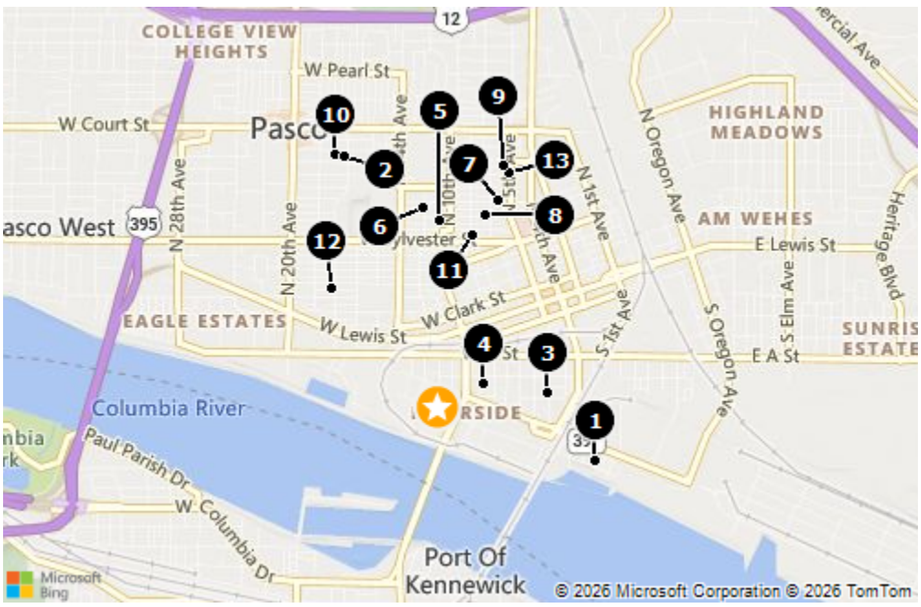
ICE SiteX Report

OrderID: 97922817

SiteX Property Information Report



Subject Property Location

1207 W WASHINGTON ST, PASCO, WA 99301-5139

County:	**FRANKLIN WA**	Census Tract:	530210204.011027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	112294090	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$163,800 - $256,200	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DISTRICT 101
Assd Land Value:	$100,200	Market Land Value:	$100,200	Tax Year:	2026
Assd Improvement:	$215,400	Market Improvment Value:	$215,400	Total Taxable Value:	$2,770
Total Assessed Value:	$315,600	Total Assessor Market Value:	$315,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12-13 Block: 26 Subdivision: RIVERSIDE ADD Sec/Twnship/Range: SEC 31 TWN 09N RNG 30E
Abbreviated Description: E2 LOT 12 & ALL LOT 13, BLOCK 26, RIVERSIDE ADDITION TOG W N2 VAC ALLEY ADJ. 093031-21-RIVSID-026-0130

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	2	Pool:	
Building Area:	868 SF	Baths:	1	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Carport	Heating:	Baseboard
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/05/2025	Sales Price:	N/A
Document #:	1996327 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/18/2025	Loan Amount:	N/A
Document #:	1995806 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 12&13 Block: 26 Subdivision: RIVERSIDE ADDITION
Abbreviated Description: EAST2 LOT12

Mortgage Record

Recording Date:	01/12/2024	Loan Amount:	N/A
Document #:	1982063 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2049	Type Finance:	

Legal Description:
Lot: 12&13 Block: 26 Subdivision: RIVERSIDE ADDITION
Abbreviated Description: EAST 2 OF LOT 12
City/Muni/Twp: PASCO

ICE SiteX Report

OrderID: 97922817

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	N/A
Document #:	1954353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/15/2019	Loan Amount:	N/A
Document #:	1889722 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 12&13 Block: 26 Subdivision: RIVERSIDE ADDITION
Abbreviated Description: E2 LOT 12
City/Muni/Twp: PASCO

Prior Transfer

Recording Date:	01/15/2019	Sales Price:	$120,000
Document #:	1889720 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/14/2019		
Document Type:			

