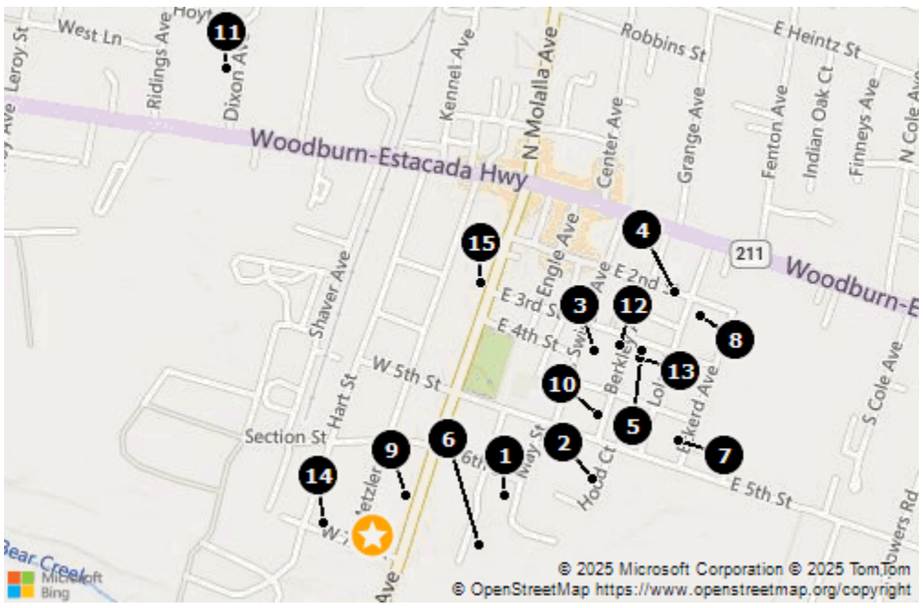
ICE SiteX Report

OrderID: 94191153

SiteX Property Information Report



Subject Property Location

635 METZLER ST, MOLALLA, OR 97038-9105

County:	**CLACKAMAS OR**	Census Tract:	410050239.023024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	52E17AA00801	Thomas Bros Pg-Grid:	837-2E

Valuation

Value:	**$521,000**	FSD:	12
Value Range:	$458,480 - $583,520	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	035-002
Assd Land Value:		Market Land Value:	$151,741	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$291,560	Total Taxable Value:	$3,629
Total Assessed Value:	$190,303	Total Assessor Market Value:	$443,301	Delinquent Year:	2014
				Tax Account ID:	01108063
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADD Sec/Twnship/Range: SEC 17 TWN 5S RNG 2E
Abbreviated Description: 370 METZLER & HARTS ADD TO MOLALLA PT LT 7 BLK 14

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2598 SF	Baths:	2	Fireplace:	
Year Built:	1946	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/15/2023	Sales Price:	$312,240
Document #:	2023-029395 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2019	Sales Price:	N/A
Document #:	2019-068216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/28/2019	Sales Price:	N/A
Document #:	2019-067732 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/04/2019	Sales Price:	$318,000
Document #:	2019-061897 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2019		
Document Type:	Warranty Deed		

ICE SiteX Report

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Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER AND HARTS ADDITION
City/Muni/Twp: MOLALLA

Prior Transfer

Recording Date:	10/04/2019	Sales Price:	N/A
Document #:	2019-061896 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/23/2019		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER HARTS ADDITION
City/Muni/Twp: MOLALLA

Prior Transfer

Recording Date:	09/30/2019	Sales Price:	$318,000
Document #:	2019-061897 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADD Sec/Twnship/Range: SEC 17 TWN 5S RNG 2E
Abbreviated Description: 370 METZLER & HARTS ADD TO MOLALLA PT LT 7 BLK 14

Mortgage Record

Recording Date:	08/31/2011	Loan Amount:	N/A
Document #:	2011-049380 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/12/2041	Type Finance:	VAR

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADDITION TO MOLALLA
City/Muni/Twp: MOLALLA

Mortgage Record

Recording Date:	06/08/2011	Loan Amount:	N/A
Document #:	2011-033199 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2041	Type Finance:	

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADDITION TO MOLALLA
City/Muni/Twp: MOLALLA

Prior Transfer

Recording Date:	05/31/2011	Sales Price:	N/A
Document #:	2011-031426 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2002	Sales Price:	N/A
Document #:	2002-065562 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/11/2002		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADDITION TO MOLALLA
City/Muni/Twp: MOLALLA

Prior Transfer

Recording Date:	01/20/2000	Sales Price:	N/A
Document #:	2000-003535 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/07/1999		
Document Type:	Re-recorded Document		

Legal Description:
Lot: 7 Block: 14 Subdivision: METZLER & HARTS ADDITION
City/Muni/Twp: MOLALLA

Prior Transfer

Recording Date:	12/23/1999	Sales Price:	$80,000
Document #:	99-117360 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/07/1999		
Document Type:	Warranty Deed		

