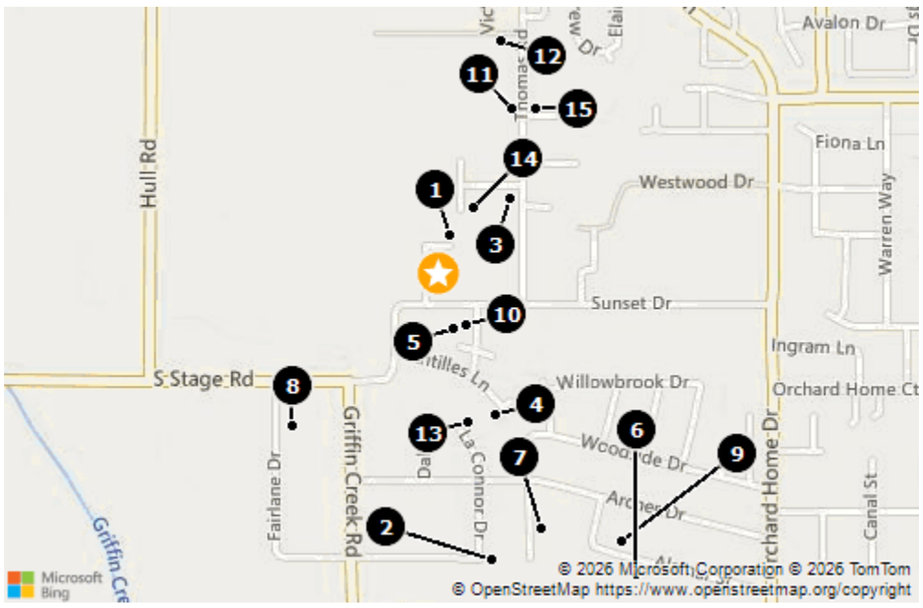
ICE SiteX Report

OrderID: 98605763

SiteX Property Information Report



Subject Property Location

1831 DULCIMER LN, MEDFORD, OR 97501-4228

County:	**JACKSON OR**	Census Tract:	410290007.022004
Property Use:	Single Family Residential	Zoning:	SFR-6
Parcel Number:	1-1012097	Thomas Bros Pg-Grid:	

Valuation

Value:	**$565,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$514,150 - $615,850	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4901
Assd Land Value:	$72,950	Market Land Value:	$113,500	Tax Year:	2025
Assd Improvement:	$227,470	Market Improvment Value:	$378,890	Total Taxable Value:	$4,450
Total Assessed Value:	$300,420	Total Assessor Market Value:	$492,390	Delinquent Year:	
				Tax Account ID:	372W35DC 03307
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 35 Q 4 TWN 37S RNG 02W

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	4	Pool:	
Building Area:	2029 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/16/2025	Sales Price:	N/A
Document #:	2025-022339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2025	Sales Price:	$540,000
Document #:	2025-009592 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/05/2025		
Document Type:			

Legal Description:
Lot: 6 Subdivision: IONES VIEW Map Ref: VOL 47 PG 25
City/Muni/Twp: MEDFORD

Prior Transfer

Recording Date:	05/05/2025	Sales Price:	$540,000
Document #:	2021-9592 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 35 Q 4 TWN 37S RNG 02W

Prior Transfer

Recording Date:	07/13/2022	Sales Price:	$519,000

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,789,800	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,557 SF	Median Year Built	2012
Price Range - 2 Yrs	$365,000 to $630,000	Age Range	3 years to 97 years
Median Value	$440,000	Median Age	14 years

