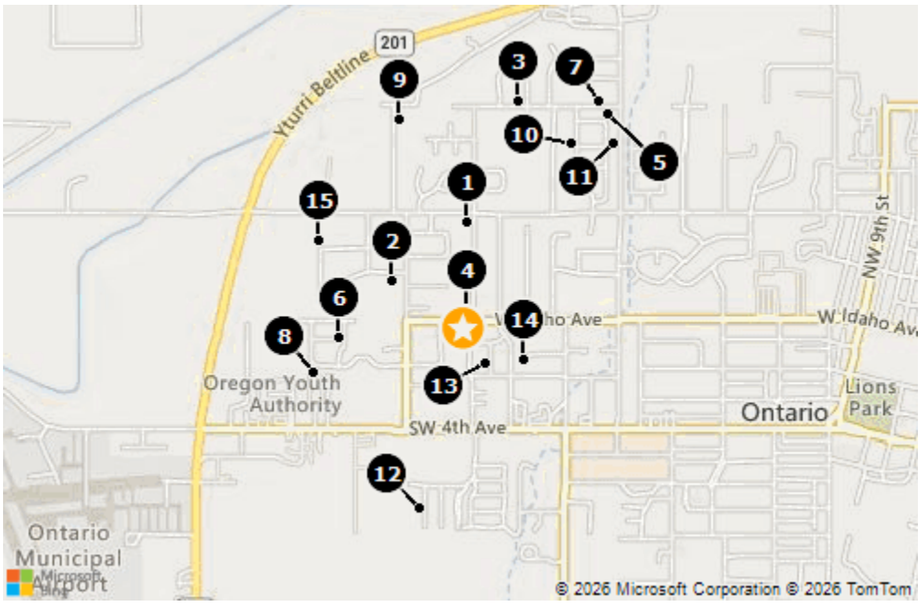
ICE SiteX Report

OrderID: 98458122

SiteX Property Information Report



Subject Property Location

1936 W IDAHO AVE, ONTARIO, OR 97914-1956

County:	**MALHEUR OR**	Census Tract:	410459702.004018
Property Use:	Single Family Residential	Zoning:	O-PD
Parcel Number:	18S4705DC 1700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$192,920 - $231,080	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$26,198	Market Land Value:	$44,920	Tax Year:	2025
Assd Improvement:	$109,304	Market Improvment Value:	$189,160	Total Taxable Value:	$2,079
Total Assessed Value:	$135,502	Total Assessor Market Value:	$234,080	Delinquent Year:	
				Tax Account ID:	18667
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	4,000 SF	Bedrooms:	2	Pool:	
Building Area:	1108 SF	Baths:	2	Fireplace:	
Year Built:	1996	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:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2025-1399 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WEST IDAHO SUBDIVISION
City/Muni/Twp: CITY OF ONTARIO

Prior Transfer

Recording Date:	12/11/2024	Sales Price:	N/A
Document #:	2024-3348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/10/2021	Loan Amount:	N/A
Document #:	2021-5909 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WEST IDAHO SUBDIVISION
City/Muni/Twp: ONTARIO

Prior Transfer

Recording Date:	06/14/2021	Sales Price:	N/A
Document #:	2021-2836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	05/01/2020	Sales Price:	$146,000
Document #:	2020-1533 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2020		
Document Type:			

Legal Description:
Lot: 1 Subdivision: WEST IDAHO SUBDIVISION
City/Muni/Twp: ONTARIO

