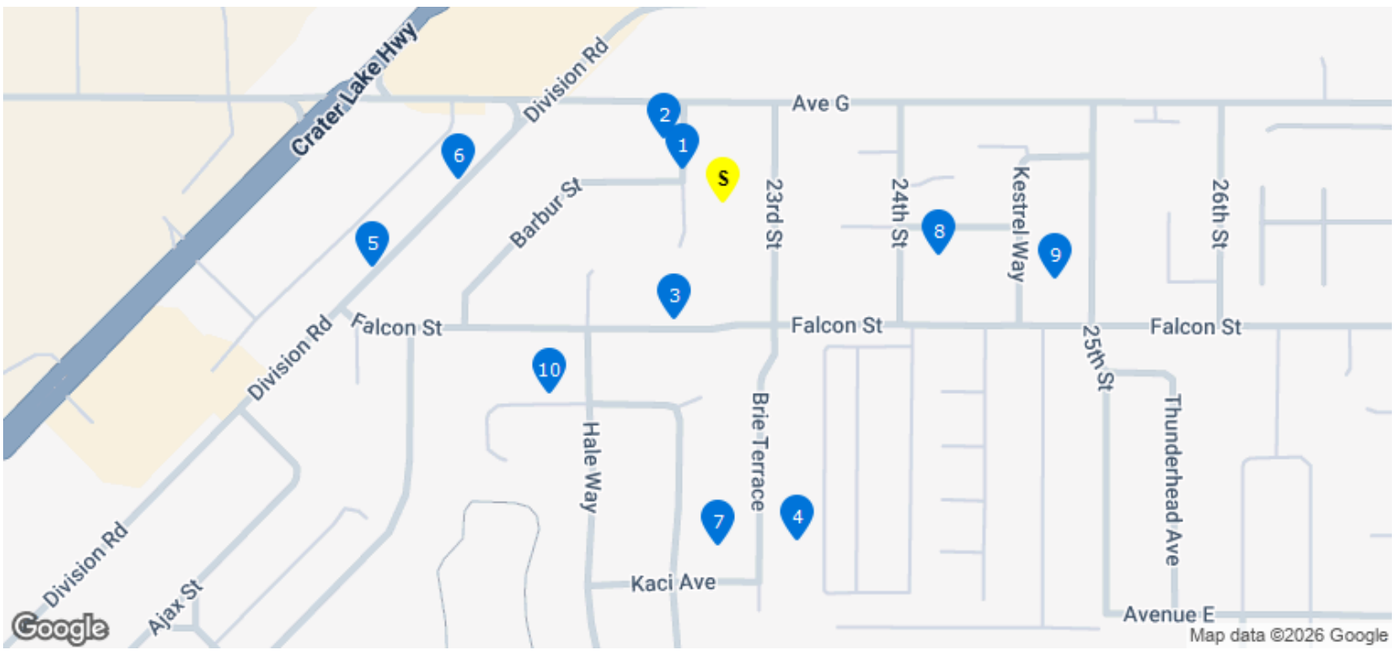
ICE SiteX Report

OrderID: 98768642

SiteX Property Information Report



Subject Property Location

8254 KIMBERLY CT, WHITE CITY, OR 97503-1298

County:	**JACKSON OR**	Census Tract:	0013.03
Property Use:	Single Family Residential	Zoning:	UR-6
Parcel Number:	1-0712230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$269,000**	FSD:	9	Common Confidence Score:	80
Value Range:	$244,790 - $293,210	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0926
Assd Land Value:	$56,460	Market Land Value:	$116,700	Tax Year:	2025
Assd Improvement:	$61,680	Market Improvment Value:	$111,840	Total Taxable Value:	$1,676
Total Assessed Value:	$118,140	Total Assessor Market Value:	$228,540	Delinquent Year:	
				Tax Account ID:	361W16CC 01900
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Sec/Twnship/Range: SEC 16 Q 3 TWN 36S RNG 01W
Abbreviated Description: SUBD:CASCADE VILLAGE UNIT #10 PHASE 3 SEC/TWN/RNG/MER:SEC 16 Q 3 TWN 36S RNG 01W

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	4	Pool:	
Building Area:	1440 SF	Baths:	4	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Baseboard
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	$183,336
Document #:	2026-011587 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/13/2024	Sales Price:	N/A
Document #:	2024-002821 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/19/2024	Loan Amount:	N/A
Document #:	2024-001189 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	01/18/2024		
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Block: 20 Subdivision: CASCADE VILLAGE Phase No: 3 Legal Unit: 10 Map Ref: VOL 15 PG 12

