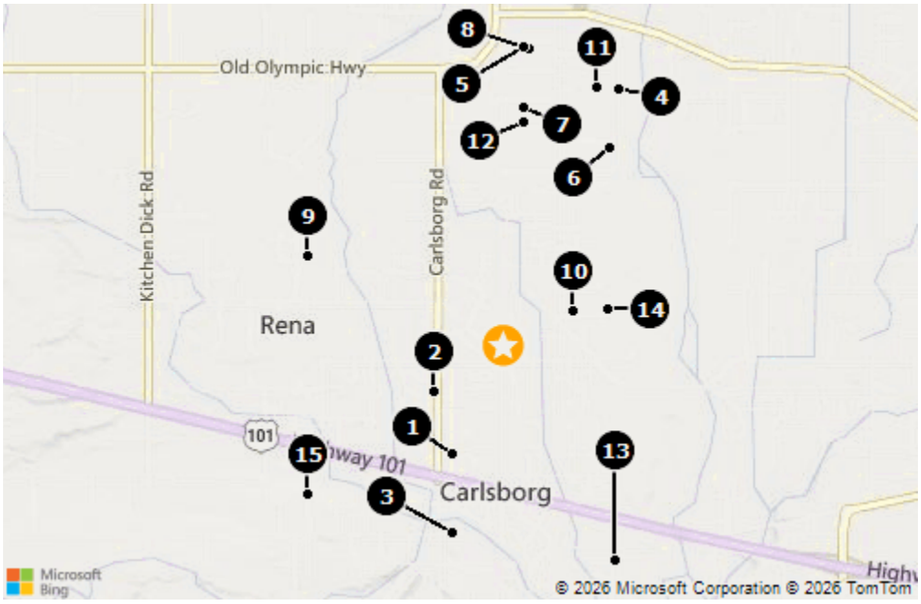
ICE SiteX Report

OrderID: 98677901

SiteX Property Information Report



Subject Property Location

71 RUNNION VIEW WAY, SEQUIM, WA 98382-6300

County:	**CLALLAM WA**	Census Tract:	530090017.011019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0430145600300000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$552,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$491,280 - $612,720	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	202
Assd Land Value:	$126,000	Market Land Value:	$126,000	Tax Year:	2026
Assd Improvement:	$320,217	Market Improvment Value:	$320,217	Total Taxable Value:	$3,893
Total Assessed Value:	$446,217	Total Assessor Market Value:	$446,217	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: BILLINGS PLAT Sec/Twnship/Range: SEC 14 TWN 30 RNG 04
Abbreviated Description: LOT 3 BILLINGS PLAT V15 P48

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1664 SF	Baths:	2	Fireplace:	
Year Built:	2011	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/22/2026	Sales Price:	N/A
Document #:	2026-1482950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2020	Sales Price:	N/A
Document #:	2020-1397740 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/22/2020		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BILLINGS PLAT Map Ref: VOL 15 PG 48

Prior Transfer

Recording Date:	06/22/2020	Sales Price:	N/A
Document #:	2020-1397740 BK-PG 15 -4.8	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Subdivision: BILLINGS PLAT Sec/Twnship/Range: SEC 14 TWN 30 RNG 04
Abbreviated Description: LOT 3 BILLINGS PLAT V15 P48

Prior Transfer

Recording Date:	12/04/2014	Sales Price:	$212,849

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Document #:	2014-1314883 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/27/2010	Loan Amount:	N/A
Document #:	2010-1258308 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2040	Type Finance:	
Legal Description:			

Lot: 3 Subdivision: BILLINGS PLAT

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	$205,400
Document #:	2010-1258307 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/15/2010		
Document Type:			
Legal Description:			

Lot: 3 Subdivision: BILLARD PLAT Map Ref: MB15 PG48

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	N/A
Document #:	2010-1258306 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/15/2010		
Document Type:			
Legal Description:			

Lot: 30 Subdivision: BILLINGS PLAT Map Ref: MB15 PG48

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	$52,500
Document #:	2010-1258305 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2010		
Document Type:			
Legal Description:			

