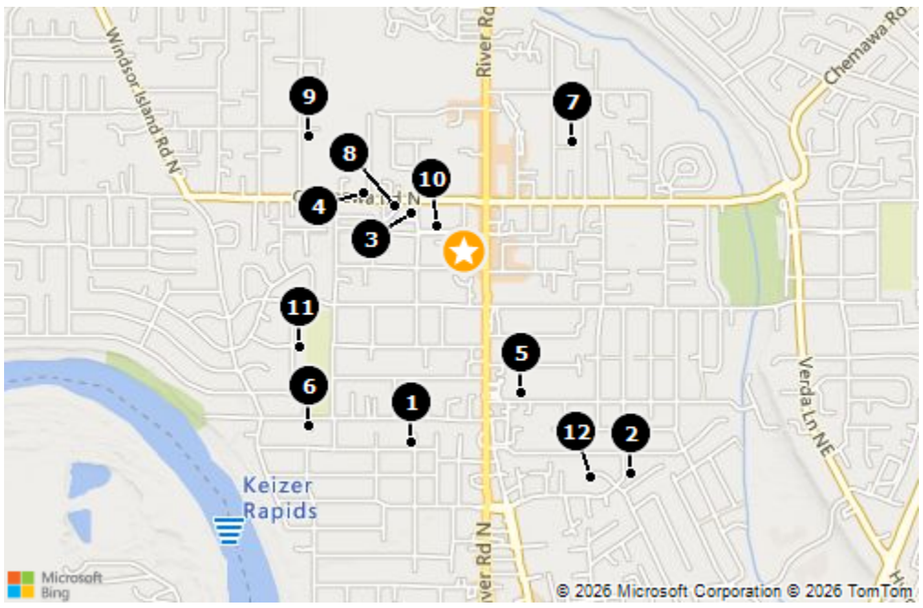
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

4930 WOLF ST N, KEIZER, OR 97303-4517

County:	**MARION OR**	Census Tract:	410470014.022000
Property Use:	Single Family Residential	Zoning:	MU
Parcel Number:	073W02BB05100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$315,700 - $454,300	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	24200
Assd Land Value:		Market Land Value:	$110,810	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$271,940	Total Taxable Value:	$2,163
Total Assessed Value:	$125,950	Total Assessor Market Value:	$382,750	Delinquent Year:	
				Tax Account ID:	564873
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 1 Subdivision: WOLF'S SUBDIVISION Sec/Twnship/Range: SEC 02 TWN 07S RNG 03W
Abbreviated Description: WOLFS SUBDIVISION, BLOCK 1, LOT 17, ACRES 0.25

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	2	Pool:	
Building Area:	1492 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:		Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/27/2025	Loan Amount:	N/A
Document #:	2025-33708 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLF S SUBDIVISION
City/Muni/Twp: KEIZER

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	2025-028924 BK-PG 4305-313	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2024	Sales Price:	N/A
Document #:	2024-30256 BK-PG 4305-313	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	$270,018
Document #:	2024-03633 BK-PG 4305-312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$274,999
Document #:	43050311 BK-PG 2020 -1741	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLF'S SUBDIVISION Sec/Twnship/Range: SEC 02 TWN 07S RNG 03W
Abbreviated Description: WOLFS SUBDIVISION, BLOCK 1, LOT 17, ACRES 0.25

Mortgage Record

Recording Date:	02/28/2020	Loan Amount:	N/A
Document #:	BK-PG 4305-313	Loan Type:	New Conventional
TD Due Date:	03/01/2030	Type Finance:	

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLF S SUBDIVISION
City/Muni/Twp: KEIZER

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$274,999
Document #:	BK-PG 4305-311	Type of Sale:	Full Amount on Deed
Contract Date:	02/20/2020		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLF SUBDIVISION Map Ref: VOL 15 PG 7
City/Muni/Twp: KEIZER

Prior Transfer

Recording Date:	08/10/2017	Sales Price:	$149,600
Document #:	BK-PG 3980-0088	Type of Sale:	Full Amount on Deed
Contract Date:	08/03/2001		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$149,600
Document #:	BK-PG 3945-0115	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2017		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION

Prior Transfer

Recording Date:	10/20/2016	Sales Price:	$2,000
Document #:	BK-PG 3873-0099	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2016		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFSS SUBDIVISION

Prior Transfer

Recording Date:	11/29/2013	Sales Price:	N/A
Document #:	BK-PG 3254-0234	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2011	Sales Price:	$148,000
Document #:	BK-PG 3254-0233	Type of Sale:	Full Amount on Deed
Contract Date:	08/26/2010		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION

Prior Transfer

Recording Date:	10/01/2010	Sales Price:	N/A
Document #:	BK-PG 2982-0092	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/06/2008	Loan Amount:	N/A
Document #:	BK-PG 2982-0092	Loan Type:	FHA
TD Due Date:	08/01/2038	Type Finance:	ADJ

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION

Prior Transfer

Recording Date:	09/05/2006	Sales Price:	N/A
Document #:	BK-PG 2010-484	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/07/2006	Loan Amount:	N/A
Document #:	BK-PG 2687-0422	Loan Type:	Balloon

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TD Due Date:	08/01/2036	Type Finance:	FIX

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION
Abbreviated Description: TAX ID# R64873
City/Muni/Twp: KEIZER

Prior Transfer

Recording Date:	10/15/2002	Sales Price:	$115,000
Document #:	BK-PG 2010-0483	Type of Sale:	Full Amount on Deed
Contract Date:	10/10/2002		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: WOLFS SUBDIVISION

Area Sales Analysis

Total Area Sales	$4,657,000	Median # of Bedrooms	3
Median Lot Size	8,277 SF	Median # of Baths	2
Median Living Area	1,383 SF	Median Year Built	1956
Price Range - 2 Yrs	$295,000 to $455,000	Age Range	30 years to 82 years
Median Value	$397,500	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**4407 TONI AVE N** **KEIZER, OR 97303-5550**	07/02/2026	$370,000	$367	1008	/2/1	1950	7,405 SF	
		APN: 073W02CB07700 Document #: 2026-22672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 17 Subdivision: MANBRIN GARDENS ANNEX NO 2 Abbreviated Description: Lot:1 Block:17 Subdivision:MANBRIN GARDENS ANNEX NO 2 City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
2	.64Mi.	**4352 THORMAN AVE NE** **KEIZER, OR 97303-4652**	07/02/2026	$405,000	$350	1154	/3/2	1977	7,841 SF	
		APN: 073W02DC10900 Document #: 2026-22664 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: EDEN ESTATES Abbreviated Description: Lot:14 Block:2 Subdivision:EDEN ESTATES City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
3	.15Mi.	**4965 ELIZABETH ST N** **KEIZER, OR 97303-4561**	06/22/2026	$295,000	$164	1790	/3/2	1954	11,761 SF	
		APN: 073W03AA08300 Document #: 2026-020440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 4 Subdivision: WOLF SUBDIVISION MapRef: MB 369 PG 228 Abbreviated Description: Block:4 Subdivision:WOLF SUBDIVISION Map Ref:MB 369 PG 228Abbreviated Description:EAST115FT LOT11 City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
4	.27Mi.	**521 CHEMAWA RD N** **KEIZER, OR 97303-5352**	05/20/2026	$405,000	$147	2737	/3/2	1946	16,988 SF	
		APN: 073W03AA02800 Document #: 2026-16605 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.35Mi.	**641 DIETZ AVE NE** **KEIZER, OR 97303-4673**	05/07/2026	$455,000	$183	2481	/4/2	1952	13,504 SF	
		APN: 073W02CA04600 Document #: 2026-14995 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: FORKNER & RAWLINS ADDITION MapRef: VOL 14 PG 9 Abbreviated Description: Lot:6 Subdivision:FORKNER & RAWLINS ADDITION Map Ref:VOL 14 PG 9City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
6	.54Mi.	**4495 CUMMINGS PL N** **KEIZER, OR 97303-5881**	04/30/2026	$416,000	$358	1160	/3/2	1996	6,534 SF	
		APN: 073W03DA05100 Document #: 2026-14155 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITION PLAT NO 95-110 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 95-110 City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
7	.36Mi.	**751 KESTREL ST NE** **KEIZER, OR 97303-4420**	04/01/2026	$389,000	$279	1392	/3/1	1979	12,632 SF	
		APN: 063W35CD06500 Document #: 2026-10543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
8	.19Mi.	**430 CHEMAWA RD N** **KEIZER, OR 97303-5331**	02/11/2026	$374,500	$293	1275	/2/1	1952	6,534 SF	
		APN: 073W03AA07900 Document #: 2026-04885 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.45Mi.	**5092 NEWBERG DR N** **KEIZER, OR 97303-5733**	01/07/2026	$310,000	$351	882	/2/1	1944	6,970 SF	
		APN: 073W03AA03300 Document #: 2026-00783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITION PLAT NO 2012-19 MapRef: MB 3390 PG 300 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 2012-19 Map Ref:MB 3390 PG 300City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
10	.09Mi.	**291 JANET AVE N** **KEIZER, OR 97303-4511**	11/10/2025	$425,000	$270	1569	/4/2	1959	12,197 SF	
		APN: 073W02BB05700 Document #: 2025-035560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 3 Subdivision: WOLFS SUBDIVISION Abbreviated Description: Lot:11 Block:3 Subdivision:WOLFS SUBDIVISION City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER								
11	.43Mi.	**4702 RIVERCREST DR N** **KEIZER, OR 97303-5861**	10/27/2025	$422,500	$248	1702	/3/2	1959	8,712 SF	
		APN: 073W03AD08800 Document #: 2025-33774								

