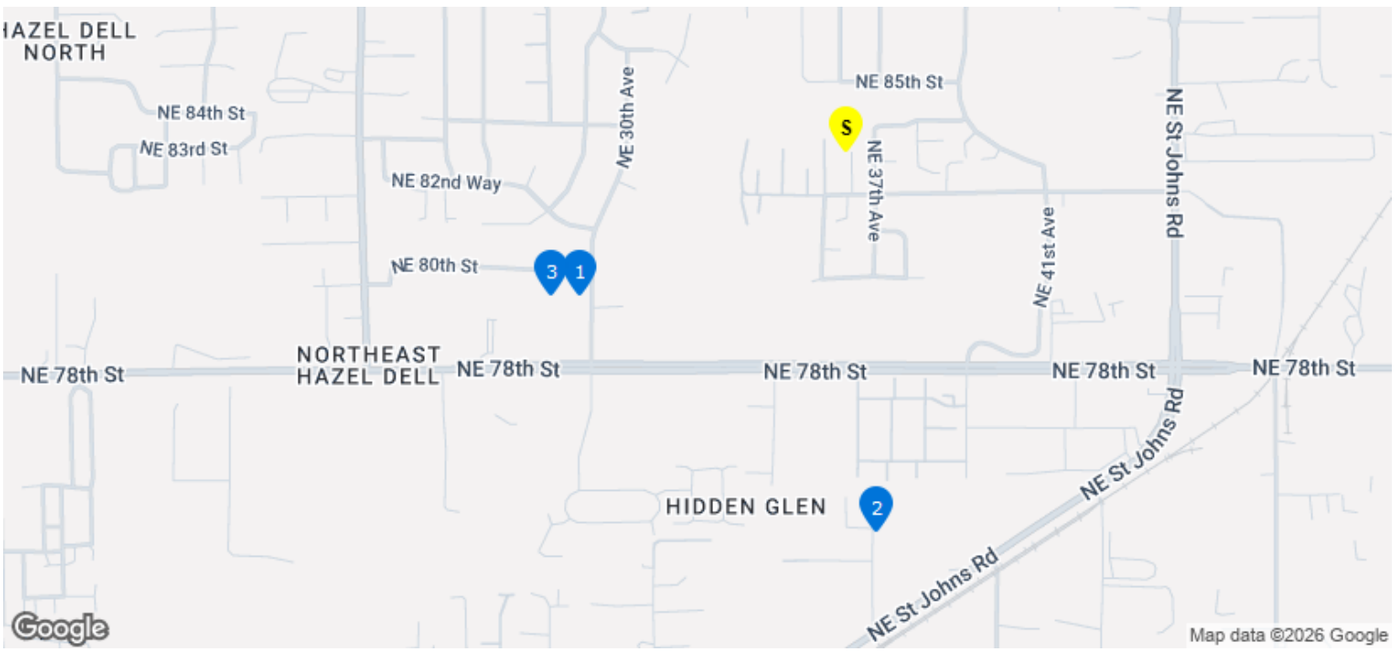
ICE SiteX Report

OrderID: 98779291

SiteX Property Information Report



Subject Property Location

8315 NE 35TH AVE, VANCOUVER, WA 98665-1087

County:	**CLARK WA**	Census Tract:	0408.10
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R1-6 : CLK
Parcel Number:	097615-010	Thomas Bros Pg-Grid:	537-H3

Valuation

Value:	**$303,000**	FSD:	36	Common Confidence Score:	22
Value Range:	$193,920 - $412,080	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10028
Assd Land Value:	$200,899	Market Land Value:	$200,899	Tax Year:	2026
Assd Improvement:	$50,365	Market Improvment Value:	$50,365	Total Taxable Value:	$2,555
Total Assessed Value:	$251,264	Total Assessor Market Value:	$251,264	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3,15 Subdivision: ROANE FIVE ACRE TRACTS Map Ref: 211013 Sec/Twnship/Range: SW4 SEC 01 TWN 2N RNG 1E WM
Abbreviated Description: LOT 3 SP1-556 .24A FOR ASSESSOR USE ONLY N 100 FT AS MSRD ALG W LI FD TT PTN TT 15 ROANE FIVE ACRE TTS DAF BEG AT SW COR ROAN

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1603 SF	Baths:	2	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	None
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	N/A
Document #:	6223493 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/01/2021	Sales Price:	N/A
Document #:	5994361 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/16/2021	Loan Amount:	N/A
Document #:	5988544 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/08/2021		
TD Due Date:	12/01/2051	Type Finance:	
Legal Description:			

