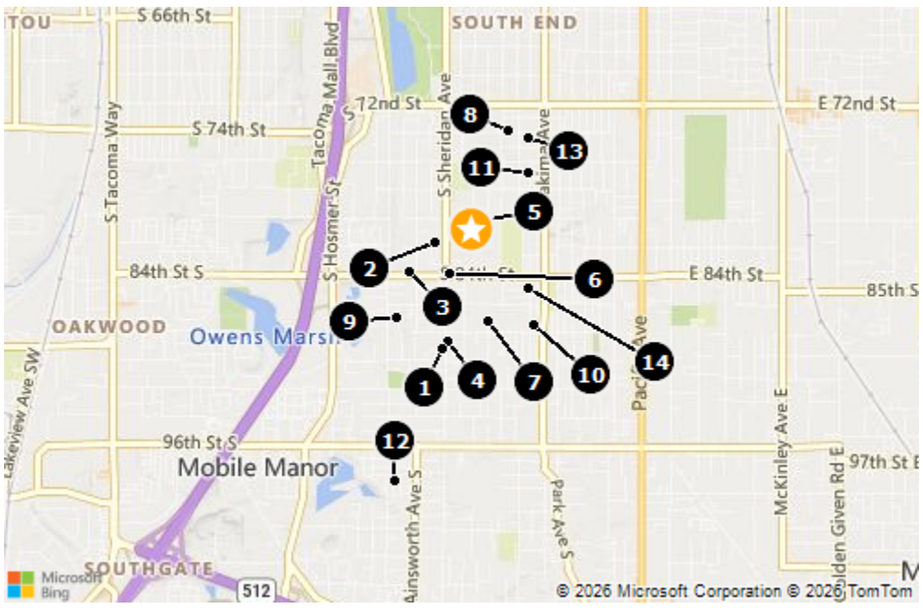
ICE SiteX Report

OrderID: 97850508

SiteX Property Information Report



Subject Property Location

8014 S L ST, TACOMA, WA 98408-2823

County:	**PIERCE WA**	Census Tract:	530530635.012004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0320325022	Thomas Bros Pg-Grid:	803-7F

Valuation

Value:	**$470,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$413,600 - $526,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	005
Assd Land Value:	$212,500	Market Land Value:	$212,500	Tax Year:	2026
Assd Improvement:	$233,700	Market Improvment Value:	$233,700	Total Taxable Value:	$4,865
Total Assessed Value:	$446,200	Total Assessor Market Value:	$446,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Sec/Twnship/Range: SEC 32 TWN 20 RNG 03
Abbreviated Description: SECTION 32 TOWNSHIP 20 RANGE 03 QUARTER 12 LOT 2 OF SH PLAT 78-270 EASE OF RECORD OUT OF 1-061 & 1-171 SEG L-1785 NC ES

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1366 SF	Baths:	1.75	Fireplace:	1
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Baseboard
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	202505060200 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/28/2020	Sales Price:	N/A
Document #:	202008280020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2019	Sales Price:	$330,000
Document #:	201911210354 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/08/2019		
Document Type:			
Legal Description:			

Lot: 2 Subdivision: PIERCE COUNTY SHORT PLAT NO 78 270 Map Ref: VOL 25 PG 7
City/Muni/Twp: TACOMA

Prior Transfer

Recording Date:	11/08/2019	Sales Price:	$330,000

ICE SiteX Report

OrderID: 97850508

Document #:	4516430 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Sec/Twnship/Range: SEC 32 TWN 20 RNG 03
Abbreviated Description: SECTION 32 TOWNSHIP 20 RANGE 03 QUARTER 12 LOT 2 OF SH PLAT 78-270 EASE OF RECORD OUT OF 1-061 & 1-171 SEG L-1785 NC ES

Mortgage Record

Recording Date:	06/27/2019	Loan Amount:	N/A
Document #:	201906270356 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Subdivision: PIERCE COUNTY SHORT PLAT NUMBER 9802200400 Sec/Twnship/Range: W2SE4SW4SE4 S30T20NR03E WM

Prior Transfer

Recording Date:	02/09/2017	Sales Price:	N/A
Document #:	201702090532 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2006	Sales Price:	N/A
Document #:	200607140059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/05/2006	Loan Amount:	N/A
Document #:	200607050675 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2021	Type Finance:	

Legal Description:
Lot: 2 Subdivision: PIERCE COUNTY SHORT PLAT #78-270
City/Muni/Twp: TACOMA

Mortgage Record

Recording Date:	03/29/2004	Loan Amount:	N/A
Document #:	200403291150 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Subdivision: PIERCE COUNTY SHORT PLAT #78-270
City/Muni/Twp: TACOMA

