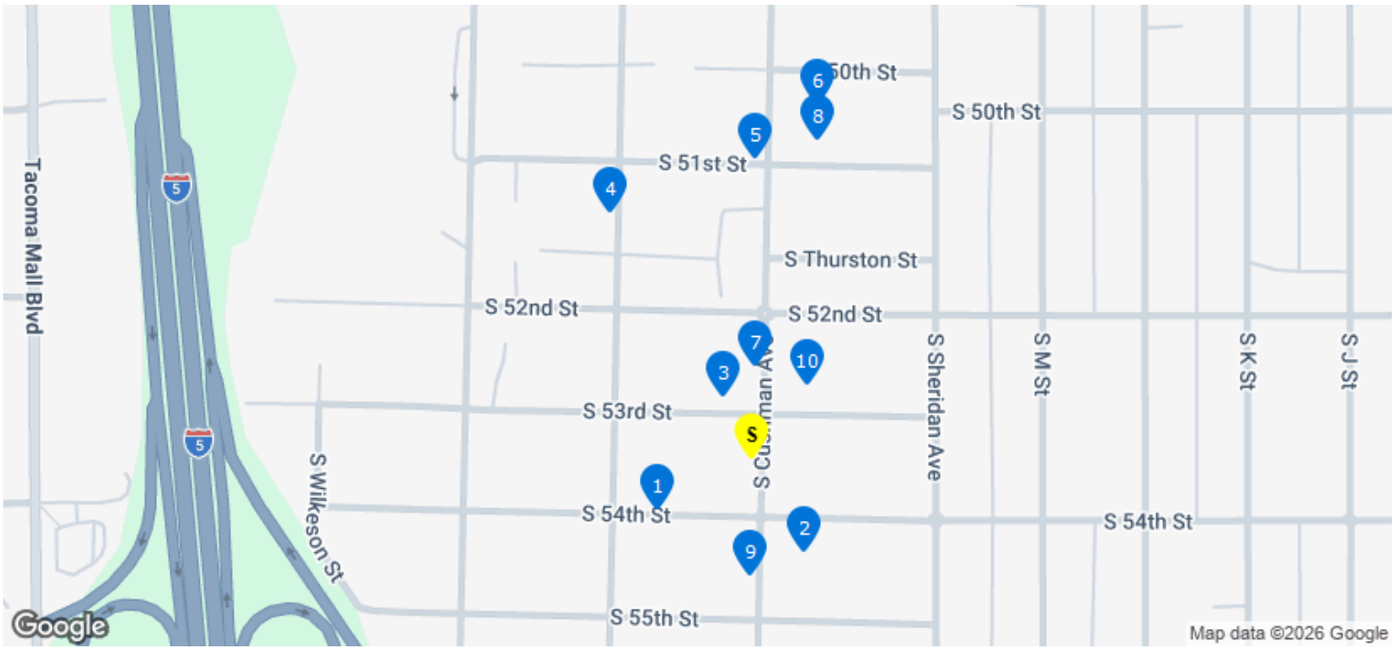
ICE SiteX Report

OrderID: 98821715

SiteX Property Information Report



Subject Property Location

5306 S CUSHMAN AVE, TACOMA, WA 98408-4247

County:	**PIERCE WA**	Census Tract:	0625.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4645252230	Thomas Bros Pg-Grid:	803-F4

Valuation

Value:	**$507,000**	FSD:	15	Common Confidence Score:	51
Value Range:	$430,950 - $583,050	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	005
Assd Land Value:	$191,800	Market Land Value:	$191,800	Tax Year:	2026
Assd Improvement:	$240,900	Market Improvment Value:	$240,900	Total Taxable Value:	$4,718
Total Assessed Value:	$432,700	Total Assessor Market Value:	$432,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 44 Subdivision: HOSMERS 2ND AMDY Sec/Twnship/Range: SEC 20 TWN 20 RNG 03

