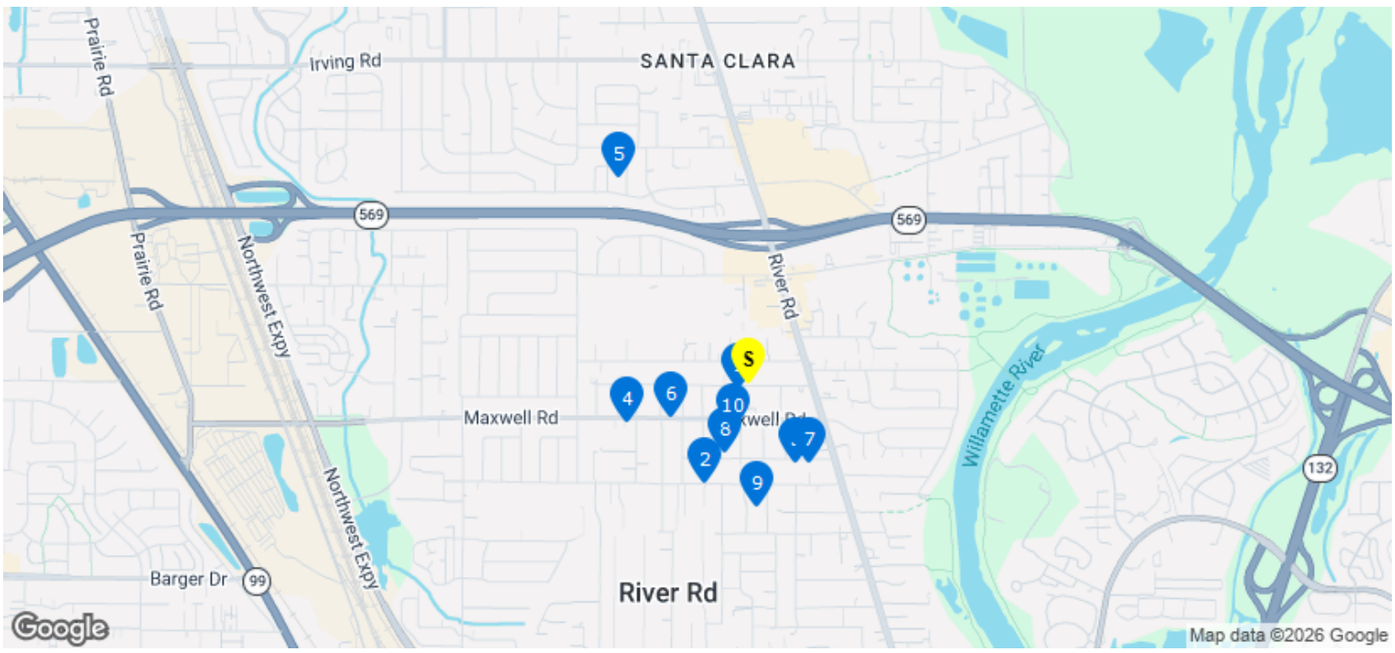
ICE SiteX Report

OrderID: 98798751

SiteX Property Information Report



Subject Property Location

200 KOURT DR, EUGENE, OR 97404-2209

County:	**LANE OR**	Census Tract:	0028.00
Property Use:	Single Family Residential	Zoning:	R1-LOW-DENSITY RES
Parcel Number:	17-04-14-14-02900-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$474,000**	FSD:	13	Common Confidence Score:	62
Value Range:	$412,380 - $535,620	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00412
Assd Land Value:		Market Land Value:	$133,110	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$384,066	Total Taxable Value:	$4,327
Total Assessed Value:	$257,571	Total Assessor Market Value:	$517,176	Delinquent Year:	
				Tax Account ID:	0382059
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: HAMILTON ADDITION Sec/Twnship/Range: SEC 14 TWN 17 RNG 04
Abbreviated Description: SUBD:HAMILTON ADDITION SEC/TWN/RNG/MER:SEC 14 TWN 17 RNG 04

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1889 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2+A	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2023	Sales Price:	N/A
Document #:	2023-003298 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/03/2022	Loan Amount:	N/A
Document #:	2022-000162 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/27/2021		
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Subdivision: HAMILTON ADITION Map Ref: 0

Mortgage Record

Recording Date:	08/25/2020	Loan Amount:	N/A
Document #:	2020-047169 BK-PG -	Loan Type:	Conventional
Contract Date:	08/24/2020		
TD Due Date:	09/01/2050	Type Finance:	
Legal Description:			

