Three paths to a successful sale

32313 NE Rock Creek Rd
Battle Ground, WA 98604

A photo-informed seller strategy using nearby closed sales on 1.00-5.00 acres. These are preliminary gross sale-value scenarios in today's market, conditional on the work described. They are not an appraisal, contractor bids, launch prices, or seller net proceeds.

Sale option	Gross sale value	Total work allowance	Planning point
1. DIY cleaned-up AS-IS	$500,000-$550,000	$2,000-$5,000*	$530,000 sale
2. Cosmetic refresh	$600,000-$650,000	$40,000-$70,000	$625,000 sale
3. Full renovation	$700,000-$750,000	$125,000-$170,000	$725,000 sale

* DIY estimate covers materials, supplies, rental and disposal with owner labor at $0. Possible electrical-panel/service work and major repairs require separate quotes. All option budgets are total spending from today; larger scopes include the common preparation.

Recommended direction: start with low-cost owner preparation

Complete the DIY cleanup and basic painting, then verify condition and price the larger options. Use conservative sale assumptions of $500,000 / $600,000 / $700,000 for spending decisions. The working examples are $530,000 / $625,000 / $725,000. At the revised budgets, full renovation only narrowly exceeds cosmetics before extra carrying costs; the decision depends on firm bids and the finished result.





Current property photos from the owner-provided Drive folder: IMG_6737 and IMG_6742. No renovation imagery or completed-work claims have been added.

Revised for owner DIY labor and the $125,000-$170,000 renovation target. Sale ranges are analytical judgments from closed sales and current competition, not guaranteed outcomes or contractor quotes. Sources [1]-[16].

What we are valuing

Property facts	Valuation treatment
1.91 acres; parcel 221454000; built 1968	County split-level residence. Existing creek setting is part of the property; usable land and restrictions need review. [1]
Approx. 1,865 finished sq. ft.	1,359 sq. ft. on main/second levels + 506 sq. ft. finished basement. Do not value it as 1,865 sq. ft. entirely above grade. [1]
County: 3 bedrooms, 2 full + 1 half baths	The 2007 listing advertised 4 bedrooms and 1,867 sq. ft. Confirm the fourth-room use, septic capacity, permits and measurement before advertising it. [1][2]
Attached garage + two sheds	No large professional shop, new roof, functioning sauna, or transferable warranty is assumed without documentation. [1][2]



Kitchen: retain layout for cosmetics.



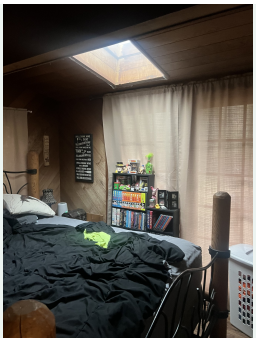
Deck: visible gaps and wear need review.



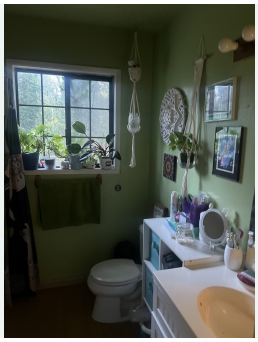
Roof: visible moss; clean and assess.



Living area: clear, clean, then reassess.



Skylight area: investigate discoloration.



Bathroom: dated finishes and clutter.

Photo evidence: 95 correct-property images are indexed in the existing preparation report. Three wrong-property files, IMG_6641-6643, are excluded. User-reported pet waste and sauna issues are not presented as photo-proven defects. The images establish visible condition, not structural, electrical, roof, septic or moisture diagnoses. [2]

Nearby sales that support the ranges

The primary set uses 2026 closed sales on 1.00-5.00 acres, within a 3.00-mile straight-line radius. Closest sales are prioritized, including properties inside one mile. Distances use exact-address Clark County parcel coordinates and one consistent Haversine calculation; figures below are rounded to two decimals. [1]