Map Ref: 0
Abbreviated Description: DOC 7906270087

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Prior Transfer

Recording Date:	03/11/2019	Sales Price:	$115,000
Document #:	5590827 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/22/2019	Loan Amount:	N/A
Document #:	5586650 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/19/2019		
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	04/17/2018	Loan Amount:	N/A
Document #:	5504303 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/06/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Subdivision: SHORT PLATS Map Ref: MB1 PG556

Prior Transfer

Recording Date:	04/17/2018	Sales Price:	N/A
Document #:	5504302 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/06/2018		
Document Type:	Deed		

Legal Description:
Subdivision: SHORT PLATS Map Ref: MB1 PG556

Prior Transfer

Recording Date:	04/06/2018	Sales Price:	N/A
Document #:	450991 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: ROANE FIVE ACRE TRACTS Sec/Twnship/Range: SW4 SEC 01 TWN 2N RNG 1E WM
Abbreviated Description: LOT 3 SP1-556 .24A FOR ASSESSOR USE ONLY N 100 FT AS MSRD ALG W LI FD TT PTN TT 15 ROANE FIVE ACRE TTS DAF BEG AT SW COR ROAN

Prior Transfer

Recording Date:	08/27/1997	Sales Price:	$50,000
Document #:	9708270052 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/06/1997		
Document Type:	Deed		

Legal Description:
Map Ref: MB1 PG556
Abbreviated Description: FILE #7906270087

Mortgage Record

Recording Date:	08/27/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	08/06/1997		
TD Due Date:	06/01/2027	Type Finance:	ADJ

Legal Description:
Map Ref: MB1 PG556
Abbreviated Description: FILE #7906270087

Area Sales Analysis

Total Area Sales	$1,121,700	Median # of Bedrooms	3
Median Lot Size	6,521 SF	Median # of Baths	2
Median Living Area	1,584 SF	Median Year Built	1989
Price Range - 2 Yrs	$350,000 to $388,800	Age Range	35 years to 37 years
Median Value	$382,900	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**8104 NE 35TH AVE VANCOUVER, WA 98665-1190**	12/01/2025	$405,000	$247	1642	/3/2	2008	2,136 SF	
		APN: 144521-054 Document #: 6289870 Document Type: Warranty Deed Price Code: A Land Use: Zero Lot Line (Residential) Legal: Lot: 27 Subdivision: SUNRISE PLACE MapRef: VOL 311 PG 440 Abbreviated Description: Lot:27 Subdivision:SUNRISE PLACE Map Ref:VOL 311 PG 440								
2	.15Mi.	**8025 NE 38TH AVE VANCOUVER, WA 98665-1159**	06/24/2026	$405,000	$308	1316	/3/2	2005	2,516 SF	
		APN: 144506-084 Document #: 6331387 Document Type: Warranty Deed Price Code: A Land Use: Zero Lot Line (Residential) Legal: Lot: 42 Subdivision: CINDYS PARKVIEW SUBDIVISION MapRef: VOL 311 PG 167 Abbreviated Description: Lot:42 Subdivision:CINDYS PARKVIEW SUBDIVISION Map Ref:VOL 311 PG 167								
3	.15Mi.	**8013 NE 35TH AVE VANCOUVER, WA 98665-1188**	02/03/2026	$390,000	$237	1646	/3/2	2007	2,175 SF	
		APN: 144521-044 Document #: 6302031 Document Type: Warranty Deed Price Code: A Land Use: Zero Lot Line (Residential) Legal: Lot: 22 Subdivision: SUNRISE PLACE MapRef: VOL 311 PG 440 Abbreviated Description: Lot:22 Subdivision:SUNRISE PLACE Map Ref:VOL 311 PG 440								
4	.16Mi.	**8014 NE 38TH AVE**	06/11/2026	$427,500	$241	1772	/3/2	2005	3,096 SF	

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VANCOUVER, WA 98665-1152
APN: 144506-120 Document #: 6328834
Document Type: Warranty Deed Price Code:
Land Use: Zero Lot Line (Residential)
Legal: Lot: 60 Subdivision: CINDYS PARKVIEW SUBDIVISION MapRef: VOL 311 PG 167 Abbreviated Description: Lot:60 Subdivision:CINDYS PARKVIEW SUBDIVISION Map Ref:VOL 311 PG 167

