

Detailed Property & Market Report

34003 State Route 507 S, Roy, WA 98580

SUBJECT PROPERTY	PRELIMINARY MARKET VIEW
Single-family residence 3 bedrooms 2 baths (1 full + 1 three-quarter) 1,678 finished sq. ft. One story 0.51-acre level lot 1-car attached garage Built 1975 Effective/renovated year 1992 APN 0217211033 Pierce County Community: McKenna / Roy Yelm School District	Most recent sale: \$380,000 on Aug. 27, 2025 2026 assessed value: \$428,300 Latest Redfin estimate reviewed: about \$427,000 Redfin estimated sale range: about \$406,000-\$492,000 Working planning range: \$410,000-\$450,000 Potential improved-condition range: \$450,000-\$475,000

Executive Summary

The subject is an older, one-level 3-bedroom home on a half-acre lot just south of the McKenna area. Its strongest functional features are the one-story layout, attached garage, RV parking, deck, two wood-burning fireplaces, level site, metal roof, and a room mix that includes a den/office and utility room. The main valuation challenge is condition: the 2025 MLS specifically classified the home as a **fixer**, and the property sold for \$380,000 only about one year ago. That recent arm's-length sale is an important anchor when evaluating higher nearby sales.

Current automated values are mixed, ranging from the upper-\$300,000s to the low-\$400,000s depending on source and date. More recent Roy sales around the subject's size generally land in the low-to-mid \$400,000s when they are older or more basic, while newer, more updated, or larger-acreage properties can sell well above \$500,000. On that evidence, **\$410,000-\$450,000 is a reasonable current planning range until condition is inspected**. A substantially renovated subject could justify testing the \$450,000-\$475,000 range, but the condition improvements would need to be documented and visible.

Key Strengths & Watch Items

Strengths	Watch Items / Possible Value Discounts
• One-story layout • 3 bedrooms + den/office • Metal roof • Attached garage + RV parking • Deck and partial fencing • Level half-acre lot • Two wood-burning fireplaces • Low modeled flood/fire/wind risk	• 1975 construction • MLS condition: fixer • State Route 507 exposure/access • Shared well and septic • No cooling system shown • Older mechanical/finish risk • Prior sale at \$380,000 is very recent • Source discrepancies in historic records

Property Details

Category	Details
Property Type	Single-family residence; one story; built on lot; poured-concrete foundation.
Living Area	1,678 sq. ft. finished. MLS/public records identify 3 bedrooms, all on the main level.
Bathrooms	2 total: 1 full bath and 1 three-quarter bath; both on main level.
Room Mix	Den/office, entry hall, kitchen with eating space, living room, primary bedroom, utility room, two additional bedrooms, full bath and three-quarter bath.
Interior	Dining room; 2 wood-burning fireplaces; laminate and vinyl flooring; electric water heater.
Appliances Included in 2025 MLS	Dishwasher, microwave, refrigerator, stove/range.
Heating / Cooling	Electric forced-air heating. No cooling system shown in the 2025 listing data.
Garage / Parking	1-car attached garage; about 442 sq. ft. garage area reported; RV parking.
Exterior	Metal/vinyl construction; metal roof; deck; partial fencing; territorial view reported.
Lot	0.51 acre; level topography; paved/dirt-road references appear in listing data.
Utilities	Puget Sound Energy electric; shared well; septic tank.
HOA	No HOA dues shown by public portals.
Parcel / Zoning	APN 0217211033. Redfin reports R10 - Rural 10 zoning under Pierce County jurisdiction.

Location, Schools & Lifestyle Indicators

Schools / Area	Environmental / Lifestyle Indicators
Community: McKenna / Roy School district: Yelm McKenna Elementary: about 0.7 mi Yelm Middle School: about 2.7 mi Yelm High School: about 3.5 mi The setting is rural and car-dependent; public portals describe minimal walkability and limited bicycle infrastructure.	Flood Factor: 1/10 - minimal modeled risk Fire Factor: 1/10 - minimal modeled risk Heat Factor: 3/10 Wind Factor: 1/10 - minimal modeled risk Air Factor: 6/10 - more material than the other modeled risks These are third-party modeled indicators, not insurance determinations.

