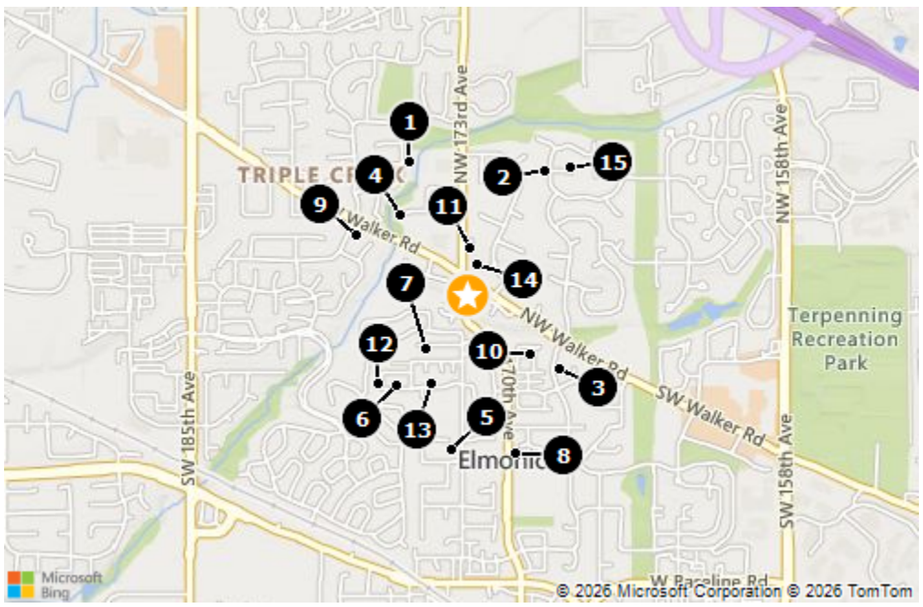
ICE SiteX Report

OrderID: 97573539

SiteX Property Information Report



Subject Property Location

17260 NW GABLES CREEK LN, BEAVERTON, OR 97006-4164

County:	**WASHINGTON OR**	Census Tract:	410670316.221000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1N131DC-03600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$538,000**	FSD:	8	Common Confidence Score:	69
Value Range:	$494,960 - $581,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	51.58
Assd Land Value:		Market Land Value:	$258,810	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$341,920	Total Taxable Value:	$7,218
Total Assessed Value:	$328,540	Total Assessor Market Value:	$600,730	Delinquent Year:	
				Tax Account ID:	R2145618
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 46 Subdivision: GABLES CROSSING Sec/Twnship/Range: SEC 31 TWN 01N RNG 01W
Abbreviated Description: GABLES CROSSING, LOT 3, ACRES 0.09
City/Muni/Twp: BEAVERTON

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	3	Pool:	
Building Area:	1853 SF	Baths:	3	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	N
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/12/2025	Sales Price:	$451,668
Document #:	2025-035613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/19/2025	Loan Amount:	N/A
Document #:	2025-007351 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$451,668
Document #:	2024-023895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/19/2023	Loan Amount:	N/A
Document #:	2023-043531 BK-PG -	Loan Type:	FHA

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TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Mortgage Record

Recording Date:	01/20/2023	Loan Amount:	N/A
Document #:	2023-002700 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	06/04/2021	Sales Price:	N/A
Document #:	2021-065231 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/24/2021	Sales Price:	N/A
Document #:	2021-060819 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	$460,000
Document #:	2021-058277 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2021		
Document Type:			

Legal Description:
Lot: 3 Subdivision: GAVLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	04/26/2021	Sales Price:	$460,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: 46 Subdivision: GABLES CROSSING Sec/Twnship/Range: SEC 31 TWN 01N RNG 01W
Abbreviated Description: GABLES CROSSING, LOT 3, ACRES 0.09
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	10/16/2017	Sales Price:	N/A
Document #:	2017-081729 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/12/2017	Loan Amount:	N/A
Document #:	2017-080597 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Mortgage Record

