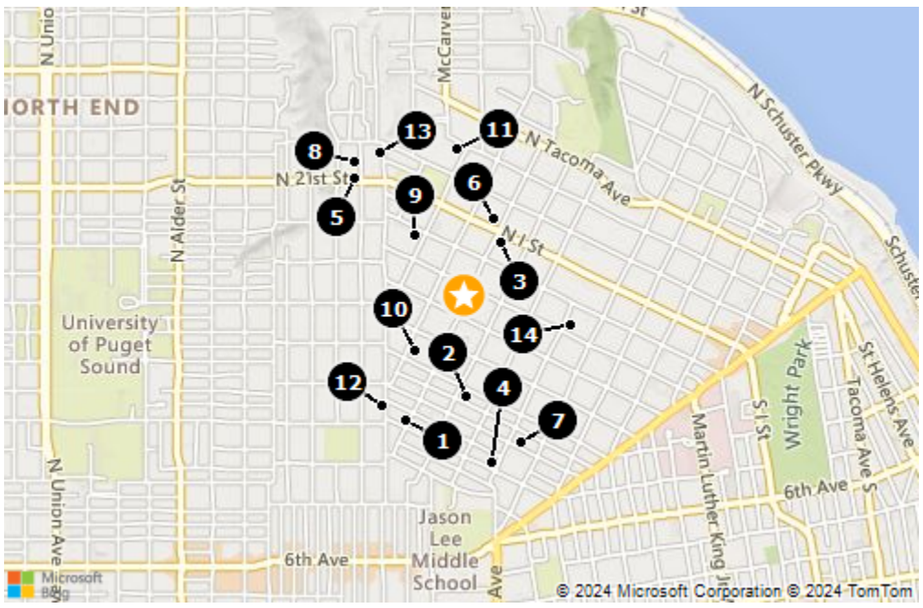
SiteX™ Report

OrderID: 91669031

SiteX Property Information Report



Subject Property Location

1004 N K ST, TACOMA, WA 98403-1830

County:	**PIERCE WA**	Census Tract:	530530606.003006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2040220050	Thomas Bros Pg-Grid:	773-4E

Valuation

Value:	**$827,000**	FSD:	16
Value Range:	$694,680 - $959,320	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	005
Assd Land Value:	$302,200	Market Land Value:	$302,200	Tax Year:	2024
Assd Improvement:	$462,100	Market Improvment Value:	$462,100	Total Taxable Value:	$8,501
Total Assessed Value:	$764,300	Total Assessor Market Value:	$764,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11-12 Block: 4022 Sec/Twnship/Range: SEC 31 TWN 21 RNG 03
Abbreviated Description: SECTION 31 TOWNSHIP 21 RANGE 03 QUARTER 41 NEW TACOMA L 11 & 12 B 4022 INC PART ALLEY VAC

Property Characteristics

Lot Size:	6,500 SF	Bedrooms:	4	Pool:	
Building Area:	2332 SF	Baths:	1.5	Fireplace:	1
Year Built:	1900	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+A	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/02/2018	Loan Amount:	N/A
Document #:	201805020190 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: MAP OF NEW TACOMA
City/Muni/Twp: TACOMA

Mortgage Record

Recording Date:	05/26/2017	Loan Amount:	N/A
Document #:	201705260874 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: NEW TACOMA

Prior Transfer

Recording Date:	08/15/2016	Sales Price:	$474,719
Document #:	201608150610 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/11/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: NEW TACOMA
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	08/11/2016	Sales Price:	$475,000
Document #:	4407143 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11-12 Block: 4022 Sec/Twnship/Range: SEC 31 TWN 21 RNG 03
Abbreviated Description: SECTION 31 TOWNSHIP 21 RANGE 03 QUARTER 41 NEW TACOMA L 11 & 12 B 4022 INC PART ALLEY VAC

Mortgage Record

Recording Date:	05/06/2010	Loan Amount:	N/A
Document #:	201005060616 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2040	Type Finance:	

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: NEW TACOMA
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	01/03/2008	Loan Amount:	N/A
Document #:	200801030049 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: NEW TACOMA
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	11/30/2005	Loan Amount:	N/A
Document #:	200511300854 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: MAP OF NEW TACOMA
City/Muni/Twp: TACOMA

Mortgage Record

Recording Date:	01/03/2005	Loan Amount:	N/A
Document #:	200501030205 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: MAP OF NEW TACOMA
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/31/2003	Sales Price:	N/A
Document #:	200307311702 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/25/2003		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: MAP OF NEW TACOMA
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	02/24/2000	Sales Price:	$232,621
Document #:	200002240561 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/17/2000		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11&12 Block: 4022 Subdivision: MAP OF NEW TACOMA
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	02/01/2000	Sales Price:	$199,950
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$13,650,825	Median # of Bedrooms	3
Median Lot Size	4,938 SF	Median # of Baths	1.875
Median Living Area	1,746 SF	Median Year Built	1910
Price Range - 2 Yrs	$484,825 to $3,500,000	Age Range	82 years to 134 years
Median Value	$792,500	Median Age	114 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1001 N AINSWORTH AVE TACOMA, WA 98403-1215**	05/10/2024	$800,000	$501	1596	/4/1.75	1892	4,875 SF	
2	.22Mi.	**824 N SHERIDAN AVE TACOMA, WA 98403-1420**	02/09/2024	$615,000	$541	1136	/3/1.75	1904	4,000 SF	

