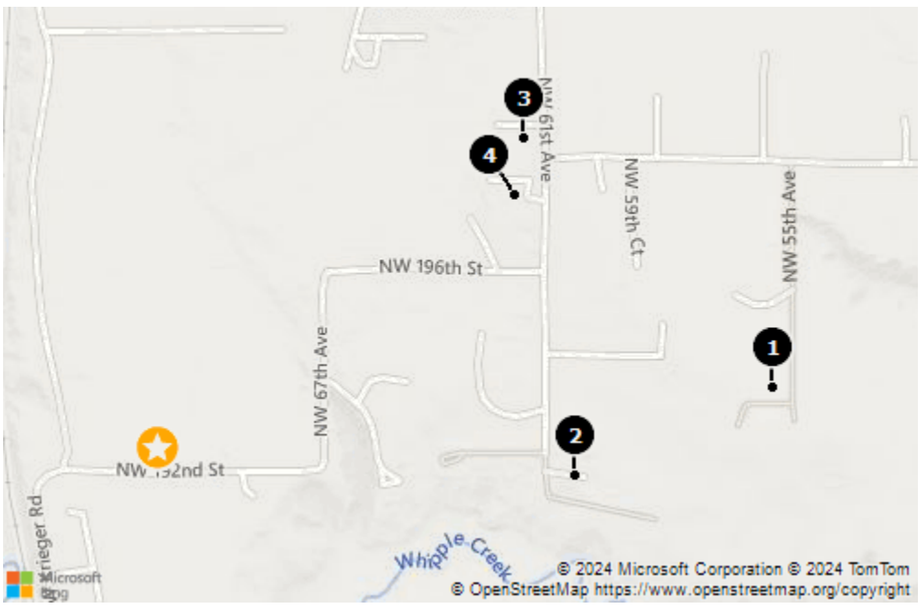
ICE SiteX Report

OrderID: 93353015

SiteX Property Information Report



Subject Property Location

7002 NW 192ND ST, RIDGEFIELD, WA 98642-9646

County:	**CLARK WA**	Census Tract:	530110409.051007
Property Use:	Single Family Residential	Zoning:	AG-20 : CLK
Parcel Number:	190867-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,188,000**	FSD:	14
Value Range:	$1,021,680 - $1,354,320	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	10323
Assd Land Value:	$367,711	Market Land Value:	$367,711	Tax Year:	2024
Assd Improvement:	$687,840	Market Improvment Value:	$687,840	Total Taxable Value:	$9,259
Total Assessed Value:	$1,055,551	Total Assessor Market Value:	$1,055,551	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Subdivision: METTLER MANOR PH 1 Phase No: 1 Map Ref: 311074 Sec/Twnship/Range: NW4 SEC 07 TWN 3N RNG 1E WM
Abbreviated Description: METTLER MANOR PH 1 LOT 6 1.12A SUB 2002 FOR ASSESSOR USE ONLY METTLER MANOR PH 1 LOT 6 1.12A SUB 2002

Property Characteristics

Lot Size:	1.120 AC	Bedrooms:	4	Pool:	
Building Area:	3579 SF	Baths:	2	Fireplace:	3
Year Built:	2003	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Built-in	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	3	A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/08/2022	Sales Price:	N/A
Document #:	6089429 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/01/2022		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 6 Subdivision: METTKER MANOR PHASE I Map Ref: VOL 310 PG 904

Prior Transfer

Recording Date:	11/01/2022	Sales Price:	N/A
Document #:	6089429 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Subdivision: METTLER MANOR PH 1 Phase No: 1 Map Ref: 311074 Sec/Twnship/Range: NW4 SEC 07 TWN 3N RNG 1E WM
Abbreviated Description: METTLER MANOR PH 1 LOT 6 1.12A SUB 2002 FOR ASSESSOR USE ONLY METTLER MANOR PH 1 LOT 6 1.12A SUB 2002

