



RPR®

2204 Hill Dr Grandview Wa Report

2204 Hill Dr Grandview, WA 98930

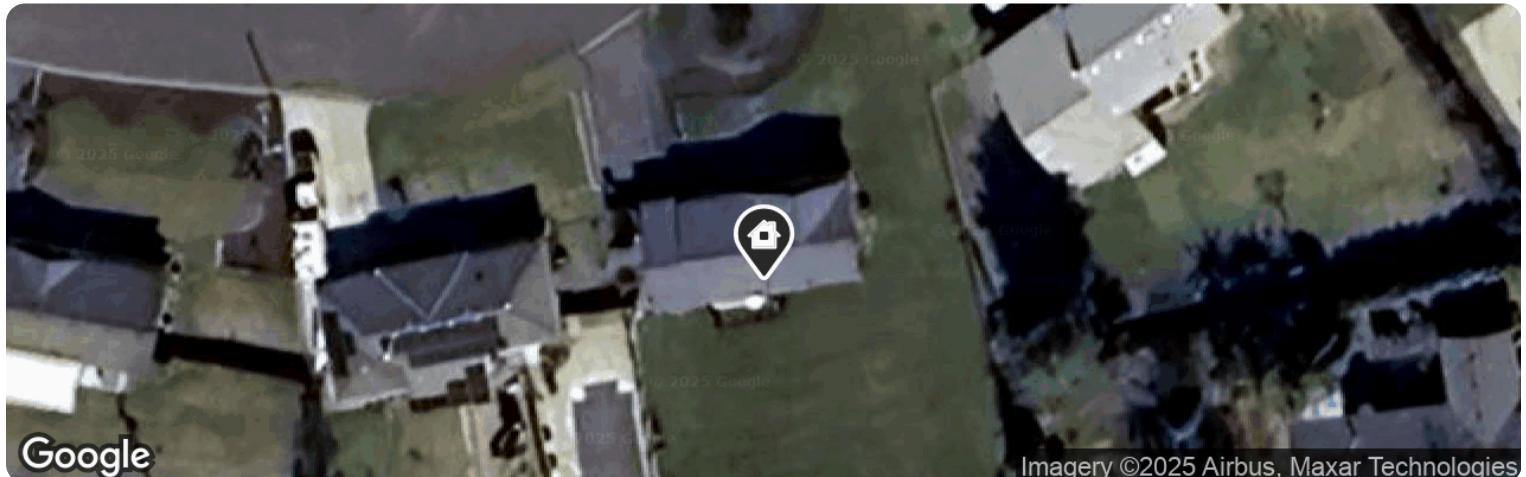


William Spencer

Washington Appraisal License #1701894

📞 Work (509) 628-0940

2204 Hill Dr, Grandview, WA 98930



Off Market / Public Record · Public Record

Closed Price

Closed Price not available

RVM®

\$219,160

RVM® Updated 3/9/2025

RVM® Estimated Range

\$195.1K \$243.3K

RVM® Confidence



RVM® Month Change

↓ \$28,210

RVM® Year Change

↓ 32.3%



3 Beds



2 Baths



1,096 Sq Ft



0.38 Acres

Basic Facts

Type

Single Family

Zoning

R1

Year Built

1970

Land Use

Single Family Residential

Price by SqFt

\$200 per sq ft

APN/TaxID

230922-32419

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	—
Property Subtype	Single Family Residential	—
Bedrooms	3	—
Total Baths	2	—
Full Baths	1	—
Partial Baths	1	—
Living Area (sq ft)	1,096	—
Building Area (sq ft)	1,096	—
Lot Size	0.38 acres	—
Lot Dimensions	16553 SF	—
Garage	Yes	—
Garage (spaces)	1	—
Year Built	1970	—
Style	Ranch\Rambler	—
Roofing	Composition Shingle	—
Heating	Heat Pump	—
Fireplaces	1	—
Basement	Improved Basement (Finished)	—
Foundation	Concrete Block	—
Exterior Walls	Wood	—
Number of Units	0	—
Number of Stories	1 story with Basement	—

2204 Hill Dr, Grandview, WA 98930

Interior Features

PUBLIC

Base Area	1096 sq ft	Basement	1096 sq ft
Basement Finished	292 sq ft	Floor Cover	Carpet
Garage	336 sq ft	Heating Fuel Type	Electric
Number of Plumbing Fixtures	7		

Exterior Features

PUBLIC

Topography	Level grade	Lot Size - Square Feet	16,553 sq ft
Lot Size - Acres	0.38 acres	Neighborhood Code	GV
Water	Municipal	Sewer	Municipal
Effective Year Built	1977	Building Condition	Average
Building Quality	C	Patio	260
Wood Deck	364		

Legal Description

Parcel Number	230922-32419	County	Yakima County
Zoning	R1	Census Tract	530770019.023028
Carrier Route	R003	Abbreviated Description	APPLEWAY MANOR LOT 20 APPLEWAY MANOR LOT 20
Current Use	Single Family Residential		

Owner Facts

Owner Name (Public)	DIANE MARIE BECK	Owner Name 2 (Public)	DENISE ARLENE STAFFORD
Mailing Address	2204 Hill Dr Grandview WA 98930-9421	Owner Occupied	Yes

