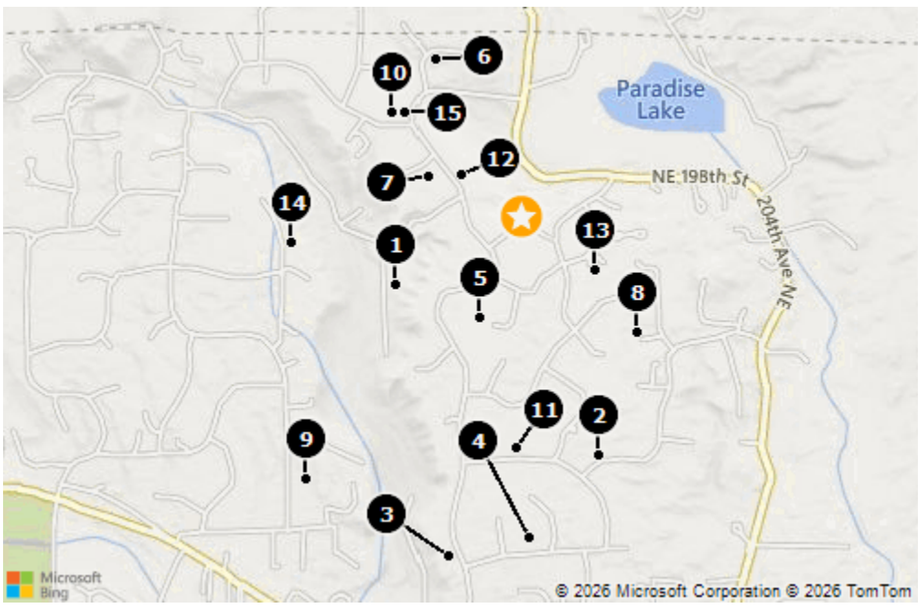
ICE SiteX Report

OrderID: 98677888

SiteX Property Information Report



Subject Property Location

19423 200TH AVE NE, WOODINVILLE, WA 98077-5914

County:	**KING WA**	Census Tract:	530330323.071001
Property Use:	Single Family Residential	Zoning:	RA-5
Parcel Number:	721471-0630	Thomas Bros Pg-Grid:	477-5G

Valuation

Value:	**$1,281,000**	FSD:	21	Common Confidence Score:	40
Value Range:	$1,011,990 - $1,550,010	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7570
Assd Land Value:	$871,000	Market Land Value:	$871,000	Tax Year:	2025
Assd Improvement:	$415,000	Market Improvment Value:	$415,000	Total Taxable Value:	$13,167
Total Assessed Value:	$1,286,000	Total Assessor Market Value:	$1,286,000	Delinquent Year:	
				Tax Account ID:	721471063009
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 63 District: KING COUNTY Subdivision: REINTREE DIV NO 02 Sec/Twnship/Range: SEC 05 TWN 26 RNG 06
Abbreviated Description: REINTREE DIV 2 LESS POR DAF BEG MOST SELY COR TH N 57-00 W 228 FT TH N 72-00 W 12.21 FT TH N 00-18-33 W TO SWLY COR LOT 62 TH

Property Characteristics

Lot Size:	2.017 AC	Bedrooms:	4	Pool:	
Building Area:	2830 SF	Baths:	1	Fireplace:	2
Year Built:	1979	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/24/2021	Sales Price:	N/A
Document #:	20210324000646 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2018	Sales Price:	N/A
Document #:	20180327000044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2018	Sales Price:	$107,335
Document #:	20180124000965 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/17/2018	Sales Price:	$750,000
Document #:	20180117000299 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/2018		
Document Type:			

ICE SiteX Report

OrderID: 98677888

Legal Description:
Lot: 63 Subdivision: REINTREE DIVISION 2 Map Ref: VOL 100 PG 52-54

Prior Transfer

Recording Date:	01/03/2018	Sales Price:	$750,000
Document #:	20180117000299 BK-PG 100 -52	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 63 District: KING COUNTY Subdivision: REINTREE DIV NO 02 Sec/Twnship/Range: SEC 05 TWN 26 RNG 06
Abbreviated Description: REINTREE DIV 2 LESS POR DAF BEG MOST SELY COR TH N 57-00 W 228 FT TH N 72-00 W 12.21 FT TH N 00-18-33 W TO SWLY COR LOT 62 TH

