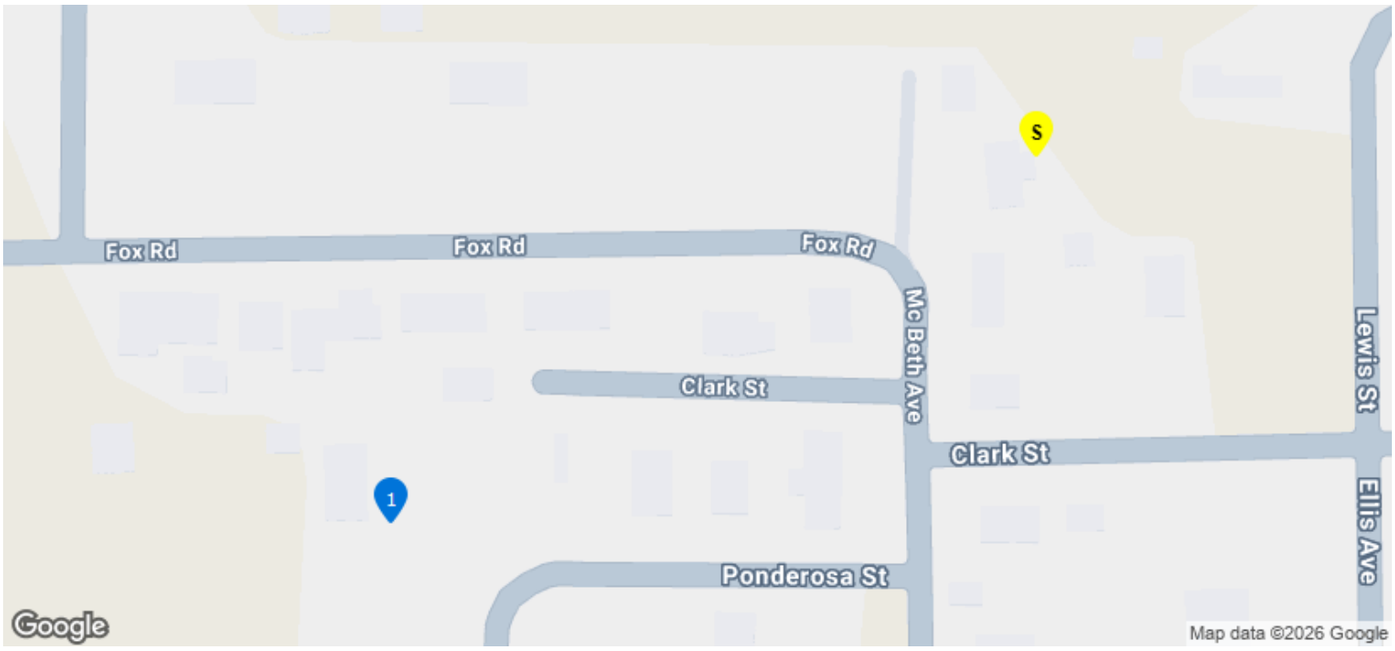
ICE SiteX Report

OrderID: 98768654

SiteX Property Information Report



Subject Property Location

614 MCBETH AVE, WINCHESTER, ID 83555

County:	**LEWIS ID**	Census Tract:	9400.02
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	RPW0500033010B	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	48	Common Confidence Score:	14
Value Range:	$174,720 - $497,280	ICE Confidence Score:	52		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	004-0000
Assd Land Value:	$57,981	Market Land Value:	$57,981	Tax Year:	2025
Assd Improvement:	$111,519	Market Improvment Value:	$111,519	Total Taxable Value:	$1,211
Total Assessed Value:	$169,500	Total Assessor Market Value:	$169,500	Delinquent Year:	
				Tax Account ID:	173285
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10-12 Block: 33
Abbreviated Description: WINCHESTER LOTS 10 - 12 BLK 33 2004 MARLETTE 40 X 52 TITLE# 082000306 SERIAL# H023616

Property Characteristics

Lot Size:	21,301 SF	Bedrooms:		Pool:	
Building Area:	1819 SF	Baths:	2	Fireplace:	Yes
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	1	Ext Walls:	
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:	2	A/C:	None
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/30/2025	Loan Amount:	N/A
Document #:	153141 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/14/2025		
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Block: 33 Map Ref: 0
City/Muni/Twp: WINCHESTER

