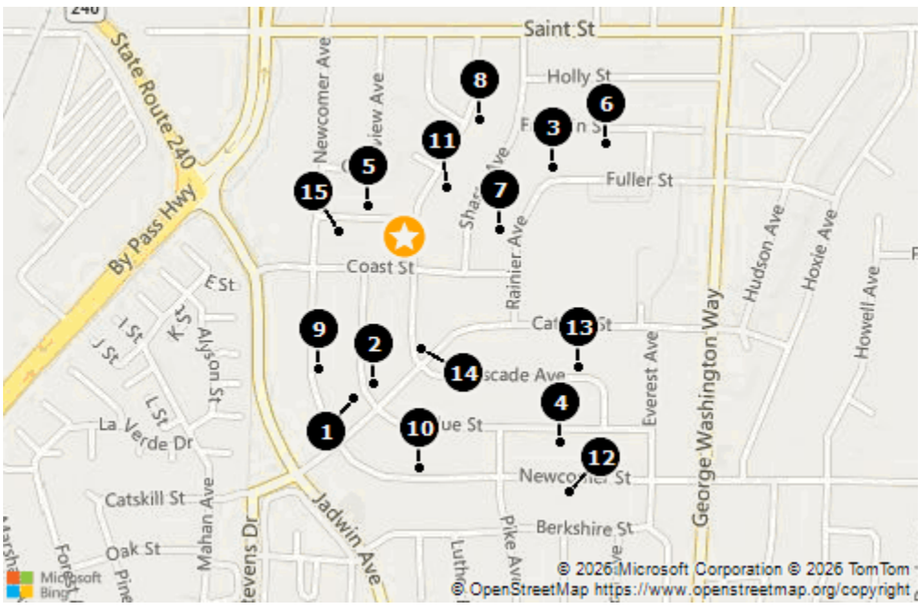
ICE SiteX Report

OrderID: 97670845

SiteX Property Information Report



Subject Property Location

2111 CASCADE AVE, RICHLAND, WA 99354-1805

County:	**BENTON WA**	Census Tract:	530050102.033004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	135082120004007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$340,000**	FSD:	19	Common Confidence Score:	35
Value Range:	$275,400 - $404,600	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	R1
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$245,990	Market Improvment Value:	$245,990	Total Taxable Value:	$357
Total Assessed Value:	$295,990	Total Assessor Market Value:	$295,990	Delinquent Year:	2019
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	F

Assessment Legal Description

Lot: 7 Block: 4 Subdivision: SUBJECT TO EASEMENTS
Abbreviated Description: COLUMBIA VISTA #1 BLOCK 4, LOT 7. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

Property Characteristics

Lot Size:	9,200 SF	Bedrooms:	3	Pool:	
Building Area:	1370 SF	Baths:	2	Fireplace:	Yes
Year Built:	1960	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/22/2025	Sales Price:	N/A
Document #:	2025-030765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2025	Sales Price:	N/A
Document #:	2025-010268 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/17/2025	Sales Price:	N/A
Document #:	2025-005540 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/14/2025	Loan Amount:	N/A
Document #:	2025-005299 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2055	Type Finance:	
Legal Description:			

Lot: 7 Block: 4 Subdivision: COLUMBIA VISTA NO 1

ICE SiteX Report

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Mortgage Record

Recording Date:	11/14/2024	Loan Amount:	N/A
Document #:	2024-025122 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 7 Block: 4 Subdivision: COLUMBIA VISTA NO 1

Mortgage Record

Recording Date:	05/14/2024	Loan Amount:	N/A
Document #:	2024-009617 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Lot: 7 Block: 4 Subdivision: COLUMBIA VISTA NO 1

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	N/A
Document #:	2019-010955 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/23/2019		
Document Type:			

Legal Description:
Lot: 7 Block: 4 Subdivision: COLUMBIA VISTA NO 1 Map Ref: VOL 5 PG 94

Prior Transfer

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

Legal Description:
Lot: 7 Block: 4 Subdivision: SUBJECT TO EASEMENTS
Abbreviated Description: COLUMBIA VISTA #1 BLOCK 4, LOT 7. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