5	.16Mi.	**8004 NE 37TH AVE**	06/08/2026	$419,300	$239	1756	/3/2	2004	2,133 SF

VANCOUVER, WA 98665-1150
APN: 144506-024 Document #: 6328029
Document Type: Warranty Deed Price Code:
Land Use: Zero Lot Line (Residential)
Legal: Lot: 12 Subdivision: CINDYS PARKVIEW MapRef: VOL 311 PG 167 Abbreviated Description: Lot:12 Subdivision:CINDYS PARKVIEW Map Ref:VOL 311 PG 167

6	.19Mi.	**3607 NE 80TH ST**	03/13/2026	$385,000	$293	1316	/3/2	2005	2,230 SF

VANCOUVER, WA 98665-1147
APN: 144506-030 Document #: 6310097
Document Type: Warranty Deed Price Code: A
Land Use: Zero Lot Line (Residential)
Legal: Lot: 15 Subdivision: CINDYS PARKVIEW MapRef: MB 311 PG 167 Abbreviated Description: Lot:15 Subdivision:CINDYS PARKVIEW Map Ref:MB 311 PG 167

7	.19Mi.	**3613 NE 80TH ST**	12/05/2025	$388,000	$295	1316	/3/2	2005	2,104 SF

VANCOUVER, WA 98665-1147
APN: 144506-036 Document #: 6291031
Document Type: Warranty Deed Price Code: A
Land Use: Zero Lot Line (Residential)
Legal: Lot: 18 Subdivision: CINYS PARKVIEW SUBDIVISION MapRef: VOL 311 PG 167 Abbreviated Description: Lot:18 Subdivision:CINYS PARKVIEW SUBDIVISION Map Ref:VOL 311 PG 167

8	.2Mi.	**3715 NE 80TH ST**	05/28/2026	$395,000	$300	1316	/3/2	2004	2,527 SF

VANCOUVER, WA 98665-1148
APN: 144506-052 Document #: 6326094
Document Type: Warranty Deed Price Code: A
Land Use: Zero Lot Line (Residential)
Legal: Lot: 26 Subdivision: CINDYS PARKVIEW MapRef: MB 311 PG 167 Abbreviated Description: Lot:26 Subdivision:CINDYS PARKVIEW Map Ref:MB 311 PG 167

9	.22Mi.	**3015 NE 86TH ST**	04/16/2026	$420,000	$227	1853	/3/2	1992	8,261 SF

VANCOUVER, WA 98665-0166
APN: 096626-354 Document #: 6317177
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CRYSRAL CROSSING II MapRef: VOL H PG 571 Abbreviated Description: Lot:2 Subdivision:CRYSRAL CROSSING II Map Ref:VOL H PG 571

10	.27Mi.	**3300 NE 90TH CIR**	12/10/2025	$535,000	$215	2483	/4/2	2003	8,312 SF

VANCOUVER, WA 98665-1060
APN: 144280-014 Document #: 6291921
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: GRAY MARE CROSSING MapRef: MB 311 PG 44 Abbreviated Description: Lot:7 Subdivision:GRAY MARE CROSSING Map Ref:MB 311 PG 44

11	.3Mi.	**8702 NE 42ND CT**	05/19/2026	$675,000	$265	2548	/3/3	1981	27,443 SF

VANCOUVER, WA 98665-1033
APN: 097487-010 Document #: 6324247
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SHORT PLAT MapRef: AF 7908290160 Sec/Twnship/Range: SE4 S01T02NR01E WM Abbreviated Description: Lot:2 Subdivision:SHORT PLAT Map Ref:AF 7908290160Sec/Twnship/Range:SE4 S01T02NR01E WM

12	.31Mi.	**9002 NE 34TH AVE**	01/14/2026	$200,000	$345	580	/2/1	1942	13,939 SF

VANCOUVER, WA 98665-9509
APN: 144300-015 Document #: 6298372
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SHORT PLAT MapRef: AF 7803310137 Sec/Twnship/Range: NW4 S01T02NR01E WM Abbreviated Description: Lot:4 Subdivision:SHORT PLAT Map Ref:AF 7803310137Sec/Twnship/Range:NW4 S01T02NR01E WM

13	.32Mi.	**4003 NE 88TH WAY**	04/06/2026	$340,000	$249	1367	/2/2	2004	2,282 SF

VANCOUVER, WA 98665-5331
APN: 097350-330 Document #: 6314999
Document Type: Warranty Deed Price Code:
Land Use: Zero Lot Line (Residential)
Legal: Lot: 151 Subdivision: FAIRFIELD PHASE 2 MapRef: VOL 311 PG 144 Abbreviated Description: Lot:151 Subdivision:FAIRFIELD PHASE 2 Map Ref:VOL 311 PG 144

