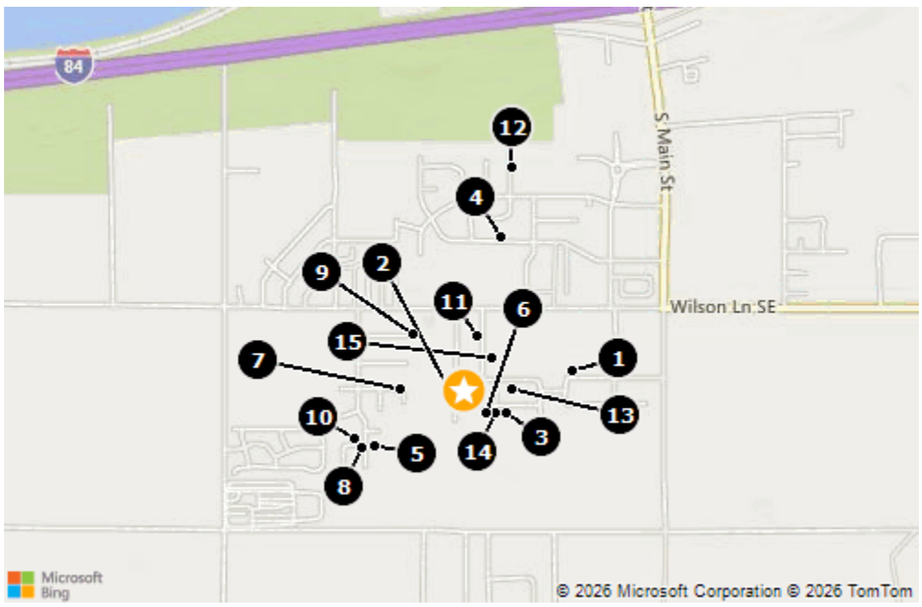
ICE SiteX Report

OrderID: 97875494

SiteX Property Information Report



Subject Property Location

529 JUNIPER DR, BOARDMAN, OR 97818-8061

County:	**MORROW OR**	Census Tract:	410499701.013038
Property Use:	Single Family Residential	Zoning:	R1; RESIDENTIAL
Parcel Number:	04N2517DA-05016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	7	Common Confidence Score:	78
Value Range:	$283,650 - $326,350	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2501
Assd Land Value:		Market Land Value:	$61,320	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$187,820	Total Taxable Value:	$2,967
Total Assessed Value:	$136,020	Total Assessor Market Value:	$249,140	Delinquent Year:	
				Tax Account ID:	10269
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Subdivision: JUNIPER RIDGE NO 1 Sec/Twnship/Range: SEC 17 TWN 04N RNG 25W
Abbreviated Description: PROPERTY:R10269, JUNIPER RIDGE NO 1, 16

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1244 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	2024-55379 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 16 Subdivision: JUNIPER RIDGE NO 1
City/Muni/Twp: CITY OF BOARDMAN

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$211,105
Document #:	2024-54258 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2020	Sales Price:	N/A
Document #:	2020-47049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	$215,000
Document #:	2020-46987 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/06/2020		

ICE SiteX Report

OrderID: 97875494

Document Type:
Legal Description:
Lot: 16 Subdivision: JUNIPER RIDGE 1
City/Muni/Twp: BOARDMAN

Prior Transfer

Recording Date:	08/00/2020	Sales Price:	$215,000
Document #:	2020 46987 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Subdivision: JUNIPER RIDGE NO 1 Sec/Twnship/Range: SEC 17 TWN 04N RNG 25W
Abbreviated Description: PROPERTY:R10269, JUNIPER RIDGE NO 1, 16

Mortgage Record

Recording Date:	10/31/2017	Loan Amount:	N/A
Document #:	2017-41242 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2032	Type Finance:	

Legal Description:
Lot: 16 Subdivision: JUNIPER RIDGE Legal Unit: 1
City/Muni/Twp: BOARDMAN

Prior Transfer

Recording Date:	11/02/2006	Sales Price:	N/A
Document #:	2006-17965 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/31/2006		
Document Type:			