Comparable Sales Data

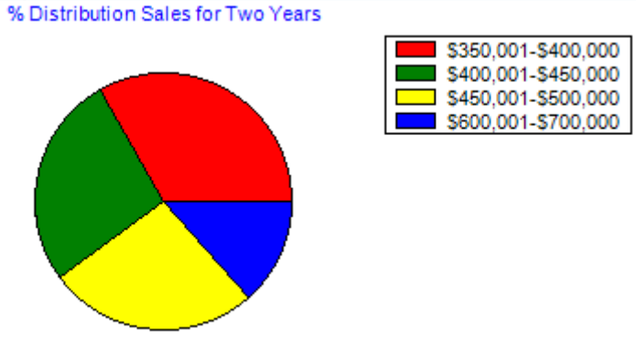
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2248 CALICO LN** **MEDFORD, OR 97501-5027**	10/02/2026	$445,000	$288	1542	/3/2	2021	6,098 SF	
		APN: 1-1012092 Document #: 2026-022101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: IONES VIEW MapRef: VOL 47 PG 25 Abbreviated Description: Lot:3 Subdivision:IONES VIEW Map Ref:VOL 47 PG 25City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
2	.35Mi.	**2147 LA CONNOR DR** **MEDFORD, OR 97501-4192**	09/25/2026	$469,900	$302	1554	/3/2	2017	5,663 SF	
		APN: 1-1004216 Document #: 2026-021473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Subdivision: SPRING MEADOWS Phase No: 5 MapRef: VOL 42 PG 22 Abbreviated Description: Lot:62 Subdivision:SPRING MEADOWS Phase No:5 Map Ref:VOL 42 PG 22City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
3	.13Mi.	**2201 WESTWOOD DR** **MEDFORD, OR 97501-1000**	09/14/2026	$440,000	$207	2124	/3/2	2018	5,663 SF	
		APN: 1-1004184 Document #: 2026-020633 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: ANJOU VIEW SUBDIVISION Phase No: 1&2 MapRef: VOL 42 PG 21 Abbreviated Description: Lot:19 Subdivision:ANJOU VIEW SUBDIVISION Phase No:1&2 Map Ref:VOL 42 PG 21City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
4	.18Mi.	**503 ANTILLES LN** **MEDFORD, OR 97501-3875**	08/14/2026	$400,000	$277	1439	/3/2	2012	3,920 SF	
		APN: 1-0991654 Document #: 2026-018329 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: SPRING MEADOWS ESTATES Phase No: 3 MapRef: VOL 35 PG 15 Abbreviated Description: Lot:43 Subdivision:SPRING MEADOWS ESTATES Phase No:3 Map Ref:VOL 35 PG 15City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
5	.07Mi.	**2205 SUNSET DR** **MEDFORD, OR 97501-3833**	08/06/2026	$365,000	$199	1830	/4/1	1964	72,310 SF	
		APN: 1-0440602 Document #: 2026-017767 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PIAZZASUN SUBDIVISION Phase No: 1&2 MapRef: VOL 52 PG 11 Abbreviated Description: Lot:2 Subdivision:PIAZZASUN SUBDIVISION Phase No:1&2 Map Ref:VOL 52 PG 11City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
6	.43Mi.	**2055 ALAMAR ST** **MEDFORD, OR 97501-4105**	07/30/2026	$429,000	$236	1817	/3/2	1976	11,326 SF	Yes
		APN: 1-0444039 Document #: 2026-017212 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: SPLENDOR VIEW SUBDIVISION EXTENSION NO 1 MapRef: VOL 9 PG 27 Abbreviated Description: Lot:10 Block:1 Subdivision:SPLENDOR VIEW SUBDIVISION EXTENSION NO 1 Map Ref:VOL 9 PG 27								
7	.33Mi.	**2435 BRIDGEWATER WAY** **MEDFORD, OR 97501-0305**	07/15/2026	$435,000	$279	1557	/3/2	2014	5,227 SF	
		APN: 1-0998511 Document #: 2026-015468 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: SPRING MEADOWS ESTATES Phase No: 1B MapRef: VOL 39 PG 7 Abbreviated Description: Lot:12 Subdivision:SPRING MEADOWS ESTATES Phase No:1B Map Ref:VOL 39 PG 7City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
8	.25Mi.	**1977 FAIRLANE DR** **MEDFORD, OR 97501-4124**	04/16/2026	$630,000	$239	2634	/3/3	1970	20,038 SF	Yes
		APN: 1-0444841 Document #: 2026-008135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: BROADLANDS SUBDIVISION EXTENSION NO 1 MapRef: VOL 9 PG 26 Abbreviated Description: Lot:3 Block:3 Subdivision:BROADLANDS SUBDIVISION EXTENSION NO 1 Map Ref:VOL 9 PG 26								
9	.39Mi.	**2080 ALAMAR ST** **MEDFORD, OR 97501-4106**	04/10/2026	$393,000	$289	1357	/3/2	1976	11,761 SF	
		APN: 1-0443894 Document #: 2026-007631 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Subdivision: SPLENDOR VIEW SUBDIVISION EXTENSION NO 1 Abbreviated Description: Lot:18 Block:2 Subdivision:SPLENDOR VIEW SUBDIVISION EXTENSION NO 1								
10	.07Mi.	**740 TIVOLI DR** **MEDFORD, OR 97501-4164**	03/13/2026	$380,000	$273	1387	/3/2	2008	4,356 SF	
		APN: 1-0988072 Document #: 2026-005386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: CYPRUS CREEK PHASE 2 MapRef: VOL 34 PG 23 Abbreviated Description: Lot:19 Subdivision:CYPRUS CREEK PHASE 2 Map Ref:VOL 34 PG 23City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
11	.2Mi.	**1654 THOMAS RD** **MEDFORD, OR 97501-3817**	03/12/2026	$614,900	$221	2770	/3/2	1929	64,469 SF	
		APN: 1-0439895 Document #: 2026-005326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: HENACRES MapRef: VOL 165 PG 137 Abbreviated Description: Lot:27 Subdivision:HENACRES Map Ref:VOL 165 PG 137								
12	.28Mi.	**2519 WILLOW WAY** **MEDFORD, OR 97501-3856**	01/16/2026	$396,000	$303	1306	/3/1	1930	36,155 SF	
		APN: 1-0439861 Document #: 2026-001091 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal:								
13	.18Mi.	**2025 LA CONNOR DR** **MEDFORD, OR 97501-4190**	12/12/2025	$474,000	$290	1630	/3/2	2015	7,405 SF
	APN: 1-1001202 Document #: 2025-026939 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: SPRING MEADOWS PHASE 4 MapRef: VOL 41 PG 7 Abbreviated Description: Lot:45 Subdivision:SPRING MEADOWS PHASE 4 Map Ref:VOL 41 PG 7City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
14	.09Mi.	**617 TIVOLI DR** **MEDFORD, OR 97501-1001**	10/27/2025	$454,000	$294	1542	/3/2	2017	5,663 SF
	APN: 1-1004179 Document #: 2025-023145 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: ANJOU VIEW SUBDIVISION Phase No: 1&2 MapRef: VOL 42 PG 21 Abbreviated Description: Lot:13 Subdivision:ANJOU VIEW SUBDIVISION Phase No:1&2 Map Ref:VOL 42 PG 21City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
15	.23Mi.	**1653 THOMAS RD** **MEDFORD, OR 97501-3817**	09/30/2025	$464,000	$253	1827	/3/2	2023	5,227 SF
	APN: 1-1013284 Document #: 2025-020992 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: STELLA ESTATES SUBDIVISION Phase No: 1&2 MapRef: VOL 48 PG 13 Abbreviated Description: Lot:2 Subdivision:STELLA ESTATES SUBDIVISION Phase No:1&2 Map Ref:VOL 48 PG 13City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								

