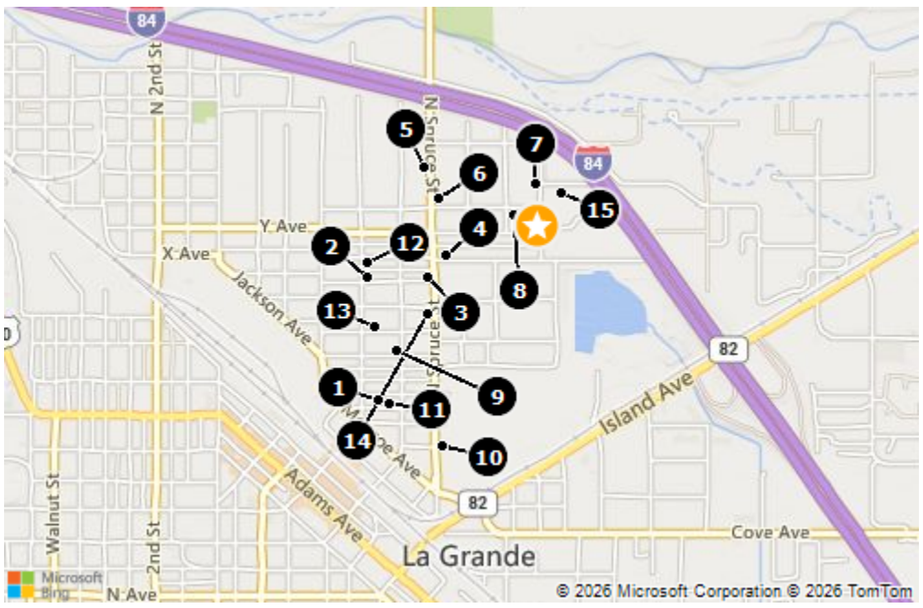
ICE SiteX Report

OrderID: 98677894

SiteX Property Information Report



Subject Property Location

1815 Y AVE, LA GRANDE, OR 97850-3743

County:	**UNION OR**	Census Tract:	410619704.002038
Property Use:	Single Family Residential	Zoning:	LG-R2;MED DENSITY RES
Parcel Number:	03S3805AC 603	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	13	Common Confidence Score:	56
Value Range:	$227,940 - $296,060	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10-1
Assd Land Value:	$38,200	Market Land Value:	$48,150	Tax Year:	2025
Assd Improvement:	$124,170	Market Improvment Value:	$239,840	Total Taxable Value:	$2,938
Total Assessed Value:	$162,370	Total Assessor Market Value:	$287,990	Delinquent Year:	
				Tax Account ID:	228
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	1162 SF	Baths:	1	Fireplace:	Yes
Year Built:	1993	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	03/25/2026	Sales Price:	N/A
Document #:	20260690 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/04/2024	Loan Amount:	N/A
Document #:	20241946 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/26/2018	Sales Price:	$187,000
Document #:	20183564 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/23/2018		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/23/2018	Sales Price:	$187,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/04/2017	Sales Price:	N/A

ICE SiteX Report

OrderID: 98677894

Document #:	20173291 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/19/2017	Loan Amount:	N/A
Document #:	20173094 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/01/2037	Type Finance:	VAR
Legal Description:			

