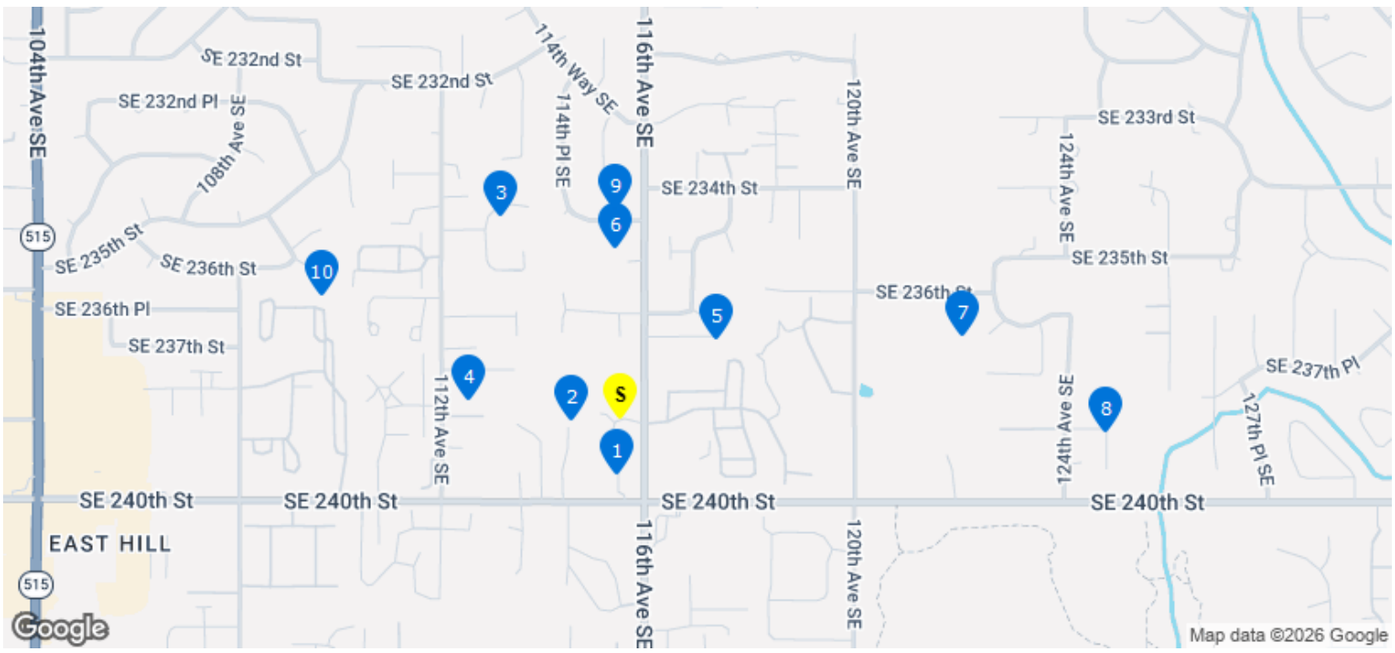
ICE SiteX Report

OrderID: 98745668

SiteX Property Information Report



Subject Property Location

11510 SE 238TH ST, KENT, WA 98031-5019

County:	**KING WA**	Census Tract:	0294.08
Property Use:	Single Family Residential	Zoning:	NR-2
Parcel Number:	424850-0050	Thomas Bros Pg-Grid:	

Valuation

Value:	**$715,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$636,350 - $793,650	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1526
Assd Land Value:	$288,000	Market Land Value:	$288,000	Tax Year:	2025
Assd Improvement:	$420,000	Market Improvment Value:	$420,000	Total Taxable Value:	$7,497
Total Assessed Value:	$708,000	Total Assessor Market Value:	$708,000	Delinquent Year:	
				Tax Account ID:	424850005002
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 District: KENT Subdivision: LEBER Sec/Twnship/Range: SEC 17 TWN 22 RNG 05
Abbreviated Description: LEBER

Property Characteristics

Lot Size:	4,179 SF	Bedrooms:	3	Pool:	
Building Area:	1650 SF	Baths:	1	Fireplace:	1
Year Built:	2020	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2025	Sales Price:	$559,646
Document #:	20250919000260 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/09/2024	Loan Amount:	N/A
Document #:	20240709000555 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/28/2024		
TD Due Date:	11/01/2050	Type Finance:	
Legal Description:			

