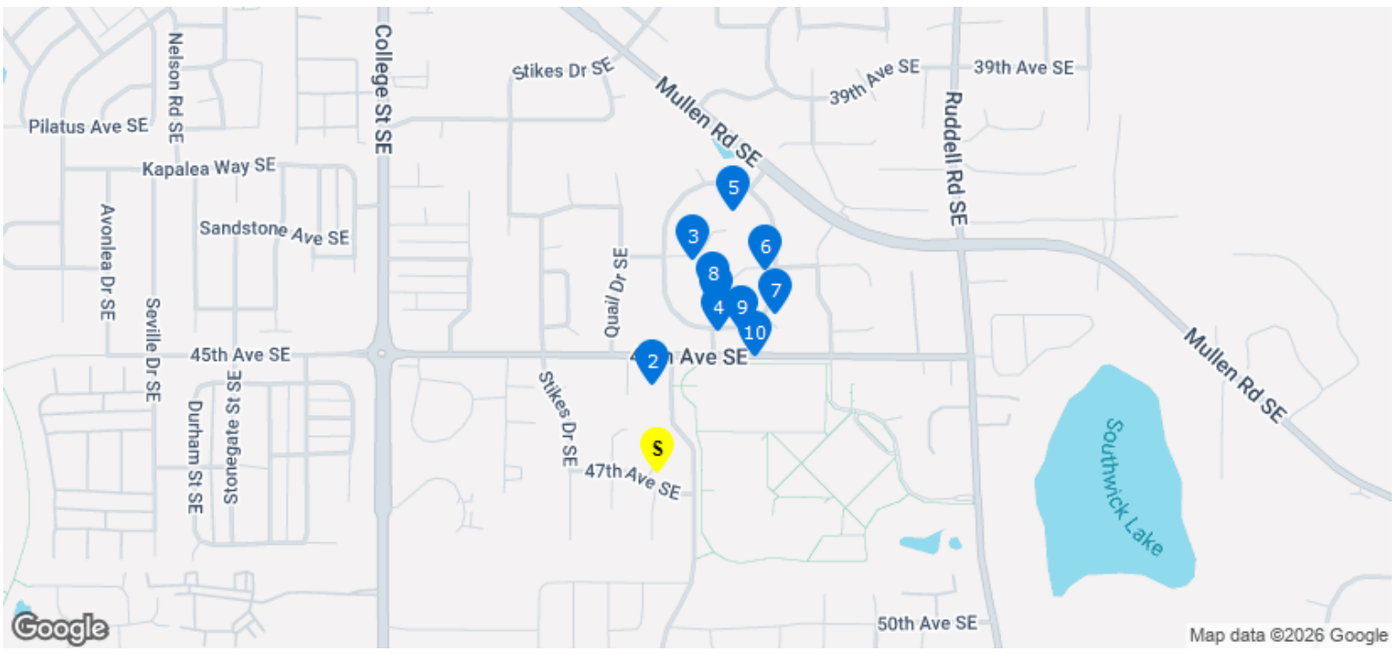
ICE SiteX Report

OrderID: 98745662

SiteX Property Information Report



Subject Property Location

5012 47TH AVE SE, LACEY, WA 98503-4357

County:	**THURSTON WA**	Census Tract:	0116.25
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6784-00-01500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$554,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$504,140 - $603,860	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	241
Assd Land Value:	$154,000	Market Land Value:	$154,000	Tax Year:	2026
Assd Improvement:	$363,000	Market Improvment Value:	$363,000	Total Taxable Value:	$5,360
Total Assessed Value:	$517,000	Total Assessor Market Value:	$517,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Subdivision: PARKSIDE Sec/Twnship/Range: SEC 33 TWN 18N RNG 01
Abbreviated Description: SECTION 33 TOWNSHIP 18 RANGE 1W QUARTER SE NW PLAT PARKSIDE LT 15 DOCUMENT 026/090

