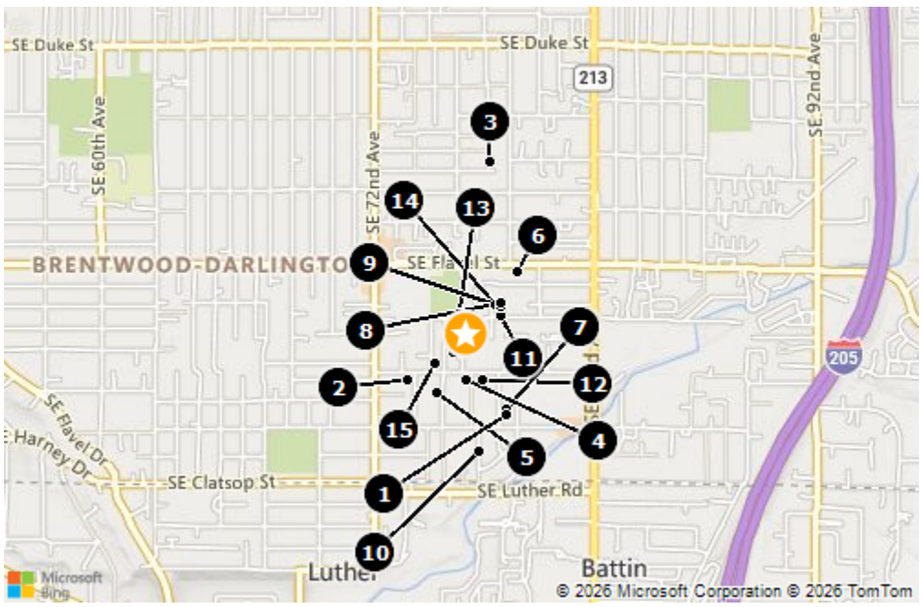
ICE SiteX Report

OrderID: 98056284

SiteX Property Information Report



Subject Property Location

7911 SE 76TH PL, PORTLAND, OR 97206-8690

County:	**MULTNOMAH OR**	Census Tract:	410510086.002007
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	1S2E20DB 07800	Thomas Bros Pg-Grid:	627-6E

Valuation

Value:	**$382,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$339,980 - $424,020	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	201
Assd Land Value:		Market Land Value:	$222,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$189,900	Total Taxable Value:	$5,079
Total Assessed Value:	$188,510	Total Assessor Market Value:	$412,400	Delinquent Year:	
				Tax Account ID:	R109128
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 1 Subdivision: ARTS PLACE Tract No: A Sec/Twnship/Range: SEC 20 TWN 01S RNG 02E
Abbreviated Description: ART'S PLACE, BLOCK 1, LOT 2, INC UND 1/3 INT TRACT A

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	3	Pool:	
Building Area:	1100 SF	Baths:	2	Fireplace:	1
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Baseboard
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/19/2023	Sales Price:	N/A
Document #:	2023-023507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/05/2018	Loan Amount:	N/A
Document #:	2018-059226 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 2 Block: 1 Subdivision: ARTS PLACE

Mortgage Record

Recording Date:	02/22/2016	Loan Amount:	N/A
Document #:	2016-022028 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2046	Type Finance:	
Legal Description:			

Lot: 2 Block: 1 Subdivision: ARTS PLACE Tract No: A

Prior Transfer

Recording Date:	10/15/1996	Sales Price:	$106,750
Document #:	96155883 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/10/1996		

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Document Type:
Legal Description:
Lot: 2 Block: 1 Subdivision: ARTS PLACE Tract No: A

Prior Transfer

Recording Date:	10/10/1996	Sales Price:	$106,750
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 2 Block: 1 Subdivision: ARTS PLACE Tract No: A Sec/Twnship/Range: SEC 20 TWN 01S RNG 02E
Abbreviated Description: ART'S PLACE, BLOCK 1, LOT 2, INC UND 1/3 INT TRACT A