APN: 2040310070 Document #: 202405100173
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 4031 Subdivision: NEW TACOMA Abbreviated Description: Lot:11&12 Block:4031 Subdivision:NEW TACOMA Abbreviated Description:EAST2 LOT11 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

APN: 2038280023 Document #: 202402090163
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 3828 Subdivision: NEW TACOMA Abbreviated Description: Block:3828 Subdivision:NEW TACOMA Abbreviated Description:PORTION LOTS1&2

3	.14Mi.	**924 N I ST** **TACOMA, WA 98403-2113**	02/02/2024	$785,000	$375	2088	/4/2.5	1892	3,250 SF

APN: 2039180010 Document #: 202402020135
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3918 Subdivision: WASHINGTON TERRITORY Abbreviated Description: Lot:1 Block:3918 Subdivision:WASHINGTON TERRITORY City/Muni/Twp:NEW TACOMA City/Muni/Twp: NEW TACOMA

4	.37Mi.	**1515 N 7TH ST** **TACOMA, WA 98403-1113**	02/02/2024	$935,000	$318	2938	/4/3	1892	7,500 SF

APN: 2037310060 Document #: 202402020197
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 8-12 Block: 3731 Subdivision: NEW TACOMA Abbreviated Description: Block:3731 Subdivision:NEW TACOMA Abbreviated Description:PORTION LOTS8-12

5	.35Mi.	**2102 N PROSPECT ST** **TACOMA, WA 98406-8211**	01/17/2024	$715,000	$340	2098	/3/1.75	1920	5,000 SF

APN: 2745002670 Document #: 202401170329
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 18 Subdivision: BUCKLEYS ADDITION MapRef: MB 1 PG 48 Abbreviated Description: Lot:15&16 Block:18 Subdivision:BUCKLEYS ADDITION Map Ref:MB 1 PG 48City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

6	.18Mi.	**1001 N I ST** **TACOMA, WA 98403-2114**	12/01/2023	$3,500,000	$518	6753	/3/3.5	1907	26,000 SF

APN: 2040170040 Document #: 202312010370
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 5-12 Block: 4017 Subdivision: NEW TACOMA Abbreviated Description: Lot:5-12 Block:4017 Subdivision:NEW TACOMA City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

7	.34Mi.	**617 N CUSHMAN AVE** **TACOMA, WA 98403-1129**	11/30/2023	$810,000	$494	1638	/2/1	1922	6,500 SF

APN: 2036290030 Document #: 202311300294
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 3629 Subdivision: NEW TACOMA Abbreviated Description: Lot:3&4 Block:3629 Subdivision:NEW TACOMA City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

8	.38Mi.	**2120 N PROSPECT ST** **TACOMA, WA 98406-8211**	11/21/2023	$1,300,000	$363	3574	/4/4.25	1922	5,000 SF

APN: 2745002630 Document #: 202311210387
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 18 Subdivision: BUCKLEYS ADDITION MapRef: MB 1 PG 48 Abbreviated Description: Lot:7&8 Block:18 Subdivision:BUCKLEYS ADDITION Map Ref:MB 1 PG 48City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

9	.17Mi.	**1210 N J ST** **TACOMA, WA 98403-2130**	10/13/2023	$484,825	$303	1596	/3/2.25	1905	6,500 SF

APN: 2042200060 Document #: 202310130458
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 4220 MapRef: VOL 1 PG 1 Abbreviated Description: Lot:8&9 Block:4220 Map Ref:VOL 1 PG 1City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

10	.16Mi.	**1312 N 11TH ST** **TACOMA, WA 98403-1519**	09/29/2023	$510,000	$548	930	/2/1.75	1942	4,690 SF

APN: 2040270011 Document #: 202309290123
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 4027 Subdivision: NEW TACOMA Abbreviated Description: Lot:1-3 Block:4027 Subdivision:NEW TACOMA City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

11	.32Mi.	**1206 N G ST** **TACOMA, WA 98403-2520**	09/19/2023	$750,000	$470	1593	/3/2	1924	4,875 SF

APN: 2042140060 Document #: 202309190330
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 4214 Subdivision: NEW TACOMA Abbreviated Description: Lot:9&10 Block:4214 Subdivision:NEW TACOMA Abbreviated Description:PORTION LOT9 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

12	.31Mi.	**1116 N STEELE ST** **TACOMA, WA 98406-7818**	09/01/2023	$521,000	$571	912	/3/1	1922	3,000 SF

APN: 2745001070 Document #: 202309010276
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 7 Subdivision: BUCKLEYS ADDITION MapRef: VOL 1 PG 48 Abbreviated Description: Lot:9&10 Block:7 Subdivision:BUCKLEYS ADDITION Map Ref:VOL 1 PG 48Abbreviated Description:PORTION LOT10 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

