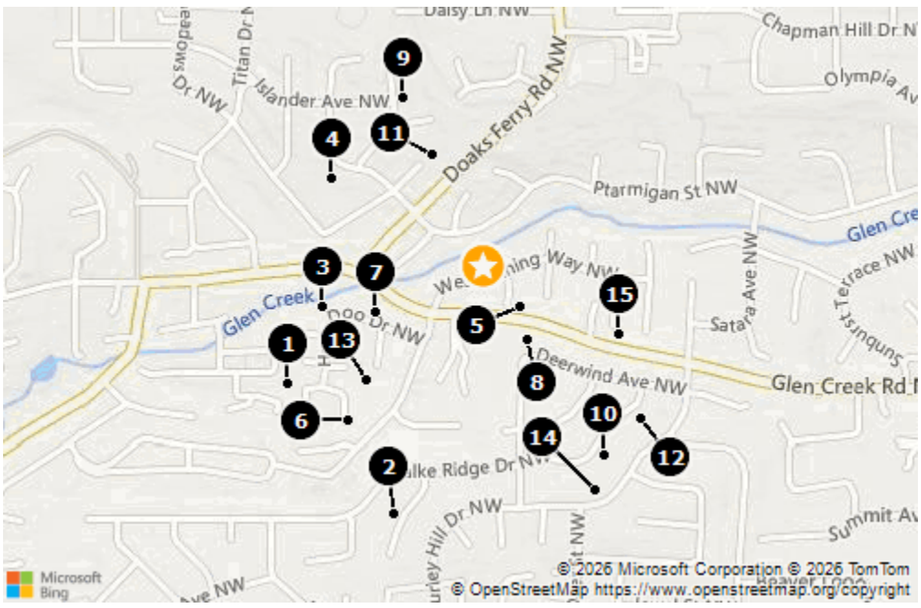
ICE SiteX Report

OrderID: 98169123

SiteX Property Information Report



Subject Property Location

2321 WESTFARTHING WAY NW, SALEM, OR 97304-2420

County:	**POLK OR**	Census Tract:	410530052.052016
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	07320-AB-09500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$473,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$416,240 - $529,760	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3201
Assd Land Value:	$83,040	Market Land Value:	$138,650	Tax Year:	2025
Assd Improvement:	$202,990	Market Improvment Value:	$314,210	Total Taxable Value:	$5,651
Total Assessed Value:	$286,030	Total Assessor Market Value:	$452,860	Delinquent Year:	
				Tax Account ID:	359151
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION Map Ref: 07320AB9500 Sec/Twnship/Range: SEC 20 TWN 07S RNG 03W
Abbreviated Description: BLK 2 LOT 29

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1798 SF	Baths:	2	Fireplace:	
Year Built:	1992	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	4	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/14/2025	Sales Price:	N/A
Document #:	2025-002678 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	N/A
Document #:	2022-009481 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/01/2022	Loan Amount:	N/A
Document #:	2022-008986 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	12/14/2020	Sales Price:	N/A
Document #:	2020-018710 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	11/20/2020	Loan Amount:	N/A
Document #:	2020-017503 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	N/A
Document #:	2020-006006 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2020	Sales Price:	$350,000
Document #:	2020-004255 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2020		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	03/27/2020	Sales Price:	$350,000
Document #:	1456500 BK-PG 2020 -4255	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION Map Ref: 07320AB9500 Sec/Twnship/Range: SEC 20 TWN 07S RNG 03W
Abbreviated Description: BLK 2 LOT 29

Prior Transfer

Recording Date:	03/19/2018	Sales Price:	N/A
Document #:	2018-003296 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/22/2018	Sales Price:	N/A
Document #:	2018-000770 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2018		
Document Type:			

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	11/09/2006	Sales Price:	$45,600
Document #:	06-018692 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/27/2006	Loan Amount:	N/A
Document #:	2006-016085 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
Abbreviated Description: TAX ID# 359151
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	06/13/2005	Sales Price:	$44,941
Document #:	2005-009428 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2005	Loan Amount:	N/A
Document #:	2005-008097 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/16/2030	Type Finance:	

