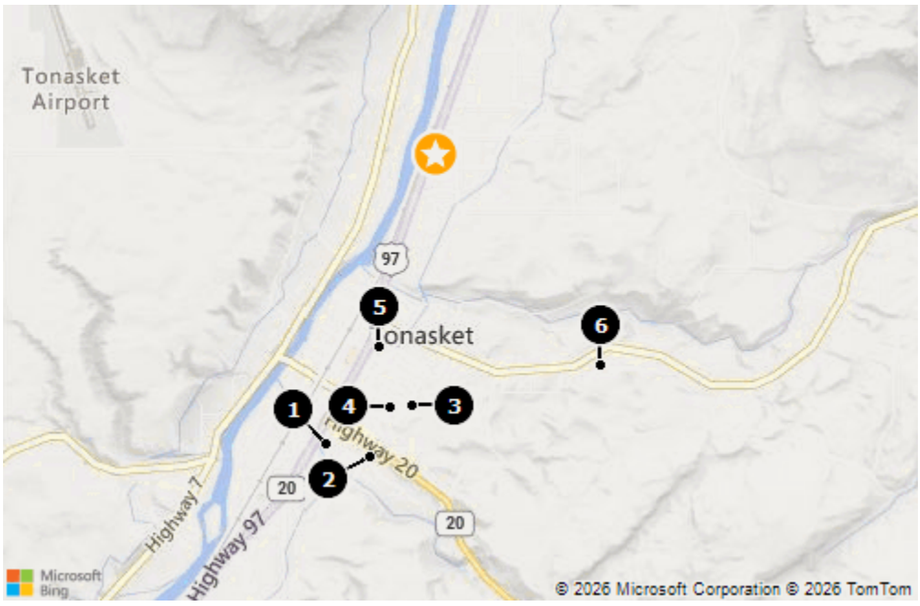
ICE SiteX Report

OrderID: 98485800

SiteX Property Information Report



Subject Property Location

3 ORCHARD LOOP N, TONASKET, WA 98855-8841

County:	**OKANOGAN WA**	Census Tract:	530479704.001011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6490020000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$218,450 - $295,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	462
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$202,200	Market Improvment Value:	$202,200	Total Taxable Value:	$1,892
Total Assessed Value:	$227,200	Total Assessor Market Value:	$227,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 462 Subdivision: OLD ORCHARD ESTATES Sec/Twnship/Range: SEC 09 TWN 37 RNG 27
Abbreviated Description: LOT 2 OLD ORCHARD ESTATES

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:		Pool:	
Building Area:	1104 SF	Baths:		Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/29/2026	Sales Price:	N/A
Document #:	3291043 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/06/2025	Loan Amount:	N/A
Document #:	3282475 BK-PG -	Loan Type:	
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:
Lot: 2 Section: 3 Subdivision: OLD ORCHARD ESTATES

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$234,343
Document #:	3281587 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/30/2024	Loan Amount:	N/A
Document #:	3281381 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2054	Type Finance:	

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Legal Description:
Lot: 2 Section: 3 Subdivision: OLD ORCHARD ESTATES

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$195,437
Document #:	3274309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/28/2023		
Document Type:			

Legal Description:
Lot: 2 Subdivision: OLD ORCHARD ESTATES Map Ref: VOL H PG 32-A

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	$232,000
Document #:	3274309 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 462 Subdivision: OLD ORCHARD ESTATES Sec/Twnship/Range: SEC 09 TWN 37 RNG 27
Abbreviated Description: LOT 2 OLD ORCHARD ESTATES

Prior Transfer

Recording Date:	08/17/2020	Sales Price:	N/A
Document #:	3245079 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/11/2020		
Document Type:			

