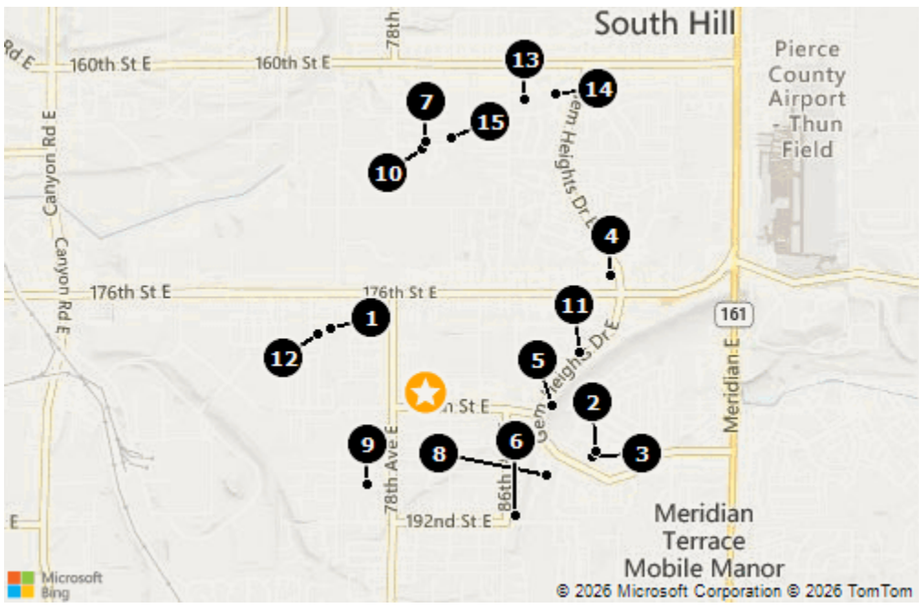
ICE SiteX Report

OrderID: 97523583

SiteX Property Information Report



Subject Property Location

18226 80TH AVE E, PUYALLUP, WA 98375-9713

County:	**PIERCE WA**	Census Tract:	530530731.311005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6024670100	Thomas Bros Pg-Grid:	864-7J

Valuation

Value:	**$544,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$478,720 - $609,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	578
Assd Land Value:	$159,700	Market Land Value:	$159,700	Tax Year:	2026
Assd Improvement:	$372,700	Market Improvment Value:	$372,700	Total Taxable Value:	$5,899
Total Assessed Value:	$532,400	Total Assessor Market Value:	$532,400	Delinquent Year:	2005
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Subdivision: WINDWOOD DIVISION Sec/Twnship/Range: SEC 32 TWN 19 RNG 04

Abbreviated Description: SECTION 32 TOWNSHIP 19 RANGE 04 QUARTER 13 PLAT WINDWOOD DIVISION II LOT 10 TOGW EASE OF REC OUT OF 1-075, 1-082 & 1-083 SEG

Property Characteristics

Lot Size:	4,275 SF	Bedrooms:	4	Pool:	
Building Area:	2456 SF	Baths:	2.5	Fireplace:	1
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/30/2025	Sales Price:	N/A
Document #:	202505300051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/29/2025	Loan Amount:	N/A
Document #:	202504290095 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2062	Type Finance:	

Legal Description:

Lot: 10 Subdivision: WINWOOD DIVISION II

Mortgage Record

Recording Date:	03/20/2025	Loan Amount:	N/A
Document #:	202503200082 BK-PG -	Loan Type:	
TD Due Date:	05/01/2062	Type Finance:	

Legal Description:

Lot: 10 Subdivision: WINWOOD DIVISION 11

Mortgage Record

Recording Date:	06/09/2022	Loan Amount:	N/A
Document #:	202206090293 BK-PG -	Loan Type:	FHA

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TD Due Date:	05/01/2062	Type Finance:	

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	201908070163 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2018	Sales Price:	$339,719
Document #:	201802230275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/22/2018		
Document Type:			

