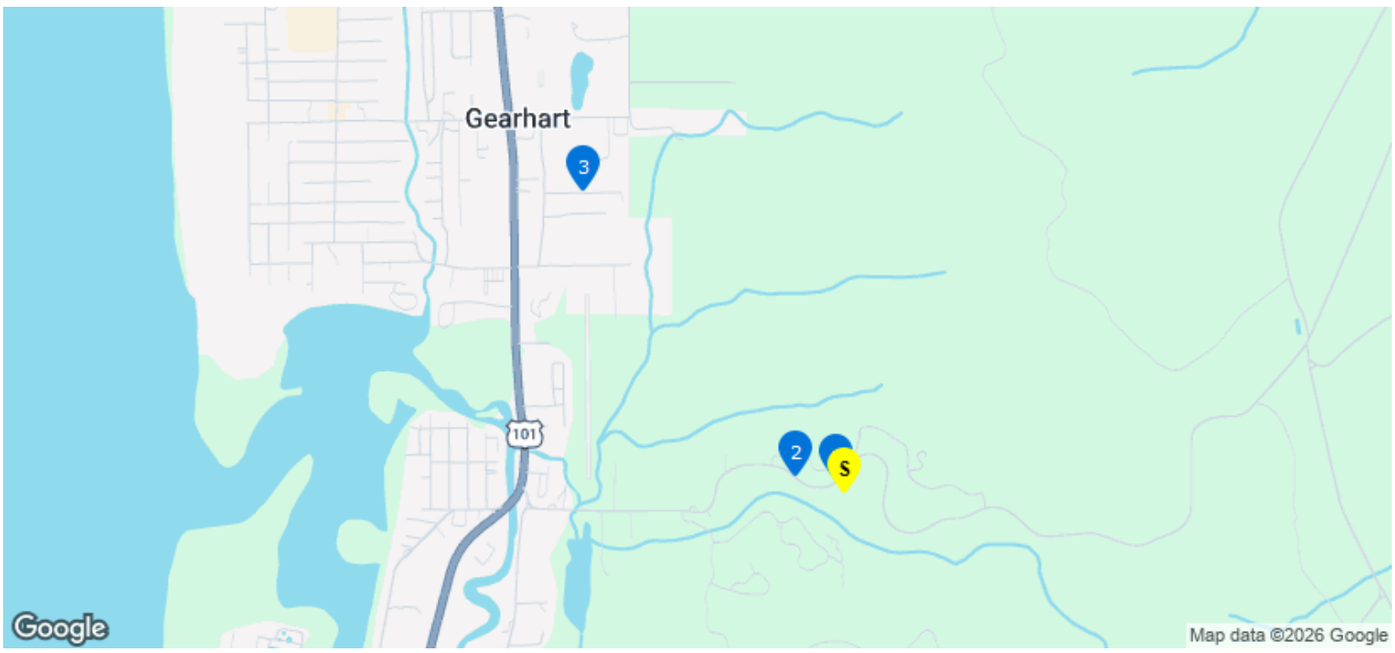
ICE SiteX Report

OrderID: 98779323

SiteX Property Information Report



Subject Property Location

2344 ROYAL VIEW DR, SEASIDE, OR 97138-4608

County:	**CLATSOP OR**	Census Tract:	9507.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	61011CC02900	Thomas Bros Pg-Grid:	

Valuation

Value:	**$722,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$671,460 - $772,540	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1001
Assd Land Value:		Market Land Value:	$152,598	Tax Year:	2025
Assd Improvement:	$530,804	Market Improvment Value:	$530,804	Total Taxable Value:	$5,256
Total Assessed Value:	$530,804	Total Assessor Market Value:	$683,402	Delinquent Year:	
				Tax Account ID:	9968
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Section: 11CC Subdivision: REGAL ELK RIDGE ESTATES Sec/Twnship/Range: SEC 11 TWN 06 RNG 10
Abbreviated Description: REGAL ELK RIDGE ESTATES LOT 12

