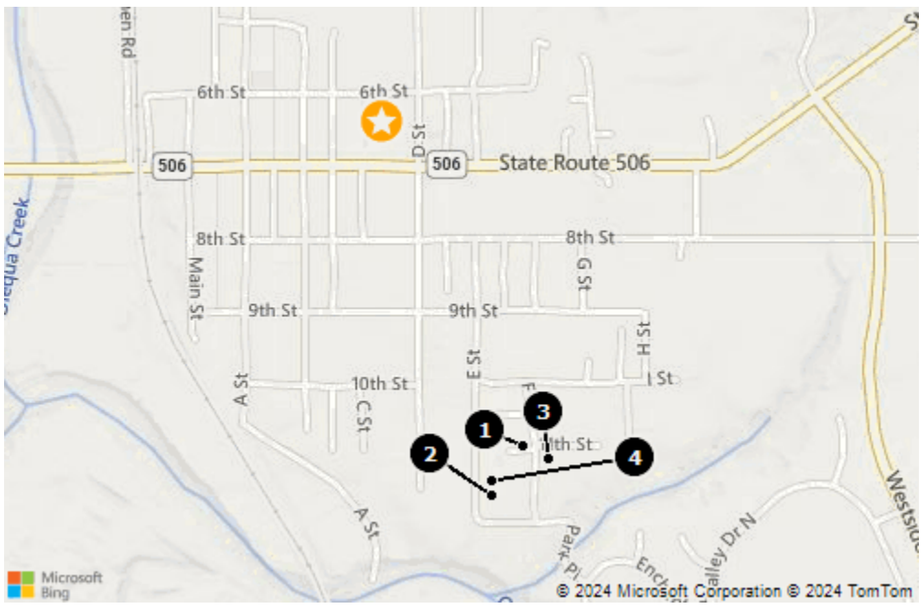
SiteX™ Report

OrderID: 91109061

SiteX Property Information Report



Subject Property Location

604 C ST, VADER, WA 98593-9793

County:	**LEWIS WA**	Census Tract:	530419716.003043
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	007281002000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$280,000**	FSD:	16
Value Range:	$235,200 - $324,800	Confidence Score:	84

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	081
Assd Land Value:	$41,400	Market Land Value:	$41,400	Tax Year:	2023
Assd Improvement:	$277,100	Market Improvment Value:	$277,100	Total Taxable Value:	$2,250
Total Assessed Value:	$318,500	Total Assessor Market Value:	$318,500	Delinquent Year:	
				Tax Account ID:	2219816
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4-6 Block: 63 Subdivision: LITTLE FALLS NOW VADER ADD Sec/Twnship/Range: SEC 29 TWN 11N RNG 02W
Abbreviated Description: SECTION 29 TOWNSHIP 11N RANGE 02W LOTS 4, 5 & 6 BLK 63 LITTLE FALLS NOW VADER ADD

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$240,000
Document #:	3550282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4-6 Block: 63 Subdivision: LITTLE FALLS Map Ref: VOL 3 PG 68-73

Prior Transfer

Recording Date:	02/13/2020	Sales Price:	N/A
Document #:	3518579 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/12/2020		
Document Type:	Re-recorded Document		

Legal Description:
Lot: 4-6 Block: 63 Subdivision: ORIGINAL TOWNSITE OF LITTLE FALLS Map Ref: VOL 3 PG 70
Abbreviated Description: PRIOR REF: 3518486 02/12/2020
City/Muni/Twp: VADER

Prior Transfer

Recording Date:	02/12/2020	Sales Price:	$25,000
Document #:	3518486 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/12/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1-3 Block: 63 Subdivision: ORIGINAL TOWNSITE OF LITTLE FALLS Map Ref: VOL 3 PG 70
City/Muni/Twp: VADER

Prior Transfer

Recording Date:	08/06/2019	Sales Price:	$5,500
Document #:	3506860 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/06/2019		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 4-6 Block: 63 Sec/Twnship/Range: S29T11NRR02W

Prior Transfer

Recording Date:	03/06/2017	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	3461855 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/06/2017		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 1-6 Block: 63 Map Ref: VOL3 PG70
City/Muni/Twp: LITTLE FALLS

Prior Transfer

Recording Date:	04/03/2014	Sales Price:	$18,280 Multiple Parcels Involved in this transaction
Document #:	3412893 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/21/2014		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 1-6 Block: 63 Subdivision: ORIGINAL TOWNSITE OF VADER Map Ref: MB3 PG70

Prior Transfer

Recording Date:	10/21/2013	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	3406176 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/18/2013		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1-6 Block: 63 Subdivision: ORIGINAL TOWNSITE OF LITTLE FALLS NOW VADER Map Ref: MB3 PG70

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4-6 Block: 63 Subdivision: LITTLE FALLS NOW VADER ADD Sec/Twnship/Range: SEC 29 TWN 11N RNG 02W
Abbreviated Description: SECTION 29 TOWNSHIP 11N RANGE 02W LOTS 4, 5 & 6 BLK 63 LITTLE FALLS NOW VADER ADD

