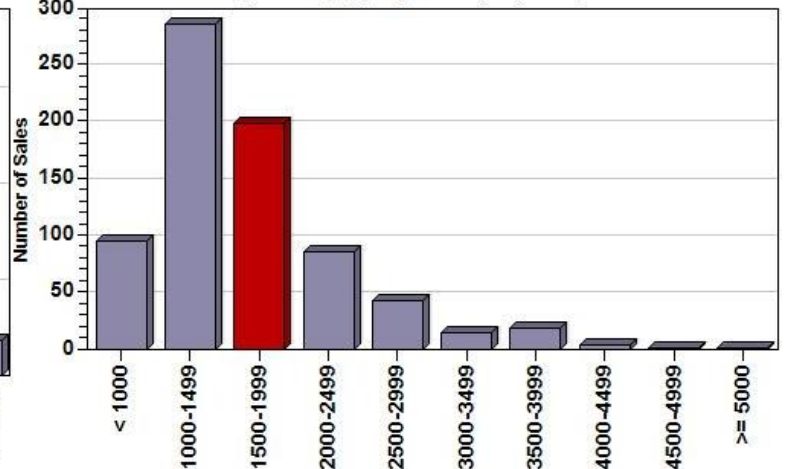
### Overall Sold Price In Thousands Distribution

Single Family (1/20/2021-1/20/2022)



### Overall Living Area Distribution

Single Family (1/20/2021-1/20/2022)



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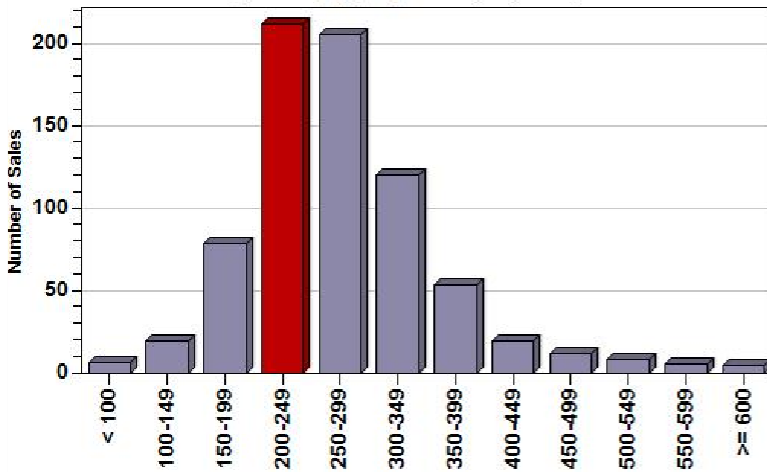
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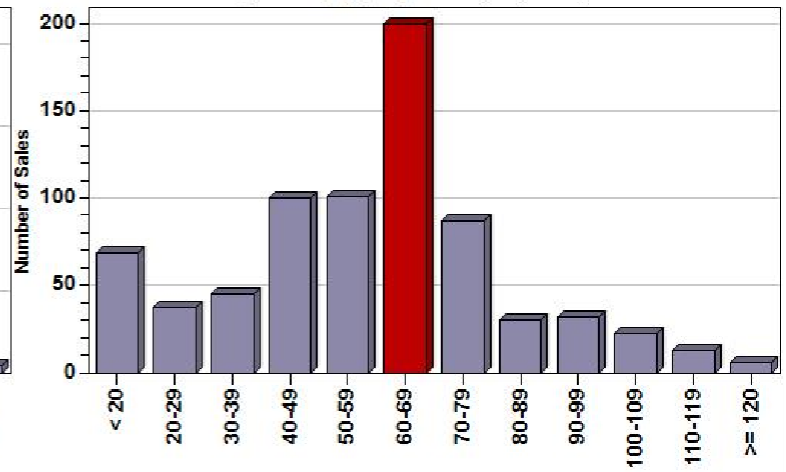
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Overall Price Per Square Foot of Living Area Distribution  
Single Family (1/20/2021-1/20/2022)



Overall Age Distribution  
Single Family (1/20/2021-1/20/2022)



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