Closed property	MLS close / price	Acres / miles	Finished sf / year	How it is used
28014 NE 147th Ave [3]	08/14/26 **$480,000***	1.55 / 2.14	1,848 / 1977	Actual marketed fixer. Two bedrooms; chalet; two parcels. Best condition anchor.
29815 NE 152nd Ave [4]	04/29/26 **$550,000**	1.55 / 1.26	2,052 / 1945	Older house with roof, window, septic and foundation work; 30x35 shop. Superior preparation.
30409 NE Harrison Rd [5]	04/22/26 **$625,000**	1.00 / 1.89	2,600 / 1971	New flooring/paint plus roof and plumbing work. Larger house, smaller parcel; seasonal creek.
14494 NE Valley View Ln [6]	10/07/26 **$652,000**	2.50 / 0.95	2,972 / 1975	Nearby vintage home. Much larger finished area; oversized garage/shop. Supporting bracket.
14614 NE Valley View Ln [7]	06/02/26 **$700,000**	2.50 / 0.93	1,840 / 1978	Similar size; kitchen/flooring refresh, bath work, rebuilt deck, shop and RV storage.
12609 NE 279th St [8a]	07/13/26 **$757,390**	2.50 / 2.53	1,954 / 1973	Comprehensive renovation and system improvements. Best finished-condition reference.
14434 NE Valley View Ln [8b]	06/17/26 **$770,000**	2.50 / 0.97	2,282 / 1975	Updated chalet with premium kitchen features and major shop package. Upper supporting sale.
15211 NE 275th Cir [8c]	10/30/26 **$792,000**	1.25 / 2.44	2,043 / 1979	Fresh remodeled-ranch sale; 4 bedrooms, new finishes, updated windows/siding and detached shop. Superior improvement package.

* The fixer is $480,000 in the MLS-distributed record and $475,000 in county records. County confirms 0.99 + 0.56 acres conveyed together in one transaction. Do not double count the price. Resolve the $5,000 difference in the closing record before final publication. [1][3]

Sale dates shown are MLS closing dates. County deed dates can differ by several days. Sale prices are gross; actual buyer concessions have not been verified. Living area is the listing's total finished area and may include a lower level. No unsupported dollar-per-acre or dollar-per-square-foot adjustments are applied.

A solid comparison, with clear limits

Rechecked November 3, 2026. The closed-price evidence supports a preliminary range; the exact Getz sale price depends on achieved condition, buyer terms and competition at launch. Reducing labor expense improves the cost side of the decision without automatically increasing market value.

Scenario	Conservative decision value	Working example	Conditional upper case
DIY cleaned-up AS-IS	$500,000	$530,000	$550,000
Cosmetic refresh	$600,000	$625,000	$650,000
Full renovation	$700,000	$725,000	$750,000

What the fresh sales check changes

The $550,000 older-home sale already included meaningful roof, septic, window and foundation work plus a shop. This supports tightening AS-IS to $500,000-$550,000. The $625,000 and $700,000 sales remain prepared-home references; their system work, larger living area, land or shop advantages prevent treating basic DIY painting as an equivalent result. [4][5][7]

The $757,390 renovated ranch remains the closest comprehensive-renovation reference. The newly verified $792,000 October 30 sale adds recent support, but its single-level plan, fourth bedroom and shop are advantages. Keep $750,000 as an upper case; do not increase the range merely because a superior home sold higher. [8a][8c]

Current competition - asking prices, not closed sales

Active property	Current asking	Acres / miles	Comparison
15210 NE 310th St [13]	$769,900	2.28 / 0.67	1997; 2,517 sf; 4 bedrooms; updated; oversized 3-car garage. Larger/newer competitor to a renovated Getz home.
12618 NE Potter Rd [14]	$680,000	1.85 / 2.77	1977; 1,402 sf; partial remodel and 1,080-sf shop. Reduced from $690,000 on October 31.

Active prices are verified advertising positions, not proof that a buyer will pay those amounts. Stale $690,000 Potter feeds were superseded by the October 31 reduction. Confirm both listings again at launch.

Remaining checks before a final list price

Resolve the fixer's $480,000 MLS versus $475,000 county price discrepancy; verify actual concessions on the key sales; confirm the subject's bedroom/septic basis and condition after cleanup; then review current competing inventory. No supported fixed-dollar adjustment for acreage, creek frontage, shops, lower-level space or warranty paperwork is assumed.

03 | OPTION ONE

DIY cleaned-up AS-IS sale

Estimated gross sale value: $500,000-$550,000

Estimated DIY cash budget: $2,000-$5,000 | Working sale: $530,000

Owner labor: $0 budgeted | Preparation timing depends on their available hours.

Owner work: clean, paint and present the existing home well

Trent and Danielle provide the labor. Remove all indoor/outdoor pet waste, trash and unused belongings, including surplus vending machines. Sell or donate useful items; no sale proceeds are assumed. Clean floors and odor sources, cupboards, drawers, appliances and windows inside/out. Reinstall closet doors and complete small material-only repairs. Use basic neutral interior paint where needed, keeping the existing kitchen, bathrooms, fixtures and serviceable flooring.

