ICE SiteX Report

OrderID: 98745685

SiteX Property Information Report



Subject Property Location

8100 BUENA VISTA RD, INDEPENDENCE, OR 97351-9789

County:	**POLK OR**	Census Tract:	0203.06
Property Use:	Single Family Residential	Zoning:	EFU
Parcel Number:	09403-00-00600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$723,000**	FSD:	13	Common Confidence Score:	60
Value Range:	$629,010 - $816,990	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1305
Assd Land Value:	$102,510	Market Land Value:	$223,120	Tax Year:	2025
Assd Improvement:	$215,360	Market Improvment Value:	$405,240	Total Taxable Value:	$4,129
Total Assessed Value:	$317,870	Total Assessor Market Value:	$628,360	Delinquent Year:	
				Tax Account ID:	211673
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: 0940300600 Sec/Twnship/Range: SEC 03 TWN 09S RNG 04W
Abbreviated Description: TWO STORY WITH BASEMENT

Property Characteristics

Lot Size:	2.240 AC	Bedrooms:	4	Pool:	
Building Area:	3299 SF	Baths:	2	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2+B	Number of Cars:	4	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/24/2025	Loan Amount:	N/A
Document #:	2025-001203 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/29/2025		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09S04W WM

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	N/A
Document #:	2022-013127 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	01/14/2022	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2022-000676 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/13/2022		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S03T09SR04W WM

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Prior Transfer

Recording Date:	01/13/2022	Sales Price:	$525,000
Document #:	1564255 BK-PG 2022-676	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SEC 03 TWN 09S RNG 04W
Abbreviated Description: TWO STORY WITH BASEMENT

Prior Transfer

Recording Date:	07/30/2021	Sales Price:	N/A
Document #:	2021-012240 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/02/2021	Loan Amount:	N/A
Document #:	2021-010915 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/28/2021		
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: S03T09SR04W WM

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$525,000
Document #:	2021-010914 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/28/2021		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S03T09SR04W WM

Prior Transfer

Recording Date:	09/21/2020	Sales Price:	N/A
Document #:	2020-013682 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/03/2020	Loan Amount:	N/A
Document #:	2020-010832 BK-PG -	Loan Type:	Conventional
Contract Date:	07/29/2020		
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09SR04W WM

Prior Transfer

Recording Date:	10/16/2019	Sales Price:	N/A
Document #:	2019-011869 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/03/2018	Sales Price:	N/A
Document #:	2018-000083 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/18/2017	Sales Price:	N/A
Document #:	2017-014976 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/29/2017	Sales Price:	N/A
Document #:	2017-014119 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/17/2017		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: S03T09SR04W WM

Mortgage Record

Recording Date:	11/22/2017	Loan Amount:	N/A
Document #:	2017-013936 BK-PG -	Loan Type:	Conventional
Contract Date:	11/17/2017		
TD Due Date:	12/01/2047	Type Finance:	

Legal Description:
Map Ref: MB109 PG61 Sec/Twnship/Range: S3T9SR4W

Prior Transfer

Recording Date:	11/22/2017	Sales Price:	N/A
Document #:	2017-013935 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/17/2017		
Document Type:	Deed		

Legal Description:
Map Ref: MB109 PG61 Sec/Twnship/Range: S3T9SR4W

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Mortgage Record

Recording Date:	06/29/2011	Loan Amount:	N/A
Document #:	2011-006139 BK-PG -	Loan Type:	Conventional
Contract Date:	06/01/2011		
TD Due Date:	06/01/2041	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09SR04W WM

Prior Transfer

Recording Date:	06/17/2011	Sales Price:	N/A
Document #:	2011-005777 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	07/02/2010	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2010-006367 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/30/2010		
Document Type:	Deed		

Legal Description:
Abbreviated Description: PRIOR REF 2010-003818 04/22/2010

Prior Transfer

Recording Date:	04/22/2010	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2010-003818 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/21/2010		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	08/28/2008	Loan Amount:	N/A
Document #:	2008-010728 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/12/2008		
TD Due Date:	08/11/2038	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09SR04W WM
Abbreviated Description: TAX ID# 211673

Prior Transfer

Recording Date:	03/22/2007	Sales Price:	N/A
Document #:	07-004415 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/05/2007	Loan Amount:	N/A
Document #:	2007-003461 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/20/2007		
TD Due Date:	03/01/2037	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09SR04W WM
Abbreviated Description: TAX ID# 211673