Location Details

Flood Zone X (unshaded)

Public Record History

Deed

Contract Date	1/27/2009
Recording Date	2/17/2009
Document Type	Quit Claim Deed (non-arm's length)
Buyer ID	Individual(s)
Price Code Description	Non-arms length transaction.
Buyer Vesting	Tenants in Common
Seller Name	HENRY G FRANK, KARMA J FRANK
Seller ID	Husband and Wife
Document #	7642335
Title Company Name	NONE AVAILABLE

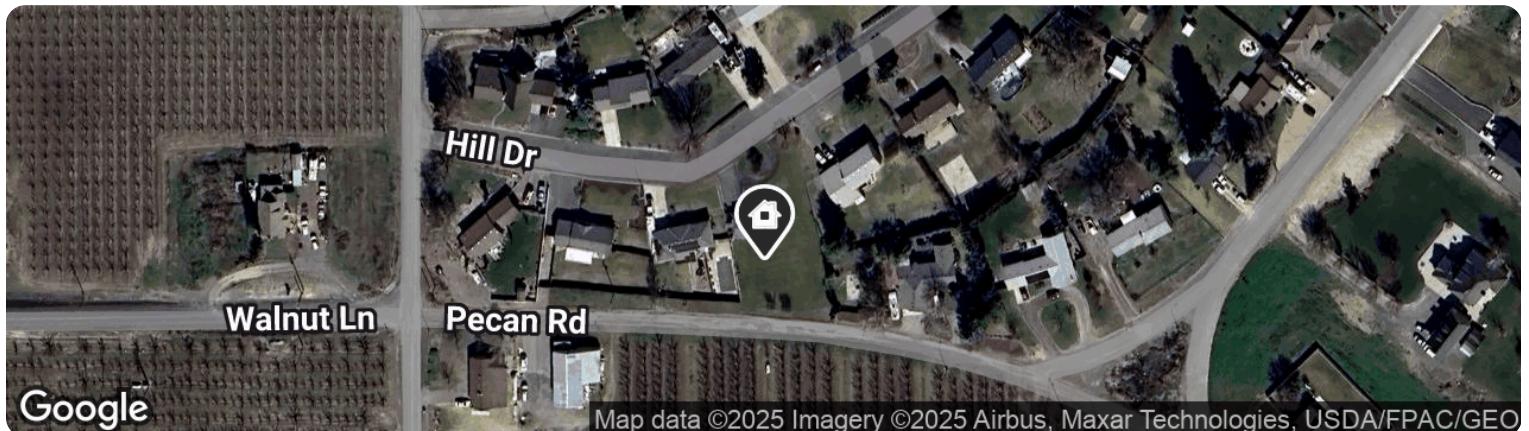
Tax

Assessment Year	2024	2023	2022	2014	2012
Assessed Value - Land	\$56,200	\$45,600	\$35,100	\$26,000	-
Assessed Value - Improvements	\$243,100	\$165,600	\$156,600	\$86,800	-
Total Assessed Value	\$299,300	\$211,200	\$191,700	\$112,800	-
Assessor Market Value Year	2024	2023	2022	2014	-
Assessor Market Value - Land	\$56,200	\$45,600	\$35,100	\$26,000	-
Assessor Market Value - Improvements	\$243,100	\$165,600	\$156,600	\$86,800	-
Total Assessor Market Value	\$299,300	\$211,200	\$191,700	\$112,800	-
Tax Rate Code Area	440	440	440	440	440
Total Tax Amount	\$2,591	\$2,093	\$2,178	-	\$1,427

