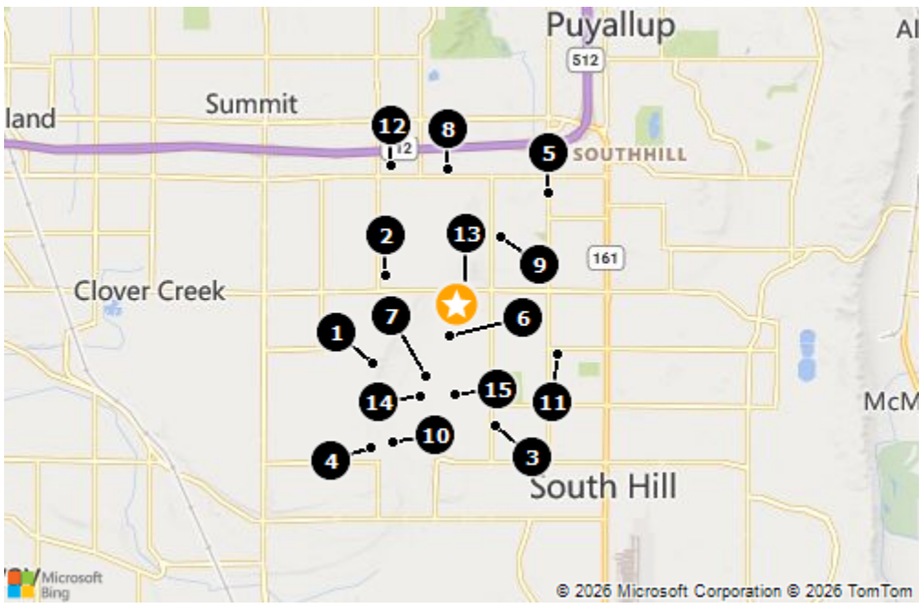
ICE SiteX Report

OrderID: 97922794

SiteX Property Information Report



Subject Property Location

8024 129TH STREET CT E, PUYALLUP, WA 98373-7723

County:	**PIERCE WA**	Census Tract:	530530713.102000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6025980440	Thomas Bros Pg-Grid:	

Valuation

Value:	**$605,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$526,350 - $683,650	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	195
Assd Land Value:	$154,000	Market Land Value:	$154,000	Tax Year:	2026
Assd Improvement:	$373,400	Market Improvment Value:	$373,400	Total Taxable Value:	$5,985
Total Assessed Value:	$527,400	Total Assessor Market Value:	$527,400	Delinquent Year:	2009
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 44 Subdivision: LANCASTLE ESTATES Tract No: F Sec/Twnship/Range: SEC 17 TWN 19 RNG 04

Abbreviated Description: SECTION 17 TOWNSHIP 19 RANGE 04 QUARTER 12 PLAT LANCASTLE ESTATES LOT 44 TOGW UND INT IN TRS F, G, H, M & N EASE OF RECORD OU

Property Characteristics

Lot Size:	5,494 SF	Bedrooms:	5	Pool:	
Building Area:	2277 SF	Baths:	2.75	Fireplace:	1
Year Built:	2011	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	N/A
Document #:	202411220324 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/04/2022	Sales Price:	N/A
Document #:	202211040185 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/16/2022		
Document Type:			

Legal Description:

Lot: 44 Subdivision: LANCASTLE ESTATES Map Ref: DOC 200807305010

Mortgage Record

Recording Date:	10/27/2022	Loan Amount:	N/A
Document #:	202210270210 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:

Lot: 44 Subdivision: LANCASTLE ESTATES

Prior Transfer

Recording Date:	10/25/2022	Sales Price:	$405,098

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Document #:	202210250033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2021	Sales Price:	N/A
Document #:	202107280280 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/15/2021	Loan Amount:	N/A
Document #:	202107150243 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2051	Type Finance:	
Legal Description:			

Lot: 44 Subdivision: LANCASTLE ESTATES

Prior Transfer

Recording Date:	09/09/2020	Sales Price:	N/A
Document #:	202009090400 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/24/2020	Loan Amount:	N/A
Document #:	202008240571 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2050	Type Finance:	
Legal Description:			

