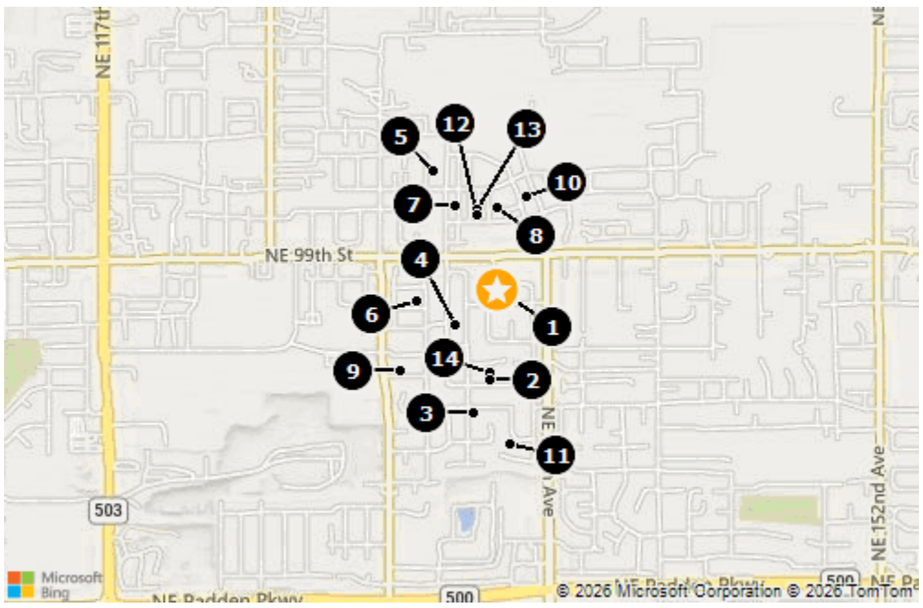
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

13417 NE 97TH ST, VANCOUVER, WA 98682-2572

County:	**CLARK WA**	Census Tract:	530110407.112007
Property Use:	Single Family Residential	Zoning:	R1-6 : CLK
Parcel Number:	107961-856	Thomas Bros Pg-Grid:	477-6G

Valuation

Value:	**$471,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$433,320 - $508,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10166
Assd Land Value:	$198,650	Market Land Value:	$198,650	Tax Year:	2025
Assd Improvement:	$232,409	Market Improvment Value:	$232,409	Total Taxable Value:	$4,441
Total Assessed Value:	$431,059	Total Assessor Market Value:	$431,059	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 44 Subdivision: FARAWAY FARMS Map Ref: 221024 Sec/Twnship/Range: NW4 SEC 02 TWN 2N RNG 2E WM
Abbreviated Description: FARAWAY FARMS LOT 44 SUB 92 FOR ASSESSOR USE ONLY FARAWAY FARMS LOT 44 SUB 92

Property Characteristics

Lot Size:	7,852 SF	Bedrooms:	3	Pool:	
Building Area:	1433 SF	Baths:	2	Fireplace:	1
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	N
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/07/2007	Sales Price:	N/A
Document #:	4402056 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/17/2007		
Document Type:			

Legal Description:
Lot: 44 Subdivision: FARAWAY FARMS Map Ref: MB H PG601
Abbreviated Description: SUBDIVISION92

Prior Transfer

Recording Date:	09/29/1999	Sales Price:	$132,000
Document #:	3155403 BK-PG -	Type of Sale:	Sales Price from Excise Tax Rate
Contract Date:	09/23/1999		
Document Type:			

Legal Description:
Lot: 44 Subdivision: SHALAKO Map Ref: MB H PG601

Prior Transfer

Recording Date:	03/31/1995	Sales Price:	$122,500
Document #:	9503310110 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/22/1995		
Document Type:			

Legal Description:
Lot: 44 Subdivision: FARAWAY FARMS PRELIMINARILY APPROVED AS SHALAKO Map Ref: MB H PG601

