ICE SiteX Report

OrderID: 98245352

SiteX Property Information Report



Subject Property Location

15644 TIMBER RIDGE DR SE, YELM, WA 98597-7473

County:	**THURSTON WA**	Census Tract:	530670125.312000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8008-00-01504	Thomas Bros Pg-Grid:	

Valuation

Value:	**$714,000**	FSD:	88	Common Confidence Score:	8
Value Range:	$85,680 - $1,342,320	ICE Confidence Score:	12		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	225
Assd Land Value:	$205,000	Market Land Value:	$205,000	Tax Year:	2026
Assd Improvement:	$781,100	Market Improvment Value:	$781,100	Total Taxable Value:	$7,026
Total Assessed Value:	$986,100	Total Assessor Market Value:	$986,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Sec/Twnship/Range: SEC 23 TWN 16N RNG 02E
Abbreviated Description: SECTION 23 TOWNSHIP 16 RANGE 2E QUARTER NE LLS18111376TC LT 4 DOCUMENT 4816406

Property Characteristics

Lot Size:	5.000 AC	Bedrooms:	4	Pool:	
Building Area:	3730 SF	Baths:	2	Fireplace:	1
Year Built:	2022	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	5	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/18/2023	Sales Price:	N/A
Document #:	4983813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	$930,000
Document #:	4915921 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/11/2022		
Document Type:			

Legal Description:
Lot: 4 Subdivision: LARGE LOT SUBDIVSIION NO 111376TC Map Ref: AF 4816406

Prior Transfer

Recording Date:	02/11/2022	Sales Price:	$930,000
Document #:	4915921 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Sec/Twnship/Range: SEC 23 TWN 16N RNG 02E
Abbreviated Description: SECTION 23 TOWNSHIP 16 RANGE 2E QUARTER NE LLS18111376TC LT 4 DOCUMENT 4816406

Prior Transfer

Recording Date:	02/01/2022	Sales Price:	N/A

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Document #:	4912802 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/31/2022		
Document Type:			

Legal Description:
Lot: 4 Subdivision: LARGE LOT SUBDIVISION FILE NO LLS-18-111376TC Map Ref: AF4816405&4816406

Area Sales Analysis

Total Area Sales	$1,756,000	Median # of Bedrooms	3
Median Lot Size	219,108 SF	Median # of Baths	1
Median Living Area	1,844 SF	Median Year Built	2005
Price Range - 2 Yrs	$166,000 to $950,000	Age Range	5 years to 34 years
Median Value	$640,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**19804 161ST WAY SE** **YELM, WA 98597-9189**	12/19/2025	$166,000	$199	832	/1/1	1992	209,089 SF	
		APN: 2262-33-40600 Document #: 5083175 Document Type: Price Code: F Land Use: Single Family Residential Legal: Tract No: 6 MapRef: AF 1135346 Sec/Twnship/Range: S2SW4 S23T16NR02E WM Abbreviated Description: Tract No:6 Map Ref:AF 1135346Sec/ Twnship/Range:S2SW4 S23T16NR02E WM								
2	1.33Mi.	**19725 CROSSWIND DR SE** **YELM, WA 98597-7970**	11/05/2025	$640,000	$347	1844	/3/1	2005	287,933 SF	
		APN: 2262-62-42301 Document #: 5078024 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: B MapRef: BLA970883 AF3112368 Abbreviated Description: Lot:B Map Ref:BLA970883 AF3112368								
3	.66Mi.	**20445 151ST LN SE** **YELM, WA 98597-6724**	07/02/2025	$950,000	$409	2320	/4/2	2021	219,108 SF	
		APN: 2261-44-40103 Document #: 5061992 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LARGE LOT SUBDIVISION NO LLS-19-101344TC MapRef: AF 4699895 Abbreviated Description: Lot:2 Subdivision:LARGE LOT SUBDIVISION NO LLS-19-101344TC Map Ref:AF 4699895								

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.	**15644 TIMBER RIDGE DR SE**	**02/11/2022**	$986,100	$986,100	3,730	/4/2	2022	5 SF	
.06Mi.	**15632 TIMBER RIDGE DR SE**	**06/08/2021**	$910,300	$910,300	3,385	/3/2	2022	5 SF	
.12Mi.	**15814 BOISE LN SE**	**01/17/2025**	$317,900	$317,900	2,645	/4/2	2025	5 SF	
.14Mi.	**15645 TIMBER RIDGE DR SE**	**03/06/2023**	$1,075,000	$1,075,000	3,533	/3/1	2022	5 SF	
.15Mi.	**15633 TIMBER RIDGE DR SE**	**09/09/2021**	$991,900	$991,900	2,632	/3/	2022	5 SF	
.16Mi.	**15842 BOISE LN SE**	**07/11/2022**	$638,800	$638,800	2,990	/5/2	2025	5 SF	
.18Mi.	**15611 TIMBER RIDGE DR SE**	**03/21/2024**	$811,000	$811,000	2,234	/3/2		5 SF	
.23Mi.	**15545 RAINIER VIEW DR SE**	**08/09/2021**	$836,400	$836,400	2,609	/4/2	2021	5 SF	
.25Mi.	**15843 BOISE LN SE**	**07/18/2022**	$644,000	$644,000	2,021	/3/2	2025	5 SF	
.25Mi.	**15908 BOISE LN SE**	**07/14/2022**	$1,202,900	$1,202,900	3,019	/5/2		10 SF	
.28Mi.	**15511 RAINIER VIEW DR SE**	**05/06/2022**	$702,400	$702,400	2,112	/3/2	2021	5 SF	
.31Mi.	**15909 BOISE LN SE**	**08/25/2022**	$778,100	$778,100	3,076	/3/3	2025	10 SF	
.32Mi.	**15420 SUNNYSIDE LN SE**	**05/27/2021**	$874,400	$874,400	2,538	/4/2	2005	5 SF	
.39Mi.	**15421 SUNNYSIDE LN SE**	**12/01/2020**	$710,800	$710,800	2,216	/4/2	2005	5 SF	
.39Mi.	**15441 RAINIER VIEW DR SE**	**09/15/2016**	$564,900	$564,900	1,504	/3/2	2017	12 SF	
.4Mi.	**15348 SUNNYSIDE LN SE**	**11/01/2017**	$777,200	$777,200	2,648	/4/2	2005	5 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	37.5 years old	Households:	10,108
Median Household Income:	$89,395	Households w/Family:	70%
Household Income Per Capita:	$38,246	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Yelm Community Schools	Students:	5,671
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.27Mi.	**Yelm High School**	C	Public	9 - 12
Number of Students: 1,693				

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Student-Teacher Ratio: 24.61
Advanced Placement: Yes

1.33Mi. **Lackamas Elementary School** Number of Students: 290 Student-Teacher Ratio: 17.51		C	Public	KG - 5
7.12Mi. **Ridgeline Middle School** Number of Students: 568 Student-Teacher Ratio: 20.45		B	Public	6 - 8

Flood Report

The Subject Property of **15644 TIMBER RIDGE DR SE, YELM, WA 98597-7473** 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	91%	LOWER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	109%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

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

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