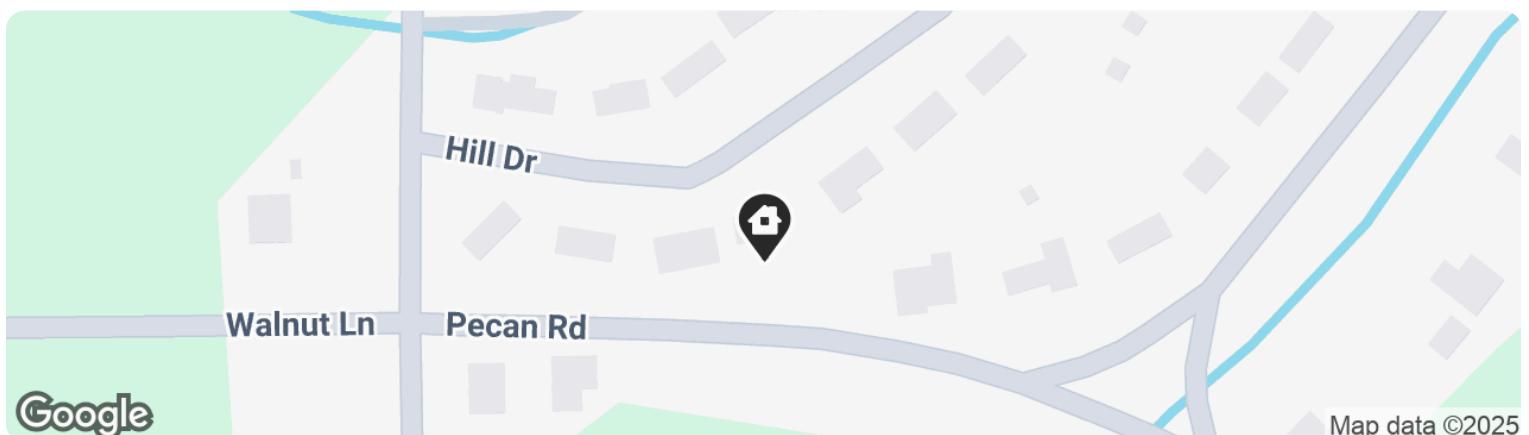
2204 Hill Dr, Grandview, WA 98930

Maps

Aerial



Road



Market Trends

Market Trends for Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

February 2025

Market Type



**Seller's
Market**

Balanced
Market

**Buyer's
Market**

Key Details

Months of Inventory

1.91

13.18% MoM

Sold to List Price %

100.4%

1.88% MoM

Median Days in RPR

34

69.91% MoM

Median Sold Price

\$384,900

6.63% MoM

February 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

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

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

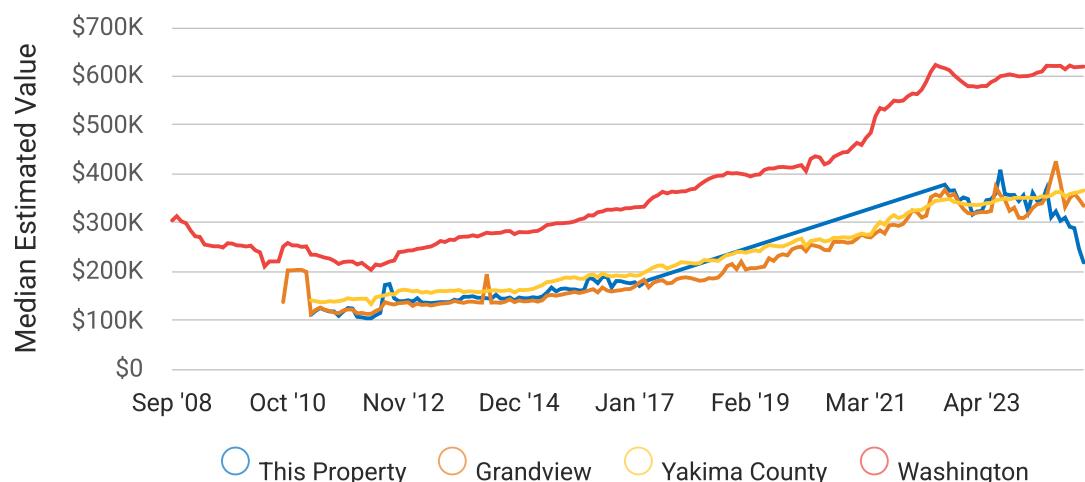
\$335,040

Last Month Change

-3.9%

12 Month Change

+5.6%



2204 Hill Dr, Grandview, WA 98930

February 2025 New Listings

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$352,250

 6% Month over Month



February 2025 Active Listings

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$379,500

 1.2% Month over Month



2204 Hill Dr, Grandview, WA 98930

February 2025 New Pending Listings

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$315,000

 19.8% Month over Month



February 2025 Sold Listings

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$384,900

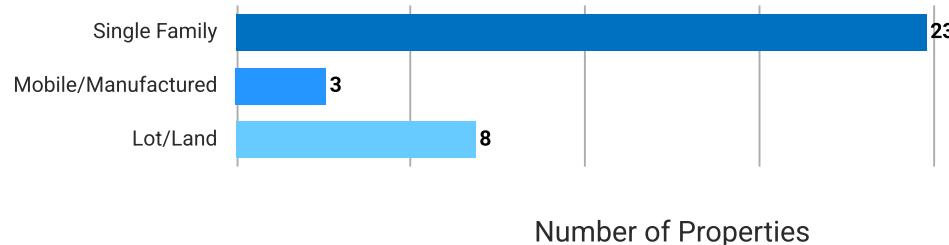
 6.6% Month over Month



2204 Hill Dr, Grandview, WA 98930

Listing Inventory in Grandview, WA 98930

This chart shows the number of For Sale listings in a ZIP code by Property Type.

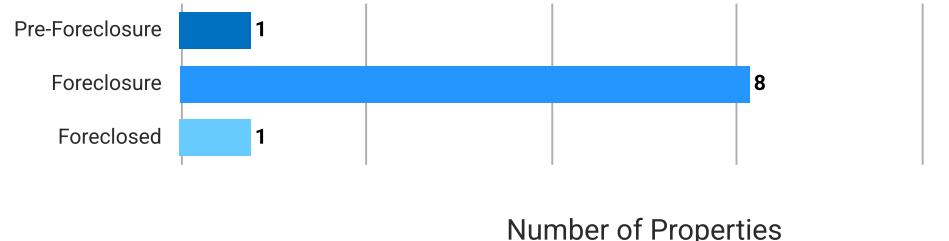


Source: On- and off-market listings sources

Update Frequency: Daily

Inventory of Distressed Properties in Grandview, WA 98930

This chart shows the count of distressed properties (all stages of foreclosure) in a ZIP code. This chart includes listed and off-market properties.



