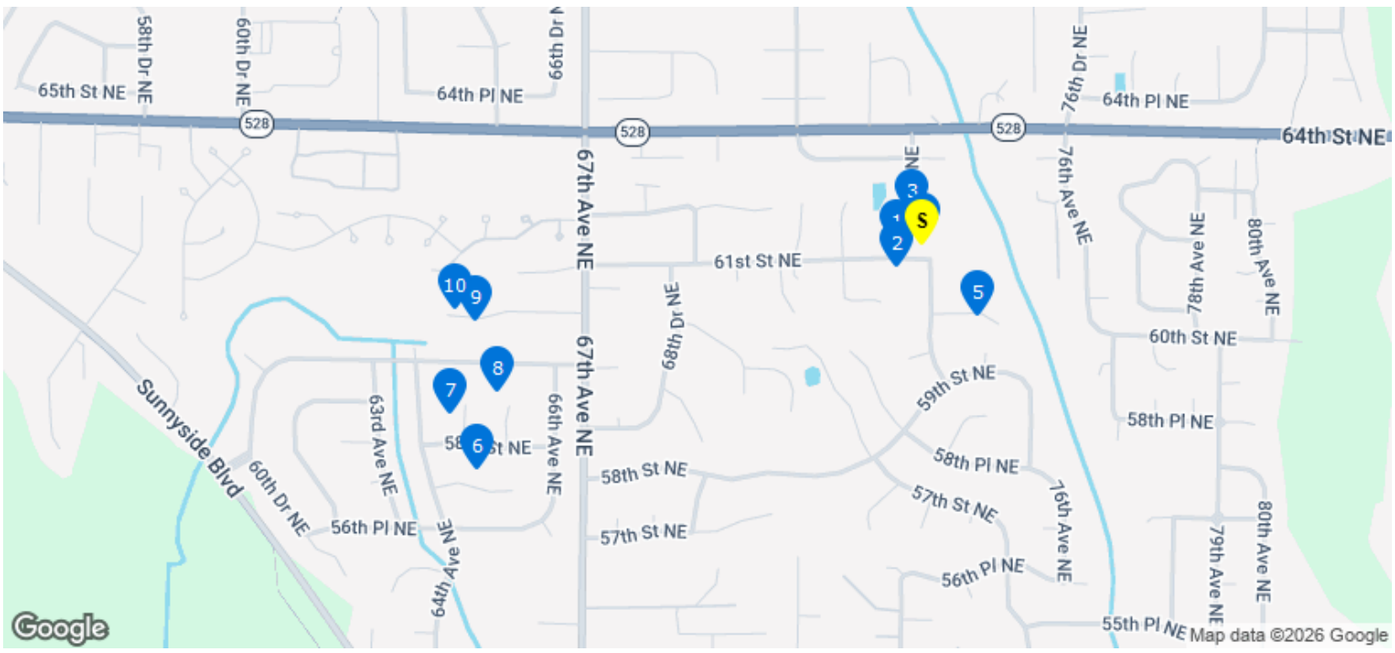
ICE SiteX Report

OrderID: 98745745

SiteX Property Information Report



Subject Property Location

6201 73RD AVE NE, MARYSVILLE, WA 98270-9040

County:	**SNOHOMISH WA**	Census Tract:	0527.10
Property Use:	Single Family Residential	Zoning:	R4.5 SFM
Parcel Number:	01036700001700	Thomas Bros Pg-Grid:	357-A6

Valuation

Value:	**$482,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$438,620 - $525,380	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00511
Assd Land Value:	$256,000	Market Land Value:	$256,000	Tax Year:	2025
Assd Improvement:	$188,200	Market Improvment Value:	$188,200	Total Taxable Value:	$3,501
Total Assessed Value:	$444,200	Total Assessor Market Value:	$444,200	Delinquent Year:	
				Tax Account ID:	4359359
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: BIRCH CREEK COMMUNITY Map Ref: 10367 Sec/Twnship/Range: SEC 26 TWN 30N RNG 05E
Abbreviated Description: SECTION 26 TOWNSHIP 30 RANGE 05 QUARTER SW BIRCH CREEK COMMUNITY BLK 000 D-00 LOT 17

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	1	Pool:	
Building Area:	996 SF	Baths:	1	Fireplace:	
Year Built:	2006	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	1	A/C:	None
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	202604200038 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/12/2026	Sales Price:	$133,155
Document #:	202601120087 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/16/2025	Loan Amount:	N/A
Document #:	202512160441 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/08/2025		
TD Due Date:	01/01/2056	Type Finance:	
Legal Description:			

