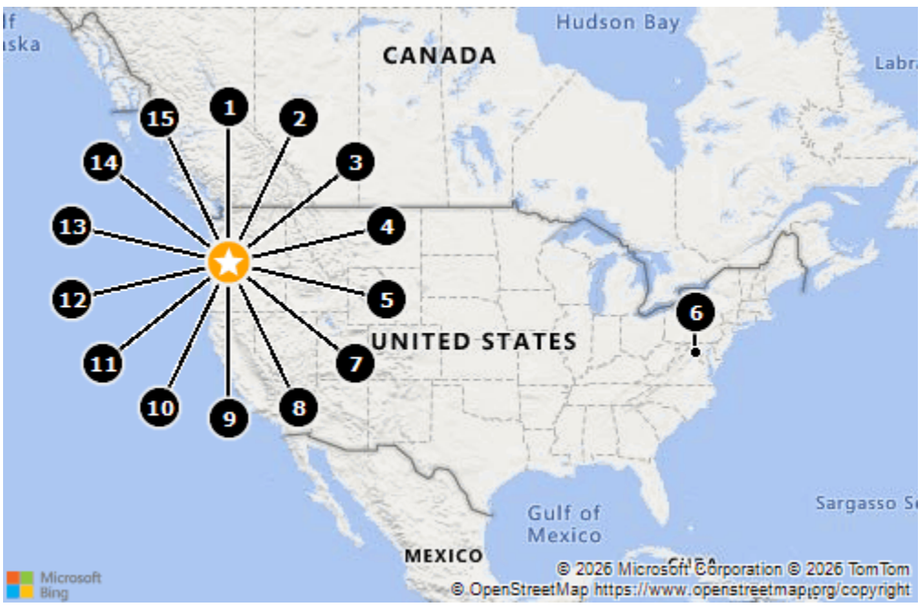
ICE SiteX Report

OrderID: 98036531

SiteX Property Information Report



Subject Property Location

17346 SE CROSSROADS AVE, DAMASCUS, OR 97089-5669

County:	**CLACKAMAS OR**	Census Tract:	410050232.011011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23E06AB00723	Thomas Bros Pg-Grid:	

Valuation

Value:	**$461,000**	FSD:	5	Common Confidence Score:	92
Value Range:	$437,950 - $484,050	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	012-273
Assd Land Value:		Market Land Value:	$188,723	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$425,350	Total Taxable Value:	$6,707
Total Assessed Value:	$338,641	Total Assessor Market Value:	$614,073	Delinquent Year:	
				Tax Account ID:	05034703
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Subdivision: CROSSROADS
Abbreviated Description: SUBDIVISION CROSSROADS 4573 LT 23

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2258 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/23/2026	Sales Price:	N/A
Document #:	2026-011543 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/24/2025	Sales Price:	N/A
Document #:	2025-024214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	$473,000
Document #:	2025-019024 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2025		
Document Type:			
Legal Description:			

Lot: 23 Subdivision: CROSSROADS Map Ref: OR 2019-025877
City/Muni/Twp: HAPPY VALLEY

Prior Transfer

Recording Date:	05/16/2025	Sales Price:	$473,000
Document #:	2025-019024 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 23 Subdivision: CROSSROADS
Abbreviated Description: SUBDIVISION CROSSROADS 4573 LT 23

Prior Transfer

Recording Date:	08/04/2021	Sales Price:	$453,353
Document #:	2021-073218 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2021		

Document Type:
Legal Description:
Lot: 23 Subdivision: CROSSROADS Map Ref: DOC 2019-025877
City/Muni/Twp: HAPPY VALLEY