Lot: 3 Subdivision: BILLINGS PLAT Map Ref: MB15 PG48

Prior Transfer

Recording Date:	10/15/2010	Sales Price:	$205,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$9,439,770	Median # of Bedrooms	3
Median Lot Size	54,450 SF	Median # of Baths	2
Median Living Area	1,413 SF	Median Year Built	1993
Price Range - 2 Yrs	$240,000 to $975,000	Age Range	3 years to 108 years
Median Value	$600,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**41 SMITHFIELD DR** **SEQUIM, WA 98382-9409**	09/21/2026	$493,000	$349	1410	/3/2	2004	14,375 SF	
		APN: 0430225000550000 Document #: 2026-1487026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: ARVIE SMITHS SEQUIM VALLEY TRACTS MapRef: VOL 5 PG 72&73 Abbreviated Description: Lot:11 Subdivision:ARVIE SMITHS SEQUIM VALLEY TRACTS Map Ref:VOL 5 PG 72&73								
2	.36Mi.	**46 BOLSTER WAY** **SEQUIM, WA 98382-7081**	08/31/2026	$600,000	$343	1746	/3/2	2023	22,651 SF	
		APN: 0430225900200000 Document #: 2026-1486331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MATRIOTTI CREEK ESTATES Phase No: 1 MapRef: VOL 14 PG 96 Abbreviated Description: Lot:2 Subdivision:MATRIOTTI CREEK ESTATES Phase No:1 Map Ref:VOL 14 PG 96								
3	.82Mi.	**31 BRUECKNER RD** **SEQUIM, WA 98382-7212**	08/28/2026	$575,000	$307	1868	/4/2	1948	111,078 SF	
		APN: 0430225300950000 Document #: 2026-1486306 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: E Subdivision: VALLEY INDUSTRIAL PARK II MapRef: VOL 15 PG 88 Abbreviated Description: Lot:E Subdivision:VALLEY INDUSTRIAL PARK II Map Ref:VOL 15 PG 88								
4	1.24Mi.	**291 GRANDVIEW DR** **SEQUIM, WA 98382-7870**	08/17/2026	$775,000	$527	1468	/3/2	1983	77,537 SF	
		APN: 0430114390300000 Document #: 2026-1485872 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Section: 11 Subdivision: CREASEY SP MapRef: VOL 12 PG 89 Abbreviated Description: Lot:3 Section:11 Subdivision:CREASEY SP Map Ref:VOL 12 PG 89								
5	1.28Mi.	**131 TIMOTHY LN** **SEQUIM, WA 98382-8360**	08/14/2026	$669,000	$481	1388	/3/2	1996	43,560 SF	
		APN: 0430113291500000 Document #: 2026-1485795 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: EDEM SHORT PLAT MapRef: VOL 10 PG 136 Abbreviated Description: Lot:4 Subdivision:EDEM SHORT PLAT Map Ref:VOL 10 PG 136								
6	.97Mi.	**520 GRANDVIEW DR** **SEQUIM, WA 98382-7871**	07/14/2026	$890,000	$2,738	325	/1/	1992	54,450 SF	
		APN: 0430142191200000 Document #: 2026-1484694 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HARDY SHORT PLAT MapRef: VOL 8 PG 29 Sec/Twnship/Range: S14T30NR04W WM Abbreviated
Description: Lot:3 Subdivision:HARDY SHORT PLAT Map Ref:VOL 8 PG 29Sec/Twnship/Range:S14T30NR04W WM

7	1.04Mi.	**141 PHEASANT RUN DR** **SEQUIM, WA 98382-8325**	07/08/2026	$975,000	$638	1527	/3/2.5	2012	54,450 SF

APN: 0430113392100000 Document #: 2026-1484508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LANCASTER MapRef: VOL 22 PG 67 Sec/Twnship/Range: SW4SW4 S11T30NR04W WM Abbreviated
Description: Lot:1 Subdivision:LANCASTER Map Ref:VOL 22 PG 67Sec/Twnship/Range:SW4SW4 S11T30NR04W WM

