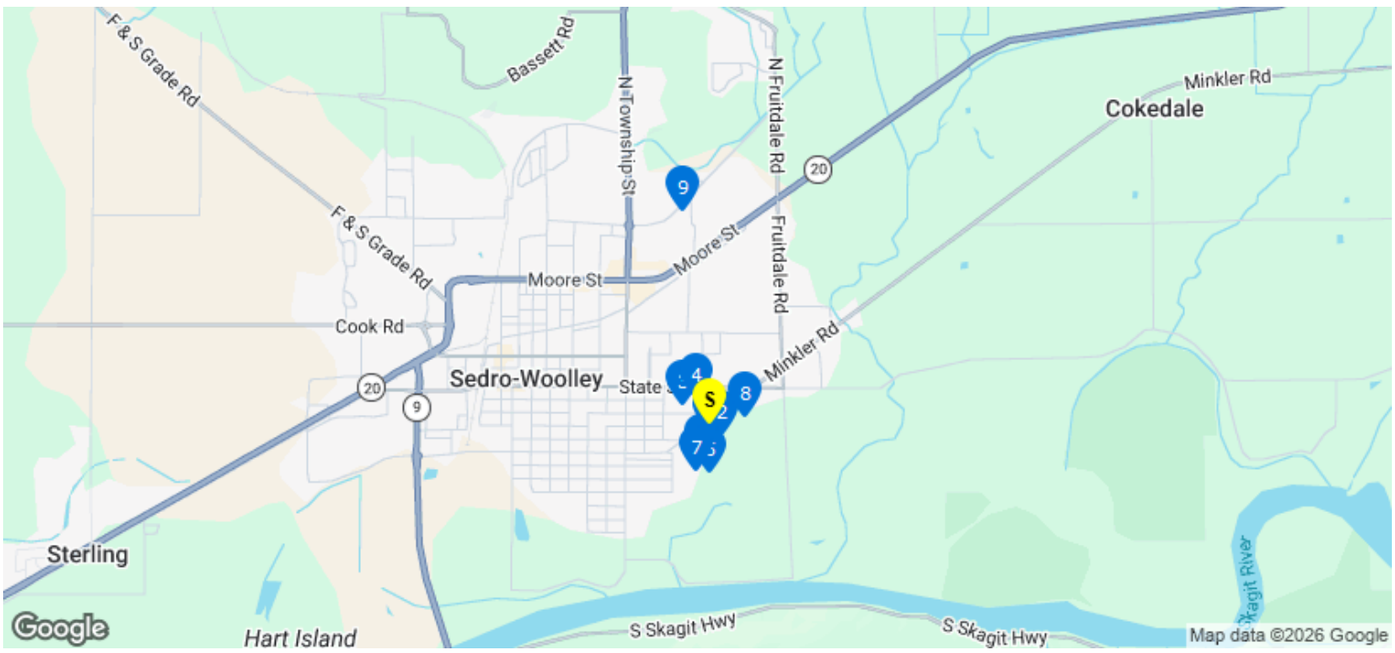
ICE SiteX Report

OrderID: 98745751

SiteX Property Information Report



Subject Property Location

1210 TALCOTT ST, SEDRO WOOLLEY, WA 98284-9239

County:	**SKAGIT WA**	Census Tract:	9514.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4173-000-014-0106	Thomas Bros Pg-Grid:	

Valuation

Value:	**$451,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$383,350 - $518,650	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$179,000	Market Land Value:	$179,000	Tax Year:	2026
Assd Improvement:	$158,300	Market Improvment Value:	$158,300	Total Taxable Value:	$3,049
Total Assessed Value:	$337,300	Total Assessor Market Value:	$337,300	Delinquent Year:	
				Tax Account ID:	P77254
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: STREET ADDITION Sec/Twnship/Range: SEC 19 TWN 35 RNG 05

