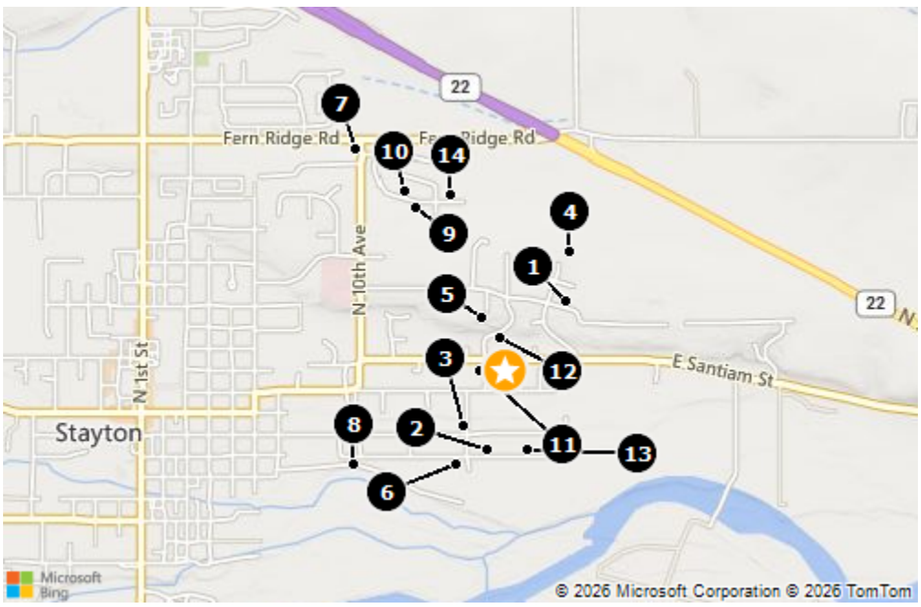
ICE SiteX Report

OrderID: 98722579

SiteX Property Information Report



Subject Property Location

1007 COOPER CT, STAYTON, OR 97383-2278

County:	**MARION OR**	Census Tract:	410470107.011011
Property Use:	Single Family Residential	Zoning:	LD
Parcel Number:	091W11CA06100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$725,000**	FSD:	6	Common Confidence Score:	87
Value Range:	$681,500 - $768,500	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	29040
Assd Land Value:		Market Land Value:	$148,340	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$630,660	Total Taxable Value:	$7,122
Total Assessed Value:	$433,830	Total Assessor Market Value:	$779,000	Delinquent Year:	
				Tax Account ID:	340872
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: JEFFERSON PLACE Sec/Twnship/Range: SEC 11 TWN 09S RNG 01W
Abbreviated Description: JEFFERSON PLACE, LOT 14, ACRES 0.23

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	Spa Only
Building Area:	2836 SF	Baths:	1	Fireplace:	
Year Built:	2007	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/01/2025	Sales Price:	N/A
Document #:	2025-037834 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/23/2024	Loan Amount:	N/A
Document #:	2024-039530 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	12/10/2024	Sales Price:	N/A
Document #:	BK-PG 4710-309	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/22/2024	Loan Amount:	N/A
Document #:	2024-36276 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	06/08/2023	Sales Price:	N/A
Document #:	2023 00016074 BK-PG 4389-443	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2023	Sales Price:	$635,000
Document #:	47100308 BK-PG 2023 -4692	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE Sec/Twnship/Range: SEC 11 TWN 09S RNG 01W
Abbreviated Description: JEFFERSON PLACE, LOT 14, ACRES 0.23