8	1.29Mi.	**101 TIMOTHY LN** **SEQUIM, WA 98382-8360**	07/01/2026	$540,000	$382	1413	/3/2	1996	43,560 SF

APN: 0430113293200000 Document #: 2026-1484276
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SMITHCO SHORT PLAT MapRef: VOL 28 PG 27 Sec/Twnship/Range: SW4 S11T30NR04W WM Abbreviated
Description: Lot:1 Subdivision:SMITHCO SHORT PLAT Map Ref:VOL 28 PG 27Sec/Twnship/Range:SW4 S11T30NR04W WM

9	.93Mi.	**212 BLUEGRASS LN** **SEQUIM, WA 98382-9492**	06/22/2026	$817,000	$451	1808	/2/2	1993	115,434 SF

APN: 0430153290600000 Document #: 2026-1483933
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MF 22 PG 11 Sec/Twnship/Range: NW4SW4&SW4NW4 S15T30NR04W Abbreviated Description: Lot:3 Map Ref:MF 22 PG 11Sec/Twnship/Range:NW4SW4&SW4NW4 S15T30NR04W

10	.35Mi.	**81 BOGEY LN** **SEQUIM, WA 98382-6953**	06/12/2026	$529,270	$472	1120	/2/1	1973	91,041 SF

APN: 0430143490200000 Document #: 2026-1483679
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SHORT PLAT RECORDE MapRef: DOC 445374 Sec/Twnship/Range: SW4 S01T30NR04W WM Abbreviated
Description: Lot:2 Subdivision:SHORT PLAT RECORDE Map Ref:DOC 445374Sec/Twnship/Range:SW4 S01T30NR04W WM

11	1.19Mi.	**272 GRANDVIEW DR** **SEQUIM, WA 98382-7870**	05/27/2026	$712,500	$359	1984	/3/2	1978	101,495 SF

APN: 0430113492900000 Document #: 2026-1483030
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: BEHRENFELD SHORT PLAT MapRef: VOL 35 PG 83 Sec/Twnship/Range: SE4SW4 S11T30NR04W WM Abbreviated
Description: Lot:1 Subdivision:BEHRENFELD SHORT PLAT Map Ref:VOL 35 PG 83Sec/Twnship/Range:SE4SW4 S11T30NR04W WM

12	.98Mi.	**132 MILKY WAY** **SEQUIM, WA 98382-8343**	05/13/2026	$725,000	$566	1280	/3/2	2021	54,450 SF

APN: 0430113391600000 Document #: 2026-1482608
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SHARP SHORT PLAT MapRef: VOL 20 PG 74 Sec/Twnship/Range: NWW4NW4 S14T30NR04W WM Abbreviated
Description: Lot:4 Subdivision:SHARP SHORT PLAT Map Ref:VOL 20 PG 74Sec/Twnship/Range:NWW4NW4 S14T30NR04W WM

13	1.05Mi.	**171 TAYLOR CUTOFF RD** **SEQUIM, WA 98382-8279**	05/13/2026	$240,000	$243	984	/2/1	1918	44,867 SF

APN: 0430234390400000 Document #: 2026-1482602
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SHORT PLAT MapRef: VOL 5 PG 85 Sec/Twnship/Range: N2SW4SE4 S23T30NR04W WM Abbreviated
Description: Lot:1 Subdivision:SHORT PLAT Map Ref:VOL 5 PG 85Sec/Twnship/Range:N2SW4SE4 S23T30NR04W WM

14	.48Mi.	**213 BOGEY LN** **SEQUIM, WA 98382-8361**	03/27/2026	$399,000	$738	540	/1/1	1973	77,102 SF

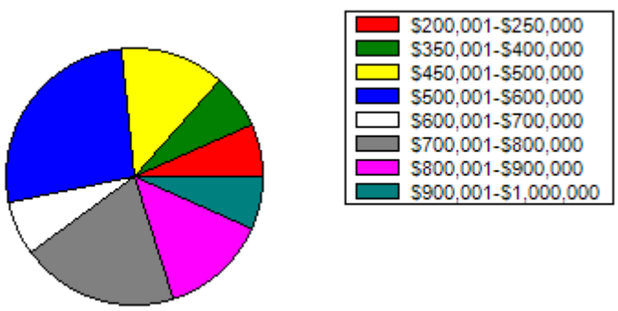
APN: 0430143490400000 Document #: 2026-1481057
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HAWRYLO SHORT PLAT MapRef: VOL 8 PG 77 Abbreviated Description: Lot:2 Subdivision:HAWRYLO SHORT PLAT Map Ref:VOL 8 PG 77

