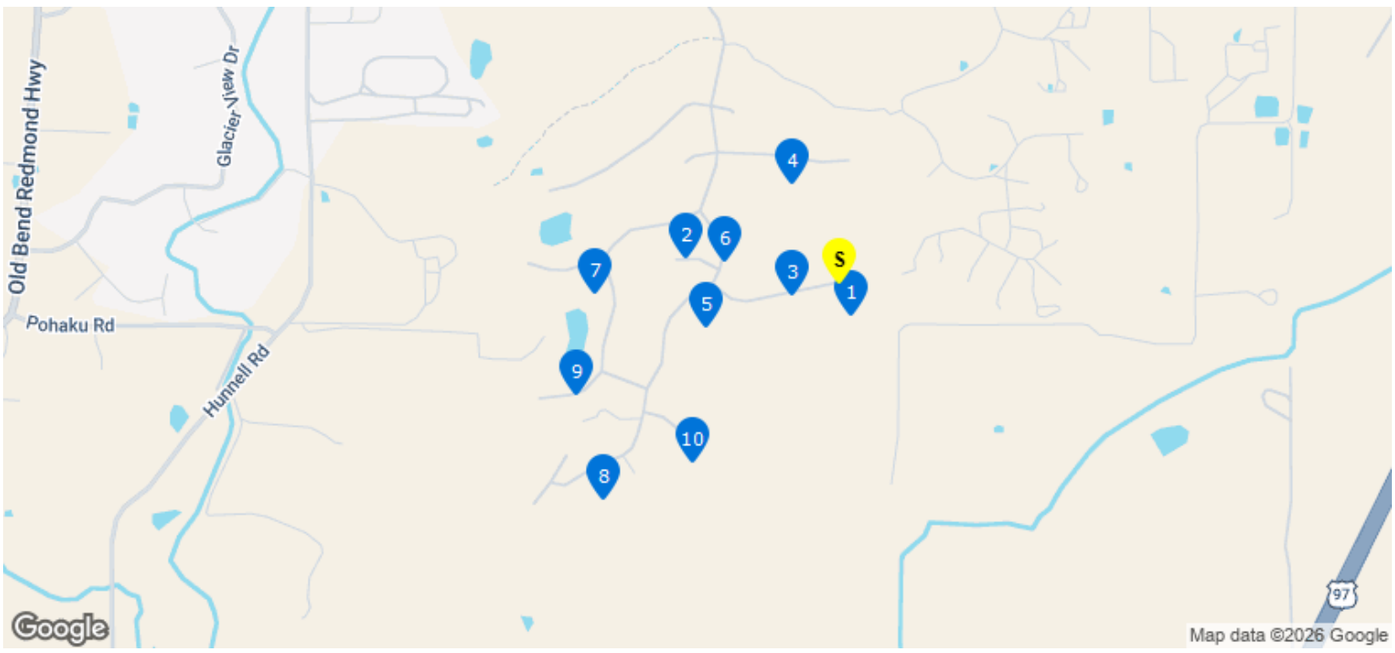
ICE SiteX Report

OrderID: 98788994

SiteX Property Information Report



Subject Property Location

20860 DIONE WAY, BEND, OR 97703-8424

County:	**DESCHUTES OR**	Census Tract:	0011.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161227 CC 03400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$622,000**	FSD:	12	Common Confidence Score:	67
Value Range:	$547,360 - $696,640	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$271,980	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$351,070	Total Taxable Value:	$3,769
Total Assessed Value:	$251,630	Total Assessor Market Value:	$623,050	Delinquent Year:	
				Tax Account ID:	166483
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 10 Subdivision: STARWOOD Map Ref: 161227-CC Sec/Twnship/Range: SEC 27 TWN 16 RNG 12
Abbreviated Description: LOT:9 BLK:10 SUBD:STARWOOD SEC/TWN/RNG/MER:SEC 27 TWN 16 RNG 12 MAP REF:161227-CC

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	3	Pool:	
Building Area:	1434 SF	Baths:	2	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Electric
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	2024-28616 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/16/2022	Loan Amount:	N/A
Document #:	2022-19924 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/12/2022		
TD Due Date:	06/01/2052	Type Finance:	
Legal Description:			
Block: 10 Subdivision: STARWOOD			