Mortgage Record

Recording Date:	03/07/2024	Loan Amount:	N/A
Document #:	152250 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/21/2024		
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Block: 33 Subdivision: THE ORIGINAL VILLAGE CITY OF WINCHESTER Map Ref: 0
City/Muni/Twp: WINCHESTER

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	N/A
Document #:	151710 BK-PG -	Type of Sale:	
Document Type:	Assignment		

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	10/24/2022	Sales Price:	N/A
Document #:	151096 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/12/2022	Loan Amount:	N/A
Document #:	151071 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/05/2022		
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

Prior Transfer

Recording Date:	10/12/2022	Sales Price:	N/A
Document #:	151070 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/05/2022		
Document Type:	Deed		

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

Prior Transfer

Recording Date:	05/30/2017	Sales Price:	N/A
Document #:	145573 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/19/2017	Loan Amount:	N/A
Document #:	145547 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/10/2017		
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

Prior Transfer

Recording Date:	05/19/2017	Sales Price:	N/A
Document #:	145546 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/10/2017		
Document Type:	Deed		

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

Mortgage Record

Recording Date:	07/17/2009	Loan Amount:	N/A
Document #:	137519 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	07/10/2009		
TD Due Date:		Type Finance:	

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER Map Ref: 0
City/Muni/Twp: WINCHESTER

Prior Transfer

Recording Date:	07/14/2008	Sales Price:	N/A
Document #:	136364 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	02/05/2007	Sales Price:	$104,550
Document #:	134441 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/05/2007	Sales Price:	N/A
Document #:	134440 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/19/2005	Loan Amount:	N/A
Document #:	131766 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	01/14/2005		
TD Due Date:	02/01/2035	Type Finance:	ADJ

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

ICE SiteX Report

OrderID: 98768654

Prior Transfer

Recording Date:	01/19/2005	Sales Price:	N/A
Document #:	131764 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/14/2005		
Document Type:	Deed		

Legal Description:
Block: 33 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER
City/Muni/Twp: WINCHESTER