Wash the house using a method approved for the actual siding/coating; use a pressure washer only on confirmed compatible surfaces. Complete roof moss removal and gutter/downspout cleanout using the preparation report's steps on pages 6-7. Do not pressure-wash asphalt shingles. Assess old paint before disturbing it. Roof-access work that cannot be done safely requires a separate contractor quote. [2][11][15]

Estimated materials / direct cash costs	Range
Paint, primer, patching and caulk	$700-$1,800
Cleaning supplies, odor products, protection and bags	$250-$600
Exterior/window/roof-gutter supplies and equipment rental	$250-$650
Dump fees, disposal and hauling rental	$200-$600
Small repair materials and hardware	$300-$700
Reserve	$300-$650
Total, with owner labor	**$2,000-$5,000**

Possible electrical-panel update: separately quoted

Have a licensed electrical contractor assess the panel before deciding on repair, update or replacement. Obtain a written quote including applicable permits, inspection and utility coordination. **Panel/service work is outside the $2,000-$5,000 DIY allowance.** The photograph alone does not establish a replacement need. [2][16]

The estimate assumes a basic owner-performed refresh, not substantial flooring/subfloor replacement, deck reconstruction, roof/septic replacement or specialty remediation. Sauna service/repair remains a goal; a significant repair needs a separate quote. Revisit pricing if cleanup exposes major defects. [2]-[4]

04 | OPTION TWO

A cohesive cosmetic refresh

Estimated gross sale value: $600,000-$650,000

Total work allowance: $40,000-$70,000 | Planning sale point: $625,000

Indicative preparation period: 6-10 weeks, subject to trade availability and the confirmed scope.

What changes beyond the DIY cleanup and basic paint

Keep the existing room and plumbing layouts. Deliver a coordinated finish, with more complete surface repairs, paint and trim than the basic DIY option, plus updated fixtures and flooring. Remove dated borders where appropriate. Preserve and clean attractive wood ceilings/beams rather than automatically painting all wood. Replace tired lighting, mismatched hardware and selected faucets. [2]

Repair or replace worn or contaminated flooring where needed; create a consistent transition between rooms. Reinstall closet doors, repair visible wall/door-jamb damage and finish window treatments simply. Refresh kitchen cabinet fronts and hardware if the cabinets are sound; use selective counters or appliances only where the bids and presentation justify them. Refresh bathroom vanities, lighting, mirrors and sealants while retaining sound wet areas. Finish the deck/access work and create a clean exterior approach.

Planning allowance	Range
Owner DIY common preparation	$2,000-$5,000
Coordinated paint and finish repairs, with hired help as needed	$10,000-$18,000
Selective flooring	$8,000-$14,000
Fixtures and kitchen/bath refreshes	$10,000-$18,000
Targeted repairs, staging and contingency	$10,000-$15,000
Total from today, including Option 1	**$40,000-$70,000**

Why this range and where to control spending

The $625,000 Harrison sale and $700,000 Valley View sale provide prepared-home references. The Getz home is smaller than Harrison and has less acreage, a split-level layout and less shop utility than Valley View. These differences support a restrained range rather than matching $700,000 because paint and fixtures are new. [5][7]

The illustrative $95,000 difference from the $530,000 as-is planning point is a scenario estimate, not a measured return from painting. Underwrite at $600,000 until inspection findings, bids and completed presentation support the target. If the plan turns into a kitchen gut or extensive system replacement, reprice it as a different scope.

Full renovation with resale discipline

Estimated gross sale value: $700,000-$750,000

Target work budget: $125,000-$170,000 | Working sale: $725,000

Indicative preparation period: 4-7 months; permits, hidden conditions and exterior-paint weather can extend it.

What a buyer would receive

A coordinated renovation: new kitchen cabinets, counters, backsplash, sink and appliances; renovated two full bathrooms and half bath; consistent flooring; interior paint and trim; updated fixtures and hardware; exterior paint after substrate repairs; safe, finished outdoor access; repaired sauna if economically and technically practical; and a documented repair/permit/warranty packet. Retain the footprint unless a separately priced redesign is justified.

Planning allowance	Range
Owner cleanup and preparation	$2,000-$5,000
Kitchen replacement within existing footprint	$30,000-$40,000
Two full bathrooms and half bath	$30,000-$40,000
Flooring, interior paint and trim	$18,000-$25,000
Exterior paint and limited wood/deck repairs	$15,000-$20,000
Fixtures, sauna and selective mechanical/electrical/plumbing work	$10,000-$15,000
Permit/tax allowance and contingency	$20,000-$25,000
Total target from today	**$125,000-$170,000**

This is the requested target budget, allocated for planning and still subject to bids. Retain layouts and use resale-grade finishes; the lower end requires disciplined purchasing and scope control. Confirm labor, materials, tax, permits, disposal and contractor overhead in each quote. Any panel work must fit the trade allowance or be added explicitly. Published cost guides are checks, not Getz bids. [9][10]