Abbreviated Description: SECTION 20 TOWNSHIP 20 RANGE 03 QUARTER 24 HOSMERS 2ND AMDY HOSMERS 2ND AMDY N 5 FT OF L 2, L 3 & S 15 FT OF 4 B 44 SUBJ TO E

Property Characteristics

Lot Size:	4,200 SF	Bedrooms:	3	Pool:	
Building Area:	1723 SF	Baths:	1.8	Fireplace:	
Year Built:	1927	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:	1	Garage Type:		Heating:	Baseboard
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	N/A
Document #:	202605140264 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/03/2025	Sales Price:	N/A
Document #:	202512030002 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/15/2024	Loan Amount:	N/A
Document #:	202407150212 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/13/2024		
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:

Block: 44 Subdivision: HOSMERS ADDITION Map Ref: 0
Abbreviated Description: NORTH5FT LOT2&S15FT LOT4
City/Muni/Twp: TACOMA

ICE SiteX Report

OrderID: 98821715

Prior Transfer

Recording Date:	05/23/2023	Sales Price:	N/A
Document #:	202305230426 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/10/2023	Loan Amount:	N/A
Document #:	202305100297 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/04/2023		
TD Due Date:	05/01/2053	Type Finance:	

Legal Description:
Lot: MP Block: 44 Subdivision: HOSMERS ADD Map Ref: MB 5 PG 23
Abbreviated Description: PORTION LOTS2&4
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	05/10/2023	Sales Price:	$455,000
Document #:	202305100296 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/04/2023		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 44 Subdivision: HOSMERS ADD Map Ref: MB 5 PG 23
Abbreviated Description: PORTION LOTS2&4
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	$455,000
Document #:	4624661 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 44 Subdivision: HOSMERS 2ND AMDY Sec/Twnship/Range: SEC 20 TWN 20 RNG 03
Abbreviated Description: SECTION 20 TOWNSHIP 20 RANGE 03 QUARTER 24 HOSMERS 2ND AMDY HOSMERS 2ND AMDY N 5 FT OF L 2, L 3 & S 15 FT OF 4 B 44 SUBJ TO E

Prior Transfer

Recording Date:	11/16/2020	Sales Price:	N/A
Document #:	202011160624 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/26/2020	Loan Amount:	N/A
Document #:	202010261287 BK-PG -	Loan Type:	Conventional
Contract Date:	10/21/2020		
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Block: 44 Subdivision: HOSMERS ADDITION SECOND AMENDATORY Map Ref: 0
Abbreviated Description: PORTION LOTS2-4
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	11/05/2019	Sales Price:	$278,390
Document #:	201911050762 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/23/2019	Loan Amount:	N/A
Document #:	201909230491 BK-PG -	Loan Type:	Conventional
Contract Date:	09/16/2019		
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Block: 44 Subdivision: THE SECOND AMENDATORY MAP OF A CERTAIN PART OF HOS Map Ref: 0
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	11/07/2018	Sales Price:	N/A
Document #:	201811070613 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/23/2018	Loan Amount:	N/A
Document #:	201810230505 BK-PG -	Loan Type:	Conventional
Contract Date:	10/22/2018		
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: MP Block: 44 Subdivision: HOSMERS ADDITION Map Ref: VOL 5 PG 23
Abbreviated Description: NORTH5FT LOT2
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	10/23/2018	Sales Price:	$286,719
Document #:	201810230504 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/22/2018		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98821715

Legal Description:
Lot: MP Block: 44 Subdivision: HOSMERS ADDITION Map Ref: VOL 5 PG 23
Abbreviated Description: NORTH5FT LOT2
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	10/22/2018	Sales Price:	$287,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 44 Subdivision: HOSMERS 2ND AMDY Sec/Twnship/Range: SEC 20 TWN 20 RNG 03
Abbreviated Description: SECTION 20 TOWNSHIP 20 RANGE 03 QUARTER 24 HOSMERS 2ND AMDY HOSMERS 2ND AMDY N 5 FT OF L 2, L 3 & S 15 FT OF 4 B 44 SUBJ TO E