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Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 44 Subdivision: FARAWAY FARMS Map Ref: 221024 Sec/Twnship/Range: NW4 SEC 02 TWN 2N RNG 2E WM
Abbreviated Description: FARAWAY FARMS LOT 44 SUB 92 FOR ASSESSOR USE ONLY FARAWAY FARMS LOT 44 SUB 92

Area Sales Analysis

Total Area Sales	$6,872,900	Median # of Bedrooms	3
Median Lot Size	6,031 SF	Median # of Baths	2
Median Living Area	1,522 SF	Median Year Built	1997
Price Range - 2 Yrs	$400,000 to $644,500	Age Range	4 years to 34 years
Median Value	$472,500	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**13510 NE 96TH ST** **VANCOUVER, WA 98682-2589**	06/24/2026	$480,000	$230	2082	/3/2	1992	7,582 SF	
		APN: 107961-872 Document #: 6331349 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 52 Subdivision: FARAWAY FARMS MapRef: VOL H PG 601 Abbreviated Description: Lot:52 Subdivision:FARAWAY FARMS Map Ref:VOL H PG 601								
2	.2Mi.	**13314 NE 92ND ST** **VANCOUVER, WA 98682-3051**	06/24/2026	$470,000	$338	1388	/3/2	1997	5,993 SF	
		APN: 105833-346 Document #: 6331446 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 36 Subdivision: PEBBLE CREEK FARMS IV PHASE 2 MapRef: VOL J PG 366 Abbreviated Description: Lot:36 Subdivision:PEBBLE CREEK FARMS IV PHASE 2 Map Ref:VOL J PG 366								
3	.28Mi.	**13301 NE 91ST ST** **VANCOUVER, WA 98682-3045**	06/12/2026	$469,900	$308	1521	/3/2	1997	6,225 SF	
		APN: 105833-414 Document #: 6329021 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 70 Subdivision: PEBBLE CREEK FARMS IV PHASE 2 MapRef: VOL J PG 366 Abbreviated Description: Lot:70 Subdivision:PEBBLE CREEK FARMS IV PHASE 2 Map Ref:VOL J PG 366								
4	.12Mi.	**9501 NE 132ND AVE** **VANCOUVER, WA 98682-2911**	04/24/2026	$475,000	$340	1394	/3/2	1993	6,059 SF	
		APN: 107669-806 Document #: 6319028 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 60 Subdivision: PEBBLE CREEK FARMS PHASE II MapRef: VOL H PG 722 Abbreviated Description: Lot:60 Subdivision:PEBBLE CREEK FARMS PHASE II Map Ref:VOL H PG 722								
5	.31Mi.	**10213 NE 132ND AVE** **VANCOUVER, WA 98682-4602**	04/16/2026	$617,500	$242	2546	/3/2	2015	6,467 SF	
		APN: 986033-104 Document #: 6317330 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 12 Subdivision: NORWEGIAN HOLLOW PHASE 1 MapRef: VOL 311 PG 716 Abbreviated Description: Lot:12 Subdivision:NORWEGIAN HOLLOW PHASE 1 Map Ref:VOL 311 PG 716								
6	.18Mi.	**13016 NE 96TH WAY** **VANCOUVER, WA 98682-2985**	04/09/2026	$480,000	$297	1616	/3/2	1994	6,551 SF	
		APN: 104188-908 Document #: 6315779 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 16 Subdivision: NORWEGIAN MEADOWS PHASE 1 MapRef: VOL H PG 926 Abbreviated Description: Lot:16 Subdivision:NORWEGIAN MEADOWS PHASE 1 Map Ref:VOL H PG 926								
7	.22Mi.	**10105 NE 132ND AVE** **VANCOUVER, WA 98682-2767**	01/16/2026	$505,000	$236	2136	/3/2	2019	3,089 SF	
		APN: 986051-361 Document #: 6298882 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 16 Subdivision: AUSTIN HERITAGE PUD PHASE 1A & 1B MapRef: VOL 312 PG 43 Abbreviated Description: Lot:16 Subdivision:AUSTIN HERITAGE PUD PHASE 1A & 1B Map Ref:VOL 312 PG 43								
8	.19Mi.	**10103 NE 134TH AVE** **VANCOUVER, WA 98682-2772**	01/15/2026	$525,000	$287	1826	/3/2	2022	3,641 SF	
		APN: 986051-419 Document #: 6298541 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 74 Subdivision: AUSTIN HERITAGE PUD PHASE 1A AND PHASE 1B MapRef: VOL 312 PG 43 Abbreviated Description: Lot:74 Subdivision:AUSTIN HERITAGE PUD PHASE 1A AND PHASE 1B Map Ref:VOL 312 PG 43								
9	.28Mi.	**13008 NE 93RD ST** **VANCOUVER, WA 98682-3037**	12/19/2025	$455,000	$303	1499	/3/2	1996	6,630 SF	
		APN: 104189-202 Document #: 6293842 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CEDAR VIEW MapRef: VOL J PG 258 Abbreviated Description: Lot:15 Subdivision:CEDAR VIEW Map Ref:VOL J PG 258								
10	.22Mi.	**10107 NE 136TH AVE** **VANCOUVER, WA 98682-2937**	12/12/2025	$644,500	$299	2149	/3/2	2022	5,976 SF	
		APN: 986057-008 Document #: 6292455 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 96 Subdivision: AUSTIN HERITAGE PUD PHASES 2 AND 5 MapRef: VOL 312 PG 133 Abbreviated Description: Lot:96 Subdivision:AUSTIN HERITAGE PUD PHASES 2 AND 5 Map Ref:VOL 312 PG 133								
11	.35Mi.	**13503 NE 89TH ST** **VANCOUVER, WA 98682-3043**	11/10/2025	$454,000	$331	1368	/3/2	1996	6,064 SF	
		APN: 105833-228 Document #: 6286084 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 58 Subdivision: PEBBLE CREEK FARMS IV PHASE I MapRef: VOL J PG 315 Abbreviated Description: Lot:58 Subdivision:PEBBLE CREEK FARMS IV PHASE I Map Ref:VOL J PG 315								

