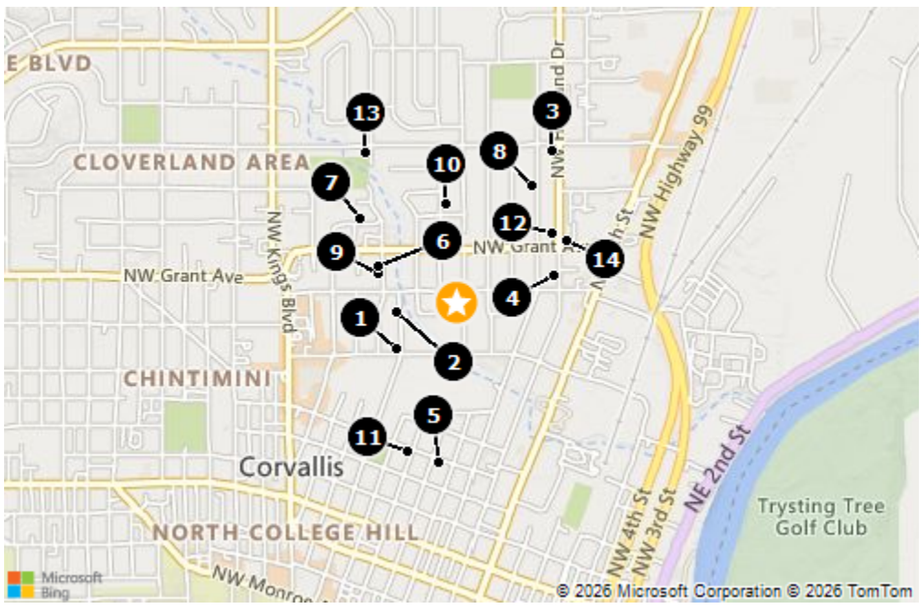
ICE SiteX Report

OrderID: 98394770

SiteX Property Information Report



Subject Property Location

1230 NW 13TH ST, CORVALLIS, OR 97330-4636

County:	**BENTON OR**	Census Tract:	410030011.021008
Property Use:	Single Family Residential	Zoning:	RS-6
Parcel Number:	11535BB00300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$447,000**	FSD:	22	Common Confidence Score:	29
Value Range:	$348,660 - $545,340	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0901
Assd Land Value:		Market Land Value:	$242,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$202,050	Total Taxable Value:	$4,442
Total Assessed Value:	$231,116	Total Assessor Market Value:	$444,050	Delinquent Year:	
				Tax Account ID:	113716
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: 11535BB Sec/Twnship/Range: SEC 35 TWN 11S RNG 5W

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1520 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	Electric
Number of Stories:	1	Number of Cars:	1	A/C:	N
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/02/2026	Sales Price:	$435,000
Document #:	2026-659654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2022	Sales Price:	N/A
Document #:	2022-628884 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/21/2022	Sales Price:	$435,000
Document #:	2022-628671 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Map Ref: 11535BB Sec/Twnship/Range: SEC 35 TWN 11S RNG 5W

Prior Transfer

Recording Date:	06/21/2022	Sales Price:	$435,000
Document #:	2022-628671 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2022		
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	12/19/2017	Sales Price:	N/A
Document #:	2017-565269 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/27/2017	Loan Amount:	N/A
Document #:	2017-564456 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2047	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/08/2013	Sales Price:	$152,800
Document #:	2013-513191 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/24/2007	Sales Price:	$90,000
Document #:	2007-431689 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2007	Sales Price:	$191,050
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2007	Sales Price:	$191,050
Document #:	2007-430956 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/05/2007		
Document Type:			
Legal Description:			
City/Muni/Twp: CORVALLIS			