Lot: 44 Subdivision: LANCASTLE ESTATES

Prior Transfer

Recording Date:	09/11/2019	Sales Price:	$249,995
Document #:	201909110750 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/16/2019	Sales Price:	$392,000
Document #:	201908160652 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/14/2019		
Document Type:			
Legal Description:			

Lot: 44 Subdivision: LANCASTLE ESTATES Map Ref: DOC 200807305010

Prior Transfer

Recording Date:	08/14/2019	Sales Price:	$392,000
Document #:	4507718 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 44 Subdivision: LANCASTLE ESTATES Tract No: F Sec/Twnship/Range: SEC 17 TWN 19 RNG 04
Abbreviated Description: SECTION 17 TOWNSHIP 19 RANGE 04 QUARTER 12 PLAT LANCASTLE ESTATES LOT 44 TOGW UND INT IN TRS F, G, H, M & N EASE OF RECORD OU

Prior Transfer

Recording Date:	02/16/2012	Sales Price:	$249,994
Document #:	201202160317 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2011		
Document Type:			
Legal Description:			

Lot: 44 Subdivision: LANCASTLE ESTATES
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	12/14/2011	Sales Price:	$249,995
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2010	Sales Price:	$3,060,000 Multiple Parcels Involved in this transaction
Document #:	201006290761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/2010		
Document Type:			
Legal Description:			

Lot: 1,4-59,61 Subdivision: LANCASTLE ESTATES
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	12/24/2009	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	200912240082 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/22/2009		
Document Type:			
Legal Description:			

Lot: 1,3-59&61 Subdivision: LANCASTLE ESTATES Tract No: A-N
City/Muni/Twp: UNINCORPORATED

