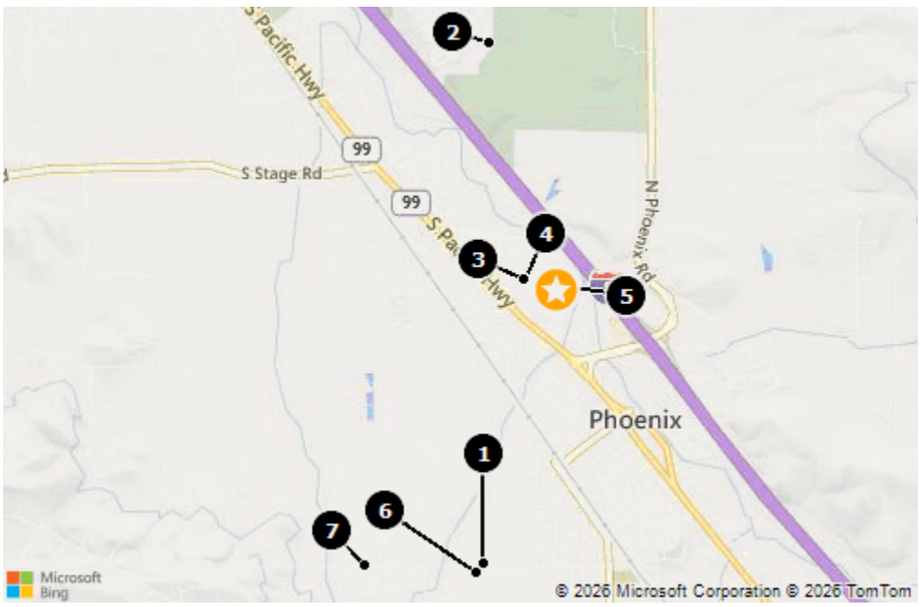
ICE SiteX Report

OrderID: 98169124

SiteX Property Information Report



Subject Property Location

250 OAK CREST WAY, MEDFORD, OR 97501-9025

County:	**JACKSON OR**	Census Tract:	410290016.012000
Property Use:	Single Family Residential	Zoning:	UR-8
Parcel Number:	1-0977970	Thomas Bros Pg-Grid:	

Valuation

Value:	**$469,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$440,860 - $497,140	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0403
Assd Land Value:	$74,680	Market Land Value:	$126,400	Tax Year:	2025
Assd Improvement:	$163,440	Market Improvment Value:	$308,560	Total Taxable Value:	$3,150
Total Assessed Value:	$238,120	Total Assessor Market Value:	$434,960	Delinquent Year:	
				Tax Account ID:	381W09AB 03317
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 09 Q 1 TWN 38S RNG 01W

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1660 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/15/2023	Sales Price:	$401,591
Document #:	2023-002882 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	N/A
Document #:	2022-025787 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/11/2022	Sales Price:	$409,000
Document #:	2022-005166 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/10/2022		
Document Type:			
Legal Description:			

Lot: 18 Subdivision: OAK CREST ESTATES

Prior Transfer

Recording Date:	02/10/2022	Sales Price:	$409,000
Document #:	2021-5166 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Sec/Twnship/Range: SEC 09 Q 1 TWN 38S RNG 01W

Prior Transfer

Recording Date:	04/16/2021	Sales Price:	$72,500
Document #:	2021-017191 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2021		
Document Type:			

Legal Description:
Lot: 18 Subdivision: OAK CREST ESTATES

Prior Transfer

Recording Date:	04/13/2021	Sales Price:	$72,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2020	Sales Price:	N/A
Document #:	2020-044438 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/14/2017	Loan Amount:	N/A
Document #:	2017-038701 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2047	Type Finance:	

Legal Description:
Lot: 19 Subdivision: OAK CREST ESTATES

Prior Transfer

Recording Date:	11/14/2017	Sales Price:	N/A
Document #:	2017-038700 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/08/2017		
Document Type:			

Legal Description:
Lot: 18 Subdivision: OAK CREST ESTATES

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$209,000
Document #:	2005-044721 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/27/2005		
Document Type:			

Legal Description:
Lot: 18 Subdivision: OAK CREST ESTATES SUBDIVISION

Area Sales Analysis

Total Area Sales	$2,779,945	Median # of Bedrooms	2
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	1,516 SF	Median Year Built	1986
Price Range - 2 Yrs	$195,000 to $720,000	Age Range	5 years to 106 years
Median Value	$435,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.35Mi.	**3985 CALHOUN RD** **MEDFORD, OR 97501-9603**	06/23/2026	$720,000	$318	2263	/4/3	1920	67,954 SF	
		APN: 1-0028442 Document #: 2026-013497 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	1.23Mi.	**2854 YVONNE RD** **MEDFORD, OR 97504-8803**	04/16/2026	$486,945	$270	1800	/3/2	1986	11,326 SF	Spa Only
		APN: 1-0703156 Document #: 2026-008094 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 15 Subdivision: MONT CREST SUBDIVISION UNIT NO 4 Abbreviated Description: Lot:6 Block:15 Subdivision:MONT CREST SUBDIVISION UNIT NO 4 City/Muni/Twp:MEDFORD City/Muni/Twp: MEDFORD								
3	.17Mi.	**160 NORTHRIDGE TER** **MEDFORD, OR 97501-8966**	04/06/2026	$265,000	$265	1000	/2/1	2021	SF	
		APN: 1-0650816 Document #: 2026-007086 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: APPLE TREE CONDOMINIUM Legal Unit: 6 MapRef: DOC 79-23773 Abbreviated Description: Subdivision:APPLE TREE CONDOMINIUM Legal Unit:6 Map Ref:DOC 79-23773								
4	.15Mi.	**174 NORTHRIDGE TER** **MEDFORD, OR 97501-8964**	01/26/2026	$203,000	$216	936	/2/1	2021	SF	
		APN: 1-0641282 Document #: 2026-001626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: CHERRY TREE CONDOMINIUM Legal Unit: 7 MapRef: VOL 13 PG 86 Abbreviated Description: Subdivision:CHERRY TREE CONDOMINIUM Legal Unit:7 Map Ref:VOL 13 PG 86								
5	.03Mi.	**261 OAK CREST WAY** **MEDFORD, OR 97501-9025**	11/21/2025	$435,000	$286	1516	/3/2	2021	6,098 SF	
		APN: 1-0977963 Document #: 2025-025245 Document Type: Price Code: D Land Use: Single Family Residential								