Subdivision: BIRCH CREEK COMMUNITY Map Ref: AF 200509305258

Prior Transfer

Recording Date:	12/16/2025	Sales Price:	$505,000

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Document #:	202512160440 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/08/2025		
Document Type:	Deed		

Legal Description:
Subdivision: BIRCH CREEK COMMUNITY Map Ref: AF 200509305258

Prior Transfer

Recording Date:	03/24/2021	Sales Price:	N/A
Document #:	202103240649 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/08/2021	Loan Amount:	N/A
Document #:	202103080144 BK-PG -	Loan Type:	Conventional
Contract Date:	03/03/2021		
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Subdivision: BIRCH CREEK COMMUNITY Map Ref: 0

Prior Transfer

Recording Date:	01/02/2015	Sales Price:	$179,960
Document #:	201501020394 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/04/2014	Loan Amount:	N/A
Document #:	201412040506 BK-PG -	Loan Type:	Conventional
Contract Date:	12/01/2014		
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:
Subdivision: BIRCH CREEK COMMUNITY Map Ref: AF200509305258

Prior Transfer

Recording Date:	12/04/2014	Sales Price:	$225,000
Document #:	201412040505 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/01/2014		
Document Type:	Deed		

Legal Description:
Subdivision: BIRCH CREEK COMMUNITY Map Ref: AF200509305258

Mortgage Record

Recording Date:	04/10/2007	Loan Amount:	N/A
Document #:	200704100641 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/06/2007		
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Subdivision: PLAT OF BIRCH CREEK COMMUNITY Map Ref: 0

Prior Transfer

Recording Date:	04/10/2007	Sales Price:	$224,950
Document #:	200704100640 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/06/2007		
Document Type:	Deed		

Legal Description:
Subdivision: PLAT OF BIRCH CREEK COMMUNITY Map Ref: AF200509305258

Area Sales Analysis

Total Area Sales	$5,201,000	Median # of Bedrooms	2
Median Lot Size	5,881 SF	Median # of Baths	1
Median Living Area	1,016 SF	Median Year Built	1993
Price Range - 2 Yrs	$432,000 to $578,000	Age Range	20 years to 57 years
Median Value	$520,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**7315 61ST PL NE** **MARYSVILLE, WA 98270-8822**	07/15/2026	$485,000	$487	996	3/1/1	2006	3,485 SF	
		APN: 01036700002100 Document #: 202607150440 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Subdivision: BIRCH CREEK COMMUNITY Abbreviated Description: Lot:21 Subdivision:BIRCH CREEK COMMUNITY								
2	.03Mi.	**6200 73RD AVE NE** **MARYSVILLE, WA 98270-9040**	10/23/2025	$520,000	$522	996	3/1/1	2006	4,356 SF	
		APN: 01036700000400 Document #: 202510230365 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BIRCH CREEK COMMUNITY MapRef: AF 200509305258 Abbreviated Description: Lot:4 Subdivision:BIRCH CREEK COMMUNITY Map Ref:AF 200509305258City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE								
3	.04Mi.	**6120 73RD AVE NE** **MARYSVILLE, WA 98270-9041**	11/12/2025	$510,000	$487	1048	3/1/1	2006	3,920 SF	
		APN: 01036700000100 Document #: 202511120639 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: BIRCH CREEK COMMUNITY MapRef: DOC 20050930258 Abbreviated Description: Lot:1 Subdivision:BIRCH CREEK COMMUNITY Map Ref:DOC 20050930258								
4	.1Mi.	**4367 72ND DR NE**	06/12/2026	$769,989			//		5,227 SF	

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MARYSVILLE, WA 98270-6713
APN: 01249900005900 Document #: 202606120336
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 59 Subdivision: WILLIAMS POINTE MapRef: AF 202507315002 Abbreviated Description: Lot:59 Subdivision:WILLIAMS POINTE Map Ref:AF 202507315002

5 .1Mi. **4351 72ND DR NE** 05/28/2026 $769,989 // 5,227 SF
MARYSVILLE, WA 98270-6713
APN: 01249900005700 Document #: 202605280240
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 57 Subdivision: WILLIAMS POINTE MapRef: AF 202507315002 Abbreviated Description: Lot:57 Subdivision:WILLIAMS POINTE Map Ref:AF 202507315002