Mortgage Record

Recording Date:	04/24/2020	Loan Amount:	N/A
Document #:	5726507 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Subdivision: METTLER MANOR PHASE 1

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Prior Transfer

Recording Date:	07/05/2011	Sales Price:	$650,000
Document #:	4775589 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/15/2007	Sales Price:	N/A
Document #:	4297407 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/09/2007	Sales Price:	$315,035
Document #:	4295091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2007	Sales Price:	N/A
Document #:	4289163 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/24/2007		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:

Lot: 6 Subdivision: METTLER MANOR PHASE I Map Ref: MB310 PG904

Mortgage Record

Recording Date:	12/22/2005	Loan Amount:	N/A
Document #:	4101395 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:

Lot: 6 Subdivision: METTLER MANOR PHASE I

Prior Transfer

Recording Date:	07/25/2005	Sales Price:	$315,035
Document #:	4023339 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/12/2003	Sales Price:	N/A
Document #:	3765912 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/08/2003		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:

Lot: 6 Subdivision: METTLER MANOR Phase No: I Map Ref: MB310 PG904

Prior Transfer

Recording Date:	12/12/2003	Sales Price:	$415,523
Document #:	3765911 BK-PG -	Type of Sale:	Sales Price from Excise Tax Rate
Contract Date:	12/08/2003		
Document Type:	Warranty Deed		

Legal Description:

Lot: 6 Subdivision: METTLER MANOR Phase No: I Map Ref: MB310 PG904

Prior Transfer

Recording Date:	05/30/2003	Sales Price:	$132,500
Document #:	3647620 BK-PG -	Type of Sale:	Sales Price from Excise Tax Rate
Contract Date:	05/29/2003		
Document Type:	Warranty Deed		

Legal Description:

Lot: 6 Subdivision: METTLER MANOR Phase No: I Map Ref: MB310 PG904

Prior Transfer

Recording Date:	06/29/2001	Sales Price:	N/A
Document #:	3339627 BK-PG -	Type of Sale:	Price Undetermined
Contract Date:	06/28/2001		
Document Type:	Warranty Deed		

Legal Description:

Lot: 6 Subdivision: METTLER MANOR PHASE V Map Ref: MB310 PG896

Area Sales Analysis

Total Area Sales	$5,511,532	Median # of Bedrooms	4
Median Lot Size	52,272 SF	Median # of Baths	3
Median Living Area	3,433 SF	Median Year Built	2005
Price Range - 2 Yrs	$1,100,000 to $1,700,000	Age Range	1 years to 20 years
Median Value	$1,355,766	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.7Mi.	**5604 NW 193RD CIR RIDGEFIELD, WA 98642-5891**	05/24/2024	$1,400,000	$361	3872	/5/3	2023	60,549 SF	

APN: 180337-005 Document #: 6183692
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential

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Legal: Lot: 1 Subdivision: SHORT PLAT MapRef: AF 9105300215 Sec/Twnship/Range: NE4 S07T03NR01E WM Abbreviated Description: Lot:1 Subdivision:SHORT PLAT Map Ref:AF 9105300215Sec/Twnship/Range:NE4 S07T03NR01E WM

2	.47Mi.	**19121 NW 61ST AVE** **RIDGEFIELD, WA 98642-9649**	05/16/2024	$1,100,000	$367	2993	/4/2	2004	97,575 SF

APN: 180311-000 Document #: 6182325
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S07T03NR01E WM Abbreviated Description: Sec/Twnship/Range:NE4 S07T03NR01E WM

3	.54Mi.	**19910 NW 61ST AVE** **RIDGEFIELD, WA 98642-9228**	01/16/2024	$1,700,000	$577	2942	/4/3	2005	43,996 SF

APN: 190135-006 Document #: 6162148
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: METTLER MANOR PHASE III MapRef: VOL 310 PG 793 Abbreviated Description: Lot:3 Subdivision:METTLER MANOR PHASE III Map Ref:VOL 310 PG 793

