



**COPY - The Kittlesons**

December 30, 2020

**995 Elkay Drive, Eugene, OR 97404**



Information used to prepare this report has been obtained from multiple sources, including: MLS records of pending listings and recent sales; public records; and the current owner(s) of the subject property. The broker preparing this report has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable.



★ 995 Elkay Drive, Eugene, OR 97404

Beds	Bath	SQFT	Living Area	Lot Size
1	1	900	900 SqFt	7,841 SqFt

## Listing Detail

**Living Area** 900 SqFt

**Tax Amount** \$2,151

**School District** 4J

**Property Type** Single-Family

**Tax Year** 2020

**Elementary School** River Road

**Year Built** 2009

**MLS Area** 247

**Middle School** Kelly

**County** Lane

**Community** River Road  
Community

**High School** North Eugene

## Features

**Garage** No

**Roof** Comp Shingle

**Bathroom Details** Full Bath 1

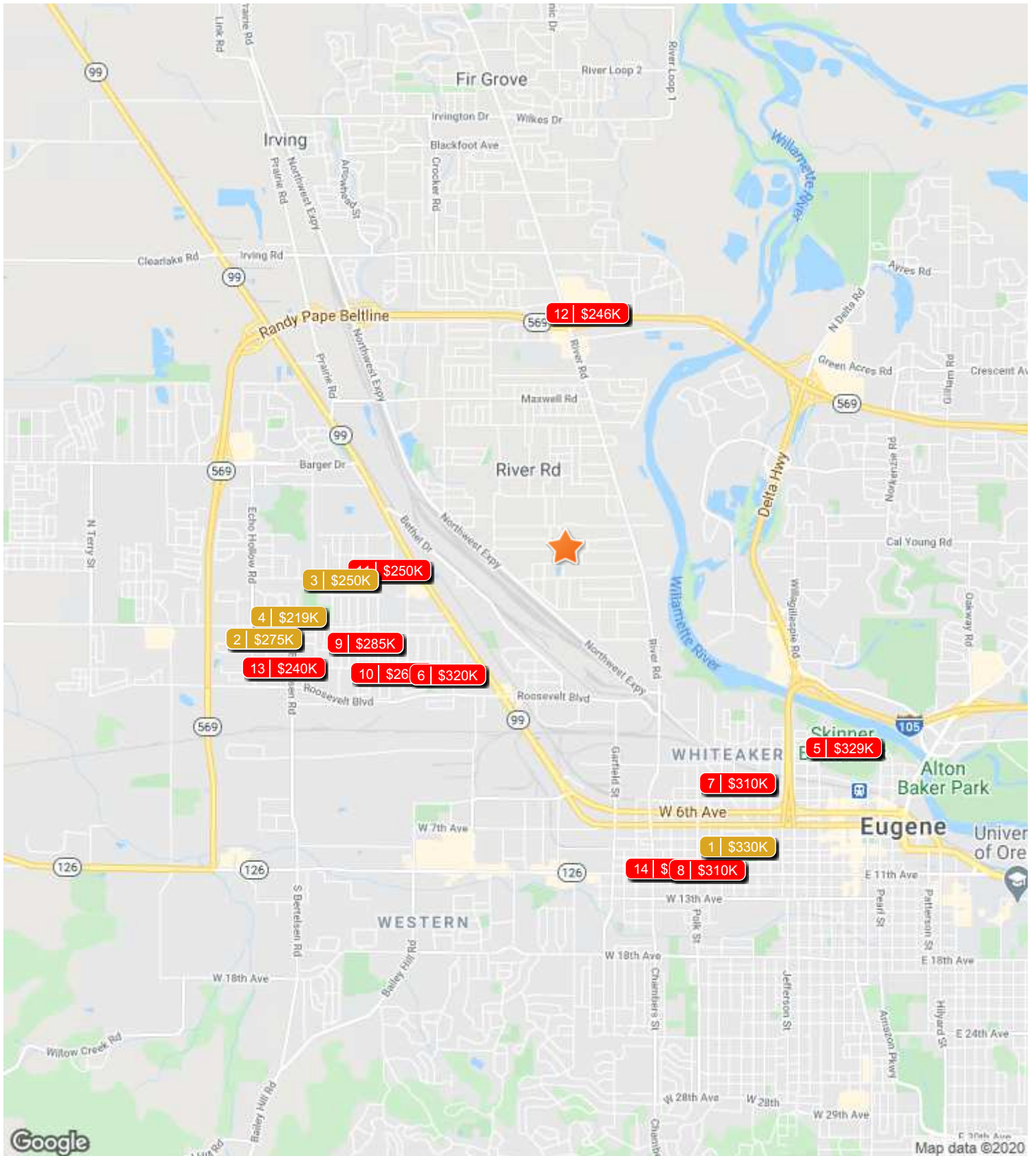
**Parking** Driveway

**Exterior** Plaster








## Remarks

Custom sustainably designed and built home with open floor plan. Concrete floors. Highly insulated walls. Covered front porch with radiant heater for cool weather. Landscaped patio for warmer weather. Walk in shower and closet. Spacious feel for size. Located minutes to brewery district and downtown.










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		Address	Price	Beds	Baths	Days	SQFT	\$/SQFT
★		995 Elkay Drive Eugene, OR 97404		1	1	–	900	
1.		791 Polk St Eugene, OR 97402	\$329,999	2	1	49	1,004	\$329
2.		4430 Royal Ave Eugene, OR 97402	\$275,000	2	1	27	1,005	\$274
3.		1251 Ellsworth St Eugene, OR 97402	\$249,900	2	1	12	720	\$347
4.		990 Echo Hollow Rd Eugene, OR 97402	\$218,900	2	1	87	832	\$263
5.		409 Clark St Eugene, OR 97401	\$329,000	2	1	4	1,050	\$313
6.		441 Fairfield Ave Eugene, OR 97402	\$320,000	2	1	4	1,043	\$307
