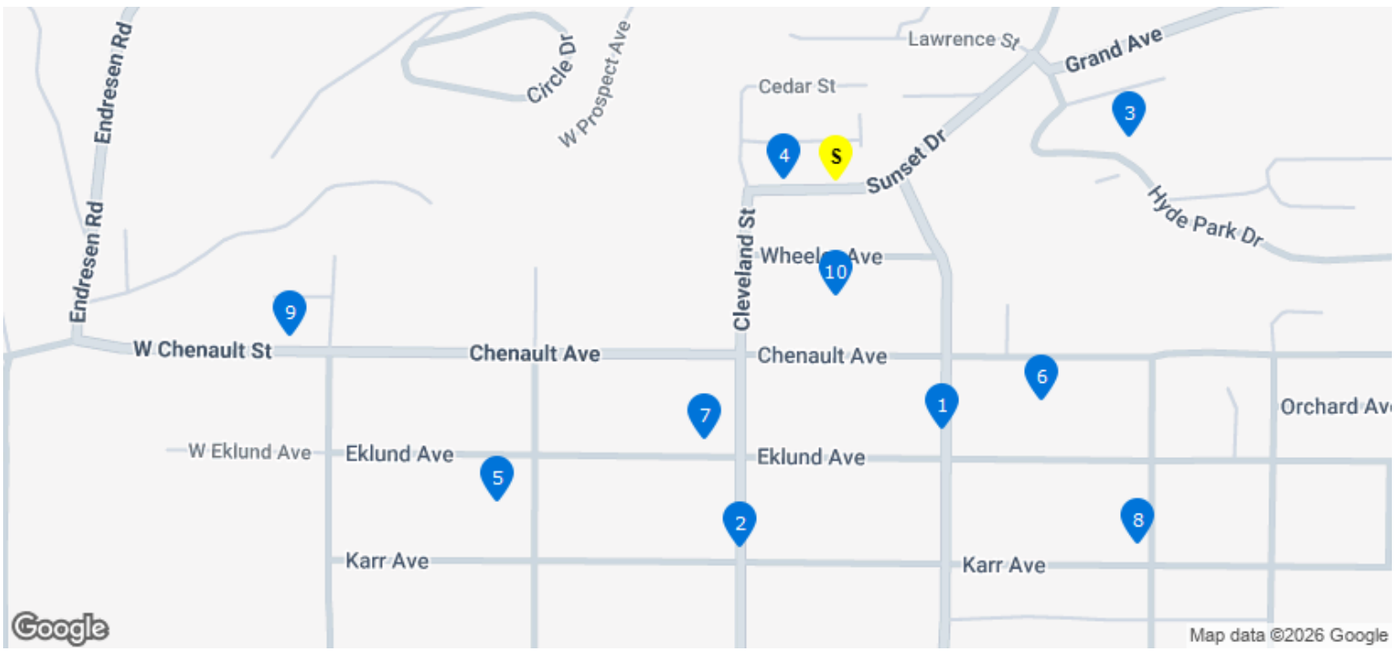
ICE SiteX Report

OrderID: 98745695

SiteX Property Information Report



Subject Property Location

315 SUNSET DR, HOQUIAM, WA 98550-1325

County:	**GRAYS HARBOR WA**	Census Tract:	0014.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	051600603200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$300,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$225,000 - $375,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	28
Assd Land Value:	$32,500	Market Land Value:	$32,500	Tax Year:	2026
Assd Improvement:	$233,970	Market Improvment Value:	$233,970	Total Taxable Value:	$2,447
Total Assessed Value:	$266,470	Total Assessor Market Value:	$266,470	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 32-33 Block: 6 Subdivision: COLLEGE HILL Map Ref: 516 Sec/Twnship/Range: SEC 17 TWN 10 RNG 02

Abbreviated Description:	COLLEGE HILL LOTS 32 & 33 BLK 6
City/Muni/Twp:	HOQUIAM

Property Characteristics

Lot Size:	6,229 SF	Bedrooms:	3	Pool:	
Building Area:	1420 SF	Baths:		Fireplace:	
Year Built:	1913	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/24/2025	Sales Price:	$181,818
Document #:	2025-00000005 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/14/2017	Sales Price:	$150,197
Document #:	2017-08140094 BK-PG -000	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	08/14/2017	Sales Price:	$150,197
Document #:	2017-08140093 BK-PG -000	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/24/2017	Loan Amount:	N/A
Document #:	2017-07240030 BK-PG -	Loan Type:	Conventional

