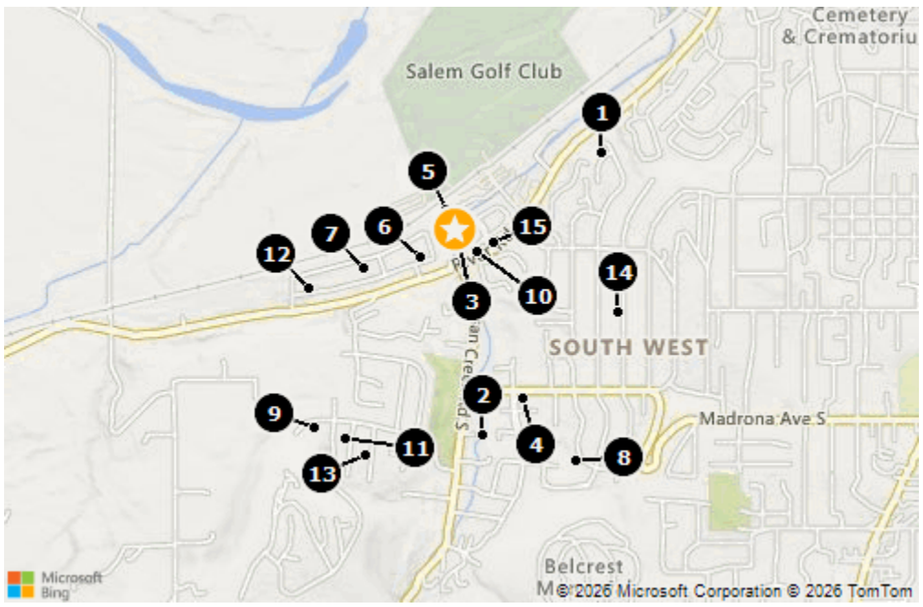
ICE SiteX Report

OrderID: 98282028

SiteX Property Information Report



Subject Property Location

3274 INDIAN WELLS LOOP S, SALEM, OR 97302-9679

County:	**MARION OR**	Census Tract:	410470024.001004
Property Use:	Single Family Residential	Zoning:	RM2
Parcel Number:	083W05AA03200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$415,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$385,950 - $444,050	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:	$165,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$280,380	Total Taxable Value:	$4,122
Total Assessed Value:	$200,630	Total Assessor Market Value:	$445,380	Delinquent Year:	
				Tax Account ID:	575189
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 Subdivision: GOLF COURSE ESTATES - IRD IN SALEM Sec/Twnship/Range: SEC 05 TWN 08S RNG 03W
Abbreviated Description: GOLF COURSE ESTATES LOT 45

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1412 SF	Baths:	1	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/02/2025	Loan Amount:	N/A
Document #:	2025-000024 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

Mortgage Record

Recording Date:	03/15/2024	Loan Amount:	N/A
Document #:	2024-07832 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES - IRD
City/Muni/Twp: CITY OF SALEM

Mortgage Record

Recording Date:	07/18/2023	Loan Amount:	N/A
Document #:	2023 00021766 BK-PG 4724-351	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

ICE SiteX Report

OrderID: 98282028

Prior Transfer

Recording Date:	02/17/2023	Sales Price:	$294,566
Document #:	2023 00004357 BK-PG 4212-369	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2022	Loan Amount:	N/A
Document #:	BK-PG 4646-178	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	N/A
Document #:	BK-PG 3933-0437	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/26/2019	Sales Price:	$300,000
Document #:	42120368 BK-PG 2019 -5585	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES - IRD IN SALEM Sec/Twnship/Range: SEC 05 TWN 08S RNG 03W
Abbreviated Description: GOLF COURSE ESTATES LOT 45

Prior Transfer

Recording Date:	06/26/2019	Sales Price:	$300,000
Document #:	BK-PG 4212-0368	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2019		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES IRD
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	04/11/2017	Sales Price:	$75,000
Document #:	BK-PG 3933-0436	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/2017		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES IRD
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	12/03/2015	Sales Price:	N/A
Document #:	BK-PG 3764-0218	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/03/2015		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES LRD
Abbreviated Description: PRIOR REF: 3764-91
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	12/03/2015	Sales Price:	N/A
Document #:	BK-PG 3764-0091	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/02/2015		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES LRD
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	04/20/2015	Sales Price:	$200,000
Document #:	BK-PG 3691-0162	Type of Sale:	Full Amount on Deed
Contract Date:	04/20/2015		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES LRD
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	11/04/2011	Sales Price:	$134,000
Document #:	BK-PG 3331-0288	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/2011		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	02/09/2011	Sales Price:	$183,000
Document #:	BK-PG 3258-0433	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2011		
Document Type:			

