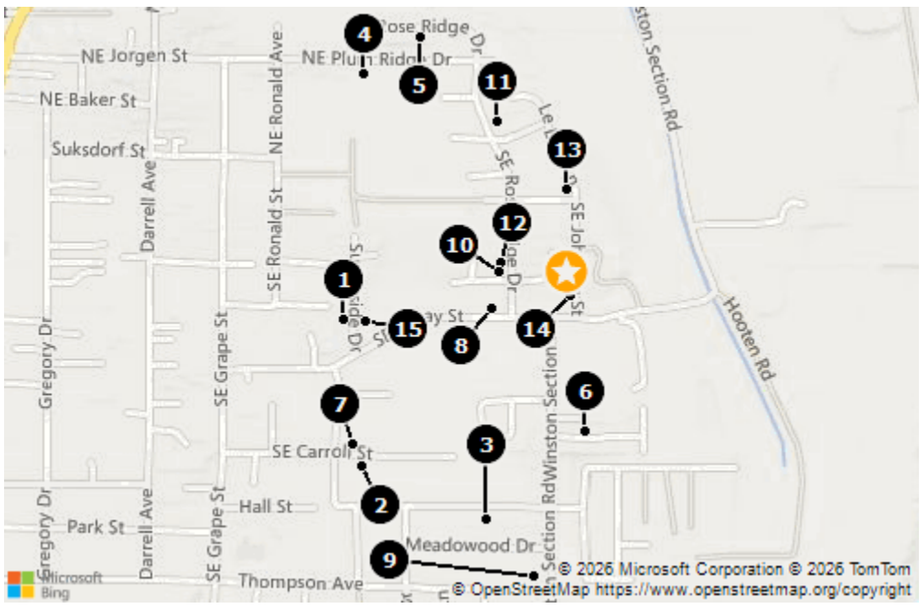
ICE SiteX Report

OrderID: 97987180

SiteX Property Information Report



Subject Property Location

731 BRIER CT, WINSTON, OR 97496-8561

County:	**DOUGLAS OR**	Census Tract:	410191600.021024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-06W-22BC-07500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	8	Common Confidence Score:	70
Value Range:	$323,840 - $380,160	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11604
Assd Land Value:		Market Land Value:	$102,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$241,264	Total Taxable Value:	$4,123
Total Assessed Value:	$175,561	Total Assessor Market Value:	$343,264	Delinquent Year:	
				Tax Account ID:	R131480
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PH 1 Phase No: 1 Map Ref: 2806W22BC07500 Sec/Twnship/Range: SEC 22 TWN 28S RNG 06W
Abbreviated Description: ORCHARD VIEW HOME SITES PH 1, LOT 1, ACRES 0.17

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1442 SF	Baths:	2	Fireplace:	
Year Built:	2008	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/12/2024	Loan Amount:	N/A
Document #:	2024-008691 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2061	Type Finance:	

Legal Description:
Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PHASE 1

Mortgage Record

Recording Date:	12/05/2022	Loan Amount:	N/A
Document #:	2022-017978 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Subdivision: ORCHARD VIEW HOME SITES
City/Muni/Twp: WINSTON

Mortgage Record

Recording Date:	05/26/2022	Loan Amount:	N/A
Document #:	2022-009275 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PHASE 1

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	N/A

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Document #:	2021-019143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2019	Sales Price:	N/A
Document #:	2019-014811 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/11/2019	Loan Amount:	N/A
Document #:	2019-014181 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	
Legal Description:			

Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PHASE 1

Prior Transfer

Recording Date:	10/01/2018	Sales Price:	N/A
Document #:	2018-015901 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2016	Sales Price:	N/A
Document #:	2016-010371 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2010	Sales Price:	$165,000
Document #:	2010-006821 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2010		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PHASE 1

Prior Transfer

Recording Date:	04/16/2010	Sales Price:	$165,000
Document #:	2010-6821 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PH 1 Phase No: 1 Map Ref: 2806W22BC07500 Sec/Twnship/Range: SEC 22 TWN 28S RNG 06W
Abbreviated Description: ORCHARD VIEW HOME SITES PH 1, LOT 1, ACRES 0.17

Prior Transfer

Recording Date:	06/09/2008	Sales Price:	$45,000
Document #:	2008-011120 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/2008		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: ORCHARD VIEW HOME SITES PHASE 1

Area Sales Analysis

Total Area Sales	$4,935,348	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	2005
Price Range - 2 Yrs	$48,000 to $407,000	Age Range	5 years to 32 years
Median Value	$358,000	Median Age	21 years