Area Sales Analysis

Total Area Sales	$5,251,991	Median # of Bedrooms	3
Median Lot Size	8,398 SF	Median # of Baths	2
Median Living Area	1,270 SF	Median Year Built	1953
Price Range - 2 Yrs	$145,000 to $440,000	Age Range	44 years to 73 years
Median Value	$361,700	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2015 BLUE AVE** **RICHLAND, WA 99354-2262**	05/06/2026	$335,000	$382	876	5/3/1	1953	6,425 SF	
		APN: 135083030013028 Document #: 2026-010913 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 28 Block: 13 Subdivision: RICHLAND VILLAGE MapRef: VOL 8 PG 63 Abbreviated Description: Lot:28 Block:13 Subdivision:RICHLAND VILLAGE Map Ref:VOL 8 PG 63								
2	.17Mi.	**2018 BLUE AVE** **RICHLAND, WA 99354-2263**	04/17/2026	$340,000	$307	1104	5/3/2	1953	6,325 SF	
		APN: 135083030014002 Document #: 2026-009153 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 14 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:2 Block:14 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63								
3	.18Mi.	**562 FULLER ST** **RICHLAND, WA 99354-1866**	12/03/2025	$410,500	$224	1832	6/4/2	1981	12,406 SF	
		APN: 135082160002023 Document #: 2025-029045 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: WASHINGTON PARK #3 MapRef: VOL 8 PG 190 Abbreviated Description: Lot:23 Block:2 Subdivision:WASHINGTON PARK #3 Map Ref:VOL 8 PG 190								
4	.29Mi.	**515 BLUE ST** **RICHLAND, WA 99354-2209**	12/03/2025	$360,000	$468	768	5/3/1	1953	7,196 SF	
		APN: 135083030007006 Document #: 2025-029023 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:6 Block:7 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63								
5	.05Mi.	**616 FULLER ST** **RICHLAND, WA 99354-1819**	10/10/2025	$385,000	$202	1897	6/4/1	1961	9,200 SF	
		APN: 135082120002003 Document #: 2025-024533 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: COLUMBIA VISTA NO 1 MapRef: VOL 5 PG 94 Abbreviated Description: Lot:3 Block:2 Subdivision:COLUMBIA VISTA NO 1 Map Ref:VOL 5 PG 94								
6	.25Mi.	**541 FRANKLIN ST** **RICHLAND, WA 99354-1815**	10/06/2025	$145,000	$100	1440	5/3/2	1975	9,596 SF	
		APN: 135082160002014 Document #: 2025-023840 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: WASHINGTON PARK NO 3 MapRef: VOL 8 PG 190 Abbreviated Description: Lot:14 Block:2 Subdivision:WASHINGTON PARK NO 3 Map Ref:VOL 8 PG 190								
7	.11Mi.	**2113 RAINIER AVE** **RICHLAND, WA 99354-1832**	10/03/2025	$369,900	$213	1734	5/3/2	1982	22,216 SF	
		APN: 135082160002030 Document #: 2025-023765 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 28 Block: 2 Subdivision: WASHINGTON PARK NO 3 MapRef: VOL 8 PG 190 Abbreviated Description: Lot:28 Block:2 Subdivision:WASHINGTON PARK NO 3 Map Ref:VOL 8 PG 190								
8	.16Mi.	**2162 CASCADE AVE** **RICHLAND, WA 99354-1806**	09/11/2025	$295,891	$124	2376	5/3/2	1974	10,258 SF	
		APN: 135082130003006 Document #: 2025-021431								

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Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: RIVERBEND ADDITION MapRef: VOL 8 PG 160 Abbreviated Description: Lot:6 Block:3 Subdivision:RIVERBEND ADDITION Map Ref:VOL 8 PG 160

9	.17Mi.	**2020 NEWCOMER AVE** **RICHLAND, WA 99354-2252**	09/02/2025	$364,500	$287	1270	5/3/1	1953	8,163 SF

APN: 135083030013006 Document #: 2025-020497
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6 Block: 13 Subdivision: RICHLAND VILLAGE ADDITION MapRef: AF 542455 Abbreviated Description: Lot:6 Block:13 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:AF 542455City/Muni/Twp:RICHLAND City/Muni/Twp: RICHLAND

10	.26Mi.	**612 NEWCOMER ST** **RICHLAND, WA 99354-2246**	08/29/2025	$415,000	$422	982	5/3/1	1953	8,398 SF

APN: 135083030008020 Document #: 2025-020398
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 20 Block: 8 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:20 Block:8 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63

11	.07Mi.	**2132 CASCADE AVE** **RICHLAND, WA 99354-1806**	08/15/2025	$440,000	$213	2060	5/3/2	1974	10,119 SF

APN: 135082130003011 Document #: 2025-019047
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: RIVERBEND ADDITION MapRef: VOL 8 PG 160 Abbreviated Description: Lot:11 Block:3 Subdivision:RIVERBEND ADDITION Map Ref:VOL 8 PG 160

12	.35Mi.	**513 NEWCOMER ST** **RICHLAND, WA 99354-2243**	04/02/2025	$361,700	$327	1104	5/3/2	1953	7,079 SF

APN: 135083030005008 Document #: 2025-006998
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:8 Block:5 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63