Abbreviated Description: (0.2600 AC) THE WEST 80 FEET OF THE SOUTH 144.5 FEET OF LOT 14, PLAT OF STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	2	Pool:	
Building Area:	1254 SF	Baths:	1	Fireplace:	Yes
Year Built:	1939	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Shingle (Not Wood)
Number of Units:		Garage Type:	Mixed	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2025	Sales Price:	$163,300
Document #:	202508110003 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	N/A
Document #:	202206270027 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/14/2018	Sales Price:	$155,875
Document #:	201802140047 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/01/2018	Loan Amount:	N/A
Document #:	201802010041 BK-PG -	Loan Type:	Conventional

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Contract Date:	01/19/2018		
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Subdivision: STATE STREET ADDITION Map Ref: 0

Prior Transfer

Recording Date:	12/15/2017	Sales Price:	N/A
Document #:	201712150026 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/16/2012	Sales Price:	N/A
Document #:	201208160016 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/30/2012	Loan Amount:	N/A
Document #:	201207300151 BK-PG -	Loan Type:	Conventional
Contract Date:	07/13/2012		
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Subdivision: STATE STREET ADDITION Map Ref: 0
City/Muni/Twp: SEDRO

Mortgage Record

Recording Date:	12/22/2008	Loan Amount:	N/A
Document #:	200812220065 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	12/12/2008		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: STATE STREET ADDITION TO SEDRO Map Ref: 0
Abbreviated Description: TAX ID# P77254

Prior Transfer

Recording Date:	04/18/2008	Sales Price:	N/A
Document #:	200804180077 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/07/2008	Loan Amount:	N/A
Document #:	200804070147 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/01/2008		
TD Due Date:	05/01/2038	Type Finance:	

Legal Description:
Subdivision: STATE STREET ADDITION TO SEDRO SKAGIT CO WASH Map Ref: 0
Abbreviated Description: WEST80 FT S144 1/2 FT LOT14
City/Muni/Twp: SEDRO WOOLLEY

Mortgage Record

Recording Date:	01/22/2008	Loan Amount:	N/A
Document #:	200801220030 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	12/14/2007		
TD Due Date:	12/14/2042	Type Finance:	VAR

Legal Description:
Subdivision: STATE STREET ADDITION TO SEDRO Map Ref: 0
Abbreviated Description: TAX ID# P77254: W80 FT S144.5 FT LOT14

Mortgage Record

Recording Date:	12/23/2005	Loan Amount:	N/A
Document #:	200512230160 BK-PG -	Loan Type:	Conventional
Contract Date:	12/16/2005		
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
Subdivision: STATE STREET ADDITION TO SEDRO SKAGIT CO WASH Map Ref: 0
Abbreviated Description: WEST80 FT S144 1/2 FT LOT14
City/Muni/Twp: SEDRO WOOLLEY

Mortgage Record

Recording Date:	08/02/2004	Loan Amount:	N/A
Document #:	200408020003 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	07/26/2004		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: STATE STREET ADDITION TO SEDRO Map Ref: 0
Abbreviated Description: TAX ID# P77254: W80 FT S144 1/2 FT LOT14
City/Muni/Twp: SEDRO WOOLLEY

Prior Transfer

Recording Date:	10/15/2003	Sales Price:	$38,897
Document #:	200312110075 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: STREET ADDITION Sec/Twnship/Range: SEC 19 TWN 35 RNG 05
Abbreviated Description: (0.2600 AC) THE WEST 80 FEET OF THE SOUTH 144.5 FEET OF LOT 14, PLAT OF STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT

ICE SiteX Report

OrderID: 98745751

Prior Transfer

Recording Date:	10/15/1999	Sales Price:	$90,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: STREET ADDITION Sec/Twnship/Range: SEC 19 TWN 35 RNG 05
Abbreviated Description: (0.2600 AC) THE WEST 80 FEET OF THE SOUTH 144.5 FEET OF LOT 14, PLAT OF STATE STREET ADDITION TO SEDRO, ACCORDING TO THE PLAT

