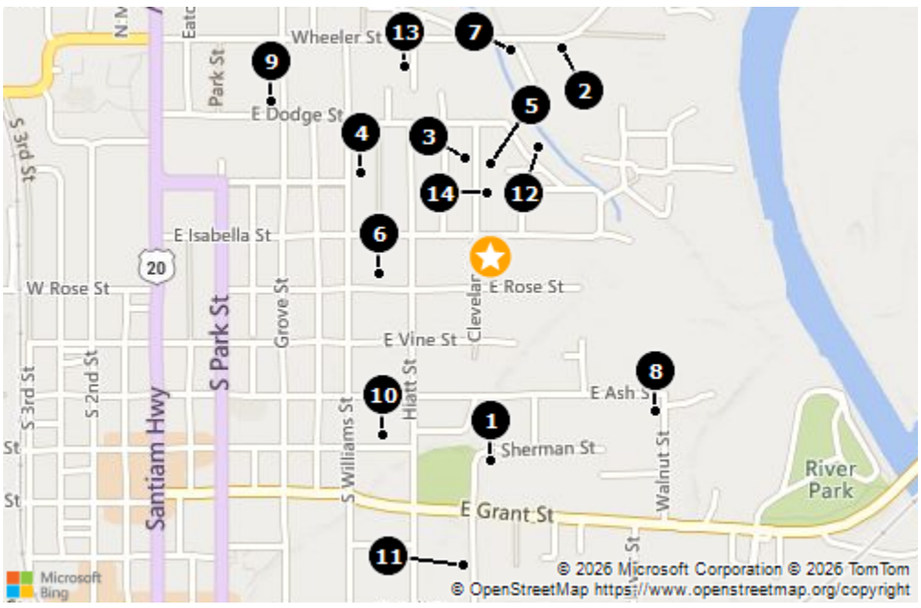
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

333 CLEVELAND ST, LEBANON, OR 97355-4510

County:	**LINN OR**	Census Tract:	410430308.022034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12S 02W 11BD 07500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$156,000**	FSD:	9	Common Confidence Score:	61
Value Range:	$141,960 - $170,040	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$127,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$208,380	Total Taxable Value:	$2,918
Total Assessed Value:	$138,290	Total Assessor Market Value:	$335,880	Delinquent Year:	
				Tax Account ID:	0186136
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 11 TWN 12S RNG 02W
Abbreviated Description: 12S02W11BD
City/Muni/Twp: LEBANON

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	1432 SF	Baths:	1	Fireplace:	Yes
Year Built:	1954	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Gas
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/15/2025	Sales Price:	$325,000
Document #:	2025-08144 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/04/2024	Sales Price:	$325,000
Document #:	2024-14080 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/02/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/00/2024	Sales Price:	$325,000
Document #:	BK-PG 2024 -14080	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 11 TWN 12S RNG 02W
Abbreviated Description: 12S02W11BD
City/Muni/Twp: LEBANON

