ICE SiteX Report

OrderID: 98605756

SiteX Property Information Report



Subject Property Location

505 18TH ST SE, SALEM, OR 97301-8878

County:	**MARION OR**	Census Tract:	410470009.003017
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	073W26CA16500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$193,440 - $222,560	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	24010
Assd Land Value:		Market Land Value:	$137,040	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$79,980	Total Taxable Value:	$1,706
Total Assessed Value:	$83,030	Total Assessor Market Value:	$217,020	Delinquent Year:	
				Tax Account ID:	568563
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 21 Subdivision: CAPITAL PARK ADDITION (BLK 21 & 22) TO S Sec/Twnship/Range: SEC 26 TWN 07S RNG 03W
Abbreviated Description: CAPITAL PARK ADD SALEM FR LOT 14 BLK 21

Property Characteristics

Lot Size:	3,049 SF	Bedrooms:	2	Pool:	
Building Area:	672 SF	Baths:	1	Fireplace:	
Year Built:	1915	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:	
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/21/2023	Sales Price:	N/A
Document #:	2023 00007437 BK-PG 2781-202	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2023	Sales Price:	$245,000
Document #:	46860292 BK-PG 2023 -1510	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Block: 21 Subdivision: CAPITAL PARK ADDITION (BLK 21 & 22) TO S Sec/Twnship/Range: SEC 26 TWN 07S RNG 03W
Abbreviated Description: CAPITAL PARK ADD SALEM FR LOT 14 BLK 21

Prior Transfer

Recording Date:	01/31/2023	Sales Price:	$245,000
Document #:	2023 00002707 BK-PG 4686-292	Type of Sale:	Full Amount on Deed
Contract Date:	01/30/2023		
Document Type:			

Legal Description:
Lot: 14 Block: 21 Subdivision: CAPITOL PARK ADDITION
City/Muni/Twp: SALEM

ICE SiteX Report

OrderID: 98605756

Mortgage Record

Recording Date:	03/06/2007	Loan Amount:	N/A
Document #:	BK-PG 2781-0202	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/02/2032	Type Finance:	

Legal Description:
Lot: 14 Block: 21 Subdivision: SUBDIVISION OF BLKS 21 & 22 CAPITOL PARK ADD SALEM

Area Sales Analysis

Total Area Sales	$4,081,950	Median # of Bedrooms	2
Median Lot Size	4,792 SF	Median # of Baths	1
Median Living Area	996 SF	Median Year Built	1920
Price Range - 2 Yrs	$160,000 to $405,000	Age Range	70 years to 126 years
Median Value	$306,150	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**448 16TH ST SE** **SALEM, OR 97301-8861**	09/23/2026	$160,000	$161	992	/2/1	1900	4,792 SF	
		APN: 073W26CA12200 Document #: 2026-32341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
2	.16Mi.	**774 18TH ST SE** **SALEM, OR 97301-8881**	08/28/2026	$355,000	$339	1046	/3/1	1920	10,019 SF	
		APN: 073W26CD02800 Document #: 2026-29559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 4 Subdivision: J MYERS ADDITION TO SALEM MapRef: VOL 2 PG 19 Abbreviated Description: Lot:3&4 Block:4 Subdivision:J MYERS ADDITION TO SALEM Map Ref:VOL 2 PG 19City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
3	.04Mi.	**550 18TH ST SE** **SALEM, OR 97301-8877**	07/31/2026	$280,000	$368	760	/2/1	1952	4,792 SF	
		APN: 073W26CA18300 Document #: 2026-26220 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 22 Subdivision: SUBDIVISION OF BLOCKS 21 AND 22 CAPITAL PARK ADDIT Abbreviated Description: Lot:4 Block:22 Subdivision:SUBDIVISION OF BLOCKS 21 AND 22 CAPITAL PARK ADDIT City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
4	.08Mi.	**550 16TH ST SE** **SALEM, OR 97301-8863**	07/09/2026	$335,000	$343	974	/2/1	1910	5,227 SF	
		APN: 073W26CA12800 Document #: 2026-23476 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
5	.13Mi.	**715 19TH ST SE** **SALEM, OR 97301-8894**	06/26/2026	$359,000	$353	1015	/2/1	1920	5,663 SF	
		APN: 073W26CD02300 Document #: 2026-22024 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: J MYERS ADDITION Abbreviated Description: Lot:8 Block:4 Subdivision:J MYERS ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
6	.09Mi.	**1690 MILL ST SE** **SALEM, OR 97301-8255**	03/20/2026	$176,250	$148	1188	/3/	1900	3,920 SF	
		APN: 073W26CA14500 Document #: 2026-09122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
7	.14Mi.	**319 18TH ST SE** **SALEM, OR 97301-8874**	02/27/2026	$315,000	$315	1000	/2/1	1900	4,792 SF	
		APN: 073W26CA00600 Document #: 2026-06695 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 9 Subdivision: AMENDED PLAN OF CAPITAL PARK ADDITION Abbreviated Description: Lot:9 Block:9 Subdivision:AMENDED PLAN OF CAPITAL PARK ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
8	.04Mi.	**565 18TH ST SE** **SALEM, OR 97301-8878**	02/27/2026	$297,300	$343	866	/2/1	1956	4,792 SF	
		APN: 073W26CA16100 Document #: 2026-06682 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 21 Subdivision: CAPITOL PARK ADDITION MapRef: VOL 2 PG 85 Abbreviated Description: Lot:10 Block:21 Subdivision:CAPITOL PARK ADDITION Map Ref:VOL 2 PG 85City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
9	.18Mi.	**1696 TRIPP ST SE** **SALEM, OR 97302-1336**	02/20/2026	$206,500	$253	816	/2/1	1910	4,792 SF	
		APN: 073W26CD06400 Document #: 2026-05922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 10 Subdivision: DEPOT ADDITION Abbreviated Description: Lot:5 Block:10 Subdivision:DEPOT ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
10	.16Mi.	**1690 TRADE ST SE** **SALEM, OR 97301-8260**	01/05/2026	$319,900	$280	1140	/3/1	1947	4,792 SF	
		APN: 073W26CA01800 Document #: 2026-00502 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 8 Subdivision: CAPITAL PARK ADDITION MapRef: VOL 1 PG 94 Abbreviated Description: Lot:8 Block:8 Subdivision:CAPITAL PARK ADDITION Map Ref:VOL 1 PG 94City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
11	.18Mi.	**315 16TH ST SE** **SALEM, OR 97301-8860**	12/29/2025	$268,000	$130	2058	/2/1	1924	8,276 SF	
		APN: 073W26CA03400 Document #: 2025-40914 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: CAPITAL PARK ADDITION Abbreviated Description: Lot:2 Block:7 Subdivision:CAPITAL PARK ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
12	.11Mi.	**404 16TH ST SE** **SALEM, OR 97301-8861**	12/08/2025	$315,000	$381	826	/2/1	1910	5,227 SF	
		APN: 073W26CA11900 Document #: 2025-38556								

