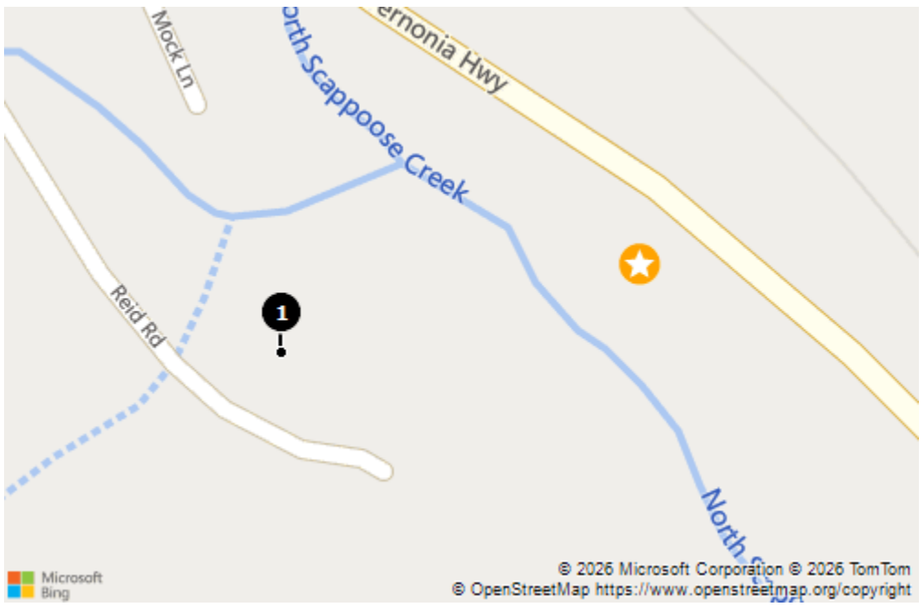
ICE SiteX Report

OrderID: 96358611

SiteX Property Information Report



Subject Property Location

31970 SCAPPOOSE VERNONIA HWY, SCAPPOOSE, OR 97056-2321

County:	**COLUMBIA OR**	Census Tract:	410099710.002003
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	CO:RR-5
Parcel Number:	4234-AD-00300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$495,000**	FSD:	10
Value Range:	$445,500 - $544,500	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01-08
Assd Land Value:	$145,490	Market Land Value:	$240,420	Tax Year:	2025
Assd Improvement:	$82,640	Market Improvment Value:	$135,820	Total Taxable Value:	$3,098
Total Assessed Value:	$228,130	Total Assessor Market Value:	$376,240	Delinquent Year:	
				Tax Account ID:	8276
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 34 TWN 4N RNG 2W

Property Characteristics

Lot Size:	1.010 AC	Bedrooms:	3	Pool:	
Building Area:	1782 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2020	Sales Price:	$205,770
Document #:	2020-02322 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/28/2017	Sales Price:	$205,770
Document #:	2017-008989 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2011	Sales Price:	$205,770
Document #:	2011-007611 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2007	Sales Price:	$209,000
Document #:	2007-014804 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2007		
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 96358611

Prior Transfer

Recording Date:	11/16/2007	Sales Price:	$209,000
Document #:	2007-14804 BK-PG 2007 -14804	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 34 TWN 4N RNG 2W

Prior Transfer

Recording Date:	01/08/2007	Sales Price:	N/A
Document #:	2007-000195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/28/2006	Loan Amount:	N/A
Document #:	2006-005734 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
District: 01-08

Area Sales Analysis

Total Area Sales	$325,000	Median # of Bedrooms	3
Median Lot Size	36,155 SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	1992
Price Range - 2 Yrs	$325,000 to $325,000	Age Range	34 years to 34 years
Median Value	$325,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**54620 REID RD SCAPPOOSE, OR 97056-2202**	02/21/2025	$325,000	$250	1296	/3/2	1992	36,155 SF	

APN: 4234-AD-00903 Document #: 2025-000886
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: PARTITION PLAT NO 1992 015 MapRef: DOC 92-3243 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 1992 015 Map Ref:DOC 92-3243

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.	**31970 SCAPPOOSE VERNONIA HWY**	**11/16/2007**	$376,240	$228,130	1,782	9/3/2	2000	1 SF	
.1Mi.	**54620 REID RD**	**02/20/2025**	$386,540	$196,320	1,296	/3/2	1992	36,155 SF	
.12Mi.	**54617 REID RD**	**05/22/2025**	$456,630	$217,080	1,512	/3/2	2016	1 SF	
.19Mi.	**54729 REID RD**	**09/07/2005**	$496,780	$221,950	1,568	/3/2	1992	3 SF	
.28Mi.	**31635 CONIFER HEIGHTS DR**	**08/25/1999**	$697,610	$282,822	1,782	/3/2	2000	11 SF	
.43Mi.	**31639 SCAPPOOSE VERNONIA HWY**	**04/08/2022**	$385,210	$227,470	1,456	6/3/2	2014	27,878 SF	
.43Mi.	**32408 GIFT PL**	**06/28/2017**	$702,120	$319,093	1,296	/3/2	1989	5 SF	
.48Mi.	**54227 SAM BLEHM RD**	**05/14/2009**	$373,310	$181,550	1,144	7/2/2	1995	1 SF	
.55Mi.	**54165 SAM BLEHM RD**	**08/27/2025**	$335,150	$151,630	924	/3/2	1977	1 SF	
.57Mi.	**54156 SAM BLEHM RD**	**04/01/2016**	$358,740	$230,840	1,782	/3/2	1993	33,106 SF	
.58Mi.	**31415 NEW KIRK RD**	**12/15/1980**	$260,200	$103,768	630	5/1/1	1964	6 SF	
.6Mi.	**54124 SAM BLEHM RD**	**09/10/2008**	$403,350	$249,690	1,782	/3/2	1998	30,056 SF	
.64Mi.	**31307 SIERCKS RD**		$492,060	$290,810	1,296	/3/2	1998	5 SF	
.64Mi.	**54555 ARMSTRONG RD**	**12/28/2023**	$949,200	$452,255	1,782		1983	8 SF	
.65Mi.	**31289 NEW KIRK RD**	**08/30/2023**	$449,900	$206,650	1,742	/3/2	1984	2 SF	
.66Mi.	**31411 NEW KIRK RD**	**02/09/2024**	$538,070	$312,880	1,716	/3/2	1996	6 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	42.3 years old	Households:	5,608
Median Household Income:	$93,955	Households w/Family:	72%
Household Income Per Capita:	$47,676	Households w/Family Married:	54%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Scappoose School District 1j	Students:	2,128
Number of Schools:	7	Rating:	A

ICE SiteX Report

OrderID: 96358611

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.27Mi.	**Scappoose High School** Number of Students: 636 Student-Teacher Ratio: 17.62 Advanced Placement: Yes	A-	Public	9 - 12
2.84Mi.	**Scappoose Middle School** Number of Students: 320 Student-Teacher Ratio: 17.9	C+	Public	7 - 8
3.20Mi.	**Grant Watts Elementary School** Number of Students: 305 Student-Teacher Ratio: 16.01	A+	Public	KG - 3
3.14Mi.	**Otto Petersen Elementary School** Number of Students: 416 Student-Teacher Ratio: 17.33	A	Public	4 - 6

Flood Report

The Subject Property of **31970 SCAPPOOSE VERNONIA HWY, SCAPPOOSE, OR 97056-2321** 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	101%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	104%	SIMILAR
OVERALL	96%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.