ICE SiteX Report

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Prior Transfer

Recording Date:	01/19/2024	Sales Price:	N/A
Document #:	2024-001188 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/18/2024		
Document Type:	Deed		

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE Phase No: 3 Legal Unit: 10 Map Ref: VOL 15 PG 12

Mortgage Record

Recording Date:	04/24/2023	Loan Amount:	N/A
Document #:	2023-007694 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/18/2023		
TD Due Date:	05/01/2028	Type Finance:	

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE Phase No: 3 Legal Unit: 10 Map Ref: 0

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	N/A
Document #:	2015-13796 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Sec/Twnship/Range: SEC 16 Q 3 TWN 36S RNG 01W

Prior Transfer

Recording Date:	05/05/2015	Sales Price:	N/A
Document #:	2015-013290 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	07/08/2011	Sales Price:	$54,900
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Sec/Twnship/Range: SEC 16 Q 3 TWN 36S RNG 01W

Mortgage Record

Recording Date:	07/21/2010	Loan Amount:	N/A
Document #:	2010-023479 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/10/2010		
TD Due Date:	07/20/2015	Type Finance:	

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Map Ref: MB15 PG12

Prior Transfer

Recording Date:	07/21/2010	Sales Price:	$54,900
Document #:	2010-023478 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/10/2010		
Document Type:	Deed		

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Map Ref: MB15 PG12

Prior Transfer

Recording Date:	12/18/2009	Sales Price:	$40,000
Document #:	2009-046773 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	12/07/2009		
Document Type:	Deed		

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Map Ref: MB15 PG12

Prior Transfer

Recording Date:	10/14/2009	Sales Price:	$104,000
Document #:	2009-038750 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	10/09/2009		
Document Type:	Deed		

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Map Ref: MB15 PG12

Prior Transfer

Recording Date:	03/23/2009	Sales Price:	N/A
Document #:	2009-010034 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/31/2005	Loan Amount:	N/A
Document #:	2005-017889 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	03/21/2005		
TD Due Date:	04/01/2035	Type Finance:	ADJ

Legal Description:
Block: 20 Subdivision: CASCADE VILLAGE UNIT #10 PHASE 3 Map Ref: 0

Area Sales Analysis

Total Area Sales	$3,223,700	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	1,140 SF	Median Year Built	1981
Price Range - 2 Yrs	$292,000 to $365,000	Age Range	19 years to 81 years
Median Value	$320,000	Median Age	45.5 years