Area Sales Analysis

Total Area Sales	$6,097,000	Median # of Bedrooms	3
Median Lot Size	6,938 SF	Median # of Baths	1.5
Median Living Area	1,287 SF	Median Year Built	1971
Price Range - 2 Yrs	$225,000 to $600,000	Age Range	31 years to 115 years
Median Value	$435,800	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**8826 S SHERIDAN AVE TACOMA, WA 98444-4338**	06/04/2026	$400,000	$400	1000	/2/1	1954	11,500 SF	
		APN: 0320323076 Document #: 202606040584 Document Type: Price Code: F Land Use: Single Family Residential Legal:								
2	.16Mi.	**8113 S CUSHMAN AVE TACOMA, WA 98408-1921**	06/03/2026	$435,000	$418	1040	/3/1.75	1983	7,000 SF	
		APN: 7628000041 Document #: 202606030554 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SILVERLEAF ADDITION Abbreviated Description: Lot:4 Subdivision:SILVERLEAF ADDITION City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA								
3	.33Mi.	**1611 S 84TH ST TACOMA, WA 98444-3111**	06/02/2026	$500,000	$267	1866	/3/1.75	1979	5,400 SF	
		APN: 0320326028 Document #: 202606020161 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SHORT PLAT NO 78-10 MapRef: DOC 7802100103 Abbreviated Description: Lot:3 Subdivision:SHORT PLAT NO 78-10 Map Ref:DOC 7802100103City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA								
4	.5Mi.	**8811 S SHERIDAN AVE TACOMA, WA 98444-4337**	05/28/2026	$380,000	$294	1292	/3/1	1925	37,725 SF	
		APN: 0320324284 Document #: 202605280368 Document Type: Price Code: F Land Use: Single Family Residential Legal:								
5	.04Mi.	**1218 S 80TH ST TACOMA, WA 98408-2805**	05/27/2026	$400,000	$331	1205	/3/1	1973	8,712 SF	
		APN: 0320321179 Document #: 202605270367 Document Type: Price Code: F Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NW4NE4 S32T20NR3E WM Abbreviated Description: Sec/Twnship/Range:NW4NW4NE4 S32T20NR3E WM City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA								
6	.22Mi.	**8317 S SHERIDAN AVE TACOMA, WA 98408-1919**	05/07/2026	$342,000	$285	1200	/4/1.5	1970	6,500 SF	
		APN: 5940000160 Document #: 202605070394 Document Type: Price Code: F Land Use: Single Family Residential								

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Legal: Lot: 4 Block: 2 Subdivision: MILLERS SHERIDAN ADDITION MapRef: VOL 34 PG 1-3 Abbreviated Description: Lot:4 Block:2 Subdivision:MILLERS SHERIDAN ADDITION Map Ref:VOL 34 PG 1-3City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

7	.41Mi.	**1023 S 88TH ST** **TACOMA, WA 98444-4447**	05/05/2026	$465,500	$332	1402	/4/1.75	1977	10,255 SF

APN: 2280000254 Document #: 202605050235
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PIERCE COUNTY SHORT PLAT NO 76 568 MapRef: DOC 7611080568 Abbreviated Description: Lot:2 Subdivision:PIERCE COUNTY SHORT PLAT NO 76 568 Map Ref:DOC 7611080568City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

8	.47Mi.	**919 S 74TH ST** **TACOMA, WA 98408-4312**	04/30/2026	$436,600	$340	1281	/3/1	1920	7,500 SF

APN: 4225000242 Document #: 202604300383
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 9-11 Block: 4 Subdivision: GRAYS TACOMA AVENUE ADDITION MapRef: VOL 2 PG 87 Abbreviated Description: Lot:9-11 Block:4 Subdivision:GRAYS TACOMA AVENUE ADDITION Map Ref:VOL 2 PG 87Abbreviated Description:WEST2 LOT9 City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

9	.51Mi.	**8632 S ASOTIN ST** **TACOMA, WA 98444-3174**	04/24/2026	$535,000	$264	2026	/3/2.5	1995	5,186 SF

APN: 5000800130 Document #: 202604240169
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: KIRKRIDGE MapRef: DOC 9306110095 Abbreviated Description: Lot:13 Subdivision:KIRKRIDGE Map Ref:DOC 9306110095City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

10	.51Mi.	**8633 S THOMPSON AVE** **TACOMA, WA 98444-4467**	04/15/2026	$225,000	$305	736	/1/1	1911	6,000 SF

APN: 5595000320 Document #: 202604150240
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 5 Subdivision: MAYHEW ADDITION TO FERN HILL MapRef: VOL 6 PG 70 Abbreviated Description: Lot:17&18 Block:5 Subdivision:MAYHEW ADDITION TO FERN HILL Map Ref:VOL 6 PG 70

11	.35Mi.	**7622 S THOMPSON AVE** **TACOMA, WA 98408-5330**	04/08/2026	$548,000	$297	1840	/4/2.25	1979	5,000 SF

APN: 0320298011 Document #: 202604080183
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: TACOMA SHORT PLAT NO 78 337 MapRef: DOC 7804280337 Abbreviated Description: Lot:1 Subdivision:TACOMA SHORT PLAT NO 78 337 Map Ref:DOC 7804280337City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