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Contract Date:	07/21/2017		
TD Due Date:	08/01/2047	Type Finance:	

Legal Description:
Lot: M Block: 6 Subdivision: COLLEGE HILL ADDITION

Prior Transfer

Recording Date:	07/24/2017	Sales Price:	$180,000
Document #:	2017-07240029 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/21/2017		
Document Type:	Deed		

Legal Description:
Lot: M Block: 6 Subdivision: COLLEGE HILL ADDITION

Prior Transfer

Recording Date:	01/07/2011	Sales Price:	N/A
Document #:	2011-01070064 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/06/2010	Loan Amount:	N/A
Document #:	2010-12060089 BK-PG -	Loan Type:	Conventional
Contract Date:	11/10/2010		
TD Due Date:	12/01/2040	Type Finance:	

Legal Description:
Block: 6 Subdivision: COLLEGE HILL ADDITION Map Ref: 0
City/Muni/Twp: HOQUIAM

Mortgage Record

Recording Date:	11/10/2008	Loan Amount:	N/A
Document #:	2008-11100059 BK-PG -	Loan Type:	Conventional
Contract Date:	10/29/2008		
TD Due Date:	11/01/2038	Type Finance:	

Legal Description:
Block: 6 Subdivision: COLLEGE HILL ADDITION Map Ref: 0
City/Muni/Twp: HOQUIAM

Prior Transfer

Recording Date:	08/27/2003	Sales Price:	$124,000
Document #:	E163018 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 6 Subdivision: COLLEGE HILL Sec/Twnship/Range: SEC 17 TWN 10 RNG 02
Abbreviated Description: COLLEGE HILL LOTS 32 & 33 BLK 6
City/Muni/Twp: HOQUIAM

Area Sales Analysis

Total Area Sales	$2,862,750	Median # of Bedrooms	3
Median Lot Size	5,663 SF	Median # of Baths	1
Median Living Area	1,362 SF	Median Year Built	1922
Price Range - 2 Yrs	$235,000 to $340,000	Age Range	76 years to 117 years
Median Value	$287,000	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**325 WHEELER AVE** **HOQUIAM, WA 98550-1329**	09/23/2026	$190,000	$102	1871	/4/2.3	1922	10,716 SF	
		APN: 051600702100 Document #: 2026-09230006 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21&22 Block: 7 Subdivision: COLLEGE HILL ADDITION MapRef: VOL 2 PG 29 Abbreviated Description: Lot:21&22 Block:7 Subdivision:COLLEGE HILL ADDITION Map Ref:VOL 2 PG 29City/Muni/Twp:HOQULAM City/Muni/Twp: HOQULAM								
2	.03Mi.	**301 SUNSET DR** **HOQUIAM, WA 98550-1325**	05/01/2026	$330,750	$139	2376	/4/2	1912	9,278 SF	
		APN: 051600602500 Document #: 2026-05010069 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25-27 Block: 6 Subdivision: COLLEGE HILL ADDITION MapRef: VOL 2 PG 29 Abbreviated Description: Lot:25-27 Block:6 Subdivision:COLLEGE HILL ADDITION Map Ref:VOL 2 PG 29								
3	.08Mi.	**342 WHEELER AVE** **HOQUIAM, WA 98550-1330**	04/27/2026	$105,000	$105	996	//	1917	10,454 SF	
		APN: 055000200400 Document #: 2026-04270029 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4&5 Block: 2 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:4&5 Block:2 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109								
4	.16Mi.	**305 FILLMORE ST** **HOQUIAM, WA 98550-1724**	04/08/2026	$240,000	$180	1332	/3/1	1927	4,356 SF	
		APN: 055000702902 Document #: 2026-04080021 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29&30 Block: 7 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:29&30 Block:7 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109Abbreviated Description:PORTION LOTS29&30								
5	.23Mi.	**428 EKLUND AVE** **HOQUIAM, WA 98550-1810**	05/29/2026	$53,000	$34	1558	/4/1	1930	5,227 SF	
		APN: 055000900900 Document #: 2026-05290093 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 9 Block: 9 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:9 Block:9 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

