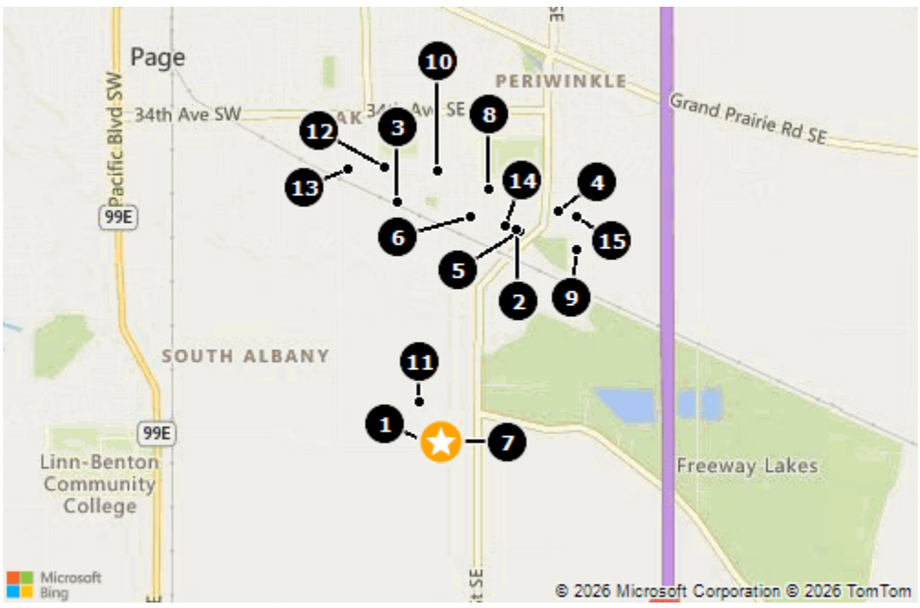
ICE SiteX Report

OrderID: 98508857

SiteX Property Information Report



Subject Property Location

1676 NOLAN AVE SE, ALBANY, OR 97322-8053

County:	**LINN OR**	Census Tract:	410430207.002015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11S 03W 29BA 01400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$513,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$471,960 - $554,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$140,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$369,450	Total Taxable Value:	$4,665
Total Assessed Value:	$234,420	Total Assessor Market Value:	$510,350	Delinquent Year:	
				Tax Account ID:	0947473
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2 Sec/Twnship/Range: SEC 29 TWN 11S RNG 03W
Abbreviated Description: 11S03W29BA
City/Muni/Twp: ALBANY

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	4	Pool:	
Building Area:	2330 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/25/2025	Loan Amount:	N/A
Document #:	2025-03229 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2065	Type Finance:	

Legal Description:
Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2
City/Muni/Twp: ALBANY

Mortgage Record

Recording Date:	04/29/2024	Loan Amount:	N/A
Document #:	2024-04495 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2
City/Muni/Twp: ALBANY

Prior Transfer

Recording Date:	04/01/2024	Sales Price:	N/A
Document #:	2024-03306 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	07/14/2023	Sales Price:	N/A
Document #:	2023-08003 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/22/2023	Loan Amount:	N/A
Document #:	2023-06892 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2
City/Muni/Twp: ALBANY

Prior Transfer

Recording Date:	10/25/2022	Sales Price:	N/A
Document #:	2022-17577 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/25/2022	Sales Price:	$513,900
Document #:	2022-17572 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/23/2022		
Document Type:			

Legal Description:
Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2
City/Muni/Twp: ALBANY

Prior Transfer

Recording Date:	08/00/2022	Sales Price:	$513,900
Document #:	BK-PG 2022 -17572	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Subdivision: HENSHAW FARM ESTATES NO 2 Sec/Twnship/Range: SEC 29 TWN 11S RNG 03W
Abbreviated Description: 11S03W29BA
City/Muni/Twp: ALBANY