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	$550,000
Document #:	2022-19923 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/12/2022		
Document Type:	Deed		
Legal Description:			
Block: 10 Subdivision: STARWOOD			

ICE SiteX Report

OrderID: 98788994

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	$550,000
Document #:	BK-PG 2022-19923	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: STARWOOD Sec/Twnship/Range: SEC 27 TWN 16 RNG 12

Mortgage Record

Recording Date:	11/18/2016	Loan Amount:	N/A
Document #:	2016-47895 BK-PG -	Loan Type:	Conventional
Contract Date:	11/15/2016		
TD Due Date:	12/01/2031	Type Finance:	

Legal Description:
Block: 10 Subdivision: STARWOOD Map Ref: 0
City/Muni/Twp: BEND

Prior Transfer

Recording Date:	09/15/2014	Sales Price:	N/A
Document #:	2014-030501 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/10/2014		
Document Type:	Deed		

Legal Description:
Block: 10 Subdivision: STARWOOD

Area Sales Analysis

Total Area Sales	$7,054,050	Median # of Bedrooms	3
Median Lot Size	10,672 SF	Median # of Baths	2
Median Living Area	1,821 SF	Median Year Built	1993
Price Range - 2 Yrs	$620,150 to $800,000	Age Range	29 years to 36 years
Median Value	$697,500	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**20865 DIONE WAY** **BEND, OR 97703-8422**	05/29/2026	$673,500	$437	1541	/3/2	1992	13,068 SF	
		APN: 161227 CC 03900 Document #: 2026-16118 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 10 Subdivision: STARWOOD MapRef: CAB C PG 85 Abbreviated Description: Lot:14 Block:10 Subdivision:STARWOOD Map Ref:CAB C PG 85								
2	.18Mi.	**64804 STARWOOD DR** **BEND, OR 97703-8417**	08/14/2025	$669,000	$374	1791	/4/2	1997	9,583 SF	
		APN: 161233 AA 00100 Document #: 2025-21539 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: 10 Subdivision: STARWOOD MapRef: CAB C PG 85 Abbreviated Description: Lot:25 Block:10 Subdivision:STARWOOD Map Ref:CAB C PG 85								
3	.2Mi.	**20784 ARAGO CIR** **BEND, OR 97703-8425**	06/24/2026	$715,000	$479	1494	/3/2	1997	10,454 SF	
		APN: 161228 DD 04700 Document #: 2026-18802 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: STARWOOD Abbreviated Description: Lot:4 Block:7 Subdivision:STARWOOD								
4	.25Mi.	**64904 RIMROCK DR** **BEND, OR 97703-8473**	07/20/2026	$573,000	$380	1507	//	1971	81,022 SF	
		APN: 161227 CA 01000 Document #: 2026-21460 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: RANCHO EL SERENO MapRef: CAB A PG 145 Abbreviated Description: Lot:9 Block:1 Subdivision:RANCHO EL SERENO Map Ref:CAB A PG 145								
5	.26Mi.	**20786 MIRA CIR** **BEND, OR 97703-8430**	04/08/2026	$792,000	$450	1761	/3/3	1998	10,890 SF	
		APN: 161233 AA 01100 Document #: 2026-10389 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Block: 11 Subdivision: STARWOOD Abbreviated Description: Lot:3&4 Block:11 Subdivision:STARWOOD								
6	.26Mi.	**20766 S LOOP PL** **BEND, OR 97703-8968**	12/12/2025	$785,000	$377	2080	/3/2	1997	14,375 SF	
		APN: 161233 AA 06700 Document #: 2025-34334 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: STARWOOD MapRef: CAB C PG 85 Abbreviated Description: Lot:4 Block:8 Subdivision:STARWOOD Map Ref:CAB C PG 85								
7	.29Mi.	**20969 HICREST PL** **BEND, OR 97703-8974**	09/23/2026	$72,000	$129	560	//	1940	97,139 SF	
		APN: 161227 CD 01600 Document #: 2026-28521 Document Type: Special Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Block: 3 Subdivision: RANCHO EL SERENO Abbreviated Description: Lot:7 Block:3 Subdivision:RANCHO EL SERENO								
8	.31Mi.	**20737 LYRA DR** **BEND, OR 97703-8409**	08/07/2026	$680,000	$366	1858	/3/2	1990	9,148 SF	
		APN: 161228 DD 03900 Document #: 2026-23581 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: 6 Subdivision: STARWOOD Abbreviated Description: Lot:13 Block:6 Subdivision:STARWOOD								
9	.32Mi.	**20968 HICREST PL** **BEND, OR 97703-8974**	10/23/2026	$400,000	$440	910	//	1974	138,085 SF	
		APN: 161227 CD 01800 Document #: 2026-31533 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Block: 3 Subdivision: RANCHO EL SERENO MapRef: CAB A PG 145 Abbreviated Description: Lot:5 Block:3 Subdivision:RANCHO EL SERENO Map Ref:CAB A PG 145								