Property Characteristics

Lot Size:	15,246 SF	Bedrooms:	3	Pool:	
Building Area:	2124 SF	Baths:	2	Fireplace:	Yes
Year Built:	2006	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+B	Number of Cars:	2	A/C:	
Style:	Modern	Basement:	Unfinished Basement	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2023	Sales Price:	N/A
Document #:	202302370 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/08/2023	Loan Amount:	N/A
Document #:	202302193 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/04/2023		
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES
City/Muni/Twp: SEASIDE

Prior Transfer

Recording Date:	05/08/2023	Sales Price:	$624,000
Document #:	202302192 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/04/2023		
Document Type:	Deed		

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES
City/Muni/Twp: SEASIDE

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Prior Transfer

Recording Date:	11/08/2010	Sales Price:	N/A
Document #:	201009636 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/29/2010	Loan Amount:	N/A
Document #:	201009386 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/22/2010		
TD Due Date:	11/01/2040	Type Finance:	

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES
City/Muni/Twp: SEASIDE

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	$330,000
Document #:	201009385 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/22/2010		
Document Type:	Deed		

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES
City/Muni/Twp: SEASIDE

Prior Transfer

Recording Date:	05/11/2009	Sales Price:	$191,000
Document #:	200904335 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/14/2009	Loan Amount:	N/A
Document #:	200903440 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	03/30/2009		
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES Map Ref: 0
Abbreviated Description: TAX ID# 9968
City/Muni/Twp: SEASIDE

Mortgage Record

Recording Date:	08/22/2007	Loan Amount:	N/A
Document #:	200708917 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/16/2007		
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES Map Ref: 0
City/Muni/Twp: SEASIDE

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$90,000
Document #:	200515182 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/14/2005		
Document Type:	Deed		

Legal Description:
Subdivision: REGAL ELK RIDGE ESTATES
City/Muni/Twp: SEASIDE

Area Sales Analysis

Total Area Sales	$1,919,820	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,877 SF	Median Year Built	1992
Price Range - 2 Yrs	$452,500 to $777,320	Age Range	22 years to 86 years
Median Value	$690,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.01Mi.	**1390 N WAHANNA RD SEASIDE, OR 97138-**	10/23/2026	$545,000			//		4,792 SF	
		APN: 61015CA02500 Document #: 202606137 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 11 Block: 10 Subdivision: STANLEY ACRES Abbreviated Description: Lot:11 Block:10 Subdivision:STANLEY ACRES City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE								
2	1.54Mi.	**337 16TH AVE SEASIDE, OR 97138-6414**	10/28/2026	$589,000	$319	1848	/1/1	1917	4,792 SF	
		APN: 61016DA04800 Document #: 202606239 Document Type: Warranty Deed Price Code: A Land Use: Triplex (3 units, any combination) Legal: Lot: 3 Block: 6 Subdivision: SURF BEACH Abbreviated Description: Lot:3 Block:6 Subdivision:SURF BEACH City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE								
3	1.66Mi.	**311 10TH AVE SEASIDE, OR 97138-6207**	10/15/2026	$483,670	$288	1680	/4/2	1922	4,792 SF	
		APN: 61016DC00400 01 Document #: 202605970 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 10 Subdivision: GRIMES GROVE Abbreviated Description: Lot:1 Block:10 Subdivision:GRIMES GROVE City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE								

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4	1.67Mi.	**361 9TH AVE** **SEASIDE, OR 97138-6126**	10/28/2026	$400,000	$309	1296	/2/1	1916	4,792 SF

APN: 61016DD01400 Document #: 202606218
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 12 Subdivision: GRIMES GROVE Abbreviated Description: Lot:10 Block:12 Subdivision:GRIMES GROVE City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

5	1.78Mi.	**320 NECANICUM DR** **SEASIDE, OR 97138-5907**	10/23/2026	$285,000	$336	847	/2/1	1977	SF

APN: 61021AB90009 Document #: 202606151
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: RIVERWALK AT SEASIDE CONDOMINIUM Legal Unit: 9 Abbreviated Description: Subdivision:RIVERWALK AT SEASIDE CONDOMINIUM Legal Unit:9 City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