Mortgage Record

Recording Date:	01/04/2005	Loan Amount:	N/A
Document #:	2005-000124 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/28/2004		
TD Due Date:	01/03/2020	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: S03T09SR04W WM

Area Sales Analysis

Total Area Sales	$1,200,000	Median # of Bedrooms	2
Median Lot Size	6 SF	Median # of Baths	2
Median Living Area	1,920 SF	Median Year Built	1998
Price Range - 2 Yrs	$1,200,000 to $1,200,000	Age Range	28 years to 28 years
Median Value	$1,200,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.39Mi.	**1213 HEMLOCK LOOP INDEPENDENCE, OR 97351-1623**	09/10/2026	$338,000	$334	1012	/3/1	1975	8,276 SF	
	APN: 08428-CB-08200 Document #: 2026-007211 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 10 Subdivision: HILL PARK ADDITION NO 4 Abbreviated Description: Lot:22 Block:10 Subdivision:HILL PARK ADDITION NO 4 City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE									
2	2.49Mi.	**1234 S 6TH ST INDEPENDENCE, OR 97351-1657**	09/21/2026	$415,000	$373	1112	/3/2	2003	5,663 SF	
	APN: 08429-DA-07400 Document #: 2026-007476 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: MOUNTAIN FIR ESTATES Phase No: 2 MapRef: MB 369 PG 2 Abbreviated Description: Lot:15 Subdivision:MOUNTAIN FIR ESTATES Phase No:2 Map Ref:MB 369 PG 2City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE									
3	2.82Mi.	**489 D ST**	09/09/2026	$410,000	$309	1329	/4/1	1937	4,792 SF	

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INDEPENDENCE, OR 97351-1927
APN: 08428-BD-03500 Document #: 2026-007187
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 16 Subdivision: HENRY HILL TOWN OF INDEPENDENCE Abbreviated Description: Lot:8 Block:16 Subdivision:HENRY HILL TOWN OF INDEPENDENCE City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

4	3.36Mi.	**1288 C ST** **INDEPENDENCE, OR 97351-1115**	09/04/2026	$300,000	$199	1509	/4/1	1961	9,583 SF

APN: 08429-BA-03200 Document #: 2026-007103
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: CENTRAL SUBDIVISION Abbreviated Description: Lot:2 Block:1 Subdivision:CENTRAL SUBDIVISION City/Muni/Twp:INDEPENDENCE City/Muni/Twp: INDEPENDENCE

5	3.98Mi.	**1141 ALBERTA AVE E** **MONMOUTH, OR 97361-1607**	08/31/2026	$400,000	$229	1750	/4/2	1965	14,810 SF

APN: 08430-AB-01200 Document #: 2026-006953
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: SACRES ACRES Abbreviated Description: Lot:9 Block:1 Subdivision:SACRES ACRES City/Muni/Twp:MONMOUTH City/Muni/Twp: MONMOUTH

6	7.83Mi.	**1097 S PACIFIC HWY** **RICKREALL, OR 97371-**	09/21/2026	$110,000			//		212,137 SF

APN: 07431-00-01002 Document #: 2026-007518
Document Type: Special Warranty Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal:

7	9.16Mi.	**339 STONEWAY DR NW** **SALEM, OR 97304-3530**	09/22/2026	$375,000	$218	1720	/3/1	1946	4,356 SF

APN: 07329-AC-00200 Document #: 2026-007543
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1A Block: 12 Subdivision: COLLEGE SUBDIVISION NO 3 Abbreviated Description: Lot:1A Block:12 Subdivision:COLLEGE SUBDIVISION NO 3 City/Muni/Twp:SALEM City/Muni/Twp: SALEM

8	9.3Mi.	**762 SE SAINT ANDREWS LN** **DALLAS, OR 97338-9778**	09/04/2026	$485,910	$206	2354	/2/2	2005	4,356 SF

APN: 07534-AD-14800 Document #: 2026-007116
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: CERES GLEANN PHASE 2 MapRef: VOL 13 PG 17 Abbreviated Description: Lot:43 Subdivision:CERES GLEANN PHASE 2 Map Ref:VOL 13 PG 17City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	9.35Mi.	**2106 SE ARROWWOOD AVE** **DALLAS, OR 97338-3406**	08/28/2026	$725,000	$274	2643	//	2022	6,970 SF