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**702 PONDEROSA DR** **WINCHESTER, ID 83555-**	06/27/2025			1620	5/3/2	1997	21,702 SF	
	APN: RPW05500000010 Document #: 153205 Document Type: Personal Representatives Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Subdivision: MAL BIGING SUBDIVISION Abbreviated Description: Lot:1 Subdivision:MAL BIGING SUBDIVISION City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
2	.14Mi.	**1821 WINCHESTER RD** **CULDESAC, ID 83524-5532**	12/16/2024			1672	9/5/1	1920	126,324 SF	
	APN: RP34N02W311780 Document #: 152822 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Land Lot: 13 Sec/Twnship/Range: S31T34NR02W BM Abbreviated Description: Land Lot:13 Sec/Twnship/Range:S31T34NR02W BM									
3	.3Mi.	**810 CAMAS ST** **WINCHESTER, ID 83555-**	07/29/2026			640	4/2/2	1992	134,992 SF	
	APN: RPW024000B001A Document #: 154068 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1-5 Block: B Subdivision: LAKE WINCHESTER ESTATES ADDITION Abbreviated Description: Lot:1-5 Block:B Subdivision:LAKE WINCHESTER ESTATES ADDITION City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
4	.37Mi.	**302 SPALDING AVE** **WINCHESTER, ID 83555-0033**	11/22/2024			1185	4/2/1	1930	7,100 SF	
	APN: RPW05000140070 Document #: 152788 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Abbreviated Description: Lot:7 Block:14 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
5	.41Mi.	**314 LAPWAI ST** **WINCHESTER, ID 83555-0100**	05/01/2026			890	5/2/2	1978	7,401 SF	
	APN: RPW05000030040 Document #: 153848 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: ORIGINAL VILLAGE NOW CITY OF WINCHESTER Abbreviated Description: Lot:4 Block:3 Subdivision:ORIGINAL VILLAGE NOW CITY OF WINCHESTER City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
6	.41Mi.	**210 SPALDING AVE** **WINCHESTER, ID 83555-**	08/07/2025				//		14,201 SF	
	APN: RPW0500005008A Document #: 153294 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 8&9 Block: 5 Abbreviated Description: Lot:8&9 Block:5 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
7	.42Mi.	**209 MASON AVE** **WINCHESTER, ID 83555-**	08/07/2026			636	4/2/1	1920	7,100 SF	
	APN: RPW0500005004A Document #: 154092 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 5 Abbreviated Description: Lot:4 Block:5 City/Muni/Twp:WINCHESTER City/Muni/Twp: WINCHESTER									
8	2.51Mi.	**1585 WOODSIDE RD** **WINCHESTER, ID 83555-5006**	02/23/2026			1457	4/2/2	2005	871,200 SF	
	APN: RP33N02W180005 Document #: 153713 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Sec/Twnship/Range: S18T33NR02W BM Abbreviated Description: Lot:1 Sec/Twnship/Range:S18T33NR02W BM									
9	2.87Mi.	**723 CRAIG JUNCTION RD** **CULDESAC, ID 83524-**	10/31/2025				//		3,484,800 SF	
	APN: RP34N02W213000 Document #: 153471 Document Type: Lease Price Code: Land Use: Agricultural / Rural (General) Legal: Sec/Twnship/Range: SE4NW4E2SW2NW4 S21T34NR02W BM Abbreviated Description: Sec/Twnship/Range:SE4NW4E2SW2NW4 S21T34NR02W BM									
10	7Mi.	**401 S 5TH AVE** **CRAIGMONT, ID 83523-**	03/31/2026				//		14,000 SF	
	APN: RPC047000C007A Document #: 153782 Document Type: Warranty Deed Price Code: Land Use: Commercial - Vacant Land Legal: Lot: 7-9 Block: C Subdivision: SIMMONS THIRD ADDITION Abbreviated Description: Lot:7-9 Block:C Subdivision:SIMMONS THIRD ADDITION City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT									
11	7.01Mi.	**305 N 5TH AVE** **CRAIGMONT, ID 83523-0058**	11/26/2025			1392	1//2	1995	21,000 SF	
	APN: RPC0470001004B Document #: 153537 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 4-6 Block: 1 Subdivision: SIMMONS THIRD ADDITION Abbreviated Description: Lot:4-6 Block:1 Subdivision:SIMMONS THIRD ADDITION City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT									
12	7.07Mi.	**321 MCCLAIN ST** **CRAIGMONT, ID 83523-0028**	09/24/2025			848	5/2/1	1920	13,939 SF	
	APN: RPC0450014005A Document #: 153392									

ICE SiteX Report

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Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 14 Subdivision: SIMMONS FIRST ADDITION Abbreviated Description: Lot:5&6 Block:14 Subdivision:SIMMONS FIRST ADDITION City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

13 7.1Mi. **216 N 3RD AVE** 06/26/2026 1396 7/4/1 1976 10,498 SF
CRAIGMONT, ID 83523-0075
APN: RPC0450014001B Document #: 153993
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 14 Subdivision: SIMMONS FIRST ADDITION Abbreviated Description: Lot:1-3 Block:14 Subdivision:SIMMONS FIRST ADDITION City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

14 7.11Mi. **300 W MAIN ST** 06/26/2026 2155 9/4/1 1927 5,001 SF
CRAIGMONT, ID 83523-7001
APN: RPC0170004012A Document #: 153992
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 4 Abbreviated Description: Lot:11&12 Block:4 Abbreviated Description:PORTION LOT11 City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

15 7.22Mi. **516 N 1ST AVE** 04/03/2026 812 4/2/1 1977 14,702 SF
CRAIGMONT, ID 83523-1001
APN: RPC00000327225 Document #: 153791
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal:

16 7.3Mi. **19 W MAIN ST** 08/17/2026 // 8,398 SF
CRAIGMONT, ID 83523-7005
APN: RPC0170008004A Document #: 154123
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 3&4 Block: 8 Subdivision: ORIGINAL TOWN OF ILO NOW CITY OF CRAIGMONT Abbreviated Description: Lot:3&4 Block:8 Subdivision:ORIGINAL TOWN OF ILO NOW CITY OF CRAIGMONT Abbreviated Description:PORTION LOT3 City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

