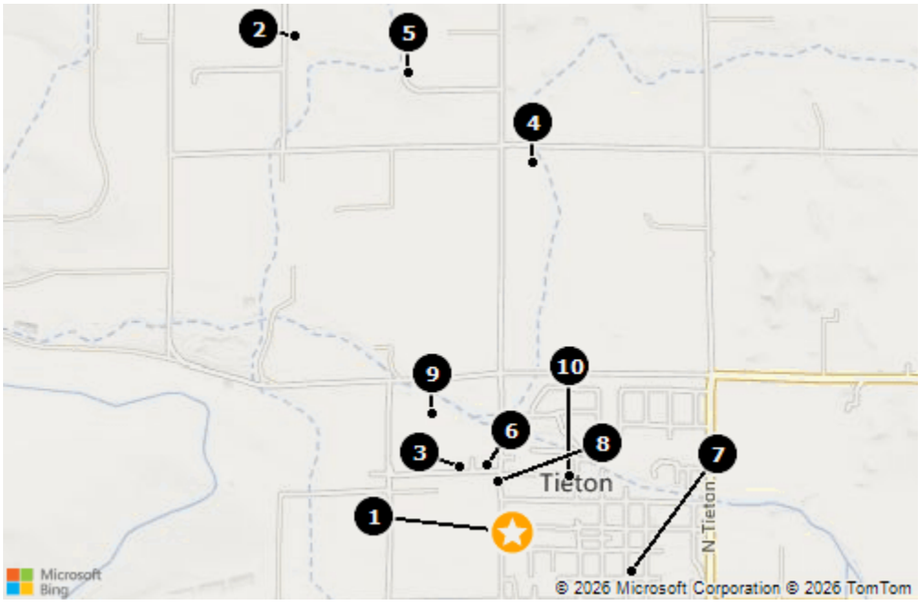
ICE SiteX Report

OrderID: 97922825

SiteX Property Information Report



Subject Property Location

1217 WISCONSIN AVE, TIETON, WA 98947-9815

County:	**YAKIMA WA**	Census Tract:	530770029.005016
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	171418-23451	Thomas Bros Pg-Grid:	

Valuation

Value:	**$252,000**	FSD:	19	Common Confidence Score:	34
Value Range:	$204,120 - $299,880	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	500
Assd Land Value:	$39,800	Market Land Value:	$39,800	Tax Year:	2026
Assd Improvement:	$170,500	Market Improvment Value:	$170,500	Total Taxable Value:	$2,011
Total Assessed Value:	$210,300	Total Assessor Market Value:	$210,300	Delinquent Year:	2020
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: NEWLAND ADDITION Sec/Twnship/Range: SEC 18 TWN 14 RNG 17
Abbreviated Description: SECTION 18 TOWNSHIP 14 RANGE 17 QUARTER NW PLAT NEWLAND ADDITION (N-24) THE WEST 53 FEET OF LOT 4 AND THE EAST 14 FEET OF LOT

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:	Carport	Heating:	Radiant
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	N/A
Document #:	8232184 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	N/A
Document #:	8212233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/22/2024	Loan Amount:	N/A
Document #:	8211642 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	
Legal Description:			

Lot: 2&4 Subdivision: NEWLAND ADDITION
Abbreviated Description: WEST 53 FT OF LOT 4 & E 14 FT OF LOT 2

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	8191414 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

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Contract Date: 01/02/2024
Document Type:
Legal Description:
Lot: 2&4 Subdivision: NEWLAND ADDITION Map Ref: VOL N PG 24
Abbreviated Description: WEST 53 FT OF LOT 4 & E 14 FT OF LOT 2

Prior Transfer

Recording Date: 01/02/2024 | Sales Price: N/A
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 4 Subdivision: NEWLAND ADDITION Sec/Twnship/Range: SEC 18 TWN 14 RNG 17
Abbreviated Description: SECTION 18 TOWNSHIP 14 RANGE 17 QUARTER NW PLAT NEWLAND ADDITION (N-24) THE WEST 53 FEET OF LOT 4 AND THE EAST 14 FEET OF LOT

Prior Transfer

Recording Date: 08/01/2022 | Sales Price: N/A
Document #: 8152798 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 07/22/2022
Document Type:
Legal Description:
Lot: 2&4 Subdivision: NEWLAND ADDITION Map Ref: VOL N PG 24
Abbreviated Description: POR OF LOT 2&4

Prior Transfer

Recording Date: 02/03/2021 | Sales Price: N/A
Document #: 8086108 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 02/02/2021
Document Type:
Legal Description:
Lot: 2&4 Subdivision: NEWLAND ADD Map Ref: VOL N PG 24

Prior Transfer

Recording Date: 10/30/2020 | Sales Price: $100,000
Document #: 8073890 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 10/28/2020
Document Type:
Legal Description:
Lot: 4&2 Subdivision: NEWLAND ADDITION Map Ref: VOL N PG 24
Abbreviated Description: WEST 53 FT OF LOT 4 & E 14 FT OF LOT 2