Area Sales Analysis

Total Area Sales	$11,065,000	Median # of Bedrooms	4
Median Lot Size	21,780 SF	Median # of Baths	2
Median Living Area	2,557 SF	Median Year Built	1995
Price Range - 2 Yrs	$419,000 to $1,325,000	Age Range	10 years to 106 years
Median Value	$690,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**13553 SE 180TH AVE** **DAMASCUS, OR 97089-8298**	06/30/2026	$1,235,000	$296	4163	/4/3	2008	23,522 SF	
		APN: 23E06DA01300 Document #: 2026-028284 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.31Mi.	**17852 SE TROGE RD** **DAMASCUS, OR 97089-6052**	06/18/2026	$785,000	$485	1618	/3/2	1964	186,438 SF	
		APN: 13E31D 02202 Document #: 2026-026684 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 173 PG 177 Sec/Twnship/Range: E2SE4 S31T01SR023E WM Abbreviated Description: Map Ref:MB 173 PG 177Sec/Twnship/Range:E2SE4 S31T01SR023E WM								
3	.08Mi.	**12685 SE ZION ST** **DAMASCUS, OR 97089-5666**	04/30/2026	$419,000	$260	1608	/3/2		SF	
		APN: 23E06AB00747 Document #: 2026-018019 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: CROSSROADS Abbreviated Description: Lot:47 Subdivision:CROSSROADS City/Muni/Twp:HAPPY VALLEY City/Muni/Twp: HAPPY VALLEY								
4	.26Mi.	**17483 SE ACADIA ST** **DAMASCUS, OR 97089-5663**	04/17/2026	$649,000	$246	2630	/5/3	2016	SF	
		APN: 13E31DC06800 Document #: 2026-015762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: ROCK CREEK MEADOWS MapRef: DOC 2015-014261 Abbreviated Description: Lot:68 Subdivision:ROCK CREEK MEADOWS Map Ref:DOC 2015-014261								
5	.6Mi.	**13633 SE 178TH AVE** **DAMASCUS, OR 97089-9229**	01/23/2026	$690,000	$257	2680	/4/3	1962	21,780 SF	
		APN: 23E06DA02200 Document #: 2026-002763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: DAMASCUS HEIGHTS Sec/Twnship/Range: S06T02SR03E WM Abbreviated Description: Lot:21 Subdivision:DAMASCUS HEIGHTS Sec/Twnship/Range:S06T02SR03E WM								
6	.22Mi.	**20160 SE FOSTER RD** **DAMASCUS, OR 97089-7601**	12/31/2025	$805,000			//		120,662 SF	
		APN: 13E31D 02500 Document #: 2025-051044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S31T01SR03E WM Abbreviated Description: Sec/Twnship/Range:SE4 S31T01SR03E WM City/Muni/Twp:HAPPY VALLEY City/Muni/Twp: HAPPY VALLEY								
7	.17Mi.	**12281 SE OLYMPIC ST** **DAMASCUS, OR 97089-5656**	11/25/2025	$625,000	$244	2557	/5/3	2016	SF	
		APN: 13E31DC11800 Document #: 2025-046241 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 118 Subdivision: ROCK CREEK MEADOWS MapRef: DOC 2015-014261 Abbreviated Description: Lot:118 Subdivision:ROCK CREEK MEADOWS Map Ref:DOC 2015-014261City/Muni/Twp:HAPPY VALLEY City/Muni/Twp: HAPPY VALLEY								
8	.28Mi.	**20154 SE FOSTER RD** **DAMASCUS, OR 97089-7601**	10/30/2025	$715,000	$293	2436	/3/3	1975	169,013 SF	
		APN: 13E31D 02502 Document #: 2025-042646 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S31T01SR03E WM Abbreviated Description: Sec/Twnship/Range:SE4 S31T01SR03E WM								
9	.63Mi.	**18147 SE TROGE RD** **DAMASCUS, OR 97089-6046**	08/22/2025	$1,325,000	$365	3628	/4/3	2013	78,844 SF	
		APN: 13E31D 00102 Document #: 2025-032686 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S31T01SR03E WM Abbreviated Description: Sec/Twnship/Range:SE4 S31T01SR03E WM City/Muni/Twp:DAMASCUS City/Muni/Twp: DAMASCUS								
10	.02Mi.	**17339 SE CUYAHOGA WAY** **DAMASCUS, OR 97089-5671**	07/24/2025	$460,000	$204	2248	/3/2		SF	
		APN: 23E06AB00732 Document #: 2025-028490 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: CROSSROADS MapRef: DOC 2019-025877 Abbreviated Description: Lot:32 Subdivision:CROSSROADS Map Ref:DOC 2019-025877City/Muni/Twp:HAPPY VALLEY City/Muni/Twp: HAPPY VALLEY								
11	.7Mi.	**13700 SE 180TH AVE** **DAMASCUS, OR 97089-8275**	07/18/2025	$887,000	$337	2628	/3/2	2006	SF	

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APN: 23E06DA00205 Document #: 2025-027669
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SUNNYSIDE VIEW TERRACE Abbreviated Description: Lot:5 Subdivision:SUNNYSIDE VIEW TERRACE

12	.34Mi.	**17711 SE VOGEL CT DAMASCUS, OR 97089-9642**	07/07/2025	$480,000	$451	1064	/2/1	1985	45,303 SF

APN: 23E06AA00600 Document #: 2025-025813
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NE S06T02SR03E WM Abbreviated Description: Sec/Twnship/Range:NE4NE S06T02SR03E WM

13	.62Mi.	**13665 SE 178TH AVE DAMASCUS, OR 97089-9229**	06/30/2025	$745,000	$253	2942	/4/2	1963	21,780 SF

APN: 23E06DA02100 Document #: 2025-024836
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: DAMASCUS HEIGHTS Sec/Twnship/Range: S06T02SR03E WM Abbreviated Description: Lot:20 Subdivision:DAMASCUS HEIGHTS Sec/Twnship/Range:S06T02SR03E WM

