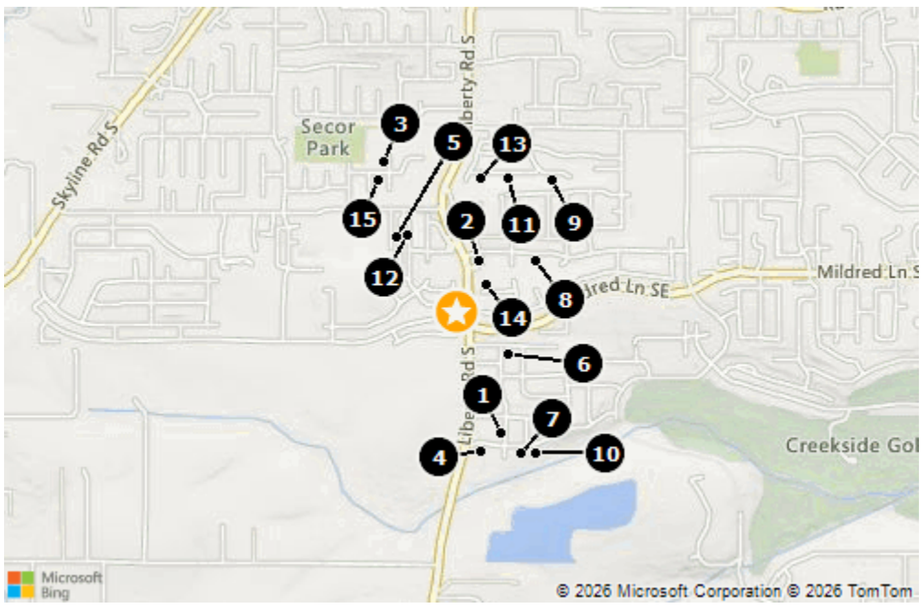
ICE SiteX Report

OrderID: 98335447

SiteX Property Information Report



Subject Property Location

5931 LIBERTY RD S, SALEM, OR 97306-9169

County:	**MARION OR**	Census Tract:	410470023.012002
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	083W16C 00800	Thomas Bros Pg-Grid:	

Valuation

Value:	**$709,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$574,290 - $843,710	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	24010
Assd Land Value:		Market Land Value:	$243,670	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$564,240	Total Taxable Value:	$7,880
Total Assessed Value:	$383,540	Total Assessor Market Value:	$807,910	Delinquent Year:	
				Tax Account ID:	532357
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 16 TWN 08S RNG 03W

Property Characteristics

Lot Size:	40,511 SF	Bedrooms:	3	Pool:	
Building Area:	3024 SF	Baths:	3	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	2+B	Number of Cars:	4	A/C:	Yes
Style:		Basement:	Unfinished	Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/04/2022	Loan Amount:	N/A
Document #:	BK-PG 4581-111	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	N/A
Document #:	BK-PG 4425-263	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/22/2021	Sales Price:	N/A
Document #:	BK-PG 4565-498	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/11/2021		
Document Type:			
Legal Description:			
City/Muni/Twp: SALEM			

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	N/A
Document #:	BK-PG 4136-383	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	12/21/2020	Loan Amount:	N/A
Document #:	BK-PG 4425-263	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/30/2018	Sales Price:	N/A
Document #:	BK-PG 4136-0382	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/29/2018		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2018	Sales Price:	N/A
Document #:	BK-PG 3942-0334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2018	Sales Price:	$450,000
Document #:	40500453 BK-PG 2018 -1726	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 16 TWN 08S RNG 03W

Prior Transfer

Recording Date:	02/28/2018	Sales Price:	$450,000
Document #:	BK-PG 4050-0453	Type of Sale:	Full Amount on Deed
Contract Date:	02/26/2018		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/02/2017	Loan Amount:	N/A
Document #:	BK-PG 3998-0460	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S16T08SR03W WM

Mortgage Record

Recording Date:	05/05/2017	Loan Amount:	N/A
Document #:	BK-PG 3942-0334	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/07/2016	Sales Price:	$180,000
Document #:	BK-PG 3869-0148	Type of Sale:	Full Amount on Deed
Contract Date:	10/06/2016		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,463,200	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,877 SF	Median Year Built	2013
Price Range - 2 Yrs	$348,000 to $690,000	Age Range	8 years to 47 years
Median Value	$507,400	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**6173 LILLIAN ST SE** **SALEM, OR 97306-9863**	08/26/2026	$550,000	$265	2072	/3/2	2014	5,663 SF	
		APN: 083W21AB06100 Document #: 2026-29304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: HOLIDAY RANCH ESTATES Abbreviated Description: Lot:50 Subdivision:HOLIDAY RANCH ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
2	.13Mi.	**112 SUMMIT VIEW AVE SE** **SALEM, OR 97306-8615**	08/13/2026	$529,000	$331	1598	/3/2	2018	6,534 SF	
		APN: 083W16DC10900 Document #: 2026-27701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: RAINIER ESTATES MapRef: MB 3925 PG 339 Abbreviated Description: Lot:49 Subdivision:RAINIER ESTATES Map Ref:MB 3925 PG 339City/Muni/Twp:SALEM City/Muni/Twp: SALEM								
3	.38Mi.	**5585 FAIRFIELD AVE S** **SALEM, OR 97306-2261**	07/10/2026	$385,000	$300	1280	/3/1	1979	8,276 SF	
		APN: 083W16CA01100 Document #: 2026-23611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 6 Subdivision: RED BLUFF ADDITION Abbreviated Description: Lot:7 Block:6 Subdivision:RED BLUFF ADDITION								
4	.33Mi.	**114 MUIRFIELD CT SE** **SALEM, OR 97306-8598**	07/10/2026	$500,000	$240	2079	/4/3	2012	6,970 SF	
		APN: 083W21AB05100 Document #: 2026-23633 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 40 Subdivision: HOLIDAY RANCH ESTATES Abbreviated Description: Lot:40 Subdivision:HOLIDAY RANCH ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM

5	.22Mi.	**5725 KAREN LYNN LOOP S** **SALEM, OR 97306-3200**	06/30/2026	$355,000	$232	1527	/3/2	2018	1,742 SF	

APN: 083W16CD09500 Document #: 2026-22276
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: VANNATTA PLACE Abbreviated Description: Lot:83 Subdivision:VANNATTA PLACE City/Muni/Twp:SALEM City/Muni/Twp: SALEM

6	.16Mi.	**6036 LILLIAN ST SE** **SALEM, OR 97306-9873**	05/12/2026	$560,000	$310	1806	/3/2	2013	6,098 SF	Spa Only

APN: 083W21AB10800 Document #: 2026-15462
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: FERNWOOD GLEN MapRef: VOL G46 PG 105 Abbreviated Description: Lot:17 Subdivision:FERNWOOD GLEN Map Ref:VOL G46 PG 105City/Muni/Twp:SALEM City/Muni/Twp: SALEM

7	.36Mi.	**150 MUIRFIELD AVE SE** **SALEM, OR 97306-8597**	05/07/2026	$525,000	$276	1901	/4/2	2011	5,663 SF	

APN: 083W21AB04400 Document #: 2026-14965
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: HOLIDAY RANCH ESTATES Abbreviated Description: Lot:33 Subdivision:HOLIDAY RANCH ESTATES City/Muni/Twp:SALEM City/Muni/Twp: SALEM

8	.21Mi.	**184 SUMMIT VIEW AVE SE** **SALEM, OR 97306-8615**	05/01/2026	$690,000	$269	2556	/5/1	2017	7,841 SF	

APN: 083W16DC10000 Document #: 2026-14290
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: RAINIER ESTATES MapRef: VOL 47 PG 87 Abbreviated Description: Lot:40 Subdivision:RAINIER ESTATES Map Ref:VOL 47 PG 87City/Muni/Twp:SALEM City/Muni/Twp: SALEM

9	.37Mi.	**5627 SEEGER LN SE** **SALEM, OR 97306-2887**	04/23/2026	$429,900	$316	1360	/3/2	2009	6,534 SF	

APN: 083W16DB07800 Document #: 2026-13205
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: WALN CREEK ESTATES WEST MapRef: VOL 46 PG 67 Abbreviated Description: Lot:31 Subdivision:WALN CREEK ESTATES WEST Map Ref:VOL 46 PG 67City/Muni/Twp:SALEM City/Muni/Twp: SALEM

10	.37Mi.	**162 MUIRFIELD AVE SE** **SALEM, OR 97306-8597**	04/10/2026	$549,000	$292	1877	/3/2	2012	6,534 SF	

APN: 083W21AB04100 Document #: 2026-11693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: HOLIDAY RANCH ESTATES MapRef: VOL 46 PG 24 Abbreviated Description: Lot:30 Subdivision:HOLIDAY RANCH ESTATES Map Ref:VOL 46 PG 24City/Muni/Twp:SALEM City/Muni/Twp: SALEM

11	.32Mi.	**150 ROLLING HILLS AVE SE** **SALEM, OR 97306-2898**	03/23/2026	$495,000	$239	2068	/3/2	2014	8,276 SF	Spa Only

APN: 083W16DB12100 Document #: 2026-09270
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: WALN CREEK ESTATES WEST NO 2 MapRef: VOL 47 PG 42 Abbreviated Description: Lot:74 Subdivision:WALN CREEK ESTATES WEST NO 2 Map Ref:VOL 47 PG 42City/Muni/Twp:SALEM City/Muni/Twp: SALEM

12	.21Mi.	**5727 JOYNAK ST S** **SALEM, OR 97306-3201**	03/03/2026	$348,000	$256	1356	/3/2	2017	2,178 SF	

APN: 083W16CD06700 Document #: 2026-07087
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

13	.31Mi.	**116 ROLLING HILLS AVE SE** **SALEM, OR 97306-2898**	02/27/2026	$507,400	$210	2416	/4/2	2017	4,792 SF	

APN: 083W16DB06300 Document #: 2026-06613
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: WALN CREEK ESTATES WEST MapRef: VOL 46 PG 67 Abbreviated Description: Lot:16 Subdivision:WALN CREEK ESTATES WEST Map Ref:VOL 46 PG 67City/Muni/Twp:SALEM City/Muni/Twp: SALEM