Area Sales Analysis

Total Area Sales	$4,662,950	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1
Median Living Area	1,744 SF	Median Year Built	1963
Price Range - 2 Yrs	$302,000 to $715,000	Age Range	17 years to 126 years
Median Value	$555,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**1209 TALCOTT ST** **SEDRO WOOLLEY, WA 98284-9239**	03/17/2026	$475,000	$397	1196	/2/1	1916	10,454 SF	
		APN: 4173-000-019-0002 Document #: 202603170041 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SEDRO WOOLLEY SHORT PLAT NO 488 MapRef: AF 88122800001 Abbreviated Description: Lot:1 Subdivision:SEDRO WOOLLEY SHORT PLAT NO 488 Map Ref:AF 88122800001								
2	.08Mi.	**1320 RAILROAD AVE** **SEDRO WOOLLEY, WA 98284-9799**	05/15/2026	$450,000	$361	1248	/3/1	1970	7,841 SF	
		APN: 4153-000-004-0003 Document #: 202605150047 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BUTLER ADDITION MapRef: VOL 9 PG 100 Abbreviated Description: Lot:4 Subdivision:BUTLER ADDITION Map Ref:VOL 9 PG 100City/Muni/Twp:SEDRO WOOLLEY City/Muni/Twp: SEDRO WOOLLEY								
3	.09Mi.	**1133 E STATE ST** **SEDRO WOOLLEY, WA 98284-9016**	05/19/2026	$250,000	$178	1404	/3/1	1986	10,454 SF	
		APN: 4173-000-001-0200 Document #: 202605190025 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: SEDRO WOOLLEY SHORT PLAT NO SW 03 94 Tract No: 1 MapRef: AF 9412220025 Abbreviated Description: Lot:2 Subdivision:SEDRO WOOLLEY SHORT PLAT NO SW 03 94 Tract No:1 Map Ref:AF 9412220025								
4	.13Mi.	**1122 E STATE ST** **SEDRO WOOLLEY, WA 98284-9016**	04/24/2026	$575,000	$314	1831	/2/1	1900	14,022 SF	
		APN: 6122-000-001-0000 Document #: 202604240114 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PIONEER LANDING MapRef: DOC 202510280014 Abbreviated Description: Lot:1 Subdivision:PIONEER LANDING Map Ref:DOC 202510280014								
5	.14Mi.	**1132 BENNETT ST** **SEDRO WOOLLEY, WA 98284-1823**	08/20/2026	$465,000	$391	1188	//2	1994	7,405 SF	
		APN: 4150-066-012-0007 Document #: 202608200040 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11&12 Block: 66 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:11&12 Block:66 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29Abbreviated Description:EAST2 LOT12 City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO								
6	.15Mi.	**1037 TALCOTT ST** **SEDRO WOOLLEY, WA 98284-1803**	06/15/2026	$425,000	$555	766	/2/1	1915	7,405 SF	
		APN: 4150-064-010-0004 Document #: 202606150071 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 64 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:9&10 Block:64 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO								
7	.15Mi.	**901 11TH ST** **SEDRO WOOLLEY, WA 98284-9747**	04/24/2026	$302,000	$230	1312	/3/1	1945	7,405 SF	
		APN: 4150-039-002-0006 Document #: 202604240110 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Block: 39 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:1&2 Block:39 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29Abbreviated Description:LOT: WEST 1/2 OF LOT 2 City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO								
8	.17Mi.	**1030 WARNER ST** **SEDRO WOOLLEY, WA 98284-1851**	04/21/2026	$530,000	$289	1833	/3/1	1951	9,583 SF	
		APN: 4150-038-014-0004 Document #: 202604210047 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13&14 Block: 38 Subdivision: FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUN MapRef: VOL 3 PG 29 Abbreviated Description: Lot:13&14 Block:38 Subdivision:FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUN Map Ref:VOL 3 PG 29City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO								
9	.18Mi.	**1010 TALCOTT ST** **SEDRO WOOLLEY, WA 98284-1804**	02/20/2026	$416,000	$484	860	/3/1	1930	7,405 SF	
		APN: 4150-041-016-0006 Document #: 202602200057 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15&16 Block: 41 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:15&16 Block:41 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29Abbreviated Description:LOT; WEST 2 OF LOT 15 City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO								
10	.19Mi.	**1105 BENNETT ST** **SEDRO WOOLLEY, WA 98284-1822**	03/31/2026	$570,000	$413	1380	/3/2	2004	6,534 SF	
		APN: 4150-071-008-0102 Document #: 202603310021 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SHORT PLAT NO SW 04 23 73 MapRef: AF 200410210102 Abbreviated Description: Lot:4 Subdivision:SHORT PLAT NO SW 04 23 73 Map Ref:AF 200410210102City/Muni/Twp:SEDRO WOOLLEY City/Muni/Twp: SEDRO WOOLLEY								
11	.23Mi.	**823 GREENSTREET BLVD** **SEDRO WOOLLEY, WA 98284-1329**	04/22/2026	$168,363	$176	958	/3/1	1947	8,712 SF	
		APN: 4159-000-011-0008 Document #: 202604220064 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: OTTO GREENSTREETS ADDITION TO SEDRO WOOLLEY MapRef: VOL 6 PG 18 Abbreviated Description: Lot:5 Subdivision:OTTO GREENSTREETS ADDITION TO SEDRO WOOLLEY Map Ref:VOL 6 PG 18