14	.33Mi.	**8910 NE 32ND AVE**	02/11/2026	$601,000	$243	2476	/4/2	1989	10,461 SF

VANCOUVER, WA 98665-9545
APN: 097299-026 Document #: 6303789
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: MAPLERIDGE PHASE 1 MapRef: VOL H PG 427 Abbreviated Description: Lot:8 Subdivision:MAPLERIDGE PHASE 1 Map Ref:VOL H PG 427

15	.34Mi.	**3217 NE 91ST ST**	12/23/2025	$530,000	$342	1551	/3/2	2012	6,116 SF

VANCOUVER, WA 98665-9507
APN: 144317-003 Document #: 6294506
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: DUBLOON HILL TIER I INFILL SUBDIVISION MapRef: VOL 311 PG 594 Abbreviated Description: Lot:3 Subdivision:DUBLOON HILL TIER I INFILL SUBDIVISION Map Ref:VOL 311 PG 594

16	.37Mi.	**8809 NE 40TH DR**	12/30/2025	$405,000	$283	1429	/3/2	2004	3,015 SF

VANCOUVER, WA 98665-5325
APN: 097350-310 Document #: 6295576
Document Type: Warranty Deed Price Code: A
Land Use: Zero Lot Line (Residential)
Legal: Lot: 141 Subdivision: FAIRFIELD PHASE 2 MapRef: MB 311 PG 144 Abbreviated Description: Lot:141 Subdivision:FAIRFIELD PHASE 2 Map Ref:MB 311 PG 144

17	.4Mi.	**2719 NE 86TH CIR**	04/16/2026	$525,000	$412	1274	/4/2	1989	7,044 SF

VANCOUVER, WA 98665-1107
APN: 096626-328 Document #: 6317241
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: PEPPER RIDGE PHASE II MapRef: VOL H PG 447 Abbreviated Description: Lot:30 Subdivision:PEPPER RIDGE PHASE II Map Ref:VOL H PG 447

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18	.42Mi.	**7512 NE 34TH AVE** **VANCOUVER, WA 98665-0708**	03/31/2026	$325,000	$241	1349	/2/2	2005	32,093 SF

APN: 097835-168 Document #: 6313742
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HIDDEN ABODES CONDOMINIUM AMENDMENT NO 1 Legal Unit: C7 MapRef: AF 4098222 Abbreviated Description: Subdivision:HIDDEN ABODES CONDOMINIUM AMENDMENT NO 1 Legal Unit:C7 Map Ref:AF 4098222

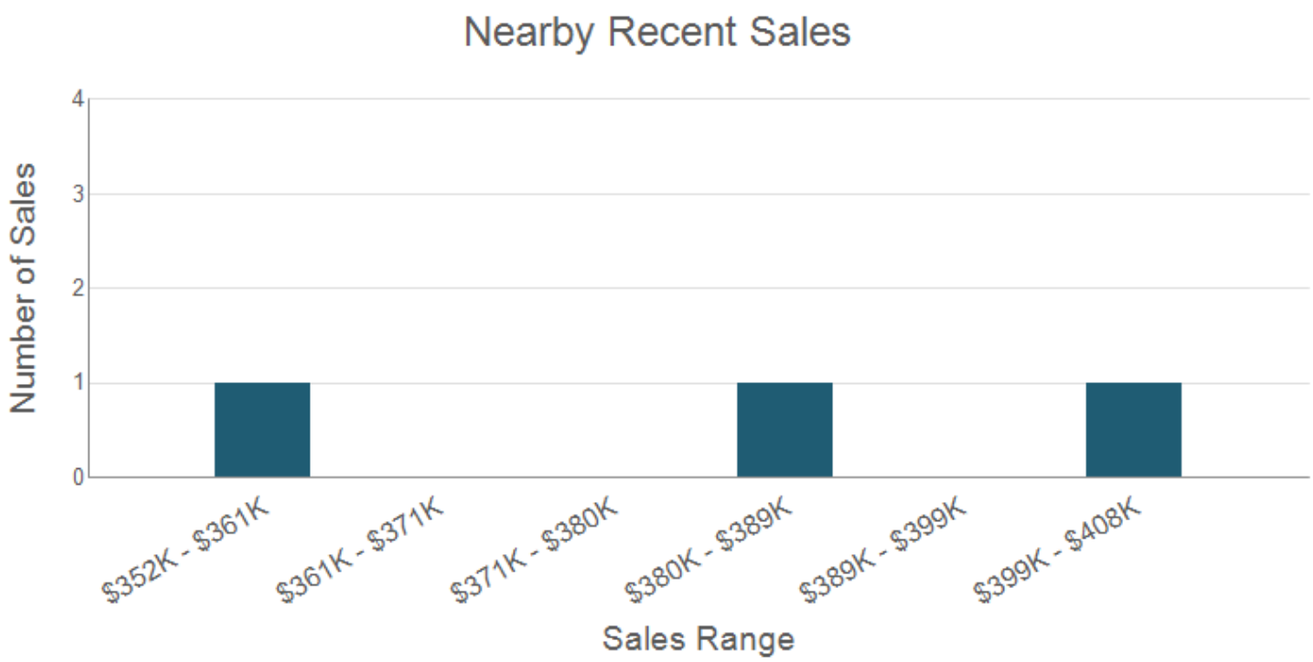
19	.42Mi.	**9201 NE 32ND AVE** **VANCOUVER, WA 98665-9557**	03/20/2026	$672,500	$271	2481	/4/2	1989	10,493 SF