APN: 07534-AD-16900 Document #: 2026-006871
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: FIR VILLA MapRef: VOL 16 PG 11 Abbreviated Description: Lot:4 Subdivision:FIR VILLA Map Ref:VOL 16 PG 11City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	9.36Mi.	**2094 SE ARROWWOOD AVE** **DALLAS, OR 97338-3426**	09/28/2026	$695,000			//		6,970 SF

APN: 07534-AD-16800 Document #: 2026-007688
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 3 Subdivision: FIR VILLA MapRef: VOL 16 PG 11 Abbreviated Description: Lot:3 Subdivision:FIR VILLA Map Ref:VOL 16 PG 11City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	9.49Mi.	**856 CROUCHEN ST NW** **SALEM, OR 97304-3286**	09/21/2026	$415,000	$296	1403	/3/2	2014	3,049 SF

APN: 07319-DA-07400 Document #: 2026-007465
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: EOLA VIEW SUBDIVISION MapRef: VOL 14 PG 8 Abbreviated Description: Lot:43 Subdivision:EOLA VIEW SUBDIVISION Map Ref:VOL 14 PG 8City/Muni/Twp:SALEM City/Muni/Twp: SALEM

12	9.53Mi.	**544 CLARMOUNT ST NW** **SALEM, OR 97304-4321**	09/18/2026	$585,000	$256	2288	/4/2	1966	11,326 SF

APN: 07329-AA-08700 Document #: 2026-007444
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 7 Subdivision: WESTWOOD HEIGHTS ADDITION NO 2 MapRef: VOL 5 PG 39 Abbreviated Description: Lot:3 Block:7 Subdivision:WESTWOOD HEIGHTS ADDITION NO 2 Map Ref:VOL 5 PG 39City/Muni/Twp:SALEM City/Muni/Twp: SALEM

13	9.63Mi.	**903 EISENHOWER DR NW** **SALEM, OR 97304-3670**	08/28/2026	$565,000	$230	2455	/3/2	2003	6,098 SF

APN: 07320-CB-17900 Document #: 2026-006921
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 229 Subdivision: WOODHAVEN ESTATES MapRef: VOL 12 PG 25 Abbreviated Description: Lot:229 Subdivision:WOODHAVEN ESTATES Map Ref:VOL 12 PG 25City/Muni/Twp:SALEM City/Muni/Twp: SALEM

14	9.67Mi.	**819 MULE DEER ST NW** **SALEM, OR 97304-3681**	09/11/2026	$450,000	$234	1919	/3/2	1997	6,534 SF

APN: 07320-DB-06100 Document #: 2026-007260
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: DEER RIDGE ESTATES Phase No: II Abbreviated Description: Lot:123 Subdivision:DEER RIDGE ESTATES Phase No:II City/Muni/Twp:SALEM City/Muni/Twp: SALEM

15	9.68Mi.	**1589 SE LOGANBERRY ST** **DALLAS, OR 97338-1772**	09/01/2026	$560,000	$311	1800	/3/2	2017	7,405 SF

APN: 07534-AC-01700 Document #: 2026-006984
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: RIVER GLEANN ESTATES PHASE 7 MapRef: VOL 15 PG 6 Abbreviated Description: Lot:145 Subdivision:RIVER GLEANN ESTATES PHASE 7 Map Ref:VOL 15 PG 6City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

16	9.71Mi.	**775 FIR GARDENS ST NW** **SALEM, OR 97304-3644**	08/31/2026	$484,000	$239	2029	/4/3	1961	10,019 SF

APN: 07320-DA-04200 Document #: 2026-006951
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: THIRD LOWEN HEIGHTS ADDITION Abbreviated Description: Lot:5 Block:6 Subdivision:THIRD LOWEN HEIGHTS ADDITION City/Muni/Twp:SALEM City/Muni/Twp: SALEM

