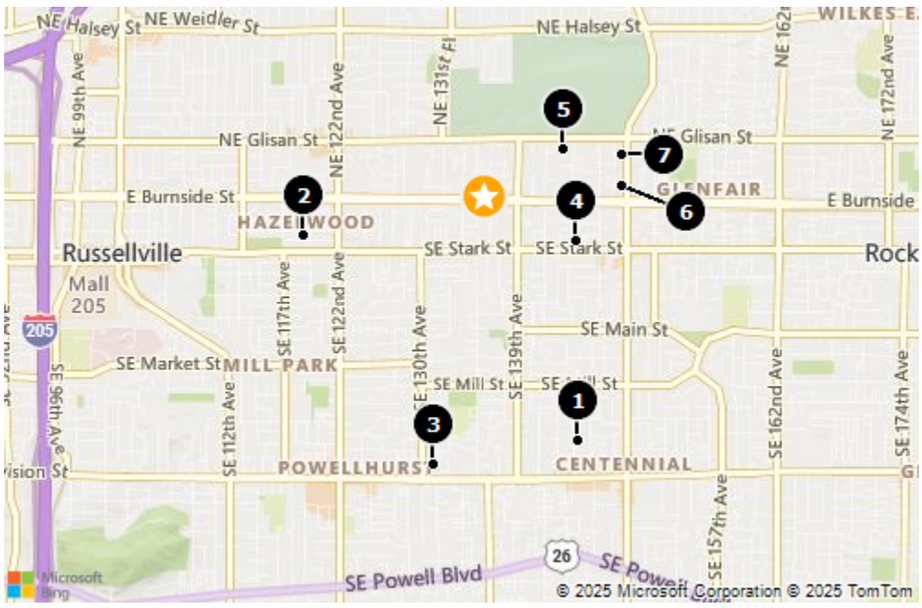
ICE SiteX Report

OrderID: 96071482

SiteX Property Information Report



Subject Property Location

44 NE 134TH PL, PORTLAND, OR 97230-3381

County:	**MULTNOMAH OR**	Census Tract:	410510093.022014
Property Use:	Row house (Residential)	Zoning:	R2
Parcel Number:	1N2E35DB 07615	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	9
Value Range:	$312,130 - $373,870	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	160
Assd Land Value:		Market Land Value:	$136,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$235,330	Total Taxable Value:	$4,486
Total Assessed Value:	$190,340	Total Assessor Market Value:	$371,830	Delinquent Year:	
				Tax Account ID:	R702211
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: HARTS CROSSING Tract No: B
Abbreviated Description: HARTS CROSSING, LOT 14, INC UND INT TRACT B

Property Characteristics

Lot Size:	1,700 SF	Bedrooms:		Pool:	
Building Area:	1559 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/13/2025	Loan Amount:	N/A
Document #:	2025-014629 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 14 Subdivision: HARTS CROSSING
City/Muni/Twp: PORTLAND

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	$343,561
Document #:	2024-050128 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	$349,900
Document #:	2021-186163 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 14 Subdivision: HARTS CROSSING Map Ref: DOC 2019-101344
City/Muni/Twp: PORTLAND

ICE SiteX Report

OrderID: 96071482

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	$349,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Subdivision: HARTS CROSSING Tract No: B
Abbreviated Description: HARTS CROSSING, LOT 14, INC UND INT TRACT B

