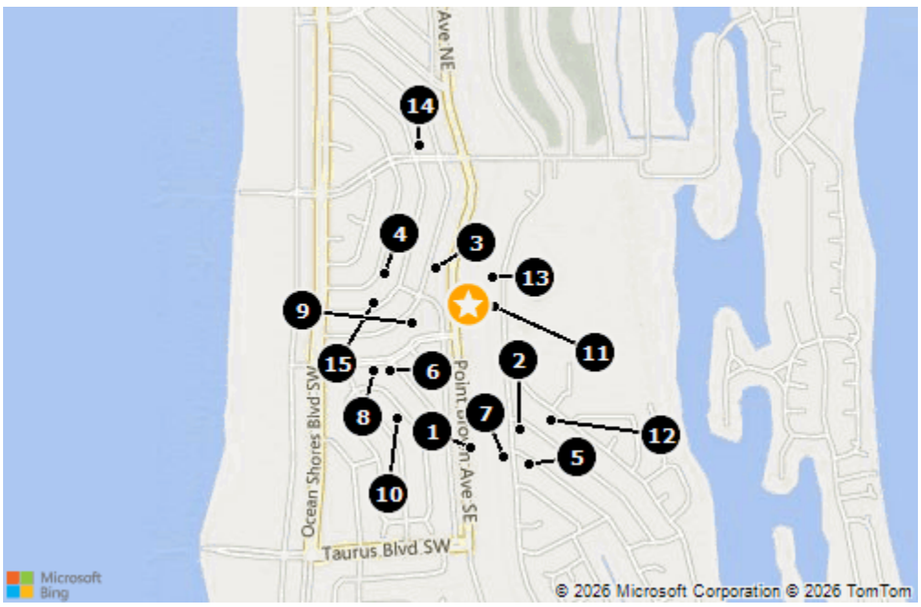
ICE SiteX Report

OrderID: 98190639

SiteX Property Information Report



Subject Property Location

270 POINT BROWN AVE SE, OCEAN SHORES, WA 98569

County:	**GRAYS HARBOR WA**	Census Tract:	530270002.014033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	090700083500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$361,000**	FSD:	38	Common Confidence Score:	18
Value Range:	$223,820 - $498,180	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	64
Assd Land Value:	$85,500	Market Land Value:	$85,500	Tax Year:	2025
Assd Improvement:	$226,510	Market Improvment Value:	$226,510	Total Taxable Value:	$1,945
Total Assessed Value:	$312,010	Total Assessor Market Value:	$312,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 835 Subdivision: DIVISION 4 Map Ref: 907 Sec/Twnship/Range: SEC 17 TWN 12 RNG 03

Abbreviated Description:	DIV 4 LOT 835
City/Muni/Twp:	OCEAN SHORES

Property Characteristics

Lot Size:	9,000 SF	Bedrooms:	2	Pool:	
Building Area:	1022 SF	Baths:	2	Fireplace:	1
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/22/2025	Sales Price:	$375,000
Document #:	2025-00000011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/11/2023	Sales Price:	$125,000
Document #:	2023-04110049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/31/2023	Sales Price:	$375,000
Document #:	E163579 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 835 Subdivision: DIVISION 4 Map Ref: 907 Sec/Twnship/Range: SEC 17 TWN 12 RNG 03
Abbreviated Description: DIV 4 LOT 835
City/Muni/Twp: OCEAN SHORES

Mortgage Record

Recording Date:	03/31/2023	Loan Amount:	N/A

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Document #:	2023-03310105 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 835 Subdivision: OCEAN SHORES DIVISION NO 4

Prior Transfer

Recording Date:	03/31/2023	Sales Price:	$375,000
Document #:	2023-03310104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2023		
Document Type:			

Legal Description:
Lot: 835 Subdivision: OCEAN SHORES DIVISION NO 4 Map Ref: VOL 8 PG 65

Mortgage Record

Recording Date:	03/22/2006	Loan Amount:	N/A
Document #:	2006-03220035 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2026	Type Finance:	VAR

Legal Description:
Lot: 835 Subdivision: OCEAN SHORES DIVISION #4

Area Sales Analysis

Total Area Sales	$4,863,967	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,224 SF	Median Year Built	2003
Price Range - 2 Yrs	$150,000 to $529,967	Age Range	3 years to 64 years
Median Value	$335,000	Median Age	23 years

