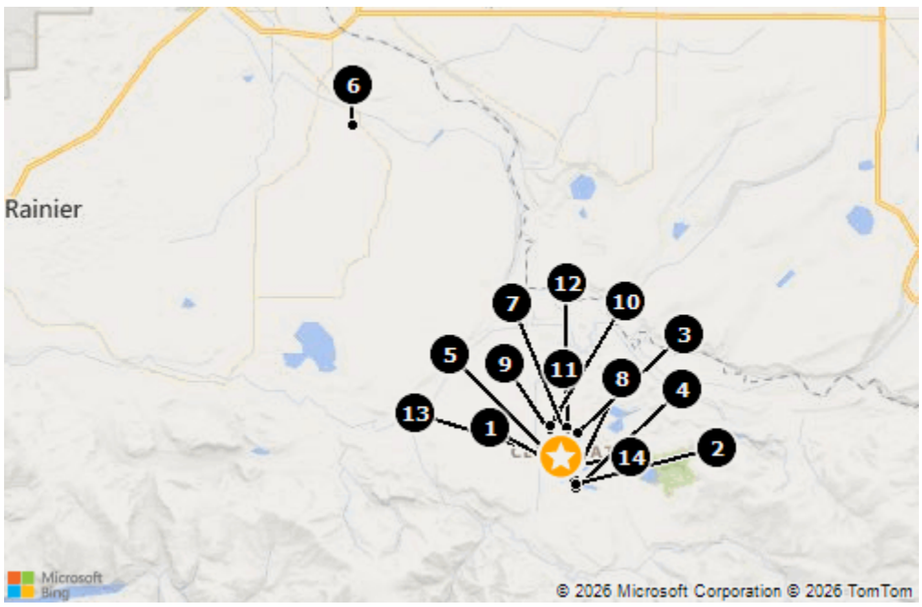
ICE SiteX Report

OrderID: 98273860

SiteX Property Information Report



Subject Property Location

21915 BEACHSIDE DR SE, YELM, WA 98597-8920

County:	**THURSTON WA**	Census Tract:	530670125.102011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4115-00-02600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$387,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$290,250 - $483,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	225
Assd Land Value:	$138,300	Market Land Value:	$138,300	Tax Year:	2026
Assd Improvement:	$226,900	Market Improvment Value:	$226,900	Total Taxable Value:	$2,670
Total Assessed Value:	$365,200	Total Assessor Market Value:	$365,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 Subdivision: CLEARWOOD Sec/Twnship/Range: SEC 31 TWN 16N RNG 03E
Abbreviated Description: SECTION 31 TOWNSHIP 16 RANGE 3E QUARTER SE SW PLAT CLEARWOOD DIV 1 LT 26 DOCUMENT 015/033

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	1	Pool:	
Building Area:	1339 SF	Baths:	1	Fireplace:	Yes
Year Built:	1969	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Heat Pump
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Wood Shake
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2021	Sales Price:	N/A
Document #:	4892910 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/2019	Sales Price:	N/A
Document #:	4665282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2018	Sales Price:	$233,200
Document #:	4661948 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/06/2018		
Document Type:			
Legal Description:			

Lot: 26 Subdivision: CLEARWOOD DIVISION 1 Map Ref: VOL15 PG33&34

Prior Transfer

Recording Date:	12/06/2018	Sales Price:	$233,200
Document #:	4661948 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98273860

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Sec/Twnship/Range: SEC 31 TWN 16N RNG 03E
Abbreviated Description: SECTION 31 TOWNSHIP 16 RANGE 3E QUARTER SE SW PLAT CLEARWOOD DIV 1 LT 26 DOCUMENT 015/033

Prior Transfer

Recording Date:	10/25/2016	Sales Price:	$159,719
Document #:	4530054 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/21/2016		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: VOL15 PG33&34

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	N/A
Document #:	3996641 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/28/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: MB15 PG33&34
Abbreviated Description: DIVISION1

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	N/A
Document #:	3996640 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/31/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: MB15 PG33&34
Abbreviated Description: DIVISION1

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	N/A
Document #:	3996639 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/28/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: MB15 PG33&34
Abbreviated Description: DIVISION1

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	N/A
Document #:	3996638 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/26/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: MB15 PG33&34
Abbreviated Description: DIVISION1

Prior Transfer

Recording Date:	03/18/2008	Sales Price:	N/A
Document #:	3996637 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/29/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: CLEARWOOD Map Ref: MB15 PG33&34
Abbreviated Description: DIVISION1