Recording Date:	09/22/2017	Loan Amount:	N/A
Document #:	2017-075090 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	10/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	09/26/2016	Sales Price:	N/A
Document #:	2016-077504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2016	Sales Price:	N/A
Document #:	2016-071468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/15/2016	Sales Price:	N/A
Document #:	2016-064670 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/10/2016		
Document Type:			

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

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Prior Transfer

Recording Date:	06/03/2013	Sales Price:	N/A
Document #:	2013-049975 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/03/2013		
Document Type:			

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	03/04/2010	Sales Price:	N/A
Document #:	2010-016821 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2010	Loan Amount:	N/A
Document #:	2010-014747 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Mortgage Record

Recording Date:	12/07/2006	Loan Amount:	N/A
Document #:	2006-144459 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	12/07/2006	Sales Price:	$360,649
Document #:	2006-144457 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/07/2006		
Document Type:			

Legal Description:
Lot: 3 Subdivision: GABLES CROSSING
City/Muni/Twp: BEAVERTON

Area Sales Analysis

Total Area Sales	$10,526,400	Median # of Bedrooms	4
Median Lot Size	5,227 SF	Median # of Baths	3
Median Living Area	2,333 SF	Median Year Built	1997
Price Range - 2 Yrs	$340,000 to $1,150,000	Age Range	14 years to 47 years
Median Value	$660,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**970 NW 176TH AVE** **BEAVERTON, OR 97006-4051**	04/09/2026	$660,000	$301	2186	/4/3	1979	SF	
		APN: 1N131CA-04100 Document #: 2026-016733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 175 Subdivision: AUTUMN RIDGE NO 3 Abbreviated Description: Lot:175 Subdivision:AUTUMN RIDGE NO 3 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
2	.33Mi.	**875 NW PEBBLE BEACH WAY** **BEAVERTON, OR 97006-8422**	04/03/2026	$1,150,000	$346	3317	/5/3	1997	10,454 SF	
		APN: 1N131DA-05000 Document #: 2026-015654 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Subdivision: STONEGATE AT WATERHOUSE NO 3 Abbreviated Description: Lot:108 Subdivision:STONEGATE AT WATERHOUSE NO 3 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
3	.27Mi.	**30 SW 167TH AVE** **BEAVERTON, OR 97006-7988**	03/27/2026	$760,000	$268	2826	/4/3	2001	6,534 SF	
		APN: 1S106AA-20000 Document #: 2026-014337 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 176 Subdivision: WATERHOUSE SOUTH NO 6 Abbreviated Description: Lot:176 Subdivision:WATERHOUSE SOUTH NO 6 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
4	.24Mi.	**17580 NW WOODMERE CT** **BEAVERTON, OR 97006-4083**	03/25/2026	$599,900	$289	2072	/3/3	1986	SF	
		APN: 1N131CA-08100 Document #: 2026-013801 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: BLUEGRASS DOWNS NO 2 Abbreviated Description: Lot:35 Subdivision:BLUEGRASS DOWNS NO 2 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
5	.35Mi.	**401 SW 173RD AVE** **BEAVERTON, OR 97006-4935**	03/20/2026	$340,000	$185	1831	/4/3	2006	5,227 SF	
		APN: 1S106AB-14100 Document #: 2026-013011 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARTITION PLAT 2005-050 Abbreviated Description: Lot:2 Subdivision:PARTITION PLAT 2005-050								
6	.26Mi.	**100 SW HORTON WAY** **BEAVERTON, OR 97006-7528**	02/26/2026	$585,000	$270	2161	/4/3	2001	4,792 SF	
		APN: 1S106BA-09500 Document #: 2026-009062 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: EMERALD PARK Abbreviated Description: Lot:21 Subdivision:EMERALD PARK								
7	.16Mi.	**75 NW 173RD AVE**	01/30/2026	$700,000	$300	2333	/3/2	1987	13,068 SF	