Prior Transfer

Recording Date: 10/28/2020 | Sales Price: $100,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Area Sales Analysis

Total Area Sales	$3,282,990	Median # of Bedrooms	3
Median Lot Size	13,286 SF	Median # of Baths	2
Median Living Area	1,604 SF	Median Year Built	2000
Price Range - 2 Yrs	$100,000 to $649,995	Age Range	8 years to 106 years
Median Value	$266,500	Median Age	26 years

Comparable Sales Data

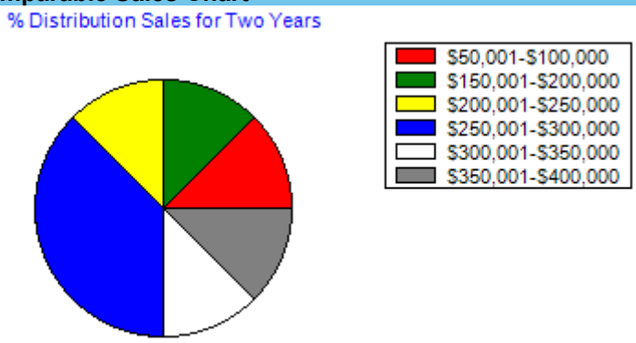
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**1215 WISCONSIN AVE** **TIETON, WA 98947-9815**	06/01/2026	$258,000	$190	1352	6/3/1	1972	6,534 SF	
		APN: 171418-23430 Document #: 202610777 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4&6 Subdivision: NEWLAND ADDITION MapRef: VOL N PG 24 Abbreviated Description: Lot:4&6 Subdivision:NEWLAND ADDITION Map Ref:VOL N PG 24Abbreviated Description:LOT: EAST 7 FT OF LOT 4								
2	1.15Mi.	**251 SECTION 1 RD** **TIETON, WA 98947-9735**	05/18/2026	$275,000	$190	1445	/2/1	1940	358,500 SF	
		APN: 161412-13402 Document #: 202609755 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 MapRef: AF 7917562 Sec/Twnship/Range: NW4NE4 S12T14NR16E WM Abbreviated Description: Lot:2 Map Ref:AF 7917562Sec/Twnship/Range:NW4NE4 S12T14NR16E WM Abbreviated Description:LOT: PORTION OF LOT 2								
3	.19Mi.	**1406 ASHBROOKS WAY** **TIETON, WA 98947-9738**	05/06/2026	$255,000	$241	1056	/3/2	2005	10,019 SF	
		APN: 161413-11432 Document #: 202608884 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ASHBROOKS NO 1 MapRef: AF 7080197 Abbreviated Description: Lot:18 Subdivision:ASHBROOKS NO 1 Map Ref:AF 7080197								
4	.83Mi.	**1880 DILLEY RD** **TIETON, WA 98947-9677**	04/17/2026	$629,995	$229	2741	/3/2	2007	111,950 SF	
		APN: 171407-32402 Document #: 202607360 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SHORT PLAT MapRef: AF 7298360 Abbreviated Description: Lot:2 Subdivision:SHORT PLAT Map Ref:AF 7298360								
5	1Mi.	**1880 FRANKLIN RD** **TIETON, WA 98947-9730**	03/03/2026	$370,000	$154	2400	/3/2	1995	174,241 SF	
		APN: 161412-14402 Document #: 202603936 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SHORT PLAT MapRef: AF 3152818 Abbreviated Description: Lot:2 Subdivision:SHORT PLAT Map Ref:AF 3152818								