Prior Transfer

Recording Date:	10/01/2002	Sales Price:	$138,900
Document #:	M326300 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2002		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,955,287	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	1.5
Median Living Area	1,474 SF	Median Year Built	1957
Price Range - 2 Yrs	$308,410 to $690,000	Age Range	22 years to 126 years
Median Value	$503,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**1100 NW 16TH ST** **CORVALLIS, OR 97330-2609**	09/14/2026	$400,000	$276	1449	9/3/1	1948	10,454 SF	
		APN: 11535BB03000 Document #: 2026-664830 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.15Mi.	**1220 NW 16TH ST** **CORVALLIS, OR 97330-2611**	09/10/2026	$460,000	$469	980	5/2/1	1949	7,841 SF	
		APN: 11535BB02300 Document #: 2026-664747 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: TINKHAM TRACTS ANNEX MapRef: MB 124 PG 585 Abbreviated Description: Lot:5 Block:5 Subdivision:TINKHAM TRACTS ANNEX Map Ref:MB 124 PG 585City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS								
3	.42Mi.	**1020 NW GARFIELD AVE** **CORVALLIS, OR 97330-2035**	09/09/2026	$400,000	$316	1263	6/3/1	1959	8,712 SF	
		APN: 11526CA08900 Document #: 2026-664708 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: GATHERCOAL ADDITION Abbreviated Description: Lot:14 Block:1 Subdivision:GATHERCOAL ADDITION City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS								
4	.23Mi.	**1316 NW 10TH ST** **CORVALLIS, OR 97330-4523**	08/14/2026	$424,877	$408	1040	6/3/1	1956	6,534 SF	
		APN: 11526CD11900 Document #: 2026-664065 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: DRAPERS TOWN AND COUNTRY TERRACE Abbreviated Description: Lot:3 Block:7 Subdivision:DRAPERS TOWN AND COUNTRY TERRACE City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS								
5	.37Mi.	**645 NW 13TH ST** **CORVALLIS, OR 97330-5950**	06/17/2026	$496,000	$278	1784	8/2/1	1900	4,792 SF	
		APN: 11535BC10600 Document #: 2026-662202 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 10 Subdivision: JOBS ADDITION Abbreviated Description: Lot:7 Block:10 Subdivision:JOBS ADDITION City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS								

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6	.21Mi.	**1332 NW 17TH ST** **CORVALLIS, OR 97330-2617**	06/08/2026	$510,000	$388	1314	5/3/1	1953	10,454 SF

APN: 11527DD05400 Document #: 2026-661923
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: TINKHAM TRACTS Sec/Twnship/Range: T11SR05W WM Abbreviated Description: Lot:4 Block:2 Subdivision:TINKHAM TRACTS Sec/Twnship/Range:T11SR05W WM City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

7	.3Mi.	**1755 NW GRANT CIR** **CORVALLIS, OR 97330-2646**	06/04/2026	$445,000	$333	1334	7/3/1	1980	3,485 SF

APN: 11527DD08100 Document #: 2026-661852
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: MIDDLEBORO MapRef: VOL 8 PG 61 Abbreviated Description: Lot:17 Subdivision:MIDDLEBORO Map Ref:VOL 8 PG 61City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

8	.32Mi.	**1518 NW 11TH ST** **CORVALLIS, OR 97330-4623**	05/15/2026	$308,410	$184	1673	8/4/2	1955	9,583 SF

APN: 11526CA07100 Document #: 2026-661437
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: GATHERCOAL ADDITION Abbreviated Description: Block:2 Subdivision:GATHERCOAL ADDITION Abbreviated Description:NORTH77.30FT LOT9 City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

9	.2Mi.	**1328 NW 17TH ST** **CORVALLIS, OR 97330-2617**	05/15/2026	$690,000	$383	1798	6/3/2	1952	10,454 SF

APN: 11527DD05500 Document #: 2026-661421
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: TINKHAM TRACTS Abbreviated Description: Block:2 Subdivision:TINKHAM TRACTS Abbreviated Description:SOUTH75FT LOT4 City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

10	.23Mi.	**1465 NW 14TH ST** **CORVALLIS, OR 97330-4669**	05/01/2026	$550,000	$368	1492	7/3/2	1961	8,712 SF

APN: 11526CB09100 Document #: 2026-661104
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 6 Subdivision: NORTH GATE ESTATES FOURTH ADDITION MapRef: VOL 5 PG 60 Abbreviated Description: Lot:12 Block:6 Subdivision:NORTH GATE ESTATES FOURTH ADDITION Map Ref:VOL 5 PG 60

11	.36Mi.	**644 NW 14TH ST** **CORVALLIS, OR 97330-5912**	05/01/2026	$561,000	$377	1488	7/4/2	2004	4,792 SF

APN: 11535BC12600 Document #: 2026-661091
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 17 Subdivision: JOBS ADDITION Abbreviated Description: Lot:6 Block:17 Subdivision:JOBS ADDITION City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

12	.27Mi.	**1420 NW HIGHLAND DR** **CORVALLIS, OR 97330-4528**	04/16/2026	$568,000	$389	1460	8/4/2	1959	8,712 SF

APN: 11526CD00200 Document #: 2026-660725
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: GATHERCOAL ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:GATHERCOAL ADDITION City/Muni/Twp:COVALLIS City/Muni/Twp: COVALLIS