7.		279 Polk St Eugene, OR 97402	\$310,000	2	1	6	960	\$323
8.		992 Almaden St Eugene, OR 97402	\$310,000	2	1	4	876	\$354
9.		755 Chase St Eugene, OR 97402	\$285,000	2	1	5	910	\$313
10.		445 Louis St Eugene, OR 97402	\$263,000	2	1	5	1,076	\$244
11.		1288 Taft St Eugene, OR 97402	\$250,000	2	1	8	896	\$279
12.		115 Ruby Ave Eugene, OR 97404	\$246,000	2	1	6	859	\$286
13.		4257 Marcum Ln Eugene, OR 97402	\$240,000	2	1	65	960	\$250
14.		1888 W 9th Pl Eugene, OR 97402	\$235,000	2	1	8	792	\$297

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	Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	Adj Price
★ Subject Property	1	1	900	7,841...		-	-	-

Pending Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	Adj Price
	791 Polk St Eugene, OR 97402	2	1	1,004	5,663...	\$329,999	\$329	-	-
	4430 Royal Ave Eugene, OR 97402	2	1	1,005	9,148...	\$275,000	\$274	-	-
	1251 Ellsworth St Eugene, OR 97402	2	1	720	4,792...	\$249,900	\$347	-	-
	990 Echo Hollow Rd Eugene, OR 97402	2	1	832	4,792...	\$218,900	\$263	-	-

Sold Properties		Bed	Bath	SqFt	Lot SqFt	List Price	\$/SqFt	Sale Price	Adj Price
	409 Clark St Eugene, OR 97401	2	1	1,050	3,049...	\$299,000	\$313	\$329,000	-
	441 Fairfield Ave Eugene, OR 97402	2	1	1,043	8,276...	\$290,000	\$307	\$320,000	-
	279 Polk St Eugene, OR 97402	2	1	960	6,098...	\$315,000	\$323	\$310,000	-
	992 Almaden St Eugene, OR 97402	2	1	876	5,663...	\$275,000	\$354	\$310,000	-
	755 Chase St Eugene, OR 97402	2	1	910	8,712...	\$250,000	\$313	\$285,000	-
	445 Louis St Eugene, OR 97402	2	1	1,076	10,45...	\$239,500	\$244	\$263,000	-
	1288 Taft St Eugene, OR 97402	2	1	896	10,45...	\$235,000	\$279	\$250,000	-
	115 Ruby Ave Eugene, OR 97404	2	1	859	10,01...	\$225,000	\$286	\$246,000	-
	4257 Marcum Ln Eugene, OR 97402	2	1	960	7,841...	\$233,900	\$250	\$240,000	-
	1888 W 9th Pl Eugene, OR 97402	2	1	792	3,920...	\$220,000	\$297	\$235,000	-

