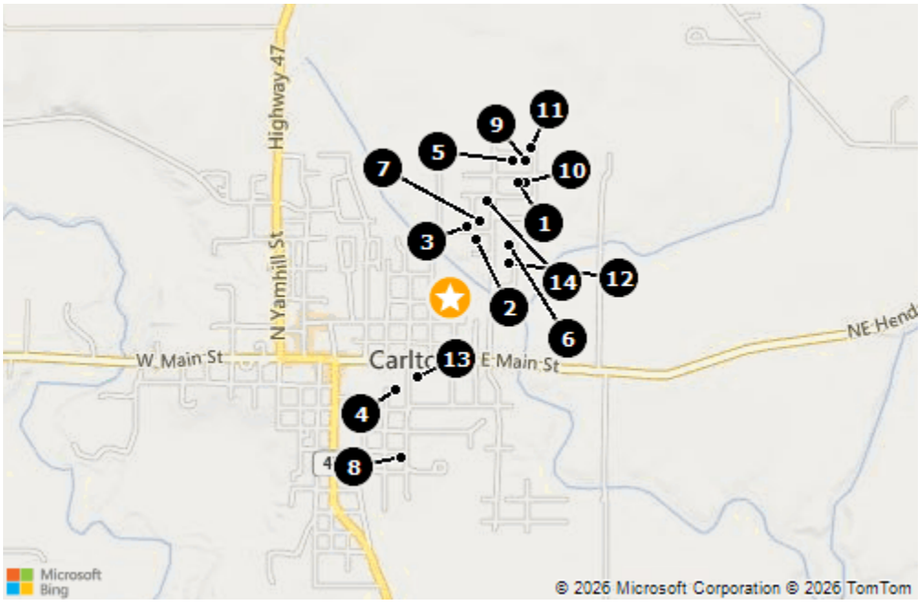
ICE SiteX Report

OrderID: 98282185

SiteX Property Information Report



Subject Property Location

535 E MADISON ST, CARLTON, OR 97111-9663

County:	**YAMHILL OR**	Census Tract:	410710304.005027
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	R3422BC 00803	Thomas Bros Pg-Grid:	741-1B

Valuation

Value:	**$555,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$493,950 - $616,050	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:		Market Land Value:	$205,122	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$304,220	Total Taxable Value:	$5,287
Total Assessed Value:	$323,638	Total Assessor Market Value:	$509,342	Delinquent Year:	
				Tax Account ID:	501508
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Sec/Twnship/Range: SEC 22 TWN 03S RNG 04W
Abbreviated Description: PT PARCEL 3 P1995-58
City/Muni/Twp: CITY OF CARLTON

Property Characteristics

Lot Size:	8,002 SF	Bedrooms:	3	Pool:	
Building Area:	1800 SF	Baths:	2	Fireplace:	Yes
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1+A	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/12/2026	Sales Price:	N/A
Document #:	202602345 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2025	Sales Price:	$470,000
Document #:	6512 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Sec/Twnship/Range: SEC 22 TWN 03S RNG 04W
Abbreviated Description: PT PARCEL 3 P1995-58
City/Muni/Twp: CITY OF CARLTON

Prior Transfer

Recording Date:	07/03/2025	Sales Price:	$470,000
Document #:	202506512 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2025		
Document Type:			

Legal Description:
Lot: 3 Subdivision: YAMBILL COUNTY PARTITION 199558 Sec/Twnship/Range: S22T03SR04W EM

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Prior Transfer

Recording Date:	12/06/2004	Sales Price:	N/A
Document #:	200424732 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/30/2004		
Document Type:			