Legal Description:
Lot: 2 Subdivision: OLD ORCHARD ESTATES Map Ref: VOL H PG 32

Area Sales Analysis

Total Area Sales	$4,537,583	Median # of Bedrooms	3
Median Lot Size	10,237 SF	Median # of Baths	1.5
Median Living Area	1,104 SF	Median Year Built	1953
Price Range - 2 Yrs	$50,629 to $3,374,842	Age Range	18 years to 86 years
Median Value	$272,797	Median Age	73 years

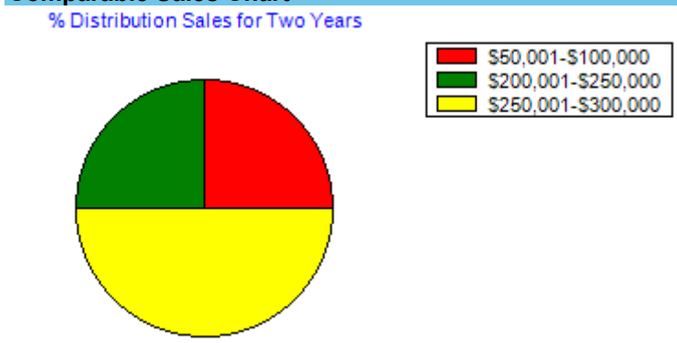
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.32Mi.	**16 E 7TH ST** **TONASKET, WA 98855-9299**	08/18/2026	$50,629	$65	778	5/2/1	1940	7,405 SF	
		APN: 2450040001 Document #: 3293356 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BONAPARTE TRACTS MapRef: MB D PG 30 Abbreviated Description: Lot:4 Subdivision:BONAPARTE TRACTS Map Ref:MB D PG 30City/Muni/Twp:TONASKET City/Muni/Twp: TONASKET								
2	1.32Mi.	**309 E 7TH ST** **TONASKET, WA 98855-8815**	07/29/2026	$3,374,842	$2,083	1620	7/3/2	1947	16,117 SF	
		APN: 2590120401 Document #: 3292935 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3,4 Block: 12 Subdivision: RIVERVIEW ADDITION MapRef: VOL D PG 29 Abbreviated Description: Lot:3,4 Block:12 Subdivision:RIVERVIEW ADDITION Map Ref:VOL D PG 29Abbreviated Description:LOT: PORTION OF LOT 3, AND LOT 4 City/Muni/Twp:TONASKET City/Muni/Twp: TONASKET								
3	1.08Mi.	**211 JOSEPH AVE** **TONASKET, WA 98855-9290**	05/13/2026	$240,593	$229	1050	6/3/1	1972	10,019 SF	
		APN: 2460060000 Document #: 3291369 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DELMAR ADDITION MapRef: MB H PG 36 Abbreviated Description: Lot:6 Subdivision:DELMAR ADDITION Map Ref:MB H PG 36City/Muni/Twp:TONASKET City/Muni/Twp: TONASKET								
4	1.1Mi.	**224 E 3RD ST** **TONASKET, WA 98855-8830**	04/01/2025	$325,926	$305	1068	7/3/2	1952	10,454 SF	
		APN: 2590070600 Document #: 3283864 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6,7 Block: 7 Subdivision: RIVERVIEW ADDITION TO TOWN OF TONASKET MapRef: MB C PG 36 Abbreviated Description: Lot:6,7 Block:7 Subdivision:RIVERVIEW ADDITION TO TOWN OF TONASKET Map Ref:MB C PG 36Abbreviated Description:LOT: WEST HALF OF LOT 7 City/Muni/Twp:TOWN OF TONASKET City/Muni/Twp: TOWN OF TONASKET								
5	.81Mi.	**11 DIVISION ST E** **TONASKET, WA 98855-9013**	11/14/2024	$272,593	$239	1140	5/2/1	1955	8,712 SF	
		APN: 2560150002 Document #: 3281629 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: ORCHARD VIEW ADDITION Tract No: 15 MapRef: MB D PG 28 Abbreviated Description: Subdivision:ORCHARD VIEW ADDITION Tract No:15 Map Ref:MB D PG 28								
6	1.12Mi.	**8 VALLEY VIEW DR** **TONASKET, WA 98855-8822**	10/22/2024	$273,000	$170	1600	/3/2	2008	96,268 SF	
		APN: 7710000300 Document #: 3281195 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: VALLEY VIEW ESTATES MapRef: FILE 860328 VOL H-3 Abbreviated Description: Lot:3 Subdivision:VALLEY VIEW ESTATES Map Ref:FILE 860328 VOL H-3								

