



398 SW Bent Loop Powell Butte, OR 97753



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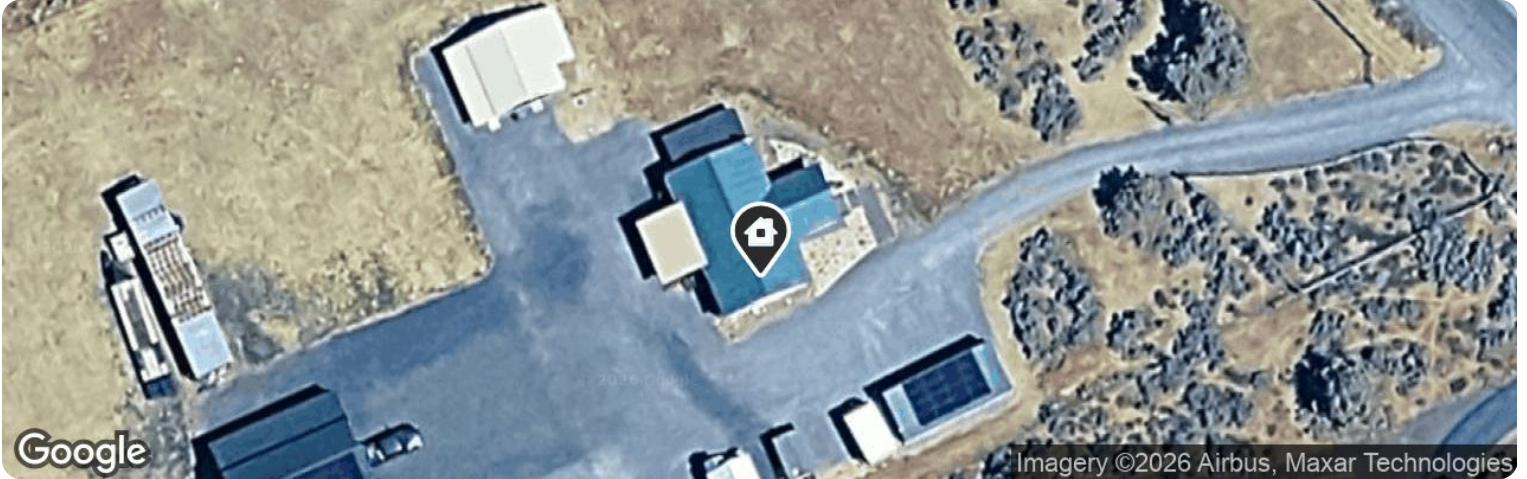


Real Broker LLC

Bend, OR 97702



398 SW Bent Loop, Powell Butte, OR 97753



Off Market / Public Record • Sold Date: 6/4/2015, Public Record

Closed Price
\$195,000
 Off Market Date 6/4/2015

CMA Recommended Price
\$439,000
 CMA Range
\$439.6K **\$440.7K**
 Last Edited 1/29/2026 Price per Sq Ft \$370

AVM
\$542,000
 AVM Updated 1/31/2026

AVM Estimated Range AVM Confidence
 \$428.2K \$655.8K ★★☆☆☆

AVM Month Change AVM Year Change
 ↑ \$27,000 ↑ 10.38%

1,188 Sq Ft **2005**

Basic Facts

Type Mobile/Manufactured	Land Use Mobile/Manufactured Home (regardless of Land ownership)
Price by SqFt \$456 per sq ft	APN/TaxID 1514030003400
Zoning R5; RURAL RESIDENTIAL	Previously sold for \$195,000 on 6/4/2015

Refined Value
\$483,533

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Mobile/Manufactured	–
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	–
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	1
Partial Baths	–	1
Living Area (sq ft)	1,188	–
Building Area (sq ft)	1,188	–
Lot Size	4.95 acres	–
Lot Dimensions	4.950 AC	–
Garage (spaces)	0	–
Year Built	2005	–
Foundation	Crawl/Raised	–
Number of Units	0	–
Number of Stories	1	–