Source: Public records and MLS data where licensed

Update Frequency: Daily

February 2025 Months Supply of Inventory

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly



2204 Hill Dr, Grandview, WA 98930

February 2025 Sold Public Records

Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

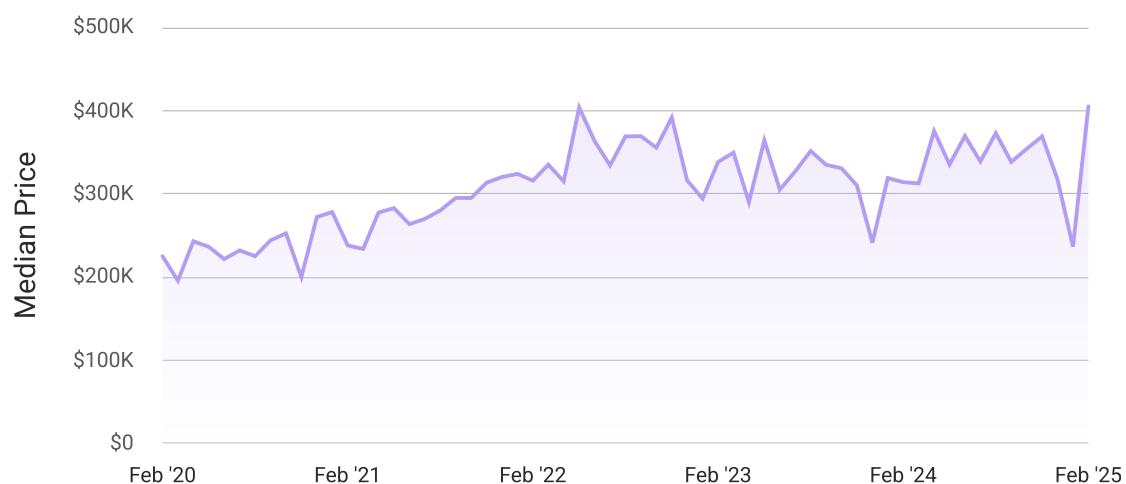
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

Median Sold Price - \$405,000

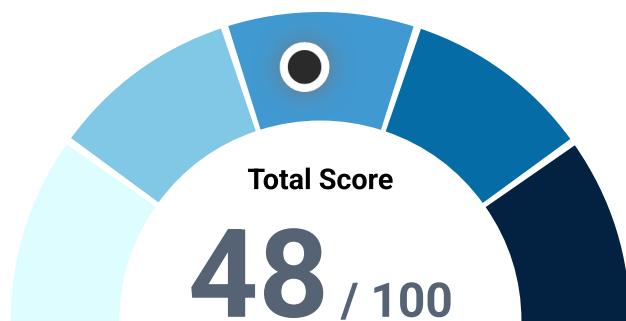
 71.2% Month over Month



Neighborhood

AARP Livability™ Index for 98930

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



A score over 50 is above average

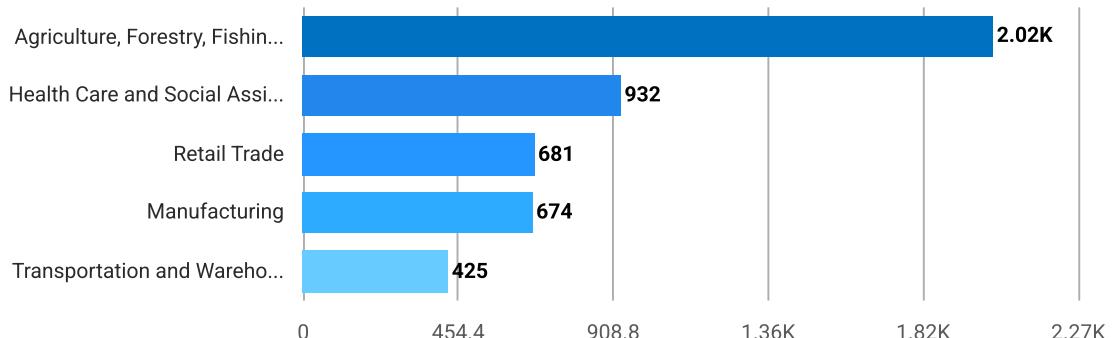
Housing Affordability & Access	59
Neighborhood Access to Life, Work & Play	45
Transportation Safe & Convenient Options	52
Environment Clean Air & Water	50
Health Prevention, Access & Quality	38
Engagement Civic & Social Involvement	35
Opportunity Inclusion & Possibilities	57

Top 5 Occupations in 98930

This graphic shows the top five categories of employment within a market area.

