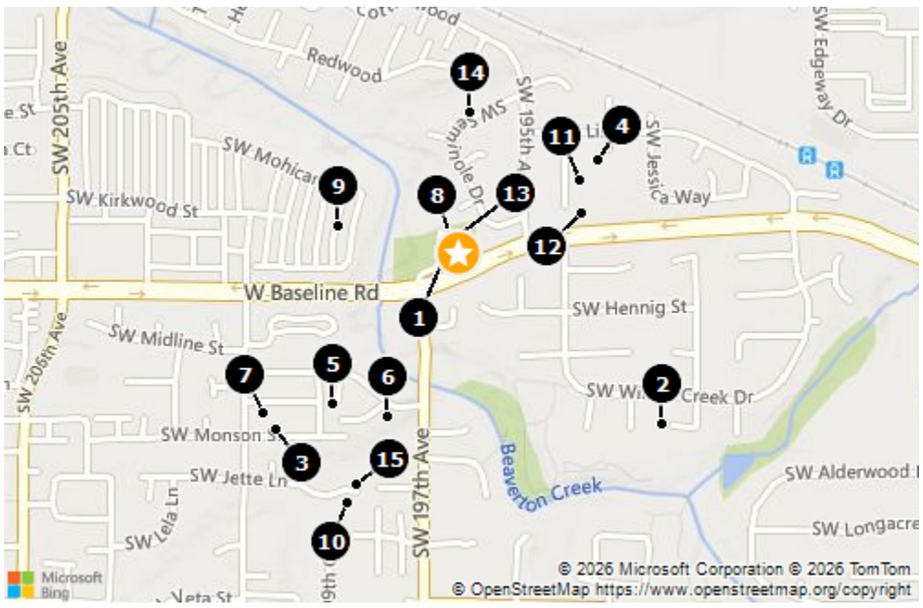
ICE SiteX Report

OrderID: 98012500

SiteX Property Information Report



Subject Property Location

19644 SW BLACKBEAR CT, BEAVERTON, OR 97006-2506

County:	**WASHINGTON OR**	Census Tract:	410670316.183009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1S201BD-19400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$389,160 - $456,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	29.26
Assd Land Value:		Market Land Value:	$131,810	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$289,360	Total Taxable Value:	$3,441
Total Assessed Value:	$228,580	Total Assessor Market Value:	$421,170	Delinquent Year:	
				Tax Account ID:	R2168150
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 23 Subdivision: CREEKSIDE MEADOWS Sec/Twnship/Range: SEC 01 TWN 01S RNG 02W
Abbreviated Description: CREEKSIDE MEADOWS, LOT 23, ACRES 0.03

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	3	Pool:	
Building Area:	1667 SF	Baths:	4	Fireplace:	Yes
Year Built:	2014	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Underground	Heating:	Yes
Number of Stories:		Number of Cars:	1	A/C:	Wall
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2022	Sales Price:	N/A
Document #:	2022-072334 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/29/2022	Loan Amount:	N/A
Document #:	2022-069253 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	ADJ
Legal Description:			
Lot: 23 Subdivision: CREEKSIDE MEADOWS			

Prior Transfer

Recording Date:	12/13/2021	Sales Price:	N/A
Document #:	2021-127558 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/18/2021	Loan Amount:	N/A
Document #:	2021-120551 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2051	Type Finance:	

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Legal Description:
Lot: 23 Subdivision: CREEKSIDE MEADOWS

Prior Transfer

Recording Date:	04/10/2020	Sales Price:	$365,000
Document #:	2020-030015 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2020		
Document Type:			

Legal Description:
Lot: 23 Subdivision: CREEKSIDE MEADOWS

Prior Transfer

Recording Date:	03/26/2020	Sales Price:	$365,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Subdivision: CREEKSIDE MEADOWS Sec/Twnship/Range: SEC 01 TWN 01S RNG 02W
Abbreviated Description: CREEKSIDE MEADOWS, LOT 23, ACRES 0.03

Prior Transfer

Recording Date:	04/03/2015	Sales Price:	$285,865
Document #:	2015-023829 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/03/2015		
Document Type:			

Legal Description:
Lot: 23 Subdivision: CREEKSIDE MEADOWS

Prior Transfer

Recording Date:	10/06/2014	Sales Price:	$59,832
Document #:	2014-063426 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/01/2014		
Document Type:			

