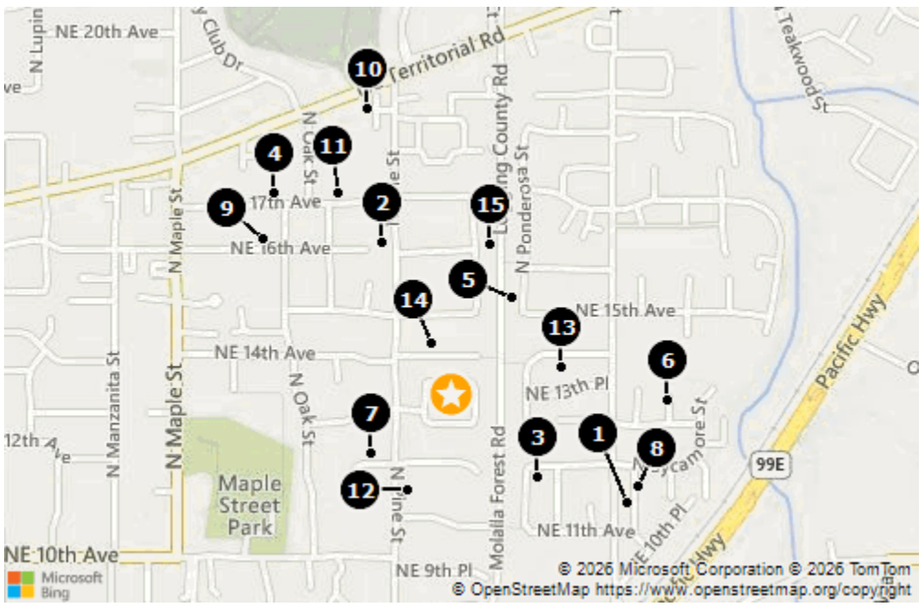
ICE SiteX Report

OrderID: 98366419

SiteX Property Information Report



Subject Property Location

1170 NE 13TH CIR, CANBY, OR 97013-2431

County:	**CLACKAMAS OR**	Census Tract:	410050229.041001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31E34BB03700	Thomas Bros Pg-Grid:	746-5E

Valuation

Value:	**$417,000**	FSD:	14	Common Confidence Score:	55
Value Range:	$358,620 - $475,380	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	086-002
Assd Land Value:		Market Land Value:	$210,045	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$147,580	Total Taxable Value:	$3,130
Total Assessed Value:	$176,687	Total Assessor Market Value:	$357,625	Delinquent Year:	
				Tax Account ID:	00799069
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 2 Subdivision: O-ME-CO INC Sec/Twnship/Range: SEC 34 TWN 3S RNG 1E
Abbreviated Description: 1993 O-ME-CO INC #3 LT 2 BLK 2

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2022	Sales Price:	N/A
Document #:	2022-007073 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/31/2022		
Document Type:			

Legal Description:
Block: 2 Subdivision: O ME CO INC NO 3
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	01/20/2022	Sales Price:	N/A
Document #:	2022-004203 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	N/A
Document #:	2021-020097 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	N/A
Document #:	2020-111235 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/04/2018	Sales Price:	N/A
Document #:	2018-072910 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2018	Sales Price:	$298,000
Document #:	2018-060102 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/25/2018		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC # 3
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	09/25/2018	Sales Price:	$298,000
Document #:	2018-060102 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O-ME-CO INC Sec/Twnship/Range: SEC 34 TWN 3S RNG 1E
Abbreviated Description: 1993 O-ME-CO INC #3 LT 2 BLK 2

Prior Transfer

Recording Date:	04/04/2016	Sales Price:	N/A
Document #:	2016-021648 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/18/2016	Sales Price:	N/A
Document #:	2016-009726 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/12/2016		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC #3
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	01/15/2016	Sales Price:	N/A
Document #:	2016-002447 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/15/2015		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC #3
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	02/16/2010	Sales Price:	N/A
Document #:	2010-009546 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/21/2010	Loan Amount:	N/A
Document #:	2010-004795 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2040	Type Finance:	

Legal Description:
Lot: 2 Block: 2
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	01/24/2007	Sales Price:	N/A
Document #:	2007-006294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2007	Loan Amount:	N/A
Document #:	2007-002012 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC #3
City/Muni/Twp: CANBY

Prior Transfer

Recording Date:	08/19/2004	Sales Price:	$165,000
Document #:	2004-076509 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/2004		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC #3
City/Muni/Twp: CANBY

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Prior Transfer

Recording Date:	01/29/1996	Sales Price:	$103,000
Document #:	96-006278 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/24/1996		
Document Type:			

Legal Description:
Lot: 2 Block: 2 Subdivision: O ME CO INC #3
City/Muni/Twp: CANBY