ICE SiteX Report

OrderID: 98282028

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	08/02/2007	Sales Price:	N/A
Document #:	BK-PG 2652-0202	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/24/2007	Sales Price:	$228,000
Document #:	BK-PG 2844-0067	Type of Sale:	Full Amount on Deed
Contract Date:	07/19/2007		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	07/18/2006	Sales Price:	N/A
Document #:	BK-PG 2244-0005	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2006	Sales Price:	N/A
Document #:	BK-PG 2244-7	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/24/2006	Loan Amount:	N/A
Document #:	BK-PG 2652-0202	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES IRD
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	12/01/2003	Sales Price:	N/A
Document #:	BK-PG 2244-0006	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/21/2003		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLD COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	12/01/2003	Sales Price:	N/A
Document #:	BK-PG 2244-0004	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/21/2003		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLD COURSE ESTATES I R D
City/Muni/Twp: SALEM

Prior Transfer

Recording Date:	06/05/2003	Sales Price:	N/A
Document #:	BK-PG 2133-0480	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES IRD SUBDIVISION

Prior Transfer

Recording Date:	06/20/2001	Sales Price:	$139,900
Document #:	BK-PG 1797-0483	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2001		
Document Type:			

Legal Description:
Lot: 45 Subdivision: GOLF COURSE ESTATES IRD
City/Muni/Twp: SALEM

Area Sales Analysis

Total Area Sales	$7,548,399	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	1,796 SF	Median Year Built	1992
Price Range - 2 Yrs	$260,000 to $794,000	Age Range	9 years to 54 years
Median Value	$505,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**2931 DOGWOOD CT S SALEM, OR 97302-4082**	08/24/2026	$650,000	$307	2116	/3/3	1992	9,148 SF	

APN: 073W33CD02016 Document #: 2026-28857
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98282028

Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: LAUREL SPRINGS PLACE I R D SUBDIVISION MapRef: VOL 39 PG 28 Abbreviated Description: Lot:16 Subdivision:LAUREL SPRINGS PLACE I R D SUBDIVISION Map Ref:VOL 39 PG 28City/Muni/Twp:SALEM City/Muni/Twp: SALEM

2	.48Mi.	**1995 HISTORY CT S** **SALEM, OR 97302-3623**	08/24/2026	$544,000	$311	1747	/3/2	1978	12,197 SF

APN: 083W04CB02900 Document #: 2026-28824
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: LAUREL SPRINGS ESTATES MapRef: VOL 23 PG 34 Abbreviated Description: Lot:10 Block:2 Subdivision:LAUREL SPRINGS ESTATES Map Ref:VOL 23 PG 34City/Muni/Twp:SALEM City/Muni/Twp: SALEM

3	.01Mi.	**3268 INDIAN WELLS LOOP S** **SALEM, OR 97302-9679**	07/24/2026	$412,000	$293	1402	/3/1	2002	7,405 SF

APN: 083W05AA03300 Document #: 2026-25407
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: GOLF COURSE ESTATES IRD Abbreviated Description: Lot:46 Subdivision:GOLF COURSE ESTATES IRD City/Muni/Twp:SALEM City/Muni/Twp: SALEM

4	.42Mi.	**3510 CROISAN SCENIC WAY S** **SALEM, OR 97302-3607**	07/24/2026	$260,000	$172	1504	/3/2	1972	9,148 SF

APN: 083W04BC06500 Document #: 2026-25428
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: LAUREL SPRINGS ESTATES Abbreviated Description: Lot:15 Block:1 Subdivision:LAUREL SPRINGS ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM

5	.05Mi.	**3185 LINK CT S** **SALEM, OR 97302-9509**	06/26/2026	$409,000	$227	1796	/3/1	2001	8,712 SF

APN: 083W05AA06400 Document #: 2026-21464
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: GOLFERS PARK IRD MapRef: VOL 43 PG 99 Abbreviated Description: Lot:7 Subdivision:GOLFERS PARK IRD Map Ref:VOL 43 PG 99City/Muni/Twp:SALEM City/Muni/Twp: SALEM