Subdivision: HAMILTON ADDITION Map Ref: MB 21 PG 22

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Prior Transfer

Recording Date:	08/25/2020	Sales Price:	$375,000
Document #:	2020-047168 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/24/2020		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB 21 PG 22

Prior Transfer

Recording Date:	01/30/2018	Sales Price:	$30,000
Document #:	2018-004569 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/09/2017	Sales Price:	N/A
Document #:	2017-001049 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/03/2017		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Prior Transfer

Recording Date:	03/17/2016	Sales Price:	N/A
Document #:	2016-012206 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/04/2012	Loan Amount:	N/A
Document #:	2012-051028 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	09/24/2012		
TD Due Date:	01/01/2017	Type Finance:	

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: 0

Prior Transfer

Recording Date:	01/13/2011	Sales Price:	N/A
Document #:	2011-002311 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/17/2010	Loan Amount:	N/A
Document #:	2010-064186 BK-PG -	Loan Type:	Conventional
Contract Date:	12/10/2010		
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: 0

Prior Transfer

Recording Date:	04/06/2009	Sales Price:	N/A
Document #:	2009-017177 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/09/2009	Loan Amount:	N/A
Document #:	2009-011634 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	02/20/2009		
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Prior Transfer

Recording Date:	03/09/2009	Sales Price:	N/A
Document #:	2009-011633 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/20/2009		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Prior Transfer

Recording Date:	03/09/2006	Sales Price:	N/A
Document #:	2006-015840 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/09/2006	Loan Amount:	N/A
Document #:	2006-009250 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	01/12/2006		
TD Due Date:	02/01/2036	Type Finance:	

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

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Prior Transfer

Recording Date:	02/09/2006	Sales Price:	$285,000
Document #:	2006-009249 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/12/2006		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Mortgage Record

Recording Date:	08/03/2004	Loan Amount:	N/A
Document #:	2004-061073 BK-PG -	Loan Type:	Balloon
Contract Date:	07/28/2004		
TD Due Date:	05/01/2012	Type Finance:	

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: 0

Prior Transfer

Recording Date:	06/05/2002	Sales Price:	$72,500
Document #:	2002-043230 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/29/2002		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Prior Transfer

Recording Date:	12/11/1997	Sales Price:	$52,500
Document #:	9783855 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/10/1997		
Document Type:	Deed		

Legal Description:
Subdivision: HAMILTON ADDITION Map Ref: MB21 PG22

Area Sales Analysis

Total Area Sales	$4,569,000	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,882 SF	Median Year Built	1961
Price Range - 2 Yrs	$360,000 to $585,000	Age Range	11 years to 72 years
Median Value	$458,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1880 MANIHI DR** **EUGENE, OR 97404-2297**	10/30/2026	$404,000	$229	1768	/4/2	2002	4,356 SF	
		APN: 17-04-14-14-04000-000 Document #: 2026-036225 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: POLYNESIAN CLUSTER SUBDIVISION MapRef: DOC 2002-049251 Abbreviated Description: Lot:7 Subdivision:POLYNESIAN CLUSTER SUBDIVISION Map Ref:DOC 2002-049251								
2	.12Mi.	**1716 PARNELL DR** **EUGENE, OR 97404-2339**	07/31/2026	$420,000	$294	1428	/3/1	1964	7,841 SF	
		APN: 17-04-14-41-07814-000 Document #: 2026-025502 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: FIRST ADDITION TO SHAMROCK PARK MapRef: MB 34 PG 29 Abbreviated Description: Lot:10 Block:4 Subdivision:FIRST ADDITION TO SHAMROCK PARK Map Ref:MB 34 PG 29								
3	.2Mi.	**447 MAXWELL RD** **EUGENE, OR 97404-2354**	08/05/2026	$557,500	$306	1824	/4/2	1962	10,019 SF	
		APN: 17-04-14-42-05137-000 Document #: 2026-025916 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 5 Block: 2 Subdivision: SHAMROCK PARK MapRef: MB 32 PG 16 Abbreviated Description: Lot:5 Block:2 Subdivision:SHAMROCK PARK Map Ref:MB 32 PG 16								
4	.21Mi.	**465 HAMILTON AVE** **EUGENE, OR 97404-2365**	03/30/2026	$280,000	$210	1334	/3/2	1976	9,148 SF	
		APN: 17-04-14-13-03900-000 Document #: 2026-009809 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
5	.23Mi.	**1685 EVERGREEN DR** **EUGENE, OR 97404-2310**	05/12/2026	$420,000	$271	1548	/2/1	1953	10,019 SF	
		APN: 17-04-14-41-00400-000 Document #: 2026-015151 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: HAFDAHL PLAT MapRef: MB 20 PG 4 Abbreviated Description: Lot:1 Block:2 Subdivision:HAFDAHL PLAT Map Ref:MB 20 PG 4								
6	.23Mi.	**1666 EVERGREEN DR** **EUGENE, OR 97404-2311**	05/12/2026	$490,000	$276	1774	/3/2	1954	10,019 SF	
		APN: 17-04-14-41-00900-000 Document #: 2026-015130 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HAFDAHL PLAT MapRef: MB 20 PG 4 Abbreviated Description: Lot:3 Block:1 Subdivision:HAFDAHL PLAT Map Ref:MB 20 PG 4								
7	.25Mi.	**1665 EVERGREEN DR** **EUGENE, OR 97404-2310**	03/13/2026	$360,000	$212	1700	/3/1	1954	9,148 SF	
		APN: 17-04-14-41-00600-000 Document #: 2026-007920 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: HAFDAHL PLAT MapRef: MB 20 PG 4 Abbreviated Description: Lot:3 Block:2 Subdivision:HAFDAHL PLAT Map Ref:MB 20 PG 4								
8	.26Mi.	**1764 DALTON DR** **EUGENE, OR 97404-2306**	01/14/2026	$422,500	$275	1536	/3/2	1961	9,583 SF	