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.	**1831 DULCIMER LN**	**05/05/2025**	$492,390	$300,420	2,029	/4/2	2022	6,098 SF	
.01Mi.	**1823 DULCIMER LN**	**04/05/2023**	$463,300	$277,300	1,568	/3/2	2022	4,356 SF	
.01Mi.	**1855 DULCIMER LN**	**07/06/2022**	$547,680	$333,650	2,160	/3/2	2022	5,663 SF	
.01Mi.	**1839 DULCIMER LN**	**09/13/2022**	$506,530	$305,150	2,006	//3	2022	4,792 SF	
.02Mi.	**1815 DULCIMER LN**	**02/08/2023**	$462,850	$280,780	1,540	/3/2	2022	5,227 SF	
.02Mi.	**2247 CALICO LN**		$498,800	$273,560	1,645	/3/2	2022	4,356 SF	
.02Mi.	**1847 DULCIMER LN**	**06/21/2022**	$461,140	$271,970	1,645	/3/2	2022	7,405 SF	
.02Mi.	**1863 DULCIMER LN**	**04/18/2022**	$459,270	$271,390	1,558	/3/2	2021	5,227 SF	
.03Mi.	**2268 SUNSET DR**		$456,680	$202,120	1,890	/4/1	1959	18,295 SF	
.03Mi.	**2202 SUNSET DR**		$287,660	$151,560	1,077	/3/1	1958	13,939 SF	
.05Mi.	**2256 CALICO LN**	**09/16/2022**	$450,750	$273,390	1,558	/3/2	2022	4,792 SF	
.05Mi.	**2248 CALICO LN**	**01/31/2022**	$470,990	$259,000	1,542	/3/2	2021	6,098 SF	
.05Mi.	**2264 CALICO LN**	**04/09/2025**	$513,560	$312,480	2,031	/4/2	2022	5,663 SF	
.05Mi.	**2172 SUNSET DR**	**02/12/2013**	$320,140	$147,990	884	/2/1	1960	15,682 SF	
.05Mi.	**2265 SUNSET DR**	**05/08/2006**	$176,990	$128,050	568	/1/1	1950	5,663 SF	
.06Mi.	**720 TIVOLI DR**	**01/26/2016**	$455,340	$206,190	1,935	/4/2	2008	4,792 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

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No School Information Available For This Property

Flood Report

The Subject Property of **1831 DULCIMER LN, MEDFORD, OR 97501-4228** 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

6/18/2025 - Upper Applegate Road Fire 8/13/2026 - Fielder Mountain Fire

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