Prior Transfer

Recording Date:	07/23/2018	Sales Price:	N/A
Document #:	201807230017 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/30/2018	Loan Amount:	N/A
Document #:	201805300867 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	05/08/2018		
TD Due Date:		Type Finance:	

Legal Description:
Lot: MP Block: 44 Subdivision: SECOND AMENDATORY MAP OF HOSMERS ADDN Map Ref: VOL 5 PG 23
Abbreviated Description: NORTH5FT LOT2
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	05/30/2018	Sales Price:	$189,719
Document #:	201805300866 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/08/2018		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 44 Subdivision: SECOND AMENDATORY MAP OF HOSMERS ADDN Map Ref: VOL 5 PG 23
Abbreviated Description: NORTH5FT LOT2
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	05/27/2014	Sales Price:	N/A
Document #:	201405270474 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/21/2005	Loan Amount:	N/A
Document #:	200503210713 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	03/15/2005		
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Block: 44 Map Ref: 0
Abbreviated Description: NORTH5 FT LOT2 & S15 FT LOT4 SECOND AMENDATORY MAPCERTAIN PART HOSMERS ADD CITY TACOMA
City/Muni/Twp: TACOMA

Mortgage Record

Recording Date:	02/25/2002	Loan Amount:	N/A
Document #:	200202250952 BK-PG -	Loan Type:	
Contract Date:	02/20/2002		
TD Due Date:	03/01/2032	Type Finance:	

Legal Description:
Lot: MP Block: 44 Subdivision: SECOND AMENDATORY MAP CERTAIN PART HOSMERS ADD Map Ref: MB5 PG23
Abbreviated Description: NORTH5 FT LOT2 & S15 FT LOT4 BLK44
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	02/25/2002	Sales Price:	$92,950
Document #:	200202250951 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/20/2002		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 44 Subdivision: SECOND AMENDATORY MAP CERTAIN PART HOSMERS ADD Map Ref: MB5 PG23
Abbreviated Description: NORTH5 FT LOT2 & S15 FT LOT4 BLK44
City/Muni/Twp: TACOMA

Area Sales Analysis

Total Area Sales	$4,483,900	Median # of Bedrooms	3
Median Lot Size	6,100 SF	Median # of Baths	1
Median Living Area	1,477 SF	Median Year Built	1924
Price Range - 2 Yrs	$366,000 to $544,000	Age Range	15 years to 118 years
Median Value	$434,450	Median Age	102.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**1515 S 54TH ST TACOMA, WA 98408-4222**	10/30/2026	$260,000	$306	850	/2/1	1952	6,400 SF	

ICE SiteX Report

OrderID: 98821715

APN: 4645252550 Document #: 202610300203
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 47 Subdivision: SECOND AMENDATORY MAP MapRef: VOL 5 PG 23 Abbreviated Description: Lot:8&9 Block:47 Subdivision:SECOND AMENDATORY MAP Map Ref:VOL 5 PG 23City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

2	.07Mi.	**5410 S CUSHMAN AVE** **TACOMA, WA 98408-4229**	09/04/2026	$399,000	$496	804	/3/1	1940	5,300 SF

APN: 4645252690 Document #: 202609040503
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 56 Subdivision: HOSMER ADDITION MapRef: VOL 5 PG 23 Abbreviated Description: Lot:1&2 Block:56 Subdivision:HOSMER ADDITION Map Ref:VOL 5 PG 23City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

3	.1Mi.	**5156 S CUSHMAN AVE** **TACOMA, WA 98408-4254**	11/05/2026	$372,500	$419	888	/2/1	1920	10,500 SF

APN: 4645251570 Document #: 202611050250
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 26 Subdivision: HOSMERS ADDITION MapRef: VOL 5 PG 23 Abbreviated Description: Lot:1-4 Block:26 Subdivision:HOSMERS ADDITION Map Ref:VOL 5 PG 23Abbreviated Description:NORTH2 LOT4 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