Source: U.S. Census

Update Frequency: Annually



Housing Facts & Stats

	98930	Yakima County	Washington	USA
Median Estimated Home Value	\$335K	\$366K	\$620K	\$368K
Est. Home Value 12-Mo. Change	+5.6%	+4.2%	+3.2%	+2.3%
Median List Price	\$380K	\$405K	\$549K	-
List Price 1-Month Change	+1.2%	+1.5%	+4.6%	-
List Price 12-Month Change	+3.7%	-1.2%	+3.6%	-
Median Home Age	48	53	45	44
Own	59%	62%	64%	65%
Rent	41%	38%	36%	35%
\$ Total Value (of all buildings for which permits were issued)	-	\$152.46M	\$9.52B	\$365.37B
% Change in permits (for all buildings)	-	+6%	-12%	-6%
% Change in \$ value (for all buildings)	-	+10%	-15%	-5%

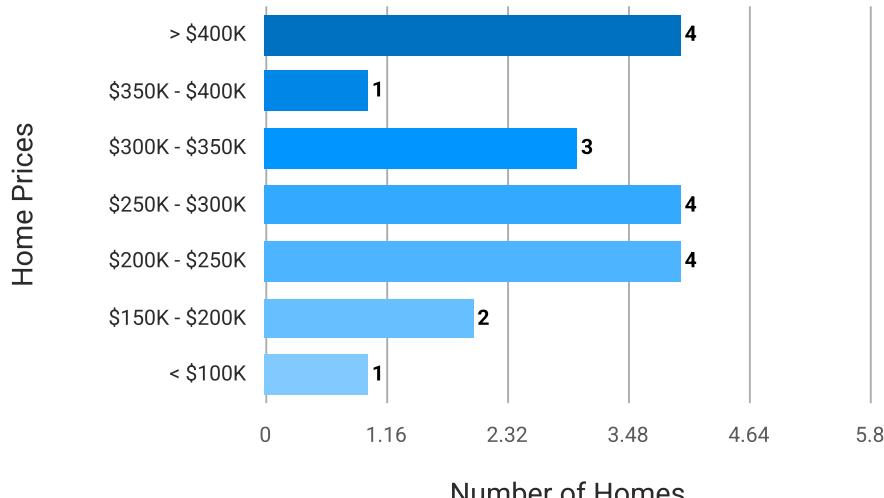
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three 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 is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily



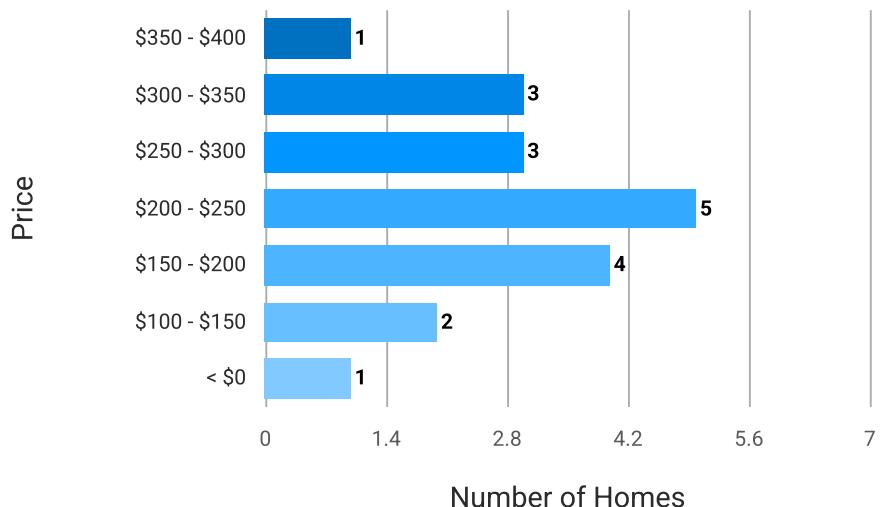
2204 Hill Dr, Grandview, WA 98930

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

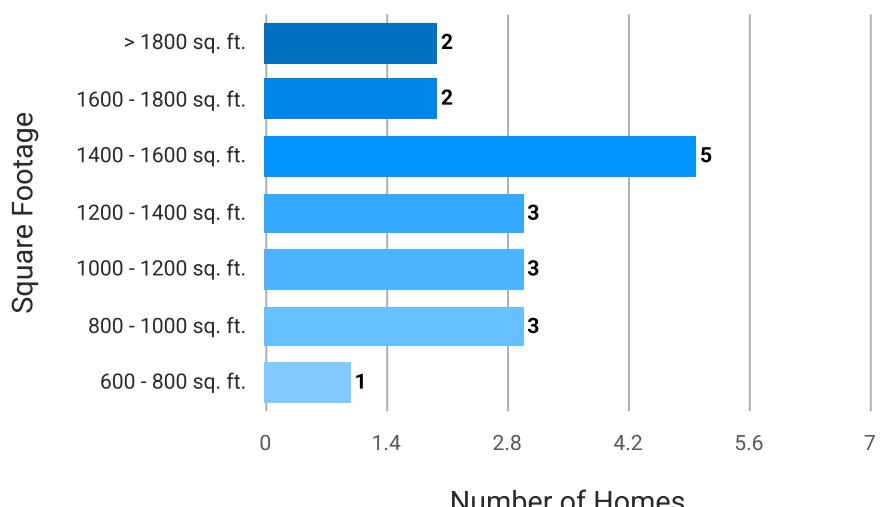


Size of Homes Sold

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

Source: Public records data

Update Frequency: Daily

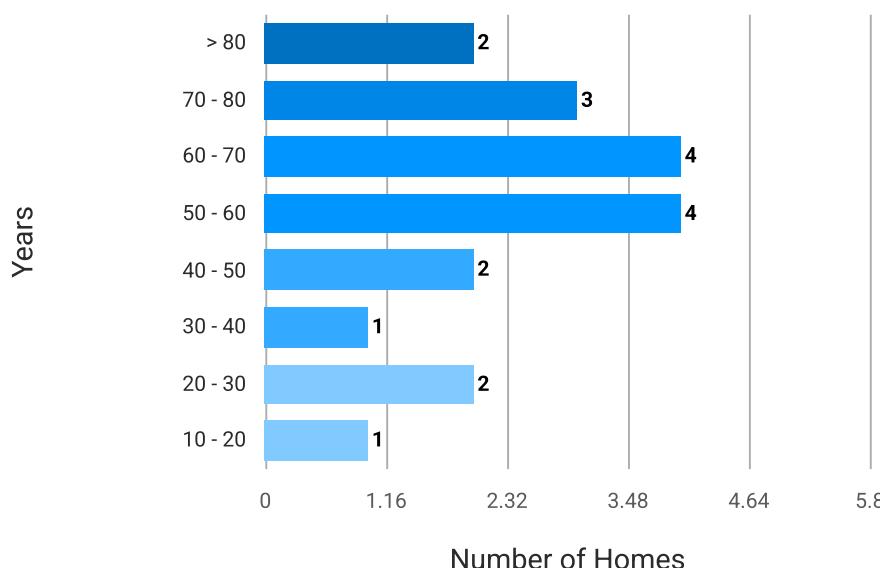


Age Range of Comps Sold

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

Source: Public records data

Update Frequency: Daily



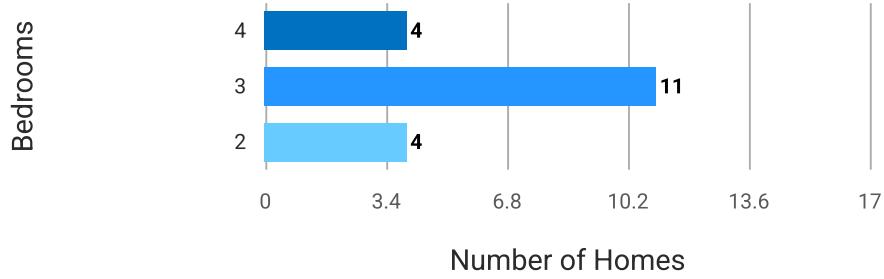
2204 Hill Dr, Grandview, WA 98930

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People Facts & Stats

	98930	Yakima County	Washington	USA
Population	15K	256K	7.69M	331.1M
Population Density per Sq Mi	434	60	116	94
Pop Change since 2020	+1.7%	+0%	+3.3%	+0%
Median Age	27	33	38	39
Male / Female Ratio	49%	50%	50%	50%

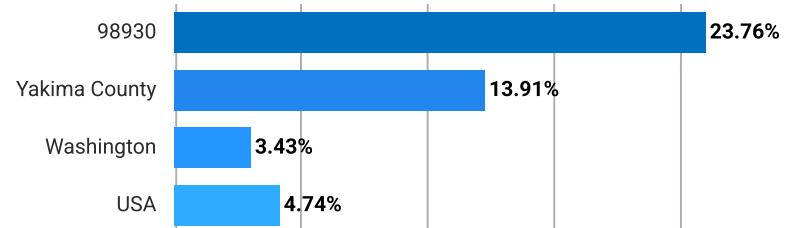
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

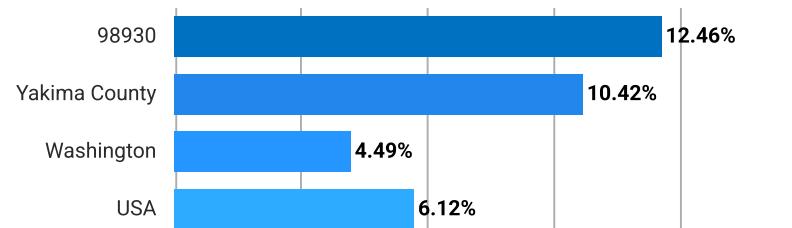
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



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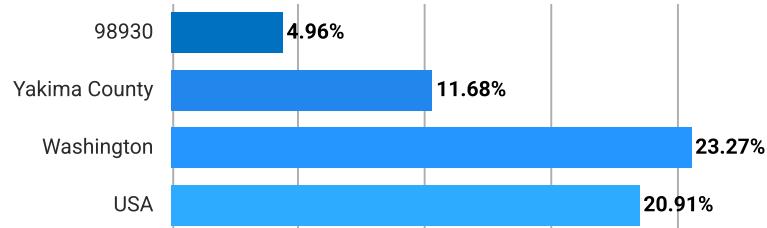
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