Legal Description:
Lot: 23 Subdivision: CREEKSIDE MEADOWS

Area Sales Analysis

Total Area Sales	$7,212,900	Median # of Bedrooms	3
Median Lot Size	2,614 SF	Median # of Baths	3
Median Living Area	1,651 SF	Median Year Built	2000
Price Range - 2 Yrs	$325,000 to $690,000	Age Range	11 years to 49 years
Median Value	$474,900	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**19692 SW BLACKBEAR CT** **BEAVERTON, OR 97006-2506**	07/09/2026	$474,900	$206	2296	/3/3	2015	2,178 SF	
		APN: 1S201BD-19800 Document #: 2026-032536 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: CREEKSIDE MEADOWS MapRef: DOC 2009-052786 Abbreviated Description: Lot:27 Subdivision:CREEKSIDE MEADOWS Map Ref:DOC 2009-052786								
2	.3Mi.	**990 SW 191ST CT** **BEAVERTON, OR 97003-2460**	06/17/2026	$575,000	$312	1841	/3/3	1977	7,841 SF	
		APN: 1S201AC-13500 Document #: 2026-028521 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: WILLOW CREEK Abbreviated Description: Lot:45 Subdivision:WILLOW CREEK								
3	.29Mi.	**20035 SW MONSON ST** **BEAVERTON, OR 97003-2269**	06/15/2026	$365,000	$272	1340	/2/3	2000	1,742 SF	
		APN: 1S201BD-12300 Document #: 2026-028046 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: CEDAR GROVE Abbreviated Description: Lot:27 Subdivision:CEDAR GROVE								
4	.19Mi.	**335 SW 192ND PL** **BEAVERTON, OR 97006-1960**	05/28/2026	$636,000	$382	1662	/3/3	1980	10,019 SF	
		APN: 1S201AB-06700 Document #: 2026-025036 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: OMEARA Abbreviated Description: Lot:33 Subdivision:OMEARA								
5	.22Mi.	**887 SW 198TH PL** **BEAVERTON, OR 97003-2230**	05/05/2026	$325,000	$253	1284	/3/3	2000	2,178 SF	
		APN: 1S201BD-06300 Document #: 2026-021273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: BROOKSIDE RIDGE Abbreviated Description: Lot:31 Subdivision:BROOKSIDE RIDGE								
6	.2Mi.	**19738 SW ASHCROFT LN** **BEAVERTON, OR 97003-2232**	04/29/2026	$450,000	$294	1526	/3/3	2000	2,614 SF	
		APN: 1S201BD-09000 Document #: 2026-020101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: BROOKSIDE RIDGE Abbreviated Description: Lot:58 Subdivision:BROOKSIDE RIDGE								
7	.29Mi.	**20070 SW CEDAR GROVE LN** **BEAVERTON, OR 97003-2271**	04/01/2026	$355,000	$264	1340	/2/3	2000	1,742 SF	
		APN: 1S201BD-09900 Document #: 2026-015301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: CEDAR GROVE Abbreviated Description: Lot:3 Subdivision:CEDAR GROVE								
8	.02Mi.	**19677 SW BLACKBEAR CT** **BEAVERTON, OR 97006-2506**	03/27/2026	$375,000	$227	1651	/2/3	2009	871 SF	
		APN: 1S201BD-18400 Document #: 2026-014347								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: CREEKSIDE MEADOWS Abbreviated Description: Lot:13 Subdivision:CREEKSIDE MEADOWS

9	.17Mi.	**517 SW 199TH AVE** **BEAVERTON, OR 97006-6434**	02/25/2026	$525,000	$306	1713	/4/3	2013	2,178 SF

APN: 1S201BA-12100 Document #: 2026-008800
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: BASELINE WOODS MapRef: DOC 2013-067422 Abbreviated Description: Lot:85 Subdivision:BASELINE WOODS Map Ref:DOC 2013-067422

10	.31Mi.	**19820 SW JETTE LN** **BEAVERTON, OR 97003-2791**	01/15/2026	$515,000	$275	1872	/3/3	1987	7,405 SF

APN: 1S201CA-18200 Document #: 2026-002234
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: STILLWATER GARDENS Abbreviated Description: Lot:16 Subdivision:STILLWATER GARDENS

11	.16Mi.	**380 SW 194TH CT** **BEAVERTON, OR 97006-1942**	12/19/2025	$530,000	$384	1379	/3/2	1977	6,970 SF

APN: 1S201AB-00900 Document #: 2025-057529
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: SEMINOLE PARK Abbreviated Description: Lot:20 Subdivision:SEMINOLE PARK

12	.15Mi.	**470 SW 194TH CT** **BEAVERTON, OR 97006-1940**	11/24/2025	$440,000	$316	1389	/3/2	1977	6,970 SF

APN: 1S201AB-01200 Document #: 2025-053106
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SEMINOLE PARK Abbreviated Description: Lot:23 Subdivision:SEMINOLE PARK

13	.02Mi.	**19639 SW BLACKBEAR CT** **BEAVERTON, OR 97006-2506**	10/30/2025	$430,000	$260	1651	/3/4	2013	1,307 SF

APN: 1S201BD-18700 Document #: 2025-049060
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CREEKSIDE MEADOWS MapRef: DOC 2009-052786 Abbreviated Description: Lot:16 Subdivision:CREEKSIDE MEADOWS Map Ref:DOC 2009-052786