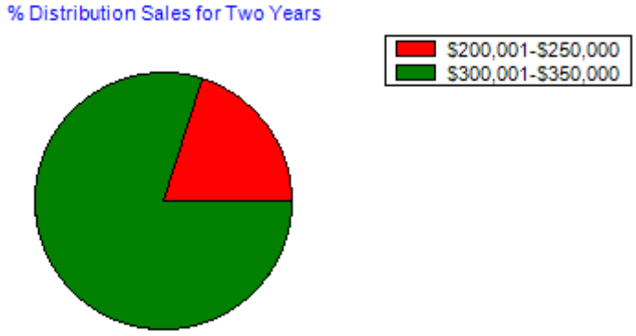
Area Sales Analysis

Total Area Sales	$2,321,625	Median # of Bedrooms	
Median Lot Size	1,806 SF	Median # of Baths	2
Median Living Area	1,288 SF	Median Year Built	2004
Price Range - 2 Yrs	$235,000 to $410,000	Age Range	7 years to 26 years
Median Value	$330,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.19Mi.	**2220 SE 143RD AVE** **PORTLAND, OR 97233-2443**	11/20/2025	$330,000	$293	1124	/3/2	2002	2,545 SF	
		APN: 1S2E01CC 10404 Document #: 2025-075400 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 9 Subdivision: MACDUFFEE PLACE NO 2 Tract No: B Abbreviated Description: Lot:9 Subdivision:MACDUFFEE PLACE NO 2 Tract No:B City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
2	.84Mi.	**11828 SE PINE ST** **PORTLAND, OR 97216-3752**	10/31/2025	$410,000	$280	1464	//2	2018	2,425 SF	
		APN: 1N2E34DD 11101 Document #: 2025-070782 Document Type: Personal Representatives Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 18 Block: 24 Subdivision: VENTURA PARK Abbreviated Description: Lot:18 Block:24 Subdivision:VENTURA PARK City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
3	1.23Mi.	**2333 SE LEE LN** **PORTLAND, OR 97233-1475**	08/21/2025	$235,000	$182	1288	/2/1	2000	920 SF	
		APN: 1S2E02CD 04110 Document #: 2025-053312 Document Type: Special Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 13 Subdivision: ALLRIDGE ESTATES Abbreviated Description: Lot:13 Subdivision:ALLRIDGE ESTATES City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
4	.46Mi.	**408 SE 143RD AVE** **PORTLAND, OR 97233-2120**	06/06/2025	$330,000	$259	1272	//2	2005	1,806 SF	
		APN: 1N2E36CC 04405 Document #: 2025-035569 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 3 Subdivision: PARTITION PLAT 2003 69 Abbreviated Description: Lot:3 Subdivision:PARTITION PLAT 2003 69 City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
5	.42Mi.	**14163 NE FLANDERS CT** **PORTLAND, OR 97230-5898**	06/04/2025	$400,000	$260	1536	//2	2014	2,226 SF	
		APN: 1N2E36CB 09106 Document #: 2025-034898 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 12 Subdivision: BUNGALOWS AT GLENDOVEER Abbreviated Description: Lot:12 Subdivision:BUNGALOWS AT GLENDOVEER City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
6	.62Mi.	**14724 NE COUCH ST** **PORTLAND, OR 97230-4860**	10/15/2024	$307,000	$236	1300	/2/2	1999	1,048 SF	
		APN: 1N2E36CA 09607 Document #: 2024-061885 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 5 Subdivision: GLENDOVEER TERRACE Tract No: A Abbreviated Description: Lot:5 Subdivision:GLENDOVEER TERRACE Tract No:A City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
7	.66Mi.	**14727 NE FLANDERS ST** **PORTLAND, OR 97230-2159**	09/10/2024	$309,625	$304	1016	//2	2004	942 SF	
		APN: 1N2E36CA 10606 Document #: 2024-054220 Document Type: Warranty Deed Price Code: D Land Use: Row house (Residential) Legal: Lot: 6 Subdivision: RILEY PLACE BROWNSTONES Abbreviated Description: Lot:6 Subdivision:RILEY PLACE BROWNSTONES City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								

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.

ICE SiteX Report

OrderID: 96071482

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.	**44 NE 134TH PL**	**12/28/2021**	$371,830	$190,340	1,559	//2	2022	1,700 SF	
0Mi.	**46 NE 134TH PL**	**12/06/2021**	$371,830	$190,340	1,559	//2	2022	1,654 SF	
0Mi.	**42 NE 134TH PL**	**01/28/2022**	$350,960	$179,770	1,335	//2	2022	2,266 SF	
.01Mi.	**48 NE 134TH PL**	**11/23/2021**	$391,870	$194,140	1,655	//3	2022	2,897 SF	
.01Mi.	**28 NE 134TH PL**	**12/29/2021**	$385,470	$197,300	1,655	//3	2022	2,379 SF	
.01Mi.	**24 NE 134TH PL**	**12/03/2021**	$369,330	$189,150	1,559	//2	2022	1,813 SF	
.01Mi.	**18 NE 134TH PL**	**12/03/2021**	$389,330	$189,150	1,559	//2	2022	1,813 SF	
.02Mi.	**12 NE 134TH PL**	**01/07/2022**	$352,520	$180,570	1,335	//2	2022	2,379 SF	
.02Mi.	**60 NE 134TH PL**	**04/12/2021**	$384,530	$177,450	1,559	//2	2021	1,629 SF	
.02Mi.	**64 NE 134TH PL**	**12/07/2021**	$366,530	$168,990	1,335	//2	2021	2,128 SF	
.03Mi.	**56 NE 134TH PL**	**03/16/2021**	$384,530	$177,450	1,559	//2	2021	1,635 SF	
.03Mi.	**52 NE 134TH PL**	**07/29/2021**	$391,820	$180,870	1,655	//3	2021	2,368 SF	
.03Mi.	**68 NE 134TH PL**	**12/28/2021**	$399,270	$194,140	1,655	//3	2022	2,117 SF	
.03Mi.	**72 NE 134TH PL**	**12/05/2021**	$389,330	$189,150	1,559	//2	2022	1,606 SF	
.03Mi.	**76 NE 134TH PL**	**12/22/2021**	$389,330	$189,150	1,559	//2	2022	1,600 SF	
.03Mi.	**78 NE 134TH PL**	**12/06/2021**	$379,660	$184,130	1,335	//2	2022	2,091 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	41.2 years old	Households:	16,488
Median Household Income:	$67,893	Households w/Family:	58%
Household Income Per Capita:	$35,596	Households w/Family Married:	40%
Most Common Education Level:	Some College	Households w/Family Children:	24%

School District

School District Zone:	Parkrose School District 3	Students:	3,017
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**Parkrose Middle School** Number of Students: 741 Student-Teacher Ratio: 22.43	D	Public	6 - 8
1.33Mi.	**Russell Elementary School** Number of Students: 357 Student-Teacher Ratio: 16.57	A-	Public	PK - 5
2.24Mi.	**Parkrose High School** Number of Students: 1,010 Student-Teacher Ratio: 23.48 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **44 NE 134TH PL, PORTLAND, OR 97230-3381** 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	112%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	126%	HIGHER
MURDER	92%	SIMILAR
OVERALL	89%	LOWER

Disaster Alerts

1/10/2024 - Severe Storm,Floods,Mudslides

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

OrderID: 96071482

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