Prior Transfer

Recording Date:	05/01/2020	Sales Price:	$146,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,877,554	Median # of Bedrooms	3
Median Lot Size	10,142 SF	Median # of Baths	2
Median Living Area	1,698 SF	Median Year Built	1999
Price Range - 2 Yrs	$76,000 to $480,000	Age Range	5 years to 62 years
Median Value	$325,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1932 NW 4TH AVE** **ONTARIO, OR 97914-1308**	08/31/2026	$475,000	$302	1568	/5/2	1964	22,492 SF	
		APN: 18S4705DB 300 Document #: 2026-2951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4SE4S5TWP18SR47EWM Abbreviated Description: Sec/Twnship/Range:NE4NW4SE4S5TWP18SR47EWM City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
2	.19Mi.	**2356 ANDREW AVE** **ONTARIO, OR 97914-1396**	06/22/2026	$480,000	$238	2016	/4/2	2003	22,920 SF	
		APN: 18S4705C 9200 Document #: 2026-2135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WATERFORD ESTATES Abbreviated Description: Lot:2 Subdivision:WATERFORD ESTATES City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
3	.55Mi.	**1755 HUNTER LN** **ONTARIO, OR 97914-1326**	06/15/2026	$103,000	$143	720	/3/1	1968	9,148 SF	
		APN: 18S4705AA 1001 Document #: 2026-2080 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4S5TWP18SR47EWM Abbreviated Description: Sec/Twnship/Range:NE4NE4S5TWP18SR47EWM								
4	.05Mi.	**49 NW 19TH ST** **ONTARIO, OR 97914-1976**	04/30/2026	$460,000	$159	2884	/4/2	1993	11,853 SF	
		APN: 18S4705DB 9000 Document #: 2026-1530 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: ECHANIS SUBDIVISION Abbreviated Description: Lot:2 Subdivision:ECHANIS SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
5	.6Mi.	**1409 NW 7TH AVE** **ONTARIO, OR 97914-1203**	04/27/2026	$370,000	$217	1698	/3/2	2012	13,372 SF	
		APN: 18S4705AD 110 Document #: 2026-1491 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: VALLEY ESTATES SUBDIVISION NO 2 Abbreviated Description: Lot:55 Subdivision:VALLEY ESTATES SUBDIVISION NO 2 City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
6	.29Mi.	**2509 SW 1ST AVE** **ONTARIO, OR 97914-1815**	02/20/2026	$325,688	$163	1996	/3/2	1999	9,914 SF	
		APN: 18S4705C 8300 Document #: 2026-0634 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: PLAZA SUBDIVISION Abbreviated Description: Lot:1 Block:4 Subdivision:PLAZA SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
7	.62Mi.	**1439 HUNTER LN** **ONTARIO, OR 97914-1420**	02/17/2026	$300,000	$209	1432	/3/1	1965	14,810 SF	
		APN: 18S4705AA 2800 Document #: 2026-0587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NE4NE4S5TWP18SR47EWM Abbreviated Description: Sec/Twnship/Range:E2NE4NE4S5TWP18SR47EWM								
8	.36Mi.	**2578 SW 2ND AVE** **ONTARIO, OR 97914-1868**	12/16/2025	$300,000	$159	1885	/2/2	1979	10,142 SF	
		APN: 18S4705C 6700 Document #: 2025-4024 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13,14 Block: 2 Subdivision: PLAZA SUBDIVISION Abbreviated Description: Lot:13,14 Block:2 Subdivision:PLAZA SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
9	.51Mi.	**770 N DORIAN DR** **ONTARIO, OR 97914-1827**	12/12/2025	$325,000	$212	1530	/3/2	2007	6,952 SF	
		APN: 18S4705BD 300 Document #: 2025-3991 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: QUAIL RIDGE SUBDIVISION Abbreviated Description: Lot:13 Subdivision:QUAIL RIDGE SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
10	.5Mi.	**655 NW 15TH ST** **ONTARIO, OR 97914-2068**	12/05/2025	$300,000	$195	1532	/3/2	2003	9,249 SF	
		APN: 18S4705AD 202 Document #: 2025-3912 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: VALLEY ESTATES SUBDIVISION NO 1 Abbreviated Description: Lot:25 Subdivision:VALLEY ESTATES SUBDIVISION NO 1 City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								