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	3	Pool:	
Building Area:	2034 SF	Baths:	1	Fireplace:	1
Year Built:	1995	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2025	Sales Price:	$485,925
Document #:	5067809 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	$330,558
Document #:	4878705 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/28/2021	Loan Amount:	N/A
Document #:	4870210 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/27/2021		
TD Due Date:	08/01/2051	Type Finance:	
Legal Description:			

Subdivision: PARKSIDE Map Ref: VOL 26 PG 90-92

Prior Transfer

Recording Date:	07/28/2021	Sales Price:	$475,000

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Document #:	4870209 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/27/2021		
Document Type:	Deed		
Legal Description:			
Subdivision: PARKSIDE Map Ref: VOL 26 PG 90-92			

Prior Transfer

Recording Date:	04/02/2019	Sales Price:	$271,219
Document #:	4676311 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/08/2019	Loan Amount:	N/A
Document #:	4672924 BK-PG -	Loan Type:	Conventional
Contract Date:	03/01/2019		
TD Due Date:	04/01/2049	Type Finance:	
Legal Description:			
Subdivision: PARKSIDE Map Ref: VOL 26 PG 92			

Prior Transfer

Recording Date:	03/08/2019	Sales Price:	$320,000
Document #:	4672923 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/01/2019		
Document Type:	Deed		
Legal Description:			
Subdivision: PARKSIDE Map Ref: VOL 26 PG 92			

Prior Transfer

Recording Date:	01/10/2017	Sales Price:	N/A
Document #:	4543181 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/07/2016	Loan Amount:	N/A
Document #:	4537700 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/17/2016		
TD Due Date:	12/01/2046	Type Finance:	
Legal Description:			
Subdivision: PARKSIDE ADDITION Map Ref: VOL26 PG90			

Prior Transfer

Recording Date:	12/07/2016	Sales Price:	N/A
Document #:	4537699 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/17/2016		
Document Type:	Deed		
Legal Description:			
Subdivision: PARKSIDE ADDITION Map Ref: VOL26 PG90			

Prior Transfer

Recording Date:	01/21/2014	Sales Price:	$294,820
Document #:	4377187 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/21/2010	Sales Price:	$294,820
Document #:	4156277 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$17,000
Document #:	4047015 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$17,000
Document #:	4047009 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$248,000
Document #:	4046954 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2008	Sales Price:	$248,000
Document #:	4046952 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	10/29/2008	Loan Amount:	N/A
Document #:	4043090 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/23/2008		
TD Due Date:	11/01/2038	Type Finance:	

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: 0

Prior Transfer

Recording Date:	09/20/2006	Sales Price:	$243,000
Document #:	3866655 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	3861477 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	08/25/2006		
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: 0
City/Muni/Twp: LACEY

Mortgage Record

Recording Date:	08/30/2006	Loan Amount:	N/A
Document #:	3861476 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/25/2006		
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: 0
City/Muni/Twp: LACEY

Prior Transfer

Recording Date:	01/10/2006	Sales Price:	$180,000
Document #:	3799350 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/10/2006	Sales Price:	$180,000
Document #:	3799348 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/14/2005	Loan Amount:	N/A
Document #:	3776059 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	10/07/2005		
TD Due Date:	11/10/2035	Type Finance:	

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: 0

Mortgage Record

Recording Date:	06/22/2004	Loan Amount:	N/A
Document #:	3651807 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	06/18/2004		
TD Due Date:	07/01/2034	Type Finance:	ADJ

Legal Description:
Subdivision: PARKSIDE ADD Map Ref: MB26 PG90

Prior Transfer

Recording Date:	06/22/2004	Sales Price:	N/A
Document #:	3651806 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/18/2004		
Document Type:	Deed		

Legal Description:
Subdivision: PARKSIDE ADD Map Ref: MB26 PG90

Mortgage Record

Recording Date:	06/22/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: PARKSIDE ADD Map Ref: MB26 PG90

Prior Transfer

Recording Date:	03/03/1995	Sales Price:	$144,800
Document #:	9503030057 BK-PG 2380-0092	Type of Sale:	Arms-Length Transfer
Contract Date:	03/01/1995		
Document Type:	Deed		