6	.24Mi.	**432 EKLUND AVE** **HOQUIAM, WA 98550-1810**	05/08/2026	$190,000	$175	1088	/2/1	1912	5,227 SF

APN: 055000900800 Document #: 2026-05080051
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 9 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:8 Block:9 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

7	.28Mi.	**331 EMERSON AVE** **HOQUIAM, WA 98550-1736**	05/19/2026	$110,000	$65	1692	/2/1	1921	5,227 SF

APN: 055001502200 Document #: 2026-05190058
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 15 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:22 Block:15 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

8	.28Mi.	**148 EKLUND AVE** **HOQUIAM, WA 98550-1717**	04/14/2026	$285,000	$211	1352	/3/1	1929	5,227 SF

APN: 055001200400 Document #: 2026-04140028
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 12 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:4 Block:12 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

9	.28Mi.	**226 KARR AVE** **HOQUIAM, WA 98550-1729**	04/10/2026	$320,000	$140	2293	/5/2	1928	5,663 SF

APN: 055001400900 Document #: 2026-04100014
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 14 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:9 Block:14 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

10	.29Mi.	**401 EMERSON AVE** **HOQUIAM, WA 98550-1857**	04/03/2026	$249,885	$209	1196	//	1920	5,227 SF

APN: 055001601600 Document #: 2026-04030011
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 16 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:16 Block:16 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

11	.3Mi.	**237 EMERSON AVE** **HOQUIAM, WA 98550-1734**	07/10/2026	$120,000	$107	1124	/2/1	1940	5,227 SF

APN: 055001402400 Document #: 2026-07100069
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 14 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:24 Block:14 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

12	.31Mi.	**107 EKLUND AVE** **HOQUIAM, WA 98550-1716**	08/28/2026	$270,000	$207	1304	/2/1	1920	10,454 SF

APN: 055000501700 Document #: 2026-08280045
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 5 Subdivision: NORTH HOQUIAM MapRef: VOL 1 PG 109 Abbreviated Description: Lot:17&18 Block:5 Subdivision:NORTH HOQUIAM Map Ref:VOL 1 PG 109

13	.32Mi.	**124 ENDRESEN RD** **HOQUIAM, WA 98550-4306**	08/21/2026	$200,000	$175	1144	//	1955	20,038 SF

APN: 517100223020 Document #: 2026-08210021
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: HOQUIAM GARDENS Abbreviated Description: Lot:18 Subdivision:HOQUIAM GARDENS City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

14	.32Mi.	**304 EMERSON AVE** **HOQUIAM, WA 98550-1743**	07/01/2026	$236,900	$101	2340	/4/2	1927	8,276 SF

APN: 051818300100 Document #: 2026-07010033
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 183 MapRef: VOL 2 PG 1-A Abbreviated Description: Lot:1&2 Block:183 Map Ref:VOL 2 PG 1-ACity/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

15	.34Mi.	**207 GARFIELD ST** **HOQUIAM, WA 98550-1837**	08/14/2026	$90,667	$116	780	/2/2	1971	3,920 SF

APN: 053400601502 Document #: 2026-08140056
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 15&16 Block: 6 Subdivision: KARRS ADDITION MapRef: VOL 1 PG 108 Abbreviated Description: Lot:15&16 Block:6 Subdivision:KARRS ADDITION Map Ref:VOL 1 PG 108

16	.34Mi.	**619 SPRUCE ST** **HOQUIAM, WA 98550-2314**	07/14/2026	$275,000	$134	2050	/4/2	1918	6,098 SF

APN: 051800200500 Document #: 2026-07140045
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 MapRef: VOL 2 PG 1A Abbreviated Description: Lot:5 Block:2 Map Ref:VOL 2 PG 1ACity/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

