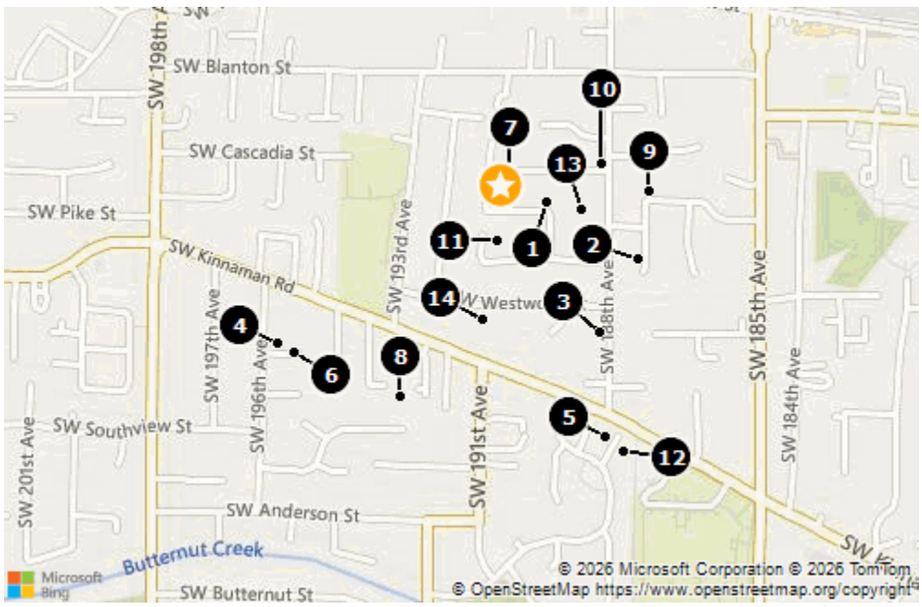
ICE SiteX Report

OrderID: 97994304

SiteX Property Information Report



Subject Property Location

4050 SW 191ST AVE, BEAVERTON, OR 97078-1464

County:	**WASHINGTON OR**	Census Tract:	410670317.031007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1S213AB-06300	Thomas Bros Pg-Grid:	624-2D

Valuation

Value:	**$494,000**	FSD:	12	Common Confidence Score:	52
Value Range:	$434,720 - $553,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	51.50
Assd Land Value:		Market Land Value:	$293,550	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$162,940	Total Taxable Value:	$4,076
Total Assessed Value:	$213,130	Total Assessor Market Value:	$456,490	Delinquent Year:	
				Tax Account ID:	R360978
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Subdivision: SHELANIA Sec/Twnship/Range: SEC 13 TWN 01S RNG 02W
Abbreviated Description: SHELANIA, LOT 13

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	4	Pool:	
Building Area:	1563 SF	Baths:	2	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Baseboard
Number of Stories:		Number of Cars:	2	A/C:	Water
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2024	Loan Amount:	N/A
Document #:	2024-008252 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	N/A
Document #:	2022-032157 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$469,000
Document #:	2022-029417 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/28/2022		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$469,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 13 Subdivision: SHELANIA Sec/Twnship/Range: SEC 13 TWN 01S RNG 02W
Abbreviated Description: SHELANIA, LOT 13

Prior Transfer

Recording Date:	04/19/2013	Sales Price:	N/A
Document #:	2013-034992 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/22/2013	Loan Amount:	N/A
Document #:	2013-016774 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2028	Type Finance:	

Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	11/08/2010	Sales Price:	N/A
Document #:	2010-089715 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/13/2005	Sales Price:	N/A
Document #:	2005-156228 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2005	Sales Price:	N/A
Document #:	2005-154419 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2005	Sales Price:	$228,000
Document #:	2005-145645 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/15/2005		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA

Mortgage Record

Recording Date:	12/20/2004	Loan Amount:	N/A
Document #:	2004-144505 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:
Lot: 13 Subdivision: SHELANIA
Abbreviated Description: TAX ID# R360978

Mortgage Record

Recording Date:	12/20/2004	Loan Amount:	N/A
Document #:	2004-144504 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	FIX

Legal Description:
Lot: 13 Subdivision: SHELANIA
Abbreviated Description: TAX ID# R360978

Prior Transfer

Recording Date:	06/28/2001	Sales Price:	$163,000
Document #:	2001062647 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/2001		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	02/02/1998	Sales Price:	$99,500
Document #:	98009187 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	01/16/1998		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA Map Ref: MB31 PG14

Prior Transfer

Recording Date:	01/23/1996	Sales Price:	$6,000
Document #:	96006199 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/22/1996		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	09/13/1995	Sales Price:	N/A
Document #:	95064817 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 08/25/1995
Document Type:
Legal Description:
Lot: 13 Subdivision: SHELANIA

Prior Transfer

Recording Date:	09/01/1995	Sales Price:	$99,500
Document #:	95062427 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/1995		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA Map Ref: MB888 PG669

Prior Transfer

Recording Date:	09/01/1995	Sales Price:	N/A
Document #:	95062426 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/01/1995		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA Map Ref: MB888 PG669