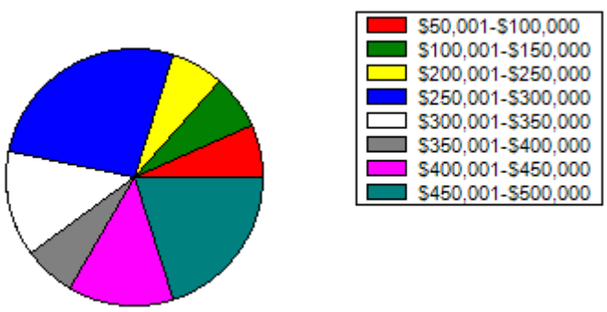
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11	.56Mi.	**658 NW 14TH ST** **ONTARIO, OR 97914-2067**	11/26/2025	$421,000	$228	1846	/3/2	2006	8,866 SF
	APN: 18S4705AD 233 Document #: 2025-3831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: VALLEY ESTATES SUBDIVISION NO 1 Abbreviated Description: Lot:14 Subdivision:VALLEY ESTATES SUBDIVISION NO 1 City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
12	.43Mi.	**693 SKYLANE DR** **ONTARIO, OR 97914-3145**	11/20/2025	$76,000	$58	1296	/3/2	1982	15,510 SF
	APN: 18S4708AB 3100 Document #: 2025-3729 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12-15 Block: 131 Abbreviated Description: Lot:12-15 Block:131 Abbreviated Description:LOT: PORTION OF LOTS 12, 13, 14 AND 15 City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
13	.1Mi.	**163 HILL ST** **ONTARIO, OR 97914-1993**	10/30/2025	$449,000	$208	2152	/4/3	1998	9,252 SF
	APN: 18S4705DC 4500 Document #: 2025-3506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: WEST IDAHO SUBDIVISION Abbreviated Description: Lot:29 Subdivision:WEST IDAHO SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
14	.16Mi.	**1752 SW 1ST PL** **ONTARIO, OR 97914-4907**	10/27/2025	$210,000	$164	1280	//	2021	8,009 SF
	APN: 18S4705DD 5000 Document #: 2025-3453 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BETHANY SUBDIVISION Abbreviated Description: Lot:3 Subdivision:BETHANY SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								
15	.4Mi.	**2625 PATRICIA AVE** **ONTARIO, OR 97914-5308**	10/03/2025	$282,866	$140	2011	/3/3	2002	21,063 SF
	APN: 18S4705C 11100 Document #: 2025-3235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: MEDICINE VALLEY SUBDIVISION Abbreviated Description: Lot:6 Subdivision:MEDICINE VALLEY SUBDIVISION City/Muni/Twp:CITY OF ONTARIO City/Muni/Twp: CITY OF ONTARIO								

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.

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.	**1936 W IDAHO AVE**	**05/01/2020**	$234,080	$135,502	1,108	/2/2	1996	4,000 SF	
.01Mi.	**1924 W IDAHO AVE**	**11/30/2020**	$232,800	$134,134	1,108	/2/2	1996	4,000 SF	
.02Mi.	**1912 W IDAHO AVE**	**01/17/2025**	$245,320	$141,985	1,144	/2/2	1996	4,000 SF	
.02Mi.	**97 SW 19TH ST**	**11/30/2022**	$617,570	$335,716	2,410	/3/2	1995	15,507 SF	
.02Mi.	**1908 W IDAHO AVE**	**09/12/2018**	$245,320	$141,985	1,144	/2/2	1996	4,000 SF	
.03Mi.	**2040 W IDAHO AVE**	**11/25/1996**	$534,340	$275,602	1,480	/4/3	1980	23,522 SF	
.03Mi.	**1915 W IDAHO AVE**	**12/03/2021**	$313,890	$161,306	1,680	/4/2	1988	11,852 SF	
.03Mi.	**1886 W IDAHO AVE**	**03/06/1997**	$221,590	$127,976	1,156	/2/2	1997	4,000 SF	
.04Mi.	**1881 SW 1ST AVE**	**04/21/2025**	$376,340	$202,130	1,958	/3/2	2000	8,379 SF	
.04Mi.	**1872 W IDAHO AVE**		$221,870	$128,137	1,156	/2/2	1997	4,000 SF	
.04Mi.	**2065 W IDAHO AVE**	**11/09/2001**	$423,970	$220,229	1,577	/3/2	2000	18,863 SF	
.05Mi.	**49 NW 19TH ST**	**03/25/2003**	$583,040	$322,715	2,884	/4/2	1993	11,853 SF	
.05Mi.	**2071 W IDAHO AVE**	**03/06/2020**	$290,600	$154,565	1,256	/3/2	2000	6,560 SF	
.05Mi.	**127 SW 19TH ST**	**07/17/2019**	$474,210	$322,307	2,048	/3/2	1995	10,128 SF	
.05Mi.	**1864 W IDAHO AVE**	**09/26/2013**	$215,960	$105,772	767	/4/1	1941	6,800 SF	
.05Mi.	**118 WELLSPRINGS DR**	**02/18/1999**	$282,420	$146,364	1,373	/2/2	1999	6,369 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	51%

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Demographics & Income

Median Age:	35.8 years old	Households:	6,517
Median Household Income:	$45,842	Households w/Family:	59%
Household Income Per Capita:	$24,792	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Ontario School District 8	Students:	2,170
Number of Schools:	5	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.14Mi.	**Ontario Middle School** Number of Students: 471 Student-Teacher Ratio: 15.19	C-	Public	6 - 8
0.44Mi.	**Aiken Elementary School** Number of Students: 333 Student-Teacher Ratio: 15.86	C	Public	2 - 3
0.75Mi.	**Ontario High School** Number of Students: 709 Student-Teacher Ratio: 17.76	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	136%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	128%	HIGHER
OVERALL	125%	HIGHER

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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