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12	.18Mi.	**10005 NE 133RD AVE** **VANCOUVER, WA 98682-2759**	11/03/2025	$400,000	$267	1498	/3/2	2021	1,699 SF

APN: 986051-397 Document #: 6284536
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: AUSTIN HERITAGE PUD PHAES 1A & PHASE 1B MapRef: VOL 312 PG 43 Abbreviated Description: Lot:52 Subdivision:AUSTIN HERITAGE PUD PHAES 1A & PHASE 1B Map Ref:VOL 312 PG 43

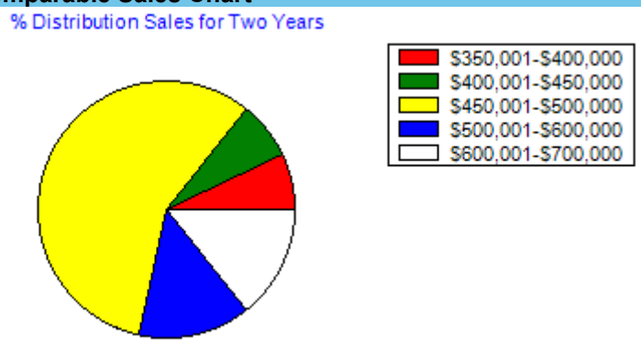
13	.19Mi.	**10101 NE 133RD AVE** **VANCOUVER, WA 98682-2768**	10/31/2025	$455,000	$303	1498	/3/2	2021	2,125 SF