Comparable Sales Data

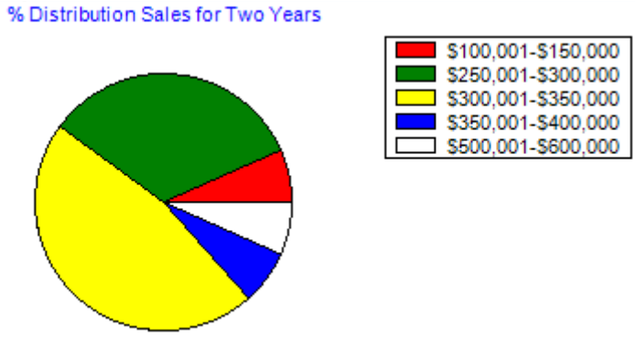
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**420 POINT BROWN AVE SE** **OCEAN SHORES, WA 98569-9528**	07/16/2026	$375,000	$262	1429	/3/2	2021	9,000 SF	
		APN: 090700086300 Document #: 2026-07160035 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 863 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:863 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
2	.3Mi.	**372 CANAL DR SE** **OCEAN SHORES, WA 98569-9544**	07/10/2026	$340,000	$221	1532	/3/2	1995	SF	
		APN: 091900003400 Document #: 2026-07100075 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 34 Subdivision: OCEAN SHORES DIVISION NO 9 MapRef: VOL 8 PG 106 Abbreviated Description: Lot:34 Subdivision:OCEAN SHORES DIVISION NO 9 Map Ref:VOL 8 PG 106								
3	.11Mi.	**184 S NARWHAL LOOP SW** **OCEAN SHORES, WA 98569-**	07/06/2026	$150,000	$160	936	//	2000	SF	
		APN: 090700059102 Document #: 2026-07060073 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 591-A Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:591-A Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
4	.2Mi.	**160 S PORT LOOP SW** **OCEAN SHORES, WA 98569-9246**	07/06/2026	$325,000	$230	1408	//	2001	SF	
		APN: 090700071600 Document #: 2026-07060070 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 716 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:716 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
5	.38Mi.	**415 QUINAULT AVE SE** **OCEAN SHORES, WA 98569-9697**	06/30/2026	$335,000	$220	1522	/3/2	2006	SF	
		APN: 091900008800 Document #: 2026-06300063 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 88 Subdivision: OCEAN SHORES DIVISION NO 9 MapRef: VOL 8 PG 106 Abbreviated Description: Lot:88 Subdivision:OCEAN SHORES DIVISION NO 9 Map Ref:VOL 8 PG 106								
6	.23Mi.	**159 POLARIS BLVD SW** **OCEAN SHORES, WA 98569-9307**	06/18/2026	$350,000	$206	1697	//	2003	SF	
		APN: 090700040900 Document #: 2026-06180048 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 409 Subdivision: OS DIV 4 Abbreviated Description: Lot:409 Subdivision:OS DIV 4								
7	.35Mi.	**401 CANAL DR SE** **OCEAN SHORES, WA 98569-9718**	05/07/2026	$529,967	$368	1440	/3/2	2018	9,000 SF	
		APN: 090700089800 Document #: 2026-05070025 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 898 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:898 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
8	.26Mi.	**167 POLARIS BLVD SW** **OCEAN SHORES, WA 98569-9307**	04/28/2026	$300,000	$311	962	/2/1	2010	8,400 SF	
		APN: 090700040600 Document #: 2026-04280027 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 406 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 68 Abbreviated Description: Lot:406 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 68								
9	.12Mi.	**214 S NARWHAL LOOP SW** **OCEAN SHORES, WA 98569-9312**	04/27/2026	$335,000	$348	960	/3/2	1979	SF	
		APN: 090700053700 Document #: 2026-04270049 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 537 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:537 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
10	.3Mi.	**369 SEXTANS AVE SW**	03/16/2026	$300,000	$286	1048	/2/2	2021	7,150 SF	

