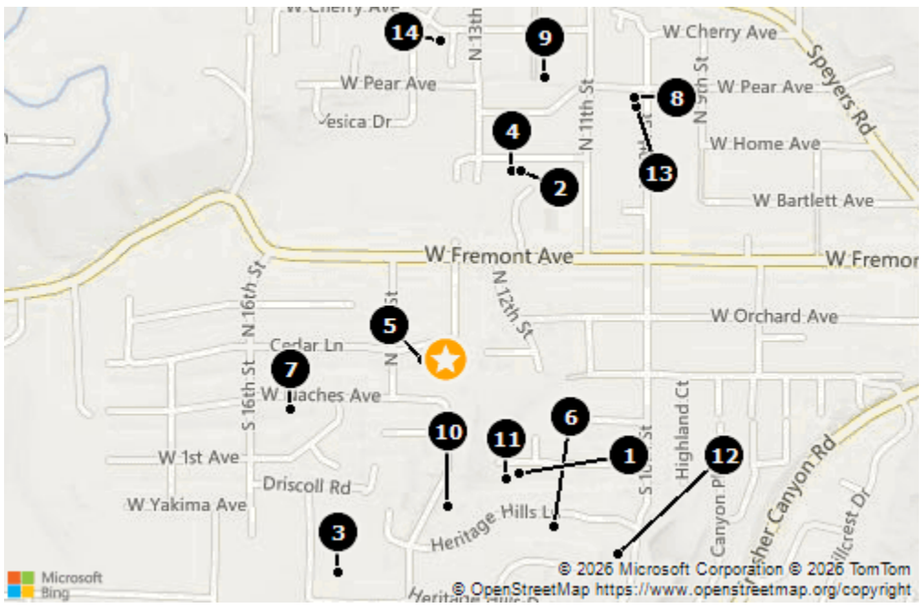
ICE SiteX Report

OrderID: 98485783

SiteX Property Information Report



Subject Property Location

1300 CEDAR LN, SELAH, WA 98942-1717

County:	**YAKIMA WA**	Census Tract:	530770032.002007
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	181435-32421	Thomas Bros Pg-Grid:	

Valuation

Value:	**$609,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$535,920 - $682,080	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	400
Assd Land Value:	$65,400	Market Land Value:	$65,400	Tax Year:	2026
Assd Improvement:	$427,900	Market Improvment Value:	$427,900	Total Taxable Value:	$4,258
Total Assessed Value:	$493,300	Total Assessor Market Value:	$493,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12
Abbreviated Description: FREMONT WEST LOT 12

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	3	Pool:	
Building Area:	2474 SF	Baths:	2	Fireplace:	
Year Built:	1991	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Built-in	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Contemp	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	N/A
Document #:	8232483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/05/2024	Loan Amount:	N/A
Document #:	8196917 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/31/2029	Type Finance:	

Legal Description:
Lot: 21-23 Subdivision: REMINGTONS PLAT OF SELAH
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	$277,000
Document #:	8120202 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$480,000
Document #:	8118730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/29/2021		

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Document Type:
Legal Description:
Lot: 12 Subdivision: FREMONT WEST Map Ref: VOL Z PG 40

Prior Transfer

Recording Date:	09/29/2021	Sales Price:	$480,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12
Abbreviated Description: FREMONT WEST LOT 12

Prior Transfer

Recording Date:	01/14/2021	Sales Price:	N/A
Document #:	8083501 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/21/2020	Loan Amount:	N/A
Document #:	8080344 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 12 Subdivision: FREMONT WEST

Prior Transfer

Recording Date:	05/23/2017	Sales Price:	N/A
Document #:	7946031 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/02/2017	Sales Price:	$310,000
Document #:	7944099 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2017		
Document Type:			

Legal Description:
Lot: 12 Subdivision: FREMONT WEST Map Ref: VOL Z PG40

Prior Transfer

Recording Date:	04/27/2017	Sales Price:	$310,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/02/2013	Sales Price:	N/A
Document #:	7788198 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2012	Loan Amount:	N/A
Document #:	7785184 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 12 Subdivision: FREMONT WEST

Mortgage Record

Recording Date:	03/15/2011	Loan Amount:	N/A
Document #:	7722321 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2041	Type Finance:	

Legal Description:
Lot: 12 Subdivision: FREMONT WEST

Mortgage Record

Recording Date:	03/26/2007	Loan Amount:	N/A
Document #:	7554295 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/14/2037	Type Finance:	

Legal Description:
Lot: 12 Subdivision: FREMONT WEST

Area Sales Analysis

Total Area Sales	$6,840,974	Median # of Bedrooms	3
Median Lot Size	8,494 SF	Median # of Baths	2
Median Living Area	1,862 SF	Median Year Built	1997
Price Range - 2 Yrs	$175,000 to $900,000	Age Range	2 years to 86 years
Median Value	$462,500	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1204 W YAKIMA AVE SELAH, WA 98942-2200**	06/29/2026	$475,000	$235	2017	/3/2	2000	9,583 SF	