6 .1Mi. **4326 72ND DR NE** 05/11/2026 $770,989 // 4,792 SF
MARYSVILLE, WA 98270-6713
APN: 01249900005300 Document #: 202605110413
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 53 Subdivision: WILLIAMS POINTE MapRef: AF 202507315002 Abbreviated Description: Lot:53 Subdivision:WILLIAMS POINTE Map Ref:AF 202507315002

7 .1Mi. **4350 72ND DR NE** 12/30/2025 $575,000 $283 2034 3/3/2 1982 6,098 SF
MARYSVILLE, WA 98270-6713
APN: 01249900005000 Document #: 202512300349
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: WILLIAMS POINTE MapRef: AF 202507315002 Abbreviated Description: Lot:50 Subdivision:WILLIAMS POINTE Map Ref:AF 202507315002

8 .11Mi. **6101 71ST DR NE** 03/26/2026 $675,000 $551 1225 6/4/3 2000 13,504 SF
MARYSVILLE, WA 98270-8951
APN: 30052600305400 Document #: 202603260370
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CITY OF MARYSVILLE SHORT PLAT NO SP97-001 MapRef: DOC 9905195001 Sec/Twnship/Range: S2SW4 S26T30NR05E WM Abbreviated Description: Lot:1 Subdivision:CITY OF MARYSVILLE SHORT PLAT NO SP97-001 Map Ref:DOC 9905195001Sec/Twnship/Range:S2SW4 S26T30NR05E WM City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

9 .11Mi. **7409 60TH PL NE** 12/16/2025 $535,000 $424 1261 4/2/2 2006 4,356 SF
MARYSVILLE, WA 98270-9037
APN: 01036700002900 Document #: 202512160083
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: BIRCH CREEK COMMUNITY MapRef: FILE 200509305258 Abbreviated Description: Lot:29 Subdivision:BIRCH CREEK COMMUNITY Map Ref:FILE 200509305258

10 .15Mi. **6400 72ND DR NE** 07/30/2025 $660,000 $538 1226 5/3/2 1996 7,841 SF
MARYSVILLE, WA 98270-6554
APN: 30052600303000 Document #: 202507300172
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S26T30NR05E WM Abbreviated Description: Sec/Twnship/Range:S26T30NR05E WM

11 .22Mi. **5822 74TH DR NE** 03/27/2026 $644,000 $331 1945 5/3/2 1993 7,841 SF
MARYSVILLE, WA 98270-8872
APN: 00790300003900 Document #: 202603270131
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: CRYSTAL HEIGHTS MapRef: VOL 51 PG 142-144 Abbreviated Description: Lot:39 Subdivision:CRYSTAL HEIGHTS Map Ref:VOL 51 PG 142-144

12 .31Mi. **4434 74TH DR NE** 05/29/2026 $629,989 // 4,792 SF
MARYSVILLE, WA 98270-6710
APN: 01249900001000 Document #: 202605290566
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 10 Subdivision: WILLIAMS POINTE MapRef: DOC 202507315002 Abbreviated Description: Lot:10 Subdivision:WILLIAMS POINTE Map Ref:DOC 202507315002

13 .31Mi. **4453 74TH DR NE** 04/21/2026 $619,989 // 3,920 SF
MARYSVILLE, WA 98270-6710
APN: 01249900004400 Document #: 202604210109
Document Type: Warranty Deed Price Code:
Land Use: Vacant Land (General)
Legal: Lot: 44 Subdivision: WILLIAMS POINTE MapRef: AF 202507315002 Abbreviated Description: Lot:44 Subdivision:WILLIAMS POINTE Map Ref:AF 202507315002

14 .32Mi. **7428 58TH PL NE** 06/11/2026 $735,000 $296 2481 6/4/2 2009 5,227 SF
MARYSVILLE, WA 98270-8868
APN: 01057600001700 Document #: 202606110301
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: PALISADES DIV II Abbreviated Description: Lot:17 Subdivision:PALISADES DIV II City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

15 .33Mi. **7313 57TH ST NE** 05/29/2025 $575,000 $449 1282 5/3/2 1994 7,841 SF
MARYSVILLE, WA 98270-8901
APN: 00812900002600 Document #: 202505290257
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: CRYSTAL HEIGHTS DIVISION 2 MapRef: VOL 54 PG 148&149 Abbreviated Description: Lot:26 Subdivision:CRYSTAL HEIGHTS DIVISION 2 Map Ref:VOL 54 PG 148&149City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