Area Sales Analysis

Total Area Sales	$5,360,265	Median # of Bedrooms	3
Median Lot Size	11,108 SF	Median # of Baths	2
Median Living Area	1,448 SF	Median Year Built	2004
Price Range - 2 Yrs	$191,500 to $645,000	Age Range	4 years to 45 years
Median Value	$414,225	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**18210 PARK LN SE YELM, WA 98597-9037**	06/11/2026	$435,000	$238	1824	/3/2	1999	9,583 SF	
		APN: 4115-00-01800 Document #: 5104127 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 Subdivision: CLEARWOOD DIVISION ONE MapRef: AF 743397 Abbreviated Description: Lot:18 Subdivision:CLEARWOOD DIVISION ONE Map Ref:AF 743397								
2	.56Mi.	**18603 WOODSIDE DR SE YELM, WA 98597-9378**	05/15/2026	$403,500	$454	888	/2/1	2020	10,454 SF	
		APN: 4127-00-06700 Document #: 5100903 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 67 Subdivision: CLEARWOOD DIVISION XIII MapRef: VOL 19 PG 33&34 Abbreviated Description: Lot:67 Subdivision:CLEARWOOD DIVISION XIII Map Ref:VOL 19 PG 33&34								
3	.52Mi.	**22127 N CLEAR LAKE BLVD SE YELM, WA 98597-9082**	04/03/2026	$455,000	$349	1303	/3/2	2022	12,197 SF	
		APN: 4117-00-15300 Document #: 5095564 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 153 Subdivision: CLEARWOOD DIVISION 3 MapRef: VOL 15 PG 80-81 Abbreviated Description: Lot:153 Subdivision:CLEARWOOD DIVISION 3 Map Ref:VOL 15 PG 80-81								
4	.6Mi.	**18634 WOODSIDE DR SE YELM, WA 98597-9378**	03/20/2026	$480,000	$205	2340	/3/2	2006	10,454 SF	

ICE SiteX Report

OrderID: 98273860

APN: 4127-00-04900 Document #: 5093696
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: CLEARWOOD DIVISION 13 MapRef: VOL 19 PG 33&34 Abbreviated Description: Lot:49 Subdivision:CLEARWOOD DIVISION 13 Map Ref:VOL 19 PG 33&34

5	.16Mi.	**21707 BEACHSIDE DR SE** **YELM, WA 98597-9331**	02/27/2026	$420,000	$326	1288	/3/1	2005	11,326 SF

APN: 4119-00-37100 Document #: 5090920
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 371 Subdivision: CLEARWOOD MapRef: VOL 16 PG 51 Abbreviated Description: Lot:371 Subdivision:CLEARWOOD Map Ref:VOL 16 PG 51

6	.21Mi.	**18220 BALD HILL RD SE** **YELM, WA 98597-8934**	02/27/2026	$440,000	$279	1576	/3/2	2006	25,700 SF

APN: 2363-13-20600 Document #: 5091101
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Land Lot: 4 Sec/Twnship/Range: S31T16NR03E WM Abbreviated Description: Land Lot:4 Sec/Twnship/Range:S31T16NR03E WM Abbreviated Description:LAND LOT: PORTION OF GOVT LOT 4

7	.36Mi.	**17731 N BEACHSIDE DR SE** **YELM, WA 98597-9375**	02/26/2026	$225,000	$321	700	/1/1	1981	13,504 SF

APN: 4117-00-19300 Document #: 5090758
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 193 Subdivision: CLARWOOD MapRef: VOL 15 PG 80&81 Abbreviated Description: Lot:193 Subdivision:CLARWOOD Map Ref:VOL 15 PG 80&81

8	.46Mi.	**21941 PROMONTORY CT SE** **YELM, WA 98597-8906**	12/30/2025	$191,500	$94	2016	/3/2	2003	10,890 SF

APN: 4129-10-01500 Document #: 5084172
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: CLEARWOOD DIVISION XV MapRef: VOL 19 PG 35 Abbreviated Description: Lot:15 Subdivision:CLEARWOOD DIVISION XV Map Ref:VOL 19 PG 35

9	.08Mi.	**21945 BEACHSIDE DR SE** **YELM, WA 98597-8920**	12/16/2025	$194,500	$1,023	190	//	2007	6,970 SF

APN: 4116-00-09900 Document #: 5082732
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: CLEARWOOD DIVISION TWO MapRef: VOL 15 PG 53&54 Abbreviated Description: Lot:99 Subdivision:CLEARWOOD DIVISION TWO Map Ref:VOL 15 PG 53&54

10	.57Mi.	**21720 N CLEAR LAKE BLVD SE** **YELM, WA 98597-7901**	11/03/2025	$409,950	$305	1344	/3/2	2022	8,712 SF

APN: 4118-00-24400 Document #: 5077618
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 244 Subdivision: CLEARWOOD DIV 4 Abbreviated Description: Lot:244 Subdivision:CLEARWOOD DIV 4

11	.46Mi.	**21945 PROMONTORY CT SE** **YELM, WA 98597-8906**	10/14/2025	$645,000	$285	2256	/3/2	2003	13,068 SF

APN: 4129-10-01600 Document #: 5075133
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CLEARWOOD DIVISION XV MapRef: VOL 19 PG 35 Abbreviated Description: Lot:16 Subdivision:CLEARWOOD DIVISION XV Map Ref:VOL 19 PG 35

