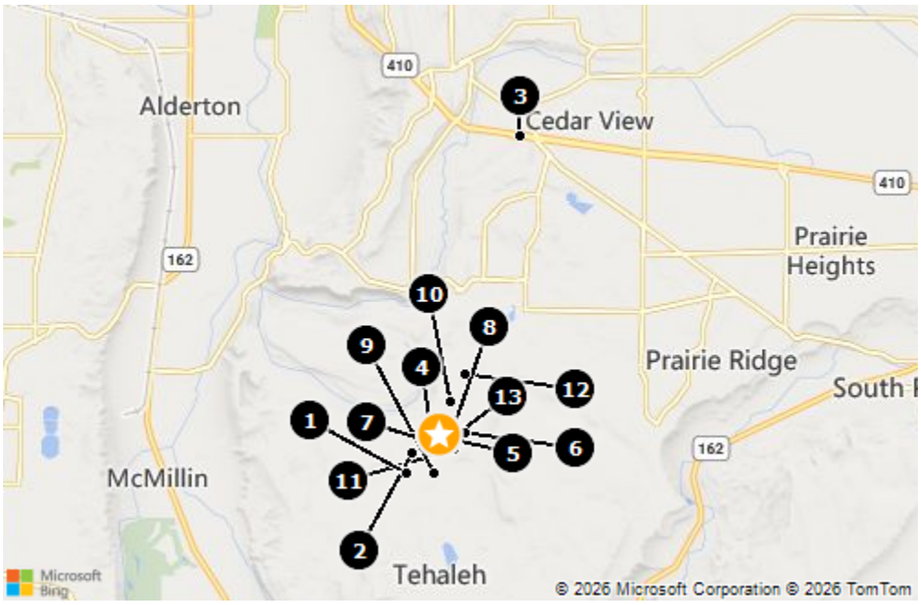
ICE SiteX Report

OrderID: 97958597

SiteX Property Information Report



Subject Property Location

18708 133RD STREET CT E, BONNEY LAKE, WA 98391-5561

County:	**PIERCE WA**	Census Tract:	530530702.082016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7002661180	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,026,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$872,100 - $1,179,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	378
Assd Land Value:	$233,600	Market Land Value:	$233,600	Tax Year:	2026
Assd Improvement:	$569,900	Market Improvment Value:	$569,900	Total Taxable Value:	$9,582
Total Assessed Value:	$803,500	Total Assessor Market Value:	$803,500	Delinquent Year:	2017
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH PH 2 Phase No: 2 Sec/Twnship/Range: SEC 16 TWN 19 RNG 05
Abbreviated Description: SECTION 16 TOWNSHIP 19 RANGE 05 QUARTER 31 CATHEDRAL RIDGE AT TEHALEH PH 2 L 118 EASE OF REC OUT OF 700260-070-0 SEG 2017-046

Property Characteristics

Lot Size:	5,886 SF	Bedrooms:	5	Pool:	
Building Area:	3611 SF	Baths:	3.25	Fireplace:	1
Year Built:	2018	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Built-in	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	N/A
Document #:	202511240131 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/30/2023	Sales Price:	N/A
Document #:	202305300042 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/19/2023	Sales Price:	$907,000
Document #:	202305190159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/12/2023		
Document Type:			
Legal Description:			

Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref: DOC 201705115001

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	$907,000
Document #:	4625232 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH PH 2 Phase No: 2 Sec/Twnship/Range: SEC 16 TWN 19 RNG 05
Abbreviated Description: SECTION 16 TOWNSHIP 19 RANGE 05 QUARTER 31 CATHEDRAL RIDGE AT TEHALEH PH 2 L 118 EASE OF REC OUT OF 700260-070-0 SEG 2017-046

Prior Transfer

Recording Date:	10/25/2021	Sales Price:	$505,863
Document #:	202110251121 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/15/2021	Sales Price:	$802,000
Document #:	202110150274 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/05/2021		
Document Type:			
Legal Description:			

Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref: DOC 201705115001

Prior Transfer

Recording Date:	10/15/2021	Sales Price:	$802,000
Document #:	202110150227 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/05/2021		
Document Type:			
Legal Description:			

Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref: DOC 201705115001

Prior Transfer

Recording Date:	10/05/2021	Sales Price:	$802,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/24/2019	Sales Price:	N/A
Document #:	201907240820 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/22/2019	Sales Price:	$532,488
Document #:	201901220583 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/16/2019		
Document Type:			
Legal Description:			

Lot: 118 Subdivision: CATHEDRAL RIDGE AT TEHALEH Phase No: 2 Map Ref: DOC201705115001

Mortgage Record

Recording Date:	04/17/2018	Loan Amount:	N/A
Document #:	201804170367 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 114-121 Subdivision: CATHEDRAL RIDGE AT TEHALEH Phase No: 2

Prior Transfer

Recording Date:	12/15/2017	Sales Price:	$799,719 Multiple Parcels Involved in this transaction
Document #:	201712150214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/15/2017		
Document Type:			
Legal Description:			

Lot: 114-121 Subdivision: CATHEDRAL RIDGE AT TEHALEH Phase No: 2 Map Ref: DOC201705115001

Area Sales Analysis

Total Area Sales	$10,396,350	Median # of Bedrooms	4
Median Lot Size	5,665 SF	Median # of Baths	2.5
Median Living Area	2,933 SF	Median Year Built	2017
Price Range - 2 Yrs	$520,000 to $1,215,000	Age Range	5 years to 13 years
Median Value	$739,950	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**18024 133RD ST E** **BONNEY LAKE, WA 98391-5529**	06/30/2026	$800,000	$258	3092	/4/3	2016	10,011 SF	

APN: 7002592160 Document #: 202606300360
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 216 Subdivision: INSPIRATION RIDGE AT TEHALEH Phase No: 3&4 MapRef: DOC 201511245005 Abbreviated Description: Lot:216 Subdivision:INSPIRATION RIDGE AT TEHALEH Phase No:3&4 Map Ref:DOC 201511245005City/Muni/Twp:PIERCE City/Muni/Twp: PIERCE

2	.29Mi.	**18313 133RD ST E** **BONNEY LAKE, WA 98391-5518**	06/29/2026	$1,215,000	$574	2114	/4/3.25	2016	7,191 SF	

APN: 7002541180 Document #: 202606290317
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: INSPIRATION RIDGE AT TEHALEH MapRef: DOC 20141105502 Abbreviated Description: Lot:118 Subdivision:INSPIRATION RIDGE AT TEHALEH Map Ref:DOC 20141105502