Legal Description:
Lot: 16 Subdivision: JUNIPER RIDGE 1
City/Muni/Twp: BOARDMAN

Area Sales Analysis

Total Area Sales	$4,987,650	Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	SF	Median Year Built	2021
Price Range - 2 Yrs	$132,000 to $485,000	Age Range	2 years to 48 years
Median Value	$334,950	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**224 ROME ST** **BOARDMAN, OR 97818-8093**	04/29/2026	$485,000			11/4/2	2020	10,454 SF	
		APN: 04N2516CB-00406 Document #: 2026-58207 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: TUSCANY AT BOARDMAN Phase No: 2 Abbreviated Description: Lot:21 Subdivision:TUSCANY AT BOARDMAN Phase No:2 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
2	.04Mi.	**528 JUNIPER DR** **BOARDMAN, OR 97818-8060**	04/22/2026	$285,000	$229	1244	8/2/2	2004	7,841 SF	
		APN: 04N2517DA-05003 Document #: 2026-58158 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: JUNIPER RIDGE 1 Abbreviated Description: Lot:3 Subdivision:JUNIPER RIDGE 1 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
3	.11Mi.	**309 SAGE ST** **BOARDMAN, OR 97818-8064**	03/25/2026	$430,000			10/3/2	2023	9,148 SF	
		APN: 04N2517DA-05057 Document #: 2026-58014 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TUSCANY AT BOARDMAN Phase No: 3 Abbreviated Description: Lot:6 Subdivision:TUSCANY AT BOARDMAN Phase No:3 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
4	.36Mi.	**314 SW WILLOW FORK DR** **BOARDMAN, OR 97818-9743**	02/27/2026	$132,000			9/3/2	1978	7,841 SF	
		APN: 04N2517AD-03300 Document #: 2025-57900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 10 Subdivision: COLUMBIA TERRACE Abbreviated Description: Lot:4 Block:10 Subdivision:COLUMBIA TERRACE City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
5	.24Mi.	**205 RIVER RIDGE DR** **BOARDMAN, OR 97818-8116**	02/23/2026	$369,000			9/3/2	2022	7,841 SF	
		APN: 04N2517DC-02500 Document #: 2025-57871 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: RIVER RIDGE ESTATES Phase No: 4 Abbreviated Description: Lot:44 Subdivision:RIVER RIDGE ESTATES Phase No:4 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
6	.07Mi.	**317 SAGE ST** **BOARDMAN, OR 97818-8064**	12/02/2025	$389,000			10/3/2	2022	7,405 SF	
		APN: 04N2517DA-05061 Document #: 2025-57495 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: TUSCANY AT BOARDMAN Phase No: 3 Abbreviated Description: Lot:2 Subdivision:TUSCANY AT BOARDMAN Phase No:3 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
7	.14Mi.	**129 SW EAGLE DR** **BOARDMAN, OR 97818-8107**	11/24/2025	$340,000			10/4/2	2021	9,148 SF	
		APN: 04N2517DB-00912 Document #: 2025-57450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: RIVER RIDGE ESTATES Phase No: 3 Abbreviated Description: Lot:12 Subdivision:RIVER RIDGE ESTATES Phase No:3 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN								
8	.2Mi.	**205 SW GOLDFINCH LN** **BOARDMAN, OR 97818-1900**	11/13/2025	$326,950			9/3/2	2024	8,276 SF	
		APN: 04N2517DC-02700 Document #: 2025-57400								

ICE SiteX Report

OrderID: 97875494

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: RIVER RIDGE ESTATES Phase No: 5 Abbreviated Description: Lot:62 Subdivision:RIVER RIDGE ESTATES Phase No:5 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

9	.18Mi.	**148 FALCON CT** **BOARDMAN, OR 97818-9503**	10/24/2025	$305,000		9/3/2	2017	12,197 SF

APN: 04N2517DB-00230 Document #: 2025-57313
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: RIVER RIDGE ESTATES Phase No: 2 Abbreviated Description: Lot:33 Subdivision:RIVER RIDGE ESTATES Phase No:2 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

10	.27Mi.	**400 SW GOLDFINCH LN** **BOARDMAN, OR 97818-1906**	10/16/2025	$350,000		9/3/2	2023	9,148 SF

APN: 04N2517DC-01000 Document #: 2025-57251
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: RIVER RIDGE ESTATES Phase No: 4 Abbreviated Description: Lot:61 Subdivision:RIVER RIDGE ESTATES Phase No:4 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

11	.12Mi.	**508 ANTHONY DR** **BOARDMAN, OR 97818-8037**	09/18/2025	$287,000	$253	1134	9/3/2	1999	8,276 SF

APN: 04N2517DA-01800 Document #: 2025-57070
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: HAYDEN HILLS SUBDIVISION NO 1 Abbreviated Description: Lot:19 Subdivision:HAYDEN HILLS SUBDIVISION NO 1 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

12	.22Mi.	**202 SW SPARROW ST** **BOARDMAN, OR 97818-**	08/14/2025	$334,950		10/4/2	2024	8,712 SF

APN: 04N2517DC-06400 Document #: 2025-56885
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: RIVER RIDGE ESTATES Phase No: 5 Abbreviated Description: Lot:102 Subdivision:RIVER RIDGE ESTATES Phase No:5 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

13	.11Mi.	**538 ANTHONY DR** **BOARDMAN, OR 97818-8037**	08/11/2025	$350,000		9/3/2	2021	8,712 SF

APN: 04N2517DA-05036 Document #: 2025-56860
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TUSCANY AT BOARDMAN Phase No: 2 Abbreviated Description: Lot:5 Subdivision:TUSCANY AT BOARDMAN Phase No:2 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