Prior Transfer

Recording Date:	09/01/1995	Sales Price:	$99,950
Document #:	95062425 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/1995		
Document Type:			

Legal Description:
Lot: 13 Subdivision: SHELANIA Map Ref: MB888 PG669

Area Sales Analysis

Total Area Sales	$7,131,500	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,436 SF	Median Year Built	1986
Price Range - 2 Yrs	$397,000 to $607,000	Age Range	20 years to 66 years
Median Value	$504,500	Median Age	40 years

Comparable Sales Data

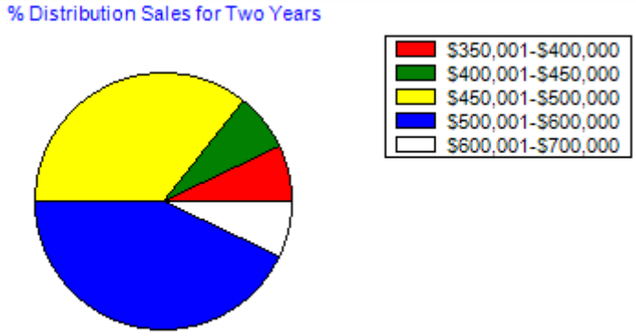
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**18931 SW PIKE LN** **BEAVERTON, OR 97078-1491**	06/03/2026	$549,000	$316	1736	/4/3	1999	6,970 SF	
		APN: 1S213AA-14000 Document #: 2026-026154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: WEDGEFIELD ESTATES Abbreviated Description: Lot:5 Subdivision:WEDGEFIELD ESTATES								
2	.18Mi.	**4195 SW 187TH AVE** **BEAVERTON, OR 97078-1534**	06/01/2026	$510,000	$425	1198	/3/1	1974	8,276 SF	
		APN: 1S213AA-10300 Document #: 2026-025775 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: WEDGFIELD LANE NO 2 Abbreviated Description: Lot:51 Subdivision:WEDGFIELD LANE NO 2								
3	.2Mi.	**4355 SW 188TH AVE** **BEAVERTON, OR 97078-1518**	05/29/2026	$480,200	$419	1144	/3/2	1960	14,810 SF	
		APN: 1S213AA-02201 Document #: 2026-025613 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: BEAVERTON REEDVILLE ACREAGE MapRef: MB 364 PG 119 Abbreviated Description: Lot:56 Subdivision:BEAVERTON REEDVILLE ACREAGE Map Ref:MB 364 PG 119								
4	.3Mi.	**4390 SW 196TH AVE** **BEAVERTON, OR 97078-2376**	05/29/2026	$489,300	$433	1130	/3/1	2003	14,375 SF	
		APN: 1S213AB-01900 Document #: 2026-025508 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.31Mi.	**18830 SW BUTTERNUT ST** **BEAVERTON, OR 97078-2411**	05/12/2026	$490,000	$415	1180	/3/2	1986	6,098 SF	
		APN: 1S213AD-06800 Document #: 2026-022232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: KINNAMAN ESTATES NO 2 Tract No: C Abbreviated Description: Lot:56 Subdivision:KINNAMAN ESTATES NO 2 Tract No:C								
6	.3Mi.	**4410 SW 196TH AVE** **BEAVERTON, OR 97078-2363**	05/01/2026	$545,000	$330	1648	/3/2	2004	9,148 SF	
		APN: 1S213AB-13800 Document #: 2026-020607 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITIONP PLAT NO 20098-015 MapRef: DOC 2009-024072 Abbreviated Description: Lot:1 Subdivision:PARTITIONP PLAT NO 20098-015 Map Ref:DOC 2009-024072								
7	.02Mi.	**19039 SW PIKE LN** **BEAVERTON, OR 97078-1492**	03/26/2026	$595,000	$376	1579	/4/3	1999	6,970 SF	
		APN: 1S213AA-13700 Document #: 2026-014053 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WEDGEFIELD ESTATES Abbreviated Description: Lot:2 Subdivision:WEDGEFIELD ESTATES								
8	.26Mi.	**4545 SW 194TH CT** **BEAVERTON, OR 97078-2378**	03/18/2026	$397,000	$335	1182	/3/1	1970	8,712 SF	
		APN: 1S213AB-01210 Document #: 2026-012653 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MICHELLE PARK Abbreviated Description: Lot:8 Subdivision:MICHELLE PARK								
9	.17Mi.	**18695 SW PIKE ST** **BEAVERTON, OR 97078-1504**	03/05/2026	$490,000	$329	1487	/3/2	1973	7,405 SF	
		APN: 1S213AA-08500 Document #: 2026-010491								