Legal Description

Parcel Number	1514030003400	Tax ID	830
County	Crook County	Zoning	R5; RURAL RESIDENTIAL
Census Tract	410139503.011032	Carrier Route	R001
Abbreviated Description	SEC/TWN/RNG/MER:SEC 03 TWN 15S RNG 14E SECTION 3 TOWNSHIP 15S RANGE 14E PRCL 3400 SUBDIVISION: PART PLAT YEAR & # NO PARCEL # BLOCK: 3 LOT: 41 MAPTAXLOT: 1514030003	Current Use	Mobile/Manufactured Home (regardless of Land ownership)



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Public Record History

Tax

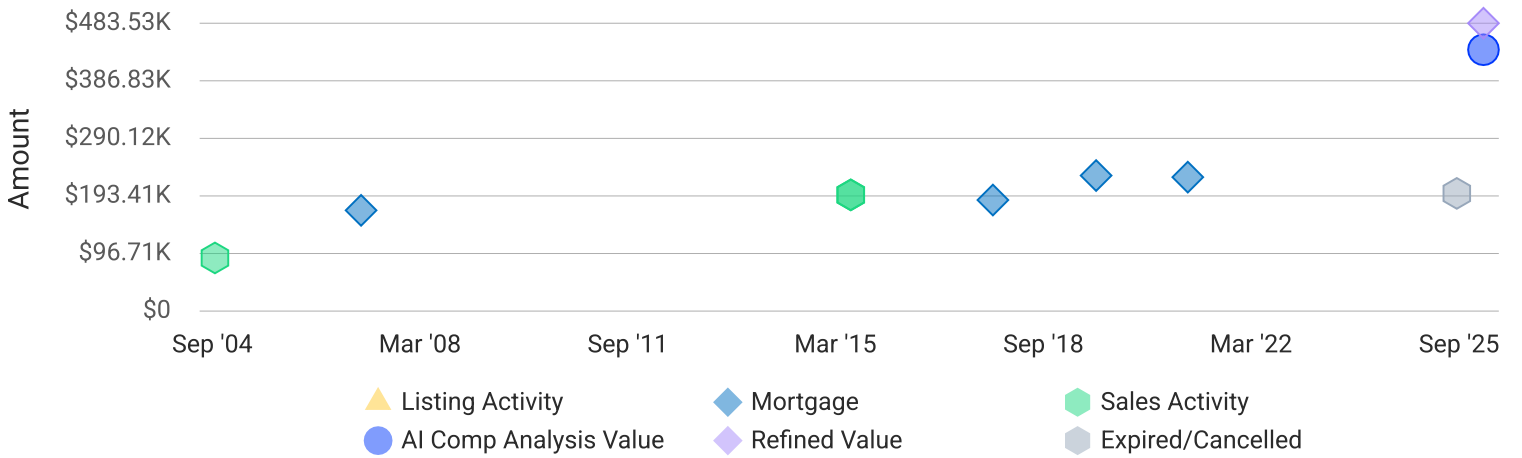
Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$197,440	\$191,690	\$186,110	\$180,700	\$175,450
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$309,880	\$296,270	\$271,520	\$249,020	\$181,360
Assessor Market Value - Improvements	\$167,900	\$169,110	\$176,560	\$194,900	\$148,780
Total Assessor Market Value	\$477,780	\$465,380	\$448,080	\$443,920	\$330,140
Tax Rate Code Area	21	21	21	21	21
Total Tax Amount	\$2,398	\$2,341	\$2,260	\$2,190	\$2,190
Tax Account ID	830	830	830	830	830





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Sales and Financing Activity



Date	Event	Amount
1/29/2026	AI Comp Analysis Value	\$439,000
1/29/2026	Refined Value	\$483,533
8/18/2025	Expired MLS For Sale	\$197,500
2/5/2021	Conventional	\$224,800
7/22/2019	Conventional	\$227,500
10/25/2017	Conventional	\$186,345
6/4/2015	Sales Activity	\$195,000
6/3/2015	MLS Sale	\$195,000
3/5/2007	Conventional	\$169,000
9/17/2004	Sales Activity	\$89,000