17	9.75Mi.	**1160 31ST CT NW**	09/16/2026	$576,750	$268	2156	/3/2	2005	10,890 SF

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		SALEM, OR 97304-3403							
	APN: 07319-AD-04200 Document #: 2026-007384 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 23 Subdivision: CHATNICKA HEIGHTS 7 Abbreviated Description: Lot:12 Block:23 Subdivision:CHATNICKA HEIGHTS 7								
18	9.77Mi.	**140 SE FIR VILLA RD** **DALLAS, OR 97338-9346**	09/01/2026	$340,000	$302	1125	/2/1	1954	11,326 SF
	APN: 07527-DD-03700 Document #: 2026-006981 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
19	9.78Mi.	**1342 SE BARBERRY AVE** **DALLAS, OR 97338-1695**	08/31/2026	$515,000	$263	1958	/3/2	2004	8,276 SF
	APN: 07534-BD-03600 Document #: 2026-006934 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 79 Subdivision: RIVER GLEANN ESTATES Phase No: 4 MapRef: VOL 12 PG 24 Abbreviated Description: Lot:79 Subdivision:RIVER GLEANN ESTATES Phase No:4 Map Ref:VOL 12 PG 24City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
20	9.82Mi.	**965 CARADON CT NW** **SALEM, OR 97304-4838**	09/15/2026	$685,000	$216	3169	/4/3	2005	6,098 SF
	APN: 07320-CA-13000 Document #: 2026-007332 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 454 Subdivision: DEER RIDGE ESTATES Phase No: 6 MapRef: VOL 13 PG 14 Abbreviated Description: Lot:454 Subdivision:DEER RIDGE ESTATES Phase No:6 Map Ref:VOL 13 PG 14City/Muni/Twp:SALEM City/Muni/Twp: SALEM								

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.	**8100 BUENA VISTA RD**	**01/13/2022**	$628,360	$317,870	3,299	/4/2	1940	2 SF	
.16Mi.	**7886 BUENA VISTA RD**		$868,150	$256,967	2,090	/3/	1910	39 SF	
.16Mi.	**8175 BUENA VISTA RD**	**04/29/2025**	$1,045,690	$481,136	1,920	/2/2	1998	6 SF	
.2Mi.	**8255 BUENA VISTA RD**	**02/19/2021**	$721,340	$257,990	2,192	/4/3	1973	6 SF	
.23Mi.	**8285 BUENA VISTA RD**		$342,220	$183,400	1,270	/3/1	1930	1 SF	
.29Mi.	**8345 BUENA VISTA RD**	**03/21/2019**	$650,920	$218,399	1,334	/3/2	1968	6 SF	
.34Mi.	**7790 BUENA VISTA RD**	**10/24/2024**	$462,100	$205,870	990	/2/2	1943	3 SF	
.36Mi.	**7880 BUENA VISTA RD**		$704,930	$339,000	2,633	/3/4	1978	4 SF	
.37Mi.	**8455 BUENA VISTA RD**		$933,650	$276,801				20 SF	
.57Mi.	**7775 BUENA VISTA RD**		$4,354,040	$929,476	1,733	/3/2	1954	402 SF	
.58Mi.	**8655 BUENA VISTA RD**		$701,460	$247,818	1,110	/3/1	1930	5 SF	
.76Mi.	**5805 WIGRICH RD**		$3,454,430	$630,663	2,052	/4/3	1975	194 SF	P
.84Mi.	**7625 BUENA VISTA RD**	**05/07/2020**	$871,890	$222,794	2,104	/3/2	1915	26 SF	
1Mi.	**5760 WIGRICH RD**		$2,385,390	$513,854	3,340	/3/2	1900	120 SF	
1.07Mi.	**6080 WIGRICH RD**	**02/23/2006**	$1,054,180	$441,413	2,967	/4/3	1975	20 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	30.3 years old	Households:	4,432
Median Household Income:	$77,554	Households w/Family:	76%
Household Income Per Capita:	$32,230	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	39%

School District

School District Zone:	Central School District 13j	Students:	3,054
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.69Mi.	**Talmadge Middle School** Number of Students: 716 Student-Teacher Ratio: 18.84	D	Public	6 - 8
3.52Mi.	**Central High School** Number of Students: 1,008 Student-Teacher Ratio: 21.54 Advanced Placement: Yes	D-	Public	9 - 12
4.09Mi.	**Monmouth Elementary School** Number of Students: 468 Student-Teacher Ratio: 18.99	B-	Public	KG - 5

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Flood Report

The Subject Property of **8100 BUENA VISTA RD, INDEPENDENCE, OR 97351-9789** 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	121%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	102%	SIMILAR
OVERALL	80%	LOWER

Disaster Alerts

12/15/2025 - Severe Storm,Floods,Mudslides

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