APN: 181435-34453 Document #: 202612542
Document Type: Price Code: F

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Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BAKERS SECOND ADDITION MapRef: VOL DD PG 74 Abbreviated Description: Lot:6 Subdivision:BAKERS SECOND ADDITION Map Ref:VOL DD PG 74City/Muni/Twp:SELAH City/Muni/Twp: SELAH

2	.22Mi.	**1202 W HOME AVE** **SELAH, WA 98942-1725**	06/26/2026	$395,000	$250	1575	/3/2	1998	6,970 SF	

APN: 181435-31484 Document #: 202612445
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: ABBEY GLEN PHASE 2 MapRef: VOL EE PG 24 Abbreviated Description: Lot:4 Subdivision:ABBEY GLEN PHASE 2 Map Ref:VOL EE PG 24

3	.26Mi.	**273 DRISCOLL RD** **SELAH, WA 98942-9316**	05/06/2026	$900,000	$312	2881	/4/3	1987	130,245 SF	Spa Only

APN: 181435-33404 Document #: 202608950
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SHORT PLAT MapRef: AF2710986MB84PG169 Abbreviated Description: Lot:4 Subdivision:SHORT PLAT Map Ref:AF2710986MB84PG169

4	.22Mi.	**1204 W HOME AVE** **SELAH, WA 98942-1725**	04/29/2026	$430,000	$237	1813	/3/2	1997	6,970 SF	

APN: 181435-31485 Document #: 202608345
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ABBEY GLEN PHASE 2 MapRef: VOL EE PG 24 Abbreviated Description: Lot:5 Subdivision:ABBEY GLEN PHASE 2 Map Ref:VOL EE PG 24

5	.03Mi.	**1304 CEDAR LN** **SELAH, WA 98942-1717**	04/24/2026	$563,024	$335	1680	/4/1	1979	8,712 SF	

APN: 181435-32423 Document #: 202608013
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: FREMONT WEST MapRef: VOL Z PG 40 Abbreviated Description: Lot:14 Subdivision:FREMONT WEST Map Ref:VOL Z PG 40

6	.22Mi.	**1106 HERITAGE HILLS LN** **SELAH, WA 98942-**	04/22/2026	$659,950	$215	3066	/4/3	2024	11,761 SF	

APN: 181435-34524 Document #: 202607762
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: HERITAGE HILLS PHASE III MapRef: AF 7708455 Abbreviated Description: Lot:12 Subdivision:HERITAGE HILLS PHASE III Map Ref:AF 7708455

7	.18Mi.	**1504 W NACHES AVE** **SELAH, WA 98942-1553**	04/15/2026	$450,000	$225	2000	/3/2	2016	11,326 SF	

APN: 181435-33461 Document #: 202607084
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: FREMONT HEIGHTS MapRef: AF 7850349 Abbreviated Description: Lot:11 Subdivision:FREMONT HEIGHTS Map Ref:AF 7850349

8	.36Mi.	**410 N 10TH ST** **SELAH, WA 98942-1020**	04/06/2026	$230,000	$276	832	/2/1	1947	5,663 SF	

APN: 181435-24034 Document #: 202606466
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2SE4SE4NW4 S35T14NR18E WM Abbreviated Description: Sec/Twnship/Range:S2SE4SE4NW4 S35T14NR18E WM

9	.33Mi.	**501 N 12TH ST** **SELAH, WA 98942-1701**	03/26/2026	$175,000	$194	899	/2/1	1940	8,276 SF	

APN: 181435-24409 Document #: 202605535
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: ROOSEVELT ADDITION MapRef: VOL N PG 8 Abbreviated Description: Lot:10 Subdivision:ROOSEVELT ADDITION Map Ref:VOL N PG 8

10	.17Mi.	**211 HERITAGE HILLS DR** **SELAH, WA 98942-1714**	03/25/2026	$675,000	$263	2560	/3/2	2006	21,344 SF	Yes

APN: 181435-33414 01 Document #: 202605416
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: HERITAGE HILLS PHASE 1 MapRef: AF 7025840 Abbreviated Description: Lot:10 Subdivision:HERITAGE HILLS PHASE 1 Map Ref:AF 7025840

11	.15Mi.	**1206 W YAKIMA AVE** **SELAH, WA 98942-2200**	03/20/2026	$495,000	$268	1842	/3/1	2002	8,276 SF	

APN: 181435-34454 Document #: 202605108
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: BAKERS SECOND ADDITION MapRef: VOL DD PG 74 Abbreviated Description: Lot:7 Subdivision:BAKERS SECOND ADDITION Map Ref:VOL DD PG 74City/Muni/Twp:SELAH City/Muni/Twp: SELAH

12	.29Mi.	**1101 HERITAGE HILLS DR** **SELAH, WA 98942-1741**	01/30/2026	$750,000	$299	2502	/3/2	2020	14,375 SF	

APN: 181435-34511 Document #: 202601855
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: HERITAGE HILLS Phase No: II MapRef: AF 7540449 Abbreviated Description: Lot:31 Subdivision:HERITAGE HILLS Phase No:II Map Ref:AF 7540449

