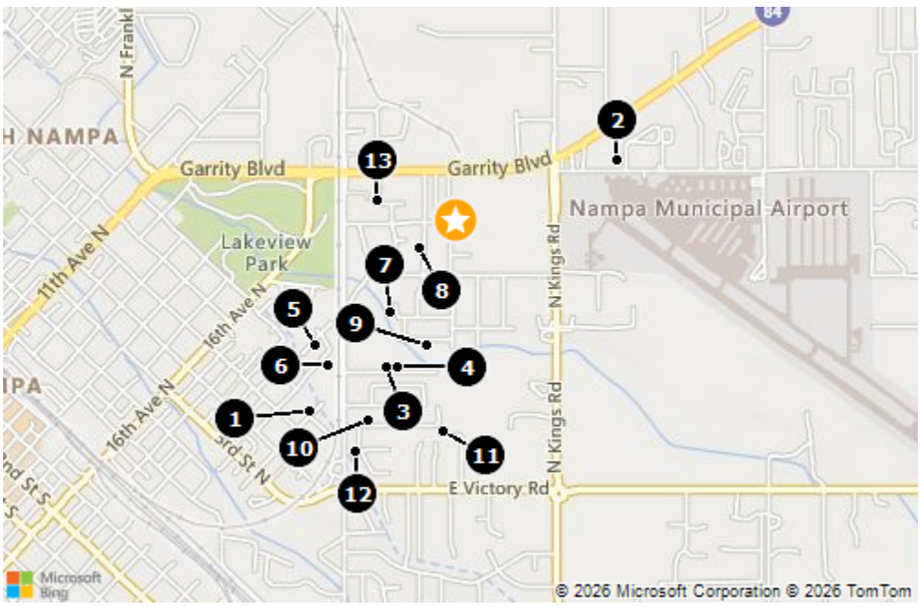
ICE SiteX Report

OrderID: 97524297

SiteX Property Information Report



Subject Property Location

2705 OAK PL, NAMPA, ID 83687-6956

County:	**CANYON ID**	Census Tract:	160270204.041011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08280535 0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$322,710 - $371,290	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002-00
Assd Land Value:	$87,650	Market Land Value:	$87,650	Tax Year:	2025
Assd Improvement:	$195,800	Market Improvment Value:	$195,800	Total Taxable Value:	$926
Total Assessed Value:	$283,450	Total Assessor Market Value:	$283,450	Delinquent Year:	
				Tax Account ID:	R0828053500
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 Block: 1 District: 676 Subdivision: EAST VALLEY SUB 3 Sec/Twnship/Range: SEC 23 TWN 03N RNG 02W

Abbreviated Description:	23-3N-2W NE EAST VALLEY SUB 3 LT 36 BLK 1
City/Muni/Twp:	CITY OF NAMPA

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	2	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:	Mixed	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	$254,375
Document #:	2025-046674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/11/2024	Loan Amount:	N/A
Document #:	2024-010783 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION NO 3

Mortgage Record

Recording Date:	09/06/2023	Loan Amount:	N/A
Document #:	2023-028901 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION NO 3

Prior Transfer

Recording Date:	01/18/2022	Sales Price:	N/A
Document #:	2022-003011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	N/A
Document #:	2021-087053 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/08/2021	Loan Amount:	N/A
Document #:	2021-083635 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION NO 3

Prior Transfer

Recording Date:	04/06/2017	Sales Price:	N/A
Document #:	2017-012926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2016	Sales Price:	N/A
Document #:	2016-023743 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2016		
Document Type:			

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3 Map Ref: OR21 PG16

Mortgage Record

Recording Date:	05/25/2012	Loan Amount:	N/A
Document #:	2012021476 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2042	Type Finance:	

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3

Prior Transfer

Recording Date:	05/25/2012	Sales Price:	N/A
Document #:	2012021474 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/23/2012		
Document Type:			

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3 Map Ref: OR21 PG16

Prior Transfer

Recording Date:	03/14/2005	Sales Price:	N/A
Document #:	200512846 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/25/2005		
Document Type:			

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3 Map Ref: MB21 PG16

Prior Transfer

Recording Date:	08/18/2004	Sales Price:	N/A
Document #:	200445693 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/13/2004		
Document Type:			

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3 Map Ref: MB21 PG16

Prior Transfer

Recording Date:	06/28/2004	Sales Price:	$63,014
Document #:	200434816 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/24/2004		
Document Type:			

Legal Description:
Lot: 36 Block: 1 Subdivision: EAST VALLEY SUBDIVISION #3 Map Ref: MB21 PG16

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36 Block: 1 District: 676 Subdivision: EAST VALLEY SUB 3 Sec/Twnship/Range: SEC 23 TWN 03N RNG 02W
Abbreviated Description: 23-3N-2W NE EAST VALLEY SUB 3 LT 36 BLK 1
City/Muni/Twp: CITY OF NAMPA

