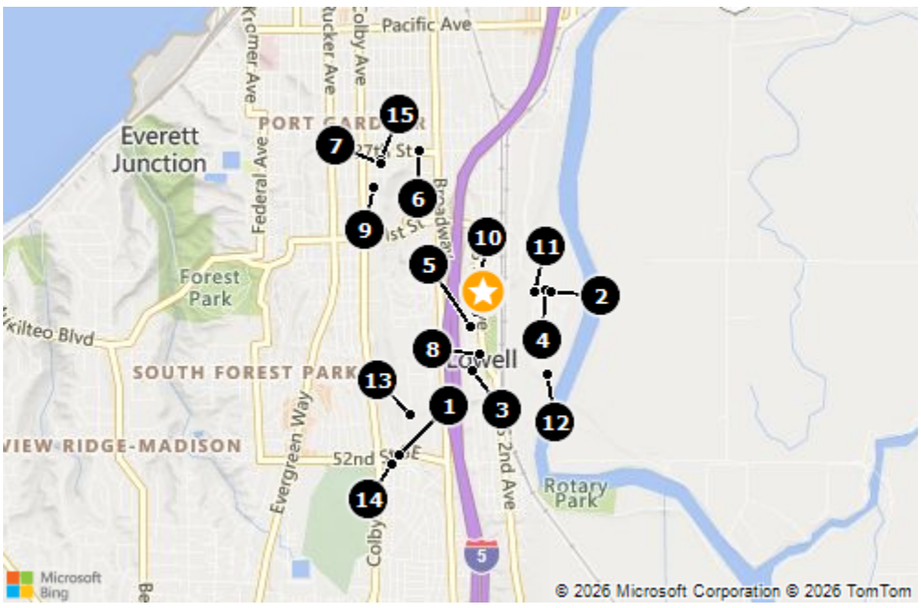
ICE SiteX Report

OrderID: 98206855

SiteX Property Information Report



Subject Property Location

4315 S 3RD AVE, EVERETT, WA 98203-2517

County:	**SNOHOMISH WA**	Census Tract:	530610415.001011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00500500305300	Thomas Bros Pg-Grid:	396-6E

Valuation

Value:	**$405,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$344,250 - $465,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00010
Assd Land Value:	$215,000	Market Land Value:	$215,000	Tax Year:	2025
Assd Improvement:	$135,400	Market Improvment Value:	$135,400	Total Taxable Value:	$3,065
Total Assessed Value:	$350,400	Total Assessor Market Value:	$350,400	Delinquent Year:	
				Tax Account ID:	1115236
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 53-54 Block: 3 Subdivision: LOWELL DIV C PLAT OF Map Ref: 5005 Sec/Twnship/Range: SEC 32 TWN 29N RNG 05E
Abbreviated Description: LOWELL DIV C PLAT OF BLK 003 D-00 - LOTS 53 & 54

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	4	Pool:	
Building Area:	872 SF	Baths:	2	Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Floor/Wall
Number of Stories:	S/E	Number of Cars:	1	A/C:	N
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/28/2011	Sales Price:	$264,843
Document #:	201111280127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2010	Sales Price:	N/A
Document #:	201001190082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2006	Sales Price:	N/A
Document #:	200603130758 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/01/2006		
Document Type:			
Legal Description:			

Lot: 53&54 Block: 3 Subdivision: DIVISION C PLAT OF LOWELL Map Ref: MB9 PG38

Prior Transfer

Recording Date:	03/13/2006	Sales Price:	$269,000
Document #:	200603130757 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/01/2006		

ICE SiteX Report

OrderID: 98206855

Document Type:
Legal Description:
Lot: 53&54 Block: 3 Subdivision: DIVISION C PLAT OF LOWELL Map Ref: MB9 PG38

Prior Transfer

Recording Date:	03/01/2006	Sales Price:	$269,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 53-54 Block: 3 Subdivision: LOWELL DIV C PLAT OF Map Ref: 5005 Sec/Twnship/Range: SEC 32 TWN 29N RNG 05E
Abbreviated Description: LOWELL DIV C PLAT OF BLK 003 D-00 - LOTS 53 & 54

Prior Transfer

Recording Date:	02/28/2002	Sales Price:	N/A
Document #:	200202280202 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/19/2002		
Document Type:			