Subdivision: LEBER Map Ref: 0

Mortgage Record

Recording Date:	09/29/2021	Loan Amount:	N/A
Document #:	20210929001037 BK-PG -	Loan Type:	Conventional
Contract Date:	08/21/2021		
TD Due Date:	10/01/2051	Type Finance:	
Legal Description:			

Subdivision: TAHOMA CREST Map Ref: VOL 292 PG 45-48

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Prior Transfer

Recording Date:	09/29/2021	Sales Price:	$578,886
Document #:	20210929001036 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/21/2021		
Document Type:	Deed		

Legal Description:
Subdivision: TAHOMA CREST Map Ref: VOL 292 PG 45-48

Prior Transfer

Recording Date:	09/08/2021	Sales Price:	$554,574
Document #:	20210908000732 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/19/2021		
Document Type:	Deed		

Legal Description:
Subdivision: TAHOMA CREST Map Ref: VOL 292 PG 45-48

Mortgage Record

Recording Date:	10/21/2020	Loan Amount:	N/A
Document #:	20201021002576 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/12/2020		
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Subdivision: LEBER Tract No: C Map Ref: VOL 290 PG 73-75

Prior Transfer

Recording Date:	10/21/2020	Sales Price:	$569,970
Document #:	20201021002575 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/12/2020		
Document Type:	Deed		

Legal Description:
Subdivision: LEBER Tract No: C Map Ref: VOL 290 PG 73-75

Area Sales Analysis

Total Area Sales	$7,565,900	Median # of Bedrooms	3
Median Lot Size	7,297 SF	Median # of Baths	1
Median Living Area	1,865 SF	Median Year Built	1985
Price Range - 2 Yrs	$541,900 to $1,560,000	Age Range	6 years to 63 years
Median Value	$667,500	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**23827 115TH PL SE** **KENT, WA 98031-5018**	08/31/2026	$699,000	$327	2140	/3/1	2020	3,729 SF	
		APN: 424850-0130 Document #: 20260831000696 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Subdivision: LEBER A PLAT COMMUNITY MapRef: VOL 290 PG 73-75 Abbreviated Description: Lot:13 Subdivision:LEBER A PLAT COMMUNITY Map Ref:VOL 290 PG 73-75								
2	.17Mi.	**24019 114TH PL SE** **KENT, WA 98030-4901**	07/15/2026	$680,000	$380	1790	/4/1	2002	6,766 SF	
		APN: 815577-0040 Document #: 20260715000660 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SWAN COURT III MapRef: VOL 204 PG 52-53 Abbreviated Description: Lot:4 Subdivision:SWAN COURT III Map Ref:VOL 204 PG 52-53								
3	.17Mi.	**23532 117TH AVE SE** **KENT, WA 98031-3756**	02/17/2026	$929,950	$278	3340	/6/3	2012	6,127 SF	
		APN: 761190-0080 Document #: 20260217000025 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SCHUVER ESTATES NOW KNOWN AS ELLIOT LANDING MapRef: VOL 252 PG 9-12 Abbreviated Description: Lot:8 Subdivision:SCHUVER ESTATES NOW KNOWN AS ELLIOT LANDING Map Ref:VOL 252 PG 9-12								
4	.18Mi.	**11203 SE 237TH PL** **KENT, WA 98031-3487**	07/08/2026	$685,000	$359	1910	/4/2	1993	10,569 SF	
		APN: 323541-0010 Document #: 20260708000555 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HEMLOCK ACRES NO 19 MapRef: VOL 160 PG 80-82 Abbreviated Description: Lot:1 Subdivision:HEMLOCK ACRES NO 19 Map Ref:VOL 160 PG 80-82								
5	.25Mi.	**23341 115TH PL SE** **KENT, WA 98031-3426**	03/13/2026	$600,000	$278	2160	/3/1	1973	7,612 SF	
		APN: 221220-0560 Document #: 20260313000902 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 56 Subdivision: EASTRIDGE NO 1 MapRef: VOL 98 PG 40 Abbreviated Description: Lot:56 Subdivision:EASTRIDGE NO 1 Map Ref:VOL 98 PG 40								
6	.27Mi.	**23333 115TH PL SE** **KENT, WA 98031-3426**	09/04/2026	$599,000	$251	2390	/6/1	1976	6,852 SF	
		APN: 221220-0540 Document #: 20260904000924 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 54 Subdivision: EASTRIDGE NO 1 MapRef: VOL 98 PG 40 Abbreviated Description: Lot:54 Subdivision:EASTRIDGE NO 1 Map Ref:VOL 98 PG 40								
7	.27Mi.	**23605 112TH AVE SE** **KENT, WA 98031-5491**	01/30/2026	$351,500	$298	1178	/3/2	1978	SF	
		APN: 885763-0160 Document #: 20260130000804 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: VALLEY HIGH Legal Unit: 204 MapRef: VOL 25 PG 31-41 Abbreviated Description: Subdivision:VALLEY HIGH Legal Unit:204 Map Ref:VOL 25 PG 31-41Abbreviated Description:BUILDING B								
8	.28Mi.	**11208 SE 234TH PL**	07/23/2026	$595,000	$348	1710	/3/1	1979	7,945 SF	