Prior Transfer

Recording Date:	05/26/2023	Sales Price:	$635,000
Document #:	2023 00014723 BK-PG 4710-308	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2023		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	11/10/2020	Sales Price:	N/A
Document #:	BK-PG 4011-128	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/28/2020	Loan Amount:	N/A
Document #:	BK-PG 4389-443	Loan Type:	New Conventional
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	11/16/2017	Sales Price:	N/A
Document #:	4016-0086 BK-PG 3653-0483	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2017	Sales Price:	$379,900
Document #:	BK-PG 4011-0127	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2017		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE Map Ref: VOL46 PG11
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	01/20/2015	Sales Price:	N/A
Document #:	BK-PG 3296-0198	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/26/2014	Sales Price:	$301,500
Document #:	BK-PG 3653-0482	Type of Sale:	Full Amount on Deed
Contract Date:	11/25/2014		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE Map Ref: MB46 PG11
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	07/07/2011	Sales Price:	N/A
Document #:	BK-PG 3194-0075	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2011	Sales Price:	$285,000
Document #:	BK-PG 3296-0197	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2011		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE Map Ref: MB46 PG11
City/Muni/Twp: STAYTON

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Prior Transfer

Recording Date:	07/23/2010	Sales Price:	N/A
Document #:	BK-PG 3197-0494	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/23/2010		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	07/09/2010	Sales Price:	$282,000
Document #:	BK-PG 3194-0074	Type of Sale:	Full Amount on Deed
Contract Date:	07/08/2010		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Prior Transfer

Recording Date:	03/12/2009	Sales Price:	N/A
Document #:	BK-PG 3041-0364	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/05/2009		
Document Type:			

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Mortgage Record

Recording Date:	04/17/2007	Loan Amount:	N/A
Document #:	BK-PG 2799-0269	Loan Type:	Commercial
TD Due Date:	04/12/2008	Type Finance:	ADJ

Legal Description:
Lot: 14 Subdivision: JEFFERSON PLACE
City/Muni/Twp: STAYTON

Area Sales Analysis

Total Area Sales	$7,197,561	Median # of Bedrooms	3
Median Lot Size	12,415 SF	Median # of Baths	2
Median Living Area	1,911 SF	Median Year Built	1984
Price Range - 2 Yrs	$138,322 to $679,900	Age Range	11 years to 63 years
Median Value	$536,450	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**1975 E PINE ST** **STAYTON, OR 97383-1441**	10/13/2026	$459,000	$327	1401	/3/1	1966	11,761 SF	

APN: 091W11BD01600 Document #: 2026-34369
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 3 Subdivision: GREEN ACRES PARK Abbreviated Description: Lot:4&5 Block:3 Subdivision:GREEN ACRES PARK Abbreviated Description:EAST10FT LOT4 City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

2	.19Mi.	**1553 E BURNETT ST** **STAYTON, OR 97383-2082**	09/10/2026	$575,000	$277	2073	/3/2	1998	13,939 SF	

APN: 091W11CA02000 Document #: 2026-30861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: PIONEER MEADOWS Phase No: III MapRef: VOL 41 PG 72 Abbreviated Description: Lot:72 Subdivision:PIONEER MEADOWS Phase No:III Map Ref:VOL 41 PG 72City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

3	.16Mi.	**785 N 15TH AVE** **STAYTON, OR 97383-2073**	08/17/2026	$575,000	$315	1820	/3/2	1995	16,553 SF	

APN: 091W11CB09500 Document #: 2026-28109
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PIONEER MEADOWS Phase No: I MapRef: VOL 41 PG 9 Abbreviated Description: Lot:3 Subdivision:PIONEER MEADOWS Phase No:I Map Ref:VOL 41 PG 9City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

4	.31Mi.	**1650 N SCENIC VIEW DR** **STAYTON, OR 97383-1427**	07/13/2026	$609,439	$178	3408	/4/3	1963	48,352 SF	

APN: 091W11BA01100 Document #: 2026-23870
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

5	.14Mi.	**1253 HIGHLAND CT** **STAYTON, OR 97383-1449**	05/15/2026	$679,900	$332	2046	/3/1	1968	19,602 SF	Spa Only

APN: 091W11BD03400 Document #: 2026-15985
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: HIGHLAND ESTATES 2ND ADDITION Abbreviated Description: Lot:1 Block:6 Subdivision:HIGHLAND ESTATES 2ND ADDITION City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