Legal Description:
Lot: 53&54 Block: 3 Subdivision: DIVISION C PLAT OF LOWELL Map Ref: MB9 PG38

Prior Transfer

Recording Date:	05/31/2000	Sales Price:	$174,000
Document #:	200005310724 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2000		
Document Type:			

Legal Description:
Lot: 53&54 Block: 3 Subdivision: DIVISION C PLAT OF LOWELL Map Ref: MB9 PG38

Prior Transfer

Recording Date:	10/27/1998	Sales Price:	$147,950
Document #:	9810270755 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/1998		
Document Type:			

Legal Description:
Lot: 53&54 Block: 3 Subdivision: PLAT OF LOWELL DIVISION C Map Ref: MB9 PG38

Prior Transfer

Recording Date:	05/21/1998	Sales Price:	$40,000
Document #:	9805210600 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/1998		
Document Type:			

Legal Description:
Lot: 53&54 Block: 3 Subdivision: PLAT OF LOWELL DIVISION C Map Ref: MB9 PG38

Area Sales Analysis

Total Area Sales	$10,079,075	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	1
Median Living Area	1,382 SF	Median Year Built	1930
Price Range - 2 Yrs	$477,000 to $949,000	Age Range	6 years to 116 years
Median Value	$630,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**1711 52ND ST SE** **EVERETT, WA 98203-2436**	07/24/2026	$667,000	$508	1312	3/3/1	1956	10,019 SF	
		APN: 00377500001700 Document #: 202607240071 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 17 Subdivision: ALTA VISTA ADDITION MapRef: VOL 15 PG 40 Abbreviated Description: Lot:17 Subdivision:ALTA VISTA ADDITION Map Ref:VOL 15 PG 40City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT								
2	.3Mi.	**4325 30TH DR SE** **EVERETT, WA 98203-1589**	06/18/2026	$949,000	$326	2907	5/5/3	2017	5,227 SF	
		APN: 01161300006100 Document #: 202606180003 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 61 Subdivision: OVERLOOK AT RIVERFRONT Phase No: 1 MapRef: DOC 201609165006 Abbreviated Description: Lot:61 Subdivision:OVERLOOK AT RIVERFRONT Phase No:1 Map Ref:DOC 201609165006								
3	.34Mi.	**4705 S 4TH AVE** **EVERETT, WA 98203-2532**	06/11/2026	$630,000	$484	1299	5/3/1	1923	6,098 SF	
		APN: 00500400202100 Document #: 202606110194 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 21&22 Block: 2 Subdivision: LOWELL DIV A Abbreviated Description: Lot:21&22 Block:2 Subdivision:LOWELL DIV A								
4	.27Mi.	**4319 30TH DR SE** **EVERETT, WA 98203-1589**	05/26/2026	$925,000	$318	2907	5/5/3	2016	4,356 SF	
		APN: 01161300005800 Document #: 202605260512 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 58 Subdivision: OVERLOOK AT RIVERFRONT Phase No: 1 Sec/Twnship/Range: S32T29NR05E WM Abbreviated Description: Lot:58 Subdivision:OVERLOOK AT RIVERFRONT Phase No:1 Sec/Twnship/Range:S32T29NR05E WM								
5	.16Mi.	**4501 S 4TH AVE** **EVERETT, WA 98203-2536**	05/22/2026	$540,000	$390	1382	4/4/1	1925	5,663 SF	
		APN: 00500400503100 Document #: 202605220410 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 31&32 Block: 5 Subdivision: LOWELL DIVISION A MapRef: VOL 5 PG 9 Abbreviated Description: Lot:31&32 Block:5 Subdivision:LOWELL DIVISION A Map Ref:VOL 5 PG 9City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT								
6	.68Mi.	**3630 LOMBARD AVE** **EVERETT, WA 98201-5107**	04/22/2026	$850,000	$410	2071	5/3/2	1915	6,098 SF	

ICE SiteX Report

OrderID: 98206855

APN: 00438188101700 Document #: 202604220260
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 881 Subdivision: EVERETT DIVISION M MapRef: VOL 5 PG 8 Abbreviated Description: Lot:17&18 Block:881 Subdivision:EVERETT DIVISION M Map Ref:VOL 5 PG 8

