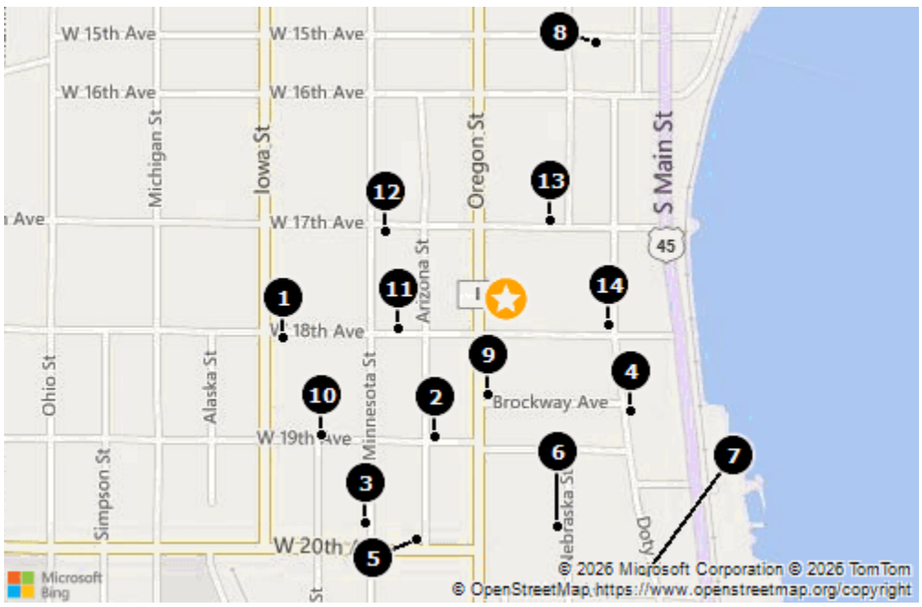
ICE SiteX Report

OrderID: 97938758

SiteX Property Information Report



Subject Property Location

1738 OREGON ST, OSHKOSH, WI 54902-6924

County:	**WINNEBAGO WI**	Census Tract:	551390015.002016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-00070200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$231,000**	FSD:	25	Common Confidence Score:	26
Value Range:	$173,250 - $288,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,500	Market Land Value:	$31,227	Tax Year:	2025
Assd Improvement:	$150,800	Market Improvment Value:	$154,395	Total Taxable Value:	$5,575
Total Assessed Value:	$181,300	Total Assessor Market Value:	$185,622	Delinquent Year:	
				Tax Account ID:	914-00070200
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 914
Abbreviated Description: LOT 1 CSM 7737 DOC #1845758 R OF D
City/Muni/Twp: CITY OF OSHKOSH

Property Characteristics

Lot Size:	14,265 SF	Bedrooms:	4	Pool:	
Building Area:	1448 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	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:	01/02/2025	Loan Amount:	N/A
Document #:	1936916 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 1 Subdivision: CLEMENT & DOTYS SUBDIVISION
City/Muni/Twp: OSHKOSH

Prior Transfer

Recording Date:	08/06/2021	Sales Price:	$88,000
Document #:	1859536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	$165,000
Document #:	1856433 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/02/2021		
Document Type:			

Legal Description:
Lot: 1&2 Subdivision: CLEMENT & DOTYS SUBD Map Ref: DOC 1845758
Abbreviated Description: PORTION LOT2; THIRD WARD
City/Muni/Twp: OSHKOSH

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Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$165,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: 914
Abbreviated Description: LOT 1 CSM 7737 DOC #1845758 R OF D
City/Muni/Twp: CITY OF OSHKOSH

Mortgage Record

Recording Date:	03/26/2021	Loan Amount:	N/A
Document #:	1846650 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1&2 Subdivision: CLEMENT & DOTYS SUBDIVISION Sec/Twnship/Range: NW4SW4 S25T18NR16E
Abbreviated Description: PORTION LOTS1&2
City/Muni/Twp: OSHKOSH