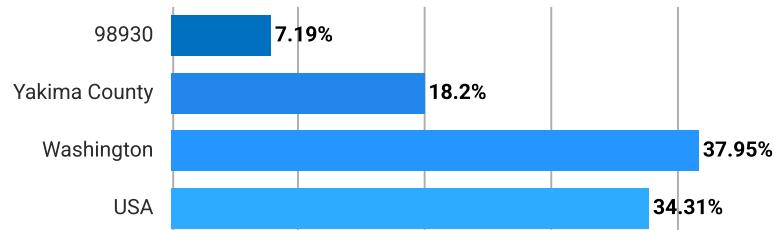
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



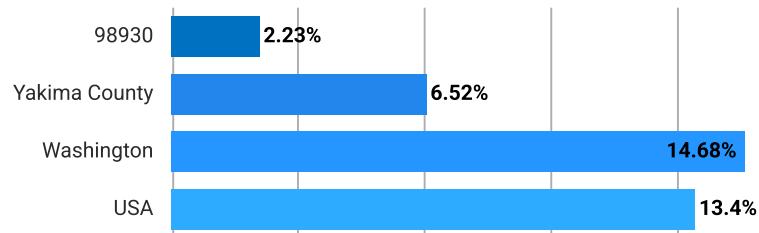
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