Comparable Sales Data

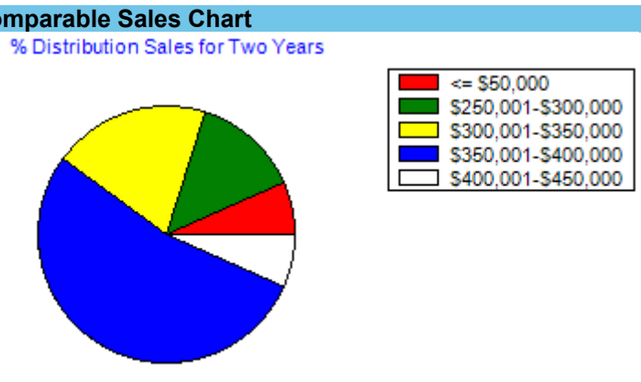
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**380 SUNNYSIDE DR** **WINSTON, OR 97496-6605**	06/30/2026	$356,300	$248	1433	/3/2	2004	6,098 SF	
		APN: 28-06W-22CB-02900 Document #: 2026-007255 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: ROCKWOOD SUBDIVISION Abbreviated Description: Lot:4 Block:1 Subdivision:ROCKWOOD SUBDIVISION								
2	.33Mi.	**591 SE CARROL ST** **WINSTON, OR 97496-6537**	05/22/2026	$314,548	$176	1782	/4/3	1994	15,682 SF	
		APN: 28-06W-22CB-01402 Document #: 2026-005855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LAND PARTITION PLAT NO 1993-87 MapRef: DOC 93-24141 Abbreviated Description: Lot:2 Subdivision:LAND PARTITION PLAT NO 1993-87 Map Ref:DOC 93-24141								
3	.31Mi.	**771 SE HALL ST** **WINSTON, OR 97496-9642**	05/15/2026	$255,000	$154	1650	/3/2	1997	6,970 SF	
		APN: 28-06W-22CC-00110 Document #: 2026-005566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PARTITION PLAT NO 1996 0114 MapRef: DOC 96-26196 Abbreviated Description: Lot:2 Subdivision:PARTITION PLAT NO 1996 0114 Map Ref:DOC 96-26196								
4	.34Mi.	**151 NE PLUM RIDGE DR** **WINSTON, OR 97496-6582**	05/13/2026	$273,000	$180	1512	/4/2	2005	6,098 SF	
		APN: 28-06W-22BB-03900 Document #: 2026-005430 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PLUM RIDGE SUBDIVISION PHASE 1 Abbreviated Description: Lot:3 Subdivision:PLUM RIDGE SUBDIVISION PHASE 1								

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5	.33Mi.	**209 NE ROSE RIDGE DR** **WINSTON, OR 97496-6601**	04/23/2026	$365,000	$217	1682	/3/2	2005	6,098 SF
		APN: 28-06W-22BB-06200 Document #: 2026-004503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Subdivision: PLUM RIDGE SUBDIVISION PHASE 2 Abbreviated Description: Lot:52 Subdivision:PLUM RIDGE SUBDIVISION PHASE 2							
6	.19Mi.	**134 OAK LEAF LN** **WINSTON, OR 97496-8508**	04/21/2026	$48,000	$31	1512	/3/2	2005	4,792 SF
		APN: 28-06W-22CA-00700 Document #: 2026-004367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: OAKLEAF ESTATES PUD Abbreviated Description: Lot:3 Subdivision:OAKLEAF ESTATES PUD							
7	.33Mi.	**600 SE CARROL ST** **WINSTON, OR 97496-8800**	03/31/2026	$321,000	$189	1692	/3/2	2000	11,326 SF
		APN: 28-06W-22CB-01700 Document #: 2026-003501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ROSEBURG HOMEORCHARD TRACTS PLAT F MapRef: VOL 3 PG 4 Abbreviated Description: Subdivision:ROSEBURG HOMEORCHARD TRACTS PLAT F Map Ref:VOL 3 PG 4							
8	.1Mi.	**700 SE TOKAY ST** **WINSTON, OR 97496-7535**	03/20/2026	$370,000	$263	1404	//2	2016	6,534 SF
		APN: 28-06W-22BC-09200 Document #: 2026-003039 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ORCHARD VIEW HOME SITESPHASE 2 Abbreviated Description: Lot:18 Subdivision:ORCHARD VIEW HOME SITESPHASE 2 City/Muni/Twp:WINSTON City/Muni/Twp: WINSTON							
9	.36Mi.	**890 SE THOMPSON AVE** **WINSTON, OR 97496-9575**	02/17/2026	$386,500	$218	1768	/3/2	2016	7,405 SF
		APN: 28-06W-22CC-03400 Document #: 2026-001723 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: MEADOWOOD SUBDIVISION Phase No: 1 Abbreviated Description: Lot:14 Block:3 Subdivision:MEADOWOOD SUBDIVISION Phase No:1							
10	.08Mi.	**631 SE ROSE RIDGE DR** **WINSTON, OR 97496-6603**	12/19/2025	$407,000	$307	1323	/3/2	2020	6,970 SF
		APN: 28-06W-22BC-13700 Document #: 2025-014403 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: ORCHARD VIEW HOME SITESPHASE 3 MapRef: DOC 2019-004440 Abbreviated Description: Lot:35 Subdivision:ORCHARD VIEW HOME SITESPHASE 3 Map Ref:DOC 2019-004440							
11	.2Mi.	**360 NE ROSE RIDGE DR** **WINSTON, OR 97496-6608**	12/18/2025	$379,000	$243	1554	/3/2	2021	7,405 SF
		APN: 28-06W-22BC-09800 Document #: 2025-014362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: ROLLING MEADOWS ESTATES Phase No: 1 Abbreviated Description: Lot:4 Subdivision:ROLLING MEADOWS ESTATES Phase No:1							
12	.08Mi.	**621 SE ROSE RIDGE DR** **WINSTON, OR 97496-6603**	11/13/2025	$393,000	$238	1650	/3/2	2020	6,534 SF
		APN: 28-06W-22BC-13600 Document #: 2025-012995 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: ORCHARD VIEW HOME SITES PHASE 3 MapRef: DOC 2019004440 Abbreviated Description: Lot:34 Subdivision:ORCHARD VIEW HOME SITES PHASE 3 Map Ref:DOC 2019004440							
13	.1Mi.	**106 SE LEBLEU LN** **WINSTON, OR 97496-9200**	09/02/2025	$358,000	$284	1259	/3/2	2005	6,098 SF
		APN: 28-06W-22BD-02100 Document #: 2025-010012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: PLUM RIDGE 2 SUBDIVISION PHASE 1 Abbreviated Description: Lot:18 Subdivision:PLUM RIDGE 2 SUBDIVISION PHASE 1							
14	.03Mi.	**765 SE LANOLA ST** **WINSTON, OR 97496-6559**	07/03/2025	$389,000	$264	1468	/3/2	2016	6,534 SF
		APN: 28-06W-22BC-08200 Document #: 2025-007521 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: ORCHARD VIEW HOME SITES PHASE 1 Abbreviated Description: Lot:8 Subdivision:ORCHARD VIEW HOME SITES PHASE 1							
15	.24Mi.	**401 SUNNYSIDE DR** **WINSTON, OR 97496-6606**	07/03/2025	$320,000	$232	1374	/3/2	2004	6,098 SF
		APN: 28-06W-22CB-03000 Document #: 2025-007540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: ROCKWOOD SUBDIVISION Abbreviated Description: Lot:3 Block:2 Subdivision:ROCKWOOD SUBDIVISION							