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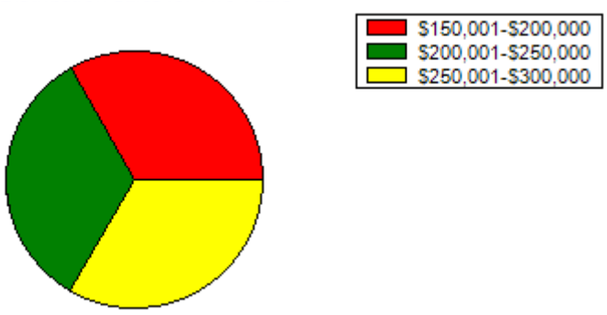
OrderID: 98169124

Legal: Lot: 11 Subdivision: OAK CREST ESTATE MapRef: VOL 30 PG 9 Abbreviated Description: Lot:11 Subdivision:OAK CREST ESTATE Map Ref:VOL 30 PG 9

6	1.41Mi.	**2011 CAMP BAKER RD** **MEDFORD, OR 97501-9326**	11/14/2025	$195,000	$144	1353	/2/1	1949	21,780 SF
		APN: 1-0028815 Document #: 2025-024756 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
7	1.6Mi.	**2592 CAMP BAKER RD** **MEDFORD, OR 97501-9339**	07/15/2025	$475,000	$206	2301	/2/2	1946	23,522 SF
		APN: 1-0030353 Document #: 2025-014688 Document Type: Price Code: D Land Use: Single Family Residential Legal:							

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**250 OAK CREST WAY**	**02/10/2022**	$434,960	$238,120	1,660	/3/2	2021	6,098 SF	
.01Mi.	**244 OAK CREST WAY**	**05/26/2011**	$389,210	$256,740	1,444	/3/2	2021	6,098 SF	
.01Mi.	**256 OAK CREST WAY**	**01/12/2005**	$392,380	$255,180	1,469	/3/2	2021	6,098 SF	
.03Mi.	**238 OAK CREST WAY**	**04/29/2019**	$438,920	$270,830	1,566	/3/2	2021	6,098 SF	
.03Mi.	**261 OAK CREST WAY**	**10/27/2016**	$448,960	$286,170	1,516	/3/2	2021	6,098 SF	
.03Mi.	**255 OAK CREST WAY**	**03/16/2011**	$516,650	$331,510	2,050	/3/2	2021	6,098 SF	
.03Mi.	**262 OAK CREST WAY**	**12/13/2021**	$422,400	$265,670	1,481	/3/2	2021	6,534 SF	
.03Mi.	**249 OAK CREST WAY**	**12/15/2021**	$416,350	$275,440	1,625	/3/2	2021	6,098 SF	
.03Mi.	**267 OAK CREST WAY**	**08/06/2018**	$512,610	$314,270	1,628	/3/2	2021	6,534 SF	
.04Mi.	**268 OAK CREST WAY**	**09/21/2022**	$467,830	$286,140	1,571	/3/2	2020	6,970 SF	
.04Mi.	**243 OAK CREST WAY**	**07/31/2015**	$540,080	$338,960	2,096	/2/2	2021	6,534 SF	
.05Mi.	**279 OAK CREST WAY**	**06/10/2005**	$500,140	$303,990	1,723	/3/2	2021	7,405 SF	
.05Mi.	**237 OAK CREST WAY**	**01/07/2008**	$533,500	$350,260	2,158	/4/2	2021	6,534 SF	
.05Mi.	**226 OAK CREST WAY**	**02/22/2005**	$605,580	$376,640	2,614	/4/4	2021	6,098 SF	
.06Mi.	**284 NORTHRIDGE TER**	**06/28/2022**	$431,090	$261,020	1,512	/3/2	2023	6,534 SF	
.06Mi.	**231 OAK CREST WAY**	**06/15/2023**	$458,390	$303,990	2,088	/4/2	2022	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.8 years old	Households:	19,337
Median Household Income:	$63,110	Households w/Family:	59%
Household Income Per Capita:	$30,275	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Phoenix-Talent School District 4	Students:	2,231
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.64Mi.	**Phoenix High School**	B-	Public	9 - 12
	Number of Students: 687 Student-Teacher Ratio: 20.16 Advanced Placement: Yes			
1.65Mi.	**Orchard Hill Elementary School**	C+	Public	KG - 5

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Number of Students: 273
Student-Teacher Ratio: 15.89

3.44Mi. **Talent Middle School** D+ Public 6 - 8
Number of Students: 485
Student-Teacher Ratio: 18.3

Flood Report

The Subject Property of **250 OAK CREST WAY, MEDFORD, OR 97501-9025** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	133%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	121%	HIGHER
MURDER	113%	HIGHER
OVERALL	101%	SIMILAR

Disaster Alerts

6/18/2025 - Upper Applegate Road Fire

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