17 7.31Mi. **410 N DIVISION AVE** 06/15/2026 1146 9/5/2 1935 7,802 SF
CRAIGMONT, ID 83523-5117
APN: RPC00000327321 Document #: 153956
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S32T34NR01W BM Abbreviated Description: Sec/Twnship/Range:SE4 S32T34NR01W BM

18 7.45Mi. **208 BOULEVARD AVE** 01/03/2025 1272 6/3/1 1930 14,000 SF
CRAIGMONT, ID 83523-5119
APN: RPC00000335600 Document #: 152856
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

19 7.52Mi. **214 PRAIRIE AVE** 05/11/2026 1848 12/4/2 1970 14,000 SF
CRAIGMONT, ID 83523-0019
APN: RPC0490023021A Document #: 153869
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 21-24 Block: 23 Subdivision: ORIGINAL VILLAGE OF VOLLMER Abbreviated Description: Lot:21-24 Block:23 Subdivision:ORIGINAL VILLAGE OF VOLLMER City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

20 7.7Mi. **502 VILLARD AVE** 07/28/2026 2552 9/3/3 1964 14,000 SF
CRAIGMONT, ID 83523-5112
APN: RPC0490019009A Document #: 154066
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 19 Subdivision: ORIGINAL VILLAGE OF VOLLMER Abbreviated Description: Lot:9-12 Block:19 Subdivision:ORIGINAL VILLAGE OF VOLLMER City/Muni/Twp:CRAIGMONT City/Muni/Twp: CRAIGMONT

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.	**614 MCBETH AVE**	**10/05/2022**	$169,500	$169,500	1,819	1//2	2005	21,301 SF	
.02Mi.	**610 MCBETH AVE**	**05/12/2008**	$86,111	$86,111	1,650	4/3/2	1998	7,100 SF	
.04Mi.	**621 ELLIS AVE**	**01/18/2013**	$36,865	$36,865	924	5/3/1	1977		
.06Mi.	**522 MCBETH AVE**	**03/03/2017**	$115,014	$115,014	1,344	1//2	1990	7,100 SF	
.07Mi.	**622 ELLIS AVE**	**06/23/2025**	$261,773	$261,773	1,092	4/2/1	1992	7,100 SF	
.07Mi.	**701 CLARK ST**	**10/16/2025**	$81,206	$81,206	1,248	8/2/2	1995	11,252 SF	
.1Mi.	**707 CLARK ST**	**09/15/2003**	$348,986	$348,986	1,809	1//2	1998	10,598 SF	
.1Mi.	**623 LAWYER ST**	**11/12/2021**	$173,954	$173,954	1,512	1//2	1994	9,901 SF	
.11Mi.	**711 CLARK ST**	**08/25/2008**	$320,885	$320,885	1,144	1//2	1997	10,624 SF	
.11Mi.	**702 PONDEROSA DR**	**06/24/2025**	$306,779	$306,779	1,620	5/3/2	1997	21,702 SF	
.13Mi.	**707 PONDEROSA DR**	**07/17/2017**	$225,241	$225,241	1,848	5/3/2	1998	15,002 SF	
.14Mi.	**706 PONDEROSA DR**	**11/04/2020**	$174,706	$174,706	1,568	1//2	1999	16,000 SF	
.14Mi.	**501 JOSEPH AVE**	**02/02/2026**	$143,455	$143,455	1,680	5/3/2	1997	10,650 SF	
.15Mi.	**804 W CLARK ST**		$499,738	$499,738	2,274	1//2	1990	1 SF	
.15Mi.	**418 ELLIS AVE**	**02/27/2020**	$87,815	$87,815	2,128	7/5/3	1994	7,100 SF	
.16Mi.	**502 LAWYER ST**	**11/13/2023**	$81,019	$81,019	912	1//2	1970		

ICE SiteX Report

OrderID: 98768654

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	46.3 years old	Households:	258
Median Household Income:	$70,504	Households w/Family:	81%
Household Income Per Capita:	$35,629	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Highland Joint School District 305	Students:	168
Number of Schools:	1	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.39Mi.	**Highland School** Number of Students: 168 Student-Teacher Ratio: 10.5	D-	Public	PK - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	43%	SIGNIFICANTLY LOWER
BURGLARY	173%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	151%	NOTABLY HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	114%	HIGHER
OVERALL	150%	NOTABLY HIGHER

Disaster Alerts

12/16/2025 - Straight-Line Winds

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