ICE SiteX Report

OrderID: 98768642

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**3026 AVENUE G** **WHITE CITY, OR 97503-1208**	08/24/2026	$324,700	$308	1054	/3/1	1981	6,534 SF	
		APN: 1-0665451 Document #: 2026-019041 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: 19 Subdivision: CASCADE VILLAGE Phase No: 1 Legal Unit: 10 MapRef: VOL 14 PG 39 Abbreviated Description: Lot:23 Block:19 Subdivision:CASCADE VILLAGE Phase No:1 Legal Unit:10 Map Ref:VOL 14 PG 39								
2	.08Mi.	**2549 FALCON ST** **WHITE CITY, OR 97503-1287**	01/23/2026	$305,000	$293	1040	/3/1	1980	6,098 SF	
		APN: 1-0628363 Document #: 2026-001541 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 17 Subdivision: CASCADE VILLAGE Legal Unit: 8 MapRef: VOL 13 PG 57 Abbreviated Description: Lot:4 Block:17 Subdivision:CASCADE VILLAGE Legal Unit:8 Map Ref:VOL 13 PG 57								
3	.13Mi.	**2669 FALCON ST** **WHITE CITY, OR 97503-1359**	01/05/2026	$287,000	$204	1404	//	1999	8,276 SF	
		APN: 1-0910615 Document #: 2026-000153 Document Type: Personal Representatives Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 16 Subdivision: FAIRFIELD MEADOWS SUBDIVISION MapRef: VOL 24 PG 22 Abbreviated Description: Lot:16 Subdivision:FAIRFIELD MEADOWS SUBDIVISION Map Ref:VOL 24 PG 22								
4	.14Mi.	**2702 EAGLE CREEK DR** **WHITE CITY, OR 97503-1592**	07/14/2026	$365,000	$240	1523	/3/2	2007	6,970 SF	
		APN: 1-0983193 Document #: 2026-015412 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: FALCON CREST Abbreviated Description: Lot:4 Subdivision:FALCON CREST								
5	.2Mi.	**2417 FLANDERS ST** **WHITE CITY, OR 97503-1331**	08/21/2026	$345,000	$322	1072	/3/1	1980	11,326 SF	
		APN: 1-0628631 Document #: 2026-018883 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Block: 14 Subdivision: CASCADE VILLAGE Legal Unit: 8 MapRef: VOL 13 PG 57 Abbreviated Description: Lot:17 Block:14 Subdivision:CASCADE VILLAGE Legal Unit:8 Map Ref:VOL 13 PG 57								
6	.22Mi.	**8022 BRIE TER** **WHITE CITY, OR 97503-1342**	09/09/2026	$320,000	$195	1640	/3/2	2000	6,970 SF	
		APN: 1-0928606 Document #: 2026-020279 Document Type: Personal Representatives Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20 Subdivision: BRIE TERRACE SUBDIVISION MapRef: VOL 25 PG 20 Abbreviated Description: Lot:20 Subdivision:BRIE TERRACE SUBDIVISION Map Ref:VOL 25 PG 20								
7	.22Mi.	**8212 KESTREL WAY** **WHITE CITY, OR 97503-1591**	03/19/2026	$359,000	$253	1420	/3/2	2007	4,792 SF	
		APN: 1-0984896 Document #: 2026-005855 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: FALCON MEADOWS MapRef: VOL 32 PG 88 Abbreviated Description: Lot:2 Subdivision:FALCON MEADOWS Map Ref:VOL 32 PG 88								
8	.3Mi.	**8059 TWENTY-FIFTH ST** **WHITE CITY, OR 97503-1547**	10/02/2026	$175,000	$174	1008	/2/1	2000	5,663 SF	
		APN: 1-0925228 Document #: 2026-022120 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: CLEAR SKY ESTATES SUBDIVISION MapRef: VOL 25 PG 15 Abbreviated Description: Lot:6 Subdivision:CLEAR SKY ESTATES SUBDIVISION Map Ref:VOL 25 PG 15								
9	.34Mi.	**8070 THUNDERHEAD AVE** **WHITE CITY, OR 97503-1549**	10/20/2026	$265,000	$213	1242	/3/2	1999	5,663 SF	
		APN: 1-0925682 Document #: 2026-023265 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 51 Subdivision: CLEAR SKY ESTATES SUBDIVISION MapRef: VOL 25 PG 15 Abbreviated Description: Lot:51 Subdivision:CLEAR SKY ESTATES SUBDIVISION Map Ref:VOL 25 PG 15								
10	.39Mi.	**8022 THUNDERHEAD AVE** **WHITE CITY, OR 97503-1549**	05/21/2026	$304,000	$237	1282	/3/2	1999	5,663 SF	
		APN: 1-0925609 Document #: 2026-010871 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 43 Subdivision: CLEAR SKY ESTATES SUBDIVISION MapRef: VOL 25 PG 15 Abbreviated Description: Lot:43 Subdivision:CLEAR SKY ESTATES SUBDIVISION Map Ref:VOL 25 PG 15								
11	.39Mi.	**7929 JACQUELINE WAY** **WHITE CITY, OR 97503-1738**	01/27/2026	$353,000	$285	1240	/3/2	2023	5,227 SF	
		APN: 1-1013879 Document #: 2026-001700 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: ARBOR GATE ESTATES PHASES 13 MapRef: VOL 49 PG 08 Abbreviated Description: Lot:7 Subdivision:ARBOR GATE ESTATES PHASES 13 Map Ref:VOL 49 PG 08								
12	.4Mi.	**8008 THUNDERHEAD AVE** **WHITE CITY, OR 97503-1549**	08/24/2026	$331,000	$296	1120	/2/2	1999	5,663 SF	
		APN: 1-0925585 Document #: 2026-018997 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 41 Subdivision: CLEAR SKY ESTATES SUBDIVISION MapRef: VOL 25 PG 15 Abbreviated Description: Lot:41 Subdivision:CLEAR SKY ESTATES SUBDIVISION Map Ref:VOL 25 PG 15								
13	.4Mi.	**8608 HWY 62** **EAGLE POINT, OR 97524-**	01/05/2026	$1,395,000	$227	6152	//		43,560 SF	
		APN: 1-0268251 Document #: 2026-000159 Document Type: Warranty Deed Price Code: A Land Use: Manufacturing (light) Legal:								
14	.41Mi.	**7915 JACQUELINE WAY** **WHITE CITY, OR 97503-1738**	02/25/2026	$351,000	$282	1244	/3/2	2023	5,227 SF	
		APN: 1-1013916 Document #: 2026-004077 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ARBOR GATE ESTATES Phase No: 1-3 MapRef: VOL 49 PG 8 Abbreviated Description: Lot:4 Subdivision:ARBOR GATE ESTATES Phase No:1-3 Map Ref:VOL 49 PG 8