Area Sales Analysis

Total Area Sales	$160,000	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,208 SF	Median Year Built	1980
Price Range - 2 Yrs	to $160,000	Age Range	3 years to 88 years
Median Value		Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 97524297

1	.56Mi.	**519 20TH AVE N** **NAMPA, ID 83687-3554**	05/11/2026	$160,000	$238	672	/2/1	1954	7,405 SF

APN: 14285599 0 Document #: 2026-018286
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4 S23T03NR02W BM Abbreviated Description: Sec/Twnship/Range:SW4 S23T03NR02W BM

2	.4Mi.	**3306 AIRPORT RD** **NAMPA, ID 83687-8645**	04/27/2026			1584	/4/2	1965	28,750 SF

APN: 31761000 0 Document #: 2026-016008
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:NAMPA City/Muni/Twp: NAMPA

3	.38Mi.	**2480 E HIDDEN CREEK ST** **NAMPA, ID 83687-6902**	03/13/2026			1725	/3/2	2023	4,792 SF

APN: 14285733 0 Document #: 2026-009386
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 1 Subdivision: AMENDED MASON CREEK DRIFT SUBDIVISION MapRef: MB 50 PG 1 Abbreviated Description: Lot:35 Block:1 Subdivision:AMENDED MASON CREEK DRIFT SUBDIVISION Map Ref:MB 50 PG 1

4	.37Mi.	**2516 E HIDDEN CREEK ST** **NAMPA, ID 83687-6911**	01/23/2026			1761	/3/2	2023	4,792 SF

APN: 14285730 0 Document #: 2026-002672
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Block: 1 Subdivision: AMENDED MASON CREEK DRIFT SUBDIVISION MapRef: MB 50 PG 1 Abbreviated Description: Lot:32 Block:1 Subdivision:AMENDED MASON CREEK DRIFT SUBDIVISION Map Ref:MB 50 PG 1

5	.44Mi.	**712 18TH AVE N** **NAMPA, ID 83687-3555**	12/30/2025			1294	/4/2	1971	6,534 SF

APN: 09509000 0 Document #: 2025-047933
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: HESS FIRST SUBDIVISION MapRef: MB 9 PG 24 Abbreviated Description: Lot:7 Block:1 Subdivision:HESS FIRST SUBDIVISION Map Ref:MB 9 PG 24

6	.45Mi.	**712 19TH AVE N** **NAMPA, ID 83687-3519**	12/29/2025			1272	/4/1	1938	6,098 SF

APN: 14285607 0 Document #: 2025-047596
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2SW4 S23T03NR02W BM Abbreviated Description: Sec/Twnship/Range:E2SW4 S23T03NR02W BM

7	.26Mi.	**79 N 25TH ST** **NAMPA, ID 83687-3601**	12/05/2025			836	/2/1	1980	6,970 SF

APN: 15290520 0 Document #: 2025-044244
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 5 Subdivision: VENICE SECOND SUBDIVISION MapRef: MB 17 PG 24 Abbreviated Description: Lot:11 Block:5 Subdivision:VENICE SECOND SUBDIVISION Map Ref:MB 17 PG 24

8	.11Mi.	**123 N VENICE ST** **NAMPA, ID 83687-6936**	11/21/2025			768	/2/1	1953	7,405 SF

APN: 09265000 0 Document #: 2025-042488
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: GRANT ADDITION TO NAMPA MapRef: MB 3 PG 40 Abbreviated Description: Lot:5 Block:3 Subdivision:GRANT ADDITION TO NAMPA Map Ref:MB 3 PG 40

9	.32Mi.	**2601 E DENVER AVE** **NAMPA, ID 83687-3658**	09/18/2025			1060	/2/2	1980	16,988 SF

APN: 15290514 0 Document #: 2025-033473
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 5 Subdivision: VENICE SECOND SUBDIVISION MapRef: MB 17 PG 24 Abbreviated Description: Lot:5 Block:5 Subdivision:VENICE SECOND SUBDIVISION Map Ref:MB 17 PG 24

10	.51Mi.	**2324 E SPICEWOOD AVE** **NAMPA, ID 83687-3688**	09/10/2025			1208	/3/2	2000	6,098 SF

APN: 14956202 0 Document #: 2025-032318
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: SPICEWOOD SUBDIVISION NO 1 MapRef: DOC 200021187 Abbreviated Description: Lot:4 Block:1 Subdivision:SPICEWOOD SUBDIVISION NO 1 Map Ref:DOC 200021187