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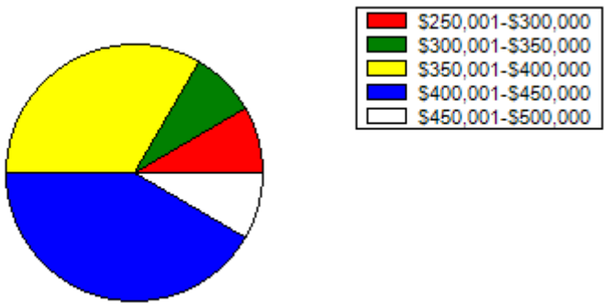
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: MARVIN GARDENS Abbreviated Description: Subdivision:MARVIN GARDENS Abbreviated Description:SOUTH10FT LOT6 City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER

12	.59Mi.	**4371 ADAM CT NE KEIZER, OR 97303-4701**	10/27/2025	$390,000	$284	1373	/3/2	1977	7,405 SF

APN: 073W02CD00700 Document #: 2025-33815
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: EDEN ESTATES Abbreviated Description: Lot:7 Block:1 Subdivision:EDEN ESTATES City/Muni/Twp:KEIZER City/Muni/Twp: KEIZER

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.	**4930 WOLF ST N**	**02/28/2020**	$382,750	$125,950	1,492	/2/1	1949	10,890 SF	
.01Mi.	**4920 WOLF ST N**	**08/11/2022**	$336,840	$95,530	1,010	/3/1	1944	10,454 SF	
.01Mi.	**4940 WOLF ST N**	**12/27/1999**	$479,370	$161,650	2,344	/3/1	1949	10,890 SF	
.03Mi.	**4935 WOLF ST N**	**02/26/2001**	$232,550	$117,240	968	/3/1	1948	6,970 SF	
.03Mi.	**4945 WOLF ST N**	**02/25/2022**	$269,260	$142,390	811	/2/1	1948	6,970 SF	
.04Mi.	**4915 WOLF ST N**	**04/14/2011**	$323,740	$177,310	2,016	/3/1	1952	6,970 SF	
.04Mi.	**4955 WOLF ST N**	**08/28/1987**	$265,820	$142,360	1,147	/3/1	1950	7,405 SF	
.05Mi.	**4947 WOLF ST N**	**10/07/2021**	$499,980	$249,640	1,756	/3/3	2007	6,970 SF	
.05Mi.	**259 CHURCHDALE AVE N**	**01/07/1993**	$299,950	$154,810	984	/2/1	1947	14,375 SF	
.05Mi.	**260 JANET AVE N**	**06/22/2004**	$478,130	$237,440	2,386	/5/1	1940	6,534 SF	
.06Mi.	**150 CHURCHDALE AVE N**	**09/04/2020**	$464,220	$216,540	1,423	/3/2	1959	6,970 SF	
.06Mi.	**210 CHURCHDALE AVE N**	**02/10/2017**	$399,400	$202,460	1,895	/3/1	1948	8,712 SF	
.06Mi.	**120 CHURCHDALE AVE N**	**11/05/2004**	$341,920	$157,500	1,323	/2/2	1952	6,970 SF	
.06Mi.	**4949 WOLF ST N**	**06/10/2021**	$499,980	$249,620	1,756	/3/3	2007	6,970 SF	
.07Mi.	**4885 RIVER RD N**	**06/23/2023**	$410,470	$206,920	1,692	/3/1	1954	10,454 SF	
.07Mi.	**201 JANET AVE N**	**12/08/2009**	$432,210	$148,800	1,588	/3/2	1955	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	35.6 years old	Households:	15,795
Median Household Income:	$79,122	Households w/Family:	68%
Household Income Per Capita:	$36,909	Households w/Family Married:	47%
Most Common Education Level:	Some College	Households w/Family Children:	33%

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
1.09Mi.	**Claggett Creek Middle School**	D-	Public	6 - 8
Number of Students: 798 Student-Teacher Ratio: 21.6				
0.45Mi.	**McNary High School**	C	Public	9 - 12
Number of Students: 1,995 Student-Teacher Ratio: 24.25 Advanced Placement: Yes				

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0.45Mi. **Cummings Elementary School** C- Public KG - 5
Number of Students: 397
Student-Teacher Ratio: 19.51

Flood Report

The Subject Property of **4930 WOLF ST N, KEIZER, OR 97303-4517** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	128%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	87%	LOWER
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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