4	.14Mi.	**1424 S 55TH ST** **TACOMA, WA 98408-3541**	08/27/2026	$415,000	$432	960	/2/1	1917	5,376 SF

APN: 4645253340 Document #: 202608270123
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 69 Subdivision: SECOND AMENDATORY MAP OF A CERTAIN PART OF HOSMER MapRef: VOL 5 PG 23 Abbreviated Description: Lot:12&13 Block:69 Subdivision:SECOND AMENDATORY MAP OF A CERTAIN PART OF HOSMER Map Ref:VOL 5 PG 23Abbreviated Description:EAST17FT LOT13 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

5	.15Mi.	**5502 S ASOTIN ST** **TACOMA, WA 98408-4227**	11/02/2026	$315,000	$199	1582	/4/1	1929	4,300 SF

APN: 4645253120 Document #: 202611020456
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 67 Subdivision: HOSMERS ADDITION MapRef: VOL 5 PG 23 Abbreviated Description: Lot:4&5 Block:67 Subdivision:HOSMERS ADDITION Map Ref:VOL 5 PG 23City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

6	.18Mi.	**1511 S 51ST ST** **TACOMA, WA 98408-4208**	07/27/2026	$392,000	$471	833	/3/1	1926	4,440 SF

APN: 4645250890 Document #: 202607270110
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 17 Subdivision: HOSMERS ADD TO THE TACOMA Abbreviated Description: Lot:6&7 Block:17 Subdivision:HOSMERS ADD TO THE TACOMA City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

7	.2Mi.	**1711 S 53RD ST** **TACOMA, WA 98408-1442**	11/04/2026	$480,000	$340	1410	/4/2.3	2005	6,400 SF

APN: 4645000151 Document #: 202611040150
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 37 Subdivision: HOSMERS ADDITION MapRef: VOL 2 PG 45 Abbreviated Description: Lot:5&6 Block:37 Subdivision:HOSMERS ADDITION Map Ref:VOL 2 PG 45City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

8	.2Mi.	**5507 S ALASKA ST** **TACOMA, WA 98408-1432**	08/21/2026	$226,000	$321	705	/1/1	1925	6,400 SF

APN: 4645000822 Document #: 202608210248
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 67 Subdivision: HOSMERS ADDITION MapRef: VOL 2 PG 45 Abbreviated Description: Lot:15&16 Block:67 Subdivision:HOSMERS ADDITION Map Ref:VOL 2 PG 45City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

9	.2Mi.	**1401 S 51ST ST** **TACOMA, WA 98408-3522**	08/19/2026	$404,670	$438	924	/2/1	1900	6,000 SF

APN: 4645250950 Document #: 202608190249
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2-4 Block: 18 Subdivision: HOSMER ADDITION MapRef: VOL 5 PG 23 Abbreviated Description: Lot:2-4 Block:18 Subdivision:HOSMER ADDITION Map Ref:VOL 5 PG 23Abbreviated Description:EAST100FT LOTS2&3 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

10	.2Mi.	**5241 S M ST** **TACOMA, WA 98408-3527**	07/01/2026	$457,000	$285	1605	/2/2	1906	6,250 SF

APN: 7785005030 Document #: 202607010328
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 18&19 Block: 4729 Subdivision: SOUTH SIDE ADDITION MapRef: MB 4 PG 54 Abbreviated Description: Lot:18&19 Block:4729 Subdivision:SOUTH SIDE ADDITION Map Ref:MB 4 PG 54City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

11	.26Mi.	**1518 S 49TH ST** **TACOMA, WA 98408-4203**	06/30/2026	$375,000	$488	768	/2/1	1955	6,000 SF

APN: 4645250410 Document #: 202606300489
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 8 Subdivision: HOSMERS ADDITION MapRef: MB 5 PG 23 Abbreviated Description: Lot:8&9 Block:8 Subdivision:HOSMERS ADDITION Map Ref:MB 5 PG 23City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