15	.41Mi.	**7967 AJAX ST** **WHITE CITY, OR 97503-1185**	01/16/2026	$340,000	$202	1684	/3/1	1963	7,841 SF

APN: 1-0259050 Document #: 2026-001072
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 Block: 3 Subdivision: CASCADE VILLAGE - UNIT NO 1 MapRef: VOL 8 PG 59 Abbreviated Description: Lot:27 Block:3 Subdivision:CASCADE VILLAGE - UNIT NO 1 Map Ref:VOL 8 PG 59

16	.42Mi.	**7905 JACQUELINE WAY** **WHITE CITY, OR 97503-1738**	05/15/2026	$345,000	$277	1244	/3/2	2024	5,227 SF

APN: 1-1013914 Document #: 2026-010517
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: ARBOR GATE ESTATES Phase No: 1-3 MapRef: VOL 49 PG 08 Abbreviated Description: Lot:2 Subdivision:ARBOR GATE ESTATES Phase No:1-3 Map Ref:VOL 49 PG 08

17	.44Mi.	**7758 HALE WAY** **WHITE CITY, OR 97503-1416**	05/13/2026	$315,000	$298	1056	/3/1	1976	7,841 SF

APN: 1-0548887 Document #: 2026-010278
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Subdivision: CASCADE VILLAGE UNIT NO 6 Abbreviated Description: Lot:7 Block:5 Subdivision:CASCADE VILLAGE UNIT NO 6

18	.45Mi.	**7900 JACQUELINE WAY** **WHITE CITY, OR 97503-1738**	04/29/2026	$340,000	$273	1244	/3/2	2024	5,227 SF

APN: 1-1013912 Document #: 2026-009068
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: ARBOR GATE ESTATES Phase No: 1-3 MapRef: DOC 2023-007399 Abbreviated Description: Lot:10 Subdivision:ARBOR GATE ESTATES Phase No:1-3 Map Ref:DOC 2023-007399

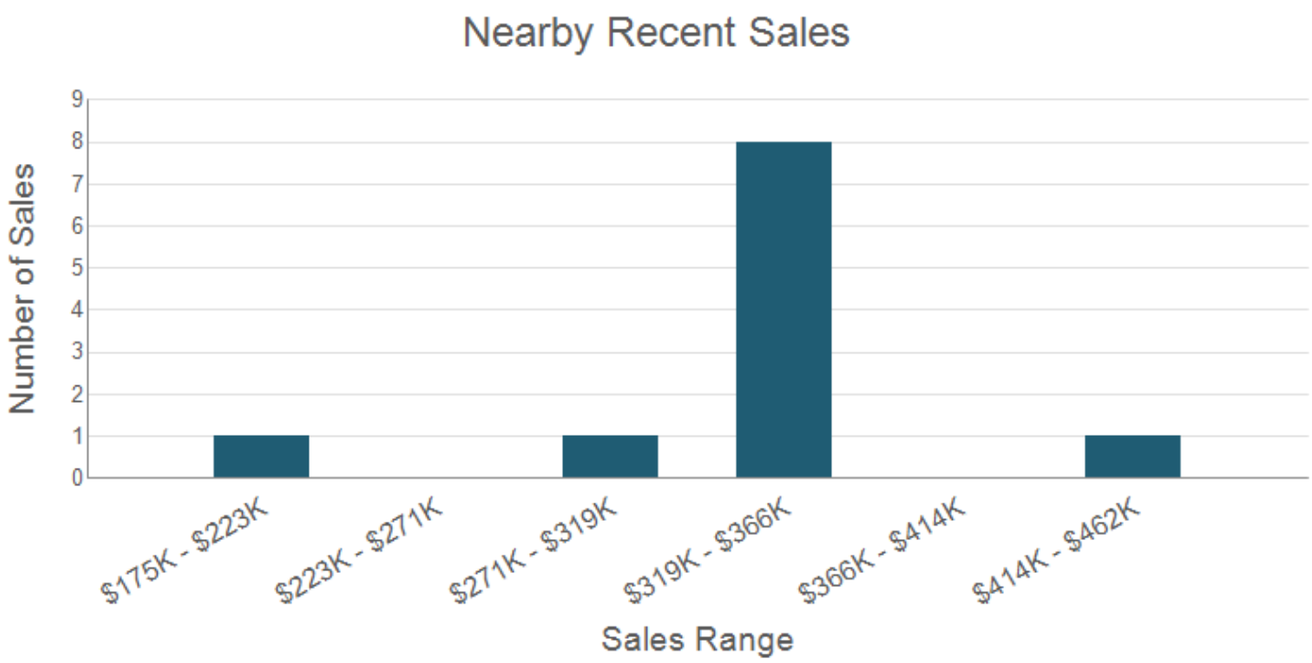
19	.45Mi.	**8074 CRATER LAKE HWY** **WHITE CITY, OR 97503-1144**	02/02/2026	$100,000			//		80,586 SF

