



PROPERTY REPORT

1311 S Jefferson Pl, Kennewick, WA 99338



Presented by

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1311 S Jefferson Pl, Kennewick, WA 99338



Legend:  Subject Property

 Off Market • Sold Date: 1/15/2019, Public Record

Current Estimated Value

\$388,280

Last RVM® Update: 3/8/2022

RVM® Est. Range: \$353K – \$423K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$490

↑ RVM® Change - Last 12 Months: 13.94%

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	4	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,710	-	-
Lot Size	7,514 sqft	-	-
Lot Dimensions	7514 SF	-	-
Garage	Yes	-	-
Garage (spaces)	2	-	-
Year Built	2004	-	-
Total Rooms	6	-	-
Roofing	Composition Shingle	-	-
Heating	Central	-	-
Cooling	Central	-	-
Fireplaces	Yes	-	-
Foundation	Crawl/Raised	-	-
Construction	Wood	-	-
Exterior Walls	Other	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Brodzinski Joyce
Mailing Address	1311 S Jefferson Pl Kennewick WA 99338-2173
Owner Occupied	Yes

Extended Home Facts



Legend:
 
 Subject Property

Interior Details		Exterior Details	
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard	Lot Size - Square Feet	7514 sq ft
Garage	441 sq ft	Lot Size - Acres	0.173 ac
		Neighborhood Code	11140
		Water	Yes
		Sewer	Yes
		Roof Type	Gable

Location Details		Other Details	
Walkability Score (out of 5)	Overall: 0.2 Amenity: 0.2 Leisure: 0.3	Building Condition	Average

Schools (based on location)	
Elementary School	Ridge View Elementary School
High School	Southridge High School
School District	Kennewick School District

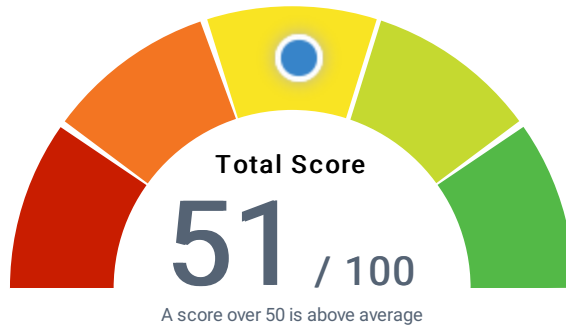
AARP Livability™ Index for 99338

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

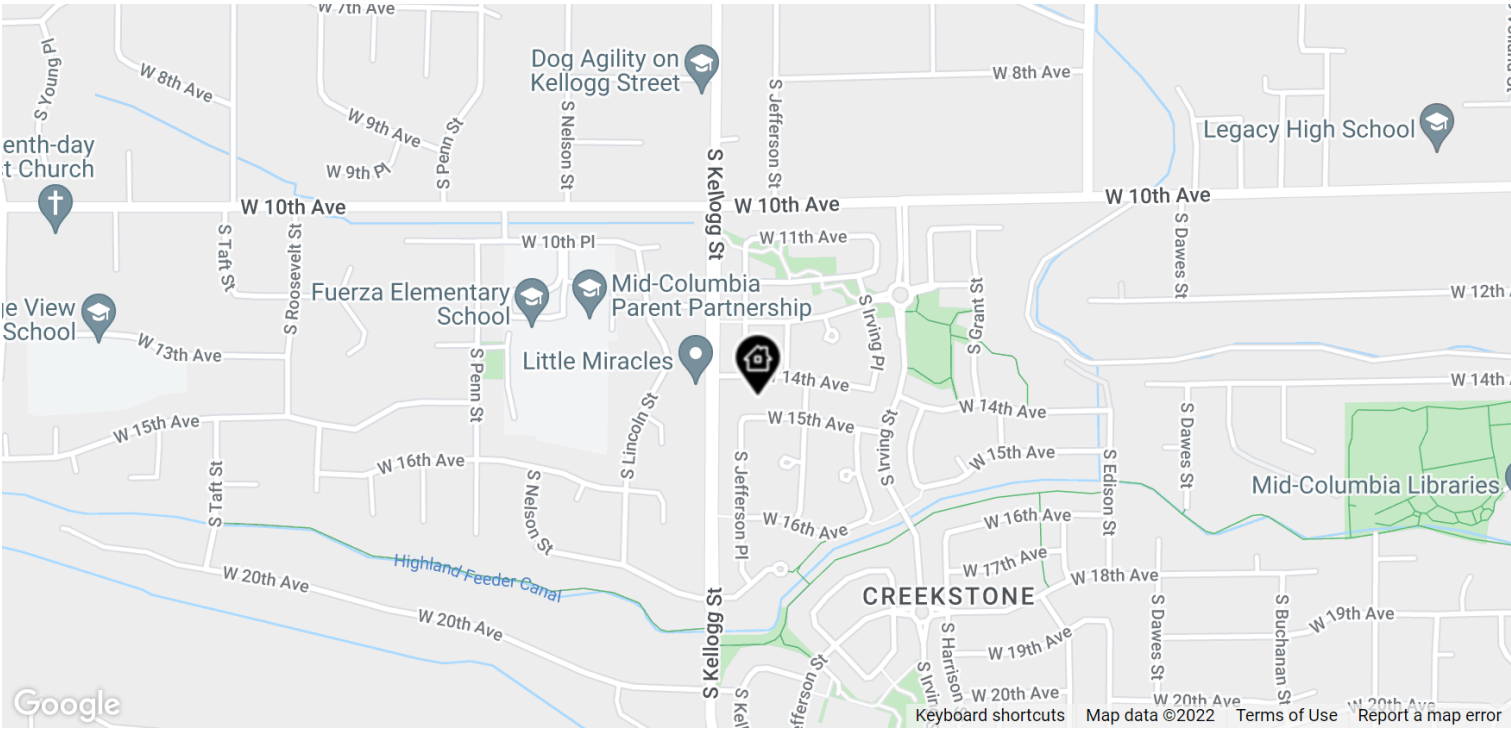
Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