12	.23Mi.	**1042 JAMESON ST** **SEDRO WOOLLEY, WA 98284-1857**	03/06/2026	$525,000	$344	1528	/3/2	2005	7,405 SF

APN: 4150-070-011-0000 Document #: 202603060063
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 70 Subdivision: FIRST ADDITION TO THE TOWN OF SEDO MapRef: VOL 3 PG 29 Abbreviated Description: Block:70 Subdivision:FIRST ADDITION TO THE TOWN OF SEDO Map Ref:VOL 3 PG 29Abbreviated Description:LOT : PTN OF LOT 11 City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO

13	.24Mi.	**936 TALCOTT ST** **SEDRO WOOLLEY, WA 98284-1802**	08/07/2026	$360,000	$355	1014	/2/1	1936	6,098 SF

APN: 4150-042-013-0007 Document #: 202608070016
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11-13 Block: 42 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:11-13 Block:42 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29Abbreviated Description:EAST20FT LOT13&N2FT LOT12&W2N2 LOT11 City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO

14	.29Mi.	**905 TALCOTT ST** **SEDRO WOOLLEY, WA 98284-1801**	04/16/2026	$475,000	$414	1148	/2/2	1920	7,405 SF

APN: 4150-063-003-0005 Document #: 202604160041
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 63 Subdivision: FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUN MapRef: VOL 3 PG 29 Abbreviated Description: Lot:2&3 Block:63 Subdivision:FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUN Map Ref:VOL 3 PG 29Abbreviated Description:LOT : EAST 2 OF LOT 2

15	.3Mi.	**1006 FIDALGO ST** **SEDRO WOOLLEY, WA 98284-1815**	06/26/2026	$508,000	$396	1284	/3/1	1970	8,276 SF

APN: 4158-000-012-0008 Document #: 202606260025
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: FIDALGO ORCHARD MapRef: VOL 9 PG 90 Abbreviated Description: Lot:12 Subdivision:FIDALGO ORCHARD Map Ref:VOL 9 PG 90

16	.32Mi.	**615 DEAN DR** **SEDRO WOOLLEY, WA 98284-1321**	02/24/2026	$560,000	$453	1236	/2/1	1950	10,890 SF

APN: 4159-000-019-0000 Document #: 202602240034
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: OTTO GREENSTREETS ADDITION Tract No: R&S MapRef: VOL 6 PG 18 Abbreviated Description: Subdivision:OTTO GREENSTREETS ADDITION Tract No:R&S Map Ref:VOL 6 PG 18Abbreviated Description:SOUTH 6 FT OF TRACT R City/Muni/Twp:SEDRO WOOLLEY City/Muni/Twp: SEDRO WOOLLEY

17	.33Mi.	**944 FIDALGO ST** **SEDRO WOOLLEY, WA 98284-1825**	06/22/2026	$460,000	$460	1000	/2/1	1925	7,405 SF

APN: 4150-073-020-0003 Document #: 202606220070
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 73 Subdivision: FIRST ADDITION TO THE TOWN OF SEDRO MapRef: VOL 3 PG 29 Abbreviated Description: Lot:19&20 Block:73 Subdivision:FIRST ADDITION TO THE TOWN OF SEDRO Map Ref:VOL 3 PG 29