Mortgage Record

Recording Date:	10/09/2012	Loan Amount:	N/A
Document #:	20121009000670 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/13/2037	Type Finance:	VAR

Legal Description:
Lot: 63 Subdivision: REINTREE DIVISION 2

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	N/A
Document #:	20120215000087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/05/2012	Loan Amount:	N/A
Document #:	20120105001135 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2027	Type Finance:	

Legal Description:
Lot: 63 Subdivision: REINTREE DIVISION 2

Mortgage Record

Recording Date:	03/15/2004	Loan Amount:	N/A
Document #:	20040315000915 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2019	Type Finance:	

Legal Description:
Lot: 63 Subdivision: REINTREE DIVISION #2

Prior Transfer

Recording Date:	02/24/1995	Sales Price:	$226,500
Document #:	9502241105 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/03/1995		
Document Type:			

Legal Description:
Lot: 63 Subdivision: REINTREE DIVISION 2 Map Ref: MB100 PG52-54

Prior Transfer

Recording Date:	02/03/1995	Sales Price:	$226,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$20,458,000	Median # of Bedrooms	4
Median Lot Size	38,190 SF	Median # of Baths	1
Median Living Area	2,750 SF	Median Year Built	1986
Price Range - 2 Yrs	$850,000 to $1,650,000	Age Range	28 years to 50 years
Median Value	$1,420,000	Median Age	40 years

Comparable Sales Data

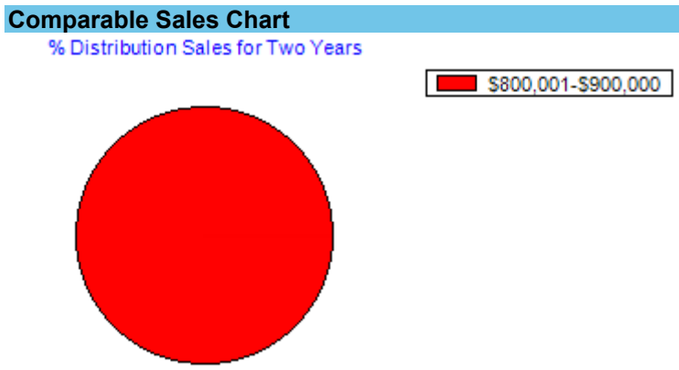
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**19728 192ND AVE NE** **WOODINVILLE, WA 98077-8851**	09/22/2026	$1,250,000	$488	2560	/4/1	1987	35,243 SF	
		APN: 721472-0580 Document #: 20260922000394 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: REINTREE DIVISION 3 MapRef: VOL 112 PG 58 Abbreviated Description: Lot:58 Subdivision:REINTREE DIVISION 3 Map Ref:VOL 112 PG 58								
2	.54Mi.	**19920 NE 185TH ST** **WOODINVILLE, WA 98077-9445**	09/21/2026	$1,450,000	$463	3130	/4/1	1977	41,149 SF	
		APN: 721470-0290 Document #: 20260921000574 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: REINTREE MapRef: VOL 98 PG 13-14 Abbreviated Description: Lot:29 Subdivision:REINTREE Map Ref:VOL 98 PG 13-14								
3	.75Mi.	**18113 194TH AVE NE** **WOODINVILLE, WA 98077-5745**	07/22/2026	$850,000	$289	2940	/4/1	1976	33,750 SF	
		APN: 721470-0840 Document #: 20260722000619 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: REINTREE MapRef: VOL 98 PG 13-14 Abbreviated Description: Lot:84 Subdivision:REINTREE Map Ref:VOL 98 PG 13-14								
4	.71Mi.	**19522 NE 181ST ST** **WOODINVILLE, WA 98077-8849**	06/05/2026	$1,155,000	$487	2370	/4/1	1976	35,979 SF	
		APN: 721470-0600 Document #: 20260605000536 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: REINTREE MapRef: VOL 98 PG 13 Abbreviated Description: Lot:60 Subdivision:REINTREE Map Ref:VOL 98 PG 13								
5	.24Mi.	**19305 196TH AVE NE**	04/21/2026	$1,340,000	$473	2830	/5/1	1977	43,119 SF	

