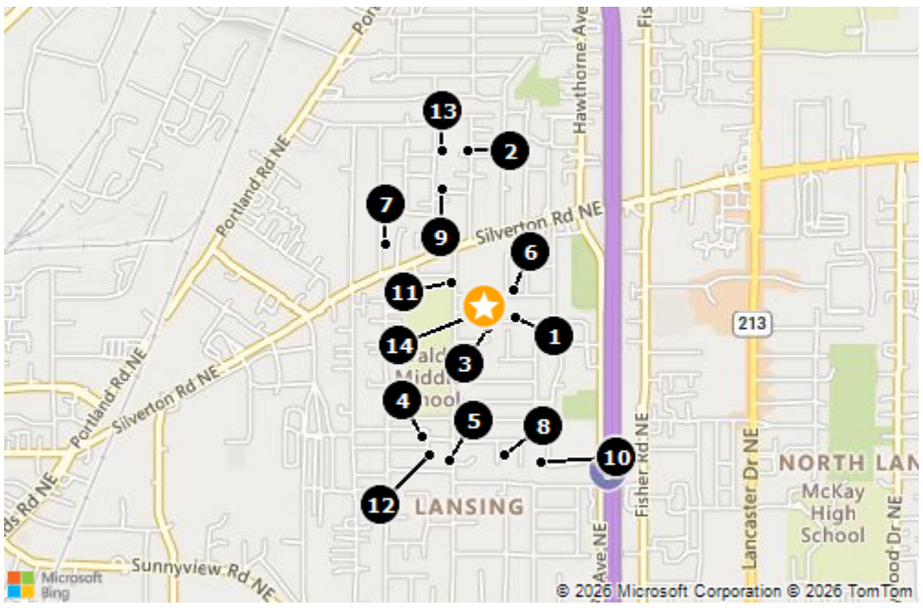
ICE SiteX Report

OrderID: 98722905

SiteX Property Information Report



Subject Property Location

3062 HAMMEL ST NE, SALEM, OR 97301-8630

County:	**MARION OR**	Census Tract:	410470005.012004
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	073W13AC03300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	7	Common Confidence Score:	88
Value Range:	$255,750 - $294,250	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	24010
Assd Land Value:		Market Land Value:	$144,630	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$232,390	Total Taxable Value:	$3,477
Total Assessed Value:	$169,240	Total Assessor Market Value:	$377,020	Delinquent Year:	
				Tax Account ID:	573199
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: FAIR GROUND GARDEN TRACTS Sec/Twnship/Range: SEC 13 TWN 07S RNG 03W
Abbreviated Description: FAIRGROUND GARDEN TRACTS FR LOT 4

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1473 SF	Baths:	1	Fireplace:	
Year Built:	1952	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Baseboard
Number of Stories:		Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/20/2023	Sales Price:	N/A
Document #:	2023-28622 BK-PG 4547-21	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/01/2021	Loan Amount:	N/A
Document #:	BK-PG 4547-21	Loan Type:	Stand Alone First
TD Due Date:	10/01/2026	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/20/2018	Sales Price:	$175,000
Document #:	41010470 BK-PG 2018 -6862	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 4 Subdivision: FAIR GROUND GARDEN TRACTS Sec/Twnship/Range: SEC 13 TWN 07S RNG 03W
Abbreviated Description: FAIRGROUND GARDEN TRACTS FR LOT 4

Prior Transfer

Recording Date:	11/01/2013	Sales Price:	$96,500
Document #:	BK-PG 3557-0271	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2013		

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Document Type:
Legal Description:
Abbreviated Description: PRIOR REF 3548-453 10/02/2013

Prior Transfer

Recording Date:	10/28/2013	Sales Price:	N/A
Document #:	BK-PG 2942-0311	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/02/2013	Sales Price:	$96,500
Document #:	BK-PG 3548-0453	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2013		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/08/2008	Sales Price:	N/A
Document #:	BK-PG 2347-0179	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/17/2008	Loan Amount:	N/A
Document #:	BK-PG 2942-0311	Loan Type:	Unknown
TD Due Date:	05/01/2023	Type Finance:	
Legal Description:			

Abbreviated Description: TAX ID# R73199

Mortgage Record

Recording Date:	07/15/2004	Loan Amount:	N/A
Document #:	BK-PG 2347-0179	Loan Type:	Unknown
TD Due Date:	08/20/2019	Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,495,027	Median # of Bedrooms	3
Median Lot Size	7,188 SF	Median # of Baths	1.5
Median Living Area	1,162 SF	Median Year Built	1956
Price Range - 2 Yrs	$203,000 to $398,000	Age Range	20 years to 101 years
Median Value	$346,000	Median Age	70 years