ICE SiteX Report

OrderID: 98788994

10	.33Mi.	**64925 VALEVIEW DR** **BEND, OR 97703-8978**	09/29/2025	$812,000	$456	1780	//	2020	109,336 SF

APN: 161227 CA 01300 Document #: 2025-26585
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: RANCHO EL SERENO Abbreviated Description: Lot:6 Block:2 Subdivision:RANCHO EL SERENO

11	.36Mi.	**20726 NORTH STAR WAY** **BEND, OR 97703-8401**	10/23/2026	$732,500	$299	2449	/3/2.5	1999	11,761 SF

APN: 161228 DD 00900 Document #: 2026-31458
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: STARWOOD MapRef: CAB C PG 85 Abbreviated Description: Lot:13 Block:2 Subdivision:STARWOOD Map Ref:CAB C PG 85

12	.36Mi.	**64769 SAROS LN** **BEND, OR 97703-8412**	06/01/2026	$650,000	$341	1908	/3/2	1994	11,326 SF

APN: 161233 AA 05700 Document #: 2026-16270
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 6 Subdivision: STARWOOD Abbreviated Description: Lot:24 Block:6 Subdivision:STARWOOD

13	.45Mi.	**64859 HALF MILE LN** **BEND, OR 97703-8976**	08/05/2025	$729,000	$355	2052	/4/2	1970	108,900 SF

APN: 161227 D0 00503 Document #: 2025-20587
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NW4SW4 S27T16SR12E WM Abbreviated Description: Sec/Twnship/Range:SE4NW4SW4 S27T16SR12E WM

14	.47Mi.	**65014 92ND ST** **BEND, OR 97703-8941**	07/16/2026	$329,910			//		43,996 SF

APN: 161227 B0 09000 Document #: 2026-21250
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Sec/Twnship/Range: SW4NW4 S27T16SR12E WM Abbreviated Description: Sec/Twnship/Range:SW4NW4 S27T16SR12E WM

15	.65Mi.	**20645 TUMALO RD** **BEND, OR 97703-8936**	04/14/2026	$620,000	$312	1984	/3/2	2002	112,820 SF

APN: 161228 DB 00400 Document #: 2026-10925
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: N2NW4SE4 S28T16SR12E WM Abbreviated Description: Sec/Twnship/Range:N2NW4SE4 S28T16SR12E WM

16	.66Mi.	**65065 85TH ST** **BEND, OR 97703-8475**	01/22/2026	$900,000			//		105,851 SF

APN: 161227 B0 04200 Document #: 2026-01834
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 21&22 Block: 4 Subdivision: FIRST ADDITION TO WHISPERING PINES ESTATES Abbreviated Description: Lot:21&22 Block:4 Subdivision:FIRST ADDITION TO WHISPERING PINES ESTATES

17	.68Mi.	**20851 89TH ST** **BEND, OR 97703-8988**	09/30/2025	$500,000	$309	1620	/3/2	1987	46,174 SF

APN: 161227 B0 08000 Document #: 2025-26674
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 18&19 Block: 5 Subdivision: FIRST ADDITION TO WHISPERING PINES ESTATES Abbreviated Description: Block:5 Subdivision:FIRST ADDITION TO WHISPERING PINES ESTATES Abbreviated Description:LOT: EAST 2 OF LOTS 18&19

