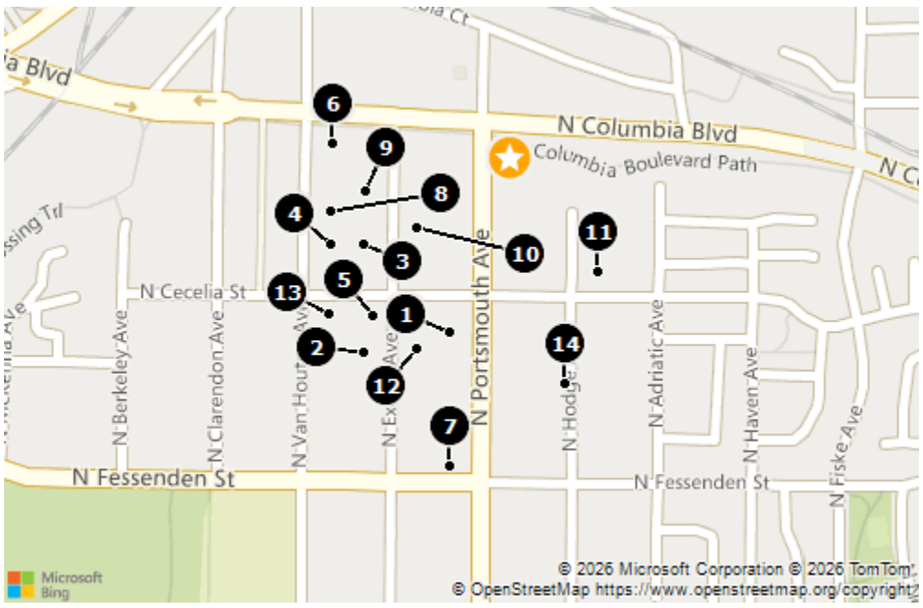
ICE SiteX Report

OrderID: 98730072

SiteX Property Information Report



Subject Property Location

9832 N PORTSMOUTH AVE, PORTLAND, OR 97203-1941

County:	**MULTNOMAH OR**	Census Tract:	410510040.032000
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	1N1E05CC 06101	Thomas Bros Pg-Grid:	

Valuation

Value:	**$505,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$424,200 - $585,800	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	710
Assd Land Value:		Market Land Value:	$190,650	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$336,370	Total Taxable Value:	$5,617
Total Assessed Value:	$208,470	Total Assessor Market Value:	$527,020	Delinquent Year:	
				Tax Account ID:	R709686
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Block: 1 Subdivision: WALKERS ADD
Abbreviated Description: WALKERS ADD, BLOCK 1, LOT 29

Property Characteristics

Lot Size:	2,500 SF	Bedrooms:		Pool:	
Building Area:	1619 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/06/2023	Loan Amount:	N/A
Document #:	2023-006995 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: 29 Subdivision: WALKERS

Prior Transfer

Recording Date:	04/19/2021	Sales Price:	$412,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 29 Block: 1 Subdivision: WALKERS ADD
Abbreviated Description: WALKERS ADD, BLOCK 1, LOT 29