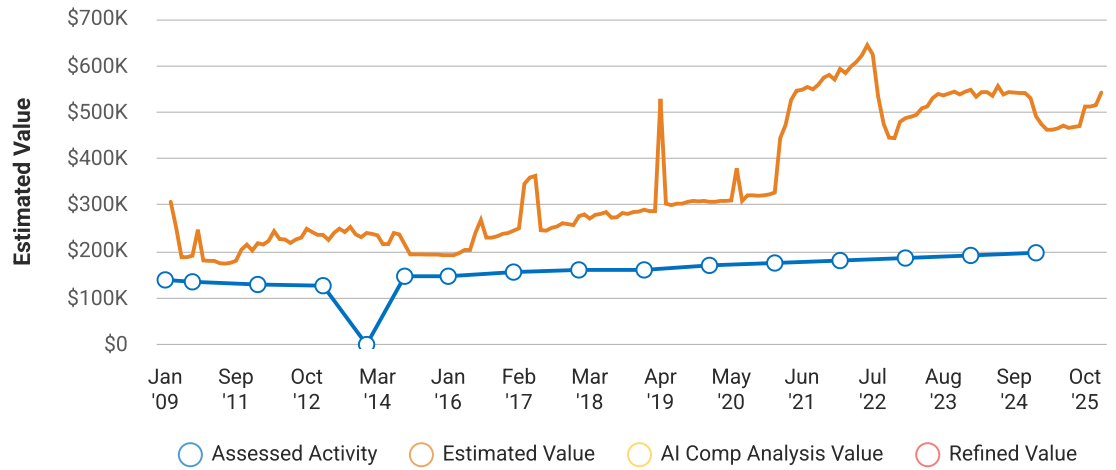
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Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



Photos

Historical Photos



Pricing Summary

Closed Price

\$195,000

AVM

\$542,000

CMA Recommended Price

Price estimate based on comps.

\$439,000

Range: \$440K - \$441K

Refined Value

Price estimate based on the market and condition of property.

\$483,533

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CMA

Comp Property Summary



Legend

- Subject Property
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

2 properties

	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value	Similarity Score
	Mobile/Manufactured	-/-	1,188	4.95 acres	2005	-	-	-	
	Mobile/Manufactured	3/2	1,456	6.81 acres	1993	7	\$370	\$539,000	Score: 72
	Mobile/Manufactured	3/2	1,294	2.86 acres	1992	69	\$371	\$480,000	Score: 67

Similarity Score: ● Most Similar ● Very Similar ● Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.



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Property Comparison



Address	398 SW Bent Loop Powell Butte, OR 97753	13870 SW Segol Lily Rd Powell Butte, OR 97753	14850 SW Lupine Dr Powell Butte, OR 97753
Status	Subject Property	1 Closed	2 Closed
MLS ID	–	220194046	220203348
Similarity Score		Score: 72	Score: 67
Similarities		Proximity to Subject: 7.81 miles, Bedrooms: 3, Bathrooms: 2	Proximity to Subject: 8.41 miles, Bedrooms: 3, Bathrooms: 2
Differences		Subject Property Living Area: 1188 sqft, Comp Property Living Area: 1456 sqft; Subject Property Year Built: 2005, Comp Property Year Built: 1993	Subject Property Living Area: 1188 sqft, Comp Property Living Area: 1294 sqft; Subject Property Year Built: 2005, Comp Property Year Built: 1992
Score Notes		This property offers similar bedroom and bathroom counts. It is slightly larger in living area and older than the subject property. The distance is a factor considered in the overall score.	This property shares the same number of bedrooms and bathrooms as the subject. It is moderately larger in living area and significantly older. Its greater distance from the subject is also considered.
Proximity		7.81 Mi. S	8.4 Mi. S
Value	–	\$539,000	\$480,000
Date	–	2/10/2025 Closed Date	9/18/2025 Closed Date
Days in RPR	–	7	69
Price per Sq Ft	–	\$370	\$371
Bedrooms	3	3	3
Total Baths	2	2	2
Partial Baths	1	–	–
Living Area	1,188	1,456	1,294
Building Area	1,188	1,456	1,294
Lot Size	4.95 acres	6.81 acres	2.86 acres
Year Built	2005	1993	1992
Property Type	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land...	Manufactured On Land	Manufactured On Land

Highlighted fields were changed by agent to reflect knowledge of this property.