18	.68Mi.	**64815 N HIGHWAY 97** **BEND, OR 97701-6866**	09/12/2025	$647,500	$198	3268	/4/2.5	1950	331,056 SF

APN: 161227 D0 01300 Document #: 2025-24837
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S27T16SR12E WM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S27T16SR12E WM

19	.7Mi.	**64835 HUNNELL RD** **BEND, OR 97703-8090**	08/08/2025	$1,800,000	$548	3284	/4/3	1980	122,839 SF

APN: 161228 C0 01500 Document #: 2025-20967
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: GLACIER VIEW FIRST ADDITION Abbreviated Description: Lot:19 Block:2 Subdivision:GLACIER VIEW FIRST ADDITION

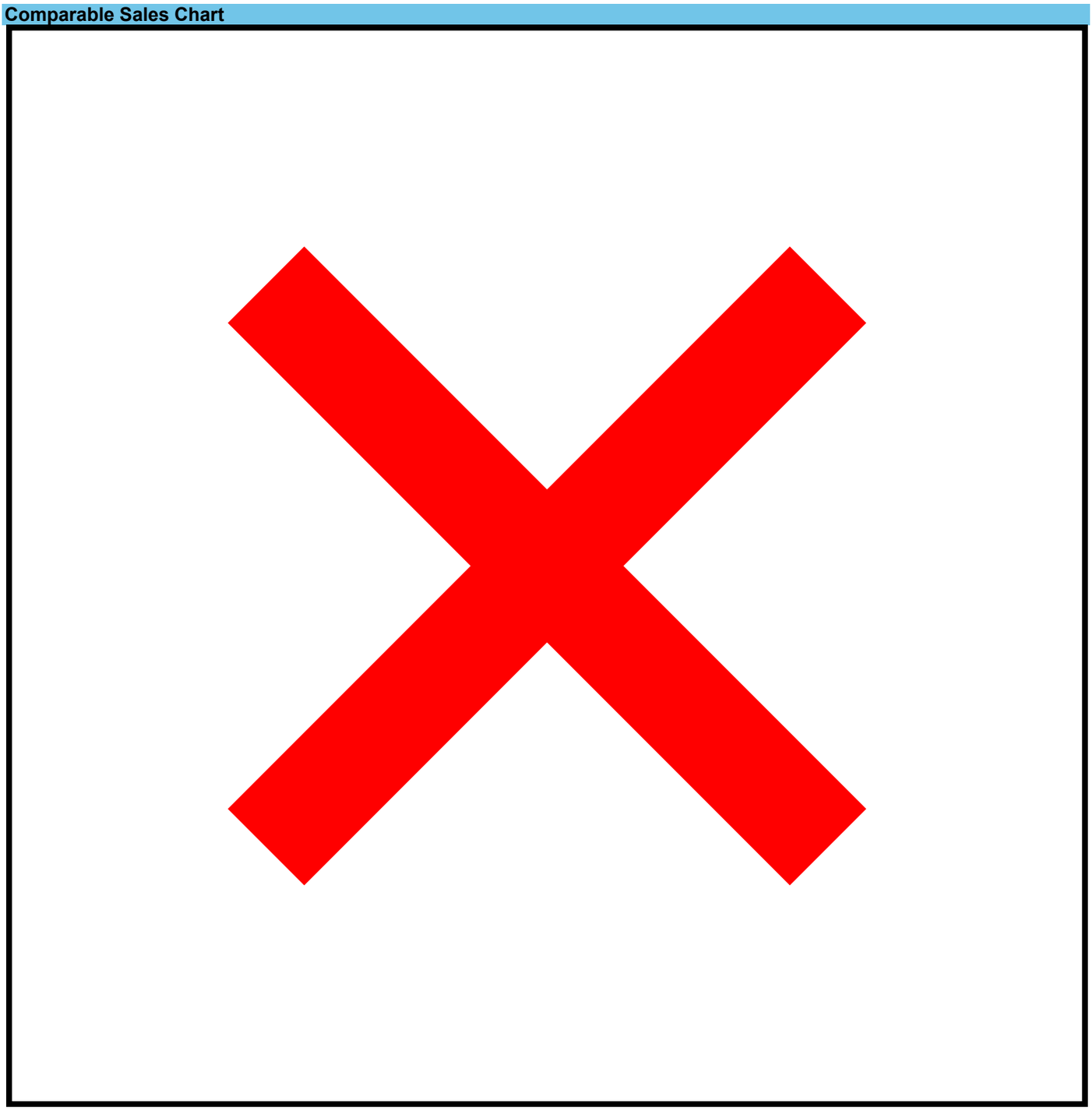
20	.72Mi.	**64960 HUNNELL RD** **BEND, OR 97703-8925**	08/18/2025	$495,000	$264	1876	/3/2	1989	51,836 SF