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6	.16Mi.	**1398 ASHBROOKS WAY** **TIETON, WA 98947-9805**	12/29/2025	$200,000	$130	1535	/3/1	2016	9,148 SF	
		APN: 161413-11449 Document #: 202543777 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1-4 Subdivision: SHORT PLAT MapRef: AF 7910510 Abbreviated Description: Lot:1-4 Subdivision:SHORT PLAT Map Ref:AF 7910510Abbreviated Description:LOT: SOUTH 10 FT OF LOTS 1&4 City/Muni/Twp:TIETON City/Muni/Twp: TIETON								
7	.28Mi.	**816 MINNESOTA AVE** **TIETON, WA 98947-**	09/26/2025	$100,000	$59	1672	5/3/2	2018	6,098 SF	
		APN: 171418-24446 Document #: 202536917 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8&9 Block: 10 Subdivision: TIETON MapRef: VOL F PG 20 Abbreviated Description: Lot:8&9 Block:10 Subdivision:TIETON Map Ref:VOL F PG 20								
8	.12Mi.	**1000 FRANKLIN RD** **TIETON, WA 98947-9506**	09/03/2025	$325,000	$176	1842	7/3/1	1920	16,553 SF	Yes
		APN: 161413-11008 Document #: 202535061 Document Type: Price Code: F Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NE4 S13T14NR16 EWM Abbreviated Description: Sec/Twnship/Range:NE4NE4 S13T14NR16 EWM								
9	.32Mi.	**1080 FRANKLIN RD** **TIETON, WA 98947-9506**	08/29/2025	$649,995	$287	2264	/3/2	1996	361,114 SF	
		APN: 161413-11442 01 Document #: 202534781 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4-6 MapRef: AF 7943575 Abbreviated Description: Lot:4-6 Map Ref:AF 7943575Abbreviated Description:LOT: WEST 941.66FT OF LOT 4-6								
10	.18Mi.	**821 TAFT ST** **TIETON, WA 98947-5800**	07/31/2025	$220,000	$190	1152	/3/2	2014	8,276 SF	
		APN: 171418-22425 Document #: 8232598 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: AMENDED PLAT OF TAFTS ADDITION MapRef: VOL G PG 37 Abbreviated Description: Lot:5 Block:3 Subdivision:AMENDED PLAT OF TAFTS ADDITION Map Ref:VOL G PG 37City/Muni/Twp:TIETON City/Muni/Twp: TIETON								

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.	**1217 WISCONSIN AVE**	**01/02/2024**	$210,300	$210,300	1,296	7/3/1	1972	7,405 SF	
.01Mi.	**1215 WISCONSIN AVE**		$199,400	$199,400	1,352	6/3/1	1972	6,534 SF	
.01Mi.	**931 FRANKLIN RD**		$220,100	$220,100	1,400	6/3/1	1977	7,405 SF	
.02Mi.	**1310 TIETON AVE**	**05/29/2003**	$208,700	$208,700	1,080	6/3/1	1973	6,534 SF	
.02Mi.	**1312 TIETON AVE**		$242,500	$242,500	1,400	6/4/1	1972	10,454 SF	
.02Mi.	**1213 WISCONSIN AVE**	**06/06/2022**	$204,800	$204,800	972	7/3/1	1973	6,534 SF	
.03Mi.	**1308 WISCONSIN RD**	**04/04/2012**	$200,100	$200,100	1,722	2/3/1	1948	13,939 SF	
.03Mi.	**1212 TIETON AVE**	**10/03/2005**	$213,200	$213,200	1,440	6/3/1	1974	8,276 SF	
.04Mi.	**1211 WISCONSIN AVE**	**12/05/2024**	$205,200	$205,200	972	5/3/1	1974	6,534 SF	
.04Mi.	**1214 TIETON AVE**	**06/13/2024**	$225,700	$225,700	1,296	8/4/1	1973	8,276 SF	
.05Mi.	**1209 WISCONSIN AVE**		$198,800	$198,800	1,080	7/3/1	1974	5,663 SF	
.05Mi.	**941 FRANKLIN RD**	**07/19/2017**	$249,600	$249,600	1,350	/3/1	1978	12,197 SF	
.05Mi.	**1210 WISCONSIN AVE**		$227,700	$227,700	1,248	6/4/1	1967	11,326 SF	
.05Mi.	**1210 TIETON AVE**		$212,400	$212,400	1,080	7/3/1	1972	6,534 SF	
.05Mi.	**860 FRANKLIN RD**	**11/04/2011**	$169,400	$169,400	1,269	6/2/1	1920	12,197 SF	
.05Mi.	**1311 TIETON AVE**	**09/10/2024**	$200,300	$200,300				11,326 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

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Demographics & Income

Median Age:	33.4 years old	Households:	982
Median Household Income:	$62,625	Households w/Family:	82%
Household Income Per Capita:	$25,547	Households w/Family Married:	50%
Most Common Education Level:	Some High School	Households w/Family Children:	50%

School District

School District Zone:	Highland School District	Students:	1,060
Number of Schools:	4	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**Highland Middle School** Number of Students: 243 Student-Teacher Ratio: 18.54	D	Public	6 - 8
3.12Mi.	**Highland High School** Number of Students: 366 Student-Teacher Ratio: 22.68	C	Public	9 - 12
0.21Mi.	**Tieton Elementary School** Number of Students: 202 Student-Teacher Ratio: 16.97	C	Public	3 - 5
4.48Mi.	**Marcus Whitman-Cowiche Elementary School** Number of Students: 249 Student-Teacher Ratio: 16.94	NA	Public	PK - 2

Flood Report

The Subject Property of **1217 WISCONSIN AVE, TIETON, WA 98947-9815** 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	60%	NOTABLY LOWER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	163%	NOTABLY HIGHER
MURDER	114%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

7/22/2024 - West White Swan Fire 7/25/2024 - Retreat Fire 12/5/2025 - Severe Storm,Floods,Mudslides 12/9/2025 - Severe Storm,Floods,Mudslides

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