398 SW Bent Loop, Powell Butte, OR 97753

Property Comparison



Address	398 SW Bent Loop Powell Butte, OR 97753	13870 SW Sego Lily Rd Powell Butte, OR 97753	14850 SW Lupine Dr Powell Butte, OR 97753
Status	Subject Property	1 Closed	2 Closed
Listing Broker	-	<i>Courtesy of Realty Pros LLC</i>	<i>Courtesy of Signet Realty</i>
Description	-	Looking for horse property located in powell butte community, in a private setting with a view and conveniently located to bend, redmond and prineville? look no further! property includes fenced...	Looking for space, views, and a great location? this 3-bedroom, 2-bath manufactured home sits on 2.86 acres and has everything you need for comfortable country living. Built in 1992 with 1,294 s...





398 SW Bent Loop, Powell Butte, OR 97753

1 13870 SW Sego Lily Rd Powell Butte, OR 97753



Closed / For Sale • Sold Date: 2/10/2025, MLS Listing 220194046: 1/2/2025

Subject Property This Property

Closed Price

\$539,000

Closed Date 2/10/2025

Days in RPR 7

Similarity Score: 72

Similarities

Proximity to Subject: 7.81 miles,
Bedrooms: 3, Bathrooms: 2

Differences

Subject Property Living Area: 1188 sqft, Comp Property Living Area: 1456 sqft; Subject Property Year Built: 2005, Comp Property Year Built: 1993

Score Notes

This property offers similar bedroom and bathroom counts. It is slightly larger in living area and older than the subject property. The distance is a factor considered in the overall score.

Looking for horse property located in powell butte community, in a private setting with a view and conveniently located to bend, redmond and prineville? look no further! property includes fenced and cross fenced 6.81 acres set up for the animal lover and horse...

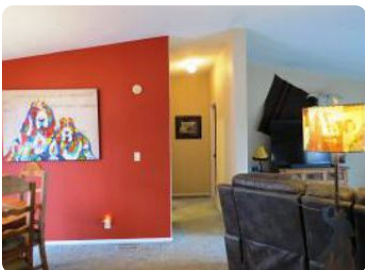
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	1,444	1,456
Building Area (sq ft)	1,444	1,456
Lot Size	6.81 acres	6.81 acres
Lot Dimensions	6.810 AC	-
Garage	-	Yes
Garage (spaces)	0	-
Year Built	1993	1993
Roofing	-	Composition
Heating	-	Heat Pump
Cooling	-	Central Air, Heat Pump(S)
Basement	-	None
Foundation	Crawl/Raised	Block
Number of Units	0	-
Number of Stories	1	One

Courtesy of Realty Pros LLC





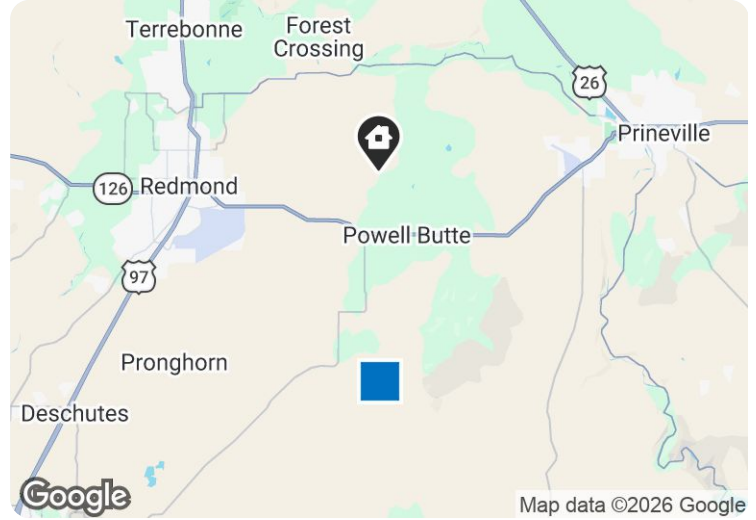
Photos





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2 14850 SW Lupine Dr Powell Butte, OR 97753