Housing	42
Affordability & Access	
Neighborhood	42
Access to Life, Work & Play	
Transportation	38
Safe & Convenient Options	
Environment	64
Clean Air & Water	
Health	53
Prevention, Access & Quality	
Engagement	56
Civic & Social Involvement	
Opportunity	61
Inclusion & Possibilities	


Comps and Adjustments



LEGEND:

 Subject Property
  Pending
  For Sale or For Lease
  Distressed
  Recent Sale
  Off Market

This Property

	<div>Closed</div> <div>1311 S Jefferson Pl</div> <div>Kennewick, WA 99338</div>	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
		—	—	—	—	\$227	1,710 sqft	7,514 sqft	4	2	2004

No comps have been selected for this property.

Property History

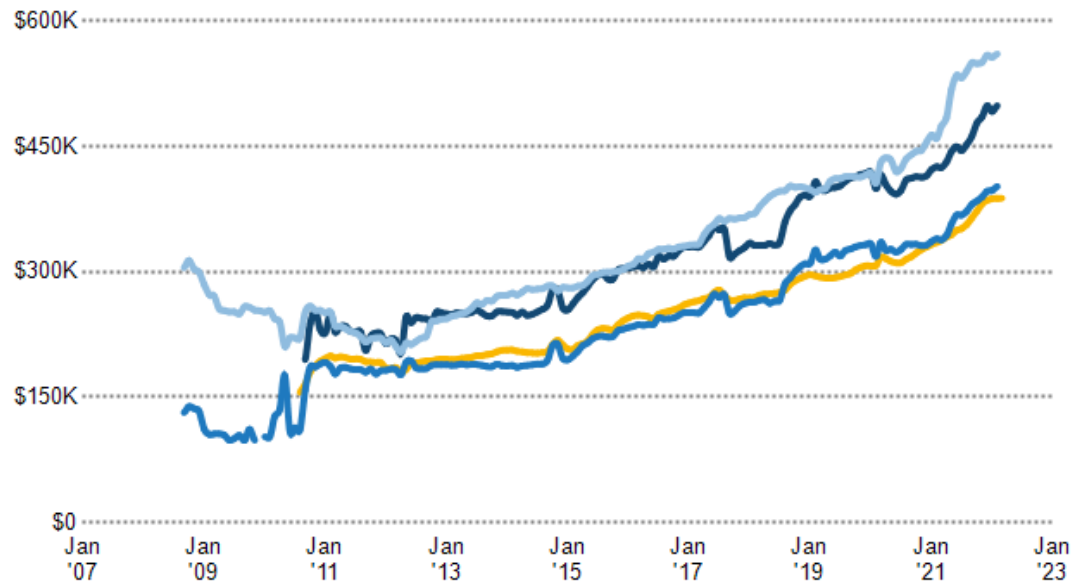
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

■ This House
■ 99338
■ Benton County
■ Washington



Sales History

Sales Date	Sales Amount	Price per sq. ft.
1/17/2019	\$314,118	\$183
9/30/2011	\$193,300	\$113
10/23/2009	\$199,900	\$116
6/29/2006	\$173,000	\$101

Assessed Values

Date	Improvements	Land	Total	Tax
2022	—	—	—	\$2,640
2021	\$199,840	\$70,000	\$269,840	\$2,424
2020	\$194,070	\$46,000	\$240,070	\$2,834
2019	\$180,210	\$46,000	\$226,210	\$2,585
2018	\$166,340	\$46,000	\$212,340	\$1,621
2017	\$138,620	\$46,000	\$184,620	—
2016	\$138,620	\$46,000	\$184,620	\$2,565
2015	\$138,620	\$46,000	\$184,620	\$2,517
2014	\$138,000	\$42,000	\$180,000	\$2,498
2013	\$138,000	\$42,000	\$180,000	—
2012	\$138,000	\$42,000	\$180,000	\$2,405
2011	\$132,650	\$42,000	\$174,650	\$2,406
2010	\$132,650	\$42,000	\$174,650	—

Legal Description

APN: 109892050006005	Tax ID: —	Zoning: —	Census Tract: 530050108.135062	Abbreviated Description: SEC/TWN/RNG/MER: SEC 09 TWN 08 RNG 29 SECTION 9 TOWNSHIP 8 RANGE 29 QUARTER NW/PLAT SUBDIVISION CREEKSTONE PLANNING UNIT 1, 372002, PHASE 3 & 4, BLOCK 6, LOT 5,	City/Municipality/Township: Kennewick, WA 99338
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Mortgage Records