12	.61Mi.	**8817 S ALASKA ST** **TACOMA, WA 98444-3131**	03/17/2026	$600,000	$434	1382	/3/1	1957	14,810 SF

APN: 0320327026 Document #: 202603170326
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CITY OF TACOMA SHORT PLAT NO 79-33 MapRef: DOC 7901220033 Abbreviated Description: Lot:2 Subdivision:CITY OF TACOMA SHORT PLAT NO 79-33 Map Ref:DOC 7901220033

13	.47Mi.	**832 S 74TH ST** **TACOMA, WA 98408-4309**	03/13/2026	$449,900	$416	1080	/3/1.75	1978	6,875 SF

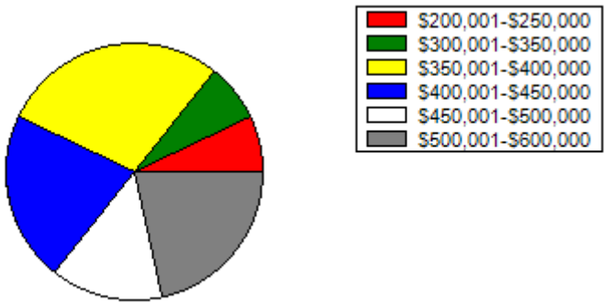
APN: 2430000174 Document #: 202603130223
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 2 Subdivision: BELMORE ADDITION MapRef: VOL 3 PG 74 Abbreviated Description: Lot:21&22 Block:2 Subdivision:BELMORE ADDITION Map Ref:VOL 3 PG 74City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA

14	.36Mi.	**8418 S THOMPSON AVE** **TACOMA, WA 98444-4464**	02/26/2026	$380,000	$289	1312	/3/1.5	1962	6,200 SF

APN: 0320321006 Document #: 202602260435
Document Type: Price Code: F
Land Use: Single Family Residential
Legal:

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.	**8014 S L ST**	**11/08/2019**	$446,200	$446,200	1,366	/3/1.75	1979	7,841 SF	
.01Mi.	**8020 S L ST**	**11/17/2025**	$461,600	$461,600	1,366	/3/1.75	1979	7,841 SF	
.02Mi.	**1208 S 80TH ST**		$352,500	$352,500	896	/2/1	1942	9,583 SF	
.02Mi.	**1214 S 80TH ST**	**05/13/2021**	$447,400	$447,400	1,454	/3/2.5	1991	6,621 SF	
.02Mi.	**1212 S 80TH ST**	**02/12/2010**	$413,100	$413,100	1,128	/3/2	1991	6,621 SF	
.02Mi.	**1202 S 80TH ST**	**04/23/2012**	$309,100	$309,100	825	/2/1	1940	7,080 SF	
.03Mi.	**1216 S 80TH ST**	**06/20/2007**	$428,900	$428,900	1,128	/3/2	1991	11,108 SF	
.03Mi.	**1210 S 80TH ST**	**08/01/1997**	$464,300	$464,300	1,802	/3/2.5	1991	6,621 SF	
.03Mi.	**8011 S L ST**	**04/26/2024**	$419,600	$419,600	1,180	/2/1	1941	10,160 SF	
.03Mi.	**8017 S L ST**	**06/26/2020**	$552,000	$552,000	2,034	/4/2.5	1998	8,461 SF	
.04Mi.	**1218 S 80TH ST**	**07/16/2007**	$406,300	$406,300	1,205	/3/1	1973	8,712 SF	
.04Mi.	**1116 S 80TH ST**	**06/11/2019**	$815,400	$815,400	2,920	/3/3	2010	9,375 SF	
.04Mi.	**8023 S L ST**	**12/27/2017**	$548,000	$548,000	2,034	/4/2.5	1998	8,455 SF	
.04Mi.	**1220 S 80TH ST**	**07/01/1999**	$472,400	$472,400	1,725	/4/2.5	1999	7,000 SF	
.05Mi.	**1222 S 80TH ST**	**12/18/2022**	$493,300	$493,300	1,955	/4/2.5	1999	6,600 SF	
.05Mi.	**1112 S 80TH ST**	**10/10/2017**	$392,100	$392,100	924	/3/1	1959	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.4 years old	Households:	8,159
Median Household Income:	$76,925	Households w/Family:	67%
Household Income Per Capita:	$38,720	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Tacoma Public Schools	Students:	28,847
Number of Schools:	67	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Baker Middle School** Number of Students: 687 Student-Teacher Ratio: 19.97	C-	Public	6 - 8
2.45Mi.	**Mount Tahoma High School** Number of Students: 1,410 Student-Teacher Ratio: 21.36	F	Public	9 - 12
0.23Mi.	**Birney Elementary School** Number of Students: 476 Student-Teacher Ratio: 14.4	C-	Public	PK - 5

Flood Report

The Subject Property of **8014 S L ST, TACOMA, WA 98408-2823** 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	120%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	81%	LOWER
MURDER	106%	SIMILAR
OVERALL	112%	HIGHER

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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