Legal Description:
Lot: 12&13 Block: 26 Subdivision: RIVERSIDE ADDITION TO PASCO Map Ref: VOL B PG 44
Abbreviated Description: E2 LOT12

Prior Transfer

Recording Date:	01/14/2019	Sales Price:	$120,000
Document #:	1889720 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12-13 Block: 26 Subdivision: RIVERSIDE ADD Sec/Twnship/Range: SEC 31 TWN 09N RNG 30E
Abbreviated Description: E2 LOT 12 & ALL LOT 13, BLOCK 26, RIVERSIDE ADDITION TOG W N2 VAC ALLEY ADJ. 093031-21-RIVSID-026-0130

Area Sales Analysis

Total Area Sales	$3,760,080	Median # of Bedrooms	3
Median Lot Size	5,663 SF	Median # of Baths	1.5
Median Living Area	1,166 SF	Median Year Built	1949
Price Range - 2 Yrs	$233,200 to $345,000	Age Range	68 years to 96 years
Median Value	$295,000	Median Age	77 years

Comparable Sales Data

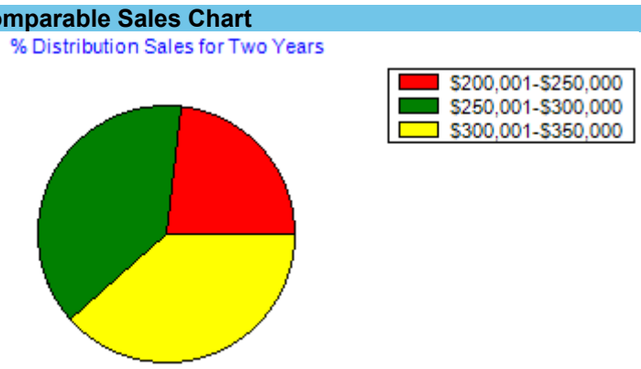
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**1220 S 2ND AVE** **PASCO, WA 99301-5702**	06/16/2026	$310,000	$265	1166	/3/1	1930	5,663 SF	
		APN: 112402150 Document #: 2013905 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 15&16 Block: 3 Subdivision: GRAYS EAST RIVERSIDE ADDITION MapRef: VOL B PG 21 Abbreviated Description: Lot:15&16 Block:3 Subdivision:GRAYS EAST RIVERSIDE ADDITION Map Ref:VOL B PG 21City/Muni/Twp:PASCO City/Muni/Twp: PASCO								
2	1.2Mi.	**1704 W BROWN ST** **PASCO, WA 99301-4027**	05/29/2026	$233,200	$123	1887	/4/1.5	1953	9,148 SF	
		APN: 112172319 Document #: 2013222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: STADIUM PARK ADDITION MapRef: VOL B PG 91 Abbreviated Description: Lot:6 Block:3 Subdivision:STADIUM PARK ADDITION Map Ref:VOL B PG 91City/Muni/Twp:PASCO City/Muni/Twp: PASCO								
3	.49Mi.	**920 S 5TH AVE** **PASCO, WA 99301-5713**	05/08/2026	$345,000	$160	2147	/2/2	1930	6,970 SF	
		APN: 112382173 Document #: 2012373 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: GANTENBEINS ADDITION MapRef: VOL B PG 17 Abbreviated Description: Lot:6 Block:7 Subdivision:GANTENBEINS ADDITION Map Ref:VOL B PG 17City/Muni/Twp:PASCO City/Muni/Twp: PASCO								
4	.24Mi.	**909 S 9TH AVE** **PASCO, WA 99301-5103**	04/27/2026	$260,000	$298	870	/2/1	1948	5,663 SF	
		APN: 112281451 Document #: 2011857 Document Type: Price Code: F Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2SW4NW4NE4NE4 S31T09NR30E WM Abbreviated Description: Sec/Twnship/Range:S2SW4NW4NE4NE4 S31T09NR30E WM								
5	.83Mi.	**1020 W PARK ST** **PASCO, WA 99301-5225**	04/10/2026	$295,000	$306	964	/2/1	1948	5,663 SF	
		APN: 112124077 Document #: 2011251 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 31&32 Block: 5 Subdivision: KURTHS ADDITION MapRef: VOL B PG 28A Abbreviated Description: Lot:31&32 Block:5 Subdivision:KURTHS ADDITION Map Ref:VOL B PG 28ACity/Muni/Twp:PASCO City/Muni/Twp: PASCO								
6	.9Mi.	**1102 W MARGARET ST** **PASCO, WA 99301-4135**	04/07/2026	$241,980	$230	1049	/3/2	1948	6,970 SF	
		APN: 112122186 Document #: 2011084 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40-42 Block: 9 Subdivision: KURTHS ADDITION TO PASCO MapRef: VOL 55 PG 226 Abbreviated Description: Lot:40-42 Block:9 Subdivision:KURTHS ADDITION TO PASCO Map Ref:VOL 55 PG 226								
7	.97Mi.	**725 W MARGARET ST** **PASCO, WA 99301-4126**	03/27/2026	$326,000	$301	1083	/4/1	1930	8,712 SF	
		APN: 112131121 Document #: 2010592 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 11-13 Block: 12 Subdivision: SYLVESTER PARK ADDITION TO PASCO WASHINGTON MapRef: VOL B PG 49 Abbreviated Description: Lot:11-13 Block:12 Subdivision:SYLVESTER PARK ADDITION TO PASCO WASHINGTON Map Ref:VOL B PG 49								
8	.89Mi.	**807 W PARK ST**	01/22/2026	$237,000	$159	1486	/3/1	1958	5,663 SF	