16 .34Mi. **7721 63RD ST NE** 08/28/2026 $589,950 $375 1572 5/3/2 2001 5,227 SF
MARYSVILLE, WA 98270-8940
APN: 00915600001100 Document #: 202608280318
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CROWN ESTATES MapRef: DOC 200011135001 Abbreviated Description: Lot:11 Subdivision:CROWN ESTATES Map Ref:DOC 200011135001City/Muni/Twp:SNOHOMISH City/Muni/Twp: SNOHOMISH

17 .34Mi. **7709 64TH PL NE** 02/27/2026 $675,000 $282 2393 6/4/2 2005 4,792 SF
MARYSVILLE, WA 98270-6534
APN: 01016100002200 Document #: 202602270252
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: PARKSIDE WAY MapRef: DOC 200409155007 Abbreviated Description: Lot:22 Subdivision:PARKSIDE WAY Map Ref:DOC 200409155007

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18	.35Mi.	**5907 77TH DR NE** **MARYSVILLE, WA 98270-7400**	05/06/2026	$869,500	$272	3193	6/4/2	2007	6,098 SF

APN: 01050500000800 Document #: 202605060201
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PALISADES MapRef: AF 200606195267 Abbreviated Description: Lot:8 Subdivision:PALISADES Map Ref:AF 200606195267

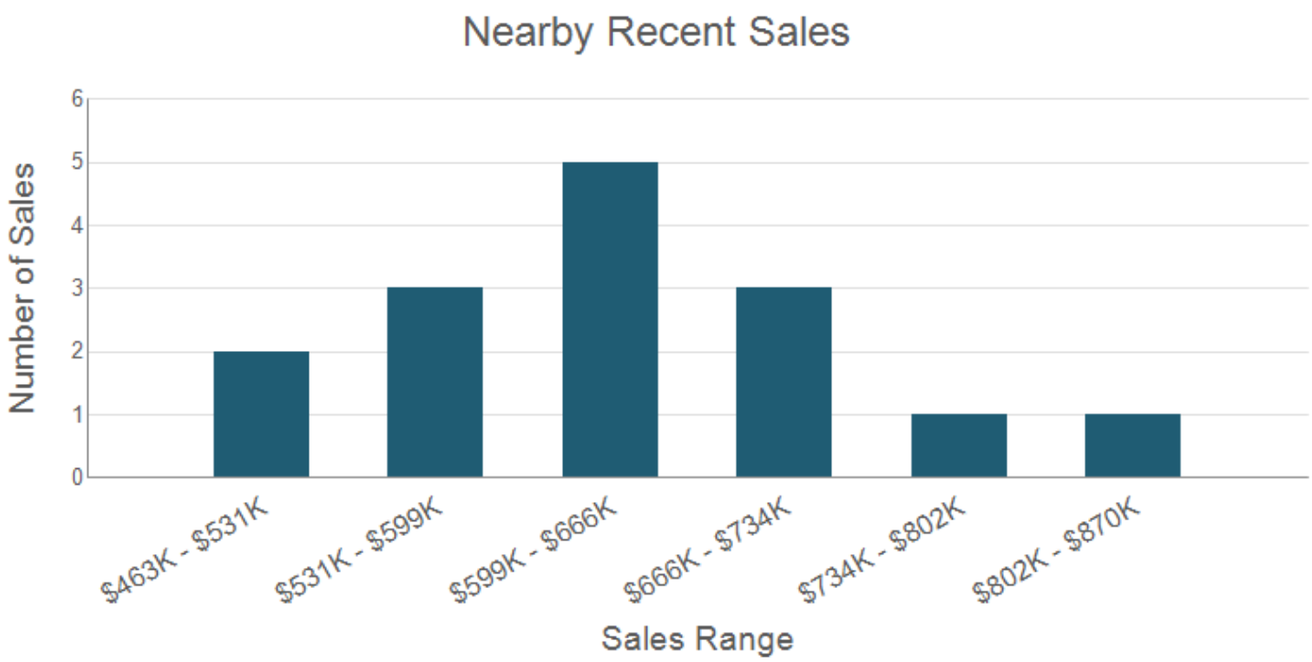
19	.38Mi.	**7921 61ST PL NE** **MARYSVILLE, WA 98270-8512**	10/01/2026	$599,221	$359	1670	6/4/2	2006	7,405 SF

APN: 01031300001600 Document #: 202610010077
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CEDARVIEW HEIGHTS Abbreviated Description: Lot:16 Subdivision:CEDARVIEW HEIGHTS City/Muni/Twp:SNOHOMISH City/Muni/Twp: SNOHOMISH