Mortgage Record

Recording Date:	04/21/2008	Loan Amount:	N/A
Document #:	20081650 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/04/2033	Type Finance:	VAR
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,917,797	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,478 SF	Median Year Built	1920
Price Range - 2 Yrs	$165,000 to $475,000	Age Range	33 years to 136 years
Median Value	$230,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**1408 T AVE** **LA GRANDE, OR 97850-3052**	09/24/2026	$230,000	$155	1478	/3/2	1915	7,405 SF	
		APN: 03S3805CA 10300 Document #: 20262539 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5,6 Block: 151 Subdivision: CHAPLINS ADDITION Abbreviated Description: Lot:5,6 Block:151 Subdivision:CHAPLINS ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
2	.4Mi.	**1401 W AVE** **LA GRANDE, OR 97850-3631**	08/10/2026	$305,000	$197	1544	/4/1	1920	4,792 SF	
		APN: 03S3805BD 9001 Document #: 20262065 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25,26 Block: 20 Subdivision: PREDMORE ADDITION MapRef: MB 20 PG 001 Abbreviated Description: Lot:25,26 Block:20 Subdivision:PREDMORE ADDITION Map Ref:MB 20 PG 001Abbreviated Description:LOT: WEST 15 FEET OF LOT 25 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
3	.27Mi.	**2402 N SPRUCE ST** **LA GRANDE, OR 97850-3622**	07/08/2026	$200,000	$126	1576	/2/1	1900	7,405 SF	
		APN: 03S3805BD 7201 Document #: 20261712 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11,12 Block: 29 Subdivision: PREDMORES ADDITION Abbreviated Description: Lot:11,12 Block:29 Subdivision:PREDMORES ADDITION City/Muni/Twp:CITY OF LA GRANDE City/Muni/Twp: CITY OF LA GRANDE								
4	.22Mi.	**1601 X AVE** **LA GRANDE, OR 97850-3730**	06/29/2026	$183,500	$224	816	/2/1	1979	6,970 SF	
		APN: 03S3805AC 3902 Document #: 20261611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 1 Subdivision: PLEASANT HOME ADDITION Abbreviated Description: Lot:15 Block:1 Subdivision:PLEASANT HOME ADDITION Abbreviated Description:LOT: WEST HALF OF LOT 15 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
5	.3Mi.	**2802 N SPRUCE ST** **LA GRANDE, OR 97850-3653**	06/26/2026	$352,500	$113	3116	/3/2	1946	20,038 SF	
		APN: 03S3805BA 1100 Document #: 20261604 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: NEW HAVEN ADDITION Abbreviated Description: Lot:4 Subdivision:NEW HAVEN ADDITION Abbreviated Description:LOT: PART OF LOT 4 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
6	.23Mi.	**2703 N SPRUCE ST** **LA GRANDE, OR 97850-3608**	04/03/2026	$475,000	$210	2252	/5/2	1946	22,651 SF	
		APN: 03S3805AB 2800 Document #: 20260798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: PARK ADDITION Tract No: 42 Abbreviated Description: Subdivision:PARK ADDITION Tract No:42 Abbreviated Description:TRACT: NORTH 120 FEET OF TRACT 42 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
7	.1Mi.	**2708 N CHERRY ST** **LA GRANDE, OR 97850-3602**	03/30/2026	$230,297	$149	1536	/4/2	1920	15,682 SF	
		APN: 03S3805AB 4701 Document #: 20260719 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
8	.06Mi.	**1804 Z AVE** **LA GRANDE, OR 97850-3747**	03/13/2026	$216,000	$378	570	/1/1	1920	4,356 SF	
		APN: 03S3805AC 200 Document #: 20260601 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: SUGAR ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:SUGAR ADDITION Abbreviated Description:LOT: THE EAST 40 FEET OF LOT 7 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
9	.43Mi.	**1425 JACKSON AVE** **LA GRANDE, OR 97850-3023**	02/27/2026	$165,000	$142	1154	/3/1	1900	6,534 SF	
		APN: 03S3805CA 1400 Document #: 20260465 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14,15 Block: 23 Subdivision: PREDMORE ADDITION Abbreviated Description: Lot:14,15 Block:23 Subdivision:PREDMORE ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE								
10	.54Mi.	**1801 N SPRUCE ST** **LA GRANDE, OR 97850-3039**	02/23/2026	$180,000	$169	1062	/3/1	1910	8,712 SF	
		APN: 03S3805DC 2800 Document #: 20260415 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 9,10 Block: 15 Subdivision: WILLIAMSONS ADDITION Abbreviated Description: Lot:9,10 Block:15 Subdivision:WILLIAMSONS ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE

11 .53Mi. **1412 T AVE** 01/30/2026 $274,000 $228 1200 /2/1 1974 7,405 SF
LA GRANDE, OR 97850-3052
APN: 03S3805CA 10401 Document #: 20260261
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9,10 Block: 151 Subdivision: CHAPLINS ADDITION Abbreviated Description: Lot:9,10 Block:151 Subdivision:CHAPLINS ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE

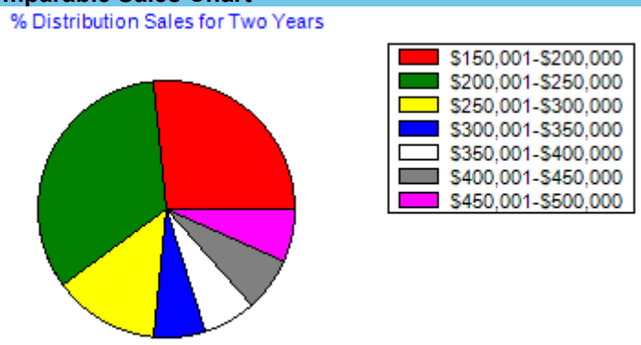
12 .4Mi. **2417 N FIR ST** 01/22/2026 $270,000 $152 1769 /3/2 1915 3,485 SF
LA GRANDE, OR 97850-3143
APN: 03S3805BD 7700 Document #: 20260179
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 20 Subdivision: PREDMORE ADDITION Abbreviated Description: Lot:1,2 Block:20 Subdivision:PREDMORE ADDITION Abbreviated Description:LOT: NORTH HALF OF LOTS 1 AND 2 City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE

13 .43Mi. **1409 U AVE** 12/12/2025 $213,500 $185 1150 /2/1 1900 6,534 SF
LA GRANDE, OR 97850-3058
APN: 03S3805BD 14800 Document #: 20253132
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22,23 Block: 22 Subdivision: PREDMORE ADDITION Abbreviated Description: Lot:22,23 Block:22 Subdivision:PREDMORE ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE

14 .32Mi. **1520 V AVE** 11/21/2025 $220,000 $381 576 /2/1 1890 4,356 SF
LA GRANDE, OR 97850-3630
APN: 03S3805BD 13101 Document #: 20252932
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 27 Subdivision: PREDMORE ADDITION Abbreviated Description: Lot:10 Block:27 Subdivision:PREDMORE ADDITION City/Muni/Twp:LA GRANDE City/Muni/Twp: LA GRANDE

15 .09Mi. **2002 Z AVE** 11/21/2025 $403,000 $211 1906 /3/2 1993 24,829 SF
LA GRANDE, OR 97850-3609
APN: 03S3805AA 1901 Document #: 20252929
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57,58 Subdivision: PARK ADDITION Abbreviated Description: Lot:57,58 Subdivision:PARK ADDITION Abbreviated Description:LOT: EAST 37.90 FEET OF LOT 57 AND THE WEST 87.10 FEET OF LOT 58 City/Muni/Twp:CITY OF LA GRANDE City/Muni/Twp: CITY OF LA GRANDE

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.	**1815 Y AVE**	**11/23/2018**	$287,990	$162,370	1,162	/3/1	1993	5,663 SF	
.02Mi.	**1901 Y AVE**	**06/03/1998**	$233,630	$139,880	1,396	/3/1	1980	6,098 SF	
.02Mi.	**1822 Z AVE**	**10/17/1995**	$424,050	$201,230	1,830	/4/3	1992	10,019 SF	
.03Mi.	**1903 Y AVE**	**07/08/2005**	$204,680	$119,250	1,040	/3/1	1980	5,227 SF	
.03Mi.	**2511 N CHERRY ST**	**04/17/1998**	$287,690	$103,770	1,244	/2/1	1924	8,276 SF	
.03Mi.	**1820 Z AVE**	**12/24/2018**	$529,990	$210,620	2,330	/4/2	1966	13,504 SF	
.03Mi.	**1812 Y AVE**	**08/10/2022**	$269,990	$98,960	1,540	/3/1	1915	13,504 SF	
.04Mi.	**2509 N CHERRY ST**	**10/29/1986**	$230,570	$111,620	1,040	/3/1	1980	8,276 SF	
.04Mi.	**1905 Y AVE**	**07/10/2008**	$204,840	$113,670	936	/2/1	1981	5,227 SF	
.05Mi.	**1906 Y AVE**	**08/28/1997**	$221,720	$128,580	1,400	/3/1	1982	9,148 SF	
.05Mi.	**2701 N CHERRY ST**	**10/29/1985**	$611,910	$319,990	2,892	/5/3	1925	1 SF	
.05Mi.	**1805 Y AVE**	**05/14/1985**	$284,960	$150,530	1,431	/2/2	1925	11,326 SF	
.05Mi.	**1808 Y AVE**	**10/03/1996**	$333,880	$183,110	1,344	/3/2	1912	14,810 SF	
.05Mi.	**2507 N CHERRY ST**	**10/06/2013**	$382,870	$196,530	2,288	/3/3	1981	8,712 SF	
.05Mi.	**1907 Y AVE**	**03/31/2020**	$216,140	$117,530	1,088	/3/1	1980	5,227 SF	
.06Mi.	**1825 Z AVE**	**04/24/2014**	$220,620	$87,720	952	/2/1	1920	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

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Demographics & Income

Median Age:	37.8 years old	Households:	7,073
Median Household Income:	$63,134	Households w/Family:	60%
Household Income Per Capita:	$32,834	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	La Grande School District 1	Students:	2,061
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.75Mi.	**Willow Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - KG
1.41Mi.	**La Grande High School** Number of Students: 604 Student-Teacher Ratio: 17.51 Advanced Placement: Yes	B	Public	9 - 12
0.31Mi.	**Greenwood Elementary School** Number of Students: 234 Student-Teacher Ratio: 12.94	D	Public	1 - 5
1.25Mi.	**La Grande Middle School** Number of Students: 480 Student-Teacher Ratio: 18.58	C+	Public	6 - 8

Flood Report

The Subject Property of **1815 Y AVE, LA GRANDE, OR 97850-3743** 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	140%	NOTABLY HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	127%	HIGHER
OVERALL	120%	HIGHER

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides 7/16/2026 - Hagen Fire

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