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APN: 17-04-14-42-05122-000 Document #: 2026-001236
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: 9 Subdivision: FIFTH ADDITION TO RIDGEFIELD MapRef: MB 32 PG 5 Abbreviated Description: Lot:15 Block:9 Subdivision:FIFTH ADDITION TO RIDGEFIELD Map Ref:MB 32 PG 5

9	.27Mi.	**1565 SANTA ROSA ST** **EUGENE, OR 97404-2348**	06/03/2026	$465,000	$244	1908	/2/2	1997	8,712 SF

APN: 17-04-14-42-00700-000 Document #: 2026-017859
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

10	.29Mi.	**1555 ESCALANTE ST** **EUGENE, OR 97404-2390**	04/24/2026	$435,000	$312	1394	/3/1	1950	9,583 SF

APN: 17-04-14-42-02400-000 Document #: 2026-013086
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: RIDGEFIELD MapRef: MB 15 PG 24 Abbreviated Description: Lot:7 Block:2 Subdivision:RIDGEFIELD Map Ref:MB 15 PG 24

11	.31Mi.	**1483 BARTON ST** **EUGENE, OR 97404-2891**	04/09/2026	$525,000	$404	1299	/3/1	1956	9,583 SF

APN: 17-04-14-44-01800-000 Document #: 2026-011197
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: CLIFTON HOMES MapRef: MB 22 PG 10 Abbreviated Description: Lot:1 Block:1 Subdivision:CLIFTON HOMES Map Ref:MB 22 PG 10

12	.33Mi.	**1466 BARTON ST** **EUGENE, OR 97404-2801**	09/17/2026	$400,000	$301	1330	/3/1	1955	9,583 SF

APN: 17-04-14-44-02700-000 Document #: 2026-031275
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: CLIFTON HOMES MapRef: MB 22 PG 10 Abbreviated Description: Lot:1 Block:2 Subdivision:CLIFTON HOMES Map Ref:MB 22 PG 10

13	.37Mi.	**255 MAYNARD AVE** **EUGENE, OR 97404-2842**	07/30/2026	$390,000	$332	1176	/3/1	1961	10,890 SF

APN: 17-04-14-44-00200-000 Document #: 2026-025303
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

14	.38Mi.	**1430 BARTON ST** **EUGENE, OR 97404-2801**	08/14/2026	$380,000	$300	1265	/3/1	1955	10,454 SF

APN: 17-04-14-44-03000-000 Document #: 2026-027038
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: CLIFTON HOMES MapRef: MB 22 PG 10 Abbreviated Description: Lot:4 Block:2 Subdivision:CLIFTON HOMES Map Ref:MB 22 PG 10

