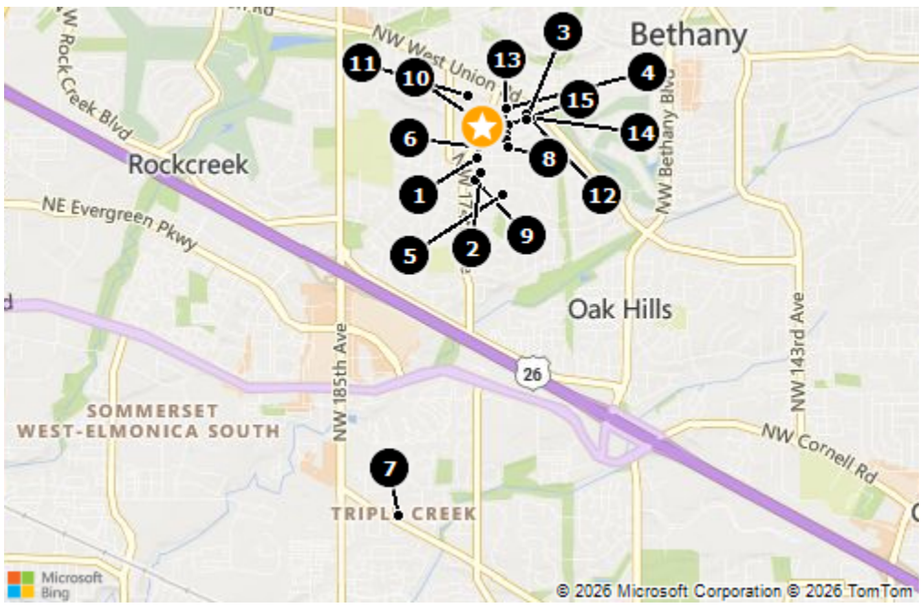
ICE SiteX Report

OrderID: 97709268

SiteX Property Information Report



Subject Property Location

4382 NW DIAMONDBACK DR, BEAVERTON, OR 97006-7422

County:	**WASHINGTON OR**	Census Tract:	410670315.182004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1N119DC-06500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$657,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$630,720 - $683,280	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	51.50
Assd Land Value:		Market Land Value:	$332,810	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$300,680	Total Taxable Value:	$6,487
Total Assessed Value:	$340,320	Total Assessor Market Value:	$633,490	Delinquent Year:	
				Tax Account ID:	R2093193
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 125 Subdivision: ARBOR RIDGE Sec/Twnship/Range: SEC 19 TWN 01N RNG 01W
Abbreviated Description: ARBOR RIDGE, LOT 125, ACRES 0.09

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	4	Pool:	
Building Area:	2421 SF	Baths:	3	Fireplace:	Yes
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:		Number of Cars:	2	A/C:	Wall
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/10/2025	Sales Price:	N/A
Document #:	2025-050668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/09/2024	Sales Price:	N/A
Document #:	2024-052968 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/12/2024	Loan Amount:	N/A
Document #:	2024-048991 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	
Legal Description:			
Lot: 125 Subdivision: ARBOR RIDGE			

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	$665,000
Document #:	2022-059661 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2022		
Document Type:			

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Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE

Prior Transfer

Recording Date:	09/26/2022	Sales Price:	$665,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE Sec/Twnship/Range: SEC 19 TWN 01N RNG 01W
Abbreviated Description: ARBOR RIDGE, LOT 125, ACRES 0.09

Prior Transfer

Recording Date:	12/16/2019	Sales Price:	N/A
Document #:	2019-090901 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/04/2019	Sales Price:	N/A
Document #:	2019-079204 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/22/2019	Sales Price:	$500,000
Document #:	2019-075285 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2019		
Document Type:			

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE

Prior Transfer

Recording Date:	07/29/2011	Sales Price:	$204,000
Document #:	2011-052241 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/31/2006	Sales Price:	$43,000
Document #:	2006-036938 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/26/2006	Loan Amount:	N/A
Document #:	2006-009397 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/05/2035	Type Finance:	OTH

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE SUBDIVISION
City/Muni/Twp: BEAVERTON

Prior Transfer

Recording Date:	05/18/2005	Sales Price:	N/A
Document #:	2005-055526 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2005	Sales Price:	$204,000
Document #:	2005-016434 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/19/2004	Loan Amount:	N/A
Document #:	2004-041311 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/30/2029	Type Finance:	

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE
Abbreviated Description: TAX ID# R2093193

Prior Transfer

Recording Date:	10/03/2003	Sales Price:	$255,000
Document #:	2003-170348 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2003		
Document Type:			

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE

Prior Transfer

Recording Date:	03/06/2001	Sales Price:	$234,630
Document #:	2001018123 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2001		
Document Type:			