12	.27Mi.	**4837 S SHERIDAN AVE** **TACOMA, WA 98408-3510**	08/10/2026	$465,000	$524	888	/2/1	1915	9,375 SF

APN: 7785001980 Document #: 202608100116
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18-20 Block: 4531 Subdivision: SOUTH SIDE ADD Abbreviated Description: Lot:18-20 Block:4531 Subdivision:SOUTH SIDE ADD City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

13	.28Mi.	**5703 S ALASKA ST** **TACOMA, WA 98408-1310**	10/26/2026	$250,000	$193	1296	/4/1	1919	8,125 SF

APN: 9355000180 Document #: 202610260353
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3-7 Block: 9 Subdivision: WAPATO PARK ADDITION MapRef: MB 3 PG 55 Abbreviated Description: Lot:3-7 Block:9 Subdivision:WAPATO PARK ADDITION Map Ref:MB 3 PG 55City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

14	.28Mi.	**5625 S SHERIDAN AVE** **TACOMA, WA 98408-2303**	07/23/2026	$410,000	$361	1136	/3/1	1927	6,250 SF

APN: 6515000100 Document #: 202607230250
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 4 Subdivision: MAP OF OLYMPIC ADDITION TO THE TACOMA WASHINGTON Abbreviated Description: Lot:3&4 Block:4 Subdivision:MAP OF OLYMPIC ADDITION TO THE TACOMA WASHINGTON City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

ICE SiteX Report

OrderID: 98821715

15	.31Mi.	**1673 S 58TH ST** **TACOMA, WA 98408-2323**	08/07/2026	$385,000	$692	556	/3/1	1910	6,400 SF

APN: 9355000310 Document #: 202608070378
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 12 Subdivision: WAPATO PARK ADDITION MapRef: VOL 3 PG 55 Abbreviated Description: Lot:3&4 Block:12 Subdivision:WAPATO PARK ADDITION Map Ref:VOL 3 PG 55City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

16	.36Mi.	**4829 S L ST** **TACOMA, WA 98408-3628**	08/31/2026	$400,000	$444	900	/3/1	1902	6,250 SF

APN: 7785001380 Document #: 202608310413
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 4527 Subdivision: SOUTH SIDE ADD TO TACOMA MapRef: VOL 4 PG 54 Abbreviated Description: Lot:15&16 Block:4527 Subdivision:SOUTH SIDE ADD TO TACOMA Map Ref:VOL 4 PG 54City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

17	.36Mi.	**4809 S M ST** **TACOMA, WA 98408-3506**	07/10/2026	$494,000	$329	1500	/4/2	1976	5,850 SF

APN: 7785001572 Document #: 202607100223
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: 5&6 Block: 4529 Subdivision: SOUTH SIDE ADDITION MapRef: VOL 4 PG 54 Abbreviated Description: Block:4529 Subdivision:SOUTH SIDE ADDITION Map Ref:VOL 4 PG 54Abbreviated Description:PORTION LOTS5&6 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

18	.39Mi.	**1662 S 47TH ST** **TACOMA, WA 98408-2434**	06/24/2026	$425,000	$508	836	/2/1	1930	7,424 SF

APN: 6440005510 Document #: 202606240384
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 105 Subdivision: OAKES ADDITION MapRef: VOL 2 PG 16 Abbreviated Description: Lot:6-8 Block:105 Subdivision:OAKES ADDITION Map Ref:VOL 2 PG 16City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

19	.41Mi.	**4844 S J ST** **TACOMA, WA 98408-3619**	09/16/2026	$205,000	$212	968	/3/1	1977	5,850 SF

APN: 7785001060 Document #: 202609160530
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 4524 Subdivision: SOUTH SIDE ADDITION MapRef: MB 4 PG 54 Abbreviated Description: Lot:22&23 Block:4524 Subdivision:SOUTH SIDE ADDITION Map Ref:MB 4 PG 54City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