15	.38Mi.	**1745 GROVE ST** **EUGENE, OR 97404-2374**	01/12/2026	$414,500	$317	1307	/3/1	1955	7,841 SF

APN: 17-04-14-31-00500-000 Document #: 2026-000962
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: RIVIERA HOMES MapRef: MB 21 PG 25 Abbreviated Description: Lot:5 Block:1 Subdivision:RIVIERA HOMES Map Ref:MB 21 PG 25

16	.4Mi.	**112 LEA AVE** **EUGENE, OR 97404-5020**	11/02/2026	$505,000	$232	2174	/6/4	1995	5,227 SF

APN: 17-04-14-11-00132-000 Document #: 2026-036412
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 30 Subdivision: AMANDA KAY MEADOWS MapRef: FILE 75 SL 119-122 Abbreviated Description: Lot:30 Subdivision:AMANDA KAY MEADOWS Map Ref:FILE 75 SL 119-122City/Muni/Twp:EUGENE City/Muni/Twp: EUGENE

17	.4Mi.	**165 E ROSEWOOD AVE** **EUGENE, OR 97404-2646**	08/31/2026	$360,000	$357	1008	/3/1	1968	9,148 SF

APN: 17-04-13-31-00311-000 Document #: 2026-029055
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CASTLEWOOD MapRef: MB 44 PG 4 Abbreviated Description: Lot:2 Subdivision:CASTLEWOOD Map Ref:MB 44 PG 4

18	.42Mi.	**401 STERLING DR** **EUGENE, OR 97404-2291**	04/17/2026	$425,000	$316	1343	/3/1	1961	10,890 SF

APN: 17-04-14-12-00200-000 Document #: 2026-012195
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: SILVER LEA MapRef: VOL 26 PG 18 Abbreviated Description: Lot:14 Block:1 Subdivision:SILVER LEA Map Ref:VOL 26 PG 18City/Muni/Twp:EUGENE City/Muni/Twp: EUGENE

19	.43Mi.	**1420 EVERGREEN DR** **EUGENE, OR 97404-2869**	05/06/2026	$432,200	$265	1633	/3/1	1956	9,148 SF

APN: 17-04-13-33-04900-000 Document #: 2026-014616
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: SCHMITZS ADDITION MapRef: MB 17 PG 25 Abbreviated Description: Lot:2 Block:1 Subdivision:SCHMITZS ADDITION Map Ref:MB 17 PG 25

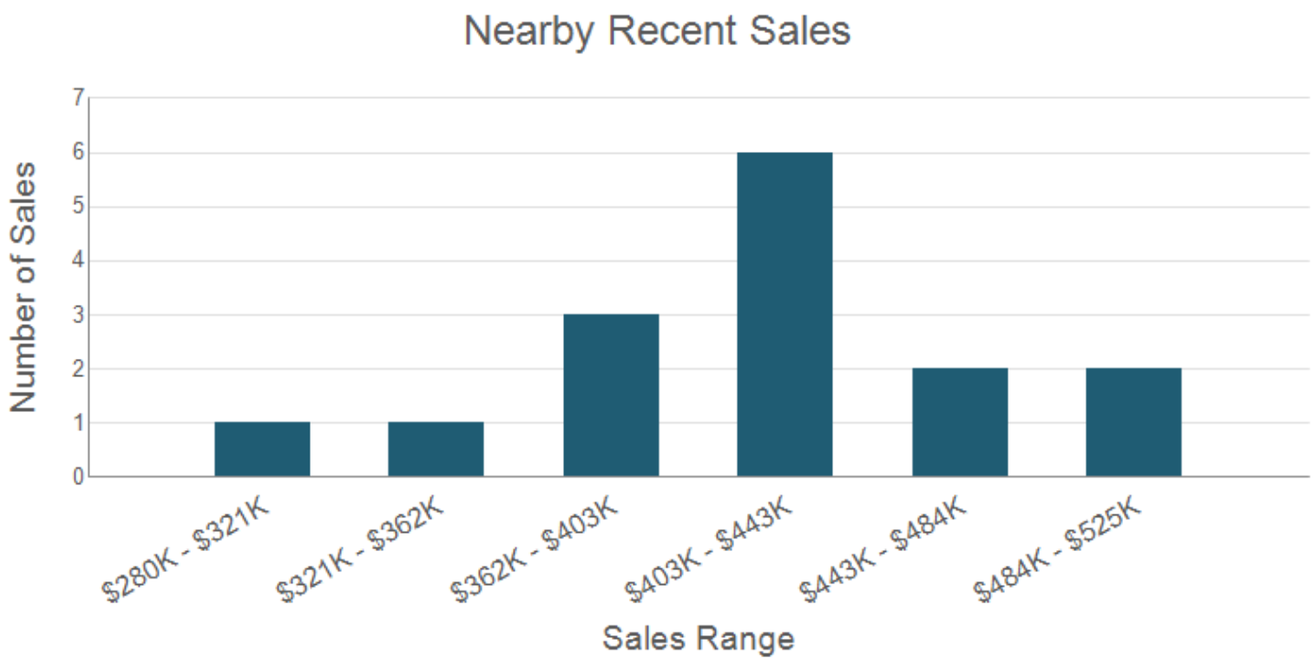
20	.44Mi.	**2093 GROVE ST** **EUGENE, OR 97404-2295**	10/22/2026	$410,000	$258	1592	/4/2	1958	9,583 SF