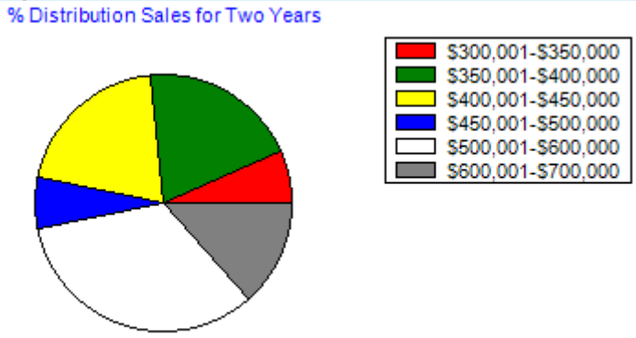
14	.16Mi.	**265 SW SEMINOLE DR** **BEAVERTON, OR 97006-1922**	09/03/2025	$690,000	$251	2748	/3/3	1992	13,068 SF

APN: 1S201BA-00500 Document #: 2025-039109
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: SEMINOLE PARK NO 2 Abbreviated Description: Lot:57 Subdivision:SEMINOLE PARK NO 2

15	.29Mi.	**19803 SW JETTE LN** **BEAVERTON, OR 97003-2790**	06/30/2025	$527,000	$274	1917	/3/3	2005	2,614 SF

APN: 1S201CA-18400 Document #: 2025-028860
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: STILLWATER GARDENS Abbreviated Description: Lot:18 Subdivision:STILLWATER GARDENS

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.

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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.	**19644 SW BLACKBEAR CT**	**03/26/2020**	$421,170	$228,580	1,667	/3/4	2014	1,307 SF	
0Mi.	**19632 SW BLACKBEAR CT**	**04/22/2015**	$408,280	$260,150	1,667	/3/4	2014	1,307 SF	
0Mi.	**19654 SW BLACKBEAR CT**	**05/04/2016**	$521,600	$295,540	2,296	/3/3	2015	1,742 SF	
.01Mi.	**19618 SW BLACKBEAR CT**	**06/06/2019**	$408,450	$260,200	1,667	/3/4	2014	1,307 SF	
.01Mi.	**19668 SW BLACKBEAR CT**	**05/04/2016**	$425,060	$245,220	1,684	/3/3	2015	871 SF	
.01Mi.	**19606 SW BLACKBEAR CT**	**02/12/2018**	$504,740	$315,450	2,273	/4/4	2014	1,742 SF	
.01Mi.	**19680 SW BLACKBEAR CT**	**06/08/2016**	$425,060	$213,650	1,684	/3/3	2015	871 SF	
.01Mi.	**568 SW 197TH PL**	**08/24/2021**	$521,220	$295,540	2,296	/3/3	2015	1,742 SF	
.02Mi.	**19692 SW BLACKBEAR CT**	**03/28/2022**	$521,220	$295,540	2,296	/3/3	2015	2,178 SF	
.02Mi.	**576 SW 197TH PL**	**10/21/2021**	$437,370	$253,800	1,789	/3/3	2015	1,307 SF	
.02Mi.	**19639 SW BLACKBEAR CT**	**09/18/2019**	$437,130	$271,140	1,651	/3/4	2013	1,307 SF	
.02Mi.	**19627 SW BLACKBEAR CT**	**06/21/2018**	$421,530	$268,770	1,667	/3/3	2013	871 SF	
.02Mi.	**19653 SW BLACKBEAR CT**	**10/26/2020**	$509,810	$296,250	2,207	/3/3	2009	1,742 SF	
.02Mi.	**19615 SW BLACKBEAR CT**	**04/09/2020**	$424,640	$271,060	1,667	/3/4	2013	871 SF	
.02Mi.	**19665 SW BLACKBEAR CT**	**02/21/2023**	$425,130	$254,900	1,651	/3/4	2009	871 SF	
.02Mi.	**588 SW 197TH PL**	**05/09/2022**	$505,800	$292,850	2,296	/3/3	2015	2,614 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	35.3 years old	Households:	20,147
Median Household Income:	$96,169	Households w/Family:	60%
Household Income Per Capita:	$50,307	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Hillsboro School District 1j	Students:	18,781
Number of Schools:	37	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Century High School**	A	Public	9 - 12
Number of Students: 1,563 Student-Teacher Ratio: 23.01 Advanced Placement: Yes				
0.62Mi.	**L. C. Tobias Elementary School**	C-	Public	KG - 6
Number of Students: 378 Student-Teacher Ratio: 18.23				
1.26Mi.	**R. A. Brown Middle School**	C+	Public	7 - 8
Number of Students: 653 Student-Teacher Ratio: 20.68				

Flood Report

The Subject Property of **19644 SW BLACKBEAR CT, BEAVERTON, OR 97006-2506** 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	118%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

8/8/2024 - Lee Falls Fire

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

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