Closed / For Sale • Sold Date: 9/18/2025, MLS Listing 220203348: 6/5/2025

Subject Property This Property

Closed Price

\$480,000

Closed Date 9/18/2025

Days in RPR 69

Similarity Score: 67

Similarities

Proximity to Subject: 8.41 miles,
Bedrooms: 3, Bathrooms: 2

Differences

Subject Property Living Area: 1188 sqft, Comp Property Living Area: 1294 sqft; Subject Property Year Built: 2005, Comp Property Year Built: 1992

Score Notes

This property shares the same number of bedrooms and bathrooms as the subject. It is moderately larger in living area and significantly older. Its greater distance from the subject is also considered.

Looking for space, views, and a great location? this 3-bedroom, 2-bath manufactured home sits on 2.86 acres and has everything you need for comfortable country living. Built in 1992 with 1,294 sq ft, the home features vaulted ceilings, laminate floors, and a...

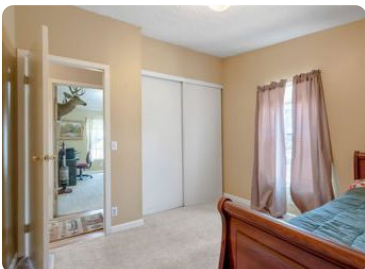
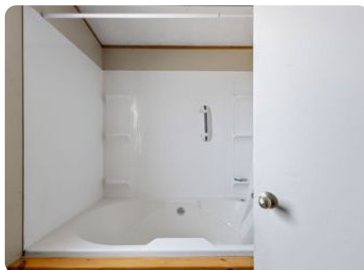
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	1,294	1,294
Building Area (sq ft)	1,294	1,294
Lot Size	2.86 acres	2.86 acres
Lot Dimensions	2.860 AC	-
Garage	-	Yes
Garage (spaces)	0	-
Year Built	1992	1992
Roofing	-	Composition
Heating	-	Electric, Forced Air
Cooling	-	None
Fireplaces	-	Yes
Basement	-	None
Foundation	Crawl/Raised	Block
Construction	-	Frame
Number of Units	0	-
Number of Stories	1	One

Courtesy of Signet Realty





Photos





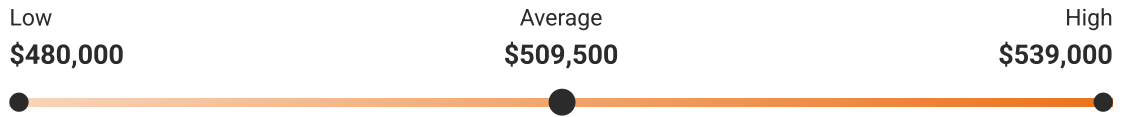
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Closed Comp Property Stats

Average Closed Price **Average \$/Sqft** **Average Days Until Contract** **Average Sold to List Price %**
\$509,500 **\$371** **38** **97%**



Closed Price (2 properties)



Property Facts	Low	Average	High
Price per Sqft	\$370	\$371	\$371
Sold to List Price %	96%	97%	98%
Age	34	33	33
Living Area (sqft)	1,294	1,375	1,456
Lot Size (sqft)	124,582	210,613	296,644
Days Until Contract	7	38	69
Days in RPR	7	38	69
Price per Bedroom	160,000	169,833	179,667



398 SW Bent Loop, Powell Butte, OR 97753**Price Strategy Options****AI Recommendation****\$439,000**

AI recommends listing at \$439,000, corresponding directly to the average sold price per sqft of recent comparable homes applied to the subject property. This deliberate pricing is expected to garner strong buyer interest and competitive offers within market average timelines.