14	.09Mi.	**119 DUNIWAY CT SE** **SALEM, OR 97306-2891**	02/24/2026	$619,900	$265	2334	/4/3	2013	6,098 SF	

APN: 083W16DC06100 Document #: 2026-06205
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:SALEM City/Muni/Twp: SALEM

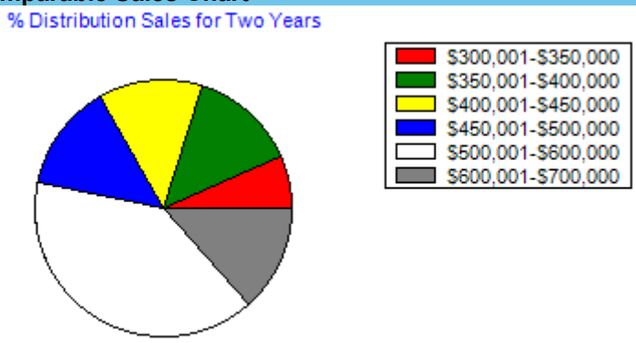
15	.35Mi.	**1394 HAYWARD ST S** **SALEM, OR 97306-2256**	02/06/2026	$420,000	$308	1360	/3/2	1979	7,841 SF	

APN: 083W16CA02400 Document #: 2026-04342
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: 5 Subdivision: RED BLUFF ADDITION MapRef: VOL 34 PG 10 Abbreviated Description: Lot:20 Block:5 Subdivision:RED BLUFF ADDITION Map Ref:VOL 34 PG 10City/Muni/Twp:SALEM City/Muni/Twp: SALEM

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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.	**5931 LIBERTY RD S**	**02/28/2018**	$807,910	$383,540	3,024	/3/3	1920	40,511 SF	
.04Mi.	**5971 JOYNAK ST S**		$150,000	$76,270	1,606		2025	3,485 SF	
.04Mi.	**1087 THUNDERBIRD AVE S**	**08/31/2021**	$482,480	$249,640	1,607	/3/2	2021	6,970 SF	
.05Mi.	**1043 THUNDERBIRD AVE S**	**07/01/2021**	$482,480	$254,360	1,607	/3/2	2021	6,970 SF	
.05Mi.	**1105 THUNDERBIRD AVE S**	**07/03/2024**	$689,440	$339,720	2,651	/5/3	2022	7,841 SF	
.05Mi.	**5957 JOYNAK ST S**		$150,000	$76,270	1,606		2025	2,614 SF	
.05Mi.	**109 MOUNTAIN VISTA AVE SE**	**05/21/2025**	$708,560	$383,100	2,299	/3/2	2014	6,534 SF	
.05Mi.	**102 MOUNTAIN VISTA AVE SE**	**10/11/2019**	$716,520	$382,090	2,299	/3/2	2014	6,534 SF	
.05Mi.	**115 MOUNTAIN VISTA AVE SE**	**01/07/2015**	$574,380	$326,840	2,188	/4/2	2014	7,405 SF	
.05Mi.	**1011 THUNDERBIRD AVE S**	**01/31/2020**	$480,730	$265,130	1,607	/3/2	2019	9,583 SF	
.05Mi.	**1121 THUNDERBIRD AVE S**	**07/15/2021**	$693,340	$341,570	2,396	/3/2	2021	8,276 SF	
.05Mi.	**5943 JOYNAK ST S**		$150,000	$76,270	1,458		2025	3,920 SF	
.06Mi.	**110 DUNIWAY CT SE**	**12/15/2016**	$572,360	$324,690	2,095	/4/1	2015	7,405 SF	
.06Mi.	**108 MOUNTAIN VISTA AVE SE**	**09/13/2016**	$572,360	$324,660	2,095	/4/1	2015	7,841 SF	
.06Mi.	**5929 JOYNAK ST S**		$150,000	$76,270	1,605		2025	2,178 SF	
.06Mi.	**1139 THUNDERBIRD AVE S**	**10/27/2022**	$700,130	$350,450	2,654	/5/3	2022	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	39.6 years old	Households:	13,767
Median Household Income:	$90,087	Households w/Family:	66%
Household Income Per Capita:	$43,485	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	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
1.22Mi.	**Liberty Elementary School** Number of Students: 400 Student-Teacher Ratio: 18.69	C-	Public	KG - 5
1.41Mi.	**Sprague High School** Number of Students: 1,712 Student-Teacher Ratio: 24.44 Advanced Placement: Yes	B	Public	9 - 12
0.34Mi.	**Crossler Middle School** Number of Students: 804 Student-Teacher Ratio: 24.38	C-	Public	6 - 8

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Flood Report

The Subject Property of **5931 LIBERTY RD S, SALEM, OR 97306-9169** 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	100%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	93%	SIMILAR
OVERALL	83%	LOWER

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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