13	.24Mi.	**512 CASCADE ST** **RICHLAND, WA 99354-2214**	03/06/2025	$366,500	$331	1104	5/3/2	1953	7,797 SF

APN: 135083030010034 Document #: 2025-004751
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 34 Block: 10 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:34 Block:10 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63

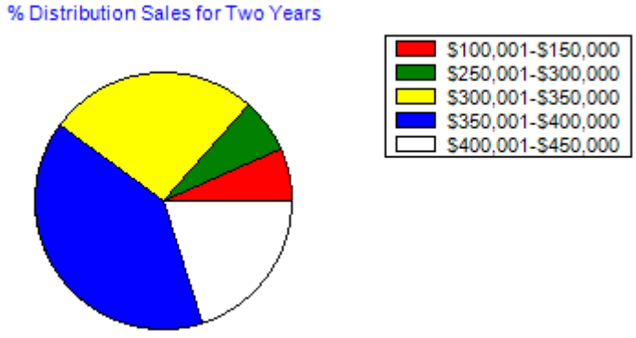
14	.13Mi.	**2026 CASCADE AVE** **RICHLAND, WA 99354-2256**	02/18/2025	$340,000	$442	768	5/3/1	1953	7,383 SF

APN: 135083030015001 Document #: 2025-003287
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 Block: 15 Subdivision: RICHLAND VILLAGE ADDITION MapRef: VOL 8 PG 63 Abbreviated Description: Lot:1 Block:15 Subdivision:RICHLAND VILLAGE ADDITION Map Ref:VOL 8 PG 63

15	.07Mi.	**631 FULLER ST** **RICHLAND, WA 99354-1819**	02/07/2025	$323,000	$187	1725	5/3/1	1961	8,738 SF

APN: 135082120004002 Document #: 2025-002672
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: COLUMBIA VISTA NO 4 MapRef: VOL 5 PG 94 Abbreviated Description: Lot:2 Block:4 Subdivision:COLUMBIA VISTA NO 4 Map Ref:VOL 5 PG 94

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.	**2111 CASCADE AVE**		$295,990	$295,990	1,370	5/3/2	1960	9,200 SF	
.01Mi.	**607 FULLER ST**		$303,930	$303,930	1,725	5/3/1	1961	8,738 SF	
.02Mi.	**700 COAST ST**		$172,900	$172,900	1,056	5/3/1	1953	7,196 SF	
.02Mi.	**702 COAST ST**		$265,340	$265,340	1,056	5/3/1	1953	7,196 SF	
.03Mi.	**613 FULLER ST**		$369,920	$369,920	2,206	6/4/2	1961	8,738 SF	
.03Mi.	**2108 CASCADE AVE**		$261,120	$261,120	1,092	5/3/1	1960	9,596 SF	
.03Mi.	**704 COAST ST**		$276,550	$276,550	1,032	5/3/1	1953	7,196 SF	
.03Mi.	**604 FULLER ST**		$352,530	$352,530	1,648	6/4/2	1961	10,398 SF	
.03Mi.	**2114 CASCADE AVE**		$357,020	$357,020	1,894	5/3/1	1960	9,161 SF	
.03Mi.	**616 COAST ST**		$263,160	$263,160	768	5/3/1	1953	7,196 SF	
.04Mi.	**706 COAST ST**		$307,330	$307,330	1,104	5/3/2	1953	6,957 SF	
.04Mi.	**2120 CASCADE AVE**		$299,380	$299,380	1,454	5/3/2	1960	8,812 SF	
.04Mi.	**610 FULLER ST**		$325,830	$325,830	1,092	5/3/2	1961	9,997 SF	
.04Mi.	**614 COAST ST**		$248,370	$248,370	1,056	5/3/1	1953	7,196 SF	
.04Mi.	**619 FULLER ST**		$228,210	$228,210	1,092	5/3/1	1961	8,738 SF	
.05Mi.	**708 COAST ST**		$250,320	$250,320	1,104	5/3/2	1953	6,957 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	36.7 years old	Households:	10,121
Median Household Income:	$85,534	Households w/Family:	57%
Household Income Per Capita:	$43,922	Households w/Family Married:	38%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Richland School District	Students:	14,410
Number of Schools:	23	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.37Mi.	**Hanford High School** Number of Students: 1,959 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	A-	Public	9 - 12
0.83Mi.	**Chief Joseph Middle School** Number of Students: 659 Student-Teacher Ratio: 18.83	C-	Public	6 - 8
0.25Mi.	**Sacajawea Elementary School** Number of Students: 474 Student-Teacher Ratio: 17.58	B-	Public	KG - 5

Flood Report

The Subject Property of **2111 CASCADE AVE, RICHLAND, WA 99354-1805** 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	123%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	91%	LOWER
MURDER	135%	NOTABLY HIGHER
OVERALL	124%	HIGHER

Disaster Alerts

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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ICE SiteX Report

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