Legal Description:
Lot: 125 Subdivision: ARBOR RIDGE

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Area Sales Analysis

Total Area Sales	$8,938,122	Median # of Bedrooms	3
Median Lot Size	3,920 SF	Median # of Baths	3
Median Living Area	1,652 SF	Median Year Built	2001
Price Range - 2 Yrs	$422,322 to $860,000	Age Range	23 years to 49 years
Median Value	$554,900	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**4092 NW SCOTTSDALE DR** **BEAVERTON, OR 97006-7428**	05/26/2026	$740,000	$266	2772	/4/3	2001	6,098 SF	
		APN: 1N119DC-12700 Document #: 2026-024465 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 290 Subdivision: ARBOR RIDGE NO 3 Abbreviated Description: Lot:290 Subdivision:ARBOR RIDGE NO 3								
2	.21Mi.	**17235 NW MEADOW GRASS DR** **BEAVERTON, OR 97006-4611**	05/26/2026	$620,000	$363	1705	/3/2	1983	9,148 SF	
		APN: 1N130AB-13000 Document #: 2026-024567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 191 Subdivision: SOMERSET MEADOWS NO 2 Abbreviated Description: Lot:191 Subdivision:SOMERSET MEADOWS NO 2								
3	.2Mi.	**16768 NW DESERT CANYON DR** **BEAVERTON, OR 97006-7313**	05/21/2026	$544,000	$329	1652	/3/3	2000	3,049 SF	
		APN: 1N119DD-03100 Document #: 2026-023825 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 220 Subdivision: ARBOR RIDGE NO 2 Abbreviated Description: Lot:220 Subdivision:ARBOR RIDGE NO 2								
4	.15Mi.	**16936 NW DESERT CANYON DR** **BEAVERTON, OR 97006-7326**	04/03/2026	$530,000	$320	1652	/3/3	2000	3,049 SF	
		APN: 1N119DA-22900 Document #: 2026-015668 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 242 Subdivision: ARBOR RIDGE NO 2 Abbreviated Description: Lot:242 Subdivision:ARBOR RIDGE NO 2								
5	.33Mi.	**16980 NW SOMERSET DR** **BEAVERTON, OR 97006-4760**	04/01/2026	$860,000	$401	2142	/3/3	1977	9,148 SF	
		APN: 1N130AB-02200 01 Document #: 2026-015388 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 95 Subdivision: SOMERSET MEADOWS Abbreviated Description: Lot:95 Subdivision:SOMERSET MEADOWS								
6	.09Mi.	**4175 NW SCOTTSDALE DR** **BEAVERTON, OR 97006-7429**	03/26/2026	$650,000	$277	2341	/4/3	2003	5,663 SF	
		APN: 1N119DC-08800 Document #: 2026-014060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 251 Subdivision: ARBOR RIDGE NO 3 Abbreviated Description: Lot:251 Subdivision:ARBOR RIDGE NO 3								
7	.09Mi.	**16905 NW ARIZONA DR** **BEAVERTON, OR 97006-7476**	03/20/2026	$535,000	$355	1504	/3/3	2002	3,920 SF	
		APN: 1N119DD-12100 Document #: 2026-012972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 384 Subdivision: ARBOR RIDGE NO 5 Abbreviated Description: Lot:384 Subdivision:ARBOR RIDGE NO 5								
8	.15Mi.	**16772 NW ARIZONA DR** **BEAVERTON, OR 97006-7315**	02/27/2026	$422,322	$268	1575	/3/3	2002	3,049 SF	
		APN: 1N119DD-17800 Document #: 2026-009386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 441 Subdivision: ARBOR RIDGE NO 5 Abbreviated Description: Lot:441 Subdivision:ARBOR RIDGE NO 5								
9	.24Mi.	**17290 NW MEADOW GRASS DR** **BEAVERTON, OR 97006-4605**	12/19/2025	$649,900	$357	1816	/3/2	1980	8,712 SF	
		APN: 1N130AB-08800 Document #: 2025-057452 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 200 Subdivision: SOMERSET MEADOWS NO 2 Abbreviated Description: Lot:200 Subdivision:SOMERSET MEADOWS NO 2								
10	.13Mi.	**16793 NW ARIZONA DR** **BEAVERTON, OR 97006-7315**	11/04/2025	$540,000	$333	1617	/3/3	2003	3,485 SF	
		APN: 1N119DD-14200 Document #: 2025-049949 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 405 Subdivision: ARBOR RIDGE NO5 Abbreviated Description: Lot:405 Subdivision:ARBOR RIDGE NO5								
11	.15Mi.	**4675 NW UNION HILLS TER** **BEAVERTON, OR 97006-7414**	10/30/2025	$625,000	$275	2270	/3/3	2001	4,356 SF	
		APN: 1N119DB-12300 Document #: 2025-049026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: ARBOR RIDGE Abbreviated Description: Lot:23 Subdivision:ARBOR RIDGE								
12	.21Mi.	**4511 NW BOBCAT PL** **BEAVERTON, OR 97006-7332**	08/29/2025	$550,000	$341	1610	/3/3	2000	3,920 SF	
		APN: 1N119DA-20600 Document #: 2025-038650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 186 Subdivision: ARBOR RIDGE NO 2 Abbreviated Description: Lot:186 Subdivision:ARBOR RIDGE NO 2								
13	.12Mi.	**16880 NW GREYHAWK DR** **BEAVERTON, OR 97006-7478**	08/27/2025	$594,000	$359	1653	/3/3	2002	3,049 SF	
		APN: 1N119DD-15000 Document #: 2025-038216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 413 Subdivision: ARBOR RIDGE NO 5 Abbreviated Description: Lot:413 Subdivision:ARBOR RIDGE NO 5								
14	.22Mi.	**4504 NW BOBCAT PL** **BEAVERTON, OR 97006-7332**	07/21/2025	$523,000	$316	1652	/3/3	2000	3,920 SF	
		APN: 1N119DA-21300 Document #: 2025-032098 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 193 Subdivision: ARBOR RIDGE NO 2 Abbreviated Description: Lot:193 Subdivision:ARBOR RIDGE NO 2								
15	.12Mi.	**16903 NW GREYHAWK DR**	07/03/2025	$554,900	$352	1575	/3/3	2002	3,920 SF	