Comparable Sales Data

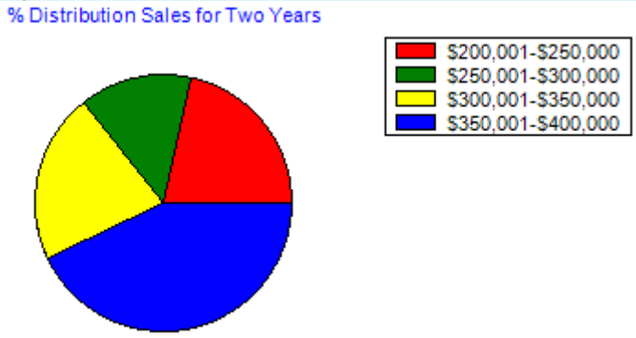
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**3163 GLENDALE AVE NE SALEM, OR 97301-8633**	09/09/2026	$385,000	$362	1061	/3/2	2001	4,792 SF	
		APN: 073W13AC11100 Document #: 2026-30797 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: COTTONWOOD GLEN Abbreviated Description: Lot:20 Subdivision:COTTONWOOD GLEN City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
2	.36Mi.	**2973 SHERRY CT NE SALEM, OR 97301-7728**	07/31/2026	$309,000	$215	1432	/3/1	1977	6,970 SF	
		APN: 073W12DC16100 Document #: 2026-26149 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: HURL ACRES II Abbreviated Description: Lot:1 Block:1 Subdivision:HURL ACRES II								
3	.05Mi.	**3062 GLENDALE AVE NE SALEM, OR 97301-8648**	07/24/2026	$375,000	$323	1160	/3/2	2000	4,792 SF	
		APN: 073W13AC09700 Document #: 2026-25365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: COTTONWOOD GLEN Abbreviated Description: Lot:6 Subdivision:COTTONWOOD GLEN City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
4	.33Mi.	**2892 CHESTER AVE NE SALEM, OR 97301-7408**	07/07/2026	$295,000	$234	1256	/3/1	1956	7,841 SF	
		APN: 073W13DB13600 Document #: 2026-22990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: FAIRWAY PARK ADDITION MapRef: VOL 18 PG 32 Abbreviated Description: Lot:22 Subdivision:FAIRWAY PARK ADDITION Map Ref:VOL 18 PG 32								
5	.37Mi.	**2629 LANSING AVE NE SALEM, OR 97301-8551**	06/30/2026	$359,000	$383	935	/2/1	1953	9,583 SF	
		APN: 073W13DB12600 Document #: 2026-22312 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: DAVIS SUBDIVISION MapRef: VOL 15 PG 20 Abbreviated Description: Lot:2 Block:2 Subdivision:DAVIS SUBDIVISION Map Ref:VOL 15 PG 20City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
6	.08Mi.	**3113 HAMMEL ST NE SALEM, OR 97301-8631**	06/25/2026	$385,000	$268	1434	/3/2	1957	8,712 SF	
		APN: 073W13AC00500 Document #: 2026-20900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: ALMON ADDITION Abbreviated Description: Lot:1 Subdivision:ALMON ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
7	.26Mi.	**3250 ABRAMS AVE NE SALEM, OR 97301-0802**	06/25/2026	$218,000	$275	790	/1/1	1925	4,792 SF	
		APN: 073W13BA04700 Document #: 2026-20965 Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: CAPITOLA Abbreviated Description: Lot:6 Block:5 Subdivision:CAPITOLA City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
8	.35Mi.	**2660 DORFS AVE NE** **SALEM, OR 97301-8509**	06/18/2026	$350,000	$233	1500	/3/2	1952	10,019 SF
	APN: 073W13DB09400 Document #: 2026-20127 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.29Mi.	**3408 WILLIAMS AVE NE** **SALEM, OR 97301-0836**	04/24/2026	$260,000	$370	702	/2/1	1938	8,276 SF
	APN: 073W13AB05400 Document #: 2026-13368 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
10	.38Mi.	**2625 MONARCH CT NE** **SALEM, OR 97301-8510**	02/03/2026	$250,000	$214	1164	/3/2	1977	6,534 SF
	APN: 073W13DA03500 Document #: 2026-03981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: MONARCH ESTATES Abbreviated Description: Lot:6 Block:1 Subdivision:MONARCH ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
11	.09Mi.	**2990 SEDONA AVE NE** **SALEM, OR 97301-8645**	01/06/2026	$342,000	$445	768	/2/1	1950	7,405 SF
	APN: 073W13AC02600 Document #: 2026-00529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WASHINGTON PARK ADDITION Abbreviated Description: Lot:1 Subdivision:WASHINGTON PARK ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
12	.36Mi.	**2914 FLORENCE AVE NE** **SALEM, OR 97301-7440**	11/10/2025	$366,027	$319	1144	/3/2	1961	6,534 SF
	APN: 073W13DB13300 Document #: 2025-035515 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: FAIRWAY PARK ADDITION Abbreviated Description: Lot:41 Subdivision:FAIRWAY PARK ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
13	.37Mi.	**3470 WILLIAMS AVE NE** **SALEM, OR 97301-0836**	10/31/2025	$398,000	$175	2270	/3/1	1947	15,682 SF
	APN: 073W12DC15700 Document #: 2025-34535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
14	.04Mi.	**3021 GLENDALE AVE NE** **SALEM, OR 97301-8648**	10/10/2025	$203,000	$115	1763	/3/3	2006	5,663 SF
	APN: 073W13AC04501 Document #: 2025-32174 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Abbreviated Description: Lot:2 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.