ICE SiteX Report

OrderID: 98677888

		WOODINVILLE, WA 98077-8839							
	APN: 721471-1050 Document #: 20260421000802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: REINTREE DIVISION NUMBER 2 MapRef: VOL 100 PG 52-54 Abbreviated Description: Lot:105 Subdivision:REINTREE DIVISION NUMBER 2 Map Ref:VOL 100 PG 52-54								
6	.38Mi.	**19403 NE 203RD PL** **WOODINVILLE, WA 98077-8887**	04/10/2026	$1,599,500	$575	2780	/4/2	1989	38,190 SF
	APN: 721479-0010 Document #: 20260410000692 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: REINTREE DIVISION NO 10 MapRef: VOL 140 PG 20-22 Abbreviated Description: Lot:1 Subdivision:REINTREE DIVISION NO 10 Map Ref:VOL 140 PG 20-22								
7	.22Mi.	**19345 NE 200TH ST** **WOODINVILLE, WA 98077-8802**	03/19/2026	$1,325,000	$460	2880	/4/2	1986	40,015 SF
	APN: 721472-0246 Document #: 20260319000331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: KING COUNTY SHORT PLAT NUMBER 280054 MapRef: DOC 8204160541 Abbreviated Description: Lot:2 Subdivision:KING COUNTY SHORT PLAT NUMBER 280054 Map Ref:DOC 8204160541								
8	.35Mi.	**20026 NE 190TH CT** **WOODINVILLE, WA 98077-5943**	03/19/2026	$1,650,000	$528	3120	/4/2	1993	31,933 SF
	APN: 662610-0060 Document #: 20260319000237 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: PARADISE LAKE ESTATES MapRef: VOL 160 PG 33-41 Abbreviated Description: Lot:6 Subdivision:PARADISE LAKE ESTATES Map Ref:VOL 160 PG 33-41								
9	.74Mi.	**18422 189TH AVE NE** **WOODINVILLE, WA 98077-8235**	03/19/2026	$1,125,000	$611	1840	/3/1	1979	54,015 SF
	APN: 163070-0367 Document #: 20260319000374 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: KING COUNTY SHORT PLAT NO 877091 MapRef: DOC 7806020831 Abbreviated Description: Lot:4 Subdivision:KING COUNTY SHORT PLAT NO 877091 Map Ref:DOC 7806020831								
10	.36Mi.	**19228 NE 202ND ST** **WOODINVILLE, WA 98077-8873**	03/12/2026	$1,610,000	$651	2470	/4/2	1987	37,912 SF
	APN: 721478-0080 Document #: 20260312000643 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: REINTREE DIV 9 MapRef: VOL 137 PG 12-14 Abbreviated Description: Lot:8 Subdivision:REINTREE DIV 9 Map Ref:VOL 137 PG 12-14								
11	.5Mi.	**19602 NE 185TH ST** **WOODINVILLE, WA 98077-9426**	03/05/2026	$1,200,000	$594	2020	/3/1	1976	36,400 SF
	APN: 721470-0350 Document #: 20260305000573 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: REINTREE MapRef: VOL 98 PG 13-14 Abbreviated Description: Lot:35 Subdivision:REINTREE Map Ref:VOL 98 PG 13-14								
12	.16Mi.	**19824 194TH AVE NE** **WOODINVILLE, WA 98077-8876**	02/25/2026	$1,535,000	$516	2970	/3/1	1985	59,677 SF
	APN: 721472-0050 Document #: 20260225000262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: REINTREE DIVISION NO 3 MapRef: VOL 112 PG 58&59 Abbreviated Description: Lot:5 Subdivision:REINTREE DIVISION NO 3 Map Ref:VOL 112 PG 58&59								
13	.2Mi.	**20021 NE 194TH ST** **WOODINVILLE, WA 98077-8875**	02/23/2026	$1,453,500	$548	2650	/3/2	1998	40,511 SF
	APN: 721471-0410 Document #: 20260223000005 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: REINTREE DIVISION 2 MapRef: VOL 100 PG 52-54 Abbreviated Description: Lot:41 Subdivision:REINTREE DIVISION 2 Map Ref:VOL 100 PG 52-54								
14	.48Mi.	**19500 189TH PL NE** **WOODINVILLE, WA 98077-8269**	09/05/2025	$1,495,000	$543	2750	/4/2	1987	48,787 SF
	APN: 769546-0010 Document #: 20250905000563 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SERENA EAST Abbreviated Description: Lot:1 Subdivision:SERENA EAST								
15	.34Mi.	**19240 NE 202ND ST** **WOODINVILLE, WA 98077-8873**	07/18/2025	$1,420,000	$554	2560	/4/2	1987	36,756 SF
	APN: 721478-0070 Document #: 20250718000310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7&8 Subdivision: REINTREE DIV 9 MapRef: VOL 137 PG 12-14 Abbreviated Description: Lot:7&8 Subdivision:REINTREE DIV 9 Map Ref:VOL 137 PG 12-14Abbreviated Description:PORTION LOT8								

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.