Legal Description:
Lot: 3 Sec/Twnship/Range: S22T03SR04W WM

Area Sales Analysis

Total Area Sales	$7,576,612	Median # of Bedrooms	3
Median Lot Size	8,170 SF	Median # of Baths	2
Median Living Area	1,655 SF	Median Year Built	2011
Price Range - 2 Yrs	$344,300 to $675,000	Age Range	9 years to 55 years
Median Value	$541,000	Median Age	15 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**756 E MCKINLEY ST** **CARLTON, OR 97111-9125**	08/28/2026	$622,500	$262	2372	/3/2	2016	7,675 SF	
		APN: R3422BA 00519 Document #: 202608638 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Subdivision: CARLTON CREST NO 4 MapRef: DOC 201519467 Abbreviated Description: Lot:99 Subdivision:CARLTON CREST NO 4 Map Ref:DOC 201519467City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
2	.14Mi.	**606 E JOHNSON ST** **CARLTON, OR 97111-1099**	08/11/2026	$480,412	$338	1419	/3/2	2009	7,662 SF	
		APN: R3422BA 05100 Document #: 202607886 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: CARLTON CREST PHASE 2 Abbreviated Description: Lot:63 Subdivision:CARLTON CREST PHASE 2 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
3	.17Mi.	**601 N 6TH ST** **CARLTON, OR 97111-9647**	08/03/2026	$525,000	$351	1492	/3/1	2011	7,967 SF	
		APN: R3422BA 05300 Document #: 202607544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: CARLTON CREST Phase No: 2 Abbreviated Description: Lot:65 Subdivision:CARLTON CREST Phase No:2 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
4	.24Mi.	**210 S 2ND ST** **CARLTON, OR 97111-9608**	07/28/2026	$540,000	$375	1440	/3/2	1999	11,709 SF	
		APN: R3422CB 04800 Document #: 202607363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITION PLAT NO 97 16 MapRef: VOL 4 PG 391 Sec/Twnship/Range: S2203SR04W WM Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 97 16 Map Ref:VOL 4 PG 391Sec/Twnship/Range:S2203SR04W WM City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
5	.34Mi.	**740 E ROOSEVELT ST** **CARLTON, OR 97111-9126**	06/24/2026	$620,000	$289	2143	/4/2	2017	8,189 SF	
		APN: R3422BA 00532 Document #: 202605938 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Subdivision: CARLTON CREST NO 5 MapRef: DOC 201703905 Abbreviated Description: Lot:112 Subdivision:CARLTON CREST NO 5 Map Ref:DOC 201703905City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
6	.18Mi.	**523 N 8TH PL** **CARLTON, OR 97111-1009**	06/23/2026	$540,000	$341	1579	/3/2	2014	8,320 SF	
		APN: R3422BA 02600 Document #: 202605877 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: CARLTON CREST PHASE 1 Abbreviated Description: Lot:41 Subdivision:CARLTON CREST PHASE 1 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
7	.19Mi.	**612 N 6TH ST** **CARLTON, OR 97111-9647**	06/18/2026	$542,000	$363	1492	/3/2	2010	7,518 SF	
		APN: R3422BA 04800 Document #: 202605737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Subdivision: CARLTON CREST PHASE 2 Abbreviated Description: Lot:80 Subdivision:CARLTON CREST PHASE 2 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
8	.38Mi.	**439 S 3RD ST** **CARLTON, OR 97111-9605**	06/15/2026	$344,300	$190	1806	/3/1	1971	10,794 SF	
		APN: R3422CB 03800 Document #: 202605600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 19 Subdivision: CLOVER LAWN ADDITION Abbreviated Description: Lot:1 Block:19 Subdivision:CLOVER LAWN ADDITION City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
9	.36Mi.	**772 E ROOSEVELT ST** **CARLTON, OR 97111-9126**	06/12/2026	$675,000	$315	2137	/4/2	2017	8,276 SF	
		APN: R3422BA 00534 Document #: 202605524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Subdivision: CARLTON CREST NO 5 MapRef: DOC 201703905 Abbreviated Description: Lot:114 Subdivision:CARLTON CREST NO 5 Map Ref:DOC 201703905City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
10	.31Mi.	**770 E MCKINLEY ST** **CARLTON, OR 97111-9125**	06/12/2026	$615,000	$302	2032	/3/2	2016	7,688 SF	
		APN: R3422BA 00520 Document #: 202605522 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: CARLTON CREST NO 4 Abbreviated Description: Lot:100 Subdivision:CARLTON CREST NO 4 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON								
11	.39Mi.	**787 E ROOSEVELT ST** **CARLTON, OR 97111-9126**	03/20/2026	$600,000	$295	2029	/4/2	2017	8,276 SF	
		APN: R3422BA 00540 Document #: 202602639 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 120 Subdivision: CARLTON CREST NO 5 Abbreviated Description: Lot:120 Subdivision:CARLTON CREST NO 5 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON

12	.15Mi.	**437 N 8TH PL**	03/17/2026	$559,900	$323	1731	/3/2	2007	8,150 SF	Spa Only
		CARLTON, OR 97111-1100								

APN: R3422BD 00613 Document #: 202602511
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: CARLTON CREST PHASE 1 Abbreviated Description: Lot:38 Subdivision:CARLTON CREST PHASE 1 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON

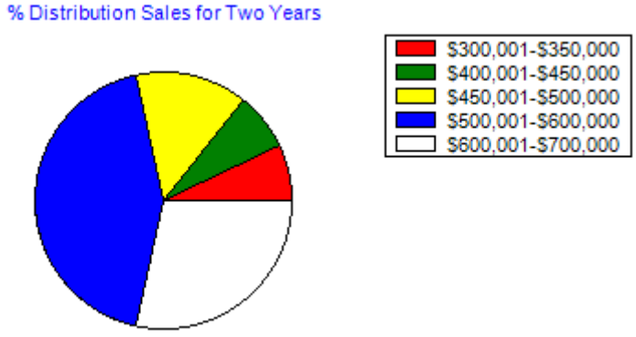
13	.19Mi.	**204 S 3RD ST**	03/12/2026	$419,900	$318	1320	/4/2	1972	12,846 SF	
		CARLTON, OR 97111-9669								

APN: R3422CB 00600 Document #: 202602355
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 10 Abbreviated Description: Lot:2&3 Block:10 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON

14	.24Mi.	**723 N 7TH ST**	02/26/2026	$492,600	$326	1511	/3/2	2011	7,536 SF	
		CARLTON, OR 97111-9121								

APN: R3422BA 04400 Document #: 202601861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: CARLTON CREST PHASE 2 Abbreviated Description: Lot:76 Subdivision:CARLTON CREST PHASE 2 City/Muni/Twp:CARLTON City/Muni/Twp: CARLTON

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.

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.	**535 E MADISON ST**	**07/03/2025**	$509,342	$323,638	1,800	/3/2	1996	8,002 SF	
.02Mi.	**545 E MADISON ST**	**07/17/2024**	$512,047	$213,138	1,708	/3/2	1995	13,800 SF	
.02Mi.	**565 E MADISON ST**	**10/23/2008**	$565,961	$322,093	2,400	/3/2	1948	9,627 SF	
.02Mi.	**530 E MADISON ST**	**05/11/2018**	$324,153	$188,555	1,120	/3/1	1998	7,566 SF	
.03Mi.	**412 N 4TH ST**	**07/12/2019**	$576,085	$309,881	2,622	/4/2	1909	11,726 SF	
.03Mi.	**520 E MADISON ST**	**04/19/2018**	$454,936	$275,382	1,783	/3/2	2001	7,640 SF	
.03Mi.	**414 N 4TH ST**	**09/01/1998**	$441,508	$251,558	1,456	/3/2	1998	11,352 SF	
.04Mi.	**510 E MADISON ST**	**12/28/2020**	$451,984	$177,010	1,578	/3/2	2006	7,087 SF	
.04Mi.	**416 N 4TH ST**	**06/11/1999**	$438,109	$275,753	1,568	/3/1	1970	13,569 SF	
.04Mi.	**543 E MONROE ST**	**07/27/2021**	$387,414	$155,861	2,134	/2/2	1897	5,576 SF	
.04Mi.	**537 E MONROE ST**	**05/01/2006**	$515,682	$234,572	1,890	/3/2	2006	9,130 SF	
.04Mi.	**597 E MONROE ST**	**12/28/2021**	$507,015	$212,171	1,925	/3/2	2017	7,044 SF	
.05Mi.	**336 N 5TH ST**	**06/12/2018**	$348,935	$165,981	1,475	/3/1	1904	7,436 SF	
.05Mi.	**615 E MONROE ST**	**01/26/2017**	$318,016	$96,155	1,264	/2/1	1935	5,044 SF	
.05Mi.	**418 N 4TH ST**	**10/18/2024**	$428,916	$240,530	1,154	/3/2	1972	13,630 SF	
.05Mi.	**412 N 5TH ST**	**06/14/2016**	$501,500	$279,021	1,972	/4/2	1994	19,018 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	39.6 years old	Households:	1,851
Median Household Income:	$98,962	Households w/Family:	84%
Household Income Per Capita:	$39,459	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	35%

School District

School District Zone:	Yamhill-Carlton School District 1	Students:	1,090
Number of Schools:	3	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.23Mi.	**Yamhill Carlton Intermediate School** Number of Students: 369 Student-Teacher Ratio: 16.39	C-	Public	4 - 8
3.33Mi.	**Yamhill Carlton High School** Number of Students: 279 Student-Teacher Ratio: 16.73	C	Public	9 - 12
0.37Mi.	**Yamhill Carlton Elementary School** Number of Students: 276 Student-Teacher Ratio: 17.56	B	Public	KG - 3

Flood Report

The Subject Property of **535 E MADISON ST, CARLTON, OR 97111-9663** 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	104%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	76%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides

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