Area Sales Analysis

Total Area Sales	$6,734,400	Median # of Bedrooms	2
Median Lot Size	7,500 SF	Median # of Baths	2
Median Living Area	1,356 SF	Median Year Built	1966
Price Range - 2 Yrs	$295,000 to $525,000	Age Range	1 years to 94 years
Median Value	$474,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**8300 SE 78TH AVE** **PORTLAND, OR 97206-8525**	06/25/2026	$475,000	$350	1356	/3/1	1966	8,830 SF	
		APN: 1S2E20DD 01500 Document #: 2026-044750 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: SATELLITE TERRACE Abbreviated Description: Lot:8 Block:2 Subdivision:SATELLITE TERRACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
2	.16Mi.	**7324 SE CRYSTAL SPRINGS BLVD** **PORTLAND, OR 97206-8638**	05/28/2026	$420,000	$340	1232	/2/1	1950	8,400 SF	
		APN: 1S2E20DC 06200 Document #: 2026-037599 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DE LASHMUT & OATMAN LITTLE HOMES SUBDIVISION 2 Abbreviated Description: Lot:1 Subdivision:DE LASHMUT & OATMAN LITTLE HOMES SUBDIVISION 2 City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
3	.11Mi.	**7735 SE 77TH PL** **PORTLAND, OR 97206-8508**	05/26/2026	$525,000	$267	1960	//2	2025	2,820 SF	
		APN: 1S2E20DA 10205 Document #: 2026-036548 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: LAMBERT LANDING MapRef: DOC 2022-046978 Abbreviated Description: Lot:5 Subdivision:LAMBERT LANDING Map Ref:DOC 2022-046978City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
4	.1Mi.	**7620 SE CRYSTAL SPRINGS BLVD** **PORTLAND, OR 97206-8644**	04/24/2026	$295,000	$472	624	/1/1	1947	4,900 SF	
		APN: 1S2E20DC 02100 Document #: 2026-028410 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 2 Subdivision: FAIRCOURT Abbreviated Description: Subdivision:FAIRCOURT Abbreviated Description:EAST2 LOTS1&2 City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
5	.15Mi.	**8143 SE 75TH PL** **PORTLAND, OR 97206-8623**	02/18/2026	$474,000	$446	1062	/3/1	1965	9,100 SF	
		APN: 1S2E20DC 03900 Document #: 2026-011090 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: JUDY PARK Abbreviated Description: Lot:4 Block:1 Subdivision:JUDY PARK City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
6	.19Mi.	**7820 SE FLAVEL ST** **PORTLAND, OR 97206-7817**	12/02/2025	$403,000	$156	2576	/5/2	1932	11,616 SF	
		APN: 1S2E20DA 13500 Document #: 2025-078108 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MAJHOR SUBDIVISION OF A PORTION OF LOT 21 DELASHMU Abbreviated Description: Lot:7 Subdivision:MAJHOR SUBDIVISION OF A PORTION OF LOT 21 DELASHMU City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
7	.19Mi.	**8230 SE 78TH AVE** **PORTLAND, OR 97206-8523**	11/24/2025	$388,400	$437	888	/2/1	1966	8,830 SF	
		APN: 1S2E20DD 01600 Document #: 2025-076405 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: SATELLITE TERRACE Abbreviated Description: Lot:7 Block:2 Subdivision:SATELLITE TERRACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
8	.11Mi.	**7741 SE 77TH PL** **PORTLAND, OR 97206-8508**	10/23/2025	$500,000	$310	1612	//2	2024	2,168 SF	
		APN: 1S2E20DA 10204 Document #: 2025-068704 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: LAMBERT LANDING MapRef: DOC 2022-046978 Abbreviated Description: Lot:4 Subdivision:LAMBERT LANDING Map Ref:DOC 2022-046978City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
9	.1Mi.	**7761 SE 77TH PL** **PORTLAND, OR 97206-8508**	10/23/2025	$500,000	$241	2072	//2	2024	2,293 SF	
		APN: 1S2E20DA 10203 Document #: 2025-068692 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: LAMBERT LANDING MapRef: DOC 2022-046978 Abbreviated Description: Lot:3 Subdivision:LAMBERT LANDING Map Ref:DOC 2022-046978City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND								
10	.1Mi.	**7781 SE 77TH PL** **PORTLAND, OR 97206-8508**	10/23/2025	$500,000	$241	2072	//2	2024	2,292 SF	
		APN: 1S2E20DA 10202 Document #: 2025-068694 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LAMBERT LANDING MapRef: DOC 2022-046978 Abbreviated Description: Lot:2 Subdivision:LAMBERT LANDING Map Ref:DOC 2022-046978								
11	.09Mi.	**7745 SE LAMBERT ST** **PORTLAND, OR 97206-8550**	10/23/2025	$500,000	$241	2072	//2	2024	2,320 SF	

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APN: 1S2E20DA 10201 Document #: 2025-068698
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LAMBERT LANDING MapRef: DOC 2022-046978 Abbreviated Description: Lot:1 Subdivision:LAMBERT LANDING Map Ref:DOC 2022-046978City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

12	.11Mi.	**7644 SE CRYSTAL SPRINGS BLVD PORTLAND, OR 97206-8612**	09/11/2025	$399,000	$767	520	/2/1	1949	4,900 SF

APN: 1S2E20DC 00100 Document #: 2025-058146
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 1 Subdivision: FAIRCOURT Abbreviated Description: Subdivision:FAIRCOURT Abbreviated Description:EAST2 LOTS1&2 City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

13	.05Mi.	**7940 SE 75TH PL PORTLAND, OR 97206-8620**	07/18/2025	$405,000	$327	1238	/2/2	1951	9,360 SF

APN: 1S2E20DB 06800 Document #: 2025-045104
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: HUNTS ADDITION Abbreviated Description: Lot:13 Subdivision:HUNTS ADDITION City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