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KENT, WA 98031-3442
APN: 383120-0330 Document #: 20260723000658
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: KENT VISTA MapRef: VOL 109 PG 27-28 Abbreviated Description: Lot:33 Subdivision:KENT VISTA Map Ref:VOL 109 PG 27-28City/Muni/Twp:KENT City/Muni/Twp: KENT

9	.31Mi.	**11023 SE 240TH ST**	05/06/2026	$500,000	$317	1577	/2/2	2005	SF	

KENT, WA 98031-4906
APN: 421452-0150 Document #: 20260506000676
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: LAUREL COURT TOWNHOMES Legal Unit: H-1 MapRef: VOL 212 PG 17-22 Abbreviated Description: Subdivision:LAUREL COURT TOWNHOMES Legal Unit:H-1 Map Ref:VOL 212 PG 17-22City/Muni/Twp:KENT City/Muni/Twp: KENT

10	.31Mi.	**23501 112TH AVE SE**	03/12/2026	$395,000	$279	1416	/3/2	1991	SF	

KENT, WA 98031-3485
APN: 423860-0600 Document #: 20260312000724
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: LEBLANC GARDENS Legal Unit: K-104 MapRef: VOL 109 PG 65-70 Abbreviated Description: Subdivision:LEBLANC GARDENS Legal Unit:K-104 Map Ref:VOL 109 PG 65-70City/Muni/Twp:KENT City/Muni/Twp: KENT

11	.32Mi.	**24211 118TH PL SE**	04/14/2026	$1,200,000	$352	3410	/4/4	2025	4,754 SF	

KENT, WA 98030-5428
APN: 160810-0150 Document #: 20260414000226
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: CLARK LAKE RIDGE A PLAT COMMUNITY MapRef: VOL 302 PG 95-97 Abbreviated Description: Lot:15 Subdivision:CLARK LAKE RIDGE A PLAT COMMUNITY Map Ref:VOL 302 PG 95-97

12	.33Mi.	**11120 SE 234TH PL**	09/26/2026	$700,000			//		11,623 SF	

KENT, WA 98031-3495
APN: 172205-9022 Document #: 20260926000059
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5 Subdivision: KENT SHORT PLAT NO SP 2004 28 MapRef: DOC 20080104900005 Abbreviated Description: Lot:5 Subdivision:KENT SHORT PLAT NO SP 2004 28 Map Ref:DOC 20080104900005City/Muni/Twp:KENT City/Muni/Twp: KENT

13	.33Mi.	**24214 118TH PL SE**	02/27/2026	$979,995	$381	2570	/4/2	2025	3,771 SF	

KENT, WA 98030-5428
APN: 160810-0340 Document #: 20260227000730
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 34 Subdivision: CLARK LAKE RIDGE MapRef: VOL 302 PG 95-97 Abbreviated Description: Lot:34 Subdivision:CLARK LAKE RIDGE Map Ref:VOL 302 PG 95-97

14	.37Mi.	**24321 119TH AVE SE**	10/09/2026	$665,000	$378	1760	/3/2	1998	7,318 SF	

KENT, WA 98030-9203
APN: 329575-0490 Document #: 20261009000220
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: HIGHLAND CROSSING MapRef: VOL 183 PG 59-63 Abbreviated Description: Lot:49 Subdivision:HIGHLAND CROSSING Map Ref:VOL 183 PG 59-63