APN: 161228 DB 00800 Document #: 2025-21872
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: N2NW4SE S28T16SR12E WM Abbreviated Description: Sec/Twnship/Range:N2NW4SE S28T16SR12E WM

ICE SiteX Report

OrderID: 98788994

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.

ICE SiteX Report

OrderID: 98788994

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.	**20860 DIONE WAY**	**05/12/2022**	$623,050	$251,630	1,434	/3/2	1992	12,632 SF	
.02Mi.	**20854 DIONE WAY**	**12/29/2022**	$600,750	$238,300	1,474	/3/2	1992	10,890 SF	
.02Mi.	**20864 DIONE WAY**	**12/15/2016**	$775,270	$348,620	2,143	/3/2.5	1995	11,326 SF	
.03Mi.	**20870 DIONE WAY**	**10/29/2021**	$782,210	$333,480	1,971	/3/2.5	1994	14,375 SF	
.03Mi.	**20848 DIONE WAY**	**04/20/2015**	$706,100	$300,050	1,697	/3/2	1993	10,454 SF	
.04Mi.	**20859 DIONE WAY**	**08/07/2023**	$722,700	$304,710	1,900	/4/2	1995	10,890 SF	
.04Mi.	**20865 DIONE WAY**	**04/12/2021**	$699,750	$293,610	1,541	/3/2	1992	13,068 SF	
.04Mi.	**20876 DIONE WAY**	**11/01/2023**	$758,080	$321,560	2,328	/3/2.5	1994	12,632 SF	
.04Mi.	**20853 DIONE WAY**	**03/30/2004**	$703,550	$296,870	1,647	/3/2	1996	10,890 SF	
.05Mi.	**20842 DIONE WAY**	**08/07/2015**	$739,340	$284,250	2,001	/3/3	1992	10,454 SF	
.05Mi.	**20873 DIONE WAY**	**11/29/2017**	$827,720	$359,430	2,310	/4/2.5	1990	15,246 SF	
.06Mi.	**20847 DIONE WAY**	**07/12/2018**	$654,500	$264,930	1,610	/3/2	1993	10,890 SF	
.06Mi.	**20836 DIONE WAY**	**03/31/2025**	$702,230	$301,630	2,013	/3/2	1993	10,454 SF	
.07Mi.	**20843 DIONE WAY**	**10/02/1997**	$636,950	$256,390	1,456	/3/2	1990	10,454 SF	
.08Mi.	**20830 DIONE WAY**	**08/10/2000**	$692,440	$294,800	1,845	/3/2	1994	10,454 SF	
.08Mi.	**20835 DIONE WAY**	**07/02/2015**	$703,680	$294,780	1,675	/3/2	1996	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.7 years old	Households:	14,151
Median Household Income:	$120,550	Households w/Family:	68%
Household Income Per Capita:	$65,167	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Bend-la Pine Administrative School District 1	Students:	16,878
Number of Schools:	35	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.22Mi.	**Sky View Middle School** Number of Students: 598 Student-Teacher Ratio: 21.89	A-	Public	6 - 8
3.59Mi.	**North Star Elementary School** Number of Students: 319 Student-Teacher Ratio: 17.37	A-	Public	KG - 5
5.33Mi.	**Mountain View High School** Number of Students: 1,161 Student-Teacher Ratio: 22.76 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **20860 DIONE WAY, BEND, OR 97703-8424** 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	104%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	87%	LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

8/22/2025 - Flat Fire 7/23/2026 - Akawa Butte Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98788994

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.