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II Map Ref: DOC200407305002

Prior Transfer

Recording Date:	02/22/2018	Sales Price:	$340,000
Document #:	4458890 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION Sec/Twnship/Range: SEC 32 TWN 19 RNG 04
Abbreviated Description: SECTION 32 TOWNSHIP 19 RANGE 04 QUARTER 13 PLAT WINDWOOD DIVISION II LOT 10 TOGW EASE OF REC OUT OF 1-075, 1-082 & 1-083 SEG

Prior Transfer

Recording Date:	02/07/2017	Sales Price:	N/A
Document #:	201702070316 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/22/2016	Sales Price:	$278,719
Document #:	201612220712 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2016		
Document Type:			

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II Map Ref: DOC200407305002

Prior Transfer

Recording Date:	12/19/2016	Sales Price:	$279,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/26/2013	Sales Price:	N/A
Document #:	201303260223 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/18/2012	Loan Amount:	N/A
Document #:	201212180035 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION 2
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	01/29/2007	Sales Price:	N/A
Document #:	200701290148 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/12/2007	Loan Amount:	N/A
Document #:	200701120134 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/20/2005	Sales Price:	N/A
Document #:	200510200341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/27/2005	Loan Amount:	N/A
Document #:	200507271573 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/27/2015	Type Finance:	

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Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$261,000
Document #:	200507271571 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/2005		
Document Type:			

Legal Description:
Lot: 10 Subdivision: WINDWOOD DIVISION II
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/03/2004	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	200411030168 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/09/2004		
Document Type:			

Legal Description:
Lot: 1-31 Subdivision: WINDWOOD DIVISION II
Abbreviated Description: PRIOR REF 200408130260 08/13/2004
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$8,324,340	Median # of Bedrooms	4
Median Lot Size	4,999 SF	Median # of Baths	2.5
Median Living Area	2,120 SF	Median Year Built	2003
Price Range - 2 Yrs	$470,000 to $720,000	Age Range	10 years to 29 years
Median Value	$560,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**7339 178TH STREET CT E** **PUYALLUP, WA 98375-2361**	04/16/2026	$495,000	$252	1963	/3/2.5	2005	2,700 SF	
		APN: 6024871830 Document #: 202604160101 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 183 Subdivision: HANSONS ESTATES MapRef: DOC 200501145002 Abbreviated Description: Lot:183 Subdivision:HANSONS ESTATES Map Ref:DOC 200501145002								
2	.79Mi.	**18634 94TH AVENUE CT E** **PUYALLUP, WA 98375-9644**	04/16/2026	$480,000	$303	1580	/3/2.5	2003	5,000 SF	
		APN: 6024310500 Document #: 202604160548 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 50 Block: 1 Subdivision: COUNTRY HOLLOW DIV 1 Phase No: 2 MapRef: DOC 200307175016 Abbreviated Description: Lot:50 Block:1 Subdivision:COUNTRY HOLLOW DIV 1 Phase No:2 Map Ref:DOC 200307175016								
3	.79Mi.	**18708 94TH AVENUE CT E** **PUYALLUP, WA 98375-4009**	04/10/2026	$575,000	$179	3209	/4/2.5	2003	5,000 SF	
		APN: 6024310530 Document #: 202604100428 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 53 Subdivision: COUNTRY HOLLOW DIV 1 PHASE 2 MapRef: DOC 20030717516 Abbreviated Description: Lot:53 Subdivision:COUNTRY HOLLOW DIV 1 PHASE 2 Map Ref:DOC 20030717516								
4	.97Mi.	**17424 93RD AVENUE CT E** **PUYALLUP, WA 98375-4012**	03/19/2026	$510,000	$224	2275	/3/2.5	2009	3,335 SF	
		APN: 6025430470 Document #: 202603190276 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 47 Subdivision: NAVARRO Abbreviated Description: Lot:47 Subdivision:NAVARRO								
5	.57Mi.	**18307 92ND AVE E** **PUYALLUP, WA 98375-6273**	03/05/2026	$720,000	$263	2735	/4/3.5	2001	7,380 SF	
		APN: 6023190080 Document #: 202603050321 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Subdivision: THE RIM PHASE 2 MapRef: DOC 200002175004 Abbreviated Description: Lot:8 Subdivision:THE RIM PHASE 2 Map Ref:DOC 200002175004								
6	.67Mi.	**19117 87TH AVENUE CT E** **PUYALLUP, WA 98375-9407**	03/02/2026	$569,950	$238	2385	/4/2.5	2010	4,298 SF	
		APN: 6025230800 Document #: 202603020219 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 80 Subdivision: SILVER CREEK PHASE 18 MapRef: DOC 200603165002 Abbreviated Description: Lot:80 Subdivision:SILVER CREEK PHASE 18 Map Ref:DOC 200603165002								
7	1.11Mi.	**16428 80TH AVE E** **PUYALLUP, WA 98375-7533**	01/27/2026	$560,000	$264	2120	/4/2.5	2014	3,778 SF	
		APN: 6026230550 Document #: 202601270431 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 55 Subdivision: RED HAWK II PDD MapRef: DOC 201004135001 Abbreviated Description: Lot:55 Subdivision:RED HAWK II PDD Map Ref:DOC 201004135001								
8	.64Mi.	**18824 SILVER CREEK AVE E** **PUYALLUP, WA 98375-6112**	12/05/2025	$575,000	$273	2100	/4/2.5	2000	6,780 SF	
		APN: 6023130560 Document #: 202512050241 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 56 Subdivision: HILLSBORO PHASE I MapRef: DOC 9911245006 Abbreviated Description: Lot:56 Subdivision:HILLSBORO PHASE I Map Ref:DOC 9911245006								
9	.47Mi.	**18914 76TH AVENUE CT E** **PUYALLUP, WA 98375-2438**	12/05/2025	$510,000	$246	2066	/3/2.5	1999	6,192 SF	
		APN: 6022540150 Document #: 202512050309 Document Type: Price Code: F								