Area Sales Analysis

Total Area Sales	$6,275,400	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,364 SF	Median Year Built	1986
Price Range - 2 Yrs	$300,000 to $505,000	Age Range	2 years to 61 years
Median Value	$415,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1548 NOLAN AVE SE** **ALBANY, OR 97322-8055**	09/22/2026	$410,000	$279	1468	5/3/2	2022	4,792 SF	
		APN: 11S 03W 29BA 02100 Document #: 2026-12669 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: HENSHAW FARM ESTATES NO 2 Abbreviated Description: Lot:24 Subdivision:HENSHAW FARM ESTATES NO 2 City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
2	1.03Mi.	**2345 DEL RIO AVE SE** **ALBANY, OR 97322-6328**	09/15/2026	$400,000	$296	1350	5/3/2	1989	7,841 SF	
		APN: 11S 03W 20AB 00925 Document #: 2026-12377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Block: 6 Subdivision: FIRST ADDITION TO DEERFIELD Abbreviated Description: Lot:33 Block:6 Subdivision:FIRST ADDITION TO DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
3	1.12Mi.	**1234 KERRISDALE DR SE** **ALBANY, OR 97322-6279**	09/14/2026	$465,000	$196	2366	5/3/2	2006	4,792 SF	
		APN: 11S 03W 20BB 04200 Document #: 2026-12294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CHARTWELL STATION A PLANNED UNIT DEVELOPMENT Abbreviated Description: Lot:31 Subdivision:CHARTWELL STATION A PLANNED UNIT DEVELOPMENT City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
4	1.19Mi.	**2790 MORAGA AVE SE** **ALBANY, OR 97322-6480**	09/01/2026	$369,900	$342	1080	4/3/1	1979	7,841 SF	
		APN: 11S 03W 20AA 00103 Document #: 2026-11767 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: DEERFIELD Abbreviated Description: Lot:4 Block:8 Subdivision:DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
5	1.04Mi.	**2367 DEL RIO AVE SE** **ALBANY, OR 97322-6328**	08/05/2026	$425,000	$310	1368	5/3/2	1990	6,534 SF	
		APN: 11S 03W 20AB 00924 Document #: 2026-10497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: 6 Subdivision: FIRST ADDITION TO DEERFIELD Abbreviated Description: Lot:32 Block:6 Subdivision:FIRST ADDITION TO DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
6	1.04Mi.	**4362 MADRONA WAY SE** **ALBANY, OR 97322-6257**	07/31/2026	$378,000	$304	1242	5/3/2	1975	6,098 SF	
		APN: 11S 03W 20BA 00419 Document #: 2026-10275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: PINE WAY ADDITION Abbreviated Description: Lot:20 Block:2 Subdivision:PINE WAY ADDITION City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
7	.02Mi.	**1628 NOLAN AVE SE**	07/29/2026	$473,500	$224	2107	5/3/2	2022	4,792 SF	

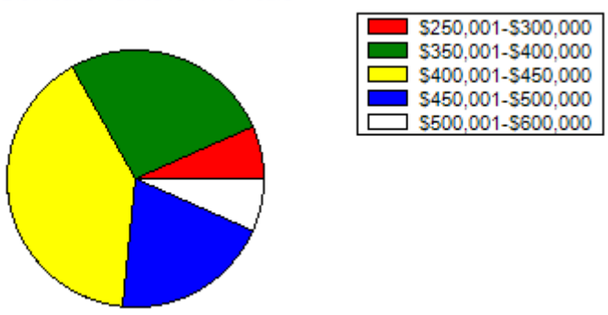
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		ALBANY, OR 97322-8053							
	APN: 11S 03W 29BA 01600 Document #: 2026-10116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: HENSHAW FARM ESTATES NO 2 Abbreviated Description: Lot:19 Subdivision:HENSHAW FARM ESTATES NO 2 City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
8	1.19Mi.	**4130 CLAY PL SE**	07/09/2026	$300,000	$232	1288	5/3/2	1978	7,405 SF
		ALBANY, OR 97322-6356							
	APN: 11S 03W 20AB 00111 Document #: 2026-09151 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: DEERFIELD Abbreviated Description: Lot:12 Block:1 Subdivision:DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
9	1.08Mi.	**2952 45TH CT SE**	07/09/2026	$425,000	$300	1416	5/3/2	1986	6,970 SF
		ALBANY, OR 97322-6473							
	APN: 11S 03W 20AD 00307 Document #: 2026-09145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 16 Subdivision: FIRST ADDITION TO DEERFIELD MapRef: VOL 16 PG 48 Abbreviated Description: Lot:8 Block:16 Subdivision:FIRST ADDITION TO DEERFIELD Map Ref:VOL 16 PG 48City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
10	1.24Mi.	**3817 PINE ST SE**	07/07/2026	$475,000	$265	1792	6/4/2	1965	11,761 SF
		ALBANY, OR 97322-6161							
	APN: 11S 03W 17CD 01000 Document #: 2026-08569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2&3 Block: 32 Subdivision: ROGERSDALE ADDITION Abbreviated Description: Lot:2&3 Block:32 Subdivision:ROGERSDALE ADDITION								
11	.21Mi.	**1482 STASNY AVE SE**	06/29/2026	$505,000	$212	2381	6/4/2	2024	4,356 SF
		ALBANY, OR 97322-4819							
	APN: 11S 03W 29BA 11600 Document #: 2026-08256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 119 Subdivision: HENSHAW FARM ESTATES NO 2 Abbreviated Description: Lot:119 Subdivision:HENSHAW FARM ESTATES NO 2 City/Muni/Twp:LBANY City/Muni/Twp: LBANY								
12	1.28Mi.	**1100 38TH AVE SE**	06/18/2026	$425,000	$322	1316	4/3/1	1968	13,939 SF
		ALBANY, OR 97322-6128							
	APN: 11S 03W 18DD 01907 Document #: 2026-07842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 28 Subdivision: ROGERSDALE ADDITION Abbreviated Description: Lot:4 Block:28 Subdivision:ROGERSDALE ADDITION City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
13	1.33Mi.	**806 38TH AVE SE**	06/18/2026	$415,000	$313	1324	5/3/2	1971	7,405 SF
		ALBANY, OR 97322-3809							
	APN: 11S 03W 18DD 01812 Document #: 2026-07853 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-9 Block: 4 Subdivision: D F LENTZ SUBDIVISION Abbreviated Description: Lot:7-9 Block:4 Subdivision:D F LENTZ SUBDIVISION Abbreviated Description:LOT: WESTERLY 2 FT OF LOT 7 & ELY 2 FT OF LOT 9 City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
14	1.04Mi.	**4387 DAVIDSON CT SE**	06/15/2026	$400,000	$296	1350	5/3/2	1989	7,405 SF
		ALBANY, OR 97322-6266							
	APN: 11S 03W 20AB 00809 Document #: 2026-07660 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: FIRST ADDITION TO DEERFIELD Abbreviated Description: Lot:14 Block:5 Subdivision:FIRST ADDITION TO DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								
15	1.21Mi.	**2925 43RD AVE SE**	04/17/2026	$409,000	$299	1364	5/3/2	1980	7,405 SF
		ALBANY, OR 97322-6315							
	APN: 11S 03W 20AA 00602 Document #: 2026-04903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 8 Subdivision: FIRST ADDITION TO DEERFIELD Abbreviated Description: Lot:15 Block:8 Subdivision:FIRST ADDITION TO DEERFIELD City/Muni/Twp:ALBANY City/Muni/Twp: ALBANY								