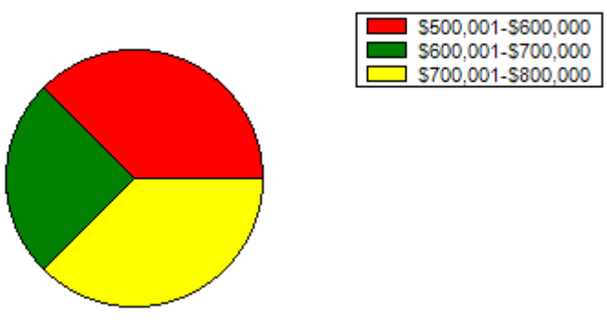
ICE SiteX Report

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3	.41Mi.	**18818 132ND ST E** **BONNEY LAKE, WA 98391-8367**	05/06/2026	$539,000	$689	782	/3/1.5	2021	3,031 SF
		APN: 7002901690 Document #: 202605060191 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 169 Subdivision: EDMUNDS PARK AT TEHALEH MapRef: DOC 202012095002 Abbreviated Description: Lot:169 Subdivision:EDMUNDS PARK AT TEHALEH Map Ref:DOC 202012095002							
4	.06Mi.	**18617 133RD STREET CT E** **BONNEY LAKE, WA 98391-5560**	04/17/2026	$939,900	$275	3406	/4/3.25	2018	5,935 SF
		APN: 7002661280 Document #: 202604170096 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 128 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 MapRef: DOC 201705115001 Abbreviated Description: Lot:128 Subdivision:CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref:DOC 201705115001							
5	.02Mi.	**18705 134TH ST E** **BONNEY LAKE, WA 98391-8761**	04/15/2026	$807,500	$223	3611	/5/3.25	2018	4,900 SF
		APN: 7002660950 Document #: 202604150321 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 95 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 MapRef: DOC 201705115001 Abbreviated Description: Lot:95 Subdivision:CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref:DOC 201705115001							
6	.22Mi.	**13710 190TH AVE E** **BONNEY LAKE, WA 98391-8259**	04/08/2026	$1,145,000	$329	3470	/5/4.5	2021	23,042 SF
		APN: 7002790020 Document #: 202604080253 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PYRAMID RIDGE AT TEHALEH MapRef: DOC 201712215001 Abbreviated Description: Lot:2 Subdivision:PYRAMID RIDGE AT TEHALEH Map Ref:DOC 201712215001							
7	.09Mi.	**13406 186TH AVENUE CT E** **BONNEY LAKE, WA 98391-7449**	03/02/2026	$725,000	$247	2933	/4/2.5	2017	5,773 SF
		APN: 7002660690 Document #: 202603020421 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 69 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 MapRef: DOC 201705115001 Abbreviated Description: Lot:69 Subdivision:CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref:DOC 201705115001							
8	.12Mi.	**13526 188TH AVE E** **BONNEY LAKE, WA 98391-9619**	02/11/2026	$645,000	$295	2183	/4/2.5	2013	4,524 SF
		APN: 7002260390 Document #: 202602110370 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 39 Subdivision: LIBERTY RIDGE AT CASCADIA MapRef: DOC 200807305007 Abbreviated Description: Lot:39 Subdivision:LIBERTY RIDGE AT CASCADIA Map Ref:DOC 200807305007							
9	.34Mi.	**13815 183RD AVENUE CT E** **BONNEY LAKE, WA 98391-6926**	01/07/2026	$739,950	$252	2933	/4/2.5	2016	5,665 SF
		APN: 7002540680 Document #: 202601070205 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 68 Subdivision: INSPIRATION RIDGE AT TEHALEH PHASES 1 AND 2 MapRef: DOC 201411055002 Abbreviated Description: Lot:68 Subdivision:INSPIRATION RIDGE AT TEHALEH PHASES 1 AND 2 Map Ref:DOC 201411055002							
10	.3Mi.	**13412 EDMUNDS PKWY E** **BONNEY LAKE, WA 98391-8287**	12/19/2025	$645,000	$263	2448	/4/2.5	2020	5,310 SF
		APN: 7002901760 Document #: 202512190213 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 176 Subdivision: EDMUNDS PARK AT TEHALEH MapRef: DOC 201910045001 Abbreviated Description: Lot:176 Subdivision:EDMUNDS PARK AT TEHALEH Map Ref:DOC 201910045001							
11	.19Mi.	**18709 138TH STREET CT E** **BONNEY LAKE, WA 98391-4508**	08/27/2025	$600,000	$240	2492	/4/2.5	2016	4,155 SF
		APN: 7002600590 Document #: 202508270082 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 59 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 1 Abbreviated Description: Lot:59 Subdivision:CATHEDRAL RIDGE AT TEHALEH PHASE 1							
12	.58Mi.	**12980 190TH AVE E** **BONNEY LAKE, WA 98391-5214**	07/25/2025	$520,000			//		3,200 SF
		APN: 7003054160 Document #: 202507250495 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 416 Subdivision: EAGLE RIDGE AT TEHALEH PHASES VI & VII MapRef: DOC 202105195003 Abbreviated Description: Lot:416 Subdivision:EAGLE RIDGE AT TEHALEH PHASES VI & VII Map Ref:DOC 202105195003City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA							
13	.09Mi.	**18710 135TH ST E** **BONNEY LAKE, WA 98391-9581**	05/20/2025	$1,075,000	$277	3870	/4/3	2020	7,703 SF
		APN: 7002660780 Document #: 202505200159 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 78 Subdivision: CATHEDRAL RIDGE AT TEHALEH PHASE 2 MapRef: DOC 20170515001 Abbreviated Description: Lot:78 Subdivision:CATHEDRAL RIDGE AT TEHALEH PHASE 2 Map Ref:DOC 20170515001							