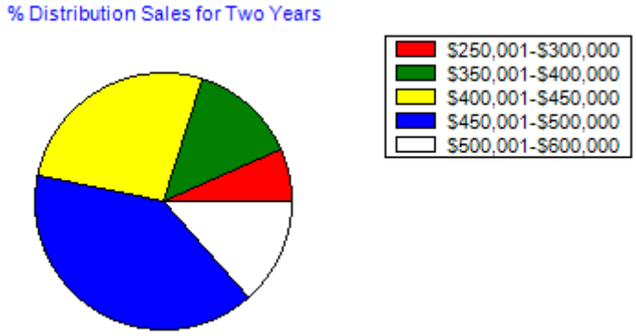
14	.1Mi.	**7719 SE LAMBERT ST PORTLAND, OR 97206-8550**	07/02/2025	$525,000	$180	2909	/4/3	1971	8,827 SF

APN: 1S2E20DA 10000 Document #: 2025-041609
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ROTH ADD Abbreviated Description: Lot:3 Subdivision:ROTH ADD City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

15	.1Mi.	**7511 SE CRYSTAL SPRINGS BLVD PORTLAND, OR 97206-8641**	06/12/2025	$425,000	$355	1196	/3/1	1949	7,500 SF

APN: 1S2E20DB 05400 Document #: 2025-036813
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HUNTS ADDITION Abbreviated Description: Lot:8 Subdivision:HUNTS ADDITION City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

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.	**7911 SE 76TH PL**	**10/10/1996**	$412,400	$188,510	1,100	/3/2	1981	7,000 SF	
.01Mi.	**7903 SE 76TH PL**	**07/11/2006**	$469,480	$221,530	1,128	/2/2	1981	7,143 SF	
.01Mi.	**7917 SE 76TH PL**	**04/05/2012**	$447,400	$215,740	1,100	/3/2	1981	7,232 SF	
.02Mi.	**7620 SE LAMBERT ST**	**05/01/1992**	$444,540	$189,010	1,056	/3/1	1962	7,493 SF	
.02Mi.	**7606 SE LAMBERT ST**	**07/17/2020**	$507,670	$221,180	2,174	/3/2	1921	7,350 SF	
.02Mi.	**7915 SE 76TH PL**	**05/01/1992**	$398,880	$139,610	1,000	/3/2	1992	7,005 SF	
.03Mi.	**7811 SE 76TH PL**	**12/01/1997**	$384,380	$170,300	950	/2/1	1981	6,994 SF	
.03Mi.	**7828 SE 75TH PL**		$403,410	$174,990	1,066	/3/1	1980	9,360 SF	
.03Mi.	**7554 SE LAMBERT ST**	**04/26/2016**	$395,990	$201,130	1,199	/3/2	1977	7,475 SF	
.03Mi.	**7914 SE 75TH PL**	**08/14/2025**	$396,760	$153,340	1,072	/2/1	1994	7,920 SF	
.04Mi.	**7908 SE 76TH PL**	**03/07/2006**	$441,740	$193,580	1,152	/3/2	1981	7,000 SF	
.04Mi.	**7830 SE 76TH PL**	**12/21/2021**	$421,140	$193,950	1,152	/3/2	1981	7,001 SF	
.04Mi.	**7926 SE 75TH PL**	**07/28/2016**	$610,780	$255,630	1,986	/2/2	1954	9,360 SF	
.04Mi.	**7540 SE LAMBERT ST**	**08/25/2003**	$411,900	$184,680	1,118	/3/1	1977	7,475 SF	
.04Mi.	**7922 SE 76TH PL**	**06/04/2020**	$455,310	$210,930	1,456	/3/1	1981	7,192 SF	
.04Mi.	**7933 SE 76TH PL**	**05/01/1992**	$398,880	$139,610	1,000	/3/2	1992	7,303 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	61%

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Demographics & Income

Median Age:	39.2 years old	Households:	21,039
Median Household Income:	$88,008	Households w/Family:	55%
Household Income Per Capita:	$47,462	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	Portland School District 1j	Students:	43,357
Number of Schools:	86	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.16Mi.	**Whitman Elementary School** Number of Students: 198 Student-Teacher Ratio: 12.27	B	Public	EE - 5
0.87Mi.	**Lane Middle School** Number of Students: 417 Student-Teacher Ratio: 13.04	B-	Public	6 - 8
3.43Mi.	**Cleveland High School** Number of Students: 1,421 Student-Teacher Ratio: 19.78	B	Public	9 - 12

Flood Report

The Subject Property of **7911 SE 76TH PL, PORTLAND, OR 97206-8690** 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	108%	SIMILAR
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	96%	SIMILAR
OVERALL	88%	LOWER

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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