- \$370/sqft x 1188sqft equals \$439,000, matching recent comp benchmarks closely.
- Subject's newer build year (2005 vs. 1992/93) offers a touch more appeal than comps; no HOA premiums to impact buyer cost.
- Comp at Sego Lily received a quick offer at just 2% below list using this price/sqft; likely to see similar results.
- Market is stable, with comps averaging 38 days to accepted offer—supporting this price for timely sale.
- Aligns with buyer expectations in current local manufactured home segment.

Below Market**\$420,000**

List at \$420,000 to attract strong initial interest and multiple offers, especially if the home could benefit from upgrades or lighter overall presentation. This pricing is notably below comp-adjusted values, encouraging faster buyer action in the Powell Butte manufactured home market.

- Subject is smaller (1188 sqft) and newer (2005) than comps—comp adjustments favor lower end of value.
- Comps sold at \$370/sqft, suggesting a value of ~\$439,000 (1188 x \$370).
- Comp at 14850 SW Lupine Dr was on market 69 days at \$480,000, indicating slower movement at higher price points.
- Below market pricing helps offset for property age differences and market uncertainties.
- Average days to offers on comps is 38; sharper pricing may outperform this timeframe.

Market Aligned**\$440,000**

List at \$440,000, aligning with current market-based valuation derived from recent comparable sales. Expect market attention from buyers seeking fair value in well-maintained manufactured homes in Powell Butte.

- At \$370/sqft, the subject property estimates to \$439,000; this price reflects the typical per sqft value in the area.
- Both comps had similar bedroom/bathroom count, but subject is slightly newer, potentially adding appeal.
- The more quickly sold comp (13870 SW Sego Lily Rd) moved in 7 days at a 2% discount from list; market-aligned pricing can achieve similar interest.
- Average comps sell at 97% of list, confirming buyers expect reasonable initial pricing.
- Market is steady, with no sign of rapid appreciation or cooling.

Above Market**\$460,000**

List at \$460,000 to test pricing above recent comp sales, appropriate if property is turnkey, staged, or offers unique features (e.g., upgrades or prime lot). This approach may require patience, as higher price points have taken longer to secure offers locally.

- Comp at 14850 SW Lupine Dr lingered 69 days at \$480,000, suggesting above-market homes sell slower.
- At \$387/sqft, subject would be \$460,000 (1188 x \$387); this is roughly 4.5% over recent sold comps.
- Above market strategy is best if subject stands out for condition or features beyond comps.
- Comps sold below list, so buyer resistance at higher prices is likely unless justified by upgrades.
- Market is not accelerating rapidly, so strategic staging or improvements recommended to support value.



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Pricing Strategy

Recommended Price

\$439,000

CMA Range

\$439.6K

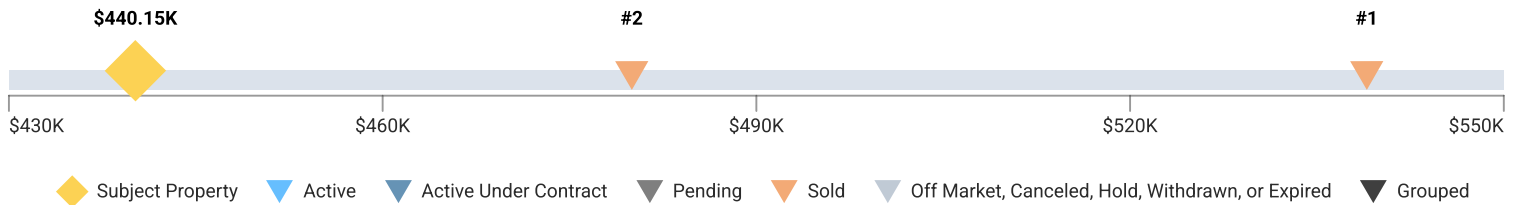
\$440.7K



Last Edited 1/29/2026 Price per Sq Ft \$370

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



Price Rationale

AI recommends listing at \$439,000, corresponding directly to the average sold price per sqft of recent comparable homes applied to the subject property. This deliberate pricing is expected to garner strong buyer interest and competitive offers within market average timelines.