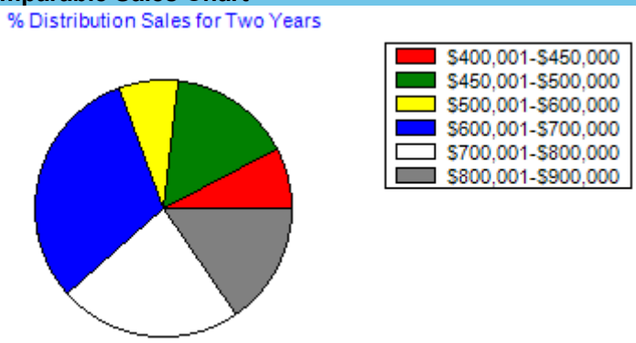
14	.37Mi.	**17647 SE TROGE RD DAMASCUS, OR 97089-5652**	06/11/2025	$650,000	$195	3325	/4/2	1920	202,990 SF

APN: 13E31D 00900 Document #: 2025-021761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4 S31T01SR03E WM Abbreviated Description: Sec/Twnship/Range:NW4SE4 S31T01SR03E WM

15	.1Mi.	**12383 SE ZION ST DAMASCUS, OR 97089-5630**	05/23/2025	$595,000	$239	2480	/4/2	2015	SF

APN: 13E31DC00500 Document #: 2025-019037
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ROCK CREEK MEADOWS MapRef: DOC 2015-014261 Abbreviated Description: Lot:5 Subdivision:ROCK CREEK MEADOWS Map Ref:DOC 2015-014261City/Muni/Twp:HAPPY VALLEY City/Muni/Twp: HAPPY VALLEY

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.	**17346 SE CROSSROADS AVE**	**05/16/2025**	$614,073	$338,641	2,258	/4/2			
0Mi.	**17358 SE CROSSROADS AVE**	**03/28/2025**	$614,073	$338,641	2,258	/4/2			
0Mi.	**17334 SE CROSSROADS AVE**	**04/27/2021**	$532,313	$293,209	1,608	/3/2			
.01Mi.	**17370 SE CROSSROADS AVE**	**04/27/2021**	$532,313	$293,209	1,608	/3/2			
.01Mi.	**17322 SE CROSSROADS AVE**	**04/27/2021**	$532,313	$293,209	1,608	/3/2			
.01Mi.	**17310 SE CROSSROADS AVE**	**07/13/2022**	$613,553	$338,351	2,248	/3/2			
.02Mi.	**17339 SE CUYAHOGA WAY**	**07/21/2025**	$613,553	$338,351	2,248	/3/2			
.02Mi.	**17351 SE CUYAHOGA WAY**	**08/11/2021**	$613,553	$338,351	2,248	/3/2			
.02Mi.	**17327 SE CUYAHOGA WAY**	**01/30/2024**	$529,243	$291,510	1,608	/3/2			
.02Mi.	**17298 SE CROSSROADS AVE**	**03/05/2024**	$613,553	$338,351	2,248	/3/2			
.02Mi.	**17363 SE CUYAHOGA WAY**	**09/21/2021**	$532,313	$293,209	1,608	/3/2			
.02Mi.	**17315 SE CUYAHOGA WAY**	**05/05/2022**	$532,313	$293,209	1,608	/3/2			
.02Mi.	**17303 SE CUYAHOGA WAY**	**04/27/2021**	$612,533	$337,791	2,228	/4/2			
.02Mi.	**17286 SE CROSSROADS AVE**	**04/27/2021**	$532,313	$293,209	1,608	/3/2			
.02Mi.	**17291 SE CUYAHOGA WAY**	**04/27/2021**	$612,533	$337,791	2,228	/4/2			
.02Mi.	**17382 SE CROSSROADS AVE**	**06/09/2020**	$529,173	$292,523	1,608	/3/2			

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	43.1 years old	Households:	4,956
Median Household Income:	$110,386	Households w/Family:	81%
Household Income Per Capita:	$46,852	Households w/Family Married:	65%
Most Common Education Level:	Some College	Households w/Family Children:	36%

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School District

School District Zone:	North Clackamas School District 12	Students:	16,982
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Happy Valley Middle School** Number of Students: 1,158 Student-Teacher Ratio: 19.98	C+	Public	6 - 8
0.38Mi.	**Beatrice Morrow Cannady Elementary School** Number of Students: 506 Student-Teacher Ratio: 18.53	B+	Public	KG - 5

Flood Report

The Subject Property of **17346 SE CROSSROADS AVE, DAMASCUS, OR 97089-5669** 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	65%	NOTABLY LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	57%	NOTABLY LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

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

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