ICE SiteX Report

OrderID: 97922817

		PASCO, WA 99301-5220								
	APN: 112132246 Document #: 2008321 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3&4 Block: 8 Subdivision: SYLVESTERS ADDITION Abbreviated Description: Lot:3&4 Block:8 Subdivision:SYLVESTERS ADDITION City/Muni/Twp:PASCO City/Muni/Twp: PASCO									
9	1.12Mi.	**714 W MARIE ST** **PASCO, WA 99301-4136**	12/19/2025	$260,000	$282	920	/2/2	1951	5,663 SF	
	APN: 112153036 Document #: 2007213 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 26&27 Block: 6 Subdivision: SYLVESTERS 2ND ADDITION MapRef: VOL B PG 50 Abbreviated Description: Lot:26&27 Block:6 Subdivision:SYLVESTERS 2ND ADDITION Map Ref:VOL B PG 50City/Muni/Twp:PASCO City/Muni/Twp: PASCO									
10	1.22Mi.	**1716 W BROWN ST** **PASCO, WA 99301-4027**	11/21/2025	$340,000	$212	1600	/3/2	1958	7,405 SF	Yes
	APN: 112172346 Document #: 2006226 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: STADIUM PARK ADDITION MapRef: VOL B PG 91 Abbreviated Description: Lot:4 Block:3 Subdivision:STADIUM PARK ADDITION Map Ref:VOL B PG 91City/Muni/Twp:PASCO City/Muni/Twp: PASCO									
11	.78Mi.	**715 N 8TH AVE** **PASCO, WA 99301-5205**	10/31/2025	$335,000	$287	1164	/3/1.5	1950	4,792 SF	
	APN: 112134084 Document #: 2005478 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 17&18 Block: 2 Subdivision: PARK ADDITION MapRef: VOL B PG 41 Abbreviated Description: Lot:17&18 Block:2 Subdivision:PARK ADDITION Map Ref:VOL B PG 41City/Muni/Twp:PASCO City/Muni/Twp: PASCO									
12	.71Mi.	**1808 W SHOSHONE ST** **PASCO, WA 99301-4949**	10/17/2025	$299,900	$244	1225	/3/1	1949	5,663 SF	
	APN: 112223022 Document #: 2004928 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 8 Subdivision: COLUMBIA ADDITION MapRef: VOL B PG 68 Abbreviated Description: Lot:2 Block:8 Subdivision:COLUMBIA ADDITION Map Ref:VOL B PG 68City/Muni/Twp:PASCO City/Muni/Twp: PASCO									
13	1.1Mi.	**703 W OCTAVE ST** **PASCO, WA 99301-4141**	07/22/2025	$277,000	$227	1216	/3/2	1951	5,663 SF	
	APN: 112153081 Document #: 2001495 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1&2 Block: 6 Subdivision: SYLVESTERS SECOND ADDITION MapRef: VOL B PG 50 Abbreviated Description: Lot:1&2 Block:6 Subdivision:SYLVESTERS SECOND ADDITION Map Ref:VOL B PG 50City/Muni/Twp:PASCO City/Muni/Twp: PASCO									