Legal Description:
Lot: 7 Block: 24 Subdivision: METZLER & HARTS ADDITION TO MOLALLA
City/Muni/Twp: MOLALLA

Area Sales Analysis

Total Area Sales	$5,871,219	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,424 SF	Median Year Built	1940
Price Range - 2 Yrs	$255,000 to $499,000	Age Range	18 years to 115 years
Median Value	$390,000	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**610 MAY ST** **MOLALLA, OR 97038-8109**	04/11/2025	$390,000			//		6,970 SF	
		APN: 52E16BB02102 Document #: 2025-012970 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PARTITION PLAT NO 1998 23 Abbreviated Description: Lot:4 Subdivision:PARTITION PLAT NO 1998 23 City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA								
2	.25Mi.	**514 HOOD CT**	03/12/2025	$255,000	$146	1744	/4/1	1935	SF	

ICE SiteX Report

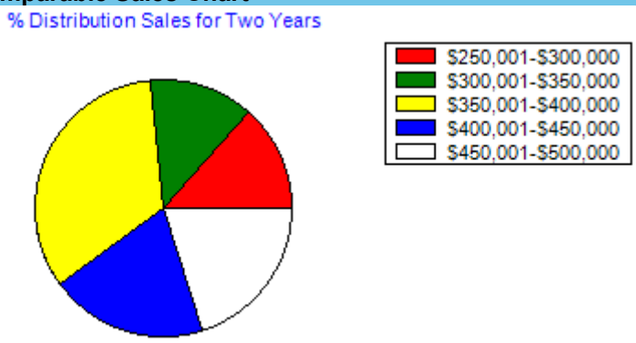
OrderID: 94191153

		MOLALLA, OR 97038-9290								
	APN: 52E16BB00501 Document #: 2025-008326 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LINDSAY ADDITION Abbreviated Description: Lot:1 Subdivision:LINDSAY ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
3	.33Mi.	**309 S SWIEGLE AVE**	02/26/2025	$390,500	$168	2324	/3/2	1925	SF	
		MOLALLA, OR 97038-9126								
	APN: 52E09CC06400 Document #: 2025-006350 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 9 Subdivision: GREGORYS FIRST ADDITION Abbreviated Description: Lot:16 Block:9 Subdivision:GREGORYS FIRST ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
4	.43Mi.	**408 E 2ND ST**	01/22/2025	$375,000	$204	1836	/5/1	1942	SF	
		MOLALLA, OR 97038-9155								
	APN: 52E09CC02000 Document #: 2025-002392 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 7 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Block:7 Subdivision:LAURELWOOD ADDITION Abbreviated Description:EAST2 LOTS1&2 City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
5	.37Mi.	**301 BERKLEY AVE**	01/10/2025	$300,000	$292	1024	/2/1	1920	SF	
		MOLALLA, OR 97038-9132								
	APN: 52E09CC03000 Document #: 2025-001095 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Lot:1 Block:6 Subdivision:LAURELWOOD ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
6	.12Mi.	**655 S TAYLOR CT**	12/24/2024	$491,000	$291	1685	/3/2	2007	SF	
		MOLALLA, OR 97038-7411								
	APN: 52E16BB05400 Document #: 2024-047205 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: ETHAN HEIGHTS Abbreviated Description: Lot:12 Subdivision:ETHAN HEIGHTS City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
7	.37Mi.	**408 ECKERD AVE**	12/11/2024	$444,000	$301	1472	/3/1	1982	7,841 SF	
		MOLALLA, OR 97038-9284								
	APN: 52E09CD04401 Document #: 2024-045434 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARTITION PLAT NO 2002 002 Abbreviated Description: Lot:1 Subdivision:PARTITION PLAT NO 2002 002 City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
8	.45Mi.	**207 LOLA ST**	11/08/2024	$324,000	$338	956	/2/1	1940	SF	
		MOLALLA, OR 97038-8106								
	APN: 52E09CD02500 Document #: 2024-041506 Document Type: Personal Representatives Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2&3 Block: 10 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Lot:2&3 Block:10 Subdivision:LAURELWOOD ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
9	.04Mi.	**624 S MOLALLA AVE**	11/07/2024	$470,620	$252	1866	/4/2	1915	SF	
		MOLALLA, OR 97038-9114								
	APN: 52E17AA00500 Document #: 2024-041414 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 14 Subdivision: METZLER & HARTS ADDITION Abbreviated Description: Lot:4 Block:14 Subdivision:METZLER & HARTS ADDITION									
10	.29Mi.	**412 BERKLEY AVE**	11/05/2024	$320,000	$428	746	/1/1	1930	SF	
		MOLALLA, OR 97038-9133								
	APN: 52E09CC03700 Document #: 2024-040983 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:LAURELWOOD ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
11	.56Mi.	**128 DIXON AVE**	10/23/2024	$439,999	$316	1392	/3/1	1976	SF	
		MOLALLA, OR 97038-9355								
	APN: 52E08A 08802 Document #: 2024-039170 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 16 Subdivision: THE SHAVER SUBDIVISION MapRef: PL 369 Abbreviated Description: Block:16 Subdivision:THE SHAVER SUBDIVISION Map Ref:PL 369Abbreviated Description:PORTION LOT3									
12	.35Mi.	**322 E 3RD ST**	10/01/2024	$499,000	$169	2952	/4/2	1957	SF	
		MOLALLA, OR 97038-9143								
	APN: 52E09CC04200 Document #: 2024-036299 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 3 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Lot:1&2 Block:3 Subdivision:LAURELWOOD ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
13	.37Mi.	**307 BERKLEY AVE**	09/06/2024	$381,600	$267	1424	/2/1	1977	SF	
		MOLALLA, OR 97038-9132								
	APN: 52E09CC03001 Document #: 2024-032972 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: LAURELWOOD ADDITION Abbreviated Description: Lot:2 Block:6 Subdivision:LAURELWOOD ADDITION City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
14	.06Mi.	**535 HART AVE**	09/03/2024	$380,500	$422	900	/1/1		SF	
		MOLALLA, OR 97038-9111								
	APN: 52E17AA02300 Document #: 2024-032478 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 13 Subdivision: METZLER AND HARTS ADDITION Abbreviated Description: Block:13 Subdivision:METZLER AND HARTS ADDITION Abbreviated Description:SOUTH50FT LOT6 City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									
15	.31Mi.	**224 S MOLALLA AVE**	08/30/2024	$410,000	$300	1366	/3/1	1910	SF	
		MOLALLA, OR 97038-9134								
	APN: 52E08DD01100 Document #: 2024-032121 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: MOLALLA Tract No: 4 Abbreviated Description: Subdivision:MOLALLA Abbreviated Description:SOUTH2 TRACT4 City/Muni/Twp:MOLALLA City/Muni/Twp: MOLALLA									