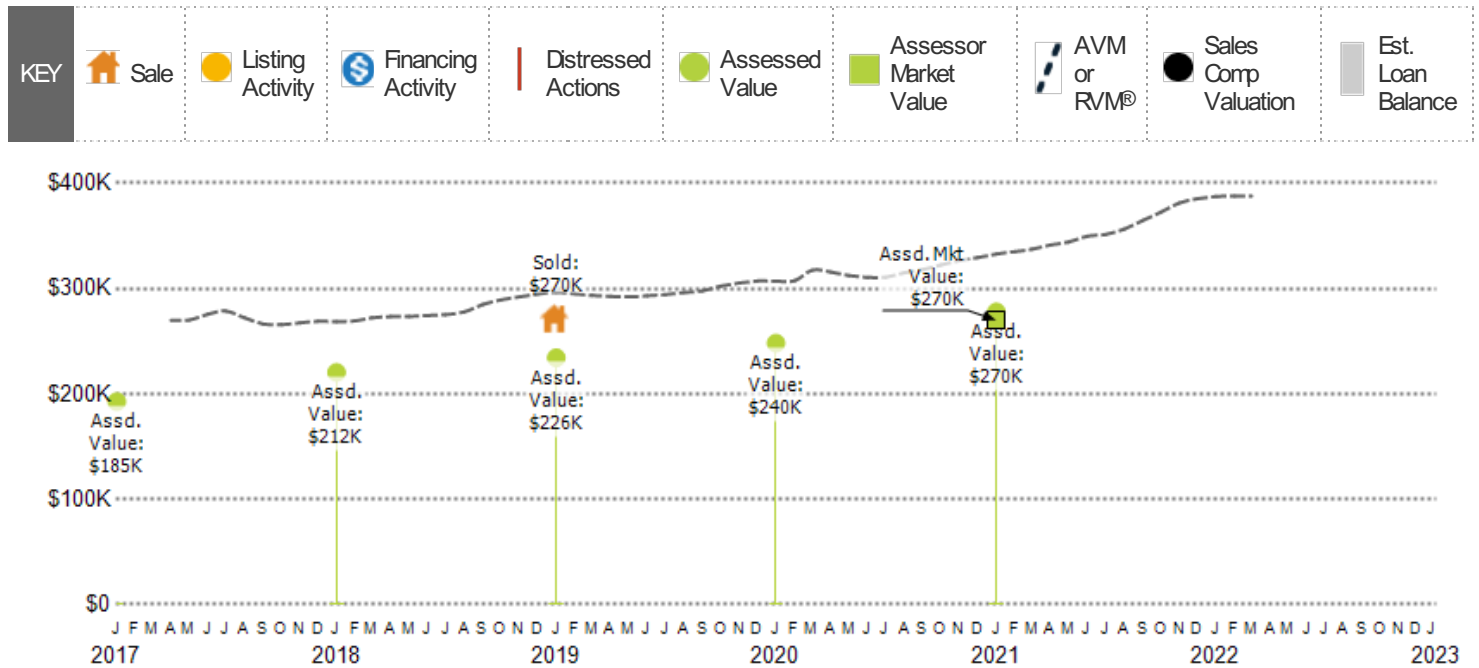
Recording Date	4/5/2013	10/28/2009
Borrower Name	DALE COMBS, LUANN J COMBS	ANDREW LARSON
Lender Name	STERLING SAVINGS BANK	SPOKANE TEACHER CU
Lender Type	Bank	Credit Union
Loan Amount	\$195,975	\$19,900
Document Number	2013-011140	2009-032054
Loan Type	VA	Unknown
Contract Date	3/29/2013	10/16/2009
Due Date	4/1/2043	10/28/2024

Deed Records

Recording Date	1/17/2019
Document Type	Warranty Deed
Sales Price	\$314,118
Sales Price Code	Sales price computed from Transfer Tax. No indication whether tax was paid on full or partial consideration.
Buyer Name	JOYCE BROADZINSKI
Buyer ID	Single Person or Individual
Seller Name	DALE COMBS, LUANN J COMBS
Seller ID	Husband and Wife
Document #	2019-001440
Total Transfer Tax	\$4,811
Contract Date	1/15/2019

Sales and Financing Activity

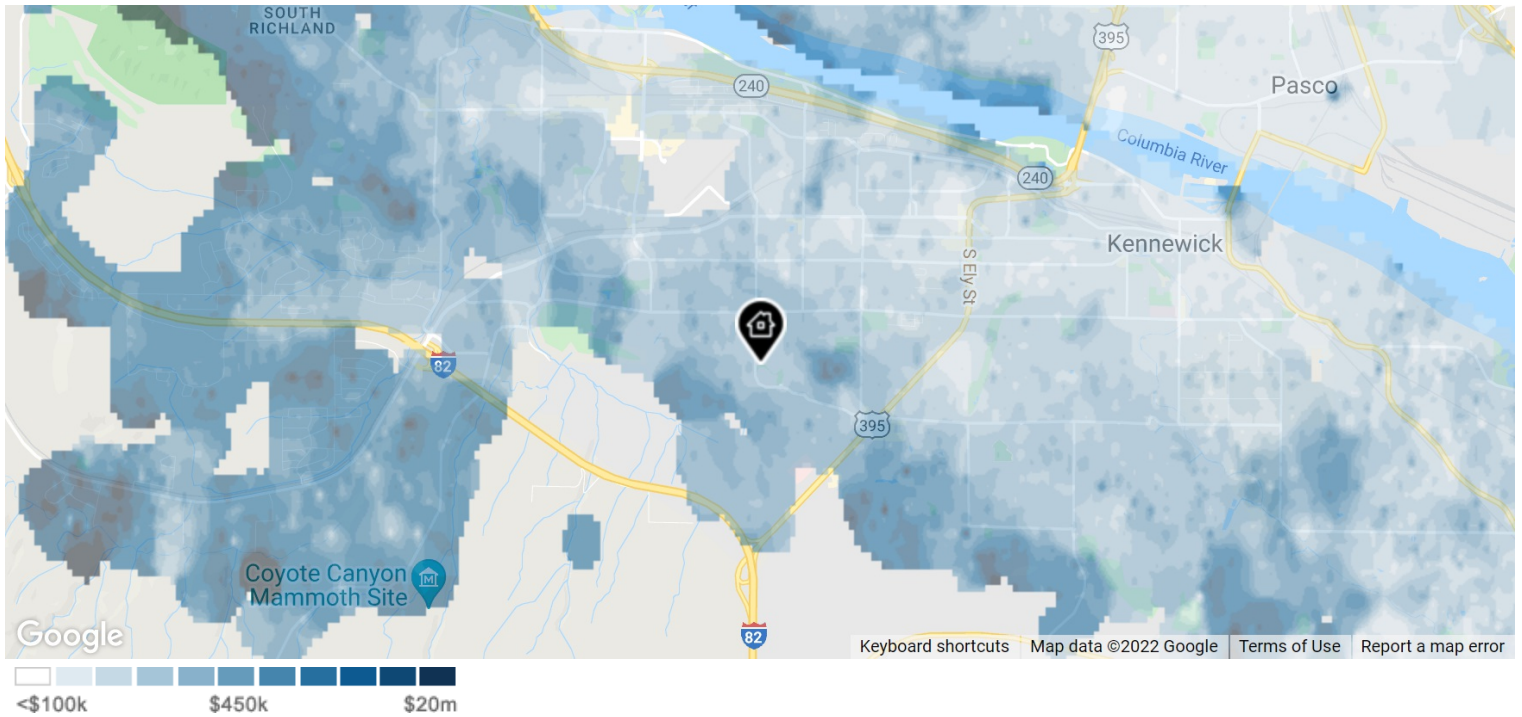
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