Area Sales Analysis

Total Area Sales	$6,202,457	Median # of Bedrooms	3
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	1,280 SF	Median Year Built	1952
Price Range - 2 Yrs	$228,000 to $700,000	Age Range	4 years to 132 years
Median Value	$442,250	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.1Mi.	**9633 N PORTSMOUTH AVE** **PORTLAND, OR 97203-1937**	09/30/2026	$485,000	$342	1416	/4/1	1952	5,000 SF
		APN: 1N1E05CC 11900 Document #: 2026-068217 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 16 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:3&4 Block:16 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
2	.14Mi.	**9619 N EXETER AVE** **PORTLAND, OR 97203-1929**	08/10/2026	$460,000	$478	962	/3/1	1956	7,500 SF
		APN: 1N1E05CC 13200 Document #: 2026-055959 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 15 Subdivision: COLLEGE PLACE PORTSMOUTH PARK Abbreviated Description: Lot:7 Block:15 Subdivision:COLLEGE PLACE PORTSMOUTH PARK City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
3	.1Mi.	**9725 N EXETER AVE** **PORTLAND, OR 97203-1931**	07/29/2026	$386,500	$435	888	/2/1	1961	5,000 SF
		APN: 1N1E05CC 03700 Document #: 2026-053433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Block: 22 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:15&16 Block:22 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
4	.11Mi.	**9722 N VAN HOUTEN AVE** **PORTLAND, OR 97203-1961**	07/17/2026	$228,000	$301	756	/2/1	1951	5,000 SF
		APN: 1N1E05CC 03200 Document #: 2026-050296 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25&26 Block: 22 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:25&26 Block:22 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
5	.12Mi.	**5406 N CECELIA ST** **PORTLAND, OR 97203-1910**	06/30/2026	$427,500	$334	1279	//2	2022	1,891 SF
		APN: 1N1E05CC 13401 Document #: 2026-045778 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 15 Subdivision: COLLEGE PLACE Sec/Twnship/Range: SW4 S05T01NR01E WM Abbreviated Description: Lot:1&2 Block:15 Subdivision:COLLEGE PLACE Sec/Twnship/Range:SW4 S05T01NR01E WM Abbreviated Description:PORTION LOT1 City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
6	.1Mi.	**9832 N VAN HOUTEN AVE** **PORTLAND, OR 97203-1959**	05/12/2026	$400,000	$279	1430	/3/1	1952	5,000 SF
		APN: 1N1E05CC 02700 Document #: 2026-033327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Block: 22 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:37&38 Block:22 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
7	.18Mi.	**5313 N FESSENDEN ST** **PORTLAND, OR 97203-2707**	03/16/2026	$380,000	$402	945	/3/1	1954	5,000 SF
		APN: 1N1E08BB 01000 Document #: 2026-017606 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19&20 Block: 16 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:19&20 Block:16 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
8	.11Mi.	**9740 N VAN HOUTEN AVE** **PORTLAND, OR 97203-1961**	03/02/2026	$520,000	$320	1620	/3/1	1951	5,001 SF
		APN: 1N1E05CC 03000 Document #: 2026-014275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29&30 Block: 22 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:29&30 Block:22 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
9	.09Mi.	**9809 N EXETER AVE** **PORTLAND, OR 97203-1933**	02/20/2026	$457,000	$353	1292	/3/2	2001	2,500 SF
		APN: 1N1E05CC 04001 Document #: 2026-011993 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 22 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:9 Block:22 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
10	.07Mi.	**9734 N EXETER AVE** **PORTLAND, OR 97203-1932**	11/07/2025	$305,000	$279	1092	/2/1	1906	5,000 SF
		APN: 1N1E05CC 04700 Document #: 2025-072658 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&28 Block: 21 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:27&28 Block:21 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
11	.08Mi.	**5135 N CECELIA ST** **PORTLAND, OR 97203-1944**	08/29/2025	$700,000	$339	2061	/5/1	1927	10,000 SF
		APN: 1N1E05CC 08100 Document #: 2025-055574 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-9 Block: 19 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:6-9 Block:19 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
12	.12Mi.	**9628 N EXETER AVE** **PORTLAND, OR 97203-1930**	07/31/2025	$553,457	$328	1683	//2	2007	5,000 SF
		APN: 1N1E05CC 12300 Document #: 2025-048206 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35&36 Block: 16 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:35&36 Block:16 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
13	.14Mi.	**9644 N VAN HOUTEN AVE** **PORTLAND, OR 97203-1963**	07/23/2025	$385,000	$424	906	/2/1	1951	5,000 SF
		APN: 1N1E05CC 13500 Document #: 2025-046243 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39&40 Block: 15 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:39&40 Block:15 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND							
14	.13Mi.	**9605 N HODGE AVE** **PORTLAND, OR 97203-1948**	07/17/2025	$515,000	$402	1280	/4/1	1894	7,500 SF
		APN: 1N1E05CC 10100 Document #: 2025-044855 Document Type: Price Code: D Land Use: Single Family Residential							