Provided by Your Brokerage. All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Pending Properties

Home Averages (4 properties)

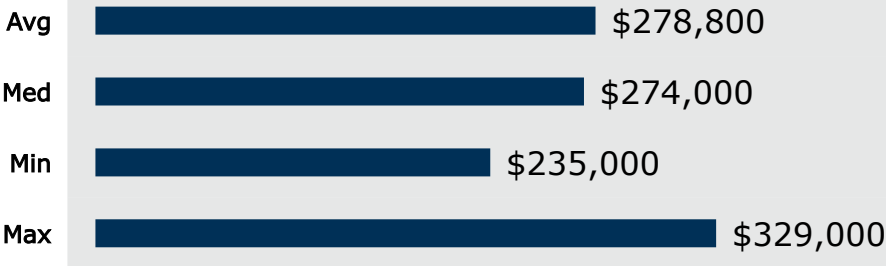
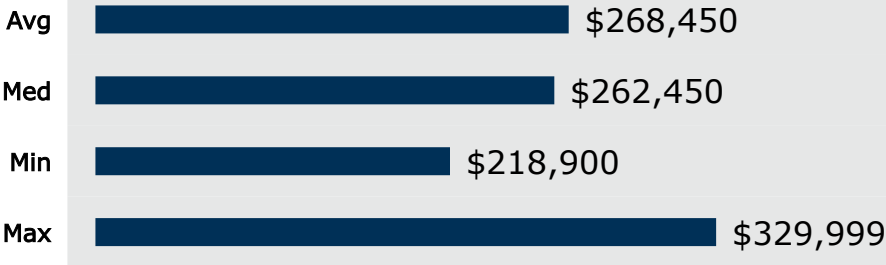
<b>Beds</b>	<b>Baths</b>	<b>SqFt</b>
2.0	1.00	890
<b>\$/SqFt</b>	<b>Lot SqFt</b>	<b>\$/Lot SqFt</b>
\$303	6,098 SqFt	\$47
<b>Days</b>		
44		