6	2.03Mi.	**205 13TH ST** **GEARHART, OR 97138-2585**	10/16/2026	$537,000	$251	2140	/2/2	1966	SF

APN: 61004DA80019 Document #: 202605992
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PACIFIC PALISADES CONDOMINIUM Legal Unit: 19 MapRef: MB 326 PG 382 Abbreviated Description: Subdivision:PACIFIC PALISADES CONDOMINIUM Legal Unit:19 Map Ref:MB 326 PG 382Abbreviated Description:BUILDING C City/Muni/Twp:GEARHART City/Muni/Twp: GEARHART

7	2.09Mi.	**26 AVENUE A** **SEASIDE, OR 97138-5702**	10/30/2026	$29,900	$28	1050	/2/2	2003	SF

APN: 61021AC60801 Document #: 202606281
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE RESORT AT SEASIDE Legal Unit: 8801 Abbreviated Description: Subdivision:THE RESORT AT SEASIDE Legal Unit:8801 City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

8	2.1Mi.	**1679 HUCKLEBERRY DR** **SEASIDE, OR 97138-7849**	10/28/2026	$581,000	$234	2488	/4/2	1998	8,712 SF

APN: 61022CD05000 Document #: 202606212
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: BEAR CREEK Abbreviated Description: Lot:21 Subdivision:BEAR CREEK City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

9	2.13Mi.	**861 AVENUE K** **SEASIDE, OR 97138-7461**	11/02/2026	$350,000	$238	1472	/3/2	2007	4,792 SF

APN: 61021DA08202 Document #: 202606324
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 13 Subdivision: BRADBURYS SECOND ADDITION Abbreviated Description: Block:13 Subdivision:BRADBURYS SECOND ADDITION Abbreviated Description:PORTION LOTS8&9 City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

10	2.14Mi.	**560 S DOWNING ST** **SEASIDE, OR 97138-5619**	10/22/2026	$439,000	$377	1164	/3/1	1936	5,663 SF

APN: 61021AC14100 Document #: 202606100
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&14 Block: 12 Subdivision: HERMOSA PARK Abbreviated Description: Lot:3&14 Block:12 Subdivision:HERMOSA PARK City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

11	2.17Mi.	**1398 N OCEAN AVE** **GEARHART, OR 97138-5802**	11/02/2026	$2,400,000			//	2020	42,253 SF

APN: 61004AD01900 Document #: 202606314
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S04T06NR10W WM Abbreviated Description: Sec/Twnship/Range:NE4 S04T06NR10W WM

12	2.35Mi.	**1021 S PROM** **SEASIDE, OR 97138-5416**	10/23/2026	$1,880,000	$415	4532	/6/3	1926	5,227 SF

APN: 61021DB08800 01 Document #: 202606129
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5-13 Block: 22 Subdivision: HERMOSA PARK MapRef: MB 57 PG 561 Abbreviated Description: Lot:5-13 Block:22 Subdivision:HERMOSA PARK Map Ref:MB 57 PG 561City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

13	2.44Mi.	**741 AVENUE S** **SEASIDE, OR 97138-7509**	10/19/2026	$694,000			//	1935	17,424 SF

APN: 61021AD13900 01 Document #: 202606007
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 2-5 Block: 2 Subdivision: AUSTIN ADDITION TO OCEAN GROVE MapRef: MB 3 PG 43 Abbreviated Description: Lot:2-5 Subdivision:AUSTIN ADDITION TO OCEAN GROVE Map Ref:MB 3 PG 43Abbreviated Description:EAST50FT LOT2 City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

14	2.66Mi.	**2149 S FRANKLIN ST** **SEASIDE, OR 97138-5151**	10/20/2026	$800,000			//	1947	10,019 SF

APN: 61028AB06300 01 Document #: 202606063
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 3&4 Block: 24 Subdivision: CARTWRIGHT PARK Abbreviated Description: Lot:3&4 Block:24 Subdivision:CARTWRIGHT PARK City/Muni/Twp:SEASIDE City/Muni/Twp: SEASIDE