7	.71Mi.	**3717 WETMORE AVE** **EVERETT, WA 98201-4932**	04/21/2026	$580,000	$526	1102	2/2/2	1930	6,534 SF

APN: 00451402600700 Document #: 202604210293
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7-8 Block: 26 Subdivision: FRIDAYS FIRST ADDITION MapRef: VOL 3 PG 34 Abbreviated Description: Lot:7-8 Block:26 Subdivision:FRIDAYS FIRST ADDITION Map Ref:VOL 3 PG 34City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

8	.27Mi.	**4618 S 3RD AVE** **EVERETT, WA 98203-2511**	04/03/2026	$477,000	$477	1000	3/3/1	1910	6,970 SF

APN: 00500400400600 Document #: 202604030409
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 4 Subdivision: LOWELL DIVISION A MapRef: VOL 5 PG 9 Abbreviated Description: Lot:6-8 Block:4 Subdivision:LOWELL DIVISION A Map Ref:VOL 5 PG 9City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

9	.65Mi.	**3820 WETMORE AVE** **EVERETT, WA 98201-4935**	02/18/2026	$477,500	$621	768	4/2/1	1913	3,049 SF

APN: 00411300202300 Document #: 202602180070
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: CLIMAX LAND COMPANYS FIRST ADDITION MapRef: VOL 4 PG 21 Abbreviated Description: Lot:23 Block:2 Subdivision:CLIMAX LAND COMPANYS FIRST ADDITION Map Ref:VOL 4 PG 21City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

10	.09Mi.	**4412 S 3RD AVE** **EVERETT, WA 98203-2514**	02/12/2026	$534,950	$355	1506	5/3/1	1930	5,663 SF

APN: 00500400600600 Document #: 202602120250
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 6 Subdivision: LOWELL DIVISION A SNOHOMISH CO WASH MapRef: VOL 5 PG 9 Abbreviated Description: Lot:6&7 Block:6 Subdivision:LOWELL DIVISION A SNOHOMISH CO WASH Map Ref:VOL 5 PG 9City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

11	.22Mi.	**4228 RIVERFRONT BLVD** **EVERETT, WA 98203-6999**	09/09/2025	$761,000	$419	1814	3/3/2	2016	3,049 SF

APN: 01161300000300 Document #: 202509090026
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: OVERLOOK AT RIVERFRONT PHASE 1 Abbreviated Description: Lot:3 Subdivision:OVERLOOK AT RIVERFRONT PHASE 1 City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

12	.45Mi.	**3008 47TH ST SE** **EVERETT, WA 98203-2565**	08/27/2025	$915,000	$335	2728	6/4/2	2020	3,920 SF

APN: 01184800005600 Document #: 202508270402
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: OVERLOOK AT RIVERFRONT PHASE III MapRef: DOC 201903185004 Abbreviated Description: Lot:56 Subdivision:OVERLOOK AT RIVERFRONT PHASE III Map Ref:DOC 201903185004City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

13	.61Mi.	**4913 W VIEW DR** **EVERETT, WA 98203-2406**	07/31/2025	$535,000	$502	1064	4/2/1	1954	14,810 SF

APN: 00605800005100 Document #: 202507310350
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: VIEW ACRES DIV NO 2 MapRef: VOL 14 PG 52 Abbreviated Description: Lot:51 Subdivision:VIEW ACRES DIV NO 2 Map Ref:VOL 14 PG 52

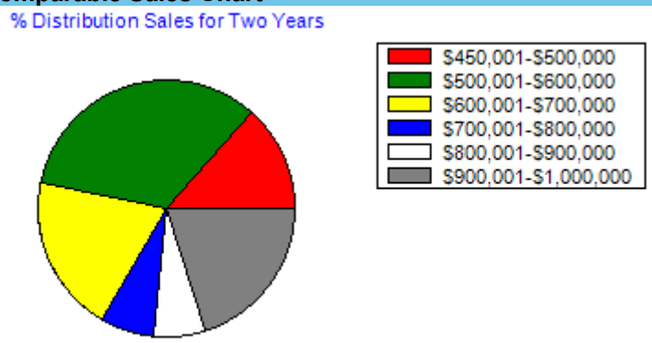
14	.84Mi.	**5204 WETMORE AVE** **EVERETT, WA 98203-3949**	07/16/2025	$700,000	$419	1668	6/4/2	1947	8,712 SF