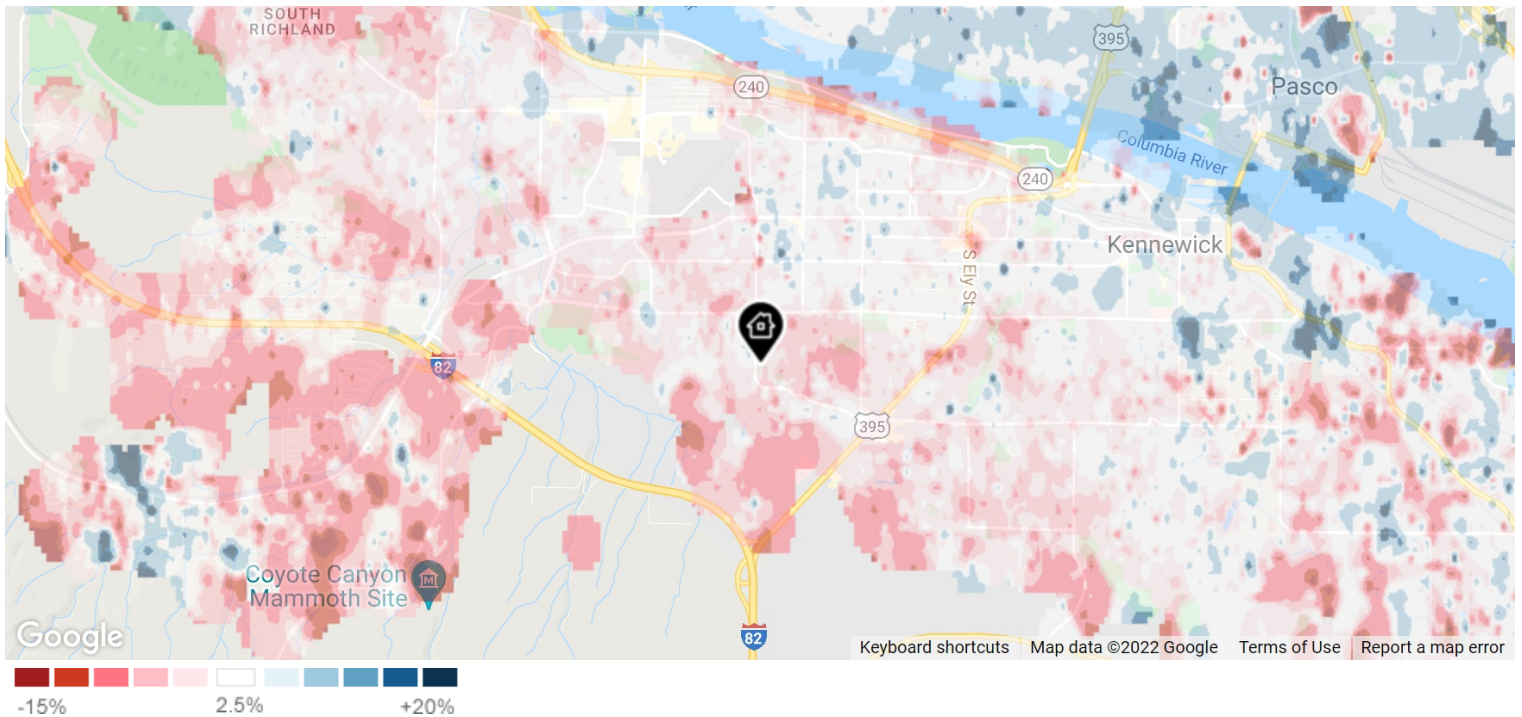
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



