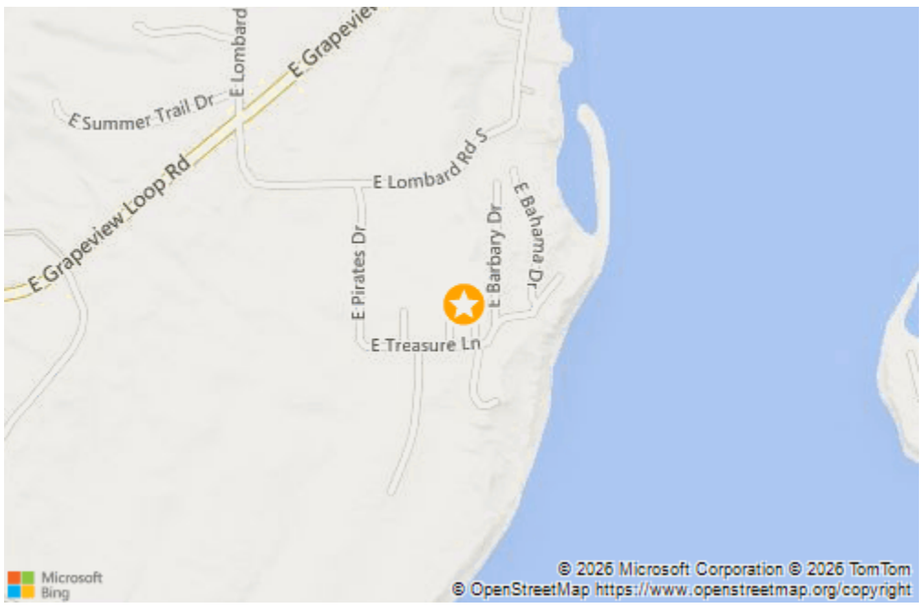
ICE SiteX Report

OrderID: 97768004

SiteX Property Information Report



Subject Property Location

40 E GEM CT, GRAPEVIEW, WA 98546-9648

County:	**MASON WA**	Census Tract:	530459604.032023
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	12108-53-05018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$295,920 - $526,080	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	TAX DISTRICT0080
Assd Land Value:	$100,835	Market Land Value:	$100,835	Tax Year:	2026
Assd Improvement:	$236,145	Market Improvment Value:	$236,145	Total Taxable Value:	$2,485
Total Assessed Value:	$336,980	Total Assessor Market Value:	$336,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: 5 District: 80
Abbreviated Description: PIRATE'S COVE #2 BLK: 5 LOT: 18

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:	3	Pool:	
Building Area:	1404 SF	Baths:	2	Fireplace:	
Year Built:	2012	Partial Baths:		Type Const:	Frame
Number of Buildings:	2	Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/14/2024	Sales Price:	$285,000
Document #:	2214516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2213864 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/24/2024		
Document Type:			
Legal Description:			

Lot: 18 Block: 5 Subdivision: PIRATES COVE Map Ref: VOL 5 PGS 107 AND 10

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	$249,287
Document #:	2213855 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 18 Block: 5 District: 80
Abbreviated Description: PIRATE'S COVE #2 BLK: 5 LOT: 18

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Prior Transfer

Recording Date:	07/30/2024	Sales Price:	$223,798
			Multiple Parcels Involved in this transaction
Document #:	2213855 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/24/2024		
Document Type:			

Legal Description:
Lot: 18 Block: 5 Subdivision: PIRATES COVE Map Ref: VOL 5 PGS 107 AND 10

Prior Transfer

Recording Date:	06/06/2018	Sales Price:	$285,000
Document #:	2093730 BK-PG -000	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2017	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2068921 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/24/2017		
Document Type:			

Legal Description:
Lot: 18 Block: 5 Subdivision: PIRATES COVE #2 Map Ref: VOL5 PG107&108

Prior Transfer

Recording Date:	06/04/2015	Sales Price:	N/A
Document #:	2041170 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/09/2015		
Document Type:			

Legal Description:
Lot: 18 Block: 5 Subdivision: PIRATES COVE #2 Map Ref: MB5 PG107

No Comparable Sales Found

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.	**40 E GEM CT**	**07/30/2024**	$336,980	$336,980	1,404	/3/2	2012	18,731 SF	
.05Mi.	**40 E TREASURE CT**	**09/03/2020**	$147,080	$147,080	1,848	/3/2	1979	17,424 SF	
.06Mi.	**288 E LOMBARD RD S**	**11/12/2010**	$247,735	$247,735	1,188	/3/2	2010	1 SF	
.08Mi.	**41 E TREASURE CT**	**08/19/2014**	$307,580	$307,580	1,512	/2/2	2005	14,375 SF	
.08Mi.	**170 E TREASURE LN**	**06/21/1989**	$639,195	$639,195	2,574	/3/2	1993	31,363 SF	
.08Mi.	**101 E PIRATES DR**	**04/14/2021**	$295,940	$295,940	1,404	/3/2	1993	23,958 SF	
.09Mi.	**21 E RUM RUNNERS RD**	**07/11/2023**	$449,370	$449,370	1,512	/2/2	1999	33,106 SF	
.11Mi.	**286 E LOMBARD RD S**	**02/08/2000**	$285,315	$285,315	1,296	/3/2	1998	1 SF	
.13Mi.	**31 E PIRATES DR**	**11/19/2012**	$283,040	$283,040	1,890	/3/2	2007	23,958 SF	
.26Mi.	**170 E WINTERWOOD DR**	**04/11/2008**	$128,225	$128,225	960	/2/1	1975	2 SF	
.29Mi.	**3570 E GRAPEVIEW LOOP RD**	**04/08/2003**	$262,950	$262,950	1,440	/2/2	1981	41,382 SF	
.31Mi.	**30 E LOMBARD RD S**	**07/05/2018**	$222,035	$222,035	1,620	/3/2	1992	36,590 SF	
.35Mi.	**51 E SUMMER TRAIL DR**	**08/27/2012**	$251,025	$251,025	1,512	/3/2	2003	2 SF	
.38Mi.	**101 E PIRATES PL**	**05/18/1988**	$204,995	$204,995	1,344	/2/2	2000	13,068 SF	
.38Mi.	**20 E SUMMER TRAIL DR**	**04/29/2010**	$273,175	$273,175	1,296	/3/2	1997	2 SF	
.43Mi.	**81 E LOMBARD RD N**	**10/27/2025**	$253,575	$253,575	1,782	/2/2	1975	5 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	45.1 years old	Households:	2,288
Median Household Income:	$91,329	Households w/Family:	73%
Household Income Per Capita:	$47,549	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Grapeview School District	Students:	224
Number of Schools:	1	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.40Mi.	**Grapeview Elementary & Middle School**	B	Public	KG - 8

Number of Students: 224
Student-Teacher Ratio: 15.16

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14.20Mi. **Shelton High School** Number of Students: 1,455 Student-Teacher Ratio: 18.88 Advanced Placement: Yes		D+	Public	9 - 12
6.77Mi. **North Mason High School** Number of Students: 735 Student-Teacher Ratio: 21.32		D	Public	9 - 12

Flood Report

The Subject Property of **40 E GEM CT, GRAPEVIEW, WA 98546-9648** 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	50%	SIGNIFICANTLY LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	33%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	117%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

12/5/2025 - Severe Storm,Floods,Mudslides 12/9/2025 - Severe Storm,Floods,Mudslides

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