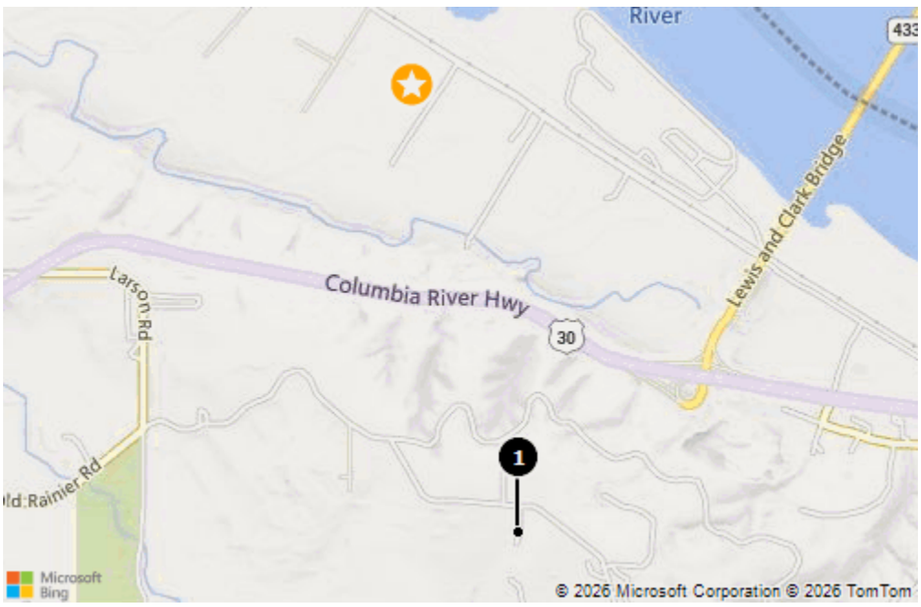
ICE SiteX Report

OrderID: 98677802

SiteX Property Information Report



Subject Property Location

76431 EGE RD, RAINIER, OR 97048-2213

County:	**COLUMBIA OR**	Census Tract:	410099703.001027
Property Use:	Single Family Residential	Zoning:	CO:M-2
Parcel Number:	7207-C0-01100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	35	Common Confidence Score:	20
Value Range:	$208,000 - $432,000	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	03-05
Assd Land Value:	$91,830	Market Land Value:	$139,300	Tax Year:	2025
Assd Improvement:	$143,370	Market Improvment Value:	$219,710	Total Taxable Value:	$3,015
Total Assessed Value:	$235,200	Total Assessor Market Value:	$359,010	Delinquent Year:	
				Tax Account ID:	19446
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 07 TWN 7N RNG 2W

Property Characteristics

Lot Size:	1.640 AC	Bedrooms:	3	Pool:	
Building Area:	2048 SF	Baths:	2	Fireplace:	1
Year Built:	1925	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/04/2023	Loan Amount:	N/A
Document #:	2023-06579 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2063	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Mortgage Record

Recording Date:	10/21/2022	Loan Amount:	N/A
Document #:	2022-08461 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2062	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Prior Transfer

Recording Date:	11/21/2016	Sales Price:	$139,326
Document #:	2016-010116 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2014	Sales Price:	$124,900
Document #:	2014-006450 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2014		
Document Type:			

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Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Prior Transfer

Recording Date:	09/26/2014	Sales Price:	$124,900
Document #:	2014-6450 BK-PG 2014 -6450	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 07 TWN 7N RNG 2W

Prior Transfer

Recording Date:	04/17/2014	Sales Price:	$269,029
Document #:	2014-002349 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2014		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Prior Transfer

Recording Date:	01/16/2014	Sales Price:	$269,029
Document #:	2014-000279 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/15/2013		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Prior Transfer

Recording Date:	06/16/2011	Sales Price:	N/A
Document #:	2011-004576 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/04/2007	Sales Price:	N/A
Document #:	2007-012741 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/10/2007	Sales Price:	N/A
Document #:	2007-011713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/29/2007	Sales Price:	$230,000
Document #:	2007-011263 BK-PG -	Type of Sale:	Exchange
Contract Date:	08/23/2007		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S07T07NR02W WM