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: MB26 PG90
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	03/03/1995	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Assumption
Contract Date:	03/01/1995		

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TD Due Date:	04/01/2025	Type Finance:	VAR

Legal Description:
Subdivision: PARKSIDE ADDITION Map Ref: MB26 PG90
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$5,511,000	Median # of Bedrooms	4
Median Lot Size	8,276 SF	Median # of Baths	1
Median Living Area	2,121 SF	Median Year Built	1994
Price Range - 2 Yrs	$400,000 to $611,000	Age Range	29 years to 96 years
Median Value	$575,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**5025 45TH AVE SE** **LACEY, WA 98503-4309**	04/14/2026	$400,000	$206	1938	/3/1	1930	9,583 SF	
		APN: 1183-32-40202 Document #: 5096791 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SHORT SUBDIVISION NO SS060003LA MapRef: AF 3821243 Abbreviated Description: Lot:1 Subdivision:SHORT SUBDIVISION NO SS060003LA Map Ref:AF 3821243								
2	.19Mi.	**5464 PARK PLACE LOOP SE** **LACEY, WA 98503-4300**	06/01/2026	$585,000	$259	2259	/4/1	1993	8,276 SF	
		APN: 6768-00-04200 Document #: 5102832 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: PARK PLACE MapRef: VOL 25 PG 124&125 Abbreviated Description: Lot:42 Subdivision:PARK PLACE Map Ref:VOL 25 PG 124&125								
3	.19Mi.	**5014 KENRICK ST SE** **LACEY, WA 98503-7303**	12/29/2025	$538,000	$211	2551	/3/1	2018	3,485 SF	
		APN: 7709-00-30400 Document #: 5084062 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 304 Subdivision: SUMMER WALK DIVISION 3 AND 4 MapRef: DOC 4580550 Abbreviated Description: Lot:304 Subdivision:SUMMER WALK DIVISION 3 AND 4 Map Ref:DOC 4580550								
4	.21Mi.	**5301 44TH CT SE** **LACEY, WA 98503-4341**	12/15/2025	$580,000	$291	1994	/4/1	1994	10,890 SF	
		APN: 6768-00-05600 Document #: 5082594 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 56 Subdivision: PARK PLACE MapRef: VOL 26 PG 39&40 Abbreviated Description: Lot:56 Subdivision:PARK PLACE Map Ref:VOL 26 PG 39&40								
5	.24Mi.	**5490 PARK PLACE LOOP SE** **LACEY, WA 98503-4300**	06/18/2026	$585,000	$285	2054	/3/2	1997	6,970 SF	
		APN: 6768-00-04800 Document #: 5105056 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 48 Subdivision: PARK PLACE MapRef: VOL 26 PG 39&40 Abbreviated Description: Lot:48 Subdivision:PARK PLACE Map Ref:VOL 26 PG 39&40								
6	.26Mi.	**5440 PARK PLACE LOOP SE** **LACEY, WA 98503-4300**	02/19/2026	$560,000	$308	1816	/3/1	1993	8,712 SF	
		APN: 6768-00-03600 Document #: 5089996 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36 Subdivision: PARK PLACE MapRef: VOL 25 PG 124&125 Abbreviated Description: Lot:36 Subdivision:PARK PLACE Map Ref:VOL 25 PG 124&125								
7	.27Mi.	**5320 44TH CT SE** **LACEY, WA 98503-4340**	04/28/2026	$535,000	$247	2169	/4/1	1996	6,970 SF	
		APN: 6768-00-07400 Document #: 5098543 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 74 Subdivision: PARK PLACE MapRef: VOL 26 PG 39&40 Abbreviated Description: Lot:74 Subdivision:PARK PLACE Map Ref:VOL 26 PG 39&40								
8	.28Mi.	**4180 STIKES DR SE** **LACEY, WA 98503-5996**	01/16/2026	$525,725	$227	2311	/4/2	1995	8,712 SF	
		APN: 8379-00-00200 Document #: 5086153 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WILDWOOD MapRef: VOL 26 PG 38 Abbreviated Description: Lot:2 Subdivision:WILDWOOD Map Ref:VOL 26 PG 38								
9	.3Mi.	**4200 WONDERWOOD LN SE** **LACEY, WA 98503-5551**	12/10/2025	$430,000	$274	1572	//2	2001	3,485 SF	
		APN: 4185-00-01000 Document #: 5082068 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: COLLEGE SPRING MapRef: DOC 3270857 Abbreviated Description: Lot:10 Subdivision:COLLEGE SPRING Map Ref:DOC 3270857City/Muni/Twp:LACEY City/Muni/Twp: LACEY								
10	.32Mi.	**4945 MOUNT TAHOMA DR SE** **LACEY, WA 98503-4361**	05/21/2026	$667,500	$372	1792	/6/2	1980	14,810 SF	
		APN: 6362-00-09500 Document #: 5101590 Document Type: Warranty Deed Price Code: A Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 95 Subdivision: MT TAHOMA ESTATES MapRef: VOL 21 PG 71-73 Abbreviated Description: Lot:95 Subdivision:MT TAHOMA ESTATES Map Ref:VOL 21 PG 71-73								
11	.33Mi.	**5408 PARK PLACE LOOP SE** **LACEY, WA 98503-4300**	05/06/2026	$505,000	$244	2073	/3/1	1994	8,276 SF	
		APN: 6768-00-02900 Document #: 5099700 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29 Subdivision: PARK PLACE MapRef: VOL 25 PG 124&125 Abbreviated Description: Lot:29 Subdivision:PARK PLACE Map Ref:VOL 25 PG 124&125City/Muni/Twp:LACEY City/Muni/Twp: LACEY								
12	.34Mi.	**5513 PARK PLACE LOOP SE** **LACEY, WA 98503-4339**	03/12/2026	$609,500	$241	2530	/3/1	1997	9,583 SF	
		APN: 6768-00-08200 Document #: 5092704 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: PARK PLACE MapRef: VOL 26 PG 39&40 Abbreviated Description: Lot:82 Subdivision:PARK PLACE Map Ref:VOL 26 PG 39&40

