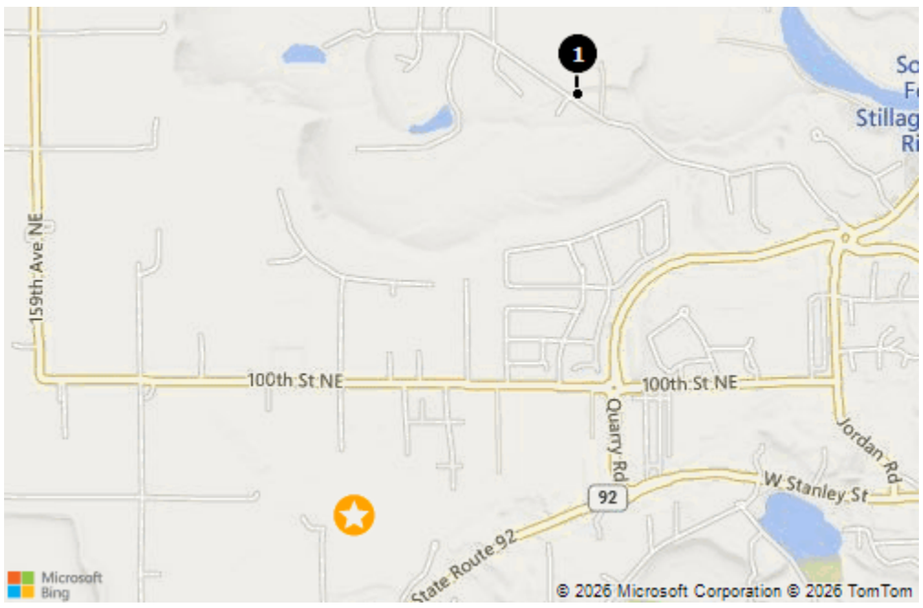
ICE SiteX Report

OrderID: 97804885

SiteX Property Information Report



Subject Property Location

9511 169TH AVE NE, GRANITE FALLS, WA 98252-9675

County:	**SNOHOMISH WA**	Census Tract:	530610536.041019
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R-5
Parcel Number:	30061400301600	Thomas Bros Pg-Grid:	457-2E

Valuation

Value:	**$747,000**	FSD:	24	Common Confidence Score:	34
Value Range:	$567,720 - $926,280	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01520
Assd Land Value:	$360,000	Market Land Value:	$360,000	Tax Year:	2025
Assd Improvement:	$182,900	Market Improvment Value:	$182,900	Total Taxable Value:	$4,809
Total Assessed Value:	$542,900	Total Assessor Market Value:	$542,900	Delinquent Year:	
				Tax Account ID:	363205
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 14 TWN 30N RNG 06E
Abbreviated Description: SEC 14 TWP 30 RGE 06 N12 NE14 SE14 SW14

Property Characteristics

Lot Size:	5.000 AC	Bedrooms:		Pool:	
Building Area:	2584 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	6	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/01/2025	Loan Amount:	N/A
Document #:	202504010068 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2NE4SW4 S14T30NR06E WM

Prior Transfer

Recording Date:	10/14/2024	Sales Price:	N/A
Document #:	202410140213 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/24/2024	Loan Amount:	N/A
Document #:	202404240014 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: N2NE4SE4SW4 S14T30NR06E WM

Prior Transfer

Recording Date:	08/24/2022	Sales Price:	N/A
Document #:	202208240323 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

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Contract Date: 08/19/2022
Document Type:
Legal Description:
Sec/Twnship/Range: N2NE4SE4SW4 S14T30NR06E WM

Prior Transfer

Recording Date: 08/04/2022
Document #: 202208040113 BK-PG -
Document Type:
Legal Description:
Sales Price: $27,963
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 01/10/2022
Document #: 202201100337 BK-PG -
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 12/29/2021
Document #: 202112290054 BK-PG -
TD Due Date: 01/01/2052
Legal Description:
Sec/Twnship/Range: N2&NE4SE4SW4 S14T30NR06E WM
Loan Amount: N/A
Loan Type: FHA
Type Finance:

Mortgage Record

Recording Date: 05/06/2021
Document #: 202105060106 BK-PG -
TD Due Date: 05/01/2049
Legal Description:
Sec/Twnship/Range: N2NW4SE4SW4 S14T30NR06E WM
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED
Loan Amount: N/A
Loan Type: FHA
Type Finance:

Mortgage Record

Recording Date: 05/22/2020
Document #: 202005220750 BK-PG -
TD Due Date: 05/01/2049
Legal Description:
Sec/Twnship/Range: N2NE4SE4SW4 S14T30NR06E WM
Loan Amount: N/A
Loan Type: FHA
Type Finance:

Prior Transfer

Recording Date: 01/31/2020
Document #: 202001310027 BK-PG -
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 09/28/2018
Document #: 201809280714 BK-PG -
Contract Date: 09/27/2018
Document Type:
Legal Description:
Sec/Twnship/Range: N2NE4SE4SW4 S14T30NR06E WM
Sales Price: $450,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 09/27/2018
Document #: BK-PG -
Document Type:
Legal Description:
Sec/Twnship/Range: SEC 14 TWN 30N RNG 06E
Abbreviated Description: SEC 14 TWP 30 RGE 06 N12 NE14 SE14 SW14
Sales Price: $450,000
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 11/23/2011
Document #: 201111230080 BK-PG -
Contract Date: 11/21/2011
Document Type:
Legal Description:
Sec/Twnship/Range: N2NE4SE4SW4 S14T30NR06E WM
City/Muni/Twp: UNINCORPORATED
Sales Price: $185,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 09/01/1978
Document #:
Document Type:
Legal Description:
Sales Price: $17,933
Type of Sale: Per Assessor Transaction History

Area Sales Analysis

Total Area Sales	$420,000	Median # of Bedrooms	
Median Lot Size	15,246 SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	2000
Price Range - 2 Yrs	$420,000 to $420,000	Age Range	26 years to 26 years
Median Value	$420,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	1.04Mi.	**17731 ENGEBRETSEN RD GRANITE FALLS, WA 98252-8621**	04/20/2026	$420,000	$324	1296	//2	2000	15,246 SF

APN: 00622300002000 Document #: 202604200199
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 20 Block: 2 Subdivision: CEDAR LANE ESTATES MapRef: VOL 28 PG 45 Abbreviated Description: Lot:20 Block:2 Subdivision:CEDAR LANE ESTATES Map Ref:VOL 28 PG 45

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.	**9511 169TH AVE NE**	**09/27/2018**	$542,900	$542,900	2,584	//2	1979	5 SF	
.1Mi.	**9608 172ND AVE NE**	**12/01/2004**	$204,500	$204,500	528	//1	1970	1 SF	
.12Mi.	**9626 172ND AVE NE**	**12/22/2015**	$336,500	$336,500	960	//1	1968	1 SF	
.13Mi.	**9516 169TH AVE NE**	**12/01/2020**	$505,400	$505,400	1,890	4/4/2	1980	5 SF	
.15Mi.	**9803 169TH AVE NE**	**02/01/1994**	$275,100	$275,100	564	//1	1968	5 SF	
.17Mi.	**9621 172ND AVE NE**	**10/05/2005**	$398,100	$398,100	1,412	//2	1978	3 SF	
.18Mi.	**17119 STATE ROUTE 92**	**09/21/2022**	$472,100	$472,100	1,774	//2	1996	1 SF	
.19Mi.	**17033 STATE ROUTE 92**		$18,100	$18,100	1,008	//2	1978		
.2Mi.	**9723 172ND AVE NE**		$417,100	$417,100	1,782	//2	1981	2 SF	G
.22Mi.	**17129 STATE ROUTE 92**	**02/22/2024**	$325,800	$325,800	1,180	//2	1995	13,504 SF	
.25Mi.	**16910 100TH ST NE**	**05/05/2025**	$434,400	$434,400	1,440	//2	1978	5 SF	
.25Mi.	**9217 169TH AVE NE**	**09/29/2016**	$21,600	$21,600	1,080	//2	1985		
.25Mi.	**9217 169TH AVE NE**		$333,600	$333,600				4 SF	
.28Mi.	**17229 CROOKED MILE RD**	**05/23/2025**	$475,000	$475,000	1,512	//2	2002	2 SF	
.31Mi.	**17307 CROOKED MILE RD**	**03/13/2025**	$375,600	$375,600	1,528	//2	1978	1 SF	
.33Mi.	**17113 100TH ST NE**	**12/14/2016**	$370,200	$370,200	1,148	//2	1981	1 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	42.3 years old	Households:	4,131
Median Household Income:	$93,809	Households w/Family:	68%
Household Income Per Capita:	$43,837	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Granite Falls School District	Students:	2,355
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.02Mi.	**Monte Cristo Elementary School** Number of Students: 502 Student-Teacher Ratio: 16.08	D+	Public	3 - 5
0.84Mi.	**Granite Falls High School** Number of Students: 614 Student-Teacher Ratio: 20 Advanced Placement: Yes	C	Public	9 - 12
1.93Mi.	**Granite Falls Middle School** Number of Students: 448 Student-Teacher Ratio: 19.26	C+	Public	6 - 8
1.62Mi.	**Mountain Way Elementary School** Number of Students: 556 Student-Teacher Ratio: 16.94	NA	Public	KG - 2

Flood Report

The Subject Property of **9511 169TH AVE NE, GRANITE FALLS, WA 98252-9675** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	152%	NOTABLY HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	143%	NOTABLY HIGHER
MURDER	91%	LOWER
OVERALL	118%	HIGHER

Disaster Alerts

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

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