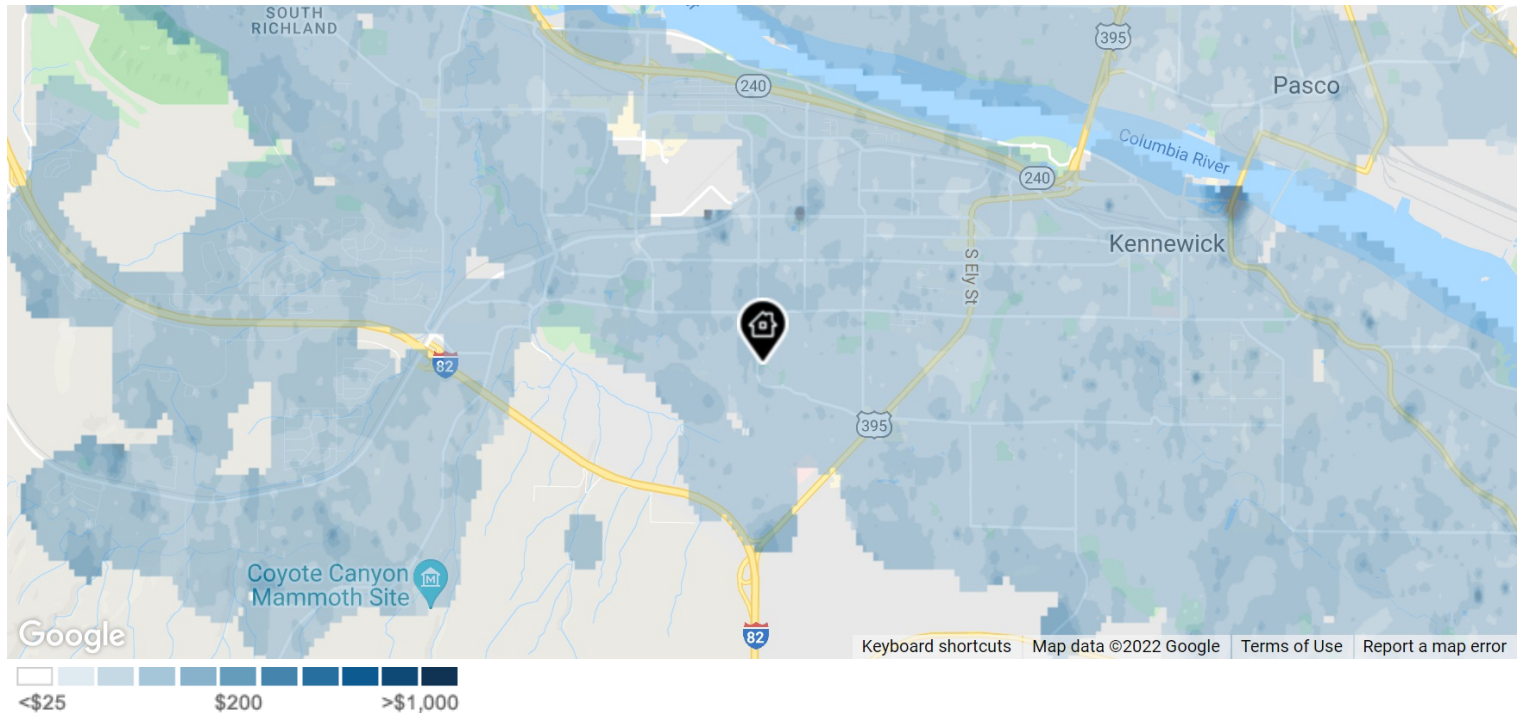
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Neighborhood: Housing Stats and Charts

	99338	Benton County	Washington	USA
Median Estimated Home Value	\$499K	\$402K	\$561K	\$313K
Estimated Home Value 12-Month Change	+17.2%	+18.5%	+22%	+20.9%
Median List Price	\$507K	\$453K	\$430K	\$135K
List Price 1-Month Change	-0.5%	-1.5%	+1.5%	0%
List Price 12-Month Change	+23.8%	+25.9%	+16.2%	+3.9%
Median Home Age	19	36	43	42
Own	91%	69%	63%	64%
Rent	9%	31%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$374M	\$9.49B	\$307B
% Change in Permits for All Buildings	—	+2%	0%	+13%
% Change in \$ Value for All Buildings	—	+2%	-7%	+10%

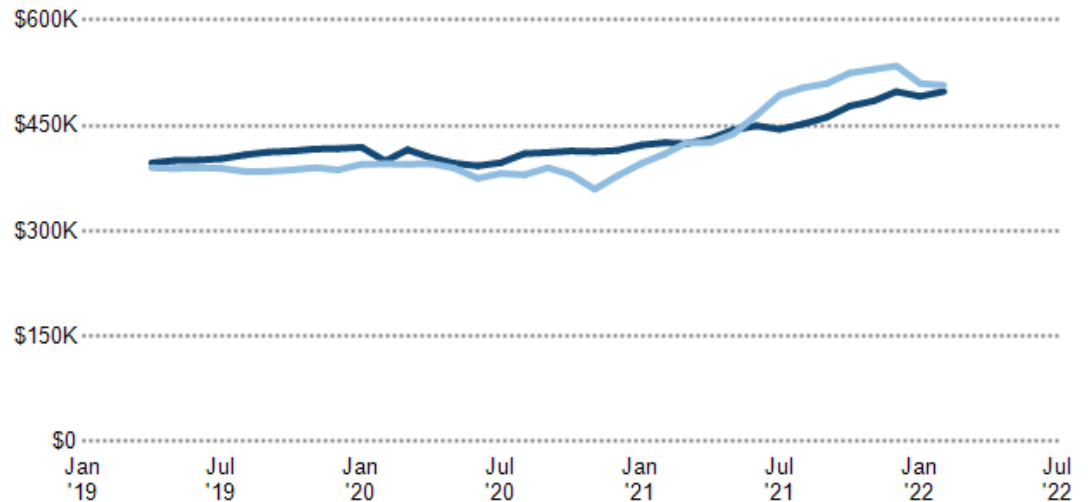
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

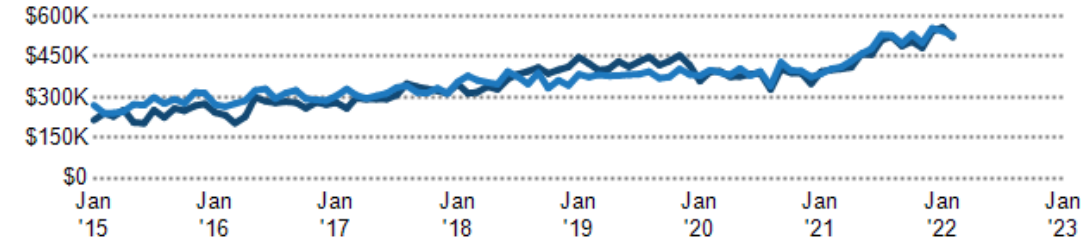
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