APN: 1-0257026 Document #: 2026-002188
Document Type: Bargain and Sale Deed Price Code:
Land Use: Commercial - Vacant Land
Legal:

20	.47Mi.	**7894 JACQUELINE WAY** **WHITE CITY, OR 97503-1761**	10/09/2026	$164,500	$126	1302	/3/2	2006	1,742 SF

APN: 1-0980908 Document #: 2026-022605
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: JACQUELINE ESTATES PHASE 1 MapRef: VOL 31 PG 24 Abbreviated Description: Lot:4 Subdivision:JACQUELINE ESTATES PHASE 1 Map Ref:VOL 31 PG 24

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.

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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.	**8254 KIMBERLY CT**	**04/25/2022**	$228,540	$118,140	1,440	/4/4	1980	6,098 SF	
.01Mi.	**8246 KIMBERLY CT**	**04/27/2011**	$244,300	$118,140	1,440	/2/1	1980	6,098 SF	
.01Mi.	**8266 KIMBERLY CT**		$241,310	$105,560	1,200	/2/1	1980	6,098 SF	
.02Mi.	**8238 KIMBERLY CT**		$248,910	$108,620	840	/2/1	1980	6,098 SF	
.02Mi.	**8278 KIMBERLY CT**		$200,110	$90,900	1,208	/3/1	1945	6,098 SF	
.03Mi.	**8284 KIMBERLY CT**	**07/31/2015**	$190,340	$98,220	1,098	/3/1	1945	6,098 SF	
.03Mi.	**8275 KIMBERLY CT**	**07/14/2025**	$262,860	$104,570	1,200	/3/1	1945	6,098 SF	
.04Mi.	**8389 BARBUR ST**		$228,790	$106,990	1,200	/2/1	1980	6,098 SF	
.05Mi.	**8296 KIMBERLY CT**	**05/02/2006**	$233,330	$105,900	916	/2/1	1945	6,098 SF	
.05Mi.	**8289 KIMBERLY CT**	**11/18/2021**	$290,940	$148,060	1,486	/3/1	1950	6,534 SF	
.05Mi.	**8375 BARBUR ST**		$234,170	$98,850	1,200	/2/1	1980	6,098 SF	
.06Mi.	**3026 AVENUE G**	**04/27/2023**	$279,700	$134,380	1,054	/3/1	1981	6,534 SF	
.06Mi.	**3020 AVENUE G**		$280,910	$141,580	1,040	/3/1	1981	6,534 SF	
.07Mi.	**3016 AVENUE G**	**03/20/2023**	$286,120	$135,940	1,056	/3/1	1981	6,534 SF	
.08Mi.	**2585 FALCON ST**	**06/15/2010**	$277,660	$137,320	1,054	/3/1	1979	6,534 SF	
.08Mi.	**2573 FALCON ST**	**05/26/2006**	$259,660	$129,630	1,158	/2/1	1980	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	36.9 years old	Households:	3,976
Median Household Income:	$66,842	Households w/Family:	72%
Household Income Per Capita:	$30,642	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Eagle Point School District 9	Students:	4,071
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Table Rock Elementary School** Number of Students: 675 Student-Teacher Ratio: 15.7	F	Public	KG - 5
3.19Mi.	**Eagle Point High School** Number of Students: 1,000 Student-Teacher Ratio: 19.61 Advanced Placement: Yes	C	Public	9 - 12
0.40Mi.	**White Mountain Middle School** Number of Students: 377 Student-Teacher Ratio: 18.48	D-	Public	6 - 8

Flood Report

The Subject Property of **8254 KIMBERLY CT, WHITE CITY, OR 97503-1298** 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	81%	LOWER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	69%	NOTABLY LOWER
OVERALL	69%	NOTABLY LOWER

Disaster Alerts

6/18/2025 - Upper Applegate Road Fire 8/13/2026 - Fielder Mountain Fire

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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