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Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: CELIA GARDENS MapRef: DOC 9806175005 Abbreviated Description: Lot:15 Subdivision:CELIA GARDENS Map Ref:DOC 9806175005

10	1.08Mi.	**7922 165TH STREET CT E** **PUYALLUP, WA 98375-2106**	11/24/2025	$610,000	$226	2692	/5/3	2016	4,999 SF

APN: 6026690240 Document #: 202511240418
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: RED HAWK IV MapRef: DOC 201504165002 Abbreviated Description: Lot:24 Subdivision:RED HAWK IV Map Ref:DOC 201504165002

11	.7Mi.	**18001 90TH AVE E** **PUYALLUP, WA 98375-9674**	11/20/2025	$670,000	$280	2386	/4/2.5	1997	8,613 SF

APN: 6021960770 Document #: 202511200321
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: CHENNES PARK MapRef: DOC 9610310509 Abbreviated Description: Lot:77 Subdivision:CHENNES PARK Map Ref:DOC 9610310509

12	.54Mi.	**17820 73RD AVE E** **PUYALLUP, WA 98375-2311**	11/04/2025	$490,000	$262	1865	/3/2.5	2005	3,788 SF

APN: 6024870550 Document #: 202511040328
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: HANSONS ESTATES MapRef: DOC 200501145002 Abbreviated Description: Lot:55 Subdivision:HANSONS ESTATES Map Ref:DOC 200501145002

13	1.36Mi.	**16210 87TH AVE E** **PUYALLUP, WA 98375-6295**	09/30/2025	$495,000	$364	1358	/3/2	2001	5,185 SF

APN: 6023340140 Document #: 202509300625
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: COBBLESTONE MapRef: DOC 200006215005 Abbreviated Description: Lot:14 Subdivision:COBBLESTONE Map Ref:DOC 200006215005

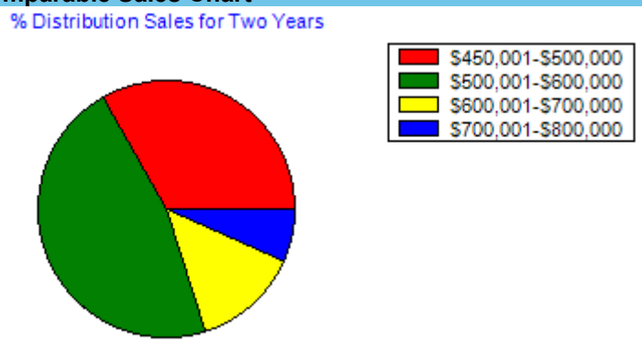
14	1.44Mi.	**8906 161ST ST E** **PUYALLUP, WA 98375-3001**	08/22/2025	$470,000	$358	1312	/3/2.5	2003	2,850 SF