Area Sales Analysis

Total Area Sales	$812,500	Median # of Bedrooms	
Median Lot Size	17,642 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$40,000 to $400,000	Age Range	18 years to 18 years
Median Value	$186,250	Median Age	18 years

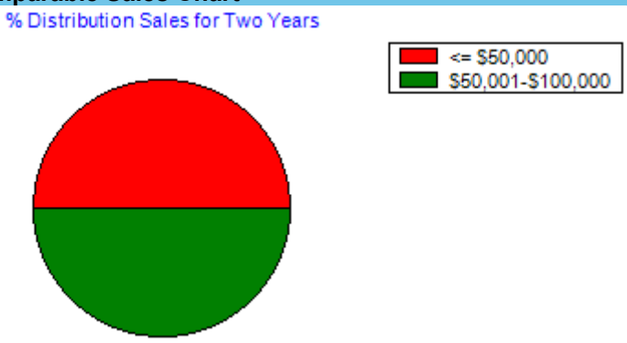
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**1025 F ST** **VADER, WA 98593-**	08/04/2023	$400,000	$169	2366	/3/2	2006	22,651 SF	
		APN: 007564006001 Document #: 3596619 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: A MapRef: AF 3202719 Sec/Twnship/Range: NE4 S32T11NR02W WM Abbreviated Description: Lot:A Map Ref:AF 3202719Sec/Twnship/Range:NE4 S32T11NR02W WM								
2	.43Mi.	**1108 E ST** **VADER, WA 98593-9751**	05/25/2023	$300,000			//		9,583 SF	
		APN: 007564013000 Document #: 3593724 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NE4 S32T11NR02W WM Abbreviated Description: Sec/Twnship/Range:NE4 S32T11NR02W WM								
3	.42Mi.	**1028 F ST** **VADER, WA 98593-**	01/27/2023	$40,000			//		23,087 SF	
		APN: 007564013001 Document #: 3589088 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: 1 MapRef: VOL 2 PG 293 Sec/Twnship/Range: S32T11NR02W WM Abbreviated Description: Lot:1 Map Ref:VOL 2 PG 293Sec/Twnship/Range:S32T11NR02W WM City/Muni/Twp:VADER SHORT City/Muni/Twp: VADER SHORT								
4	.42Mi.	**1104 E ST** **VADER, WA 98593-**	12/14/2022	$72,500			//		12,632 SF	
		APN: 007564009000 Document #: 3587457 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential (Assumed) Legal: Sec/Twnship/Range: NE4 S32T11NR02W WM Abbreviated Description: Sec/Twnship/Range:NE4 S32T11NR02W WM								

SiteX™ Report

OrderID: 91109061

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.	**604 C ST**		$318,500	$318,500				9,148 SF	
.05Mi.	**410 7TH ST**		$67,900	$67,900				12,197 SF	
.09Mi.	**711 C ST**		$82,600	$82,600				9,148 SF	
.11Mi.	**619 B ST**		$53,900	$53,900	616	//1	1920	9,148 SF	
.11Mi.	**621 B ST**		$33,300	$33,300	504	//1	1920	3,049 SF	
.12Mi.	**721 C ST**		$58,200	$58,200	1,301	/3/1	1935	14,375 SF	
.12Mi.	**515 E ST**		$216,300	$216,300	1,344	//2	1980	17,860 SF	
.15Mi.	**710 A ST**		$89,900	$89,900				17,860 SF	
.17Mi.	**5TH ST**		$23,200	$23,200				3,049 SF	
.18Mi.	**510 A ST**		$78,500	$78,500				14,810 SF	
.19Mi.	**C ST**		$44,400	$44,400				6,098 SF	
.2Mi.	**608 MAIN ST**		$389,400	$389,400					
.2Mi.	**A ST**		$73,600	$73,600				6,098 SF	
.2Mi.	**404 A ST**		$51,300	$51,300					
.22Mi.	**805 F ST**		$88,700	$88,700				16,988 SF	
.23Mi.	**501 9TH ST**		$334,000	$334,000				16,117 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	42.7 years old	Households:	206
Median Household Income:	$75,866	Households w/Family:	84%
Household Income Per Capita:	$38,151	Households w/Family Married:	58%
Most Common Education Level:	Some College	Households w/Family Children:	34%

School District

School District Zone:	Castle Rock School District	Students:	1,385
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.35Mi.	**Castle Rock Middle School** Number of Students: 329 Student-Teacher Ratio: 19.98	C+	Public	6 - 8
9.44Mi.	**Castle Rock Elementary School** Number of Students: 619 Student-Teacher Ratio: 19.96	C+	Public	PK - 5
8.53Mi.	**Castle Rock High School** Number of Students: 437 Student-Teacher Ratio: 19.42 Advanced Placement: Yes	D+	Public	9 - 12

SiteX™ Report

OrderID: 91109061

Flood Report

The Subject Property of **604 C ST, VADER, WA 98593-9793** 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	45%	SIGNIFICANTLY LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	148%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

11/3/2022 - Severe Storm,Floods,Mudslides

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2024 Onboard Informatics. Information is deemed reliable but not guaranteed.

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. AND ITS SUBSIDIARIES AND AFFILIATES ("**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 © 2024 Intercontinental Exchange, Inc. All Rights Reserved.