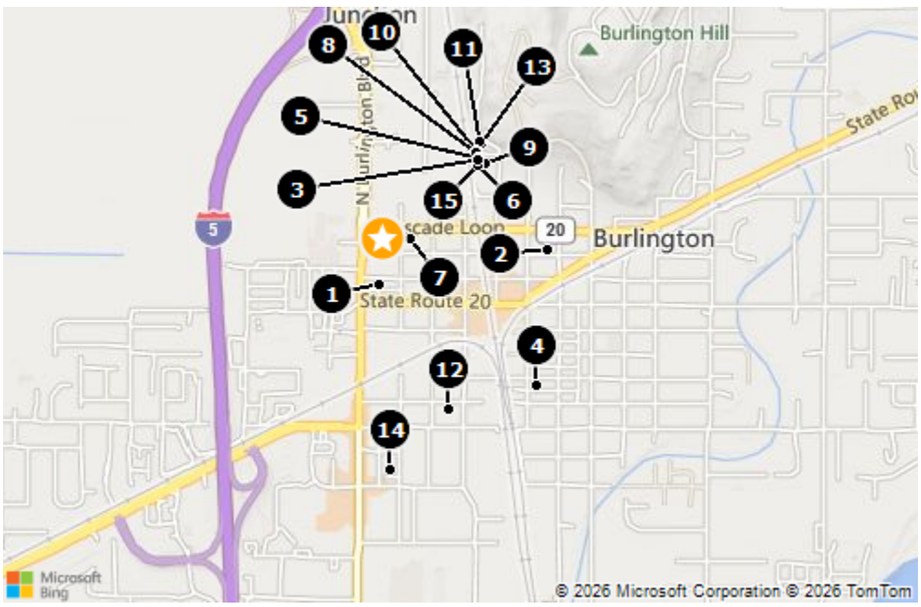
ICE SiteX Report

OrderID: 98008091

SiteX Property Information Report



Subject Property Location

120 AVON AVE, BURLINGTON, WA 98233-1108

County:	**SKAGIT WA**	Census Tract:	530579518.002013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4076-091-009-0019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$393,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$334,050 - $451,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$240,000	Market Land Value:	$240,000	Tax Year:	2026
Assd Improvement:	$139,100	Market Improvment Value:	$139,100	Total Taxable Value:	$3,065
Total Assessed Value:	$379,100	Total Assessor Market Value:	$379,100	Delinquent Year:	
				Tax Account ID:	P71906
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7-9 Block: 91 Sec/Twnship/Range: SEC 32 TWN 35 RNG 04

Abbreviated Description: (0.1600 AC)(DK 12) LOTS 7 AND 8, AND THE EAST 10 FEET OF LOT 9, BLOCK 91, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., A

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	2	Pool:	
Building Area:	849 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/21/2023	Sales Price:	$409,999
Document #:	202308210022 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/29/2021	Sales Price:	$10,800
Document #:	202107290109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$270,019
Document #:	202106280158 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2021	Sales Price:	$410,000
Document #:	202106180147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/17/2021		
Document Type:			

ICE SiteX Report

OrderID: 98008091

Legal Description:
Lot: 8&9 Block: 91 Subdivision: AMENDED PLAT OF BURLINGTON Map Ref: VOL 3 PG 17
Abbreviated Description: EAST 10 FT OF LOT 9

Prior Transfer

Recording Date:	06/17/2021	Sales Price:	$410,000
Document #:	202106180147 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7-9 Block: 91 Sec/Twnship/Range: SEC 32 TWN 35 RNG 04
Abbreviated Description: (0.1600 AC)(DK 12) LOTS 7 AND 8, AND THE EAST 10 FEET OF LOT 9, BLOCK 91, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., A

Prior Transfer

Recording Date:	01/10/2020	Sales Price:	N/A
Document #:	202001100009 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/26/2019	Loan Amount:	N/A
Document #:	201911260105 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 7-9 Block: 91 Subdivision: AMEDNED PLAT OF BURLINGTON
Abbreviated Description: EAST 10 FT OF LOT 9