Property Sale, Listing & Assessment History

Public real-estate portals do not fully agree on the older transfer history. Rather than choosing one record and hiding the discrepancy, this report shows the conflicting source records explicitly.

Date	Event	Price / Value	Source / Comment
Aug. 27, 2025	Sold - MLS #2426530	\$380,000	NWMLS/Redfin/Trulia/Zillow. 2025 MLS condition was 'Fixer'. Buyer financing shown as conventional.
Aug. 27, 2025	Listed / entered in MLS	\$380,000	Redfin displays same-day list and sale. Zillow shows 1 cumulative day; Trulia displays 212 cumulative days, so marketing-history data conflicts.
Mar. 17, 2014	Public-record sale	\$136,719	Zillow and Trulia show this transfer. Redfin's visible sale-history table does not.
Jul. 2, 1991	Public-record sale	\$147,000	Redfin displays this older transfer. Zillow/Trulia visible tables do not.
1975	Original construction	-	Public records.
1992	Renovation / effective year	-	Public records show renovated/effective year 1992.

Tax & Assessment History

Year	Property Tax	Land	Improvements	Total Assessment
2026	\$3,403	\$152,200	\$276,100	\$428,300
2025	\$3,501	\$152,200	\$276,100	\$428,300
2024	\$4,130	\$142,700	\$290,700	\$433,400
2023	\$3,912	\$130,500	\$247,600	\$378,100
2022	\$3,744	\$135,900	\$264,800	\$400,700
2021	\$3,767	\$94,100	\$241,100	\$335,200
2020	\$3,614	\$83,600	\$203,000	\$286,600

Automated Valuation Indicators

Source	Estimate	Timing / Note
Redfin	~\$427,000	Latest detailed page reviewed; Redfin also shows an estimated sale range of roughly \$406,000-\$492,000.
Homes.com	~\$415,000	Current estimate shown on the sold-property page reviewed.
Trulia	\$376,700	Estimate dated June 29, 2026.
Zillow	\$373,800	Older crawl; useful only as a lower, stale indicator.
2026 Assessment	\$428,300	Tax assessment, not a market appraisal.

Recent Sold Comparable Properties

The table below emphasizes nearby Roy/McKenna sales with similar bedroom count and broadly similar size. No comp is identical. The subject's 1975 age, fixer condition, half-acre site, highway exposure, shared well and septic require judgment when comparing it with newer or more improved homes.

Address	Sold	Beds/Baths	Sq. Ft.	\$/Sq.Ft.	Why It Matters
32615 82nd Ave S, Roy	Aug. 4, 2026 \$440,000	3 / 2	1,680	\$262	Very strong size/age benchmark. Public record shows 1974 build; listing reduced from \$500K to \$425K before sale. Lot is much larger at about 2.27 acres.
32816 82nd Ave S, Roy	Jun. 29, 2026 \$422,000	3 / 1	1,520	\$278	Older/smaller lower-end benchmark. Similar rural submarket.
29527 82nd Ave Ct S, Roy	Jun. 26, 2026 \$490,000	3 / 2	1,508	\$325	Smaller than subject but stronger sale price; suggests condition/location can create a sizable premium.
32314 71st Ave S, Roy	Mar. 31, 2026 \$446,000	3 / 2	1,782	\$250	Very similar size, but manufactured home on 1.36 acres. Useful price anchor, not same construction type.
34809 93rd Ave Ct S, Roy	May 8, 2026 \$590,000	3 / 2.5	1,692	\$349	Nearly identical size, but newer/superior and generally stronger features. Primarily an upper-bound comp.
9504 347th St S, Roy	Feb. 2, 2026 \$640,000	3 / 2	2,146	\$298	Larger and substantially stronger. Useful to show the premium for better condition/size.
3105 347th St S, Roy	Aug. 5, 2026 \$515,000	3 / 2	1,400	\$368	Recent sale; smaller but likely superior condition. Upper indication rather than direct match.

Sold-Comp Interpretation

The single most useful recent benchmark is **32615 82nd Ave S**: it is essentially the same size and age and sold for \$440,000 in August 2026 after several price reductions. Its much larger acreage gives it an advantage over the subject, which supports keeping the subject below that sale unless the subject has received meaningful improvements. The \$422,000 and \$446,000 sales reinforce a low-to-mid \$400,000 zone, while \$490,000-\$640,000 sales generally represent better condition, newer homes, larger sites, or superior features.