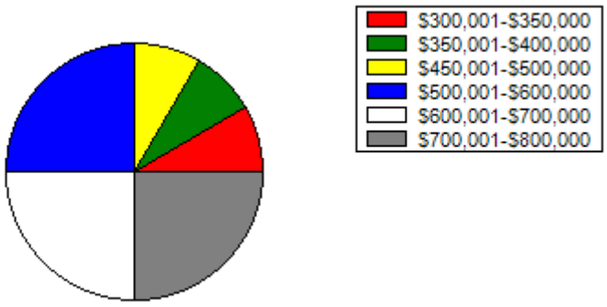
ICE SiteX Report

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		BEAVERTON, OR 97006-4124							
	APN: 1N131CD-06300 Document #: 2026-004859 Document Type: Price Code: D Land Use: Single Family Residential Legal: Tract No: A MapRef: DOC 2009-008377 Abbreviated Description: Tract No:A Map Ref:DOC 2009-008377								
8	.37Mi.	**345 SW 169TH CT**	12/22/2025	$770,000	$246	3118	/4/3	1995	7,405 SF
		BEAVERTON, OR 97006-8907							
	APN: 1S106AD-12700 Document #: 2025-057771 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: WATERHOUSE SOUTH NO 5 Abbreviated Description: Lot:85 Subdivision:WATERHOUSE SOUTH NO 5 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
9	.29Mi.	**17790 NW CAMBRAY ST**	12/12/2025	$650,000	$257	2521	/4/3	2012	5,227 SF
		BEAVERTON, OR 97006-4171							
	APN: 1N131CD-09900 Document #: 2025-056268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 133 Subdivision: CAMBRAY NO 5 Abbreviated Description: Lot:133 Subdivision:CAMBRAY NO 5 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
10	.19Mi.	**32 SW WALLINGFORD WAY**	12/12/2025	$487,000	$305	1594	/3/3	2000	3,920 SF
		BEAVERTON, OR 97006-8963							
	APN: 1S106AA-10600 Document #: 2025-056224 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: VILLAGE AT WATERHOUSE Abbreviated Description: Lot:45 Subdivision:VILLAGE AT WATERHOUSE City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
11	.12Mi.	**570 NW 173RD AVE**	11/20/2025	$750,000	$905	828	/2/1	1980	59,242 SF
		BEAVERTON, OR 97006-4015							
	APN: 1N131DB-05100 Document #: 2025-052543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S31T01NR01W WM Abbreviated Description: Sec/Twnship/Range:SE4 S31T01NR01W WM								
12	.28Mi.	**61 SW HORTON WAY**	11/18/2025	$400,000	$167	2388	/4/3	2000	5,227 SF
		BEAVERTON, OR 97006-7520							
	APN: 1S106BA-08300 Document #: 2025-052187 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: EMERALD PARK Abbreviated Description: Lot:9 Subdivision:EMERALD PARK								
13	.22Mi.	**17411 SW NAZANEEN DR**	11/14/2025	$572,000	$264	2166	/4/3	1998	4,792 SF
		BEAVERTON, OR 97006-7544							
	APN: 1S106AB-12900 Document #: 2025-051410 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: EMERALD CREST MANOR NO 2 Abbreviated Description: Lot:38 Subdivision:EMERALD CREST MANOR NO 2								
14	.08Mi.	**465 NW 170TH DR**	10/28/2025	$1,085,000	$362	2992	/5/3	1979	26,572 SF
		BEAVERTON, OR 97006-4845							
	APN: 1N131DB-02600 Document #: 2025-048719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MEREWOOD MapRef: DOC 2016010927 Abbreviated Description: Lot:24 Subdivision:MEREWOOD Map Ref:DOC 2016010927City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								
15	.38Mi.	**16775 NW SANDELIE CT**	10/22/2025	$1,017,500	$320	3171	/4/3	1997	10,019 SF
		BEAVERTON, OR 97006-8419							
	APN: 1N131DA-11400 Document #: 2025-047869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 181 Subdivision: STONEGATE AT WATERHOUSE NO 3 Abbreviated Description: Lot:181 Subdivision:STONEGATE AT WATERHOUSE NO 3 City/Muni/Twp:BEAVERTON City/Muni/Twp: BEAVERTON								

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.

