



September 2, 2009

PROPERTY VALUES

What You Get for ... \$250,000

By MIKE POWELL

RIVERSIDE, WASH.

WHAT: A two-bedroom one-bathroom cabin

HOW MUCH: \$249,900

PER SQUARE FOOT: \$166.60

SETTING: This cabin, set on 20 acres, is off a dead-end country road in the Tunk Valley. It was built in 1987 of local pine cut at a nearby mill, according to the listing agent. Okanogan County, which abuts British Columbia, has a population density of seven people per square mile and, according to the listing agent, “About three or four stoplights — Wal-Mart put in two.”

Riverside is a 350-person town on the western banks of the Okanogan River, about four and a half hours east of Seattle and three and a half hours west of Spokane. There’s a bar that serves food in town, but the closest shopping is in Omak, another 10 minutes south. The area is popular with hunters, fishers and other outdoor enthusiasts. The Okanogan National Forest takes up a sizable portion of the county.

INSIDE: The cabin has two ground-floor bedrooms and a sleeping loft, an indoor hot tub and a separate dining area. A wood-burning stove is in the living room. There’s an attached two-car garage.

OUTDOOR SPACE: Twenty acres of fields and a dirt-floored Quonset hut once used for storing hay.

TAXES: \$1,180 a year.

CONTACT: Dennis Brothers, Upper Valley Realty (509) 486-2295; www.uppervalleyrealty.net

LAS CRUCES, N.M.

WHAT: A three-bedroom two-bath house

HOW MUCH: \$253,000

PER SQUARE FOOT: \$121

SETTING: This southwestern contemporary-style house is in Las Ventanas, a recently built subdivision at the eastern end of Las Cruces. It's about a mile and a half from the area's main commercial intersection, at South Telshor Boulevard and East Lohman Avenue.

There's an elementary school within a half-mile, and middle and high schools within three. Las Cruces is a city of about 90,000 people in the Mesilla Valley, home to New Mexico State University and neighbors with the White Sands National Monument, 275 square miles of desert and dunes. The White Sands Missile Range is about 15 miles east. Downtown Las Cruces is about three and a half miles west.

INSIDE: Views of the Organ Mountains are visible from the living room. There are skylights throughout the house. All three bedrooms have closets; the master bedroom's is oversized. Both the master bedroom and the kitchen lead to a side patio. The living room shares a double-sided fireplace with the dining area, and most of the common areas are outfitted with recesses for decorations, known locally as nichos. There is a two-car garage with some storage space.

OUTDOOR SPACE: A front porch and side patio, both with mountain views; both landscaped in native plants.

TAXES: \$2,216 a year

CONTACT: Mark Stuve, Re/Max Classic Realty (575) 524-8788; www.lascruceshomesales.com

INDIANAPOLIS

WHAT: A four-bedroom two full- and two half-bath house

HOW MUCH: \$259,000

PER SQUARE FOOT: \$74.77

SETTING: Meridian-Kessler is a residential neighborhood about four miles north of downtown Indianapolis. According to the listing agent, most of the houses are large brick homes built during the early part of the 20th century. For groceries, retail, dining and nightlife, most locals head north to Broad Ripple Village, a socially diverse commercial and cultural district about four miles north. The Monon Trail, a walking and biking path, cuts through Meridian-Kessler less than 10 blocks east of this house.

INSIDE: The house, built in 1910, is mostly original, save the midcentury addition of a kitchen on the back. The original kitchen was in the basement, which now has an office, a laundry area and a half-bath. Both the dining room and the living room (with fireplace) look out to the street, a screened-in porch sits off the side of the house. Four bedrooms, all upstairs, have closet space. The master bedroom has a porch overlooking the yard. The attic is accessible for storage.

OUTDOOR SPACE: A patio giving way to a backyard, and a porch off the master bedroom.

TAXES: \$1,584 every six months.

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