Area Sales Analysis

Total Area Sales	$8,398,645	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,708 SF	Median Year Built	2001
Price Range - 2 Yrs	$364,921 to $750,000	Age Range	9 years to 49 years
Median Value	$549,900	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1149 N SPRUCE CT** **CANBY, OR 97013-3054**	09/02/2026	$364,921	$239	1526	/3/2	2004	SF	
		APN: 31E34BD00100 Document #: 2026-038090 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GARDEN CROSSING Abbreviated Description: Lot:1 Subdivision:GARDEN CROSSING City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
2	.19Mi.	**1615 N PINE ST** **CANBY, OR 97013-2432**	08/28/2026	$729,900	$212	3430	/5/2		SF	
		APN: 31E28DD04200 Document #: 2026-037237 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: HAMILTON ACRES Abbreviated Description: Lot:10 Subdivision:HAMILTON ACRES City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
3	.14Mi.	**1385 NE 12TH AVE** **CANBY, OR 97013-9402**	08/12/2026	$673,900	$305	2209	/3/2	2003	SF	
		APN: 31E34BB13700 Document #: 2026-034569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: ERIKA ACRES Abbreviated Description: Lot:35 Subdivision:ERIKA ACRES City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
4	.31Mi.	**862 NE 17TH AVE** **CANBY, OR 97013-2390**	08/10/2026	$480,000	$167	2874	/5/2		SF	
		APN: 31E28DD11000 Document #: 2026-034200 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITION PLAT NO 2026 005 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 2026 005 City/Muni/Twp:OREGON CITY City/Muni/Twp: OREGON CITY								
5	.13Mi.	**1531 N PONDEROSA ST** **CANBY, OR 97013-2580**	07/31/2026	$665,000	$397	1672	/3/2	2005	SF	
		APN: 31E27CC01000 Document #: 2026-032683 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: POSTLEWAIT ESTATES Abbreviated Description: Lot:10 Subdivision:POSTLEWAIT ESTATES City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
6	.26Mi.	**1524 N RIVER ALDER ST** **CANBY, OR 97013-2371**	07/24/2026	$569,000	$402	1412	/2/2		SF	
		APN: 31E27CD06200 Document #: 2026-031568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: REDWOOD LANDING MapRef: DOC 2019-048499 Abbreviated Description: Lot:59 Subdivision:REDWOOD LANDING Map Ref:DOC 2019-048499City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
7	.11Mi.	**1040 NE 12TH PL** **CANBY, OR 97013-3211**	07/10/2026	$475,000	$352	1348	/3/2	1977	SF	
		APN: 31E33AA00304 Document #: 2026-029799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: AMUNDSON ESTATES ANNEX NO 1 Abbreviated Description: Lot:2 Block:1 Subdivision:AMUNDSON ESTATES ANNEX NO 1 City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
8	.24Mi.	**1130 LILIUM LN** **CANBY, OR 97013-2395**	06/30/2026	$451,024	$264	1708	/2/2		SF	
		APN: 31E34BA04800 Document #: 2026-028282 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: REDWOOD LANDING ADDITION NO 2 Abbreviated Description: Lot:47 Subdivision:REDWOOD LANDING ADDITION NO 2 City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
9	.28Mi.	**854 NE 16TH AVE** **CANBY, OR 97013-3223**	06/18/2026	$530,000	$315	1680	/3/3	1979	SF	
		APN: 31E28DD02707 Document #: 2026-026654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CANBY COUNTRY ESTATES Abbreviated Description: Lot:7 Subdivision:CANBY COUNTRY ESTATES City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
10	.34Mi.	**1957 N PINE ST** **CANBY, OR 97013-4486**	06/16/2026	$416,000	$286	1451	/3/2	2007	SF	
		APN: 31E28DD01505 Document #: 2026-025364 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Abbreviated Description: Lot:5 City/Muni/Twp:CANBY City/Muni/Twp: CANBY								
11	.26Mi.	**1004 NE 17TH AVE** **CANBY, OR 97013-2392**	06/05/2026	$665,000	$236	2813	/3/2		SF	
		APN: 31E28DD10000 Document #: 2026-023812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: BECKWOOD PLACE MapRef: DOC 2022-030196 Abbreviated Description: Lot:26 Subdivision:BECKWOOD PLACE Map Ref:DOC 2022-030196City/Muni/Twp:CANBY City/Muni/Twp: CANBY								

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12	.12Mi.	**1144 N PINE ST** **CANBY, OR 97013-3249**	06/05/2026	$480,000	$428	1120	/2/1	1983	SF

APN: 31E34BB04302 Document #: 2026-023789
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: CANBY GARDENS Abbreviated Description: Lot:72 Subdivision:CANBY GARDENS City/Muni/Twp:CANBY City/Muni/Twp: CANBY