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.	**1207 W WASHINGTON ST**	**01/14/2019**	$315,600	$315,600	868	/2/1	1987	9,148 SF	
.02Mi.	**1233 S 12TH AVE**	**05/08/2008**	$248,900	$248,900	903	/2/1	1920	5,227 SF	
.02Mi.	**1203 W WASHINGTON ST**	**07/13/2000**	$304,900	$304,900	1,364	/3/2	1920	18,295 SF	
.02Mi.	**1225 S 12TH AVE**		$263,400	$263,400	1,123	/2/1	1920	7,841 SF	
.04Mi.	**1303 W WASHINGTON ST**		$302,800	$302,800	1,248	/4/1	1920	12,632 SF	
.05Mi.	**1215 S 12TH AVE**		$327,000	$327,000	988	/2/1	1988	7,841 SF	
.05Mi.	**1224 S 12TH AVE**		$308,900	$308,900	1,144	/3/1	1987	7,841 SF	
.05Mi.	**1220 S 12TH AVE**		$237,200	$237,200	1,090	/3/1	1930	7,405 SF	
.06Mi.	**1218 S 12TH AVE**		$363,900	$363,900	910	/3/1	1982	7,405 SF	
.06Mi.	**1305 W WASHINGTON ST**	**11/18/2022**	$302,500	$302,500	848	/2/1	1920	11,326 SF	
.06Mi.	**1218 W AINSWORTH AVE**		$330,000	$330,000	988	/2/1	1991	7,405 SF	
.07Mi.	**1212 W AINSWORTH AVE**	**03/22/2017**	$374,400	$374,400	1,796	/4/3	1910	7,841 SF	
.07Mi.	**1216 S 12TH AVE**	**12/27/2013**	$212,900	$212,900	788	/1/1	1940	7,405 SF	
.07Mi.	**1222 W AINSWORTH AVE**		$328,000	$328,000	988	/2/1	1990	8,276 SF	
.07Mi.	**1202 W AINSWORTH AVE**	**12/06/2007**	$257,100	$257,100	776	/2/1	1929	11,326 SF	
.07Mi.	**1225 S 13TH AVE**	**04/22/2024**	$201,400	$201,400	512	/2/1	1930	7,405 SF	

ICE SiteX Report

OrderID: 97922817

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	31.4 years old	Households:	25,846
Median Household Income:	$76,811	Households w/Family:	82%
Household Income Per Capita:	$29,493	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	49%

School District

School District Zone:	Pasco School District	Students:	18,913
Number of Schools:	31	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.12Mi.	**Ellen Ochoa Middle School** Number of Students: 831 Student-Teacher Ratio: 18.92	D	Public	6 - 8
0.53Mi.	**Longfellow Elementary School** Number of Students: 312 Student-Teacher Ratio: 13.09	C+	Public	KG - 5
5.06Mi.	**Chiawana High School** Number of Students: 3,127 Student-Teacher Ratio: 20.64	C-	Public	9 - 12

Flood Report

The Subject Property of **1207 W WASHINGTON ST, PASCO, WA 99301-5139** 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	100%	SIMILAR
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	89%	LOWER
OVERALL	85%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.