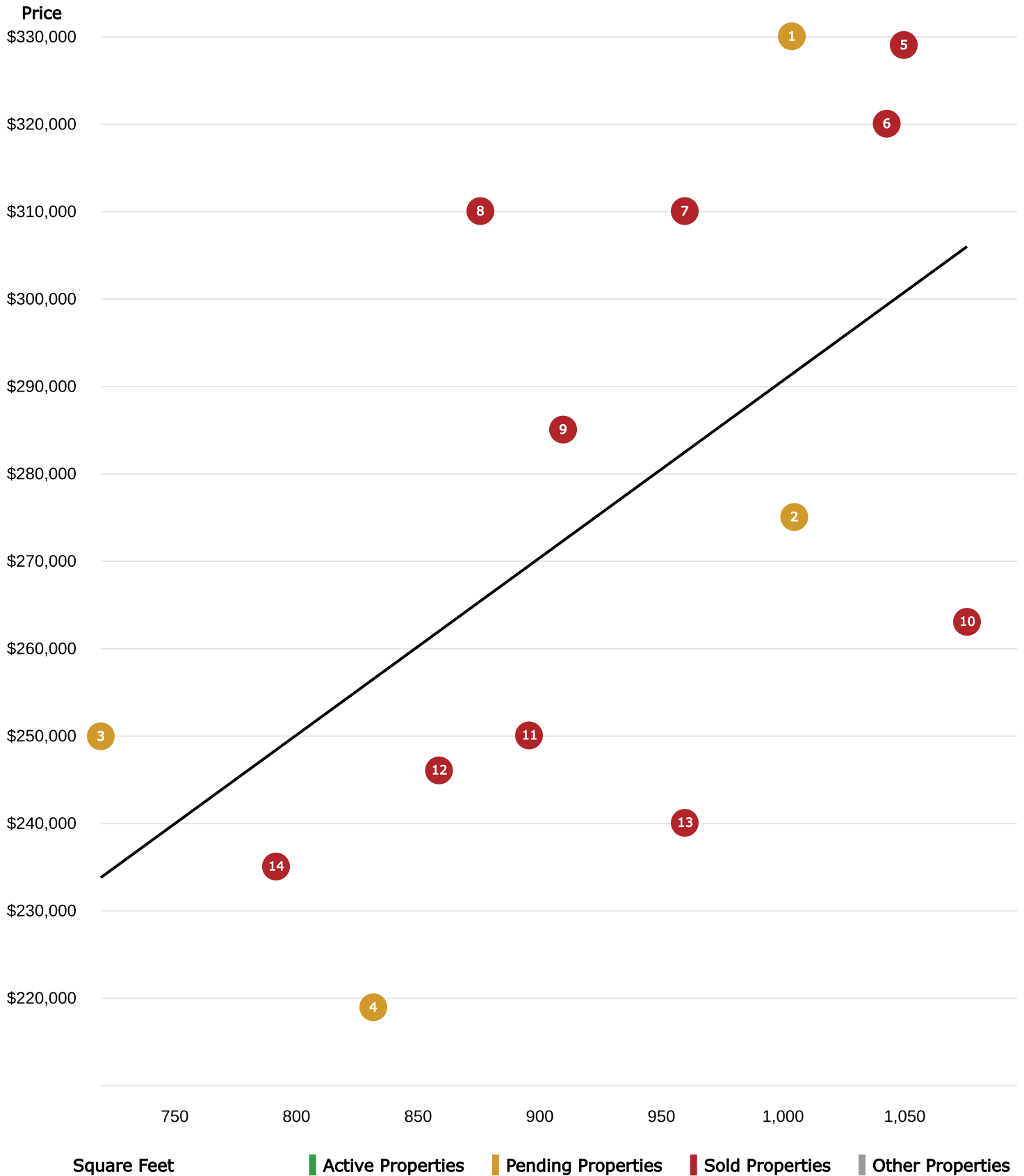
## Sold Properties

Home Averages (10 properties)

<b>Beds</b>	<b>Baths</b>	<b>SqFt</b>
2.0	1.00	942
<b>\$/SqFt</b>	<b>Lot SqFt</b>	<b>\$/Lot SqFt</b>
\$297	7,449 SqFt	\$45
<b>Days</b>		
12		

## Property Pricing





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Approximate Market Value  
**\$265,000**

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## Details

There were not any one bedroom properties available to compare to. Price adjusted to reflect that this is a one bedroom property and all of the comparable properties have two bedrooms. If this property went on the market today it may sell for more than the estimated market value due to high demand and there being no active properties for sale of this size.

Broker's note: This complimentary broker opinion of value is solely intended for the owners of the property. It is not meant to replace a more substantial appraisal provided by a licensed appraiser. Broker did not visit property.

## Price Based on Average Sales

Average Price of Sold Comparable Properties	<b>\$278,800</b>
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## Price Based on Square Footage

Average \$/SqFt of Sold Comparable Properties	<b>\$296.67</b>
Square Footage of Subject Property	<b>900</b>
Price based on square footage of Subject Property	<b>\$267,000</b>



**Kristena Cox**

Principal Broker  
Licensed in Oregon

☎ (541) 501-3399  
DIRECT PHONE

☎ (541) 484-2022  
OFFICE PHONE

✉ kcox@windermere.com  
EMAIL

🌐 <http://www.kristenacox.com>  
WEBSITE

📍 1600 Oak Street  
Eugene, OR 97401  
ADDRESS

## Kristena Cox, Principal Broker

I am a principal broker based in Eugene, Oregon. I have lived in Eugene since 1988. My business partner/husband, Justin Schmick, is a commercial broker at Windermere Commercial. Together we have worked full time in real estate since 1999 and love what we do. We are focused on helping our clients with their residential & commercial needs. Together, we are your "natural resource" in real estate.

## Quality over Quantity

My business model is based on the philosophy of building relationships. My clients are more than just clients, we often become friends. I do my best to listen well and help them to achieve their goals. What is most important to them is what is most important to me.

## Success

Every year Windermere Real Estate recognizes the "Top 20" brokers in the company who are their top producers. Year after year we have been fortunate to be included in this "top tier" of brokers. We owe our success to working with such great clients, an amazing support team and at the best real estate company in the Pacific Northwest!