13	.36Mi.	**4728 47TH AVE SE** **LACEY, WA 98503-3681**	06/03/2026	$507,000	$270	1877	/3/2	2017	3,485 SF

APN: 5751-00-19000 Document #: 5103172
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 190 Subdivision: KENSINGTON DIVISION 2 MapRef: AF 4047150 Abbreviated Description: Lot:190 Subdivision:KENSINGTON DIVISION 2 Map Ref:AF 4047150

14	.36Mi.	**4016 STIKES DR SE** **LACEY, WA 98503-5538**	04/10/2026	$549,000	$244	2254	/4/2	1999	5,227 SF

APN: 7554-02-01500 Document #: 5096428
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SOUTHPARK MapRef: AF 3156760 Abbreviated Description: Lot:15 Subdivision:SOUTHPARK Map Ref:AF 3156760

15	.37Mi.	**5510 44TH CT SE** **LACEY, WA 98503-4350**	05/13/2026	$457,000	$343	1334	/3/1	1994	9,148 SF

APN: 5155-00-01200 Document #: 5100433
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: GREENBRIAR ESTATES MapRef: VOL 26 PG 141&142 Abbreviated Description: Lot:12 Subdivision:GREENBRIAR ESTATES Map Ref:VOL 26 PG 141&142

16	.38Mi.	**4827 41ST LN SE** **LACEY, WA 98503-5547**	06/12/2026	$435,000	$256	1696	/3/2	2001	3,485 SF

APN: 4185-00-04700 Document #: 5104290
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: COLLEGE SPRING MapRef: AF 3270857 Abbreviated Description: Lot:47 Subdivision:COLLEGE SPRING Map Ref:AF 3270857

17	.38Mi.	**5204 54TH AVE SE** **LACEY, WA 98503-9007**	03/27/2026	$505,000	$221	2287	/4/2	2013	3,049 SF

APN: 7709-00-13600 Document #: 5094485
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: SUMMERWALK MapRef: DOC 3887941 Abbreviated Description: Lot:136 Subdivision:SUMMERWALK Map Ref:DOC 3887941