Mortgage Record

Recording Date:	03/13/2007	Loan Amount:	N/A
Document #:	2007-003622 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/22/2017	Type Finance:	

Legal Description:
Abbreviated Description: TAX ID# 19446

Prior Transfer

Recording Date:	02/10/2005	Sales Price:	N/A
Document #:	2005-002016 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/07/2005		
Document Type:			

Legal Description:
District: 03-05 Sec/Twnship/Range: SW4 S07T07NR02W WM

Area Sales Analysis

Total Area Sales	$565,000	Median # of Bedrooms	3
Median Lot Size	175,112 SF	Median # of Baths	2
Median Living Area	1,416 SF	Median Year Built	1981
Price Range - 2 Yrs	$565,000 to $565,000	Age Range	45 years to 45 years
Median Value	$565,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**75455 MESERVE RD RAINIER, OR 97048-3049**	05/06/2026	$565,000	$399	1416	/3/2	1981	175,112 SF	

APN: 7218-D0-00800 Document #: 2026-2784
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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.	**76431 EGE RD**	**09/26/2014**	$359,010	$235,200	2,048	9/3/2	1925	2 SF	
.05Mi.	**28406 DIKE RD**	**12/05/2016**	$396,840	$239,770	1,545	/3/2	1987	1 SF	
.06Mi.	**28438 DIKE RD**		$480,880	$229,460	1,904	/1/1	2020	2 SF	
.07Mi.	**76493 EGE RD**	**10/12/2017**	$130,260	$85,530	648	4/1/1	1925	1 SF	
.09Mi.	**28340 DIKE RD**	**11/02/2009**	$382,010	$152,560	1,718	/3/1	1933	5 SF	
.11Mi.	**76494 EGE RD**	**06/08/1988**	$408,760	$247,500	1,808	/3/1	1925	3 SF	
.11Mi.	**76369 EGE RD**	**07/12/2024**	$477,820	$217,256	1,632	/2/1	1967	8 SF	
.13Mi.	**76412 EGE RD**		$260,420	$138,716	1,440	/3/1	1941	3 SF	
.14Mi.	**76498 BARTON RD**	**08/14/2020**	$297,710	$160,400	1,368	/4/1	1925	3 SF	
.17Mi.	**28266 DIKE RD**	**03/27/2019**	$201,380	$123,540	1,092	5/2/1	1934	30,928 SF	
.25Mi.	**28614 DIKE RD**	**07/24/2025**	$181,790	$88,700	578	5/2/1	1924	1 SF	
.28Mi.	**76277 YOUNG RD**	**07/15/2010**	$405,620	$213,454	1,672	/3/2	1946	19 SF	
.38Mi.	**76358 YOUNG RD**	**12/01/2017**	$308,580	$179,880	892	/2/1	1983	3 SF	
.39Mi.	**76282 YOUNG RD**	**08/23/2012**	$357,330	$192,660	1,132	/3/1	1927	6 SF	
.44Mi.	**28190 DIKE RD**		$597,860	$375,590	2,304	/5/2	1913	4 SF	
.49Mi.	**27950 DIKE RD**	**12/28/2020**	$556,160	$284,248	2,112	8/4/1	1991	3 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	49.4 years old	Households:	3,064
Median Household Income:	$70,594	Households w/Family:	71%
Household Income Per Capita:	$35,849	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Rainier School District 13	Students:	789
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Rainier Jr. / Sr. High School**	C	Public	7 - 12
Number of Students: 366				
Student-Teacher Ratio: 16.64				
0.95Mi.	**Hudson Park Elementary School**	D	Public	KG - 6
Number of Students: 423				
Student-Teacher Ratio: 19.23				

Flood Report

The Subject Property of **76431 EGE RD, RAINIER, OR 97048-2213** 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	71%	NOTABLY LOWER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	102%	SIMILAR
MURDER	86%	LOWER
OVERALL	110%	HIGHER

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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ICE SiteX Report

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