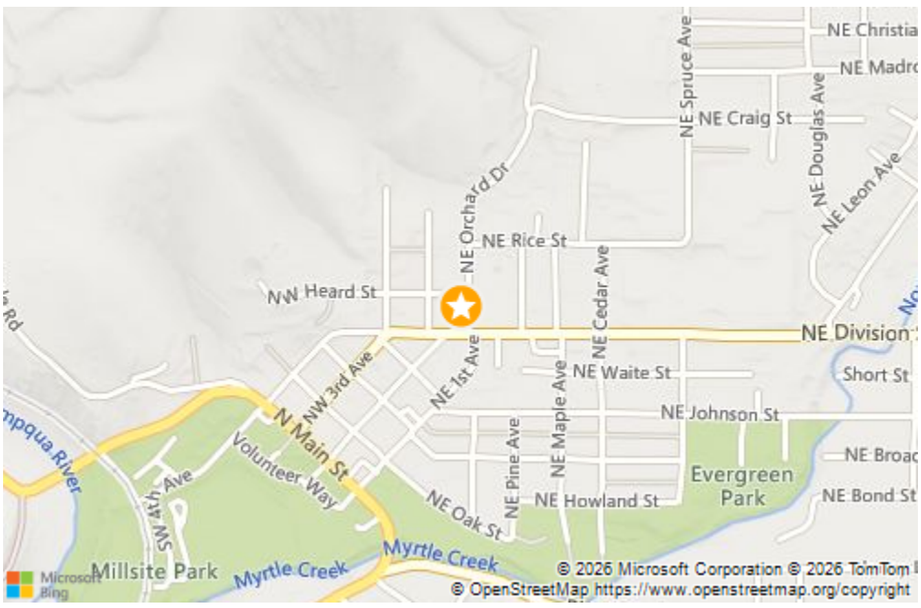
ICE SiteX Report

OrderID: 97523832

SiteX Property Information Report



Subject Property Location

634 NW ORCHARD DR, MYRTLE CREEK, OR 97457-9122

County:	**DOUGLAS OR**	Census Tract:	410191800.003024
Property Use:	Commercial (General)	Zoning:	
Parcel Number:	29-05W-21DD-03600	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01923
Assd Land Value:		Market Land Value:	$30,190	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$72,072	Total Taxable Value:	$1,114
Total Assessed Value:	$83,263	Total Assessor Market Value:	$102,262	Delinquent Year:	
				Tax Account ID:	R16854
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 1 Subdivision: GABBERTS ADDITION Map Ref: 2905W21DD03600 Sec/Twnship/Range: SEC 21 TWN 29S RNG 05W
Abbreviated Description: GABBERTS ADDITION, BLOCK 1, LOT 8, ACRES 0.11

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1716 SF	Baths:		Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	N/A
Document #:	2026-005626 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/16/2026		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: GABBERTS ADDITION
City/Muni/Twp: MYRTLE CREEK

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	N/A
Document #:	2025-008416 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/27/2025		
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: GABBERTS ADDITION

Prior Transfer

Recording Date:	06/27/2025	Sales Price:	N/A
Document #:	2025-8416 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: GABBERTS ADDITION Map Ref: 2905W21DD03600 Sec/Twnship/Range: SEC 21 TWN 29S RNG 05W
Abbreviated Description: GABBERTS ADDITION, BLOCK 1, LOT 8, ACRES 0.11

ICE SiteX Report

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Prior Transfer

Recording Date:	01/13/2017	Sales Price:	N/A
Document #:	2017-001517 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/13/2017		
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: GABBERTS 1ST ADD

No Comparable Sales Found

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.	**634 NW ORCHARD DR**	**06/27/2025**	$102,262	$83,263	1,716		1947	4,792 SF	
.02Mi.	**105 NW DIVISION ST**	**06/14/2002**	$88,990	$46,130	1,400		1947	4,792 SF	
.02Mi.	**127 NW DIVISION ST**	**06/27/2025**	$143,007	$136,427	8,624		1953	29,185 SF	
.03Mi.	**635 NE ORCHARD DR**	**06/15/1961**	$205,146	$118,616	1,305	/3/1	1945	8,712 SF	
.03Mi.	**712 NW ORCHARD DR**	**06/22/2012**	$238,389	$116,280	1,464	/2/1	1947	10,890 SF	
.03Mi.	**NE DIVISION ST**	**03/24/1956**	$180,641		6,304			10,890 SF	
.04Mi.	**143 NW HEARD ST**	**11/05/2014**	$293,341	$116,240	1,656	/2/1	1985	10,019 SF	
.04Mi.	**NE ORCHARD DR**	**04/01/1995**	$2,000	$2,000				3,485 SF	
.04Mi.	**439 NW 2ND AVE**		$137,545	$57,894	1,788	/4/1	1910	2,614 SF	
.04Mi.	**NW SECOND AVE**		$36,163					3,049 SF	
.05Mi.	**NE ORCHARD DR**	**06/15/1961**	$13,068					6,534 SF	
.05Mi.	**734 NW ORCHARD DR**	**10/04/2005**	$296,627	$166,940	1,525	/2/2	1868	9,148 SF	
.05Mi.	**163 NE DIVISION ST**	**05/17/1984**	$2,180					436 SF	
.05Mi.	**163 NE DIVISION ST**		$97,095		2,401			18,295 SF	
.05Mi.	**510 NW 1ST AVE**	**01/11/2005**	$177,586	$82,059	728	/2/1	1946	8,276 SF	
.05Mi.	**634 NW NICHOL AVE**	**03/08/2023**	$331,280	$159,506	2,057	//1	1910	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	49.4 years old	Households:	4,669
Median Household Income:	$56,679	Households w/Family:	61%
Household Income Per Capita:	$29,550	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	South Umpqua School District 19	Students:	1,412
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Myrtle Creek Elementary School** Number of Students: 264 Student-Teacher Ratio: 17.6	D+	Public	PK - 5
3.53Mi.	**South Umpqua High School** Number of Students: 442 Student-Teacher Ratio: 18.42	D-	Public	9 - 12
0.27Mi.	**Coffenberry Middle School** Number of Students: 267 Student-Teacher Ratio: 16.69	F	Public	6 - 8

Flood Report

The Subject Property of **634 NW ORCHARD DR, MYRTLE CREEK, OR 97457-9122** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	110%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	101%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

3/13/2025 - Severe Storm,Floods,Mudslides

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