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 97958597

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.	**18708 133RD STREET CT E**	**05/12/2023**	$803,500	$803,500	3,611	/5/3.25	2018	5,886 SF	
.01Mi.	**18709 134TH ST E**	**02/08/2019**	$733,100	$733,100	3,130	/5/2.75	2018	4,900 SF	
.01Mi.	**18702 133RD STREET CT E**	**01/28/2019**	$724,700	$724,700	3,130	/5/2.75	2018	5,293 SF	
.01Mi.	**18720 133RD STREET CT E**	**08/21/2018**	$811,900	$811,900	3,343	/4/3.5	2018	5,611 SF	
.02Mi.	**18713 134TH ST E**	**03/05/2019**	$798,000	$798,000	3,611	/5/3.25	2018	4,900 SF	
.02Mi.	**18705 134TH ST E**	**03/11/2019**	$778,400	$778,400	3,611	/5/3.25	2018	4,900 SF	
.03Mi.	**18724 133RD STREET CT E**	**01/10/2019**	$782,300	$782,300	3,611	/5/3.25	2018	5,250 SF	
.03Mi.	**18622 133RD STREET CT E**	**01/30/2019**	$761,500	$761,500	3,371	/4/3.5	2018	5,250 SF	
.03Mi.	**18721 134TH ST E**	**02/25/2019**	$762,200	$762,200	3,371	/4/3.5	2018	5,323 SF	
.03Mi.	**18611 134TH ST E**	**11/18/2025**	$774,200	$774,200	3,343	/4/3.5	2018	4,900 SF	
.03Mi.	**18701 133RD STREET CT E**	**05/30/2018**	$974,500	$974,500	3,401	/5/3.25	2018	10,760 SF	
.03Mi.	**18707 133RD STREET CT E**	**05/15/2018**	$906,600	$906,600	3,144	/4/3	2018	8,489 SF	
.04Mi.	**18723 133RD STREET CT E**	**10/08/2025**	$953,400	$953,400	3,406	/4/3.25	2018	8,542 SF	
.04Mi.	**18625 133RD STREET CT E**	**05/12/2025**	$937,000	$937,000	3,401	/5/3.25	2017	8,968 SF	
.04Mi.	**18719 133RD STREET CT E**	**04/20/2018**	$909,700	$909,700	3,144	/4/3	2017	7,618 SF	
.04Mi.	**18706 134TH ST E**	**06/12/2018**	$634,900	$634,900	2,417	/4/2.5	2018	4,951 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	37.1 years old	Households:	20,227
Median Household Income:	$122,523	Households w/Family:	77%
Household Income Per Capita:	$54,237	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Sumner School District	Students:	10,743
Number of Schools:	15	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.02Mi.	**Bonney Lake High School** Number of Students: 1,643 Student-Teacher Ratio: 20.49 Advanced Placement: Yes	A+	Public	9 - 12
0.71Mi.	**Tehaleh Heights Elementary School** Number of Students: 627 Student-Teacher Ratio: 17.66	A-	Public	PK - 5
2.02Mi.	**Mountain View Middle School** Number of Students: 937 Student-Teacher Ratio: 20.67	B+	Public	6 - 8

Flood Report

The Subject Property of **18708 133RD STREET CT E, BONNEY LAKE, WA 98391-5561** 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	70%	NOTABLY LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	64%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

ICE SiteX Report

OrderID: 97958597

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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