6	.24Mi.	**1468 E BURNETT ST** **STAYTON, OR 97383-2071**	05/14/2026	$665,000	$301	2207	/4/2	1996	12,197 SF	

APN: 091W11CB05900 Document #: 2026-15831
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: PIONEER MEADOWS-PHASE I MapRef: VOL 41 PG 9 Abbreviated Description: Lot:39 Subdivision:PIONEER MEADOWS-PHASE I Map Ref:VOL 41 PG 9City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

7	.62Mi.	**980 FERN RIDGE RD** **STAYTON, OR 97383-1358**	04/30/2026	$480,000	$160	2988	/4/3	1970	13,504 SF	

APN: 091W10AA00100 Document #: 2026-14150
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 3 Subdivision: ANNEX NO 2 TO G W HOLLISTERS ADDITION Abbreviated Description: Subdivision:ANNEX NO 2 TO G W HOLLISTERS ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

8	.41Mi.	**990 E BURNETT ST** **STAYTON, OR 97383-2087**	03/04/2026	$138,322	$90	1531	/3/2	1999	8,712 SF	

APN: 091W10DA07600 Document #: 2026-07234
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PARTITION PLAT 96-48 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT 96-48 City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

9	.43Mi.	**1364 DAWN DR** **STAYTON, OR 97383-1321**	02/27/2026	$425,000	$310	1369	/3/2	1986	9,583 SF	

APN: 091W11BB06100 Document #: 2026-06633
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 7 Subdivision: NORTHSLOPE ADDITION NO 3 MapRef: VOL 32 PG 20 Abbreviated Description: Lot:5 Block:7 Subdivision:NORTHSLOPE ADDITION NO 3 Map Ref:VOL 32 PG 20City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

10	.47Mi.	**1285 DAWN DR** **STAYTON, OR 97383-1318**	11/17/2025	$406,000	$298	1360	/3/1	1982	7,405 SF	

APN: 091W11BB05600 Document #: 2025-36305
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 8 Subdivision: NORTHSLOPE ADDITION NO 3 MapRef: VOL 32 PG 20 Abbreviated Description: Lot:11 Block:8 Subdivision:NORTHSLOPE ADDITION NO 3 Map Ref:VOL 32 PG 20

11	.06Mi.	**1005 HIGHLAND ST** **STAYTON, OR 97383-2280**	11/10/2025	$632,000	$329	1916	/4/2	2015	12,197 SF	Yes

APN: 091W11CA06800 Document #: 2025-35450
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: JEFFERSON PLACE Abbreviated Description: Lot:21 Subdivision:JEFFERSON PLACE City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

12	.08Mi.	**1160 HIGHLAND DR** **STAYTON, OR 97383-1407**	10/31/2025	$480,000	$251	1906	/4/3	1979	12,632 SF	

APN: 091W11BD04600 Document #: 2025-34395
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

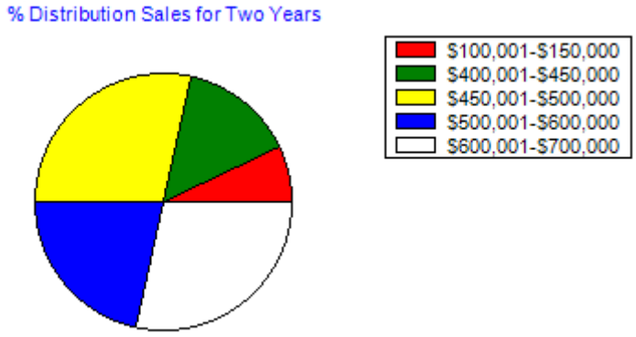
13	.19Mi.	**1761 E BURNETT ST** **STAYTON, OR 97383-2084**	10/28/2025	$575,000	$254	2255	/4/3	1998	13,939 SF	Spa Only