13	.41Mi.	**1580 NW 17TH ST** **CORVALLIS, OR 97330-2532**	03/20/2026	$565,000	$350	1610	4/3/2	1967	9,583 SF

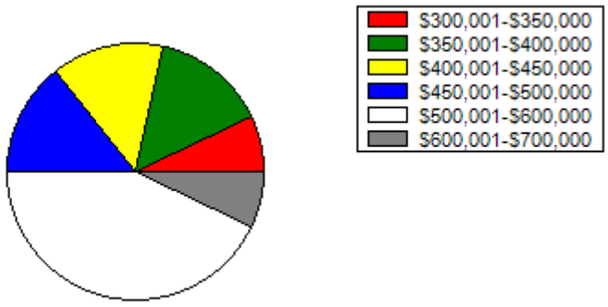
APN: 11527DA05800 Document #: 2026-660107
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HARMAN FIFTH ADDITION Abbreviated Description: Lot:8 Subdivision:HARMAN FIFTH ADDITION City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

14	.29Mi.	**951 NW GRANT AVE** **CORVALLIS, OR 97330-4503**	03/17/2026	$577,000	$184	3128	14/6/4	1962	10,019 SF

APN: 11526DC01100 Document #: 2026-659997
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CORVALLIS City/Muni/Twp: CORVALLIS

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1230 NW 13TH ST**	**06/21/2022**	$444,050	$231,116	1,520	7/3/1	1957	6,098 SF	
.01Mi.	**1202 NW 13TH ST**	**08/14/2024**	$453,490	$264,208	1,373	7/3/1	1947	8,276 SF	
.01Mi.	**1310 NW BECA AVE**	**01/29/2021**	$444,690	$198,378	1,164	6/3/2	1953	5,663 SF	
.01Mi.	**1304 NW BECA AVE**		$398,380	$190,413	1,080	6/3/1	1953	4,792 SF	
.02Mi.	**1320 NW BECA AVE**	**12/16/2024**	$458,050	$270,012	1,553	9/3/2	1957	6,534 SF	
.02Mi.	**1211 NW 14TH ST**	**03/08/2019**	$598,310	$342,215	2,065	5/2/1	1951	12,632 SF	
.03Mi.	**1229 NW 14TH ST**	**11/10/2016**	$422,230	$238,987	1,235	6/3/1	1953	6,534 SF	
.03Mi.	**1225 NW 13TH ST**	**09/19/2016**	$662,410	$266,249	1,490	8/3/2	1967	6,970 SF	
.03Mi.	**1217 NW 13TH ST**	**12/30/2003**	$376,410	$157,482	720	5/2/1	1952	6,970 SF	
.04Mi.	**1130 NW 13TH ST**	**09/28/2018**	$413,200	$218,023	1,190	6/3/2	1946	6,098 SF	
.04Mi.	**1233 NW 13TH ST**	**06/07/2002**	$370,250	$160,370	720	4/2/1	1952	7,405 SF	
.04Mi.	**1209 NW 13TH ST**	**03/07/2025**	$388,140	$185,100	1,008	7/3/1	1952	6,970 SF	
.04Mi.	**1310 NW 13TH ST**	**04/29/2021**	$761,780	$316,454	2,615	9/5/2	1948	8,712 SF	
.04Mi.	**1352 NW LINCOLN AVE**	**05/17/2018**	$387,370	$187,941	992	5/2/1	1947	7,841 SF	
.05Mi.	**1363 NW BECA AVE**	**04/28/2016**	$501,100	$239,475	2,142	8/4/2	1951	9,148 SF	
.05Mi.	**1126 NW 13TH ST**	**09/15/2014**	$439,910	$198,084	1,142	7/3/2	1946	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.3 years old	Households:	19,321
Median Household Income:	$73,590	Households w/Family:	47%
Household Income Per Capita:	$40,525	Households w/Family Married:	35%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	18%

School District

School District Zone:	Corvallis School District 509j	Students:	5,917
Number of Schools:	13	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**Garfield Elementary School** Number of Students: 378 Student-Teacher Ratio: 17.1	B	Public	KG - 5
0.16Mi.	**Corvallis High School** Number of Students: 1,273 Student-Teacher Ratio: 23.04 Advanced Placement: Yes	C	Public	9 - 12
0.61Mi.	**Linus Pauling Middle School** Number of Students: 712 Student-Teacher Ratio: 18.34	A-	Public	6 - 8

Flood Report

The Subject Property of **1230 NW 13TH ST, CORVALLIS, OR 97330-4636** 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	134%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	104%	SIMILAR

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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ICE SiteX Report

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