Prior Transfer

Recording Date:	11/26/2019	Sales Price:	$275,000
Document #:	201911260103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/25/2019		
Document Type:			

Legal Description:
Lot: 7-9 Block: 91 Subdivision: AMENDED PLAT OF BURLINGTON Map Ref: VOL 3 PG 17
Abbreviated Description: EAST10FT OF LOT 9

Prior Transfer

Recording Date:	11/25/2019	Sales Price:	$275,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2019	Sales Price:	N/A
Document #:	201908300059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/06/2019	Sales Price:	N/A
Document #:	201908060044 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2019		
Document Type:			

Legal Description:
Lot: 7-9 Block: 91 Subdivision: AMENDED PLAT OF BURLINTON Map Ref: VOL 3 PG 17
Abbreviated Description: EAST 10 FT OF LOT 9

Prior Transfer

Recording Date:	04/21/2017	Sales Price:	N/A
Document #:	201704210065 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/31/2017	Sales Price:	$187,500
Document #:	201703310164 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/2017		
Document Type:			

Legal Description:
Lot: 7-9 Block: 91 Subdivision: AMENDED PLAT OF BURLINGTON Map Ref: VOL3 PG17

Prior Transfer

Recording Date:	05/07/2010	Sales Price:	$119,780
Document #:	201005070061 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/05/2010		
Document Type:			

Legal Description:
Lot: 7-9 Block: 91 Subdivision: AMENDED PLAT OF BURLINGTON SKAGIT COUNTY WASH Map Ref: MB3 PG17
City/Muni/Twp: BURLINGTON

Area Sales Analysis

Total Area Sales	$6,667,200	Median # of Bedrooms	3
Median Lot Size	3,920 SF	Median # of Baths	2
Median Living Area	1,148 SF	Median Year Built	2010
Price Range - 2 Yrs	$387,500 to $600,000	Age Range	16 years to 121 years
Median Value	$398,900	Median Age	16 years