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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.	**3 ORCHARD LOOP N**	**09/28/2023**	$227,200	$227,200	1,104		2001	12,632 SF	
.02Mi.	**5 ORCHARD LOOP N**	**11/24/2025**	$268,000	$268,000	1,120		2008	12,632 SF	
.03Mi.	**4 ORCHARD LOOP N**	**03/10/2020**	$385,000	$385,000	1,839	/3/1.75	1984	23,522 SF	
.04Mi.	**6 ORCHARD LOOP N**	**02/25/2020**	$282,000	$282,000	1,247	/3/2	2010	12,632 SF	
.05Mi.	**7 ORCHARD LOOP N**	**08/27/2008**	$196,400	$196,400	1,551	/4/1	1930	12,632 SF	
.05Mi.	**22 ORCHARD LOOP N**	**09/30/1998**	$202,600	$202,600	576	/3/2	1999	12,632 SF	
.06Mi.	**4 OLD ORCHARD DR**	**11/30/2022**	$229,200	$229,200	1,144	/2/1	1993	16,553 SF	
.06Mi.	**2 ORCHARD LOOP S**	**11/23/2016**	$261,600	$261,600	1,248	/3/1.5	1996	12,632 SF	
.06Mi.	**31613 HIGHWAY 97**	**01/30/2019**	$252,400	$252,400	2,886	/2/2	1983	2 SF	
.06Mi.	**12 ORCHARD LOOP N**	**06/16/2021**	$327,000	$327,000	1,447	/3/1.75	1992	12,632 SF	
.08Mi.	**31611 HIGHWAY 97**	**09/18/1986**	$188,600	$188,600	1,280	/2/1	1985	36,590 SF	
.08Mi.	**17 ORCHARD LOOP S**	**03/26/2015**	$335,800	$335,800	900		1991	12,197 SF	
.08Mi.	**3 ORCHARD LOOP S**	**03/27/2018**	$327,400	$327,400	1,368	/3/1.5	1993	16,988 SF	
.08Mi.	**9 ORCHARD LOOP S**	**11/23/2020**	$427,800	$427,800	1,617	/3/2	2004	15,682 SF	
.09Mi.	**11 ORCHARD LOOP N**	**12/02/2021**	$294,600	$294,600	1,647	/2/1	1984	13,068 SF	
.09Mi.	**4 ORCHARD LOOP S**	**04/13/2016**	$378,600	$378,600	1,670	//2	2000	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	47.3 years old	Households:	2,354
Median Household Income:	$46,819	Households w/Family:	66%
Household Income Per Capita:	$30,164	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Tonasket School District	Students:	1,104
Number of Schools:	5	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.23Mi.	**Tonasket High School** Number of Students: 280 Student-Teacher Ratio: 11.46 Advanced Placement: Yes	C	Public	9 - 12
1.25Mi.	**Tonasket Middle School** Number of Students: 221 Student-Teacher Ratio: 16.46	D	Public	6 - 8
1.18Mi.	**Tonasket Elementary School** Number of Students: 476 Student-Teacher Ratio: 16.25	D	Public	PK - 5

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Flood Report

The Subject Property of **3 ORCHARD LOOP N, TONASKET, WA 98855-8841** 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	41%	SIGNIFICANTLY LOWER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	112%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

7/16/2026 - Kaiser Canyon Fire 8/1/2026 - Sinlahekin Fire 8/1/2026 - Wildfires

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