ICE SiteX Report

OrderID: 98605756

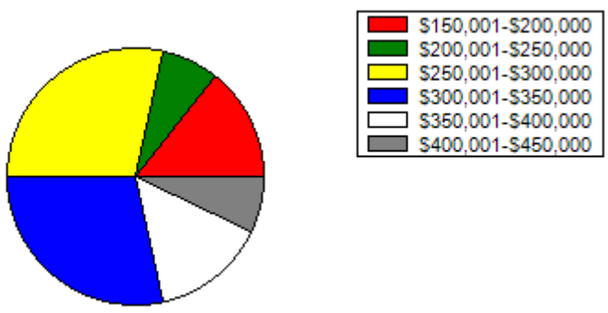
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13 .03Mi. **548 17TH ST SE** 06/02/2025 $290,000 $387 748 /2/1 1920 4,792 SF
SALEM, OR 97301-8869
APN: 073W26CA15500 Document #: 2025-16583
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 21 Subdivision: CAPITAL PARK ADDITION Abbreviated Description: Lot:3 Block:21 Subdivision:CAPITAL PARK ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM

14 .11Mi. **465 20TH ST SE** 05/20/2025 $405,000 $340 1188 /3/1 1940 4,792 SF
SALEM, OR 97301-9696
APN: 073W26DB13400 Document #: 2025-15244
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM

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.	**505 18TH ST SE**	**01/31/2023**	$217,020	$83,030	672	/2/1	1915	3,049 SF	
.01Mi.	**1760 BELLEVUE ST SE**	**07/13/2006**	$190,630	$65,590	1,095	/2/1	1910	1,742 SF	
.01Mi.	**521 18TH ST SE**	**06/02/2025**	$277,430	$82,860	1,222	/2/1	1915	4,792 SF	
.02Mi.	**535 18TH ST SE**	**03/25/2005**	$240,970	$106,560	827	/2/1	1925	4,792 SF	
.03Mi.	**1748 BELLEVUE ST SE**	**06/24/2019**	$225,420	$71,960	974	/3/1	1915	4,792 SF	
.03Mi.	**512 18TH ST SE**	**04/22/2021**	$274,310	$117,790	1,200	/3/1	1900	4,792 SF	
.03Mi.	**549 18TH ST SE**	**10/30/1990**	$216,500	$101,790	840	/2/1	1900	4,792 SF	
.03Mi.	**520 18TH ST SE**	**02/27/2020**	$258,130	$105,390	840	/2/1	1901	4,792 SF	
.03Mi.	**548 17TH ST SE**	**06/02/2025**	$228,930	$89,310	748	/2/1	1920	4,792 SF	
.03Mi.	**475 18TH ST SE**	**07/31/2015**	$326,170	$122,640	2,070	/5/3	1900	6,098 SF	
.03Mi.	**546 18TH ST SE**	**12/16/2022**	$272,150	$117,950	912	/2/1	1920	4,792 SF	
.03Mi.	**494 17TH ST SE**	**02/12/2024**	$256,110	$144,930	1,432	/3/1	1911	6,098 SF	
.04Mi.	**565 18TH ST SE**	**08/25/2022**	$267,520	$107,490	866	/2/1	1956	4,792 SF	
.04Mi.	**556 17TH ST SE**	**12/17/2021**	$253,210	$93,750	932	/3/2	1920	4,792 SF	
.04Mi.	**480 18TH ST SE**	**06/28/1996**	$329,970	$164,830	1,426	/2/1	1925	9,583 SF	
.04Mi.	**550 18TH ST SE**	**10/10/2008**	$264,890	$96,900	760	/2/1	1952	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	34.3 years old	Households:	20,773
Median Household Income:	$53,548	Households w/Family:	55%
Household Income Per Capita:	$26,971	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	29%

School District

School District Zone:	Salem-Keizer School District 24j	Students:	37,982
Number of Schools:	65	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Richmond Elementary School**	F	Public	KG - 5

Number of Students: 242
Student-Teacher Ratio: 15.61

ICE SiteX Report

OrderID: 98605756

1.08Mi. **South Salem High School** Number of Students: 2,195 Student-Teacher Ratio: 23.56		D+	Public	9 - 12
2.10Mi. **Leslie Middle School** Number of Students: 735 Student-Teacher Ratio: 20.09		C-	Public	6 - 8

Flood Report

The Subject Property of **505 18TH ST SE, SALEM, OR 97301-8878** 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	153%	NOTABLY HIGHER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.