APN: 091W11CA01600 Document #: 2025-33939
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: PIONEER MEADOWS PHASE III MapRef: VOL 41 PG 72 Abbreviated Description: Lot:68 Subdivision:PIONEER MEADOWS PHASE III Map Ref:VOL 41 PG 72City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

14	.42Mi.	**1427 DAWN DR** **STAYTON, OR 97383-1322**	10/17/2025	$497,900	$265	1876	/3/3	1978	7,841 SF	

APN: 091W11BB02400 Document #: 2025-32816
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: NORTHSLOPE ADDITION NO 2 Abbreviated Description: Lot:10 Block:4 Subdivision:NORTHSLOPE ADDITION NO 2 City/Muni/Twp:STAYTON City/Muni/Twp: STAYTON

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1007 COOPER CT**	**05/26/2023**	$779,000	$433,830	2,836	/3/1	2007	10,019 SF	Spa Only
.01Mi.	**1023 COOPER CT**	**08/24/2023**	$694,500	$365,060	2,154	/4/3	2013	10,019 SF	
.02Mi.	**991 COOPER CT**	**08/09/2019**	$813,750	$425,190	2,741	/4/2	2009	10,454 SF	
.02Mi.	**1004 HIGHLAND ST**	**07/08/2015**	$655,160	$361,140	2,597	/4/1	2008	13,939 SF	
.03Mi.	**1645 E JEFFERSON ST**	**06/09/2017**	$644,430	$289,870	1,806	/3/2	2007	11,761 SF	
.03Mi.	**975 COOPER CT**	**08/28/2020**	$761,410	$419,440	2,471	/4/3	2012	10,890 SF	
.03Mi.	**1006 HIGHLAND ST**	**11/14/2013**	$576,990	$339,350	2,025	/4/3	2013	10,454 SF	
.04Mi.	**1030 COOPER CT**	**02/02/2010**	$821,920	$452,930	3,288	/2/3	2008	10,019 SF	Spa Only
.04Mi.	**920 HIGHLAND ST**	**07/20/2023**	$884,140	$484,140	3,225	/3/3	2013	11,326 SF	
.04Mi.	**1014 COOPER CT**	**07/16/2018**	$642,710	$348,960	2,007	/3/2	2017	10,019 SF	Spa Only
.04Mi.	**998 COOPER CT**	**04/12/2013**	$642,390	$354,150	1,806	/3/2	2007	10,454 SF	
.05Mi.	**1104 HIGHLAND DR**	**06/28/1982**	$431,700	$222,980	1,330	/3/2	1975	13,939 SF	
.05Mi.	**1103 STAYTON PL**	**03/26/1999**	$507,560	$275,660	1,548	/3/2	1973	27,443 SF	
.05Mi.	**982 COOPER CT**	**04/25/2017**	$695,160	$315,090	2,235	/5/3	2008	10,890 SF	Spa Only
.05Mi.	**1819 E SANTIAM ST**		$513,460	$249,750	1,866	/3/2	1973	11,326 SF	
.06Mi.	**1005 HIGHLAND ST**	**11/10/2025**	$595,220	$329,950	1,916	/4/2	2015	12,197 SF	Yes

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	43.5 years old	Households:	3,390
Median Household Income:	$72,990	Households w/Family:	71%
Household Income Per Capita:	$30,817	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	35%

School District

School District Zone:	North Santiam School District 29j	Students:	2,114
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**Stayton Middle / Intermediate School** Number of Students: 486 Student-Teacher Ratio: 15.68	D+	Public	4 - 8
0.79Mi.	**Stayton Elementary School** Number of Students: 332 Student-Teacher Ratio: 13.93	B-	Public	KG - 3
1.17Mi.	**Stayton High School** Number of Students: 669 Student-Teacher Ratio: 17.15 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **1007 COOPER CT, STAYTON, OR 97383-2278** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	128%	HIGHER
OVERALL	131%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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