Prior Transfer

Recording Date:	06/30/2020	Sales Price:	$53,200
Document #:	1821052 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2020	Sales Price:	$42,000
Document #:	1820012 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/15/2020		
Document Type:			

Legal Description:
Lot: 2&3 Subdivision: CLEMENT & DOTYS SUBDIVISION Map Ref: MAP 1894
Abbreviated Description: WARD 3
City/Muni/Twp: OSHKOSH

Prior Transfer

Recording Date:	10/11/2019	Sales Price:	$53,200
Document #:	1800763 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2013	Sales Price:	N/A
Document #:	1640667 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/10/2013	Loan Amount:	N/A
Document #:	1639461 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2029	Type Finance:	

Legal Description:
Lot: 2 Subdivision: CLEMENT & DOTYS SUBDIVISION
City/Muni/Twp: OSHKOSH

Mortgage Record

Recording Date:	05/13/2005	Loan Amount:	N/A
Document #:	1354723 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2020	Type Finance:	

Legal Description:
Lot: 2-3 Subdivision: CLEMENT & DOTYS SUBDIVISION
City/Muni/Twp: OSHKOSH

Area Sales Analysis

Total Area Sales	$2,736,300	Median # of Bedrooms	3
Median Lot Size	8,023 SF	Median # of Baths	1
Median Living Area	1,458 SF	Median Year Built	1905
Price Range - 2 Yrs	$90,000 to $320,000	Age Range	71 years to 158 years
Median Value	$194,000	Median Age	121 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**353 W 18TH AVE** **OSHKOSH, WI 54902-6813**	06/04/2026	$124,000	$128	965	5/2/1	1940	6,050 SF	
		APN: 14-05100100 Document #: 1968494 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Subdivision: LOIS SMITHS ADDITION Abbreviated Description: Lot:58 Subdivision:LOIS SMITHS ADDITION Abbreviated Description:PORTION LOT58; FOURTEENTH WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH								
2	.17Mi.	**222 W 19TH AVE** **OSHKOSH, WI 54902-6928**	05/22/2026	$200,000	$161	1236	5/3/2	1898	6,426 SF	
		APN: 14-04910000 Document #: 1967724 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13-15 Subdivision: LOIS SMITHS ADDITION Abbreviated Description: Lot:13-15 Subdivision:LOIS SMITHS ADDITION Abbreviated Description:PORTION LOTS13-15; THIRD WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH								
3	.32Mi.	**1947 MINNESOTA ST** **OSHKOSH, WI 54902-7016**	05/13/2026	$217,500	$175	1240	5/3/1	1952	7,992 SF	

ICE SiteX Report

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APN: 14-06770000 Document #: 1967106
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 3 Subdivision: SMITH GROVE LAND COMPANYS PLAT Abbreviated Description: Lot:11&12 Block:3 Subdivision:SMITH GROVE LAND COMPANYS PLAT Abbreviated Description:FOURTEENTH WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

4	.21Mi.	**1844 DOTY ST** **OSHKOSH, WI 54902-6950**	05/04/2026	$125,000	$84	1481	6/3/1	1900	11,256 SF

APN: 14-01180000 Document #: 1966447
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36&37 Subdivision: COTTRILL PEASLEE AND JOHNSTONS SUBDN Abbreviated Description: Lot:36&37 Subdivision:COTTRILL PEASLEE AND JOHNSTONS SUBDN Abbreviated Description:PORTION LOTS36&37; THIRD WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

5	.3Mi.	**236 W 20TH AVE** **OSHKOSH, WI 54902-7065**	04/23/2026	$264,900	$179	1472	6/3/1	1955	13,915 SF

APN: 14-06680100 Document #: 1965705
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 2 Subdivision: SMITH GROVE LAND COS PLAT Abbreviated Description: Lot:18 Block:2 Subdivision:SMITH GROVE LAND COS PLAT Abbreviated Description:PORTION LOT18; THIRTEENTH WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