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Area Sales Analysis

Total Area Sales	$8,454,349	Median # of Bedrooms	3
Median Lot Size	11,601 SF	Median # of Baths	2
Median Living Area	1,672 SF	Median Year Built	1995
Price Range - 2 Yrs	$432,000 to $857,500	Age Range	14 years to 64 years
Median Value	$549,900	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.89Mi.	**13710 69TH AVENUE CT E** **PUYALLUP, WA 98373-8717**	06/30/2026	$515,000	$228	2252	/5/2	1998	8,750 SF	
		APN: 6021130920 Document #: 202606300419 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 19-21 Block: 32 Subdivision: CASCADE PARK ADDITION Abbreviated Description: Lot:19-21 Block:32 Subdivision:CASCADE PARK ADDITION City/Muni/Twp:TACOMA City/Muni/Twp: TACOMA								
2	.67Mi.	**7023 126TH ST E** **PUYALLUP, WA 98373-4527**	06/29/2026	$529,000	$367	1440	/4/1	1962	38,052 SF	
		APN: 4315000920 Document #: 202606290459 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 13 Block: 28 Subdivision: HALF DOLLAR ACRE TRACTS MapRef: MB 10 PG 42 Abbreviated Description: Lot:13 Block:28 Subdivision:HALF DOLLAR ACRE TRACTS Map Ref:MB 10 PG 42								
3	1.12Mi.	**8606 146TH STREET CT E** **PUYALLUP, WA 98375-2529**	06/23/2026	$525,000	$321	1632	/3/2	1994	10,884 SF	
		APN: 6021100080 Document #: 202606230370 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SHADOW GLEN II MapRef: DOC 9311030385 Abbreviated Description: Lot:8 Subdivision:SHADOW GLEN II Map Ref:DOC 9311030385								
4	1.47Mi.	**6728 149TH STREET CT E** **PUYALLUP, WA 98375-7013**	06/23/2026	$635,000	$221	2870	/4/2.5	2003	15,874 SF	
		APN: 6024100220 Document #: 202606230393 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 22 Subdivision: LEXINGTON HEIGHTS MapRef: DOC 200211255005 Abbreviated Description: Lot:22 Subdivision:LEXINGTON HEIGHTS Map Ref:DOC 200211255005City/Muni/Twp:PUYALLUP City/Muni/Twp: PUYALLUP								
5	1.27Mi.	**11410 94TH AVE E** **PUYALLUP, WA 98373-3652**	06/22/2026	$530,000	$265	1996	/3/1.5	1966	12,700 SF	
		APN: 0419092051 Document #: 202606220634 Document Type: Price Code: F Land Use: Single Family Residential Legal:								
6	.28Mi.	**13328 80TH AVE E** **PUYALLUP, WA 98373-5564**	06/17/2026	$625,000	$194	3219	/6/2.75	2012	6,028 SF	
		APN: 6025340260 Document #: 202606170144 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 26 Subdivision: THE RIDGE AT GLACIER CREEK Phase No: 2 MapRef: DOC 200607175001 Abbreviated Description: Lot:26 Subdivision:THE RIDGE AT GLACIER CREEK Phase No:2 Map Ref:DOC 200607175001								
7	.68Mi.	**7604 139TH STREET CT E** **PUYALLUP, WA 98373-5305**	05/27/2026	$580,000	$346	1672	/3/2	1997	11,250 SF	
		APN: 6021880070 Document #: 202605270266 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7 Subdivision: LANCASTLE DIV 2 PHASE 1 MapRef: DOC 9605170373 Abbreviated Description: Lot:7 Subdivision:LANCASTLE DIV 2 PHASE 1 Map Ref:DOC 9605170373								
8	1.2Mi.	**11102 80TH AVE E** **PUYALLUP, WA 98373-3961**	05/18/2026	$475,000	$371	1280	/3/1.75	1996	22,032 SF	
		APN: 4005000387 Document #: 202605180095 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
9	.72Mi.	**8617 120TH STREET CT E** **PUYALLUP, WA 98373-7948**	05/18/2026	$565,000	$384	1468	/3/1.75	1989	12,628 SF	
		APN: 6020020060 Document #: 202605180159 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BONNIE VISTA DIV 6 MapRef: DOC 8907050433 Abbreviated Description: Lot:6 Subdivision:BONNIE VISTA DIV 6 Map Ref:DOC 8907050433								
10	1.32Mi.	**14810 73RD AVE E** **PUYALLUP, WA 98375-7036**	04/24/2026	$486,000	$506	960	/3/1	1968	12,000 SF	
		APN: 3875400060 Document #: 202604240196 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: FIRLANE VALLEY FOURTH ADDITION MapRef: MB 34 PG 59 Abbreviated Description: Lot:2 Block:2 Subdivision:FIRLANE VALLEY FOURTH ADDITION Map Ref:MB 34 PG 59								
11	1Mi.	**9415 137TH ST E** **PUYALLUP, WA 98373-5610**	04/08/2026	$569,999	$320	1781	/3/2.5	1992	11,467 SF	Spa Only
		APN: 6020480160 Document #: 202604080461 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 16 Subdivision: FAIRWAY TERRACE MapRef: DOC 9104110085 Abbreviated Description: Lot:16 Subdivision:FAIRWAY TERRACE Map Ref:DOC 9104110085								
12	1.36Mi.	**11003 71ST AVENUE CT E** **PUYALLUP, WA 98373-7101**	04/02/2026	$857,500			//		6,210 SF	
		APN: 6027770080 Document #: 202604020331 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Subdivision: BERGGRENS LANDING MapRef: DOC 202203165003 Abbreviated Description: Lot:8 Subdivision:BERGGRENS LANDING Map Ref:DOC 202203165003								
13	.08Mi.	**12920 82ND AVENUE CT E** **PUYALLUP, WA 98373-6408**	03/27/2026	$579,950	$270	2141	/3/3.5	2000	6,264 SF	

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APN: 6023210100 Document #: 202603270257
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SUMMIT POINTE MapRef: DOC 200003235003 Abbreviated Description: Lot:10 Subdivision:SUMMIT POINTE Map Ref:DOC 200003235003

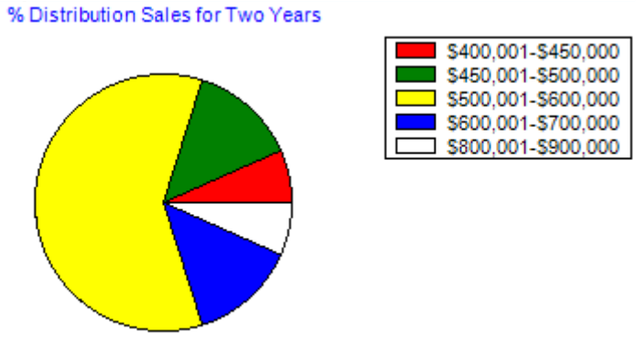
14	.87Mi.	**14219 76TH AVE E PUYALLUP, WA 98373-5494**	01/30/2026	$549,900	$311	1766	/3/2.25	1985	13,027 SF	