ICE SiteX Report

OrderID: 98677888

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.	**19423 200TH AVE NE**	**01/03/2018**	$1,286,000	$1,286,000	2,830	/4/1	1979	2 SF	
.04Mi.	**19421 NE 195TH ST**		$1,210,000	$1,210,000	3,300	/4/1	1978	43,552 SF	
.04Mi.	**19414 NE 195TH ST**	**03/03/2022**	$1,457,000	$1,457,000	3,680	/4/2	1977	1 SF	
.06Mi.	**19505 200TH AVE NE**	**02/23/2022**	$1,317,000	$1,317,000	2,640	/4/1	1977	1 SF	
.06Mi.	**19513 200TH AVE NE**	**03/23/2021**	$1,194,000	$1,194,000	2,610	/4/2	1977	1 SF	
.07Mi.	**19419 200TH AVE NE**	**07/05/2012**	$1,245,000	$1,245,000	2,580	/5/1	1977	43,524 SF	
.08Mi.	**19506 194TH AVE NE**	**04/24/1997**	$1,209,000	$968,000	2,700	/4/1	1976	39,547 SF	
.08Mi.	**19704 194TH AVE NE**	**06/06/2018**	$1,187,000	$1,187,000	2,430	/3/2	1984	1 SF	
.08Mi.	**19417 NE 195TH ST**	**07/02/2002**	$1,103,000	$1,103,000	2,290	/4/1	1977	1 SF	
.08Mi.	**19420 194TH AVE NE**	**05/03/2017**	$1,180,000	$1,180,000	2,740	/4/1	1977	34,288 SF	
.09Mi.	**19716 194TH AVE NE**	**02/12/2008**	$1,175,000	$1,175,000	2,090	/3/1	1987	1 SF	
.09Mi.	**19519 200TH AVE NE**	**11/11/2021**	$1,012,000	$1,012,000	2,010	/3/2	1979	37,884 SF	
.11Mi.	**19800 194TH AVE NE**	**06/26/2000**	$1,378,000	$1,378,000	2,710	/3/1	1983	1 SF	
.11Mi.	**19922 NE 194TH ST**	**05/06/2016**	$1,367,000	$1,367,000	2,780	/4/2	1977	34,864 SF	
.11Mi.	**19510 200TH AVE NE**	**06/14/2001**	$1,059,000	$1,059,000	2,020	/4/1	1977	38,039 SF	
.11Mi.	**19912 NE 194TH ST**	**09/19/2006**	$1,202,000	$1,202,000	2,300	/3/1	1978	36,375 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	46.5 years old	Households:	4,972
Median Household Income:	$161,319	Households w/Family:	82%
Household Income Per Capita:	$77,763	Households w/Family Married:	77%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Northshore School District	Students:	22,735
Number of Schools:	40	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.03Mi.	**Woodinville High School** Number of Students: 1,662 Student-Teacher Ratio: 21.83 Advanced Placement: Yes	A	Public	9 - 12
2.47Mi.	**East Ridge Elementary School** Number of Students: 427 Student-Teacher Ratio: 18.89	A+	Public	KG - 5
1.08Mi.	**Timbercrest Middle School** Number of Students: 665 Student-Teacher Ratio: 22.02	A+	Public	6 - 8

Flood Report

The Subject Property of **19423 200TH AVE NE, WOODINVILLE, WA 98077-5914** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	51%	NOTABLY LOWER
MOTOR VEHICLE THEFT	50%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	147%	NOTABLY HIGHER
AGGRAVATED ASSAULT	19%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	144%	NOTABLY HIGHER
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	40%	SIGNIFICANTLY LOWER

Disaster Alerts

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

ICE SiteX Report

OrderID: 98677888

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.