15	1.05Mi.	**180 LE ROUX RD** **SEQUIM, WA 98382-8260**	03/26/2026	$500,000	$334	1497	/3/2	2000	SF

APN: 0430225500900000 Document #: 2026-1481013
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: LEROUX SUBDIVISION MapRef: VOL 11 PG 48 Abbreviated Description: Lot:9 Subdivision:LEROUX SUBDIVISION Map Ref:VOL 11 PG 48

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**71 RUNNION VIEW WAY**	**06/22/2020**	$446,217	$446,217	1,664	/3/2	2011	1 SF	
.02Mi.	**51 RUNNION VIEW WAY**	**08/16/2010**	$572,054	$572,054	1,664	/3/2	2010	1 SF	
.04Mi.	**93 RUNNION VIEW WAY**	**03/15/2010**	$518,784	$518,784	1,920	/3/1	1925	2 SF	
.05Mi.	**21 RUNNION VIEW WAY**	**10/06/2023**	$449,615	$449,615	1,664	/3/2	2011	1 SF	
.07Mi.	**100 RUNNION VIEW WAY**		$633,810	$633,810	2,160	/3/2	2007	1 SF	
.07Mi.	**321 E RUNNION RD**		$329,794	$329,794	960	/3/1	1941	2 SF	
.09Mi.	**274 E RUNNION RD**	**01/05/2010**	$219,463	$219,463	660	/1/1	1915	1 SF	
.1Mi.	**302 E RUNNION RD**	**08/12/2024**	$447,908	$447,908	1,731	/3/1.5	1976	1 SF	
.1Mi.	**13 MARY JO LN**	**07/20/2015**	$582,994	$582,994	1,543	/3/2	2008	38,768 SF	
.11Mi.	**403 E RUNNION RD**	**03/05/2021**	$468,514	$468,514	1,588	/3/2.5	1989	2 SF	
.12Mi.	**257 BUSINESS PARK LOOP**	**04/12/2018**	$676,448	$676,448	3,244		1997	1 SF	
.13Mi.	**43 MARY JO LN**	**10/24/2014**	$698,410	$698,410	1,877	/2/2	2018	1 SF	
.13Mi.	**61 SAVANNA SOLEIL WAY**	**10/26/2009**	$739,530	$739,530	2,084	/3/2	2016	1 SF	
.13Mi.	**170 E RUNNION RD**	**10/07/2025**	$306,294	$306,294	1,344	/2/1.5	1973	21,780 SF	
.13Mi.	**362 E RUNNION RD**		$279,178	$279,178	914	/2/1	1932	41,382 SF	
.14Mi.	**81 SAVANNA SOLEIL WAY**	**07/07/2017**	$729,299	$729,299	2,578	/3/2.5	2010	1 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	58.7 years old	Households:	14,976
Median Household Income:	$70,627	Households w/Family:	62%
Household Income Per Capita:	$45,733	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	15%

School District

School District Zone:	Sequim School District	Students:	2,580
Number of Schools:	6	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.89Mi.	**Sequim High School**	B-	Public	9 - 12
Number of Students: 804				
Student-Teacher Ratio: 21.15				
2.71Mi.	**Sequim Middle School**	C+	Public	6 - 8
Number of Students: 548				
Student-Teacher Ratio: 19.07				
0.57Mi.	**Greywolf Elementary School**	A-	Public	KG - 5
Number of Students: 506				
Student-Teacher Ratio: 15.61				

Flood Report

The Subject Property of **71 RUNNION VIEW WAY, SEQUIM, WA 98382-6300** 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	109%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	101%	SIMILAR
MURDER	88%	LOWER
OVERALL	92%	SIMILAR

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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ICE SiteX Report

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