APN: 17-04-14-24-01000-000 Document #: 2026-035281
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: SUNVIEW PARK MapRef: MB 26 PG 16 Abbreviated Description: Lot:1 Block:1 Subdivision:SUNVIEW PARK Map Ref:MB 26 PG 16

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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.	**200 KOURT DR**	**08/24/2020**	$517,176	$257,571	1,889	/3/2	2004	8,712 SF	
.01Mi.	**164 KOURT DR**	**07/12/2016**	$341,297	$162,591	864	/2/1	1961	8,712 SF	
.01Mi.	**220 KOURT DR**	**05/05/2021**	$573,157	$265,740	2,128	/3/3	1940	7,405 SF	
.02Mi.	**235 HAMILTON AVE**	**05/01/2020**	$538,604	$286,689	2,275	/3/2	1999	7,841 SF	
.02Mi.	**148 KOURT DR**	**05/24/1995**	$368,054	$184,927	1,378	/3/1	1963	8,712 SF	
.03Mi.	**240 KOURT DR**	**06/01/2020**	$527,423	$205,335	2,275	/3/2	1999	4,792 SF	
.03Mi.	**163 HAMILTON AVE**	**09/26/2016**	$356,125	$178,563	960	/3/1	1975	8,712 SF	
.03Mi.	**245 HAMILTON AVE**	**01/19/2018**	$551,351	$306,289	2,275	/4/2	1999	6,098 SF	
.04Mi.	**147 HAMILTON AVE**	**09/26/2017**	$352,369	$176,030	960	/3/1	1975	8,712 SF	
.04Mi.	**140 KOURT DR**	**05/05/2017**	$340,669	$148,602	1,424	/3/1	1945	11,761 SF	
.04Mi.	**205 KOURT DR**	**02/29/2012**	$355,869	$174,200	1,094	/2/1	1946	18,295 SF	
.04Mi.	**250 KOURT DR**	**05/03/2020**	$510,194	$227,326	2,401	/4/2	1944	18,295 SF	
.05Mi.	**275 HAMILTON AVE**	**08/07/2019**	$441,942	$215,586	1,266	/3/2	1978	9,148 SF	
.05Mi.	**141 HAMILTON AVE**	**10/11/2007**	$433,155	$220,120	1,580	/2/2	1976	10,890 SF	
.05Mi.	**245 KOURT DR**	**12/01/2020**	$488,797	$216,393	2,357	/4/2	1946	16,117 SF	
.06Mi.	**1773 PARNELL DR**	**10/02/2023**	$494,938	$270,626	2,100	/6/3	1963	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	41.5 years old	Households:	13,478
Median Household Income:	$77,261	Households w/Family:	66%
Household Income Per Capita:	$39,405	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Eugene School District 4j	Students:	15,943
Number of Schools:	36	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.66Mi.	**Kelly Middle School** Number of Students: 407 Student-Teacher Ratio: 14.7	C-	Public	6 - 8
0.55Mi.	**Howard Elementary School** Number of Students: 474 Student-Teacher Ratio: 15.35	D	Public	KG - 5

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0.33Mi.	**North Eugene High School**	C	Public	9 - 12

Number of Students: 1,079
Student-Teacher Ratio: 21.57
Advanced Placement: Yes

Flood Report

The Subject Property of **200 KOURT DR, EUGENE, OR 97404-2209** 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	92%	SIMILAR
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	98%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides

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