ICE SiteX Report

OrderID: 98008091

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**118 E VICTORIA AVE** **BURLINGTON, WA 98233-1100**	06/18/2026	$600,000	$210	2857	//5	1925	SF	
		APN: 4076-099-009-0004 Document #: 202606180044 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7-9 Block: 99 Subdivision: AMENDED PLAT OF BURLINGTON MapRef: VOL 3 PG 17 Abbreviated Description: Lot:7-9 Block:99 Subdivision:AMENDED PLAT OF BURLINGTON Map Ref:VOL 3 PG 17								
2	.36Mi.	**625 E HAZEL AVE** **BURLINGTON, WA 98233-1221**	06/18/2026	$510,000	$297	1716	/4/2	1907	6,098 SF	
		APN: 4076-022-017-0006 Document #: 202606180025 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 16&17 Block: 22 Subdivision: AMENDED PLAT OF BURLINGTON MapRef: VOL 3 PG 17 Abbreviated Description: Lot:16&17 Block:22 Subdivision:AMENDED PLAT OF BURLINGTON Map Ref:VOL 3 PG 17								
3	.26Mi.	**422 OAK HILL LN** **BURLINGTON, WA 98233-1245**	05/21/2026	$387,500	$358	1080	/3/2	2010	3,049 SF	
		APN: 4995-000-010-0000 Document #: 202605210030 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6-B Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:6-B Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
4	.46Mi.	**606 GREENLEAF AVE** **BURLINGTON, WA 98233-1841**	04/17/2026	$510,000	$152	3336	/1/1	1905	SF	
		APN: 4076-070-009-0005 Document #: 202604170077 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7-9 Block: 70 Subdivision: AMENDED PLAT OF BURLINGTON MapRef: VOL 3 PG 17 Abbreviated Description: Lot:7-9 Block:70 Subdivision:AMENDED PLAT OF BURLINGTON Map Ref:VOL 3 PG 17								
5	.27Mi.	**420 OAK HILL LN** **BURLINGTON, WA 98233-1245**	04/06/2026	$398,900	$369	1080	/3/2	2010	4,443 SF	
		APN: 4995-000-009-0000 Document #: 202604060095 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6-A Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:6-A Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
6	.26Mi.	**434 OAK HILL LN** **BURLINGTON, WA 98233-1245**	04/03/2026	$395,000	$344	1148	/2/1	2010	3,920 SF	
		APN: 4995-000-011-0000 Document #: 202604030028 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7-A Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:7-A Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
7	.06Mi.	**330 N ALDER ST** **BURLINGTON, WA 98233-1106**	03/26/2026	$490,000	$269	1818	/5/2	1905	10,019 SF	
		APN: 4076-090-010-0000 Document #: 202603260062 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7-10 Block: 90 Subdivision: AMENDED PLAT OF BURLINGTON SKAGIT COUNTY WASHINGTO MapRef: VOL 3 PG 17 Abbreviated Description: Lot:7-10 Block:90 Subdivision:AMENDED PLAT OF BURLINGTON SKAGIT COUNTY WASHINGTO Map Ref:VOL 3 PG 17								
8	.27Mi.	**425 OAK HILL LN** **BURLINGTON, WA 98233-1245**	02/24/2026	$398,000	$368	1080	/3/2	2010	SF	
		APN: 4995-000-007-0000 Document #: 202602240065 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5-A Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:5-A Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
9	.27Mi.	**452 OAK HILL LN** **BURLINGTON, WA 98233-1245**	02/19/2026	$390,000	$339	1148	/2/1	2010	3,528 SF	
		APN: 4995-000-013-0000 Document #: 202602190027 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8-A Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:8-A Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
10	.27Mi.	**427 OAK HILL LN** **BURLINGTON, WA 98233-1245**	02/18/2026	$399,000	$369	1080	/3/2	2010	3,920 SF	
		APN: 4995-000-008-0000 Document #: 202602180020 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5-B Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:5-B Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
11	.29Mi.	**447 OAK HILL LN** **BURLINGTON, WA 98233-1245**	02/12/2026	$398,900	$369	1080	/3/2	2010	3,920 SF	
		APN: 4995-000-003-0000 Document #: 202602120021 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3-A Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:3-A Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
12	.4Mi.	**320 E ORANGE AVE** **BURLINGTON, WA 98233-2219**	02/05/2026	$530,000	$430	1232	/2/1	1950	6,098 SF	
		APN: 4076-120-006-0001 Document #: 202602050061 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5&6 Block: 120 Subdivision: AMENDED PLAT OF BURLINGTON SKAGIT COUNTY WASH MapRef: VOL 3 PG 17 Abbreviated Description: Lot:5&6 Block:120 Subdivision:AMENDED PLAT OF BURLINGTON SKAGIT COUNTY WASH Map Ref:VOL 3 PG 17								
13	.29Mi.	**449 OAK HILL LN** **BURLINGTON, WA 98233-1245**	11/20/2025	$394,900	$365	1080	/3/2	2010	4,526 SF	
		APN: 4995-000-004-0000 Document #: 202511200014 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3-B Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:3-B Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125								
14	.49Mi.	**721 S ALDER ST** **BURLINGTON, WA 98233-2228**	11/07/2025	$475,000	$368	1290	/4/1	1941	13,068 SF	

ICE SiteX Report

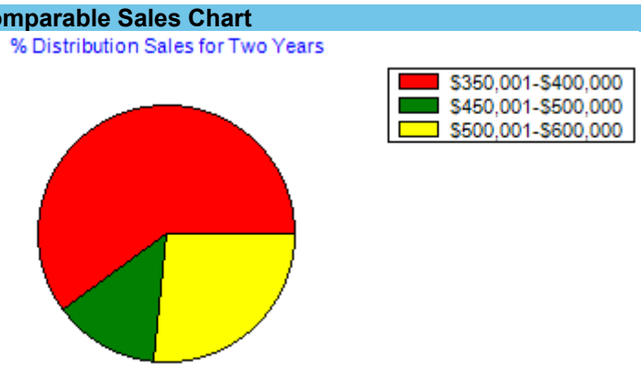
OrderID: 98008091

APN: 4089-001-015-0007 Document #: 202511070078
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: 1 Subdivision: KNUTZENS ADDITION TO THE TOWN OF BURLINGTON MapRef: VOL 3 PG 80 Abbreviated Description: Lot:14&15 Subdivision:KNUTZENS ADDITION TO THE TOWN OF BURLINGTON Map Ref:VOL 3 PG 80Abbreviated Description:LOT: SOUTH 2 OF LOT 15 City/Muni/Twp:BURLINGTON City/Muni/Twp: BURLINGTON