6	.27Mi.	**2003 NEBRASKA ST** **OSHKOSH, WI 54902-7050**	04/22/2026	$220,000	$235	936	4/2/2	1955	8,054 SF

APN: 14-00740200 Document #: 1965612
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: COTTRILL PEASLEE AND JOHNSTONS SUBDN Abbreviated Description: Lot:8 Subdivision:COTTRILL PEASLEE AND JOHNSTONS SUBDN Abbreviated Description:PORTION LOT8; THIRD WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

7	.35Mi.	**2033 DOTY ST** **OSHKOSH, WI 54902-7040**	04/07/2026	$161,000	$94	1696	6/3/1	1899	13,888 SF

APN: 14-00670000 Document #: 1964661
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7,1,4 & 6, Block: 0 Subdivision: COTTRILL, PEASLEE & JOHNSTON'S &PISTOHL'S SUBDIVIS Abbreviated Description: Lot:7,1,4 & 6, Block:0 Subdivision:COTTRILL, PEASLEE & JOHNSTON'S &PISTOHL'S SUBDIVIS Abbreviated Description:THAT PART OF LOT SEVEN (7) IN COTTRILL, PEASLEE & JOHNSTON'S SUBDIVISION OF LOTS 1 AND 4, IN THE THI City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

8	.3Mi.	**39 W 15TH AVE** **OSHKOSH, WI 54902-6509**	03/13/2026	$193,000	$122	1575	9/4/2	1905	7,500 SF

APN: 03-05090000 Document #: 1963247
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 42 Subdivision: ORIGINAL THIRD WARD Abbreviated Description: Lot:3 Block:42 Subdivision:ORIGINAL THIRD WARD Abbreviated Description:THIRD WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

9	.11Mi.	**1834 OREGON ST** **OSHKOSH, WI 54902-6965**	03/12/2026	$90,000	$50	1768	10/4/2	1868	6,480 SF

APN: 14-01470000 Document #: 1963223
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: BROCKWAYS SUBDIVISION Abbreviated Description: Lot:3 Subdivision:BROCKWAYS SUBDIVISION Abbreviated Description:FOURTEENTH WARD City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

10	.26Mi.	**326 W 19TH AVE** **OSHKOSH, WI 54902-6930**	02/17/2026	$249,900	$186	1340	7/3/2	1908	7,200 SF

APN: 14-05430000 Document #: 1961727
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SMITH GROVE LAND COMPANY'S REPLAT Abbreviated Description: Lot:29 Abbreviated Description:LOT TWENTY-NINE (29) IN SMITH GROVE LAND COMPANY'S REPLAT, IN THE THIRTEENTH WARD, CITY OF OSHKOSH, City/Muni/Twp: OSHKOSH

11	.13Mi.	**246 W 18TH AVE** **OSHKOSH, WI 54902-6971**	02/11/2026	$192,000	$137	1392	7/2/1	1890	5,152 SF

APN: 14-03910000 Document #: 1961438
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S26 T18 R15E Abbreviated Description: Sec/Twnship/Range:S26 T18 R15E Abbreviated Description:THE WEST 56 FEET OF THE EAST 112 FEET OF THE WEST 1/2 OF LOT 18 IN JOHN SMITH'S ADDITION TO OSHKOSH, City/Muni/Twp: OSHKOSH

12	.16Mi.	**255 W 17TH AVE** **OSHKOSH, WI 54902-6968**	01/27/2026	$184,000	$105	1743	6/4/1	1900	8,075 SF

APN: 14-03700000 Document #: 1960586
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: JOHN SMITH'S ADDITION TO OSHKOSH Abbreviated Description: Lot:13 Abbreviated Description:LOT THIRTEEN (13) IN JOHN SMITH'S ADDITION TO OSHKOSH, IN THE FOURTEENTH WARD, CITY OF OSHKOSH, WINN City/Muni/Twp: OSHKOSH