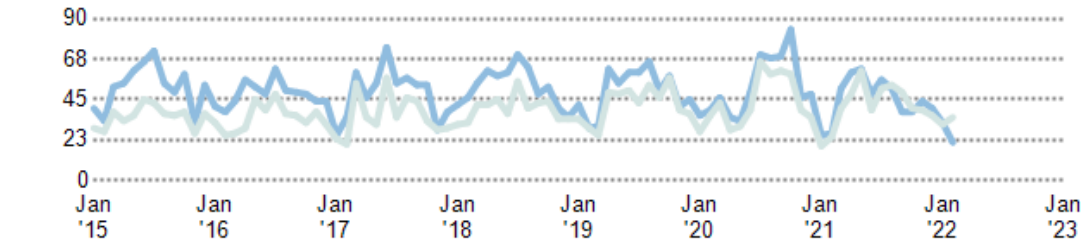
Update Frequency: Monthly



Median Sales Price



Sales Volume

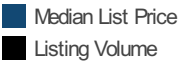


Median Listing Price vs. Listing Volume

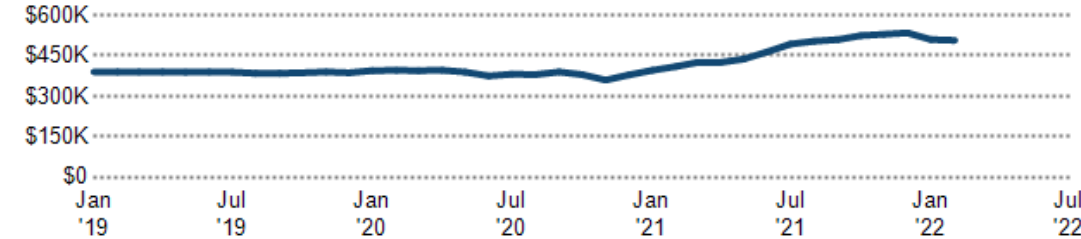
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

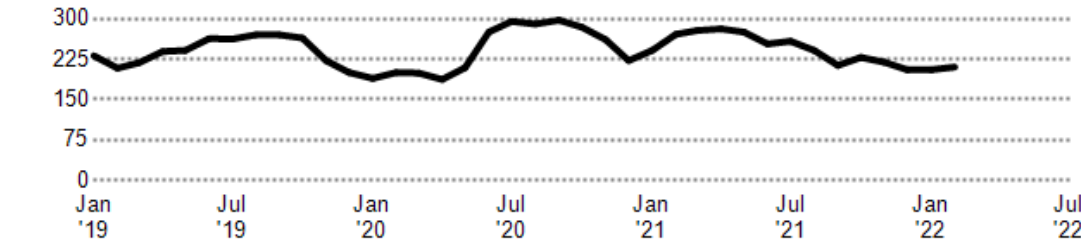
Update Frequency: Monthly



Median List Price



Listing Volume



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

1,710 sq. ft. \$388,280

Comps

1,800 - 2,000 sq. ft. \$402,333

1,600 - 1,800 sq. ft. \$390,000

1,400 - 1,600 sq. ft. \$386,000

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$97K 1

Comps

\$125K - \$150K 3

\$100K - \$125K 2

\$75K - \$100K 1

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$227 1

Comps

\$240 - \$270 2

\$210 - \$240 2

\$180 - \$210 2

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$388K 1

Comps

\$360K - \$420K 6

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

18 yrs 1

Comps

20 - 25 yrs 2

15 - 20 yrs 2

10 - 15 yrs 2

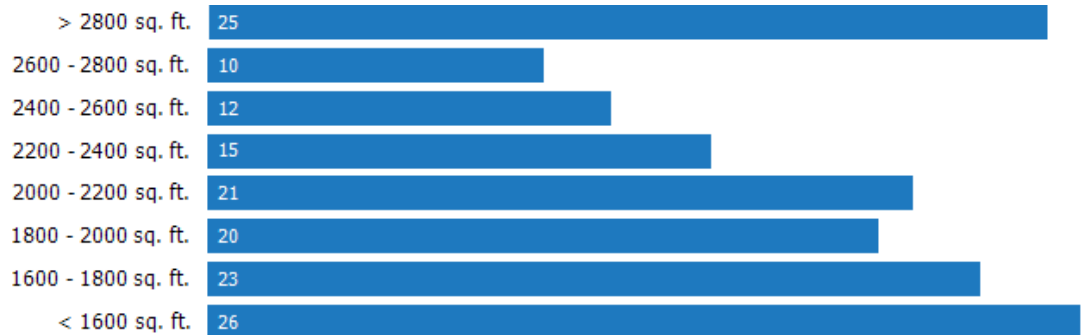
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	99338	Benton County	Washington	USA
Population	15.2K	198K	7.4M	325M
Population Density per Sq Mi	345	116	111	—
Population Change since 2010	+34.2%	+16.5%	+12.8%	+7.7%
Median Age	34	36	38	38
Male / Female Ratio	51%	50%	50%	49%

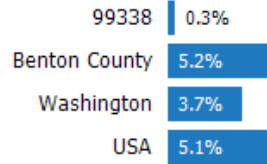
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

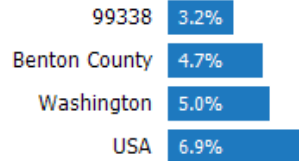
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