17	.36Mi.	**631 CHENAULT AVE** **HOQUIAM, WA 98550-1822**	09/08/2026	$425,000	$123	3451	/3/3	1939	8,886 SF

APN: 054000200001 Document #: 2026-09080037
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: KARRS HILL ADDITION MapRef: VOL 5 PG 21 Abbreviated Description: Lot:2 Subdivision:KARRS HILL ADDITION Map Ref:VOL 5 PG 21Abbreviated Description:PORTION LOT2 City/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

18	.36Mi.	**156 EMERSON AVE** **HOQUIAM, WA 98550-1742**	07/08/2026	$235,000	$204	1154	/2/1	1949	5,663 SF

APN: 051818500100 Document #: 2026-07080029
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 185 MapRef: VOL 2 PG 1-A Abbreviated Description: Lot:1&2 Block:185 Map Ref:VOL 2 PG 1-ACity/Muni/Twp:HOQUIAM City/Muni/Twp: HOQUIAM

19	.39Mi.	**807 MAPLE ST** **HOQUIAM, WA 98550-2211**	05/20/2026	$222,500	$112	1984	/3/1	1910	6,098 SF

APN: 051818100200 Document #: 2026-05200044
Document Type: Warranty Deed Price Code: A

ICE SiteX Report

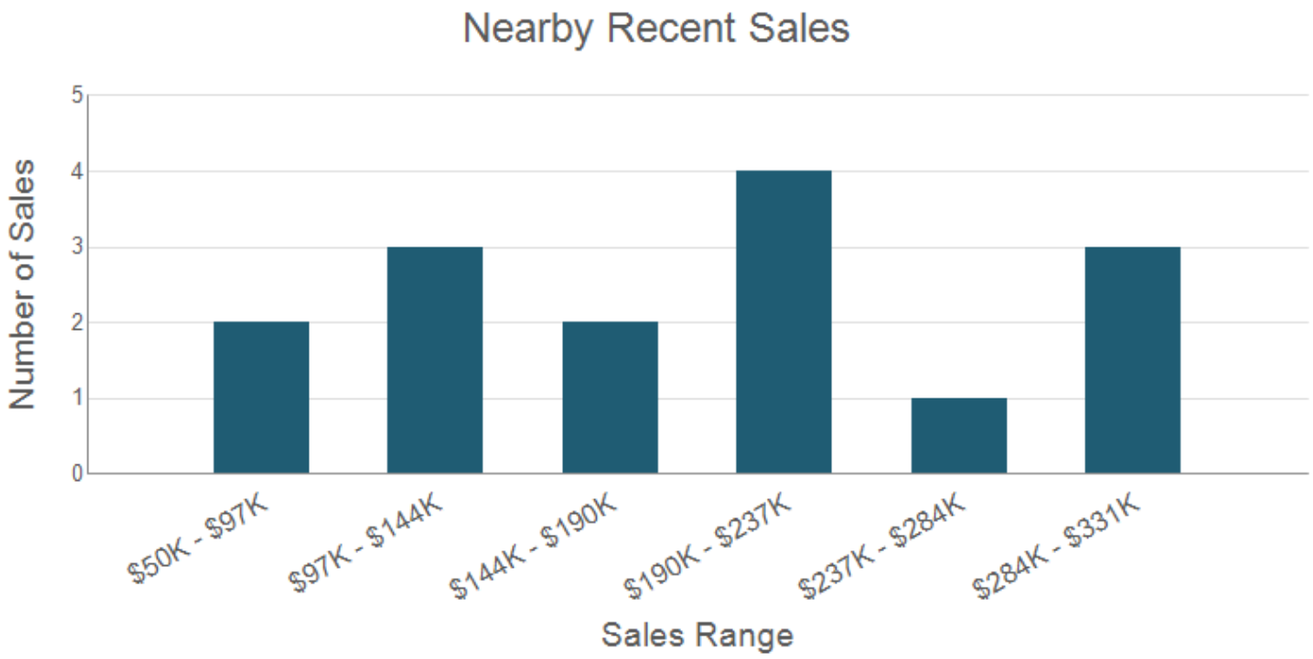
OrderID: 98745695

Land Use: Single Family Residential
Legal: Lot: 2 Block: 181 MapRef: VOL 2 PG 1A Abbreviated Description: Lot:2 Block:181 Map Ref:VOL 2 PG 1ACity/Muni/Twp:HOQUIAM City/Muni/ Twp: HOQUIAM