APN: 00495800101800 Document #: 202507160211
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: LAUREL HEIGHTS MapRef: VOL 10 PG 54 Abbreviated Description: Lot:18 Block:1 Subdivision:LAUREL HEIGHTS Map Ref:VOL 10 PG 54City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

15	.72Mi.	**3711 WETMORE AVE** **EVERETT, WA 98201-4932**	06/30/2025	$537,625	$698	770	4/2/1	1910	6,534 SF

APN: 00451402600300 Document #: 202506300442
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 26 Subdivision: FRIDAYS FIRST ADDITION Abbreviated Description: Lot:3&4 Block:26 Subdivision:FRIDAYS FIRST ADDITION City/Muni/Twp:EVERETT City/Muni/Twp: EVERETT

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.

ICE SiteX Report

OrderID: 98206855

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.	**4315 S 3RD AVE**	**03/01/2006**	$350,400	$350,400	872	7/4/2	1999	5,663 SF	
.01Mi.	**4311 S 3RD AVE**	**07/29/2010**	$362,800	$362,800	1,040	6/3/1	1957	6,970 SF	
.01Mi.	**4321 S 3RD AVE**	**11/13/2001**	$305,700	$305,700	960	5/2/1	1952	8,712 SF	
.03Mi.	**4301 S 3RD AVE**	**12/09/2015**	$417,100	$417,100	1,728	9/4/1	1927	7,405 SF	
.04Mi.	**4316 S 3RD AVE**	**01/26/2021**	$600,800	$600,800	1,335	5/3/2	1925	5,663 SF	
.04Mi.	**4318 S 3RD AVE**	**08/22/2018**	$516,500	$516,500	1,458	5/3/1	1901	5,663 SF	
.04Mi.	**4310 S 3RD AVE**	**03/30/1999**	$500,700	$500,700	1,290	5/3/2	1993	5,663 SF	
.04Mi.	**4322 S 3RD AVE**	**04/04/2023**	$384,800	$384,800	728	2/2/1	1940	5,663 SF	
.04Mi.	**4306 S 3RD AVE**	**05/22/2023**	$417,200	$417,200	964	4/2/1	1928	5,663 SF	
.04Mi.	**4328 S 3RD AVE**	**04/13/2022**	$435,700	$435,700	768	5/3/2	1922	5,663 SF	
.05Mi.	**4302 S 3RD AVE**	**11/11/2007**	$472,600	$472,600	1,632	3/3/1	1895	5,663 SF	
.05Mi.	**4330 S 3RD AVE**	**10/28/2004**	$504,300	$504,300	1,374	5/3/1	1902	5,663 SF	
.05Mi.	**4231 S 3RD AVE**	**03/06/1997**	$279,800	$279,800	766	5/3/1	1929	8,712 SF	
.06Mi.	**4403 S 3RD AVE**	**05/28/2023**	$345,700	$345,700	1,076	4/2/1	1957	6,970 SF	
.06Mi.	**4319 S 4TH AVE**	**02/28/2022**	$587,300	$587,300	1,376	3/3/1	1919	8,712 SF	
.06Mi.	**4311 S 4TH AVE**	**05/29/1998**	$563,400	$563,400	1,709	4/4/1	1919	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	39.7 years old	Households:	15,494
Median Household Income:	$93,087	Households w/Family:	61%
Household Income Per Capita:	$45,744	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Everett School District	Students:	20,489
Number of Schools:	33	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Lowell Elementary School** Number of Students: 531 Student-Teacher Ratio: 15.34	B-	Public	KG - 5
1.83Mi.	**Everett High School** Number of Students: 1,643 Student-Teacher Ratio: 21.04 Advanced Placement: Yes	B+	Public	9 - 12
2.67Mi.	**Evergreen Middle School** Number of Students: 890 Student-Teacher Ratio: 19.96	B	Public	6 - 8

Flood Report

The Subject Property of **4315 S 3RD AVE, EVERETT, WA 98203-2517** 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	130%	NOTABLY HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	114%	HIGHER
OVERALL	112%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98206855

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.