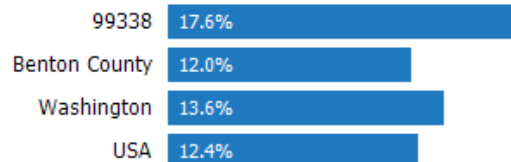
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

99338



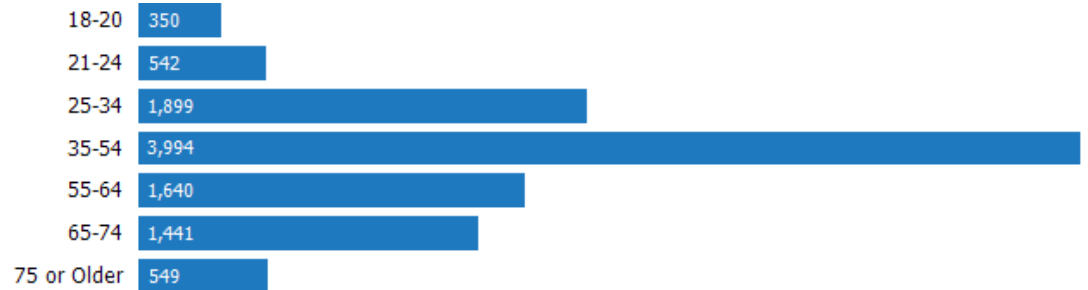
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

99338



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

99338



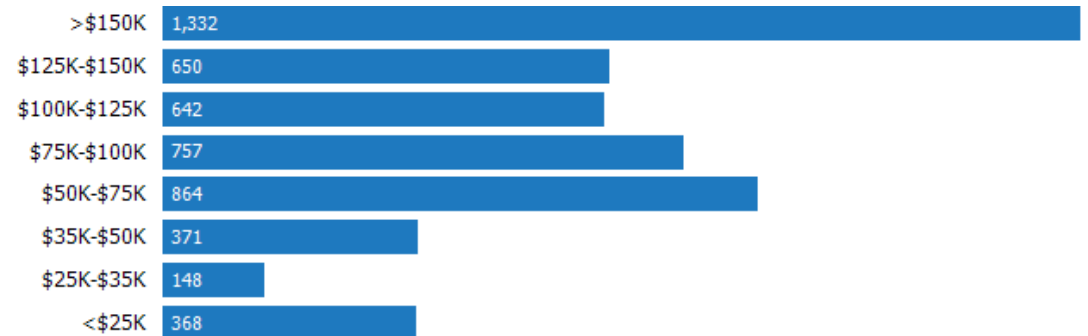
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

99338



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	99338	Benton County	Washington	USA
Income Per Capita	\$44,090	\$32,882	\$38,915	\$34,103
Median Household Income	\$102,259	\$69,023	\$73,775	\$62,843
Unemployment Rate	—	4.2%	4%	3.9%
Unemployment Number	—	4.37K	157K	—
Employment Number	—	100K	3.81M	—
Labor Force Number	—	104K	3.97M	—