13	.35Mi.	**408 N 10TH ST** **SELAH, WA 98942-1020**	11/20/2025	$218,000	$340	640	/1/1	1940	6,098 SF	

APN: 181435-24035 Document #: 202541173
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2SE4SE4NW4 S35T14NR18E WM Abbreviated Description: Sec/Twnship/Range:S2SE4SE4NW4 S35T14NR18E WM

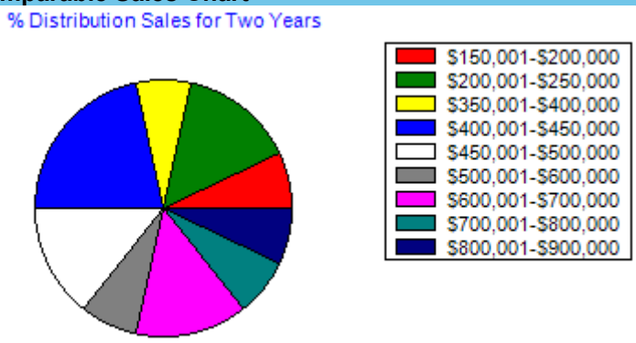
14	.36Mi.	**508 SENTER PL** **SELAH, WA 98942-9311**	10/20/2025	$425,000	$225	1881	/4/2	1980	7,841 SF	

APN: 181435-23409 Document #: 202538696
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: SENTERIO ESTATES MapRef: VOL Z PG 44 Abbreviated Description: Lot:7 Block:2 Subdivision:SENTERIO ESTATES Map Ref:VOL Z PG 44

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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.	**1300 CEDAR LN**	**09/29/2021**	$493,300	$493,300	2,474	/3/2	1991	11,326 SF	
.01Mi.	**1302 CEDAR LN**	**08/16/2002**	$407,200	$407,200	1,456	/3/2	1984	10,019 SF	
.02Mi.	**5 N 13TH ST**	**10/02/2019**	$537,100	$537,100	1,444	/5/1	1976	25,700 SF	Yes
.03Mi.	**1304 CEDAR LN**	**06/14/2023**	$453,300	$453,300	1,680	/4/1	1979	8,712 SF	
.03Mi.	**1303 HERITAGE HILLS DR**	**11/03/2004**	$537,000	$537,000	2,139	/3/2	2005	16,117 SF	
.03Mi.	**1305 HERITAGE HILLS DR**	**11/20/2021**	$670,000	$670,000	2,182	/5/1	2007	13,939 SF	Yes
.03Mi.	**7 N 13TH ST**	**08/23/2018**	$538,400	$538,400	1,576	/4/2	1990	8,712 SF	Yes
.04Mi.	**1303 CEDAR LN**		$524,700	$524,700	1,708	/3/2	1991	9,148 SF	
.04Mi.	**1301 HERITAGE HILLS DR**	**04/14/2021**	$706,300	$706,300	2,506	/3/2	2005	22,216 SF	
.04Mi.	**104 N 13TH ST**	**02/20/2018**	$497,900	$497,900	2,387	/3/2	1986	10,019 SF	
.04Mi.	**1305 CEDAR LN**	**05/13/2011**	$454,900	$454,900	1,404	/3/3	1979	8,712 SF	
.04Mi.	**1308 CEDAR LN**	**01/21/2010**	$459,400	$459,400	2,070	/3/1	1984	11,326 SF	
.05Mi.	**9 N 13TH ST**		$416,700	$416,700	1,681	/3/2	1980	8,712 SF	
.05Mi.	**1212 FREMONT HILLS DR**	**05/10/2021**	$483,600	$483,600	2,600	/4/3	1967	12,197 SF	
.05Mi.	**1211 FREMONT HILLS DR**	**12/27/2018**	$424,400	$424,400	1,500	/3/1	1974	9,583 SF	
.05Mi.	**1307 HERITAGE HILLS DR**	**06/28/2019**	$636,600	$636,600	2,012	/3/2	2007	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	39.4 years old	Households:	6,631
Median Household Income:	$77,104	Households w/Family:	69%
Household Income Per Capita:	$34,007	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Selah School District	Students:	3,784
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.11Mi.	**Selah High School** Number of Students: 1,159 Student-Teacher Ratio: 17.97 Advanced Placement: Yes	D	Public	9 - 12
0.63Mi.	**Selah Homelink** Number of Students: 33 Student-Teacher Ratio: NA	D	Public	KG - 8

Flood Report

The Subject Property of **1300 CEDAR LN, SELAH, WA 98942-1717** 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.

ICE SiteX Report

OrderID: 98485783

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	112%	HIGHER
OVERALL	92%	SIMILAR

Disaster Alerts

12/5/2025 - Severe Storm,Floods,Mudslides 12/9/2025 - Severe Storm,Floods,Mudslides 7/25/2026 - Signal Peak Fire 7/26/2026 - Ransier Fire 8/1/2026 - Wildfires

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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