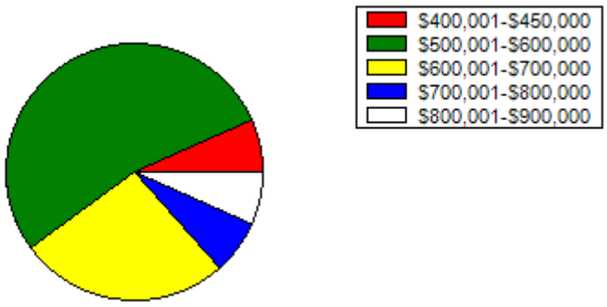
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BEAVERTON, OR 97006-7388
APN: 1N119DD-11400 Document #: 2025-029504
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 377 Subdivision: ARBOR RIDGE NO 5 Abbreviated Description: Lot:377 Subdivision:ARBOR RIDGE NO 5

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.	**4382 NW DIAMONDBACK DR**	**09/26/2022**	$633,490	$340,320	2,421	/4/3	2000	3,920 SF	
.01Mi.	**4368 NW DIAMONDBACK DR**	**02/14/2015**	$582,150	$314,580	2,028	/4/3	2000	4,356 SF	
.02Mi.	**4354 NW DIAMONDBACK DR**	**06/26/2009**	$619,420	$340,520	2,370	/4/3	2000	4,356 SF	
.02Mi.	**4377 NW DIAMONDBACK DR**	**06/25/2019**	$585,780	$311,960	1,841	/4/3	2000	3,920 SF	
.02Mi.	**4391 NW DIAMONDBACK DR**	**04/21/2015**	$648,450	$346,120	2,322	/4/3	2000	5,663 SF	
.03Mi.	**4363 NW DIAMONDBACK DR**	**08/08/2000**	$650,150	$346,920	2,322	/4/3	2000	5,227 SF	
.03Mi.	**4338 NW DIAMONDBACK DR**	**01/10/2019**	$635,280	$345,690	2,421	/4/3	2000	4,356 SF	
.03Mi.	**17127 NW GOLD CANYON LN**	**09/06/2024**	$674,220	$345,690	2,421	/4/3	2000	5,227 SF	
.03Mi.	**17139 NW GOLD CANYON LN**	**02/20/2004**	$629,320	$338,350	2,096	/4/3	2000	4,356 SF	
.04Mi.	**17182 NW GOLD CANYON LN**	**06/08/2015**	$653,790	$346,120	2,322	/4/3	2000	5,227 SF	
.04Mi.	**17151 NW GOLD CANYON LN**	**06/26/2025**	$609,630	$322,870	2,028	/4/3	2000	4,356 SF	
.04Mi.	**17183 NW LA PALOMA LN**	**08/15/2000**	$648,450	$346,120	2,322	/4/3	2000	5,663 SF	
.04Mi.	**4326 NW DIAMONDBACK DR**	**10/19/2021**	$616,260	$333,340	2,322	/4/3	2000	4,356 SF	
.04Mi.	**4331 NW DIAMONDBACK DR**	**11/13/2014**	$556,190	$311,370	1,652	/4/3	2000	4,792 SF	
.04Mi.	**17163 NW GOLD CANYON LN**	**05/26/2010**	$643,640	$346,080	2,322	/5/3	2000	4,356 SF	
.04Mi.	**17194 NW GOLD CANYON LN**	**08/06/2008**	$629,710	$344,420	2,370	/4/3	2000	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	35.3 years old	Households:	20,147
Median Household Income:	$96,169	Households w/Family:	60%
Household Income Per Capita:	$50,307	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

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
2.91Mi.	**Meadow Park Middle School** Number of Students: 671 Student-Teacher Ratio: 15.3	D+	Public	6 - 8
0.56Mi.	**Westview High School** Number of Students: 2,423 Student-Teacher Ratio: 20.38 Advanced Placement: Yes	B+	Public	9 - 12
0.61Mi.	**Bethany Elementary School** Number of Students: 413 Student-Teacher Ratio: 18.38	A	Public	KG - 5

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Flood Report

The Subject Property of **4382 NW DIAMONDBACK DR, BEAVERTON, OR 97006-7422** 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	118%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

8/8/2024 - Lee Falls Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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