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.

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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.	**731 BRIER CT**	**04/16/2010**	$343,264	$175,561	1,442	/3/2	2008	7,405 SF	
.01Mi.	**733 BRIER CT**	**07/15/2014**	$340,232	$179,913	1,464	/3/2	2008	6,098 SF	
.03Mi.	**765 SE LANOLA ST**	**07/02/2025**	$364,262	$198,397	1,468	/3/2	2016	6,534 SF	
.03Mi.	**755 SE LANOLA ST**	**07/25/2012**	$352,161	$181,805	1,464	/3/2	2008	6,534 SF	
.03Mi.	**732 BRIER CT**	**09/22/2020**	$345,514	$177,352	1,504	/3/2	2007	7,405 SF	
.03Mi.	**737 BRIER CT**	**06/06/2016**	$346,174	$177,445	1,468	/3/2	2007	9,583 SF	
.04Mi.	**734 BRIER CT**	**05/05/2009**	$311,932	$165,938	1,180	/3/2	2008	6,534 SF	
.04Mi.	**745 SE LANOLA ST**	**02/27/2021**	$385,049	$211,284	1,464	/3/2	2016	6,534 SF	
.04Mi.	**738 BRIER CT**	**05/20/2021**	$347,917	$181,728	1,464	/3/2	2007	7,405 SF	
.04Mi.	**760 SE TOKAY ST**	**10/10/2019**	$344,554	$167,165	1,237	/3/2	2015	6,534 SF	
.04Mi.	**736 BRIER CT**	**01/22/2008**	$390,139	$196,524	1,442	/3/2	2007	9,583 SF	
.04Mi.	**750 SE TOKAY ST**	**04/24/2025**	$331,335	$169,107	1,200	/3/2	2015	6,098 SF	
.05Mi.	**735 SE LANOLA ST**	**03/25/2022**	$378,492	$232,271	1,472	/3/2	2016	6,534 SF	
.05Mi.	**740 SE TOKAY ST**	**07/31/2015**	$350,685	$136,261	1,346	//2	2014	6,098 SF	
.05Mi.	**630 SE ROSE RIDGE DR**	**03/10/2021**	$419,170	$236,776	1,580	/3/2	2020	6,970 SF	
.05Mi.	**620 SE ROSE RIDGE DR**	**01/11/2021**	$393,324	$230,872	1,532	/3/2	2020	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	46.7 years old	Households:	2,912
Median Household Income:	$54,803	Households w/Family:	62%
Household Income Per Capita:	$30,055	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Winston-Dillard School District 116	Students:	1,292
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Winston Middle School** Number of Students: 310 Student-Teacher Ratio: 17.22	C-	Public	6 - 8
2.24Mi.	**Brockway Elementary School** Number of Students: 224 Student-Teacher Ratio: 13.44	NA	Public	PK - 2
1.22Mi.	**McGovern Elementary School** Number of Students: 229 Student-Teacher Ratio: 15.49	B+	Public	3 - 5
1.96Mi.	**Douglas High School** Number of Students: 357 Student-Teacher Ratio: 16.23	C	Public	9 - 12

Flood Report

The Subject Property of **731 BRIER CT, WINSTON, OR 97496-8561** 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	127%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

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

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