18	.33Mi.	**836 NELSON ST** **SEDRO WOOLLEY, WA 98284-1727**	05/22/2026	$275,000	$351	783	/2/1	1910	7,841 SF

APN: 4150-062-024-0002 Document #: 202605220009
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 62 Subdivision: FIRST ADDITION MapRef: VOL 3 PG 29 Abbreviated Description: Lot:23&24 Block:62 Subdivision:FIRST ADDITION Map Ref:VOL 3 PG 29City/Muni/Twp:SEDRO City/Muni/Twp: SEDRO

19	.34Mi.	**24424 WICKER RD** **SEDRO WOOLLEY, WA 98284-1358**	03/13/2026	$250,000	$231	1080	//2	1973	14,810 SF

APN: 350519-3-003-0301 Document #: 202603130045
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: C Subdivision: SHORT PLAT NO 27-73 Sec/Twnship/Range: NE4NE4SW4 S19T35NR05E WM Abbreviated Description: Lot:C Subdivision:SHORT PLAT NO 27-73 Sec/Twnship/Range:NE4NE4SW4 S19T35NR05E WM

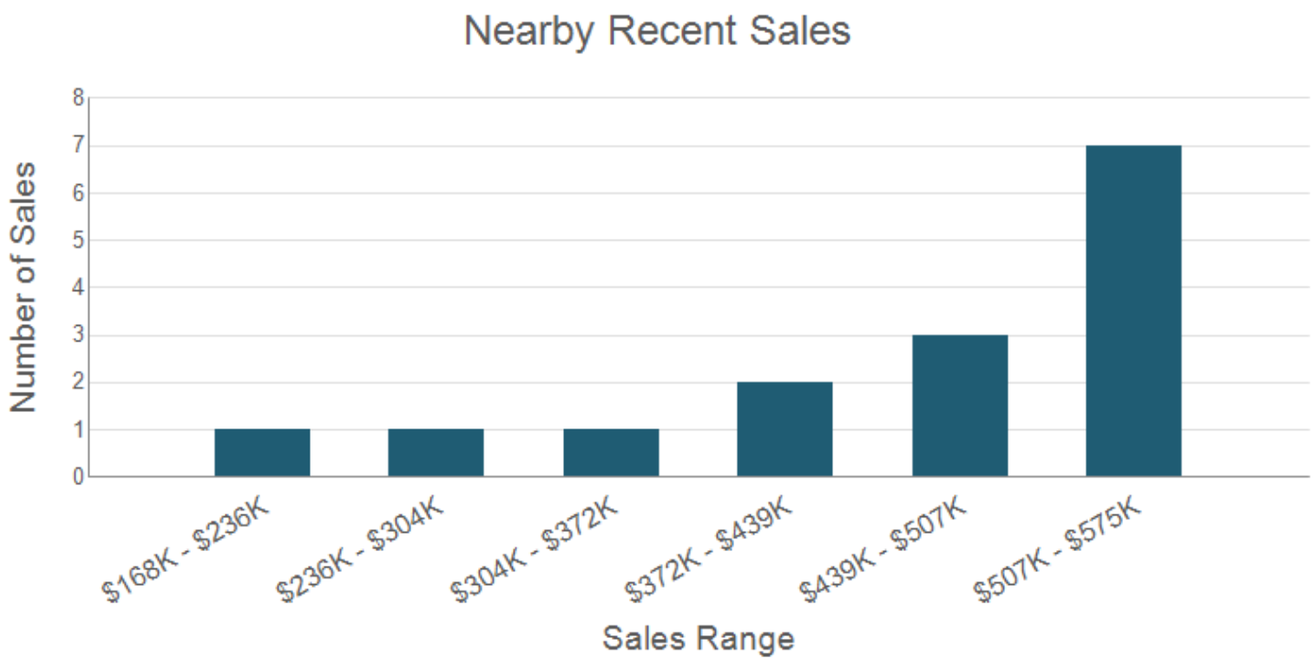
20	.36Mi.	**1019 STERLING ST** **SEDRO WOOLLEY, WA 98284-1937**	10/16/2026	$530,000	$368	1442	/3/1	1977	10,454 SF