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
City/Muni/Twp: SALEM

Mortgage Record

Recording Date:	05/20/2005	Loan Amount:	N/A
Document #:	2005-008096 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 29 Block: 2 Subdivision: LOWELL ESTATES SUBDIVISION
City/Muni/Twp: SALEM

Mortgage Record

Recording Date:	12/15/2004	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98169123

Document #:	2004-019853 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/24/2029	Type Finance:	

Legal Description:
Subdivision: LOWELL ESTATES SUBDIVISION
Abbreviated Description: TAX ID# 0359151

Area Sales Analysis

Total Area Sales	$7,328,600	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	1,928 SF	Median Year Built	2002
Price Range - 2 Yrs	$400,000 to $649,900	Age Range	10 years to 36 years
Median Value	$495,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1161 LITTLE JOHN LOOP NW** **SALEM, OR 97304-3450**	07/31/2026	$499,900	$269	1855	/3/2	2000	7,405 SF	
		APN: 07320-BC-11600 Document #: 2026-006140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: SUMMER PARK Abbreviated Description: Lot:17 Subdivision:SUMMER PARK City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
2	.3Mi.	**945 CARADON CT NW** **SALEM, OR 97304-4838**	07/24/2026	$499,000	$253	1968	/3/2	2005	5,663 SF	
		APN: 07320-CA-13200 Document #: 2026-005913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 456 Subdivision: DEER RIDGE ESTATES PHASE 6 MapRef: VOL 13 PG 14 Abbreviated Description: Lot:456 Subdivision:DEER RIDGE ESTATES PHASE 6 Map Ref:VOL 13 PG 14City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
3	.19Mi.	**2587 HOO DOO DR NW** **SALEM, OR 97304-2754**	07/07/2026	$450,000	$295	1524	/4/2	2003	16,988 SF	
		APN: 07320-BD-04700 Document #: 2026-005436 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: DREAM VALLEY ESTATES Abbreviated Description: Lot:3 Subdivision:DREAM VALLEY ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
4	.2Mi.	**2570 PTARMIGAN ST NW** **SALEM, OR 97304-2409**	06/30/2026	$495,000	$256	1928	/3/2	1997	10,454 SF	Yes
		APN: 07320-BA-03300 Document #: 2026-005270 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: DOAKS FERRY ESTATES PHASE 1 Abbreviated Description: Lot:4 Subdivision:DOAKS FERRY ESTATES PHASE 1 City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
5	.06Mi.	**2252 WESTFARTHING WAY NW** **SALEM, OR 97304-2419**	06/24/2026	$440,000	$220	1992	/3/2	1990	11,326 SF	
		APN: 07320-AB-10900 Document #: 2026-005069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: LOWELL ESTATES SUBDIVISION Abbreviated Description: Lot:7 Block:3 Subdivision:LOWELL ESTATES SUBDIVISION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
6	.23Mi.	**2652 HOO DOO DR NW** **SALEM, OR 97304-2758**	06/22/2026	$600,000	$207	2895	/6/2	2016	10,454 SF	
		APN: 07320-BD-06602 Document #: 2026-004964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARTITION PLAT NO 2015-0005 Abbreviated Description: Lot:3 Subdivision:PARTITION PLAT NO 2015-0005 City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
7	.13Mi.	**2537 HOO DOO DR NW** **SALEM, OR 97304-2754**	06/18/2026	$439,900	$301	1459	/3/2	1990	10,454 SF	
		APN: 07320-BD-00200 Document #: 2026-004935 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: OAKWOOD ESTATES Abbreviated Description: Lot:5 Block:3 Subdivision:OAKWOOD ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
8	.1Mi.	**2287 DEERWIND AVE NW** **SALEM, OR 97304-4833**	06/18/2026	$510,000	$294	1734	/3/2	2005	9,583 SF	
		APN: 07320-AC-21100 Document #: 2026-004897 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 366 Subdivision: DEER RIDGE ESTATES Phase No: 5 Abbreviated Description: Lot:366 Subdivision:DEER RIDGE ESTATES Phase No:5 City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
9	.21Mi.	**1438 CATHLAMET CT NW** **SALEM, OR 97304-2413**	06/15/2026	$500,000	$227	2197	/3/2	1996	7,841 SF	
		APN: 07320-BA-05600 Document #: 2026-004739 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: DOAKS FERRY ESTATES Phase No: II Abbreviated Description: Lot:31 Subdivision:DOAKS FERRY ESTATES Phase No:II City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
10	.26Mi.	**2180 DALKE RIDGE DR NW** **SALEM, OR 97304-4830**	06/05/2026	$450,000	$199	2256	/4/3	2003	6,098 SF	
		APN: 07320-AC-14700 Document #: 2026-004521 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 305 Subdivision: DEER RIDGE ESTATES - PHASE IV MapRef: VOL 12 PG 27 Abbreviated Description: Lot:305 Subdivision:DEER RIDGE ESTATES - PHASE IV Map Ref:VOL 12 PG 27City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
11	.14Mi.	**1357 KITSAP CT NW** **SALEM, OR 97304-2400**	06/02/2026	$649,900	$279	2325	/4/2	1994	10,454 SF	
		APN: 07320-BA-05100 Document #: 2026-004437 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: DOAKS FERRY ESTATES PHASE I Abbreviated Description: Lot:53 Subdivision:DOAKS FERRY ESTATES PHASE I City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
12	.25Mi.	**2130 DALKE RIDGE DR NW** **SALEM, OR 97304-4830**	05/13/2026	$499,000	$224	2218	/3/2	2003	6,534 SF	
		APN: 07320-AC-15200 Document #: 2026-003865								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 310 Subdivision: DEER RIDGE ESTATES Phase No: IV Abbreviated Description: Lot:310 Subdivision:DEER RIDGE ESTATES Phase No:IV City/Muni/Twp:SALEM City/Muni/Twp: SALEM