ICE SiteX Report

OrderID: 94191153

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.	**635 METZLER ST**	**09/30/2019**	$443,301	$190,303	2,598	/4/2	1946		
.02Mi.	**631 METZLER ST**	**06/25/2020**	$392,226	$155,187	1,182	/3/1	1948		
.02Mi.	**648 S MOLALLA AVE**	**10/15/2018**	$519,183	$204,698	1,736	/3/2	1925		
.02Mi.	**650 S MOLALLA AVE**	**04/13/2005**	$392,987	$148,427	1,400	/2/1	1925		
.03Mi.	**633 METZLER ST**	**04/18/2018**	$252,879	$111,364	536	/2/1	1925		
.03Mi.	**638 S MOLALLA AVE**	**12/27/2016**	$368,952	$140,134	1,006	/2/1	1925		
.03Mi.	**629 METZLER ST**	**11/24/1999**	$270,576	$99,518	876	/3/1	1940		
.04Mi.	**630 METZLER ST**	**06/25/2012**	$403,183	$178,220	1,075	/3/1	1975		
.04Mi.	**627 METZLER ST**	**09/27/2020**	$443,856	$175,452	1,570	/2/1	1928		
.05Mi.	**624 S MOLALLA AVE**	**06/06/2023**	$410,916	$163,147	1,866	/4/2	1915		
.05Mi.	**618 METZLER ST**	**02/01/1997**	$517,423	$229,681	2,040	/3/1	1920		
.06Mi.	**669 S MOLALLA AVE**	**01/20/2017**	$390,028	$160,451	1,134	/2/1	1944	4,792 SF	
.06Mi.	**600 METZLER ST**		$379,716	$202,768	1,392	/4/	1900		
.06Mi.	**535 HART AVE**	**08/29/2024**	$340,132	$157,254	900	/1/1			
.06Mi.	**529 HART AVE**	**05/08/2019**	$493,392	$176,211	1,947	/2/2	1940		
.06Mi.	**667 S MOLALLA AVE**	**05/06/2016**	$471,559	$186,005	1,213	/2/1	2015	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.9 years old	Households:	6,152
Median Household Income:	$79,258	Households w/Family:	70%
Household Income Per Capita:	$37,597	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Molalla River School District 35	Students:	2,560
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.77Mi.	**Molalla River Middle School** Number of Students: 526 Student-Teacher Ratio: 19.94	C+	Public	6 - 8
1.03Mi.	**Molalla High School** Number of Students: 719 Student-Teacher Ratio: 20.33 Advanced Placement: Yes	B+	Public	9 - 12
1.04Mi.	**Molalla Elementary School** Number of Students: 404 Student-Teacher Ratio: 16.19	B-	Public	KG - 5

ICE SiteX Report

OrderID: 94191153

Flood Report

The Subject Property of **635 METZLER ST, MOLALLA, OR 97038-9105** 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	99%	SIMILAR
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

1/10/2024 - Severe Storm,Floods,Mudslides

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