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Prior Transfer

Recording Date:	02/12/2024	Sales Price:	N/A
Document #:	2024-01505 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/13/2023		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/27/2023	Sales Price:	N/A
Document #:	2023-13533 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/13/2023		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$5,013,755	Median # of Bedrooms	3
Median Lot Size	9,366 SF	Median # of Baths	1
Median Living Area	1,437 SF	Median Year Built	1942
Price Range - 2 Yrs	$190,000 to $530,000	Age Range	7 years to 126 years
Median Value	$355,000	Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**510 E SHERMAN ST** **LEBANON, OR 97355-4451**	09/14/2026	$375,000	$231	1619	4/3/1	1955	10,019 SF	
		APN: 12S 02W 11CA 05600 Document #: 2026-12296 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.2Mi.	**32973 TENNESSEE RD** **LEBANON, OR 97355-9618**	06/26/2026	$450,000	$325	1384	5/3/2	1955	40,511 SF	
		APN: 12S 02W 11BA 03600 Document #: 2026-08197 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
3	.12Mi.	**154 CLEVELAND ST** **LEBANON, OR 97355-4505**	06/05/2026	$432,000	$368	1172	3/2/1	1920	9,583 SF	
		APN: 12S 02W 11BD 03400 Document #: 2026-07296 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: KIRKPATRICKS THIRD ADD Abbreviated Description: Lot:1 Block:3 Subdivision:KIRKPATRICKS THIRD ADD City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
4	.18Mi.	**183 S WILLIAMS ST** **LEBANON, OR 97355-4244**	05/26/2026	$299,900	$214	1399	5/3/2	2019	2,614 SF	
		APN: 12S 02W 11BD 05601 Document #: 2026-06795 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARTITION PLAT NO 2019-09 Abbreviated Description: Lot:2 Subdivision:PARTITION PLAT NO 2019-09 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
5	.11Mi.	**151 CLEVELAND ST** **LEBANON, OR 97355-4506**	04/15/2026	$530,000	$203	2600	8/6/2	1930	9,583 SF	
		APN: 12S 02W 11BD 00901 Document #: 2026-04726 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.13Mi.	**357 E ROSE ST** **LEBANON, OR 97355-4235**	04/02/2026	$250,000	$118	2113	4/3/1	1939	8,276 SF	
		APN: 12S 02W 11BD 09800 Document #: 2026-04168 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARTITION PLAT NO 2023 09 MapRef: DOC 223-01304 Abbreviated Description: Lot:2 Subdivision:PARTITION PLAT NO 2023 09 Map Ref:DOC 223-01304City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
7	.24Mi.	**502 WHEELER ST** **LEBANON, OR 97355-9619**	03/27/2026	$500,000	$319	1565	4/2/2	1983	SF	
		APN: 12S 02W 11BA 90502 Document #: 2026-03794 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BRIDGEPORT CONDOMINIUM Legal Unit: 502 Abbreviated Description: Subdivision:BRIDGEPORT CONDOMINIUM Legal Unit:502 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
8	.25Mi.	**612 WALNUT ST** **LEBANON, OR 97355-4459**	03/13/2026	$320,000	$276	1156	4/3/1	1900	8,712 SF	
		APN: 12S 02W 11DB 08500 Document #: 2026-03164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: RIVERDALE ADDITION Abbreviated Description: Lot:8 Subdivision:RIVERDALE ADDITION City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
9	.31Mi.	**183 E DODGE ST** **LEBANON, OR 97355-4207**	02/20/2026	$270,000	$223	1208	3/2/1	1940	6,098 SF	
		APN: 12S 02W 11BB 06500 Document #: 2026-02114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: KIRKPATRICKS SECOND ADDITION MapRef: VOL 1 PG 70 Abbreviated Description: Subdivision:KIRKPATRICKS SECOND ADDITION Map Ref:VOL 1 PG 70Abbreviated Description:LOT: EAST 2 OF LOT 7 City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
10	.24Mi.	**355 E SHERMAN ST** **LEBANON, OR 97355-4146**	11/21/2025	$406,855	$189	2146	6/4/2	1900	10,019 SF	
		APN: 12S 02W 11CA 04600 Document #: 2025-14657 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: OSBORNES ADD MapRef: VOL 2 PG 11 Abbreviated Description: Lot:7 Block:2 Subdivision:OSBORNES ADD Map Ref:VOL 2 PG 11City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
11	.35Mi.	**938 CLEVELAND ST** **LEBANON, OR 97355-4422**	11/10/2025	$280,000	$189	1474	3/2/1	1940	9,148 SF	