4	.5Mi.	**19800 NW 61ST AVE** **RIDGEFIELD, WA 98642-9650**	10/13/2023	$1,311,532	$304	4308	/4/3	2005	43,560 SF

APN: 190146-002 Document #: 6148058
Document Type: Warranty Deed Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: METTLER MANOR PHASE II MapRef: VOL 310 PG 725 Abbreviated Description: Lot:1 Subdivision:METTLER MANOR PHASE II Map Ref:VOL 310 PG 725

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.	**7002 NW 192ND ST**	**11/01/2022**	$1,055,551	$1,055,551	3,579	/4/2	2003	1 SF	
.04Mi.	**7110 NW 192ND ST**		$1,028,703	$1,028,703	3,291	/4/3	2005	1 SF	
.04Mi.	**6906 NW 192ND ST**		$1,417,928	$1,417,928	4,169	/4/3	2004	1 SF	
.07Mi.	**6808 NW 192ND ST**	**11/01/2021**	$1,233,565	$1,233,565	2,968	/4/4	2003	1 SF	
.11Mi.	**6710 NW 192ND ST**		$1,260,403	$1,260,403	3,970	/4/2	2003	1 SF	
.13Mi.	**19204 NW KRIEGER RD**		$375,065	$375,065	938	/2/1	1948	37,462 SF	
.13Mi.	**19220 NW KRIEGER RD**		$787,457	$787,457	1,806	/4/2	1933	1 SF	
.13Mi.	**19020 NW 72ND CT**	**12/18/2019**	$1,115,425	$1,115,425	3,326	/3/2	2020	1 SF	
.14Mi.	**19407 NW KRIEGER RD**	**07/20/2018**	$1,104,476	$1,104,476	4,123	/3/3	2003	1 SF	
.15Mi.	**19008 NW 72ND CT**	**11/25/2020**	$1,317,449	$1,317,449	3,545	/5/1	2021	1 SF	
.16Mi.	**6819 NW 192ND ST**	**12/15/2021**	$2,252,056	$2,252,056	4,695	/4/2	2019	10 SF	Yes
.16Mi.	**19501 NW KRIEGER RD**		$1,394,810	$1,394,810	4,596	/4/3	2004	1 SF	
.18Mi.	**18822 NW 72ND CT**	**05/07/2021**	$1,313,251	$1,313,251	4,194	/4/3	2021	1 SF	
.19Mi.	**19515 NW KRIEGER RD**	**06/10/2019**	$1,300,675	$1,300,675	3,216	/3/2	2003	1 SF	
.2Mi.	**18816 NW 72ND CT**	**05/07/2019**	$1,448,109	$1,448,109	3,496	/4/2	2019	1 SF	Yes
.21Mi.	**19603 NW KRIEGER RD**		$953,284	$953,284	3,586	/5/2	2004	1 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	40.6 years old	Households:	8,910
Median Household Income:	$101,308	Households w/Family:	76%
Household Income Per Capita:	$46,036	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	36%

School District

School District Zone:	Ridgefield School District	Students:	3,383
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.33Mi.	**South Ridge Elementary School** Number of Students: 546 Student-Teacher Ratio: 16.74	A-	Public	KG - 4
2.92Mi.	**Ridgefield High School** Number of Students: 978 Student-Teacher Ratio: 20.5 Advanced Placement: Yes	B-	Public	9 - 12
2.70Mi.	**Sunset Ridge Intermediate School** Number of Students: 518 Student-Teacher Ratio: 19.14	B+	Public	5 - 6
2.70Mi.	**View Ridge Middle School** Number of Students: 582 Student-Teacher Ratio: 19.6	C	Public	7 - 8

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Flood Report

The Subject Property of **7002 NW 192ND ST, RIDGEFIELD, WA 98642-9646** 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	37%	SIGNIFICANTLY LOWER
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	61%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

1/5/2024 - Severe Storm,Floods,Mudslides

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