6	.1Mi.	**2264 EQUESTRIAN LOOP S** **SALEM, OR 97302-2300**	05/20/2026	$565,000	$284	1986	/4/3	2007	6,970 SF

APN: 083W05AA09600 Document #: 2026-16546
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: COTTONWOOD LAKES NO 1 Abbreviated Description: Lot:20 Subdivision:COTTONWOOD LAKES NO 1 City/Muni/Twp:SALEM City/Muni/Twp: SALEM

7	.23Mi.	**2418 EQUESTRIAN LOOP S** **SALEM, OR 97302-2355**	05/15/2026	$505,000	$222	2268	/3/3	2017	4,792 SF

APN: 083W05AB04800 Document #: 2026-15926
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: COTTONWOOD LAKES NO 3 MapRef: VOL H47 PG 65 Abbreviated Description: Lot:105 Subdivision:COTTONWOOD LAKES NO 3 Map Ref:VOL H47 PG 65City/Muni/Twp:SALEM City/Muni/Twp: SALEM

8	.6Mi.	**3631 ELDERBERRY DR S** **SALEM, OR 97302-4054**	05/08/2026	$585,000	$196	2978	/5/3	1977	14,375 SF

APN: 083W04CA08900 Document #: 2026-15068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

9	.56Mi.	**2380 HEATH ST S** **SALEM, OR 97302-3614**	03/31/2026	$794,000	$225	3515	/4/3	1988	9,148 SF

APN: 083W05DB01900 Document #: 2026-10318
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 5 Subdivision: CROISAN HILLS NO 2 MapRef: VOL 34 PG 39 Abbreviated Description: Lot:5&6 Block:5 Subdivision:CROISAN HILLS NO 2 Map Ref:VOL 34 PG 39City/Muni/Twp:SALEM City/Muni/Twp: SALEM

10	.07Mi.	**3214 INDIAN WELLS LOOP S** **SALEM, OR 97302-9621**	03/13/2026	$399,000	$324	1231	/3/2	2002	5,227 SF

APN: 083W05AA04200 Document #: 2026-08253
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: GOLF COURSE ESTATES - IRD Abbreviated Description: Lot:55 Subdivision:GOLF COURSE ESTATES - IRD City/Muni/Twp:SALEM City/Muni/Twp: SALEM

11	.54Mi.	**3623 MYRLA CT S** **SALEM, OR 97302-3639**	02/27/2026	$512,500	$226	2260	/4/3	1978	8,276 SF

APN: 083W05DB02600 Document #: 2026-06591
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Block: 5 Subdivision: DORCHESTER HEIGHTS Abbreviated Description: Lot:44 Block:5 Subdivision:DORCHESTER HEIGHTS City/Muni/Twp:SALEM City/Muni/Twp: SALEM

12	.36Mi.	**2072 EQUESTRIAN LOOP S** **SALEM, OR 97302-2353**	02/18/2026	$479,000	$298	1607	/3/2	2017	5,227 SF

APN: 083W05AB06500 Document #: 2026-05507
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: COTTONWOOD LAKES NO 3 Abbreviated Description: Lot:122 Subdivision:COTTONWOOD LAKES NO 3 City/Muni/Twp:SALEM City/Muni/Twp: SALEM

13	.56Mi.	**3635 LACHS CT S** **SALEM, OR 97302-3630**	02/13/2026	$499,000	$292	1705	/3/2	1978	8,276 SF

APN: 083W05DB04500 Document #: 2026-05215
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 5 Subdivision: DORCHESTER HEIGHTS Abbreviated Description: Lot:25 Block:5 Subdivision:DORCHESTER HEIGHTS City/Muni/Twp:SALEM City/Muni/Twp: SALEM

14	.42Mi.	**3295 CAMELLIA DR S** **SALEM, OR 97302-4019**	02/11/2026	$535,000	$226	2362	/2/1	1973	11,326 SF

APN: 083W04BA07900 Document #: 2026-04824
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: LAUREL SPRINGS ADDITION Abbreviated Description: Lot:8 Block:5 Subdivision:LAUREL SPRINGS ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM

15	.09Mi.	**3102 LA COSTA LOOP S** **SALEM, OR 97302-9671**	02/06/2026	$399,899	$318	1254	/3/2	2003	4,792 SF

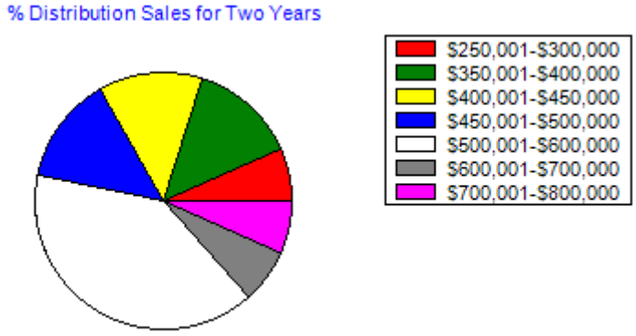
APN: 083W04BB07300 Document #: 2026-04299
Document Type: Price Code: D

ICE SiteX Report

OrderID: 98282028

Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: GOLF COURSE ESTATES IRD Abbreviated Description: Lot:1 Subdivision:GOLF COURSE ESTATES IRD 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.

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.	**3274 INDIAN WELLS LOOP S**	**06/26/2019**	$445,380	$200,630	1,412	/3/1	2001	8,712 SF	
.01Mi.	**3268 INDIAN WELLS LOOP S**	**01/29/2004**	$445,420	$198,870	1,402	/3/1	2002	7,405 SF	
.01Mi.	**3278 INDIAN WELLS LOOP S**	**08/31/2022**	$445,380	$200,630	1,412	/3/1	2001	6,970 SF	
.02Mi.	**3264 INDIAN WELLS LOOP S**	**03/21/2025**	$432,030	$196,120	1,340	/3/2	2002	6,534 SF	Spa Only
.02Mi.	**3284 INDIAN WELLS LOOP S**	**02/19/2001**	$411,140	$233,170	1,547	/3/2	1999	5,663 SF	
.02Mi.	**3190 LINK CT S**	**04/14/2004**	$420,900	$233,810	1,796	/3/1	2001	10,019 SF	
.02Mi.	**3180 LINK CT S**	**09/28/2000**	$420,900	$233,810	1,796	/3/1	2001	5,663 SF	
.03Mi.	**3258 INDIAN WELLS LOOP S**	**09/05/2025**	$381,870	$241,230	1,398	/2/2	1997	6,534 SF	
.03Mi.	**3286 INDIAN WELLS LOOP S**	**11/16/2020**	$410,300	$233,170	1,547	/3/2	1999	5,227 SF	
.03Mi.	**3261 INDIAN WELLS LOOP S**	**07/03/2021**	$418,200	$189,220	1,251	/3/2	1999	4,792 SF	
.03Mi.	**3170 LINK CT S**	**10/16/2020**	$423,290	$258,810	1,796	/3/1	2001	4,792 SF	
.03Mi.	**3254 INDIAN WELLS LOOP S**	**07/13/2009**	$381,870	$239,450	1,398	/2/2	1997	6,970 SF	
.04Mi.	**3294 INDIAN WELLS LOOP S**	**07/26/2004**	$371,920	$228,540	1,309	/3/2	1997	5,227 SF	
.04Mi.	**3195 LINK CT S**	**03/31/2004**	$420,900	$254,780	1,796	/3/1	2001	9,148 SF	
.04Mi.	**3257 INDIAN WELLS LOOP S**	**05/24/2002**	$411,690	$186,400	1,198	/3/2	1999	4,356 SF	
.04Mi.	**3160 LINK CT S**	**11/13/2023**	$423,290	$258,810	1,796	/3/1	2001	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.5 years old	Households:	17,523
Median Household Income:	$80,397	Households w/Family:	58%
Household Income Per Capita:	$44,632	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.77Mi.	**South Salem High School** Number of Students: 2,195 Student-Teacher Ratio: 23.56	C+	Public	9 - 12
0.71Mi.	**Candalaria Elementary School** Number of Students: 271 Student-Teacher Ratio: 21.85	B-	Public	KG - 5
2.52Mi.	**Leslie Middle School** Number of Students: 735 Student-Teacher Ratio: 20.09	C+	Public	6 - 8

ICE SiteX Report

OrderID: 98282028

Flood Report

The Subject Property of **3274 INDIAN WELLS LOOP S, SALEM, OR 97302-9679** 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	132%	NOTABLY HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	122%	HIGHER
OVERALL	120%	HIGHER

Disaster Alerts

No alerts noted

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