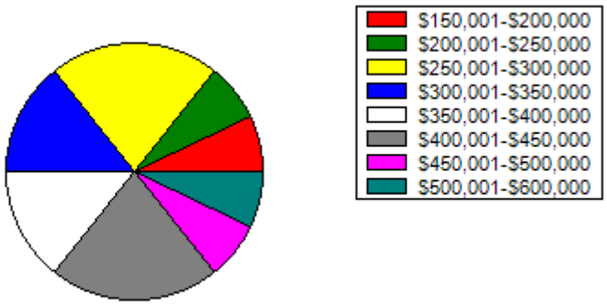
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	APN: 12S 02W 11CD 02200 Document #: 2025-14047 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
12	.14Mi.	**145 BROMIL ST** **LEBANON, OR 97355-4502**	10/29/2025	$375,000	$267	1400	5/3/2	1972	15,682 SF
	APN: 12S 02W 11BD 00500 Document #: 2025-13499 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BROWN MILES ADDITION Abbreviated Description: Lot:4 Subdivision:BROWN MILES ADDITION City/Muni/Twp:LEBANON City/Muni/Twp: LEBANON								
13	.24Mi.	**20 HIATT ST** **LEBANON, OR 97355-4319**	10/17/2025	$335,000	$317	1056	4/3/1	1972	6,098 SF
	APN: 12S 02W 11BA 02400 Document #: 2025-13025 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.07Mi.	**235 CLEVELAND ST** **LEBANON, OR 97355-4508**	10/09/2025	$190,000	$118	1608	4/3/1	1945	14,375 SF
	APN: 12S 02W 11BD 01100 Document #: 2025-12724 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.	**333 CLEVELAND ST**	**12/00/2024**	$335,880	$138,290	1,432	4/3/1	1954	9,583 SF	
.01Mi.	**500 E ISABELLA ST**	**06/00/2024**	$391,240	$206,870	1,496	5/3/2	1979	6,534 SF	
.02Mi.	**520 E ISABELLA ST**	**02/00/2014**	$335,970	$156,990	1,235	3/2/1	1952	9,583 SF	
.02Mi.	**507 E ROSE ST**	**02/00/1996**	$325,590	$123,800	1,224	4/3/1	1930	7,841 SF	
.02Mi.	**521 E ROSE ST**	**08/00/2025**	$324,170	$156,840	1,176	4/3/1	1946	7,841 SF	
.03Mi.	**496 E ISABELLA ST**	**07/00/2011**	$276,190	$113,230	1,072	3/2/1	1934	7,841 SF	
.03Mi.	**551 E ROSE ST**	**12/00/2017**	$442,370	$174,670	1,525	4/3/1	1946	7,405 SF	
.03Mi.	**550 E ISABELLA ST**	**11/00/2005**	$345,890	$134,870	1,252	4/3/1	1951	10,019 SF	
.03Mi.	**495 E ROSE ST**	**07/00/2016**	$330,970	$155,760	1,381	4/2/2	1935	7,841 SF	
.04Mi.	**478 E ISABELLA ST**	**01/00/2017**	$302,110	$123,170	1,222	4/3/1	1900	8,276 SF	
.04Mi.	**571 E ROSE ST**	**09/00/2018**	$378,160	$166,760	1,377	3/2/1	1952	7,841 SF	
.04Mi.	**560 E ISABELLA ST**	**09/00/2004**	$400,870	$201,550	1,458	5/3/2	1999	8,276 SF	
.04Mi.	**295 CLEVELAND ST**		$396,610	$165,320	1,014	3/2/1	1952	6,970 SF	
.04Mi.	**519 E ISABELLA ST**	**02/00/2006**	$309,430	$147,490	1,253	3/2/1	1900	8,276 SF	
.04Mi.	**471 E ROSE ST**	**06/00/2006**	$331,500	$173,060	1,098	4/3/1	1954	7,841 SF	
.05Mi.	**481 E ISABELLA ST**	**11/00/2017**	$470,130	$235,880	1,598	6/3/3	1976	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	42.9 years old	Households:	12,920
Median Household Income:	$64,966	Households w/Family:	66%
Household Income Per Capita:	$31,993	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Lebanon Community School District 9	Students:	3,918
Number of Schools:	9	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**Lebanon High School** Number of Students: 1,162 Student-Teacher Ratio: 20.85 Advanced Placement: Yes	C+	Public	9 - 12
0.91Mi.	**Pioneer Elementary School** Number of Students: 261 Student-Teacher Ratio: 15.35	C+	Public	KG - 6

Flood Report

The Subject Property of **333 CLEVELAND ST, LEBANON, OR 97355-4510** 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	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	105%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides

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