20	.41Mi.	**5019 S J ST** **TACOMA, WA 98408-3622**	07/21/2026	$560,000	$315	1776	/3/1.8	1900	7,067 SF

APN: 7785002811 Document #: 202607210092
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9-11 Block: 4623 Subdivision: SOUTH SIDE ADDITION MapRef: VOL 4 PG 54 Abbreviated Description: Block:4623 Subdivision:SOUTH SIDE ADDITION Map Ref:VOL 4 PG 54Abbreviated Description:PORTION LOTS9-11 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

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: 98821715

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.	**5306 S CUSHMAN AVE**	**05/04/2023**	$432,700	$432,700	1,723	/3/1.8	1927	4,200 SF	
.01Mi.	**5302 S CUSHMAN AVE**		$343,800	$343,800	1,000	/2/1	1927	3,800 SF	S
.01Mi.	**5310 S CUSHMAN AVE**		$344,300	$344,300	1,144	/4/1	1927	4,500 SF	
.01Mi.	**1510 S 53RD ST**	**09/25/2024**	$395,800	$395,800	948	/3/2	1927	6,400 SF	
.02Mi.	**5312 S CUSHMAN AVE**	**07/12/2010**	$372,000	$372,000	1,739	/4/1.8	1908	3,500 SF	
.03Mi.	**1512 S 53RD ST**		$353,400	$353,400	858	/2/1	1909	9,600 SF	
.03Mi.	**5320 S CUSHMAN AVE**	**06/27/2005**	$319,700	$319,700	728	/3/1	1943	4,650 SF	
.03Mi.	**1505 S 54TH ST**	**05/07/2024**	$342,200	$342,200	696	/1/1	1943	4,650 SF	
.03Mi.	**1511 S 54TH ST**	**08/20/2008**	$457,800	$457,800	1,405	/3/1.5	1910	6,400 SF	
.03Mi.	**5220 S CUSHMAN AVE**	**09/01/1998**	$346,100	$346,100	1,100	/2/1	1904	7,250 SF	
.03Mi.	**1434 S 53RD ST**		$384,000	$384,000	1,095	/3/1.5	1975	7,900 SF	
.03Mi.	**5307 S CUSHMAN AVE**	**10/10/2023**	$321,000	$321,000	790	/2/1	1941	5,200 SF	
.03Mi.	**1515 S 54TH ST**	**02/02/2004**	$348,200	$348,200	850	/2/1	1952	6,400 SF	
.04Mi.	**1439 S 54TH ST**	**11/23/2016**	$408,500	$408,500	1,368	/3/1.5	1908	6,100 SF	
.04Mi.	**1518 S 53RD ST**	**05/12/2022**	$454,200	$454,200	1,816	/4/2	1903	9,600 SF	
.04Mi.	**1513 S 53RD ST**	**03/05/2025**	$507,900	$507,900	1,780	/4/2	1921	6,400 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.4 years old	Households:	8,159
Median Household Income:	$76,925	Households w/Family:	67%
Household Income Per Capita:	$38,720	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Tacoma Public Schools	Students:	28,847
Number of Schools:	67	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.29Mi.	**Lincoln High School** Number of Students: 1,556 Student-Teacher Ratio: 20.53	D-	Public	9 - 12
0.29Mi.	**Giaudrone Middle School** Number of Students: 449 Student-Teacher Ratio: 19.69	F	Public	6 - 8
0.34Mi.	**Mann Elementary School** Number of Students: 340 Student-Teacher Ratio: 17.89	B-	Public	PK - 5

Flood Report

The Subject Property of **5306 S CUSHMAN AVE, TACOMA, WA 98408-4247** 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	120%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	81%	LOWER
MURDER	106%	SIMILAR
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: 98821715

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.