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: WEDGFIELD LANE NO 2 Abbreviated Description: Lot:34 Subdivision:WEDGFIELD LANE NO 2								
10	.12Mi.	**18835 SW CASCADIA ST** **BEAVERTON, OR 97078-1420**	02/20/2026	$540,000	$345	1563	/4/1	1972	7,405 SF
	APN: 1S212DD-05000 Document #: 2026-008182 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SHELANIA Abbreviated Description: Lot:1 Subdivision:SHELANIA								
11	.06Mi.	**4150 SW 191ST AVE** **BEAVERTON, OR 97078-1466**	01/09/2026	$607,000	$394	1539	/3/2	1972	8,276 SF
	APN: 1S213AB-05400 Document #: 2026-001152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Subdivision: WEDGFIELD LANE Abbreviated Description: Lot:11&12 Subdivision:WEDGFIELD LANE								
12	.34Mi.	**18836 SW BUTTERNUT ST** **BEAVERTON, OR 97078-2411**	11/26/2025	$430,000	$364	1180	/3/2	1986	10,890 SF
	APN: 1S213AD-07100 Document #: 2025-053713 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: KINNAMAN ESTATES NO 2 Abbreviated Description: Lot:59 Subdivision:KINNAMAN ESTATES NO 2								
13	.1Mi.	**4077 SW 188TH AVE** **BEAVERTON, OR 97078-1524**	11/21/2025	$499,000	$242	2056	/3/3	2006	6,970 SF
	APN: 1S213AA-15200 Document #: 2025-052767 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PARTITON PLAT NO 2005061 Tract No: A Abbreviated Description: Lot:3 Subdivision:PARTITON PLAT NO 2005061 Tract No:A								
14	.15Mi.	**19110 SW WESTWORD ST** **BEAVERTON, OR 97078-1443**	11/21/2025	$510,000	$368	1385	/3/3	1992	7,405 SF
	APN: 1S213AB-04600 Document #: 2025-052751 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: WESTWORD PARK NO 3 Abbreviated Description: Lot:26 Subdivision:WESTWORD PARK NO 3								

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.	**4050 SW 191ST AVE**	**04/28/2022**	$456,490	$213,130	1,563	/4/2	1972	9,583 SF	
.02Mi.	**19050 SW CASCADIA ST**	**07/06/1993**	$427,570	$180,830	1,008	/3/1	1972	11,761 SF	
.02Mi.	**4072 SW 191ST AVE**	**05/21/2020**	$510,610	$282,300	1,536	/3/3	1999	6,970 SF	
.02Mi.	**19039 SW PIKE LN**	**04/23/2024**	$542,110	$292,190	1,579	/4/3	1999	6,970 SF	
.03Mi.	**4045 SW 191ST AVE**	**04/21/2005**	$447,840	$178,830	1,218	/3/1	1972	7,841 SF	
.03Mi.	**3990 SW 191ST AVE**	**05/19/2015**	$472,600	$207,840	1,563	/3/1	1972	7,405 SF	
.03Mi.	**4015 SW 191ST AVE**	**06/24/1999**	$434,020	$188,430	1,248	/3/1	1972	9,583 SF	
.03Mi.	**19020 SW CASCADIA ST**	**09/13/2004**	$417,990	$187,500	1,008	/3/1	1972	7,405 SF	
.03Mi.	**19003 SW PIKE LN**	**10/11/2001**	$522,980	$240,900	1,450	/3/2	1999	6,970 SF	
.03Mi.	**19045 SW CASCADIA ST**	**10/13/1997**	$445,070	$178,960	1,488	/3/2	1972	6,970 SF	
.04Mi.	**3985 SW 191ST AVE**	**04/10/2018**	$407,380	$184,280	1,008	/3/1	1972	8,276 SF	
.04Mi.	**19015 SW CASCADIA ST**	**07/27/2020**	$444,270	$179,120	1,224	/3/1	1972	6,970 SF	
.04Mi.	**18967 SW PIKE LN**	**07/24/2020**	$528,830	$275,300	1,438	/3/2	1999	6,970 SF	
.04Mi.	**19070 SW PIKE LN**	**08/08/2017**	$556,330	$313,610	1,910	/4/3	1999	7,405 SF	
.04Mi.	**18980 SW CASCADIA ST**	**11/14/2012**	$509,540	$222,610	1,518	/3/2	1972	7,405 SF	
.04Mi.	**4040 SW 192ND AVE**	**09/18/2017**	$452,210	$194,240	1,563	/4/1	1970	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	57%

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Demographics & Income

Median Age:	35.9 years old	Households:	9,220
Median Household Income:	$81,218	Households w/Family:	70%
Household Income Per Capita:	$36,863	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Beaverton School District 48j	Students:	37,891
Number of Schools:	56	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Kinnaman Elementary School** Number of Students: 471 Student-Teacher Ratio: 13.81	D	Public	PK - 5
1.15Mi.	**Mountain View Middle School** Number of Students: 793 Student-Teacher Ratio: 17.2	D	Public	6 - 8
0.47Mi.	**Aloha High School** Number of Students: 1,658 Student-Teacher Ratio: 17.43	B-	Public	9 - 12

Flood Report

The Subject Property of **4050 SW 191ST AVE, BEAVERTON, OR 97078-1464** 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	122%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	97%	SIMILAR
OVERALL	84%	LOWER

Disaster Alerts

8/8/2024 - Lee Falls Fire

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