13	.37Mi.	**2128 N STEELE ST** **TACOMA, WA 98406-8213**	08/29/2023	$825,000	$444	1854	/3/1	1913	4,150 SF

APN: 2745000020 Document #: 202308290165
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 2-4 Block: 1 Subdivision: BUCKLEYS ADDITION MapRef: VOL 1 PG 48 Abbreviated Description: Block:1 Subdivision:BUCKLEYS ADDITION Map Ref:VOL 1 PG 48Abbreviated Description:PORTION LOTS2-4

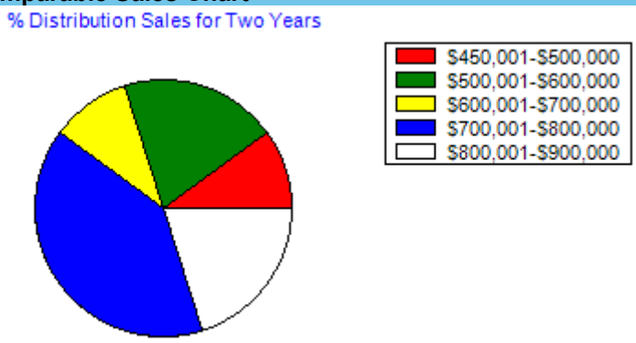
14	.24Mi.	**1018 N 7TH ST** **TACOMA, WA 98403-1710**	08/24/2023	$1,100,000	$439	2503	/4/3	1890	6,500 SF

APN: 2036210010 Document #: 202308240318
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 3621 Subdivision: NEW TACOMA Abbreviated Description: Lot:1&2 Block:3621 Subdivision:NEW TACOMA City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

SiteX™ Report

OrderID: 91669031

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.	**1004 N K ST**	**08/11/2016**	$764,300	$764,300	2,332	/4/1.5	1900	6,500 SF	
.01Mi.	**1008 N K ST**	**06/28/2022**	$550,900	$550,900	1,583	/3/1.75	1892	6,500 SF	
.02Mi.	**924 N K ST**		$616,500	$616,500	1,749	/3/2	1903	6,000 SF	
.03Mi.	**1005 N L ST**		$646,700	$646,700	1,992	/3/1.5	1912	4,875 SF	
.03Mi.	**1003 N K ST**	**06/29/2022**	$617,900	$617,900	1,730	/4/1.75	1919	3,000 SF	
.03Mi.	**1009 N L ST**	**11/26/2003**	$631,500	$631,500	1,733	/4/1.75	1912	4,875 SF	
.03Mi.	**1112 N 10TH ST**	**12/02/2019**	$643,400	$643,400	1,791	/4/2	1908	3,000 SF	
.04Mi.	**1118 N 10TH ST**	**07/19/2022**	$466,700	$466,700	1,217	/2/1.5	1927	2,092 SF	
.04Mi.	**1017 N 10TH ST**	**11/01/1999**	$610,200	$610,200	2,095	/4/2	1919	3,000 SF	
.04Mi.	**1007 N K ST**	**10/25/2021**	$656,600	$656,600	1,939	/4/1.75	1923	6,500 SF	
.04Mi.	**916 N K ST**		$771,100	$771,100	2,542	/4/1.75	1905	6,000 SF	
.04Mi.	**1017 N L ST**	**07/09/2009**	$662,600	$662,600	2,048	/4/2.5	1909	6,500 SF	
.04Mi.	**1120 N 10TH ST**	**11/24/2020**	$546,700	$546,700	1,635	/3/1.5	1926	2,914 SF	
.05Mi.	**1011 N K ST**	**11/09/2021**	$633,900	$633,900	1,716	/4/3	1904	6,500 SF	
.05Mi.	**919 N L ST**		$551,000	$551,000	974	/4/1.75	1892	4,000 SF	
.05Mi.	**923 N K ST**	**04/01/1998**	$642,000	$642,000	1,786	/3/1.5	1940	6,500 SF	

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	38.2 years old	Households:	4,128
Median Household Income:	$72,063	Households w/Family:	36%
Household Income Per Capita:	$57,537	Households w/Family Married:	30%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	13%

School District

School District Zone:	Tacoma Public Schools	Students:	28,688
Number of Schools:	67	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Stadium High School** Number of Students: 1,529 Student-Teacher Ratio: 22.22	B-	Public	9 - 12
0.27Mi.	**Lowell Elementary School** Number of Students: 371 Student-Teacher Ratio: 17.02	A+	Public	PK - 5
0.53Mi.	**Jason Lee Middle School** Number of Students: 604 Student-Teacher Ratio: 18.87	D-	Public	6 - 8

SiteX™ Report

OrderID: 91669031

Flood Report

The Subject Property of **1004 N K ST, TACOMA, WA 98403-1830** 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	174%	NOTABLY HIGHER
BURGLARY	150%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	164%	NOTABLY HIGHER
FORCIBLE ROBBERY	158%	NOTABLY HIGHER
AGGRAVATED ASSAULT	167%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	171%	NOTABLY HIGHER
OVERALL	170%	NOTABLY 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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