15	3.66Mi.	**89026 OCEAN DR** **WARRENTON, OR 97146-7182**	10/21/2026	$1,650,000	$702	2349	/4/2	1989	174,676 SF

APN: 71028CA01700 Document #: 202606068
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SURF PINES BEACH ADDITION Sec/Twnship/Range: S28T07NR10W WM Abbreviated Description: Lot:3 Subdivision:SURF PINES BEACH ADDITION Sec/Twnship/Range:S28T07NR10W WM

16	4.56Mi.	**89695 OLD BOG RD** **WARRENTON, OR 97146-7165**	10/14/2026	$429,000	$319	1344	/2/2	1979	19,166 SF

APN: 71022A000700 Document #: 202605935
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal:

17	5.98Mi.	**90364 LEWIS RD** **WARRENTON, OR 97146-7221**	10/28/2026	$460,000	$274	1680	/3/2	1978	23,087 SF

APN: 71016AB03300 Document #: 202606233
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

18	6.51Mi.	**5190 FAIRWAY AVE** **GEARHART, OR 97138-**	10/15/2026	$1,600,000	$560	2856	/3/2	1995	25,700 SF

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APN: 71033DB04500 Document #: 202605958
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: THE HIGHLANDS AT GEARHART MapRef: MB 13 PG 21-24 Abbreviated Description: Lot:23 Subdivision:THE HIGHLANDS AT GEARHART Map Ref:MB 13 PG 21-24

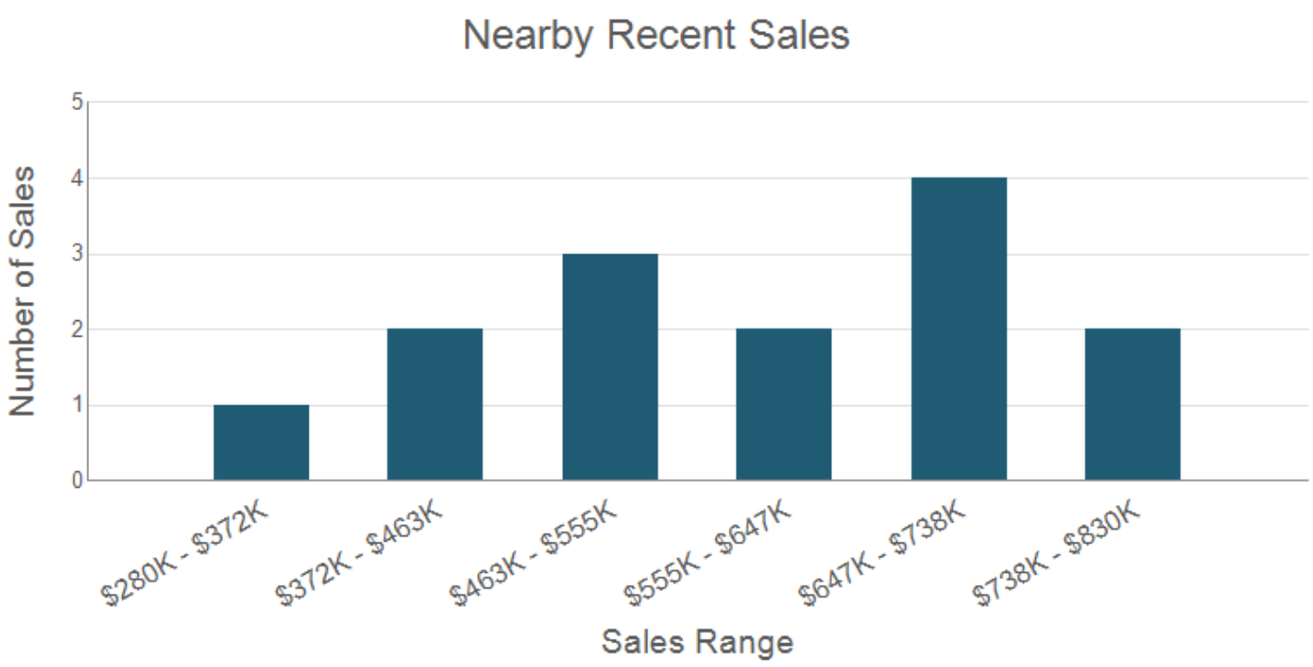
19	7.37Mi.	**34289 WAPITI LN SEASIDE, OR 97138-3633**	10/19/2026	$400,000	$157	2553	/4/3	1993	135,036 SF