13	.19Mi.	**1103 LA TOSCA CT NW SALEM, OR 97304-2747**	05/08/2026	$400,000	$240	1662	/2/2	1992	9,148 SF

APN: 07320-BD-03300 Document #: 2026-003735
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: OAKWOOD ESTATES Abbreviated Description: Lot:5 Block:4 Subdivision:OAKWOOD ESTATES

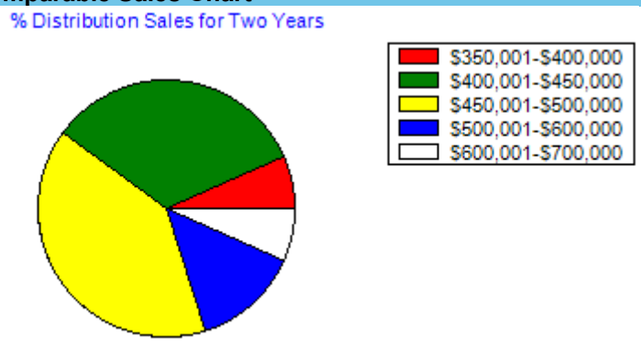
14	.29Mi.	**979 BURLEY HILL DR NW SALEM, OR 97304-2772**	05/06/2026	$460,000	$292	1570	/3/2	2002	6,970 SF

APN: 07320-DB-10300 Document #: 2026-003650
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 245 Subdivision: DEER RIDGE ESTATES Phase No: 3 Abbreviated Description: Lot:245 Subdivision:DEER RIDGE ESTATES Phase No:3 City/Muni/Twp:SALEM City/Muni/Twp: SALEM