11	.5Mi.	**2619 E SPICEWOOD AVE** **NAMPA, ID 83687-3697**	08/27/2025			1392	/3/3	2001	9,148 SF

APN: 14956227 0 Document #: 2025-030366
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 1 Subdivision: SPICEWOOD SUBDIVISION NO 1 MapRef: MB 28 PG 13 Abbreviated Description: Lot:29 Block:1 Subdivision:SPICEWOOD SUBDIVISION NO 1 Map Ref:MB 28 PG 13

12	.59Mi.	**23 N SAFFRON DR** **NAMPA, ID 83687-3695**	07/17/2025			1140	/3/2	2002	7,405 SF

APN: 14956272 0 Document #: 2025-024880
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Block: 1 Subdivision: SPICEWOOD SUBDIVISION NO 2 MapRef: MB 30 PG 2 Abbreviated Description: Lot:75 Block:1 Subdivision:SPICEWOOD SUBDIVISION NO 2 Map Ref:MB 30 PG 2

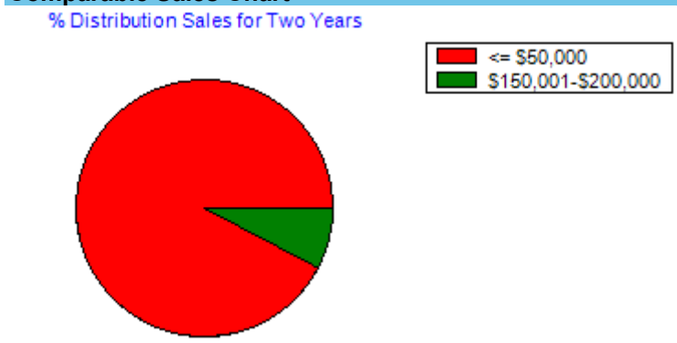
13	.19Mi.	**223 N 25TH ST** **NAMPA, ID 83687-6957**	07/11/2025			1034	/3/2	1999	7,841 SF

APN: 07996503 0 Document #: 2025-024101
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: BRUNO SUBDIVISION MapRef: MB 23 PG 14 Abbreviated Description: Lot:4 Block:1 Subdivision:BRUNO SUBDIVISION Map Ref:MB 23 PG 14

ICE SiteX Report

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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.	**2705 OAK PL**		$283,450	$283,450	1,008	/3/2	1994	6,970 SF	
.01Mi.	**2711 OAK PL**		$286,350	$286,350	1,074	/3/2	1994	6,534 SF	
.02Mi.	**146 N GRANT ST**	**10/18/2016**	$277,950	$277,950	1,104	/3/2	1994	6,970 SF	
.02Mi.	**2710 IRONWOOD PL**		$283,850	$283,850	1,092	/3/2	1994	6,534 SF	
.03Mi.	**2715 OAK PL**		$300,650	$300,650	1,072	/3/2	1994	6,534 SF	
.03Mi.	**2704 OAK PL**		$273,150	$273,150	1,072	/3/2	1994	6,970 SF	
.03Mi.	**203 N GRANT ST**	**08/27/2019**	$228,000	$228,000	713	/2/1	1955	7,405 SF	
.03Mi.	**2714 IRONWOOD PL**		$296,050	$296,050	1,092	/3/2	1994	6,534 SF	
.03Mi.	**2710 OAK PL**		$299,150	$299,150	1,072	/3/2	1994	6,534 SF	
.03Mi.	**139 N GRANT ST**		$211,100	$211,100	1,085	/2/1	1956	7,405 SF	
.03Mi.	**207 N GRANT ST**		$222,800	$222,800	768	/2/1	1945	7,405 SF	
.04Mi.	**135 N GRANT ST**		$253,350	$253,350	976	/3/1	1953	6,534 SF	
.04Mi.	**2714 OAK PL**	**01/01/2000**	$298,450	$298,450	1,108	/3/2	1995	6,534 SF	
.04Mi.	**211 N GRANT ST**		$208,600	$208,600	690	/2/1	1953	7,405 SF	
.04Mi.	**2719 OAK PL**	**03/30/2015**	$291,400	$291,400	1,072	/3/2	1994	7,405 SF	
.04Mi.	**131 N GRANT ST**		$292,050	$292,050	1,329	/3/2	1953	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	34.0 years old	Households:	15,487
Median Household Income:	$67,231	Households w/Family:	73%
Household Income Per Capita:	$29,163	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Nampa School District 131	Students:	12,689
Number of Schools:	22	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**Endeavor Elementary School**	D	Public	KG - 5
Number of Students: 589				
Student-Teacher Ratio: 15.92				
2.88Mi.	**East Valley Middle School**	D+	Public	6 - 8
Number of Students: 754				
Student-Teacher Ratio: 18.78				
1.76Mi.	**Columbia High School**	D+	Public	9 - 12
Number of Students: 1,165				
Student-Teacher Ratio: 23.12				
Advanced Placement: Yes				

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	98%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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