APN: 6024020650 Document #: 202508220157
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: CAMDEN TOWN PHASES I AND II MapRef: DOC 200208305002 Abbreviated Description: Lot:65 Subdivision:CAMDEN TOWN PHASES I AND II Map Ref:DOC 200208305002

15	1.13Mi.	**16422 82ND AVE E** **PUYALLUP, WA 98375-6825**	08/06/2025	$594,390	$272	2185	/4/2.5	2012	3,999 SF

APN: 6026230940 Document #: 202508060297
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: RED HAWK II Abbreviated Description: Lot:94 Subdivision:RED HAWK II

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.

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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.	**18226 80TH AVE E**	**02/22/2018**	$532,400	$532,400	2,456	/4/2.5	2004	4,275 SF	
.01Mi.	**18302 80TH AVE E**	**07/21/2005**	$555,900	$555,900	2,614	/4/2.5	2004	4,275 SF	
.01Mi.	**18218 80TH AVE E**	**02/12/2019**	$548,500	$548,500	2,593	/4/2.5	2005	4,275 SF	
.02Mi.	**18216 80TH AVE E**	**07/02/2025**	$531,400	$531,400	2,436	/3/2.5	2005	4,095 SF	
.02Mi.	**18308 80TH AVE E**	**12/20/2017**	$538,400	$538,400	2,456	/4/2.5	2004	4,275 SF	
.03Mi.	**18225 80TH AVE E**	**07/13/2016**	$543,500	$543,500	2,541	/5/2.5	2005	4,250 SF	
.03Mi.	**18219 80TH AVE E**	**07/20/2021**	$608,700	$608,700	2,995	/4/2.5	2005	4,250 SF	
.03Mi.	**18314 80TH AVE E**	**06/09/2005**	$553,300	$553,300	2,614	/4/2.5	2004	4,275 SF	
.03Mi.	**18301 80TH AVE E**	**07/26/2005**	$597,300	$597,300	2,995	/4/2.5	2005	4,250 SF	
.03Mi.	**18214 80TH AVE E**	**07/03/2019**	$550,600	$550,600	2,070	/4/2.5	2016	4,181 SF	
.03Mi.	**7918 182ND STREET CT E**		$439,900	$439,900	1,104	/3/1	1973	41,000 SF	
.03Mi.	**7913 183RD STREET CT E**	**01/09/2011**	$423,600	$423,600	1,370	/3/2.5	2004	11,200 SF	
.03Mi.	**18215 80TH AVE E**	**09/21/2005**	$463,800	$463,800	1,852	/3/2.5	2005	4,555 SF	
.03Mi.	**18307 80TH AVE E**	**09/06/2022**	$542,800	$542,800	2,428	/4/2.5	2005	4,250 SF	
.04Mi.	**18320 80TH AVE E**	**01/20/2017**	$538,700	$538,700	2,456	/4/2.5	2004	4,275 SF	
.04Mi.	**7918 183RD STREET CT E**	**06/24/2020**	$411,800	$411,800	1,336	/4/1	1973	19,400 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.0 years old	Households:	12,100
Median Household Income:	$104,798	Households w/Family:	81%
Household Income Per Capita:	$41,725	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	49%

School District

School District Zone:	Bethel School District	Students:	21,450
Number of Schools:	36	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.83Mi.	**Graham-Kapowsin High School** Number of Students: 2,087 Student-Teacher Ratio: 24.18 Advanced Placement: Yes	B-	Public	9 - 12
0.76Mi.	**Frederickson Elementary School** Number of Students: 527 Student-Teacher Ratio: 15.01	C-	Public	KG - 5
1.48Mi.	**Liberty Middle School** Number of Students: 857 Student-Teacher Ratio: 21.11	B-	Public	6 - 8

Flood Report

The Subject Property of **18226 80TH AVE E, PUYALLUP, WA 98375-9713** 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	86%	LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	57%	NOTABLY LOWER

Disaster Alerts

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

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