15	.17Mi.	**2142 WESTFARTHING WAY NW SALEM, OR 97304-2417**	05/04/2026	$435,900	$264	1647	/3/2	2003	10,454 SF

APN: 07320-AB-02006 Document #: 2026-003530
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PARTITION PLAT NO 2002-19 Abbreviated Description: Lot:3 Subdivision:PARTITION PLAT NO 2002-19 City/Muni/Twp:SALEM City/Muni/Twp: SALEM

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.	**2321 WESTFARTHING WAY NW**	**03/27/2020**	$452,860	$286,030	1,798	/3/2	1992	8,712 SF	
.01Mi.	**2291 WESTFARTHING WAY NW**	**12/27/1995**	$433,410	$259,020	1,644	/3/2	1997	10,019 SF	Yes
.01Mi.	**2331 WESTFARTHING WAY NW**	**12/15/2016**	$417,590	$239,120	1,384	/3/2	1981	10,890 SF	
.02Mi.	**2378 PTARMIGAN ST NW**	**12/18/2006**	$392,540	$223,970	1,519	/4/2	1979	8,712 SF	
.03Mi.	**2261 WESTFARTHING WAY NW**	**06/20/2019**	$539,340	$287,510	2,340	/3/2	1999	10,890 SF	
.03Mi.	**2351 WESTFARTHING WAY NW**		$456,550	$243,720	1,961	/2/1	1983	8,276 SF	
.03Mi.	**2388 PTARMIGAN ST NW**	**12/11/2001**	$483,400	$269,560	2,168	/3/2	1979	7,841 SF	
.03Mi.	**2358 PTARMIGAN ST NW**	**07/24/2023**	$465,450	$269,930	1,920	/3/2	1979	8,712 SF	
.04Mi.	**2320 WESTFARTHING WAY NW**	**08/24/2022**	$505,000	$273,840	1,979	/4/2	2017	10,454 SF	
.04Mi.	**2332 WESTFARTHING WAY NW**	**06/23/2004**	$424,210	$200,450	1,550	/3/2	1980	9,583 SF	
.04Mi.	**2408 PTARMIGAN ST NW**		$420,150	$253,770	2,047	/4/2	1984	9,583 SF	
.04Mi.	**2292 WESTFARTHING WAY NW**	**02/04/2022**	$420,650	$205,910	1,363	/3/2	1981	16,988 SF	
.04Mi.	**2231 WESTFARTHING WAY NW**	**06/29/2010**	$561,950	$335,290	2,678	/4/3	1993	10,454 SF	
.04Mi.	**2348 PTARMIGAN ST NW**		$420,170	$237,710	1,541	/3/2	1978	9,583 SF	
.04Mi.	**2361 WESTFARTHING WAY NW**	**09/29/2020**	$437,360	$233,530	1,693	/3/2	1978	11,326 SF	
.05Mi.	**2352 WESTFARTHING WAY NW**	**08/23/2018**	$385,670	$209,940	1,443	/3/2	1978	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	59%

ICE SiteX Report

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Demographics & Income

Median Age:	40.1 years old	Households:	14,172
Median Household Income:	$90,034	Households w/Family:	70%
Household Income Per Capita:	$48,889	Households w/Family Married:	51%
Most Common Education Level:	Some College	Households w/Family Children:	33%

School District

School District Zone:	Salem-Keizer School District 24j	Students:	37,982
Number of Schools:	65	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Chapman Hill Elementary School** Number of Students: 306 Student-Teacher Ratio: 17	C-	Public	KG - 5
0.50Mi.	**West Salem High School** Number of Students: 1,606 Student-Teacher Ratio: 25.09 Advanced Placement: Yes	B-	Public	9 - 12
0.74Mi.	**Straub Middle School** Number of Students: 568 Student-Teacher Ratio: 22.12	C+	Public	6 - 8

Flood Report

The Subject Property of **2321 WESTFARTHING WAY NW, SALEM, OR 97304-2420** 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	105%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	85%	LOWER
OVERALL	82%	LOWER

Disaster Alerts

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

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