What the full-renovation value requires

The $757,390 renovated ranch and fresh $792,000 remodeled ranch support the finished-condition bracket, with advantages in layout, land or shop improvements. The larger/newer nearby active home at $769,900 also matters. Use $700,000 conservatively, $725,000 as a working example and $750,000 only for excellent execution and satisfactory systems. [8a][8c][13]

Excluded pending separate bids: whole-roof replacement, septic replacement, major structural/subfloor remediation, complete deck reconstruction, new windows throughout, whole-house rewiring/replumbing, major HVAC replacement, additions and hazardous-material abatement. Allow for lead-safe preparation and material assessment before disturbing older paint, ceiling texture or flooring. No lead/asbestos presence is inferred from these photos. [11][12]

Higher sale price is only part of the decision

All work budgets are totals from today. Do not add the Option 1 budget again to Options 2 or 3. The following are illustrative arithmetic, not net sheets or guarantees. A dollar spent on a project is not assumed to add a dollar of market value.

Illustrative case	Sale price	Work spend	Sale less work
DIY cleaned-up AS-IS	$530,000	$3,500	**$526,500**
Cosmetic refresh	$625,000	$55,000	**$570,000**
Full renovation	$725,000	$150,000	**$575,000**

Excluded: brokerage compensation, excise tax, title/escrow, concessions, carrying/financing costs, loan payoff and income-tax effects. The DIY example also excludes any separately quoted panel or major repair work. Owner labor has no cash charge in this comparison; it still requires time.

The decision test

Cosmetics add $95,000 in gross sale price for $51,500 in additional cash spending versus DIY cleanup, improving sale less work by $43,500. Full renovation adds another $100,000 in sale price for $95,000 in extra work, leaving only a **$5,000 advantage** before its additional holding period. This is scenario arithmetic, not a measured renovation return.

At a $150,000 renovation budget, full rehab needs a **$720,000 sale** to match the cosmetic example's $570,000 before extra selling/holding costs. At the $725,000 sale example, spending above $155,000 would fall behind that cosmetic case before those extra costs. A modest overrun or delay can reverse the apparent advantage.

Sensitivity check	Sale less work
Cosmetic lower sale $600,000, target work $55,000	$545,000
Full sale $725,000, work budget $125,000-$170,000	$555,000-$600,000
Full lower sale $700,000, upper work $170,000	$530,000

Practical next steps

1. Complete owner cleanup and basic paint within the estimated $2,000-$5,000 cash scope.
2. Check roof/deck, electrical, moisture, septic and sauna condition; quote panel work separately and verify bedrooms.
3. Obtain written cosmetic and full-renovation bids with tax, permits, contingency and a finish schedule.
4. Compare the conservative sale cases and the extra holding period before committing funds.
5. Photograph the finished result and confirm the launch price against current competition.

The page Trent and Danielle would review

Proposed title

Choose the right sale strategy for your home

Subtitle

Three sale strategies for 32313 NE Rock Creek Rd, Battle Ground - compare the work, the investment and the likely sale range.

Card 1 | Put in the work. Keep cash spending low.

Estimated sale range: **$500,000-$550,000**. Estimated owner DIY budget: **$2,000-$5,000** for materials, supplies, equipment rental and disposal. Trent and Danielle handle cleanup, basic interior paint, suitable exterior washing, windows, roof/gutter preparation and minor tasks. Keep the existing kitchen, bathrooms and serviceable flooring. A possible electrical-panel update and substantial repairs are separately quoted.

Card 2 | Refresh the home for a stronger first impression.

Estimated sale range: **$600,000-$650,000**. Build on the full cleanup with coordinated paint, updated fixtures, repaired doors and trim, selected flooring, and practical kitchen and bathroom refreshes. Keep the layouts and sound cabinetry to control spending. This is the preferred path to explore if inspections confirm the major systems are serviceable and the written scope stays within budget.

Card 3 | Complete a full transformation.

Estimated sale range: **$700,000-$750,000**. Target renovation budget: **$125,000-$170,000**, subject to bids. Replace the kitchen, renovate the bathrooms, coordinate flooring and fixtures, refresh the exterior and complete the supporting repairs. Create a consistent finished home with documented work. Compare the added spending and holding period with the cosmetic option before proceeding.