15	.37Mi.	**23636 120TH AVE SE**	06/30/2026	$6,500,000	$2,838	2290	/5/2	1960	207,781 SF	P

KENT, WA 98031-3610
APN: 162205-9014 Document #: 20260630000455
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4SW4 S16T22NR5E WN Abbreviated Description: Sec/Twnship/Range:NW4SE4SW4 S16T22NR5E WN

16	.37Mi.	**24322 117TH AVE SE**	06/08/2026	$685,000	$389	1760	/3/2	1998	6,011 SF	

KENT, WA 98030-5096
APN: 329575-0730 Document #: 20260608000058
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: HIGHLAND CROSSING MapRef: VOL 183 PG 59-63 Abbreviated Description: Lot:73 Subdivision:HIGHLAND CROSSING Map Ref:VOL 183 PG 59-63City/Muni/Twp:KENT City/Muni/Twp: KENT

17	.38Mi.	**24323 119TH AVE SE**	07/02/2026	$880,000	$325	2710	/4/2	1998	6,994 SF	

KENT, WA 98030-9203
APN: 329575-0500 Document #: 20260702001087
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: HIGHLAND CROSSING MapRef: VOL 183 PG 59-63 Abbreviated Description: Lot:50 Subdivision:HIGHLAND CROSSING Map Ref:VOL 183 PG 59-63

18	.38Mi.	**10909 SE 236TH ST**	06/18/2026	$649,000	$357	1820	/4/1	1963	10,050 SF	

KENT, WA 98031-3434
APN: 664870-1860 Document #: 20260618001124
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 9 Subdivision: PARK ORCHARD DIVISION NO 4 MapRef: VOL 68 PG 58-60 Abbreviated Description: Lot:6 Block:9 Subdivision:PARK ORCHARD DIVISION NO 4 Map Ref:VOL 68 PG 58-60

19	.39Mi.	**11911 SE 242ND PL**	03/20/2026	$1,199,995	$388	3090	/4/2	2025	5,030 SF	

KENT, WA 98030-6973
APN: 160810-0040 Document #: 20260320000012
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 4 Subdivision: CLARK LAKE RIDGE MapRef: VOL 302 PG 95-97 Abbreviated Description: Lot:4 Subdivision:CLARK LAKE RIDGE Map Ref:VOL 302 PG 95-97

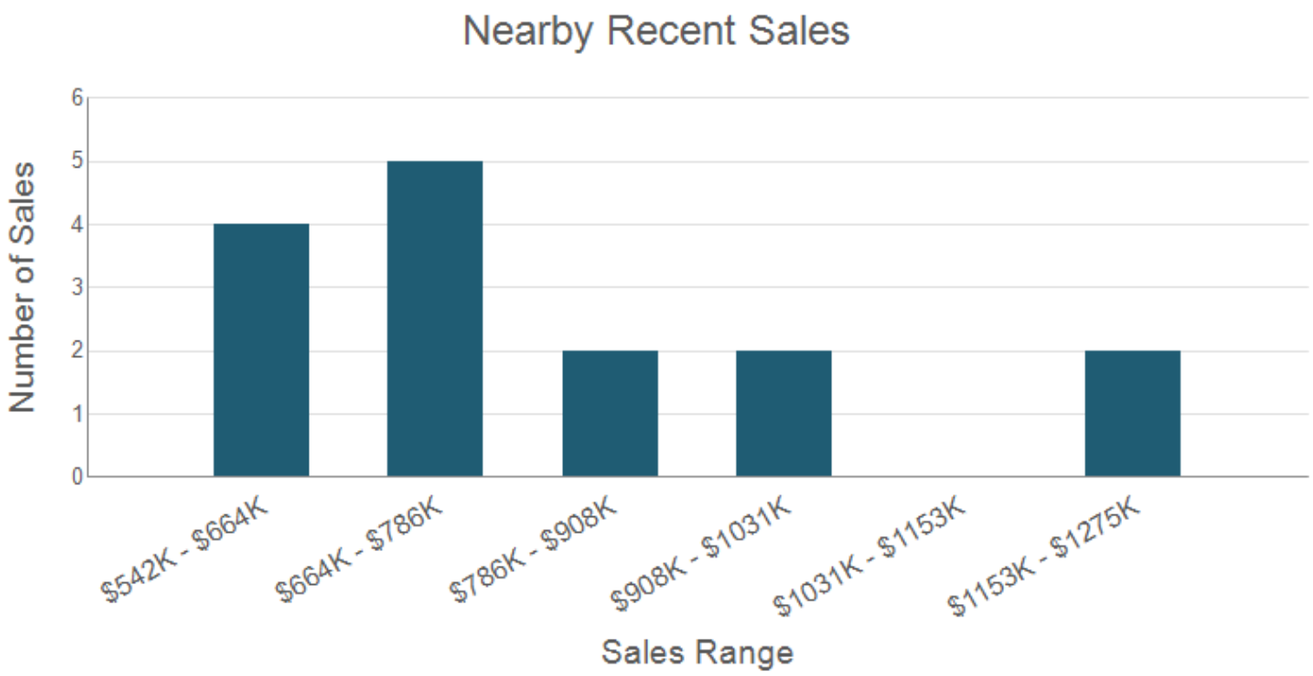
20	.41Mi.	**24006 108TH PL SE**	07/21/2026	$44,901,000	$249	180180	//	1988	379,843 SF	S