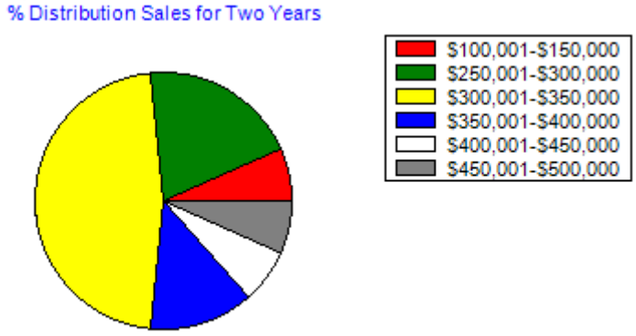
14	.09Mi.	**313 SAGE ST** **BOARDMAN, OR 97818-8064**	07/23/2025	$328,850		9/3/2	2024	7,405 SF

APN: 04N2517DA-05059 Document #: 2025-56722
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TUSCANY AT BOARDMAN Phase No: 3 Abbreviated Description: Lot:4 Subdivision:TUSCANY AT BOARDMAN Phase No:3 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

15	.09Mi.	**517 ANTHONY DR** **BOARDMAN, OR 97818-8037**	07/22/2025	$274,900	$272	1008	9/3/2	2000	8,276 SF

APN: 04N2517DA-00500 Document #: 2025-56710
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: HAYDEN HILLS SUBDIVISION NO 2 Abbreviated Description: Lot:36 Subdivision:HAYDEN HILLS SUBDIVISION NO 2 City/Muni/Twp:CITY OF BOARDMAN City/Muni/Twp: CITY OF BOARDMAN

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.

ICE SiteX Report

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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.	**529 JUNIPER DR**	**08/00/2020**	$249,140	$136,020	1,244	9/3/2	2006	7,841 SF	
.01Mi.	**527 JUNIPER DR**	**06/00/2025**	$253,760	$134,260	1,232	9/3/2	2006	7,841 SF	
.02Mi.	**531 JUNIPER DR**	**08/00/2007**	$200,090	$125,150	1,008	9/3/2	2006	7,841 SF	
.02Mi.	**324 SAGE ST**	**10/00/2015**	$224,020	$130,980	1,152	9/3/2	2006	7,841 SF	
.02Mi.	**526 ANTHONY DR**	**01/00/2007**	$254,230	$155,610	1,556	9/3/2	2006	10,890 SF	
.02Mi.	**525 JUNIPER DR**	**04/00/2007**	$241,900	$138,230	1,244	9/3/2	2006	7,841 SF	
.03Mi.	**322 SAGE ST**	**01/00/2006**	$234,810	$135,770	1,244	9/3/2	2006	7,405 SF	
.03Mi.	**524 ANTHONY DR**	**08/00/2010**	$265,050	$149,400	1,512	9/3/2	2006	8,712 SF	
.04Mi.	**528 JUNIPER DR**	**08/00/2004**	$226,500	$124,310	1,244	8/2/2	2004	7,841 SF	
.04Mi.	**320 SAGE ST**	**02/00/2006**	$228,750	$134,460	1,232	9/3/2	2006	7,405 SF	
.04Mi.	**523 JUNIPER DR**	**05/00/2025**	$228,390	$111,930	1,134	9/3/2	2003	8,276 SF	
.04Mi.	**530 JUNIPER DR**	**05/00/2021**	$226,020	$134,460	1,456	9/3/2	2004	7,841 SF	
.04Mi.	**528 ANTHONY DR**	**06/00/2015**	$215,460	$128,030	1,008	9/3/2	2006	7,841 SF	
.04Mi.	**526 JUNIPER DR**	**03/00/2019**	$203,270	$114,430	1,032	8/3/2	2004	7,841 SF	
.04Mi.	**532 JUNIPER DR**	**07/00/2004**	$210,300	$118,740	1,152	8/3/2	2004	7,841 SF	
.04Mi.	**524 JUNIPER DR**	**06/00/2004**	$228,120	$119,300	1,152	8/3/2	2004	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	31.5 years old	Households:	1,568
Median Household Income:	$55,152	Households w/Family:	84%
Household Income Per Capita:	$25,067	Households w/Family Married:	52%
Most Common Education Level:	Some High School	Households w/Family Children:	47%

School District

School District Zone:	Morrow School District 1	Students:	2,234
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Riverside Junior/Senior High School** Number of Students: 520 Student-Teacher Ratio: 18.57	D+	Public	7 - 12
0.18Mi.	**Sam Boardman Elementary School** Number of Students: 330 Student-Teacher Ratio: 13.2	D+	Public	KG - 6
0.32Mi.	**Windy River Elementary School** Number of Students: 241 Student-Teacher Ratio: 14.18	D	Public	4 - 6

Flood Report

The Subject Property of **529 JUNIPER DR, BOARDMAN, OR 97818-8061** 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	119%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

7/17/2024 - Lone Rock Fire 7/21/2024 - Battle Mountain Fire Complex

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

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