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.	**1676 NOLAN AVE SE**	**08/00/2022**	$510,350	$234,420	2,330	6/4/2	2022	4,792 SF	
.01Mi.	**1654 NOLAN AVE SE**	**08/00/2022**	$429,590	$196,160	1,468	5/3/2	2022	4,792 SF	
.01Mi.	**1688 NOLAN AVE SE**	**09/00/2024**	$491,860	$234,570	2,107	5/3/2	2024	6,098 SF	
.02Mi.	**1628 NOLAN AVE SE**	**11/00/2022**	$491,860	$225,550	2,107	5/3/2	2022	4,792 SF	
.03Mi.	**1602 NOLAN AVE SE**	**11/00/2022**	$458,220	$212,270	1,651	5/3/2	2022	5,663 SF	
.03Mi.	**1675 NOLAN AVE SE**	**10/00/2022**	$491,860	$225,550	2,107	5/3/2	2022	3,920 SF	
.03Mi.	**1649 NOLAN AVE SE**	**01/00/2023**	$522,820	$240,000	2,330	6/4/2	2022	3,920 SF	
.03Mi.	**1693 NOLAN AVE SE**	**10/00/2024**	$523,820	$249,970	2,330	6/4/2	2024	5,227 SF	
.03Mi.	**1615 NOLAN AVE SE**	**11/00/2022**	$504,330	$233,930	2,107	5/3/2	2022	5,227 SF	
.03Mi.	**1592 NOLAN AVE SE**	**12/00/2022**	$429,590	$196,160	1,468	5/3/2	2022	4,792 SF	
.04Mi.	**6358 EDSON ST SE**	**08/00/2024**	$486,210	$231,840	1,952	6/4/2	2024	5,663 SF	
.04Mi.	**6395 EDSON ST SE**	**11/00/2022**	$464,020	$212,510	1,863	5/3/2	2022	3,485 SF	
.04Mi.	**6359 REBECCA ST SE**	**02/00/2023**	$510,350	$234,420	2,330	6/4/2	2022	4,792 SF	
.04Mi.	**1578 NOLAN AVE SE**	**11/00/2022**	$458,220	$212,270	1,651	5/3/2	2022	5,663 SF	
.05Mi.	**6387 EDSON ST SE**	**08/00/2024**	$478,690	$219,390	2,030	5/3/2	2022	3,485 SF	
.05Mi.	**1585 NOLAN AVE SE**	**02/00/2023**	$522,820	$242,810	2,330	6/4/2	2022	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1676 NOLAN AVE SE, ALBANY, OR 97322-8053** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

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

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