KENT, WA 98030-4990
APN: 202205-9034 Document #: 20260721000940
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 1-3 Section: 20 Abbreviated Description: Lot:1-3 Section:20

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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.	**11510 SE 238TH ST**	**10/12/2020**	$708,000	$708,000	1,650	/3/1	2020	4,179 SF	
.01Mi.	**11506 SE 238TH ST**	**12/09/2024**	$838,000	$838,000	2,800	/5/1	2020	4,448 SF	
.01Mi.	**11514 SE 238TH ST**	**01/27/2021**	$782,000	$782,000	2,450	/4/1	2020	4,289 SF	
.02Mi.	**11518 SE 238TH ST**	**05/24/2021**	$757,000	$757,000	2,130	/3/2	2020	4,450 SF	
.02Mi.	**23803 115TH PL SE**	**01/11/2021**	$734,000	$734,000	1,880	/3/1	2021	4,473 SF	
.02Mi.	**23812 114TH PL SE**	**02/03/2015**	$697,000	$697,000	2,170	/4/2	1992	11,511 SF	
.02Mi.	**11522 SE 238TH ST**	**01/11/2021**	$763,000	$763,000	2,140	/3/2	2020	4,156 SF	
.02Mi.	**23805 115TH PL SE**	**10/14/2020**	$750,000	$750,000	2,130	/3/2	2020	3,768 SF	
.03Mi.	**23814 114TH PL SE**	**08/11/1999**	$653,000	$653,000	1,490	/3/1	1991	8,097 SF	
.03Mi.	**23809 115TH PL SE**	**09/17/2020**	$763,000	$763,000	2,140	/3/2	2020	3,604 SF	
.03Mi.	**11526 SE 238TH ST**	**11/10/2020**	$795,000	$795,000	2,340	/4/1	2020	5,733 SF	
.04Mi.	**23806 115TH PL SE**	**07/19/2024**	$769,000	$769,000	2,140	/3/1	2020	5,266 SF	
.04Mi.	**23820 114TH PL SE**	**05/26/2021**	$760,000	$760,000	2,000	/3/1	1991	8,904 SF	
.04Mi.	**23810 114TH PL SE**	**11/14/2017**	$711,000	$711,000	1,900	/3/1	1991	8,753 SF	
.04Mi.	**23815 115TH PL SE**	**05/21/2021**	$704,000	$704,000	1,660	/3/1	2021	4,142 SF	
.04Mi.	**23637 116TH AVE SE**	**06/08/2011**	$426,000	$426,000	1,100	/3/1	1932	5 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	37.4 years old	Households:	15,129
Median Household Income:	$94,155	Households w/Family:	71%
Household Income Per Capita:	$41,748	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Kent School District	Students:	25,358
Number of Schools:	46	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Park Orchard Elementary School** Number of Students: 473 Student-Teacher Ratio: 15.93	D-	Public	KG - 5
0.41Mi.	**Meridian Middle School** Number of Students: 647 Student-Teacher Ratio: 20.04	C+	Public	6 - 8

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3.42Mi.	**Kentwood High School**	B-	Public	9 - 12

Number of Students: 1,995
Student-Teacher Ratio: 24.14

Flood Report

The Subject Property of **11510 SE 238TH ST, KENT, WA 98031-5019** 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	86%	LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	59%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

12/5/2025 - Severe Storm,Floods,Mudslides 12/9/2025 - Severe Storm,Floods,Mudslides

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