APN: 51024B000400 Document #: 202606005
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S24T05NR10W WM Abbreviated Description: Sec/Twnship/Range:NW4 S24T05NR10W WM

20	7.61Mi.	**36267 ARVID CARLSON LN ASTORIA, OR 97103-2211**	10/20/2026	$710,000			//	2018	114,998 SF

APN: 70909C000301 Document #: 202606031
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: PARTITION PLAT NO 2013-001 MapRef: DOC 201300415 Sec/Twnship/Range: NE4SW4 S09T07NR09W WM Abbreviated Description: Lot:1 Block:1 Subdivision:PARTITION PLAT NO 2013-001 Map Ref:DOC 201300415Sec/Twnship/Range:NE4SW4 S09T07NR09W WM

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.	**2344 ROYAL VIEW DR**	**05/04/2023**	$683,402	$530,804	2,124	/3/2	2006	15,246 SF	
.02Mi.	**2340 ROYAL VIEW DR**	**11/27/2006**	$775,464	$634,011	3,622	/2/3	2006	13,939 SF	S
.03Mi.	**2338 ROYAL VIEW DR**	**12/23/2023**	$893,392	$674,783	3,230	/5/3	2007	16,988 SF	
.04Mi.	**2354 ROYAL VIEW DR**	**01/29/2004**	$642,845	$464,529	2,484	/3/2	1993	16,988 SF	S
.04Mi.	**2335 ROYAL VIEW DR**	**11/10/2000**	$869,522	$650,913	2,603	/3/2	2004	13,504 SF	S
.05Mi.	**2341 ROYAL VIEW DR**	**11/02/2022**	$819,846	$618,383	3,167	/3/2	1992	13,068 SF	
.05Mi.	**2345 ROYAL VIEW DR**	**11/19/2020**	$813,230	$654,631	3,000	/3/3	1992	20,473 SF	
.06Mi.	**2333 ROYAL VIEW DR**	**12/10/2001**	$743,375	$511,906	1,970	/2/3	2002	12,197 SF	
.07Mi.	**2330 ROYAL VIEW DR**	**08/19/2003**	$489,611	$354,159	2,352	/1/3	2003	33,106 SF	
.09Mi.	**2319 LEWIS AND CLARK RD**	**07/29/2015**	$463,686	$328,234	1,480	/3/2	2002	15,682 SF	
.11Mi.	**2317 LEWIS AND CLARK RD**	**08/31/2005**	$687,312	$545,859	2,803	/3/2	2005	11,761 SF	S
.11Mi.	**2220 N FORK RD**	**06/11/2015**	$786,076	$594,525			2016	10,890 SF	
.13Mi.	**2240 N FORK RD**	**05/27/2022**	$653,324	$461,773	2,400	/3/2	2015	8,276 SF	
.13Mi.	**2316 ROYAL VIEW DR**	**07/19/2013**	$599,604	$458,151	1,877	/3/3	1992	10,890 SF	
.14Mi.	**2209 N FORK RD**	**11/29/2023**	$595,155	$449,650			2018	7,841 SF	
.14Mi.	**2215 N FORK RD**	**06/12/2012**	$823,658	$678,153			2018	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	34%

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Demographics & Income

Median Age:	48.1 years old	Households:	4,484
Median Household Income:	$62,164	Households w/Family:	50%
Household Income Per Capita:	$40,422	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Seaside School District 10	Students:	1,439
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.29Mi.	**Gearhart Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
1.72Mi.	**Broadway Middle School** Number of Students: 355 Student-Teacher Ratio: 15.43	C-	Public	6 - 8
1.72Mi.	**Seaside High School** Number of Students: 489 Student-Teacher Ratio: 17.27	D	Public	9 - 12

Flood Report

The Subject Property of **2344 ROYAL VIEW DR, SEASIDE, OR 97138-4608** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	125%	HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	51%	NOTABLY LOWER
AGGRAVATED ASSAULT	150%	NOTABLY HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	110%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

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

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