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

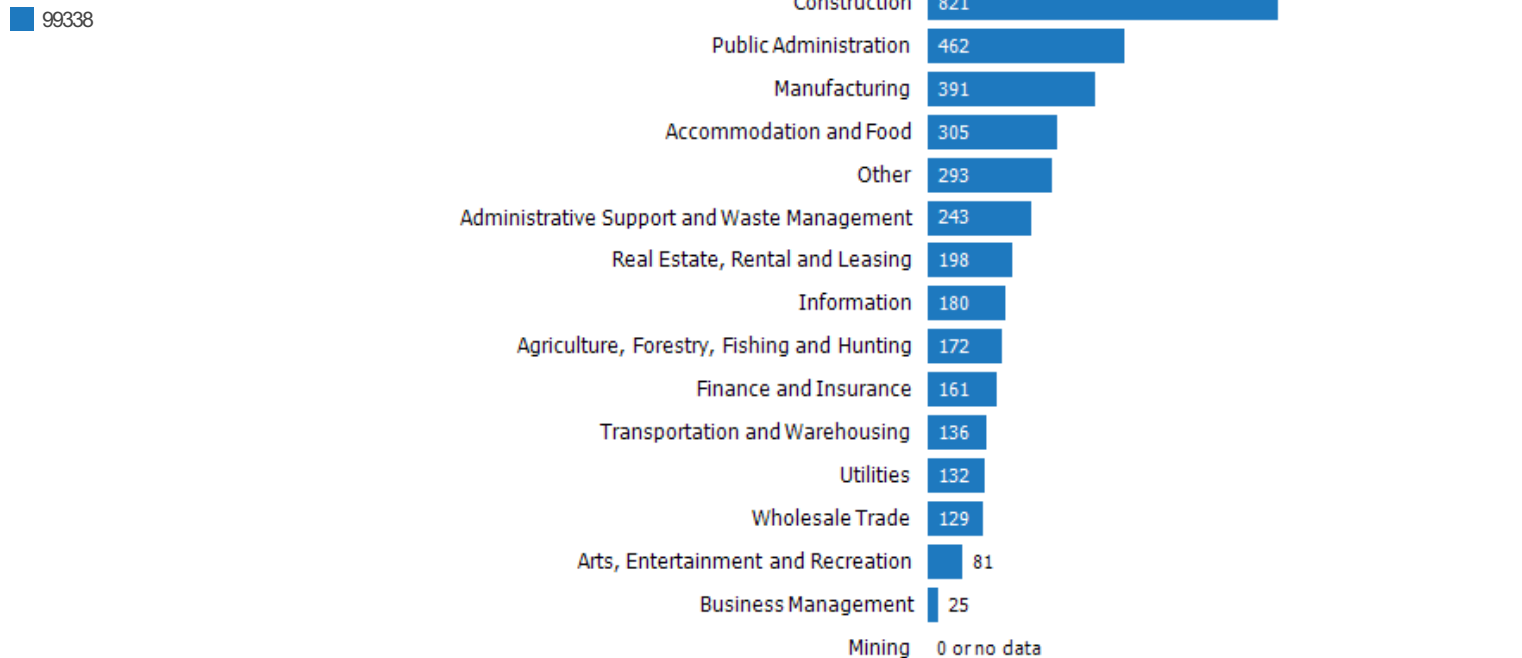


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 99338

	99338	Benton County	Washington	USA
Elevation (in feet)	1,152	1,103	—	—
Annual Rainfall (in inches)	8.5	8.5	42.2	—
Annual Snowfall (in inches)	12.48	10.41	41.23	—
Days of Full Sun (per year)	83	83	76	—
Travel Time to Work (in minutes)	—	22	28	27
Water Quality - Health Violations	—	0	—	—
Water Quality - Monitoring and Report Violations	—	2	—	—
Superfund Sites	0	5	128	2,417
Brownfield Sites	No	Yes	Yes	Yes

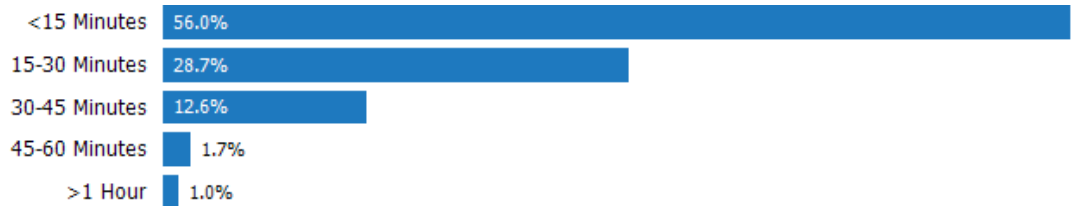
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

99338



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Ridge View Elementary School

School Details

Name
Ridge View Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Kennewick School District

Address
7001 West 13Th Avenue,
Kennewick, WA 99338

Phone
(509) 734-3650

School Facts

Ridge View Elementary School

Kennewick School District

Overall Grade

B+

B-

Total Enrollment

415

19,187

Students per Teacher

70280:1

18:1

Students in Free Lunch Program

32%

0%

Academic Grade

B+

B-

Average GPA

—

3.44 (out of 2367 responses)

Math Proficiency

67%

43%

Reading Proficiency

72%

58%

Gifted Students

8%

—

AP Enrollments

—

—

Graduation Rate

—

77%

Average ACT Score

—

27 (out of 102 responses)

Average SAT Score

—

1,140 (out of 551 responses)

Teacher Grade

B+

C+

Average Teacher Salary

\$15

\$70,280

Teachers in 1st or 2nd Year

6%

8%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Southridge High School

School Details

Name
Southridge High School

Level
High

Type
Public

Grades Served
9-12

School District
Kennewick School District

Address
3320 Southridge
Boulevard, Kennewick, WA
99338

Phone
(509) 734-3800

School Facts

Southridge High School

Kennewick School District

Overall Grade

B+

B-

Total Enrollment

1,775

19,187

Students per Teacher

70280:1

18:1

Students in Free Lunch Program

54%

0%

Academic Grade

B

B-

Average GPA

3.43 (out of 814 responses)

3.44 (out of 2367 responses)

Math Proficiency

36%

43%

Reading Proficiency

78%

58%

Gifted Students

1%

—

AP Enrollments

—

—

Graduation Rate

85%

77%

Average ACT Score

25 (out of 43 responses)

27 (out of 102 responses)

Average SAT Score

1,110 (out of 192 responses)

1,140 (out of 551 responses)

Teacher Grade

C+

C+

Average Teacher Salary

\$25

\$70,280

Teachers in 1st or 2nd Year

3%

8%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 7/23/2021 by Alum

I came into Southridge never attended a public school before, so I was scared to say the least. I had went to a private Lutheran school from Preschool to 8th grade as a matter of fact. In 8th grade, I had about 14 other classmates, and going to Southridge I had about 400 classmates. It was a big adjustment, and it went amazingly. I opened up, did sports, made tons of friends, and chose my career path. My teachers at Southridge were outstanding, and I would recommend SHS to anyone and everyone.

Posted: 4/27/2021 by Freshman

I love this school so much, Everyone is always there for each other and teachers are always available to help and answer any questions at all !

Posted: 3/26/2021 by Senior

This year is mine last year and I am sad, Because Southridge high school is a great school! I love all the teachers they are really the nicest people ever. Also we can't forget about the paraeducator they too are very kind, caring and helpful. The best times in school was are whoop whoop days every Friday some teachers would be selected to receive a little treat something small but I love to see the teacher happy. All teacher want to see you success in life they is so much help they offer to help you success.

Posted: 3/14/2021 by Senior

I absolutely loved the friendliness and welcoming spirit of all the staff and students at Southridge. It always provided a safe, inclusive, and exciting atmosphere. It was an amazing place for students to learn, thrive, become involved, and prepare for their futures. I had a wonderful time at Southridge and will miss it when I go!

Posted: 2/11/2021 by Alum

I would say that Southridge itself was pretty good. I really enjoyed the people and the teachers. I especially loved the team spirit. My only complaint was some of the teachers would express their frustration about being at Southridge teaching. Some days I heard more complaints from teachers than students. It made for kind of a bad day as teachers often took their frustration out on students in harsh tones or inappropriate comments. Otherwise I loved it!

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