18	.4Mi.	**5415 PARKSIDE DR SE** **LACEY, WA 98503-9010**	12/08/2025	$414,900	$395	1050	//1	2008	3,049 SF

APN: 7709-00-16400 Document #: 5081779
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 164 Subdivision: SUMMERWALK DIVISION 18 MapRef: FILE 3887941 Abbreviated Description: Lot:164 Subdivision:SUMMERWALK DIVISION 18 Map Ref:FILE 3887941

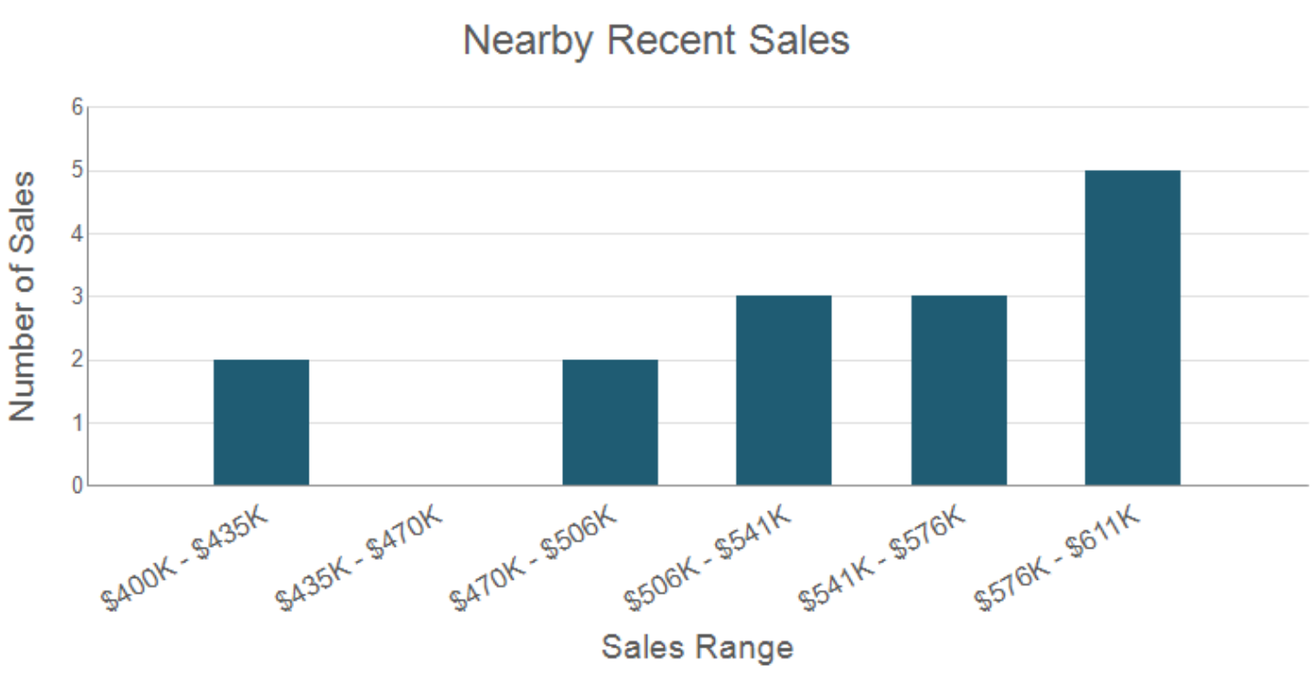
19	.41Mi.	**4425 RUDDELL RD SE** **LACEY, WA 98503-4331**	02/06/2026	$575,000	$336	1712	/4/2	1975	14,810 SF

APN: 1183-31-21001 Document #: 5088522
Document Type: Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 2 Subdivision: SHORT SUBDIVISION NO SS-1459 MapRef: FILE 1112123 Abbreviated Description: Lot:2 Subdivision:SHORT SUBDIVISION NO SS-1459 Map Ref:FILE 1112123City/Muni/Twp:LACEY City/Muni/Twp: LACEY

20	.42Mi.	**4759 TIMOTHY ST SE** **LACEY, WA 98503-3670**	12/19/2025	$515,500	$254	2030	/3/1	2014	3,920 SF

APN: 5751-00-16300 Document #: 5083137
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 163 Subdivision: KENSINGTON MapRef: AF 4047150 Abbreviated Description: Lot:163 Subdivision:KENSINGTON Map Ref:AF 4047150

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.