- \$370/sqft x 1188sqft equals \$439,000, matching recent comp benchmarks closely.
- Subject's newer build year (2005 vs. 1992/93) offers a touch more appeal than comps; no HOA premiums to impact buyer cost.
- Comp at Sego Lily received a quick offer at just 2% below list using this price/sqft; likely to see similar results.
- Market is stable, with comps averaging 38 days to accepted offer—supporting this price for timely sale.
- Aligns with buyer expectations in current local manufactured home segment.



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AI Summary

Pricing Assessment

The proposed list price of \$439,000 exactly matches the market-aligned and AI-recommended price derived from recent comp sales (\$370/sqft x 1188 sqft).

Compared to closed comps: the subject property is smaller (1188 sqft vs 1294–1456 sqft) but newer (2005 vs 1992/93).

Comp reliability is moderate (comparison scores: 72 and 67). There are no comps with >85, so must rely on best available data while noting constraint.

Comps sold at \$370/sqft. Both closed at about 97% of list price. Sego Lily sold quickly (7 days), Lupine took longer (69 days), suggesting above-market pricing lengthens time to sell.

No significant HOA dues to adjust for, and bath counts are similar (3 beds/2 baths each).

Market stats: average offers accepted in 38 days, average sold-to-list 97%, market appears steady with no major indication of over- or under-supply.

Buyer Psychology

Pros

- \$439,000 presents as fair and aligned with what buyers have seen in recent closed sales for similar product.
- Because the subject is newer, some buyers may view this as a better value per dollar than the comps, especially given the lack of HOA fees.
- Being priced precisely at the 'average' could signal to buyers that the property is not overpriced, increasing confidence and reducing negotiation hesitancy.
- Buyers expecting to pay 'around \$370/sqft' for this product in Powell Butte will see this price as consistent with expectations.

Cons

- Buyers may notice that the subject is smaller than the comps (1188 sqft vs 1294/1456), and question why the price isn't adjusted lower for size difference.
- Comps with lower comparison scores and longer DOM (like Lupine Dr) may make some buyers expect further negotiation room or price drops—especially if the subject lacks upgrades.
- A savvy buyer may press for a discount simply because comps typically sell at about 97% of list, and there have been no fast sales at higher price points.
- Absence of HOA savings may be neutral, but if lesser upgrades or lower curb appeal are perceived, buyers might push back at this price, seeing greater value in earlier, larger homes.

Potential Outcome Scenarios

Timely Sale with Modest Negotiation

Listing at \$439,000 should generate steady showings and interest from buyers familiar with local manufactured home values. Expect offers around 97%–99% of asking price within 30–45 days if the home is presented well.

Buyers Seek Price Concession

Some buyers may use the 1188 sqft size (smaller than both comps) as a negotiation lever, offering below asking (perhaps in the \$425K–\$432K range), referencing larger comps at similar \$/sqft. Expect negotiation unless property condition is superior.

Slow Activity if Presentation Lags or Market Shifts

If the home shows poorly or market tone softens, there may be sluggish activity, pushing DOM over 40 days and prompting a potential price reduction after the first month.

AI Opinion

Based on the available data and pricing patterns in Powell Butte for manufactured homes, \$439,000 is a well-aligned list price. It is not overly aggressive nor clearly under market—it directly mirrors the recent comp benchmarks when adjusted for square footage, and the home's newer construction year slightly offsets its smaller size. The price is supported by market trend indicators (97% sold-to-list, 38 days to offer, stable inventory). Expect the property to sell within normal market timelines, possibly with a modest negotiation. If presentation is excellent, the price could attract a quick offer. The risk of protracted DOM or significant price reduction is very limited at this price point with current market conditions.

This pricing analysis was generated using AI to assist in evaluating market data and comparable properties. While it offers data-driven insights to help guide your pricing strategy, it may not account for every unique aspect of your home or the current market. We recommend reviewing this report with your real estate professional to make the most informed decision.



398 SW Bent Loop, Powell Butte, OR 97753

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