Current Listing Competition

Active listings matter because buyers will compare the subject with what they can purchase today. These asking prices are not closed values, but they help establish the current competitive ceiling and floor.

Address	List Price	Beds/Baths	Sq. Ft.	\$/Sq.Ft.	Comp Notes
29428 85th Ave Ct S, Roy	\$455,000*	3 / 2	1,415	\$322	About 0.45 acre; good functional match on bedroom/bath/lot profile but smaller. Portal prices have recently shown roughly \$455K-\$465K.
33924 89th Ave Ct S, Roy	\$449,950	3 / 2	1,848	\$244	1 acre, manufactured home, updated features, shop/outbuildings and RV parking. Useful lower/mid competitive benchmark.
8903 336th St S, Roy	\$479,950	3 / 2	1,296	\$370	Smaller home near McKenna; higher asking \$/sf implies condition/location premium.
3119 347th St S, Roy	\$550,000	3 / 2	1,716	\$321	Very similar size but built 2008. Newer construction supports a material premium over subject.
9117 336th St S, Roy	\$649,950	3 / 2	1,627	\$399	Built 1998 and priced well above subject's likely range; shows upper end for better/newer nearby inventory.

*Current portal/broker pages reviewed showed slightly different asking prices for 29428 85th Ave Ct S; the report uses \$455,000 as the lower current figure and notes the recent \$465,000 display.

Pricing Position

As-Is / Limited Improvement	Average Market-Ready Condition	Materially Renovated
\$400,000-\$425,000	\$425,000-\$450,000	\$450,000-\$475,000
Recent 2025 sale and fixer history remain major anchors.	Supported by 2026 assessment, Redfin estimate and lower/mid sold comps.	Requires visible improvements to justify competing with newer/stronger listings.

Recommended Listing-Preparation Questions

Before choosing a final list price, I would verify: roof age/condition despite the metal roof; septic age/service history; shared-well agreement and water quality/flow documentation; heating-system age; electrical panel; windows; kitchen/bath updates; flooring; paint; garage condition; deck condition; fencing; drainage; any permits for the 1992 renovation or later work; and exactly what has changed since the August 2025 purchase.

Overall Market Conclusion

Working Market Range	\$410,000 - \$450,000
Planning midpoint before a physical condition review:	About \$430,000
Potential range if the home has been materially renovated and presents well:	\$450,000 - \$475,000

Why This Range

The subject's 2025 \$380,000 purchase is too recent to ignore, especially because the MLS called the property a fixer. At the same time, its 2026 assessment is \$428,300, the latest Redfin estimate reviewed is approximately \$427,000, and a nearly same-size/same-age Roy home sold for \$440,000 in August 2026. That combination supports a meaningful increase from the 2025 purchase price, but not automatically the \$500,000-\$650,000 levels achieved by newer, larger, better-improved or larger-acreage homes.

A local listing agent with access to full NWMLS remarks, concessions, photos and condition notes should perform a current CMA and inspect the property before setting a list price. If the owners have completed substantial repairs or updates since purchase, photos and a documented improvement list would be especially important because they can justify moving the subject away from its 2025 'fixer' baseline.

Data Quality Notes

Public portals sometimes display different estimates, market times and older transfer records. Examples in this property include conflicting older sale-history entries (1991 versus 2014 visibility) and conflicting cumulative-days-on-market displays for the 2025 transaction. Those differences are disclosed rather than silently reconciled. Closed MLS data, title records, assessor records and a current physical inspection should control where precision matters.

Primary Sources Reviewed

- Redfin / NWMLS-derived subject property page and property-detail history.
- Zillow and Trulia subject pages for historical transfers, nearby inventory and source cross-checking.
- Homes.com sold-property pages for an additional automated-value and market-history check.
- Redfin, Zillow, Trulia and Realtor.com current Roy/McKenna listing and recently sold pages for active and closed comparables.
- Third-party First Street climate-risk indicators as displayed by Redfin.

Important: This report is an informational real-estate finance and market-planning document. It is not an appraisal, broker price opinion, title report, inspection, environmental report, zoning opinion or guarantee of sale price. Property facts, automated estimates, listing prices and market status can change and should be independently verified before a transaction.