APN: 4340-000-010-0009 Document #: 202610160023
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HENDRICKSON ADDITION TO SEDRO WOOLLEY MapRef: VOL 11 PG 44 Abbreviated Description: Lot:10 Subdivision:HENDRICKSON ADDITION TO SEDRO WOOLLEY Map Ref:VOL 11 PG 44City/Muni/Twp:SEDRO WOOLLEY City/Muni/Twp: SEDRO WOOLLEY

ICE SiteX Report

OrderID: 98745751

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.	**1210 TALCOTT ST**	**10/15/2003**	$337,300	$337,300	1,254	/2/1	1939	11,326 SF	
.02Mi.	**1208 TALCOTT ST**	**11/01/1985**	$608,200	$608,200	2,516	/4/1	1901	15,682 SF	
.02Mi.	**1212 TALCOTT ST**	**12/15/2020**	$485,900	$485,900	1,560	/2/1	1925	23,087 SF	
.03Mi.	**1206 TALCOTT ST**	**04/25/2012**	$358,800	$358,800	1,408	/3/2	1951	7,405 SF	
.04Mi.	**1231 WARNER ST**	**05/15/2025**	$791,700	$791,700	3,520	/7/2	1960	23,087 SF	
.04Mi.	**1304 TALCOTT ST**	**04/24/2014**	$576,600	$576,600	1,484	/3/1	1976	1 SF	
.04Mi.	**1209 TALCOTT ST**	**05/12/2016**	$393,700	$393,700	1,196	/2/1	1916	10,454 SF	
.04Mi.	**1213 TALCOTT ST**	**11/20/2014**	$525,400	$525,400	1,688	/4/1	1990	10,454 SF	
.05Mi.	**1204 TALCOTT ST**	**06/27/2021**	$712,900	$712,900	3,015	/3/2	1923	11,761 SF	
.05Mi.	**1301 TALCOTT ST**	**10/01/1985**	$513,100	$513,100	1,626	/3/1	1970	8,712 SF	
.06Mi.	**1303 TALCOTT ST**	**03/13/2017**	$362,400	$362,400	1,248	/3/1	1970	7,841 SF	
.06Mi.	**1203 TALCOTT ST**	**07/02/2015**	$365,600	$365,600	1,265	/4/1	1926	9,583 SF	
.06Mi.	**1202 TALCOTT ST**	**06/01/1988**	$563,800	$563,800	1,764	/3/1	1940	11,326 SF	
.06Mi.	**1219 STATE ST**	**06/10/2013**	$510,800	$510,800	1,236	/2/1	2011		
.07Mi.	**1201 WARNER ST**	**02/28/2022**	$547,700	$547,700	3,000	/5/3	1940	11,326 SF	
.07Mi.	**1312 RAILROAD AVE**	**10/27/2011**	$347,100	$347,100	1,144	/3/1	1975	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	40.1 years old	Households:	11,456
Median Household Income:	$78,094	Households w/Family:	71%
Household Income Per Capita:	$38,394	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Sedro-Woolley School District	Students:	4,600
Number of Schools:	12	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.76Mi.	**Cascade Middle School** Number of Students: 670 Student-Teacher Ratio: 20.2	D+	Public	7 - 8
0.46Mi.	**Mary Purcell Elementary School** Number of Students: 465 Student-Teacher Ratio: 19.08	D+	Public	KG - 6

ICE SiteX Report

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0.80Mi.	**Sedro-Woolley High School**	C	Public	9 - 12

Number of Students: 1,280
Student-Teacher Ratio: 21.81
Advanced Placement: Yes

Flood Report

The Subject Property of **1210 TALCOTT ST, SEDRO WOOLLEY, WA 98284-9239** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	89%	LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	113%	HIGHER
OVERALL	98%	SIMILAR

Disaster Alerts

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

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