Page sections and photo plan

Lead with a real current exterior image, verified facts and the three option cards. Follow with eight closed sales, clearly labeled active competition, the work checklists and a sale-less-work comparison. Use the kitchen, bathrooms, living areas, roof, deck, yard and outbuilding photos to explain the scope. Keep access to the full 95-photo preparation record. Group images by verified filenames/areas; exclude the three wrong-property files. Label renovation ideas as proposals and add completed-work photos only after completion. [2]

Repair and warranty packet

Collect paid invoices, dated before/after photos, applicable permits and final approvals, roof/gutter service records, septic service/inspection records, sauna service results, appliance manuals and all existing warranty documents. Verify each warranty's coverage, expiration, transfer terms and transfer fee. List pending claims separately from completed work. No warranty or permit compliance is currently promised.

Proposed contact: Chris Ostlund | Mal & Seitz | 503.317.2206 | chris@chrisostlund.com | chrisostlund.com. Proposed call to action: "Review our plan with Chris." This is a seller decision page; it should not claim that any proposed renovation is already complete. No site or public landing-page URL has been created in this review stage.

Evidence, limits and verification notes

Research date: November 3, 2026. Primary closed-sale window: November 3, 2025 through November 3, 2026; every primary comp shown closed in 2026. The county GIS sales snapshot is dated October 30; live property records and current MLS-distributed pages were also checked. Assessment amounts and automated home-value estimates were not used as sale comparables.

[1] Clark County property records and parcel geocodes
Subject building and land records; county sales/parcel records for the listed comps. Parcel locator coordinates support straight-line distances.

[2] Owner-provided photos and existing preparation report
Trent Getz photos: 95 correct-property files. Existing preparation report version 2, with 95-photo appendix; historic MLS pages 1-3 only. Wrong-home tax page and three photos excluded.

[3] 28014 NE 147th Ave - RMLS 199080942
MLS $480,000 / county $475,000; one 1.55-acre package, parcels 224139000 + 224137000. County sales review pending; price discrepancy remains open.

[4] 29815 NE 152nd Ave - RMLS 756213908
Closed price, date, improvements and 1.55 acres; county corroborates $550,000.

[5] 30409 NE Harrison Rd - RMLS 490732551
Updated older home; county 1,300 above grade + 1,300 finished basement = 2,600 total.

[6] 14494 NE Valley View Ln - NWMLS 2562453
Live county record confirms $652,000; MLS area 2,972 matches county 1,456 + 1,516 finished basement. Bath counts differ between sources.

[7] 14614 NE Valley View Ln - RMLS 279949006
Listing brokerage documents selective updates and closed $700,000. County sale is still marked to be reviewed.

[8a] 12609 NE 279th St - RMLS 653716440
County confirms current 2.50-acre parcel and price; sales review pending. The 2024 4.60-acre package also included separate 2.10-acre parcel 225883000. The price change is not pure renovation ROI.

[8b] 14434 NE Valley View Ln - RMLS 221500919
Updated chalet; superior shop package. MLS 2,282 sq. ft. differs from public-record 2,076; verify loft/finished-area basis.

[8c] 15211 NE 275th Cir - NWMLS 2568533 / RMLS 220783597
Both MLS feeds show $792,000 closed October 30. County confirms 1979 / 2,043 sf / 1.25 acres; the new transfer has not yet posted. Remodeled ranch with detached shop.

[9] JLC 2025 Cost vs. Value
Defined-project national cost benchmarks; not a Getz bid or guaranteed local return.

[10] JDI Construction regional kitchen planning ranges
Portland/Vancouver metro planning figures, updated October 2026; actual Getz scope and taxes require local bids.

[11] EPA lead-safe DIY renovation guidance
Evaluate older painted surfaces and use appropriate lead-safe practices before disturbance.

[12] Washington L&I asbestos guidance
Assess suspect materials before disturbance; material appearance alone cannot identify asbestos.

[13] 15210 NE 310th St - active RMLS 143464778
Asking $769,900; 2.28 acres, 2,517 sf, built 1997; 0.67 mile. Active competition, not a closed sale.

[14] 12618 NE Potter Rd - active NWMLS 2580787
Current ask $680,000 after October 31 reduction; 1.85 acres, 1,402 sf, built 1977; 2.77 miles. Active competition only.

[15] GAF roof moss cleaning guidance
Avoid pressure washing asphalt shingles; use roof-appropriate treatment/removal methods.

[16] Washington L&I electrical permits and inspections
Panel/service scope requires assessment and a separate quote; the hired contractor obtains its applicable permits.

Only one clearly marketed recent fixer was identified within the requested acreage/radius limits, and it has a sale-price discrepancy. Condition differences are described directionally; no statistical adjustment grid, matched-pair ROI or future appreciation is asserted. Verify concessions and current listing competition with the broker before final pricing.