13	.11Mi.	**110 W 17TH AVE** **OSHKOSH, WI 54902-6938**	01/22/2026	$195,000	$135	1444	6/3/1	1920	8,680 SF

APN: 03-05790000 Document #: 1960343
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: CLEMENT & DOTY'S SUBDN. Abbreviated Description: Lot:3 Abbreviated Description:THE WEST 70 FEET OF THE EAST 130 FEET OF LOT 20 IN CLEMENT & DOTY'S SUBDN. OF LOT 3, IN THE NINTH WA City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

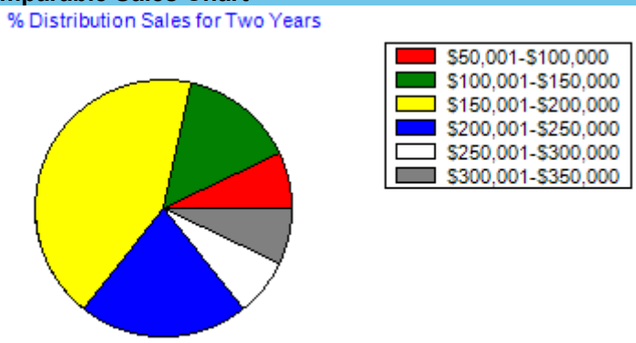
14	.11Mi.	**1757 DOTY ST** **OSHKOSH, WI 54902-6947**	01/15/2026	$320,000	$150	2132	8/4/1	1905	10,500 SF

APN: 14-00360000 Document #: 1959926
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: REPLAT OF THE SUBDIVISION OF LOT 55 Abbreviated Description: Lot:9 Subdivision:REPLAT OF THE SUBDIVISION OF LOT 55 City/Muni/Twp:OSHKOSH City/Muni/Twp: OSHKOSH

ICE SiteX Report

OrderID: 97938758

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.	**1738 OREGON ST**	**07/02/2021**	$185,622	$181,300	1,448	/4/1		14,265 SF	
.01Mi.	**1744 OREGON ST**		$87,537	$85,500	1,845	8/4/2	1920	6,360 SF	
.02Mi.	**1734 OREGON ST**		$200,980	$196,300	1,824	6/3/1	1976	5,640 SF	
.02Mi.	**1752 OREGON ST**		$167,091	$163,200	1,224	5/3/1	1953	7,830 SF	
.02Mi.	**1730 OREGON ST**	**04/14/2023**	$182,961	$178,700	1,344	6/2/1	1927	5,520 SF	
.03Mi.	**158 W 18TH AVE**	**05/16/2001**	$212,959	$208,000	1,348	6/4/1	1920	11,900 SF	
.03Mi.	**150 W 18TH AVE**	**04/19/2023**	$161,664	$157,900	792	/2/1		11,789 SF	
.03Mi.	**1724 OREGON ST**		$192,072	$187,600	1,759	5/3/1	1920	7,350 SF	
.03Mi.	**170 W 18TH AVE**		$245,926	$240,200	1,204	5/3/1	2004	11,070 SF	
.04Mi.	**144 W 18TH AVE**		$258,725	$252,700		/4/2		18,814 SF	
.04Mi.	**1720 OREGON ST**		$195,554	$191,000	1,084	6/2/1	1930	6,600 SF	
.05Mi.	**136 W 18TH AVE**		$192,482	$188,000		/2/1		19,680 SF	
.06Mi.	**173 W 18TH AVE**		$183,984	$179,700	1,440	7/3/2	1870	6,565 SF	
.06Mi.	**163 W 18TH AVE**	**10/18/2019**	$211,525	$206,600	1,734	7/4/2	1923	5,750 SF	
.07Mi.	**1808 OREGON ST**	**06/30/1999**	$187,977	$183,600	1,600	7/4/1	1925	5,050 SF	
.07Mi.	**159 W 18TH AVE**		$272,751	$266,400	1,494	5/3/3	2005	16,125 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 **1738 OREGON ST, OSHKOSH, WI 54902-6924** 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.

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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

No alerts noted

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