15	.26Mi.	**436 OAK HILL LN** **BURLINGTON, WA 98233-1245**	11/06/2025	$390,000	$339	1148	/2/1	2010	3,920 SF

APN: 4995-000-012-0000 Document #: 202511060032
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7-B Subdivision: OAK HILL LANE PLAT MapRef: AF 201005270125 Abbreviated Description: Lot:7-B Subdivision:OAK HILL LANE PLAT Map Ref:AF 201005270125

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.	**120 AVON AVE**	**06/17/2021**	$379,100	$379,100	849	/2/1	1920	6,970 SF	
.02Mi.	**126 AVON AVE**	**06/01/1989**	$479,200	$479,200	1,612	/3/1	1941	9,148 SF	
.02Mi.	**113 E HAZEL AVE**	**12/23/1999**	$346,100	$346,100	816	/2/1	1954	10,890 SF	
.03Mi.	**325 N ALDER ST**	**06/18/2014**	$449,400	$449,400	1,262	/2/1	1923	8,276 SF	
.04Mi.	**147 E HAZEL AVE**	**03/30/2006**	$325,100	$325,100	804	/2/1	1922	5,227 SF	
.05Mi.	**118 E HAZEL AVE**	**10/07/2022**	$379,300	$379,300	760	/2/1	1920	6,098 SF	
.06Mi.	**330 N ALDER ST**	**04/18/2013**	$425,600	$425,600	1,818	/5/2	1905	10,019 SF	
.07Mi.	**214 AVON AVE**	**12/30/2010**	$343,000	$343,000	1,320	/2/1	1905	4,792 SF	
.07Mi.	**117 E VICTORIA AVE**	**05/14/2015**	$358,600	$358,600	1,104	/2/1	1920	6,098 SF	
.08Mi.	**202 E HAZEL AVE**	**01/19/2021**	$372,400	$372,400	1,136	/2/1	1952	4,792 SF	
.08Mi.	**111 E VICTORIA AVE**	**07/30/1992**	$407,900	$407,900	1,480	/3/1	1922	6,098 SF	
.08Mi.	**101 E VICTORIA AVE**	**07/09/2015**	$373,000	$373,000	1,988	/4/1	1922	6,098 SF	
.08Mi.	**207 N ALDER ST**	**06/09/2015**	$444,200	$444,200	1,246	/2/1	1954	5,227 SF	
.08Mi.	**220 N ALDER ST**	**11/22/2004**	$319,400	$319,400	696	/1/1	1920		
.09Mi.	**205 E VICTORIA AVE**	**04/09/2020**	$432,100	$432,100	1,395	/3/1	1910	6,098 SF	
.1Mi.	**211 E VICTORIA AVE**	**10/18/2024**	$349,100	$349,100	988	/2/1	1946	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	39.7 years old	Households:	5,936
Median Household Income:	$78,092	Households w/Family:	70%
Household Income Per Capita:	$40,178	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Burlington-Edison School District	Students:	3,276
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**West View Elementary School** Number of Students: 353 Student-Teacher Ratio: 14.84	C	Public	KG - KG
2.83Mi.	**Allen Elementary School** Number of Students: 386 Student-Teacher Ratio: 14.33	C-	Public	KG - 8

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0.98Mi. **Lucille Umbarger Elementary School** Number of Students: 619 Student-Teacher Ratio: 14.85		C	Public	1 - 8
0.12Mi. **Burlington Edison High School** Number of Students: 1,047 Student-Teacher Ratio: 18.32 Advanced Placement: Yes		B-	Public	9 - 12

Flood Report

The Subject Property of **120 AVON AVE, BURLINGTON, WA 98233-1108** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	124%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	110%	HIGHER
OVERALL	87%	LOWER

Disaster Alerts

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

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