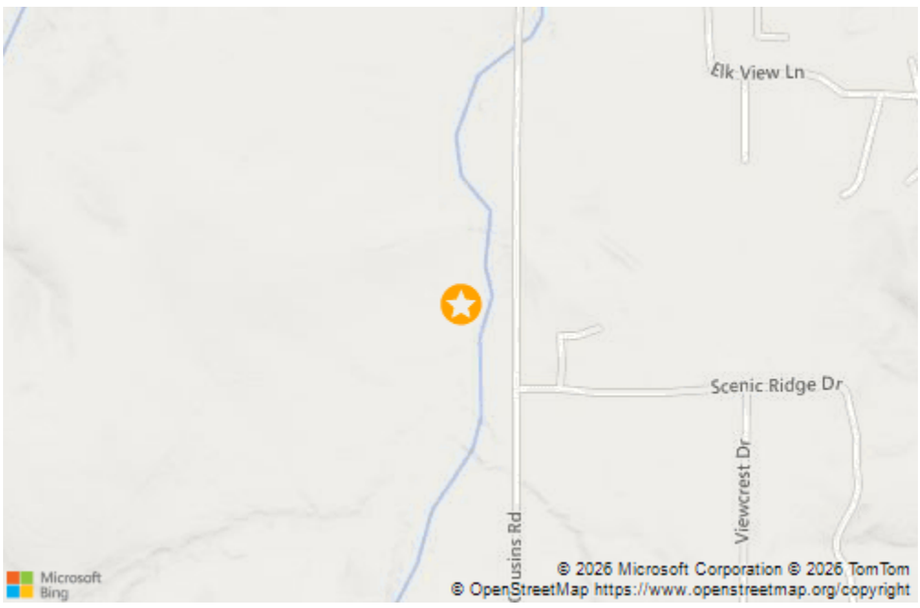
ICE SiteX Report

OrderID: 98677796

SiteX Property Information Report



Subject Property Location

798 COUSINS RD, CHEHALIS, WA 98532-9083

County:	**LEWIS WA**	Census Tract:	530419715.021025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	019145003000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	37	Common Confidence Score:	19
Value Range:	$329,490 - $716,510	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	290
Assd Land Value:	$153,900	Market Land Value:	$153,900	Tax Year:	2026
Assd Improvement:	$277,700	Market Improvment Value:	$277,700	Total Taxable Value:	$3,490
Total Assessed Value:	$431,600	Total Assessor Market Value:	$431,600	Delinquent Year:	
				Tax Account ID:	2218855
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 34 TWN 13N RNG 03W
Abbreviated Description: SECTION 34 TOWNSHIP 13N RANGE 03W S2 NE4 SE4 NE4 EX COUSINS CO RD

Property Characteristics

Lot Size:	4.850 AC	Bedrooms:		Pool:	
Building Area:	1260 SF	Baths:		Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Metal
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	3	A/C:	
Style:	Convention	Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/06/2022	Loan Amount:	N/A
Document #:	3574252 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03W WM

Prior Transfer

Recording Date:	03/22/2021	Sales Price:	N/A
Document #:	3546698 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	N/A
Document #:	3546569 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	$460,000
Document #:	3545138 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/26/2021		
Document Type:			

ICE SiteX Report

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Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03W WM

Mortgage Record

Recording Date:	09/11/2018	Loan Amount:	N/A
Document #:	3490534 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03WWM

Prior Transfer

Recording Date:	12/04/2014	Sales Price:	N/A
Document #:	3423490 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2014	Sales Price:	$23,625
Document #:	3422764 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2014	Loan Amount:	N/A
Document #:	3421493 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2044	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03W WM

Mortgage Record

Recording Date:	06/22/2012	Loan Amount:	N/A
Document #:	3380708 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/06/2027	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03W WM

Prior Transfer

Recording Date:	06/22/2012	Sales Price:	$157,500
Document #:	3380706 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/12/2012		
Document Type:			

Legal Description:
Sec/Twnship/Range: N2SE4NE4 S34T13NR03W WM

Prior Transfer

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

Legal Description:
Sec/Twnship/Range: SEC 34 TWN 13N RNG 03W
Abbreviated Description: SECTION 34 TOWNSHIP 13N RANGE 03W S2 NE4 SE4 NE4 EX COUSINS CO RD

No Comparable Sales Found

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.	**798 COUSINS RD**		$431,600	$431,600	1,260		1998	5 SF	
.13Mi.	**762 COUSINS RD**		$389,700	$389,700	1,332	//1	1975	5 SF	
.17Mi.	**779 COUSINS RD**		$777,700	$777,700	1,694	//3	1976	5 SF	
.21Mi.	**825 COUSINS RD**		$254,900	$254,900	624	//1	1930	2 SF	
.22Mi.	**801 18 COUSINS RD**		$714,700	$714,700	2,315	/2/3	2007	5 SF	
.26Mi.	**135 SCENIC RIDGE DR**		$770,700	$770,700	1,996	//2	1997	5 SF	
.27Mi.	**745 COUSINS RD**		$585,000	$585,000				5 SF	
.28Mi.	**146 SCENIC RIDGE DR**		$603,300	$603,300	2,160	//2	1993	5 SF	
.29Mi.	**145 SCENIC RIDGE DR**		$514,900	$514,900	1,989	//2	1999	5 SF	
.33Mi.	**733 COUSINS RD**		$935,600	$935,600				5 SF	
.35Mi.	**122 MOHORIC RD**		$518,200	$518,200				5 SF	
.42Mi.	**113 VIEWCREST DR**		$675,000	$675,000	2,004	//2	1998	5 SF	
.43Mi.	**152 MOHORIC RD**		$452,300	$452,300	1,917	//1	1961	2 SF	
.45Mi.	**131 VIEWCREST DR**		$541,500	$541,500	1,552	//2	1994	5 SF	
.47Mi.	**154 MOHORIC RD**		$534,400	$534,400	2,102	6/3/2	1940	2 SF	
.49Mi.	**141 VIEWCREST DR**		$537,700	$537,700	1,680	//2	1996	5 SF	

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Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	41.6 years old	Households:	9,747
Median Household Income:	$77,174	Households w/Family:	72%
Household Income Per Capita:	$39,607	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Adna School District	Students:	634
Number of Schools:	2	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.74Mi.	**Adna Elementary School** Number of Students: 265 Student-Teacher Ratio: 18.08	A-	Public	PK - 5
4.17Mi.	**Adna Middle/High School** Number of Students: 369 Student-Teacher Ratio: 18.92	C-	Public	6 - 12

Flood Report

The Subject Property of **798 COUSINS RD, CHEHALIS, WA 98532-9083** 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	97%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	123%	HIGHER
MURDER	110%	HIGHER
OVERALL	97%	SIMILAR

Disaster Alerts

12/5/2025 - Severe Storm,Floods,Mudslides 12/9/2025 - Severe Storm,Floods,Mudslides

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