APN: 097299-038 Document #: 6311472
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MAPLERIDGE PHASE 2 MapRef: MB H PG 458 Abbreviated Description: Lot:4 Subdivision:MAPLERIDGE PHASE 2 Map Ref:MB H PG 458

20	.43Mi.	**7511 NE 33RD AVE** **VANCOUVER, WA 98665-1446**	06/23/2026	$492,000	$245	2010	/4/2	2017	3,096 SF

APN: 986039-360 Document #: 6331091
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HIDDEN GARDENS PHASE II SUBDIVISION MapRef: VOL 311 PG 836 Abbreviated Description: Lot:34 Subdivision:HIDDEN GARDENS PHASE II SUBDIVISION Map Ref:VOL 311 PG 836

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.	**8315 NE 35TH AVE**	**04/06/2018**	$251,264	$251,264	1,603	/3/2	1985	10,454 SF	
.02Mi.	**8309 NE 35TH AVE**	**12/27/2022**	$383,582	$383,582	1,296	/3/2	2011	13,068 SF	
.03Mi.	**8314 NE 36TH CT**		$209,763	$209,763	780	/2/1	1968	12,197 SF	
.05Mi.	**3512 NE 82ND ST**		$406,475	$406,475	1,782	/3/2	2000	18,295 SF	
.11Mi.	**3317 NE 88TH ST**		$851,491	$851,491	1,161	/3/1	1994	5 SF	
.22Mi.	**3803 NE 88TH ST**		$19,970	$19,970	880	/2/1	1970		
.28Mi.	**3111 NE 88TH ST**		$9,013	$9,013	784	/2/1	1999	42,817 SF	
.32Mi.	**8017 NE 30TH AVE**	**01/15/2021**	$259,468	$259,468	1,394	/3/2	1989	9,523 SF	
.34Mi.	**8016 NE 30TH AVE**		$280,428	$280,428	1,484	/2/2	1989	6,264 SF	
.34Mi.	**8014 NE 30TH AVE**	**03/01/2018**	$275,501	$275,501	1,402	/2/2	1989	6,351 SF	
.35Mi.	**2900 NE 80TH ST**		$257,476	$257,476	1,782	/3/2	1990	7,864 SF	
.36Mi.	**7920 NE 30TH AVE**	**12/15/2021**	$203,954	$203,954	1,596	/3/2	1990	7,864 SF	
.36Mi.	**2820 NE 80TH ST**	**04/02/2019**	$232,343	$232,343	1,296	/3/2	1991	6,902 SF	
.37Mi.	**2901 NE 80TH ST**		$297,458	$297,458	1,456	/3/2	1990	6,641 SF	
.37Mi.	**2814 NE 80TH ST**		$234,056	$234,056	1,244	/2/2	1989	6,835 SF	
.37Mi.	**2819 NE 80TH ST**	**07/31/2025**	$268,904	$268,904	1,584	/3/2	1989	5,842 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	59%

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Demographics & Income

Median Age:	39.0 years old	Households:	12,048
Median Household Income:	$80,196	Households w/Family:	59%
Household Income Per Capita:	$38,624	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Vancouver Public Schools	Students:	21,783
Number of Schools:	45	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Hazel Dell Elementary School** Number of Students: 370 Student-Teacher Ratio: 15.93	D+	Public	KG - 5
0.80Mi.	**Gaiser Middle School** Number of Students: 750 Student-Teacher Ratio: 22.31	F	Public	6 - 8
3.64Mi.	**Skyview High School** Number of Students: 1,869 Student-Teacher Ratio: 25.16 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **8315 NE 35TH AVE, VANCOUVER, WA 98665-1087** 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	137%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	120%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

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

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