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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.	**3062 HAMMEL ST NE**	**07/20/2018**	$377,020	$169,240	1,473	/3/1	1952	12,632 SF	Yes
.01Mi.	**3072 HAMMEL ST NE**	**07/12/2024**	$382,860	$177,560	1,404	/4/2	1961	12,632 SF	Yes
.02Mi.	**3042 HAMMEL ST NE**	**12/05/2022**	$340,390	$150,080	1,740	/5/1	1949	7,841 SF	
.02Mi.	**3048 HAMMEL ST NE**	**02/14/2014**	$286,890	$137,710	900	/2/1	1981	6,098 SF	
.03Mi.	**3051 GLENDALE AVE NE**	**07/31/2000**	$519,490	$231,140	2,012	/3/3	2000	4,792 SF	
.03Mi.	**3082 HAMMEL ST NE**	**03/31/2015**	$391,000	$178,780	1,348	/3/2	1961	14,810 SF	
.03Mi.	**3061 GLENDALE AVE NE**	**07/31/2001**	$310,850	$159,820	918	/2/1	2000	4,792 SF	
.03Mi.	**3041 GLENDALE AVE NE**	**06/21/2012**	$346,390	$175,950	1,160	/3/2	2000	4,792 SF	
.03Mi.	**3071 GLENDALE AVE NE**	**03/08/2000**	$435,130	$203,970	1,530	/4/3	2000	4,792 SF	
.03Mi.	**3110 LANSING AVE NE**	**05/29/2024**	$346,270	$167,100	1,024	/3/1	1978	10,890 SF	
.04Mi.	**3031 GLENDALE AVE NE**	**11/08/2000**	$346,390	$175,950	1,160	/3/2	2000	4,792 SF	
.04Mi.	**3069 HAMMEL ST NE**	**04/23/2019**	$469,690	$230,080	1,455	/3/2	2017	6,534 SF	
.04Mi.	**3081 GLENDALE AVE NE**	**02/26/2015**	$438,430	$208,390	1,544	/3/3	2001	4,792 SF	
.04Mi.	**3043 HAMMEL ST NE**	**11/15/2018**	$412,250	$185,190	1,574	/3/2	1958	7,841 SF	
.04Mi.	**3092 HAMMEL ST NE**	**08/25/1997**	$329,110	$160,270	1,508	/3/2	1962	14,810 SF	
.04Mi.	**3079 HAMMEL ST NE**	**04/14/2017**	$491,710	$246,430	1,636	//2	2017	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	34.3 years old	Households:	20,773
Median Household Income:	$53,548	Households w/Family:	55%
Household Income Per Capita:	$26,971	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.09Mi.	**Washington Elementary School** Number of Students: 365 Student-Teacher Ratio: 18.3	F	Public	PK - 5
0.26Mi.	**Waldo Middle School** Number of Students: 997 Student-Teacher Ratio: 20.9	F	Public	6 - 8
0.99Mi.	**McKay High School** Number of Students: 2,380 Student-Teacher Ratio: 24.69 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **3062 HAMMEL ST NE, SALEM, OR 97301-8630** 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	153%	NOTABLY HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

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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