ICE SiteX Report

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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.	**17260 NW GABLES CREEK LN**	**04/26/2021**	$600,730	$328,540	1,853	/3/3	2006	3,920 SF	
.01Mi.	**17250 NW GABLES CREEK LN**	**06/18/2010**	$603,440	$327,580	1,855	/4/3	2006	4,356 SF	
.01Mi.	**17270 NW GABLES CREEK LN**	**11/07/2006**	$599,010	$328,580	1,853	/3/3	2006	3,485 SF	
.02Mi.	**17280 NW GABLES CREEK LN**	**07/20/2007**	$608,340	$327,030	1,855	/3/3	2006	5,227 SF	
.02Mi.	**17210 NW GABLES CREEK LN**	**04/10/2025**	$656,460	$346,690	2,221	/4/3	2006	3,920 SF	
.02Mi.	**17200 NW GABLES CREEK LN**	**11/07/2006**	$722,200	$377,920	2,675	/4/3	2006	5,227 SF	
.02Mi.	**17240 NW GABLES CREEK LN**	**05/22/2021**	$617,220	$327,600	1,855	/3/3	2006	4,356 SF	
.03Mi.	**17230 NW GABLES CREEK LN**	**11/07/2006**	$624,070	$338,580	1,998	/4/3	2006	3,485 SF	
.03Mi.	**17194 NW GABLES CREEK LN**	**04/07/2020**	$643,230	$327,300	1,853	/3/3	2006	4,356 SF	
.03Mi.	**17330 NW BERNARD PL**	**06/25/2019**	$657,350	$419,010	2,262	/3/3	1989	12,632 SF	
.03Mi.	**17310 NW BERNARD PL**	**09/09/2020**	$494,810	$240,780	1,381	/3/2	1989	6,970 SF	
.04Mi.	**17311 NW BERNARD PL**	**09/25/2017**	$518,070	$306,160	1,620	/3/2	1989	6,970 SF	
.04Mi.	**17166 NW GABLES CREEK LN**	**05/04/2010**	$613,470	$328,600	1,853	/3/3	2006	3,920 SF	
.04Mi.	**17178 NW GABLES CREEK LN**	**11/07/2006**	$699,140	$366,760	2,675	/3/3	2006	3,920 SF	
.04Mi.	**17182 NW GABLES CREEK LN**	**05/16/2024**	$723,740	$378,430	2,550	/3/3	2006	4,792 SF	
.05Mi.	**17154 NW GABLES CREEK LN**	**01/05/2009**	$630,650	$336,040	1,998	/4/3	2006	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	35.3 years old	Households:	20,147
Median Household Income:	$96,169	Households w/Family:	60%
Household Income Per Capita:	$50,307	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Beaverton School District 48j	Students:	37,891
Number of Schools:	56	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.59Mi.	**Five Oaks Middle School** Number of Students: 807 Student-Teacher Ratio: 18.35	C+	Public	6 - 8
0.45Mi.	**Elmonica Elementary School** Number of Students: 436 Student-Teacher Ratio: 14.89	B+	Public	PK - 5
2.67Mi.	**Aloha High School** Number of Students: 1,658 Student-Teacher Ratio: 17.43	B-	Public	9 - 12

Flood Report

The Subject Property of **17260 NW GABLES CREEK LN, BEAVERTON, OR 97006-4164** 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	103%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	104%	SIMILAR

ICE SiteX Report

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Disaster Alerts

8/8/2024 - Lee Falls Fire

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