12	.52Mi.	**17538 CLEAR LAKE BLVD SE** **YELM, WA 98597-8976**	09/30/2025	$354,315	$285	1240	/3/1	1995	8,276 SF

APN: 4118-00-36000 Document #: 5073331
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 360 Subdivision: CLEARWOOD DIVISION IV MapRef: VOL 15 PG 92-94 Abbreviated Description: Lot:360 Subdivision:CLEARWOOD DIVISION IV Map Ref:VOL 15 PG 92-94

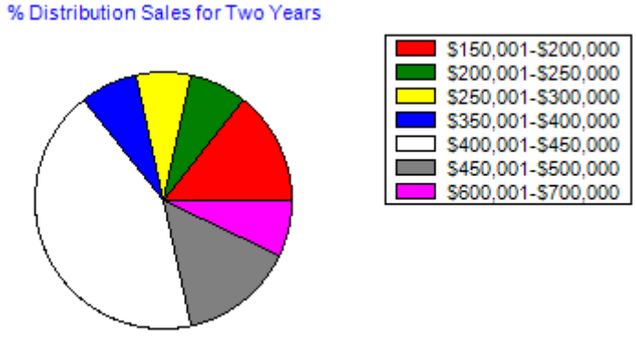
13	.13Mi.	**21711 BEACHSIDE DR SE** **YELM, WA 98597-9331**	09/24/2025	$418,500	$269	1552	/3/2	2003	13,068 SF

APN: 4119-00-37400 Document #: 5072580
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 374 Subdivision: CLEARWOOD MapRef: VOL 16 PG 51 Abbreviated Description: Lot:374 Subdivision:CLEARWOOD Map Ref:VOL 16 PG 51

14	.21Mi.	**18219 PARK VUE CIR SE** **YELM, WA 98597-8995**	08/29/2025	$288,000	$180	1595	/3/2	2004	11,326 SF

APN: 4115-00-01100 Document #: 5069391
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CLEARWOOD MapRef: VOL 15 PG 33&34 Abbreviated Description: Lot:11 Subdivision:CLEARWOOD Map Ref:VOL 15 PG 33&34

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: 98273860

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.	**21915 BEACHSIDE DR SE**	**12/06/2018**	$365,200	$365,200	1,339	/1/1	1969	9,583 SF	
.02Mi.	**21905 BEACHSIDE DR SE**		$466,300	$466,300	2,225	/2/3	2002	10,454 SF	
.02Mi.	**21935 BEACHSIDE DR SE**		$260,300	$260,300	828	/1/	1969	8,276 SF	
.03Mi.	**21926 BEACHSIDE DR SE**	**12/09/2022**	$321,000	$321,000	1,042	/2/1	1985	7,841 SF	
.04Mi.	**21910 BEACHSIDE DR SE**	**06/26/2025**	$326,000	$326,000	1,236	/3/1	1994	7,841 SF	
.04Mi.	**18039 BEACHCREST LN SE**	**05/15/2017**	$277,700	$277,700	1,120	/1/1	1976	7,405 SF	
.04Mi.	**21939 BEACHSIDE DR SE**		$455,100	$455,100	2,488	/3/1	1989	10,019 SF	
.05Mi.	**21842 BEACHSIDE DR SE**	**05/04/2024**	$216,100	$216,100	768	/1/	1968	6,970 SF	
.05Mi.	**21946 BEACHSIDE DR SE**	**12/20/2009**	$379,700	$379,700	1,938	/3/2	1990	10,890 SF	
.06Mi.	**21835 CREST LN SE**	**01/31/2025**	$342,800	$342,800	1,380	/3/2	1995	7,405 SF	
.06Mi.	**21827 CREST LN SE**	**10/15/2003**	$344,600	$344,600	1,459	/3/2	1994	7,405 SF	
.06Mi.	**21843 CREST LN SE**	**03/07/2024**	$288,100	$288,100	768	/2/1	1970	7,841 SF	
.06Mi.	**21819 CREST LN SE**	**05/17/2022**	$360,600	$360,600	1,604	/3/1	1994	7,405 SF	
.06Mi.	**21941 BEACHSIDE DR SE**		$439,100	$439,100	2,369	/3/1	1988	8,712 SF	
.06Mi.	**21847 CREST LN SE**	**06/20/2006**	$407,200	$407,200	1,512	/3/2	2006	8,712 SF	
.06Mi.	**21811 CREST LN SE**	**06/21/2013**	$224,900	$224,900	716	/2/1	1991	8,276 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
11.13Mi.	**Yelm High School** Number of Students: 1,693 Student-Teacher Ratio: 24.61 Advanced Placement: Yes	C	Public	9 - 12
1.88Mi.	**Lackamas Elementary School** Number of Students: 290 Student-Teacher Ratio: 17.51	C	Public	KG - 5
9.96Mi.	**Ridgeline Middle School** Number of Students: 568 Student-Teacher Ratio: 20.45	B	Public	6 - 8

Flood Report

The Subject Property of **21915 BEACHSIDE DR SE, YELM, WA 98597-8920** 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

ICE SiteX Report

OrderID: 98273860

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