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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.	**5012 47TH AVE SE**	**07/26/2021**	$517,000	$517,000	2,034	/3/1	1995	11,326 SF	
.02Mi.	**4608 BLUEBERRY CT SE**	**04/19/2018**	$548,900	$548,900	1,876	/4/1	1994	6,970 SF	
.02Mi.	**4618 BLUEBERRY CT SE**	**05/12/2004**	$514,600	$514,600	2,014	/3/1	1994	7,841 SF	
.02Mi.	**5016 47TH AVE SE**	**07/20/2018**	$504,400	$504,400	1,498	/3/2	1996	10,890 SF	
.02Mi.	**4604 BLUEBERRY CT SE**	**08/04/1995**	$515,400	$515,400	1,921	/3/1	1995	8,276 SF	
.03Mi.	**4612 BLUEBERRY CT SE**	**04/13/1995**	$480,000	$480,000	1,604	/3/1	1994	7,405 SF	
.03Mi.	**5020 47TH AVE SE**	**09/06/1995**	$409,800	$409,800	1,324	/3/1	1996	8,276 SF	
.03Mi.	**5024 47TH AVE SE**	**02/04/2005**	$431,200	$431,200	1,502	/3/1	1996	6,534 SF	
.03Mi.	**4700 BLUEBERRY CT SE**	**01/18/2006**	$442,000	$442,000	1,426	/3/1	1995	6,970 SF	
.04Mi.	**4701 BLACKBERRY CT SE**	**03/13/1995**	$417,100	$417,100	1,426	/3/1	1995	7,405 SF	
.04Mi.	**5028 47TH AVE SE**	**05/03/2021**	$432,100	$432,100	1,426	/3/1	1996	7,841 SF	
.04Mi.	**4600 BLUEBERRY CT SE**		$485,400	$485,400	1,986	/4/1	1995	7,841 SF	
.04Mi.	**4609 PARKSIDE DR SE**	**10/23/1998**	$439,900	$439,900	1,520	/3/1	1994	7,841 SF	
.04Mi.	**4613 PARKSIDE DR SE**	**05/10/2023**	$406,600	$406,600	1,158	/3/2	1996	6,098 SF	
.04Mi.	**4704 BLUEBERRY CT SE**	**03/27/2007**	$513,500	$513,500	1,704	/3/2	1996	5,663 SF	
.05Mi.	**4617 PARKSIDE DR SE**	**12/21/2000**	$495,100	$495,100	1,703	/3/1	1996	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	40.5 years old	Households:	17,094
Median Household Income:	$80,789	Households w/Family:	61%
Household Income Per Capita:	$42,602	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	North Thurston Public Schools	Students:	15,167
Number of Schools:	24	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Komachin Middle School** Number of Students: 640 Student-Teacher Ratio: 18.82	C+	Public	6 - 8
0.78Mi.	**Timberline High School** Number of Students: 1,401 Student-Teacher Ratio: 21.1 Advanced Placement: Yes	B-	Public	9 - 12
1.08Mi.	**Chambers Prairie Elementary School** Number of Students: 490 Student-Teacher Ratio: 14.7	C+	Public	KG - 5
0.61Mi.	**Aspire Middle School** Number of Students: 323 Student-Teacher Ratio: 22.73	A-	Public	6 - 8

Flood Report

The Subject Property of **5012 47TH AVE SE, LACEY, WA 98503-4357** 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	132%	NOTABLY HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	89%	LOWER
MURDER	103%	SIMILAR
OVERALL	95%	SIMILAR

Disaster Alerts

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

ICE SiteX Report

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