APN: 986051-394 Document #: 6284139
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: AUSTIN HERITAGE PUD PHASE 1A AND 1B MapRef: VOL 312 PG 43 Abbreviated Description: Lot:49 Subdivision:AUSTIN HERITAGE PUD PHASE 1A AND 1B Map Ref:VOL 312 PG 43

14	.18Mi.	**13317 NE 93RD CIR** **VANCOUVER, WA 98682-3056**	09/26/2025	$442,000	$290	1522	/3/2	1997	6,002 SF

APN: 105833-360 Document #: 6276697
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: PEBBLE CREEK FARMS IV PHASE 2 MapRef: VOL J PG 366 Abbreviated Description: Lot:43 Subdivision:PEBBLE CREEK FARMS IV PHASE 2 Map Ref:VOL J PG 366

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.	**13417 NE 97TH ST**		$431,059	$431,059	1,433	/3/2	1992	7,852 SF	
.01Mi.	**13419 NE 97TH ST**	**04/05/2022**	$473,537	$473,537	2,082	/4/2	1992	7,461 SF	
.02Mi.	**13412 NE 96TH ST**	**09/20/2018**	$475,790	$475,790	1,996	/3/2	1993	7,920 SF	
.02Mi.	**13418 NE 96TH ST**	**07/22/2025**	$443,506	$443,506	1,446	/2/2	1992	7,644 SF	
.03Mi.	**13507 NE 97TH ST**		$467,161	$467,161	2,039	/3/2	1992	7,498 SF	
.03Mi.	**9618 NE 134TH AVE**		$489,538	$489,538	2,082	/3/2	1992	10,942 SF	
.03Mi.	**13416 NE 97TH ST**		$445,402	$445,402	1,477	/3/2	1991	7,569 SF	
.03Mi.	**13504 NE 96TH ST**		$480,097	$480,097	2,039	/3/2	1992	7,599 SF	
.03Mi.	**9612 NE 134TH AVE**	**09/14/2020**	$445,155	$445,155	1,433	/3/2	1992	8,387 SF	
.04Mi.	**9716 NE 134TH AVE**	**07/14/2018**	$473,246	$473,246	2,039	/4/2	1992	12,561 SF	
.04Mi.	**13418 NE 97TH ST**	**07/28/2023**	$480,097	$480,097	2,039	/4/2	1992	7,201 SF	
.04Mi.	**9606 NE 134TH AVE**	**06/28/2025**	$489,832	$489,832	1,996	/3/2	1992	7,507 SF	
.04Mi.	**13511 NE 97TH ST**	**05/15/2020**	$480,097	$480,097	2,039	/3/2	1992	7,458 SF	
.04Mi.	**13510 NE 96TH ST**	**04/21/2021**	$482,433	$482,433	2,082	/3/2	1992	7,582 SF	
.05Mi.	**9802 NE 134TH AVE**	**07/07/2016**	$457,398	$457,398	1,578	/3/2	1992	11,973 SF	
.05Mi.	**13506 NE 97TH ST**		$471,257	$471,257	2,039	/3/2	1992	7,131 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.2 years old	Households:	23,352
Median Household Income:	$90,179	Households w/Family:	71%
Household Income Per Capita:	$38,062	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Evergreen School District (Clark)	Students:	21,603
Number of Schools:	39	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.18Mi. **Sifton Elementary School** Number of Students: 484 Student-Teacher Ratio: 15.71		D+	Public	KG - 5
0.90Mi. **Heritage High School** Number of Students: 1,569 Student-Teacher Ratio: 20.09 Advanced Placement: Yes		D+	Public	9 - 12
1.92Mi. **Frontier Middle School** Number of Students: 767 Student-Teacher Ratio: 19.07		C+	Public	6 - 8

Flood Report

The Subject Property of **13417 NE 97TH ST, VANCOUVER, WA 98682-2572** 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	103%	SIMILAR
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	91%	LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

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

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