20	.38Mi.	**6218 80TH AVE NE** **MARYSVILLE, WA 98270-8515**	07/29/2026	$729,000	$310	2354	6/4/2	2007	10,454 SF

APN: 30052600406600 Document #: 202607290057
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: MARYSVILLE SHORT PLAT NO SP-03-001 Sec/Twnship/Range: NW4SE4SE4 S26T30NR05E WM Abbreviated Description: Lot:6 Subdivision:MARYSVILLE SHORT PLAT NO SP-03-001 Sec/Twnship/Range:NW4SE4SE4 S26T30NR05E WM City/Muni/Twp:MARYSVILLE City/Muni/Twp: MARYSVILLE

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.	**6201 73RD AVE NE**	**12/01/2014**	$444,200	$444,200	996	3/1/1	2006	4,356 SF	
.01Mi.	**6205 73RD AVE NE**	**12/10/2012**	$356,200	$356,200	1,035	4/2/1	2006	4,356 SF	
.01Mi.	**6129 73RD AVE NE**	**02/23/2007**	$545,100	$545,100	1,754	4/2/2	2006	3,920 SF	
.02Mi.	**6211 73RD AVE NE**	**04/27/2006**	$523,800	$523,800	1,598	4/2/2	2006	3,920 SF	
.02Mi.	**6125 73RD AVE NE**	**12/12/2016**	$483,200	$483,200	1,261	4/2/2	2006	3,485 SF	
.02Mi.	**7315 61ST PL NE**	**05/16/2006**	$446,700	$446,700	996	3/1/1	2006	3,485 SF	
.02Mi.	**6121 73RD AVE NE**	**10/01/2014**	$518,800	$518,800	1,598	4/2/2	2006	3,920 SF	
.02Mi.	**6215 73RD AVE NE**	**03/15/2012**	$453,300	$453,300	1,048	3/1/1	2006	3,920 SF	
.03Mi.	**7319 61ST PL NE**	**10/19/2006**	$535,800	$535,800	1,754	4/2/2	2006	3,485 SF	
.03Mi.	**6204 73RD AVE NE**	**12/14/2018**	$448,300	$448,300	1,048	3/1/1	2006	3,920 SF	
.03Mi.	**6208 73RD AVE NE**	**03/15/2021**	$500,500	$500,500	1,261	4/2/2	2006	3,920 SF	
.03Mi.	**6200 73RD AVE NE**	**05/18/2017**	$441,700	$441,700	996	3/1/1	2006	4,356 SF	
.03Mi.	**6128 73RD AVE NE**	**09/21/2020**	$486,400	$486,400	1,261	4/2/2	2006	3,920 SF	
.03Mi.	**6212 73RD AVE NE**	**11/16/2006**	$448,300	$448,300	1,048	3/1/1	2006	3,485 SF	
.03Mi.	**7323 61ST PL NE**	**06/06/2006**	$488,200	$488,200	1,261	4/2/2	2006	3,485 SF	
.03Mi.	**6221 73RD AVE NE**	**07/28/2023**	$555,100	$555,100	1,754	4/2/2	2006	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	69%

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Demographics & Income

Median Age:	38.6 years old	Households:	19,498
Median Household Income:	$97,667	Households w/Family:	69%
Household Income Per Capita:	$42,285	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Marysville School District	Students:	9,760
Number of Schools:	24	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.12Mi.	**Legacy High School** Number of Students: 143 Student-Teacher Ratio: 11.02	C-	Public	9 - 12
3.18Mi.	**Heritage School** Number of Students: 130 Student-Teacher Ratio: 18.57	F	Public	9 - 12
1.59Mi.	**Sunnyside Elementary School** Number of Students: 452 Student-Teacher Ratio: 17.73	B-	Public	KG - 5
3.25Mi.	**Marysville Pilchuck High School** Number of Students: 1,182 Student-Teacher Ratio: 19.24	D	Public	9 - 12
1.53Mi.	**Marysville Middle School** Number of Students: 656 Student-Teacher Ratio: 21.16	D-	Public	6 - 8
1.70Mi.	**Marysville Getchell High School** Number of Students: 1,381 Student-Teacher Ratio: 25.15	C+	Public	9 - 12

Flood Report

The Subject Property of **6201 73RD AVE NE, MARYSVILLE, WA 98270-9040** 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	110%	HIGHER
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	81%	LOWER
OVERALL	72%	NOTABLY LOWER

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.
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