13	.13Mi.	**1405 NE 14TH PL** **CANBY, OR 97013-3283**	06/01/2026	$599,000	$293	2043	/4/2	2000	SF

APN: 31E34BB09800 Document #: 2026-023043
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: HERITAGE PARK Abbreviated Description: Lot:38 Subdivision:HERITAGE PARK City/Muni/Twp:CANBY City/Muni/Twp: CANBY

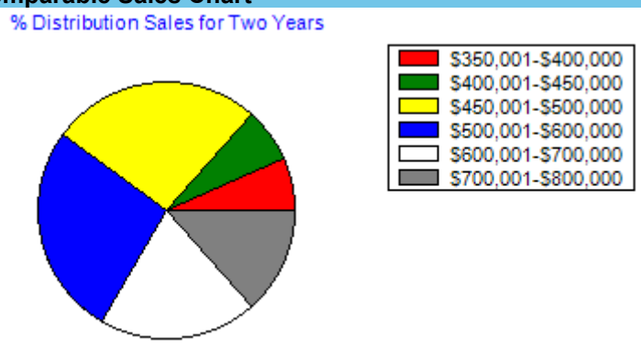
14	.06Mi.	**1164 NE 14TH PL** **CANBY, OR 97013-3277**	05/21/2026	$549,900	$308	1781	/2/2	1994	SF

APN: 31E34BB04406 Document #: 2026-021394
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: NORTH WOODS ADDITION Abbreviated Description: Lot:3 Subdivision:NORTH WOODS ADDITION City/Muni/Twp:CANBY City/Muni/Twp: CANBY

15	.18Mi.	**1646 N PLUM CT** **CANBY, OR 97013-3295**	05/20/2026	$750,000	$295	2541	/4/2	2017	SF

APN: 31E27CC08000 Document #: 2026-021159
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: FRANZ MEADOW MapRef: DOC 2016-037831 Abbreviated Description: Lot:9 Subdivision:FRANZ MEADOW Map Ref:DOC 2016-037831City/Muni/Twp:CANBY City/Muni/Twp: CANBY

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.

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.	**1170 NE 13TH CIR**	**09/25/2018**	$357,625	$176,687	1,008	/3/1	1974		
.02Mi.	**1190 NE 13TH CIR**	**02/28/2025**	$357,692	$177,050	1,008	/3/1	1974		
.02Mi.	**1144 NE 13TH CIR**	**09/07/2017**	$420,842	$234,868	1,462	/3/1	1974		
.02Mi.	**1112 NE 13TH CIR**	**07/27/2020**	$355,775	$176,104	1,008	//1	1974		
.02Mi.	**1102 NE 13TH CIR**	**12/27/2012**	$362,482	$180,831	1,022	/3/1	1974		
.02Mi.	**1136 NE 13TH CIR**	**07/11/2016**	$370,532	$190,619	1,008	/3/1	1974		
.03Mi.	**1165 NE 13TH CIR**	**10/28/2016**	$343,742	$162,772	1,022	/3/1	1974		
.03Mi.	**1173 NE 13TH CIR**	**06/19/2015**	$356,562	$175,911	1,022	/3/1	1974		
.04Mi.	**1159 NE 13TH CIR**	**09/01/2004**	$343,472	$162,131	1,024	/3/1	1974		
.04Mi.	**1177 NE 13TH CIR**		$358,865	$175,825	1,024	/3/1	1974		
.04Mi.	**1147 NE 13TH CIR**	**12/13/2024**	$375,372	$188,876	1,360	/3/1	1974		
.05Mi.	**1155 NE 13TH CIR**	**08/27/2015**	$367,665	$174,529	1,024	/3/1	1974		
.05Mi.	**1139 NE 13TH CIR**		$353,752	$186,499	1,358	/3/1	1974		
.05Mi.	**1100 NE 13TH CIR**	**09/12/2014**	$459,995	$256,828	1,488	/4/2	1974		
.05Mi.	**1350 N PINE ST**		$367,725	$180,652	1,022	/3/1	1974		
.05Mi.	**1115 NE 13TH CIR**	**06/24/2013**	$355,712	$179,210	1,008	/3/1	1974		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	41.5 years old	Households:	9,502
Median Household Income:	$89,622	Households w/Family:	73%
Household Income Per Capita:	$42,969	Households w/Family Married:	61%
Most Common Education Level:	Some College	Households w/Family Children:	32%

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School District

School District Zone:	Canby School District 86	Students:	4,160
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.02Mi.	**Knight Elementary School** Number of Students: 292 Student-Teacher Ratio: 14.36	C-	Public	KG - 6
1.17Mi.	**Baker Prairie Middle School** Number of Students: 532 Student-Teacher Ratio: 17.55	D+	Public	7 - 8
1.41Mi.	**Canby High School** Number of Students: 1,402 Student-Teacher Ratio: 21.94 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **1170 NE 13TH CIR, CANBY, OR 97013-2431** 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	91%	LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	90%	LOWER

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides

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