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		OCEAN SHORES, WA 98569-8950							
	APN: 090700034500 Document #: 2026-03160029 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 345 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:345 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
11	.06Mi.	**233 CANAL DR SE**	03/03/2026	$340,000	$188	1800	/3/2	1965	9,000 SF
		OCEAN SHORES, WA 98569-9797							
	APN: 090700092700 Document #: 2026-03030046 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 927 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:927 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
12	.31Mi.	**345 MOUNT OLYMPUS AVE SE**	02/24/2026	$265,000	$317	834	/2/1	2023	8,400 SF
		OCEAN SHORES, WA 98569-9746							
	APN: 091300009000 Document #: 2026-02240013 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 90 Subdivision: OCEAN SHORES DIVISION NO 6 MapRef: VOL 8 PG 86 Abbreviated Description: Lot:90 Subdivision:OCEAN SHORES DIVISION NO 6 Map Ref:VOL 8 PG 86								
13	.08Mi.	**209 CANAL DR SE**	02/19/2026	$298,000	$438	680	//	1965	SF
		OCEAN SHORES, WA 98569-9797							
	APN: 090700093300 Document #: 2026-02190031 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 933 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:933 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								
14	.37Mi.	**102 N OAR LOOP NW**	01/22/2026	$345,500	$329	1048	/2/2	2020	7,144 SF
		OCEAN SHORES, WA 98569-9753							
	APN: 090300023300 Document #: 2026-01220037 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 233 Subdivision: OCEAN SHORES DIVISION NO 2 MapRef: VOL 8 PG 53 Abbreviated Description: Lot:233 Subdivision:OCEAN SHORES DIVISION NO 2 Map Ref:VOL 8 PG 53								
15	.21Mi.	**209 S OAR LOOP SW**	01/12/2026	$275,500	$225	1224	//	1962	SF
		OCEAN SHORES, WA 98569-9313							
	APN: 090700067400 Document #: 2026-01120032 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 674 Subdivision: OCEAN SHORES DIVISION NO 4 MapRef: VOL 8 PG 65 Abbreviated Description: Lot:674 Subdivision:OCEAN SHORES DIVISION NO 4 Map Ref:VOL 8 PG 65								

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.

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.	**270 POINT BROWN AVE SE**	**03/31/2023**	$312,010	$312,010	1,022	/2/2	2004	9,000 SF	
.02Mi.	**278 POINT BROWN AVE SE**	**02/29/2024**	$508,740	$508,740	2,312	/3/2	1991	18,000 SF	
.02Mi.	**254 POINT BROWN AVE SE**	**07/07/2015**	$430,740	$430,740	1,363	/3/2	2010		
.03Mi.	**286 POINT BROWN AVE SE**	**10/10/2022**	$375,799	$375,799	1,440		1991	9,000 SF	
.05Mi.	**265 POINT BROWN AVE SW**	**08/15/2024**	$312,505	$312,505	1,335	/3/2	1981		
.05Mi.	**280 DORADO AVE SW**	**09/14/2023**	$334,392	$334,392	1,040	/2/2	2022	7,700 SF	
.05Mi.	**257 POINT BROWN AVE SW**	**06/13/2025**	$313,466	$313,466	1,422	/3/2	1979		
.05Mi.	**229 CANAL DR SE**		$510,536	$510,536	2,064		1997	9,000 SF	
.06Mi.	**225 CANAL DR SE**	**11/21/2013**	$286,513	$286,513	1,266	/2/2	1979	9,000 SF	
.06Mi.	**233 CANAL DR SE**	**05/31/2018**	$306,123	$306,123	1,800	/3/2	1965	9,000 SF	
.06Mi.	**230 POINT BROWN AVE SE**	**09/01/2021**	$304,373	$304,373	840	/2/1	1984		
.06Mi.	**290 DORADO AVE SW**	**06/10/2020**	$451,091	$451,091	1,707	/3/2	2020	7,700 SF	
.07Mi.	**224 POINT BROWN AVE SE**	**10/04/2021**	$471,339	$471,339	1,444		2018		
.07Mi.	**299 POINT BROWN AVE SW**	**01/05/2021**	$351,705	$351,705	1,156	/2/2	2008		
.07Mi.	**213 CANAL DR SE**	**01/28/2009**	$295,650	$295,650	682	/1/1	2023		
.08Mi.	**233 POINT BROWN AVE SW**	**08/01/2023**	$326,283	$326,283	1,840	/4/2	1966		

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Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	61.0 years old	Households:	3,288
Median Household Income:	$63,405	Households w/Family:	61%
Household Income Per Capita:	$37,055	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	9%

School District

School District Zone:	North Beach School District	Students:	638
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.71Mi.	**North Beach Senior High School** Number of Students: 198 Student-Teacher Ratio: 15.41	D+	Public	9 - 12
0.26Mi.	**Ocean Shores Elementary School** Number of Students: 254 Student-Teacher Ratio: 13.93	B-	Public	PK - 6
2.71Mi.	**North Beach Junior High School** Number of Students: 95 Student-Teacher Ratio: 12.55	B-	Public	7 - 8

Flood Report

The Subject Property of **270 POINT BROWN AVE SE, OCEAN SHORES, WA 98569** 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	129%	HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	57%	NOTABLY LOWER
AGGRAVATED ASSAULT	169%	NOTABLY HIGHER
FORCIBLE RAPE	28%	SIGNIFICANTLY LOWER
MURDER	97%	SIMILAR
OVERALL	162%	NOTABLY HIGHER

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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