20	.41Mi.	**720 1ST ST** **HOQUIAM, WA 98550-2202**	07/13/2026	$629,967	$182	3458	/4/3	1969	23,958 SF

APN: 051817500700 Document #: 2026-07130027
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7-10 Block: 175 MapRef: VOL 2 PG 1-A Abbreviated Description: Lot:7-10 Block:175 Map Ref:VOL 2 PG 1-ACity/Muni/Twp:HOQUIAM City/Muni/ Twp: HOQUIAM

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.	**315 SUNSET DR**	**08/27/2003**	$266,470	$266,470	1,420	/3/	1913	6,229 SF	
.01Mi.	**317 SUNSET DR**	**07/01/2022**	$363,468	$363,468	2,356	/4/	1915	6,229 SF	
.01Mi.	**311 SUNSET DR**	**03/15/2000**	$236,161	$236,161	1,800		1927	6,186 SF	
.02Mi.	**323 SUNSET DR**	**09/24/2024**	$273,915	$273,915	1,473	/2/2	1916	6,186 SF	
.02Mi.	**307 SUNSET DR**	**03/25/2020**	$316,286	$316,286	1,482	/3/1	1926	6,186 SF	
.03Mi.	**316 CEDAR ST**		$310,799	$310,799	1,056		1949	14,157 SF	
.03Mi.	**301 SUNSET DR**	**12/22/2021**	$278,172	$278,172	2,376	/4/2	1912	9,278 SF	
.03Mi.	**326 CEDAR ST**		$417,140	$417,140	1,850		1973	12,153 SF	
.03Mi.	**310 CEDAR ST**	**03/23/2009**	$248,887	$248,887	1,017		1949	7,405 SF	
.03Mi.	**325 WHEELER AVE**	**03/28/2022**	$343,492	$343,492	1,871	/4/2.3	1922	10,716 SF	
.03Mi.	**319 WHEELER AVE**	**03/31/2021**	$212,744	$212,744	1,084	/2/1	1926	10,716 SF	
.04Mi.	**511 SUNSET DR**	**08/29/2022**	$377,658	$377,658	1,900		1968	8,668 SF	
.04Mi.	**616 CLEVELAND ST**	**07/15/2005**	$384,664	$384,664	1,498		1977	10,542 SF	
.04Mi.	**506 CLEVELAND ST**		$328,165	$328,165	2,848	/4/	1940	16,074 SF	
.05Mi.	**335 WHEELER AVE**		$318,513	$318,513	2,256		1910	11,500 SF	
.05Mi.	**120 SUNSET PL**	**03/17/2022**	$284,261	$284,261	1,490	/3/1	1958	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	42.8 years old	Households:	5,348
Median Household Income:	$58,134	Households w/Family:	53%
Household Income Per Capita:	$33,682	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Hoquiam School District	Students:	1,566
Number of Schools:	6	Rating:	F

ICE SiteX Report

OrderID: 98745695

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.57Mi.	**Hoquiam Homelink School** Number of Students: 107 Student-Teacher Ratio: 26.75	F	Public	KG - 12
0.45Mi.	**Emerson Elementary School** Number of Students: 212 Student-Teacher Ratio: 14.27	NA	Public	PK - 1
0.47Mi.	**Central Elementary School** Number of Students: 232 Student-Teacher Ratio: 17.27	D-	Public	2 - 5
0.71Mi.	**Hoquiam High School** Number of Students: 410 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	D+	Public	9 - 12
0.46Mi.	**Hoquiam Middle School** Number of Students: 372 Student-Teacher Ratio: 20.67	D-	Public	6 - 8
0.57Mi.	**Lincoln Elementary School** Number of Students: 233 Student-Teacher Ratio: 16.77	D-	Public	2 - 5

Flood Report

The Subject Property of **315 SUNSET DR, HOQUIAM, WA 98550-1325** 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	137%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	116%	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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Data deemed reliable, but not guaranteed.
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