

Address: 14185 SW 100th Avenue; Tigard, OR 97224

Venus Heights Property Comps

As of September 15st, 2025

Fact #1: Below are 11 similar, but lesser density zoned, property comps for my Venus Heights Property that resides on the NE Flank of Little Bull Mountain.

Fact #2: None of these listed properties other than mine have a view of Mt. Hood and its surrounding foothills to the east.

Fact #3: Many of these below listed properties, other than mine, do not have many or even most of the “Competitive Advantages” of my specific property as evidenced within my “Competitive Advantages” Summary.

Fact #4: It’s currently priced very competitively at \$1.7M and likely should be priced higher... and therefore might be moving up to \$1.9M or \$2.0M quite soon!

Ref. No.	Location/Address	Acreage For Sale	Zoning Density	Current Sale Price	Equivalent Cost Comp. with the Venus Heights Property
VH-A	14185 SW 100 th Avenue; Tigard, OR 97224	1.14	Medium-High	\$1.7M	\$1.7M
VH-B	14187 SW 100 th Avenue; Tigard, OR 97224	.857143	Medium-High	\$1.35M	\$1.35M
1.	14341 SW 97 th Avenue; Tigard, OR 97224	.18	Low	\$375K	\$2.38M
2.	11745 SW 70 th Avenue; Tigard, OR 97223	.33	Mixed Use	\$600K	\$2.07M
3.	8742 SW Shawn Place; Tigard, OR 97223	.19	Low	\$325K	\$1.95M
4.	9515 SW 90 th Avenue; Tigard, OR 97223	.81	Low	\$1.3M	\$1.83M
5.	9779 SW View Terrace; Tigard, OR 97224 (One Lot) Sale Pending	.18	Low	\$285	\$1.8M
6	9779 SW View Terrace; Tigard, OR 97224 (Two Lots) Sale Pending	.35	Low	\$550K	\$1.8M
7.	7720 SW Bonita Road; Tigard, OR 97224	.33	Medium-High	\$515K	\$1.78M
8.	10022 SW 72 nd Avenue; Tigard, OR 97223	.23	Low	\$325K	\$1.61M
9.	0 Brockman Road; Sherwood, OR 97140	.11	Low	\$235K	\$2.43M
10.	SW Pine Street; Sherwood, OR 97140	.18	Low	\$345K	\$2.2M
11.	Sunset Blvd.; Sherwood, OR 97140	.15	Low	\$270K	\$2.05M

Clarifications:

The “**Low Density Zoning**” (“Residential Zones A thru C”, “Res-A thru Res-C”) , identified in the above table, allows “By Right” ONE (1) UNIT plus a possible ONE (1) Accessory Dwelling Unit (ADU) of two (2) Story (25’) Maximum height structures on the properties.

The “**Medium-High Density Zoning**” (“Residential Zone D”, “Res-D”), identified in the above table, allows “By Right” FIFTEEN (15) UNITS plus a possible FIFTEEN (15) ADU’s of three (3) Story (35’) Maximum height structures on the “Venus Heights” 1.14 Acre Property.

If seeking lower pricing, I offer the option to only purchase the west and south portion of the lot which is roughly 0.857143 acres in size. The current sale price for that partition-able lot is \$1.35M and it will accommodate between 10-Primary Units and 12-Primary Units, plus a possible 10-ADU’s and 12-ADU’s (Accessory Dwelling Units) respectively.