APN: 3918000740 Document #: 202601300337
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: FOREST CROWN MapRef: FILE 8305230194 Abbreviated Description: Lot:74 Subdivision:FOREST CROWN Map Ref:FILE 8305230194

15	.8Mi.	**14219 80TH AVENUE CT E PUYALLUP, WA 98373-6404**	01/22/2026	$432,000	$299	1443	/3/2	1999	11,601 SF	

APN: 6022320310 Document #: 202601220336
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: RIDGE POINT MapRef: DOC 9712230648 Abbreviated Description: Lot:31 Subdivision:RIDGE POINT Map Ref:DOC 9712230648

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.	**8024 129TH STREET CT E**	**08/14/2019**	$527,400	$527,400	2,277	/5/2.75	2011	5,494 SF	
.01Mi.	**8020 129TH STREET CT E**	**06/20/2012**	$521,000	$521,000	2,150	/4/2.75	2011	5,488 SF	
.01Mi.	**12928 81ST AVENUE CT E**	**03/06/2019**	$587,800	$587,800	2,666	/5/3	2011	5,835 SF	
.02Mi.	**13008 81ST AVENUE CT E**	**06/20/2011**	$532,600	$532,600	2,297	/3/2.25	2011	5,000 SF	
.02Mi.	**8016 129TH STREET CT E**	**06/21/2012**	$529,300	$529,300	2,297	/5/2.75	2011	5,537 SF	
.02Mi.	**13014 81ST AVENUE CT E**	**02/01/2011**	$507,600	$507,600	2,000	/3/2.5	2011	5,033 SF	
.02Mi.	**8015 131ST STREET CT E**	**10/01/2003**	$538,400	$538,400	2,114	/3/3.25	1991	11,506 SF	
.03Mi.	**12913 80TH AVENUE CT E**	**09/27/2022**	$566,300	$566,300	2,586	/5/2.5	2011	5,837 SF	
.03Mi.	**12914 81ST AVENUE CT E**	**08/31/2017**	$514,400	$514,400	2,000	/3/2.5	2011	5,834 SF	
.03Mi.	**8011 131ST STREET CT E**	**12/29/2016**	$466,300	$466,300	1,557	/3/2.25	1991	11,514 SF	
.03Mi.	**8012 129TH STREET CT E**	**11/04/2016**	$520,700	$520,700	2,277	/4/2.75	2011	5,566 SF	
.04Mi.	**12907 80TH AVENUE CT E**	**07/31/2015**	$549,300	$549,300	2,359	/4/2.5	2011	5,000 SF	
.04Mi.	**12916 80TH AVENUE CT E**	**07/11/2018**	$521,500	$521,500	2,298	/5/2.75	2012	4,236 SF	
.04Mi.	**12910 81ST AVENUE CT E**	**07/27/2023**	$572,900	$572,900	2,667	/5/3	2011	5,000 SF	
.04Mi.	**12927 81ST AVENUE CT E**	**03/17/2012**	$517,000	$517,000	2,150	/4/2.5	2011	4,750 SF	
.04Mi.	**13009 81ST AVENUE CT E**	**09/13/2011**	$563,100	$563,100	2,586	/5/2.5	2011	4,750 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	35.2 years old	Households:	11,015
Median Household Income:	$101,147	Households w/Family:	70%
Household Income Per Capita:	$49,361	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Puyallup School District	Students:	23,026
Number of Schools:	37	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Rogers High School**	C	Public	10 - 12

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Number of Students: 1,788
Student-Teacher Ratio: 23.53

0.75Mi.	**Dessie F. Evans Elementary School** Number of Students: 919 Student-Teacher Ratio: 17.95	B+	Public	PK - 6
1.26Mi.	**Ballou Junior High School** Number of Students: 852 Student-Teacher Ratio: 21.96 Advanced Placement: Yes	C	Public	7 - 9

Flood Report

The Subject Property of **8024 129TH STREET CT E, PUYALLUP, WA 98373-7723** 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	118%	HIGHER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	79%	LOWER
OVERALL	63%	NOTABLY LOWER

Disaster Alerts

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

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