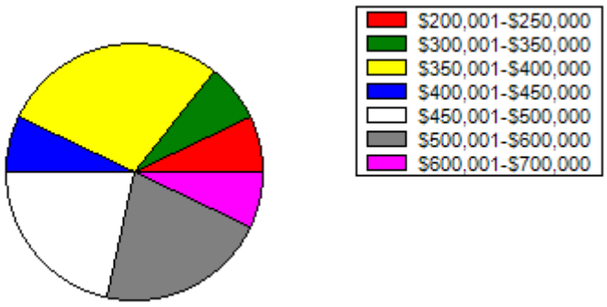
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Legal: Lot: 8-10 Block: 17 Subdivision: COLLEGE PLACE Abbreviated Description: Lot:8-10 Block:17 Subdivision:COLLEGE PLACE City/Muni/Twp:PORTLAND City/Muni/Twp: PORTLAND

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**9832 N PORTSMOUTH AVE**	**04/19/2021**	$527,020	$208,470	1,619	//2	2021	2,500 SF	
0Mi.	**9822 N PORTSMOUTH AVE**	**03/30/2021**	$504,850	$192,660	1,619	/1/2	2021	2,500 SF	
.01Mi.	**9814 N PORTSMOUTH AVE**	**11/11/2003**	$390,980	$146,590	1,291	/3/2	2003	2,500 SF	
.02Mi.	**9806 N PORTSMOUTH AVE**	**06/29/2009**	$570,530	$175,690	2,034	/3/2	1956	5,000 SF	
.03Mi.	**9744 N PORTSMOUTH AVE**		$614,810	$145,150	1,176	/3/1	1954	10,000 SF	
.04Mi.	**9805 N PORTSMOUTH AVE**	**04/01/1999**	$451,030	$151,500	1,223	/3/1	1925	5,000 SF	
.04Mi.	**9751 N HODGE AVE**	**11/02/2022**	$618,110	$268,230	1,662	//2	2023	3,750 SF	
.04Mi.	**9805 WI N PORTSMOUTH AVE**	**04/01/1999**	$166,910	$3,070	720			2,500 SF	
.05Mi.	**9726 N PORTSMOUTH AVE**	**06/01/1992**	$418,790	$133,840	912	/2/1	1963	5,750 SF	
.05Mi.	**9743 N PORTSMOUTH AVE**	**05/05/2014**	$540,880	$254,740	1,848	/3/3	2014	3,750 SF	
.05Mi.	**9820 N EXETER AVE**	**05/01/1996**	$507,700	$206,380	1,277	/3/2	1996	6,250 SF	
.05Mi.	**9836 N EXETER AVE**	**07/10/2014**	$289,810	$82,130	748	/2/1	1924	7,095 SF	
.05Mi.	**9735 N PORTSMOUTH AVE**	**12/12/2020**	$540,880	$253,670	1,848	//3	2014	3,750 SF	
.06Mi.	**9812 N EXETER AVE**	**11/21/2018**	$465,570	$69,990	1,580	/2/2	1924	5,000 SF	
.06Mi.	**9714 N PORTSMOUTH AVE**	**08/16/2017**	$873,520	$227,210	1,296	//1	1925	9,880 SF	
.06Mi.	**9800 N EXETER AVE**	**08/15/2018**	$525,050	$219,740	1,666	//2	2019	2,500 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	32.5 years old	Households:	12,796
Median Household Income:	$76,010	Households w/Family:	46%
Household Income Per Capita:	$40,973	Households w/Family Married:	30%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

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
0.91Mi.	**Roosevelt High School** Number of Students: 1,450 Student-Teacher Ratio: 16.1 Advanced Placement: Yes	D-	Public	9 - 12
0.66Mi.	**Cesar Chavez Elementary School** Number of Students: 453 Student-Teacher Ratio: 11.36	F	Public	KG - 8

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Flood Report

The Subject Property of **9832 N PORTSMOUTH AVE, PORTLAND, OR 97203-1941** 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	110%	HIGHER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

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