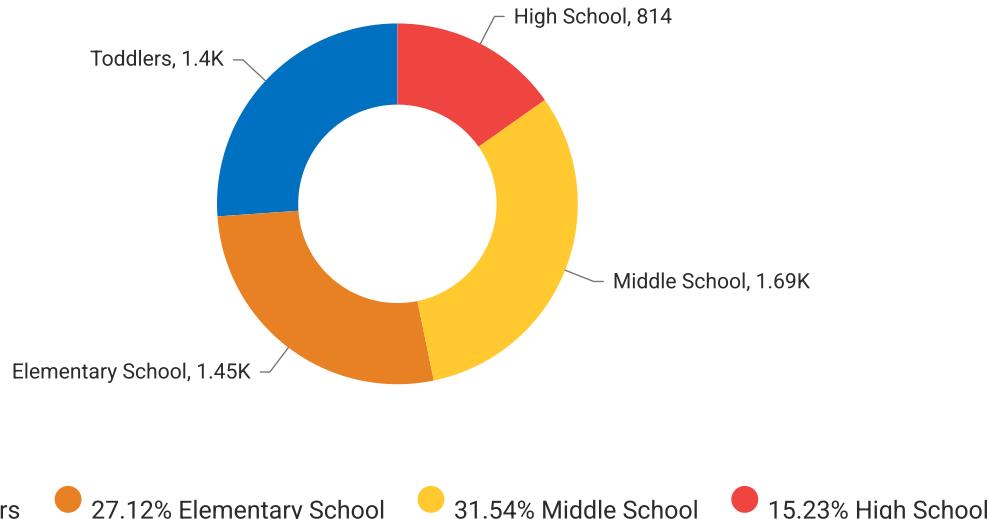
2204 Hill Dr, Grandview, WA 98930

Population of Children by Age Group in 98930

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

Source: U.S. Census

Update Frequency: Annually

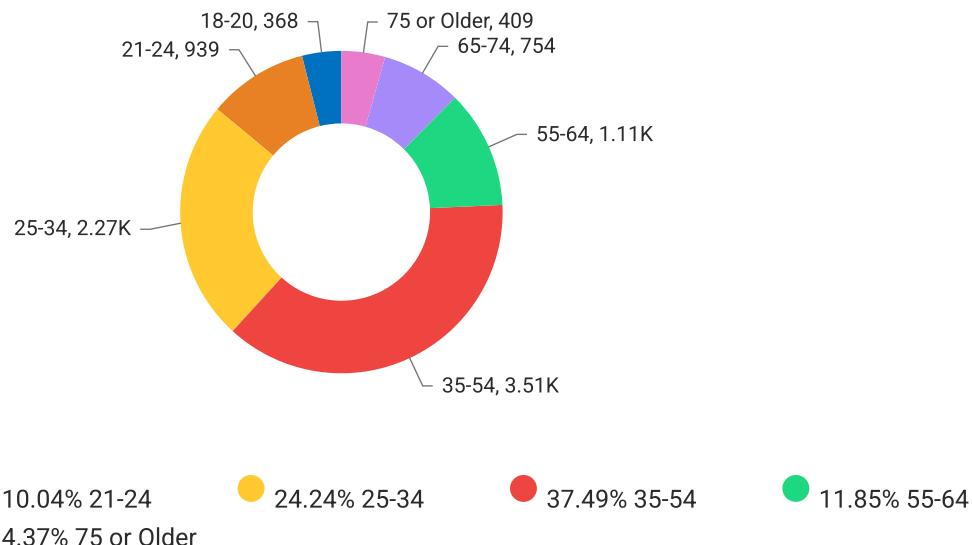


Population of Adults by Age Group in 98930

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

Source: U.S. Census

Update Frequency: Annually



2204 Hill Dr, Grandview, WA 98930

Households With Children in 98930

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

Source: U.S. Census

Update Frequency: Annually

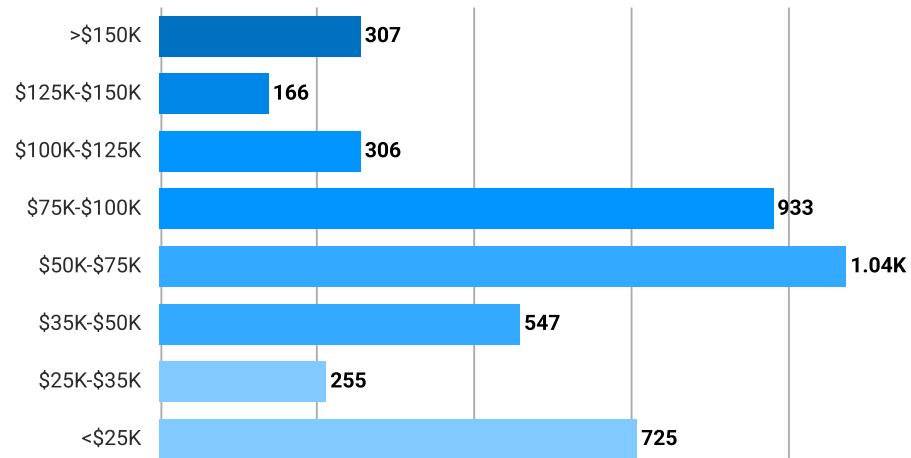


Household Income Brackets in 98930

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



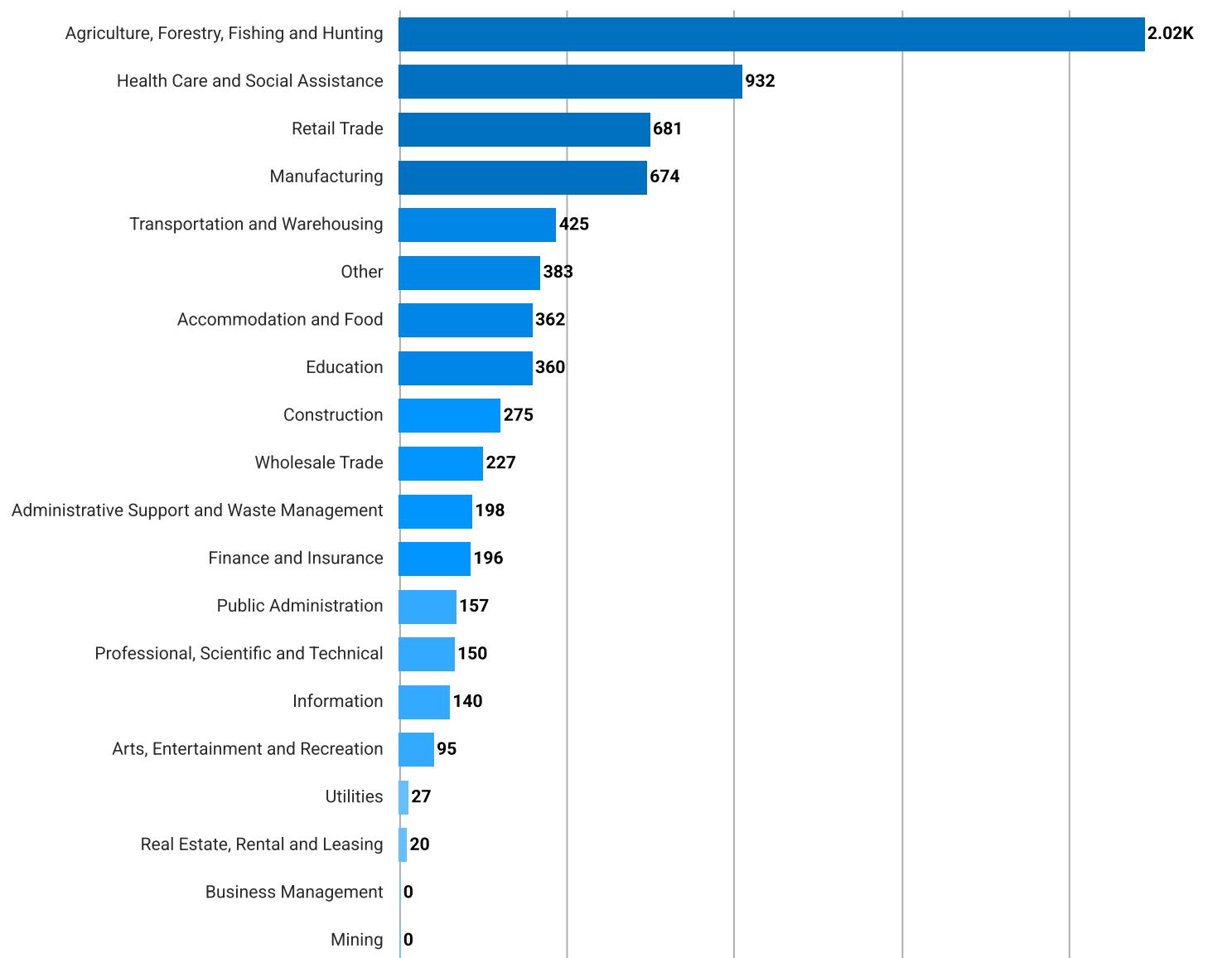
2204 Hill Dr, Grandview, WA 98930

Occupational Categories in 98930

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Economic Facts & Stats

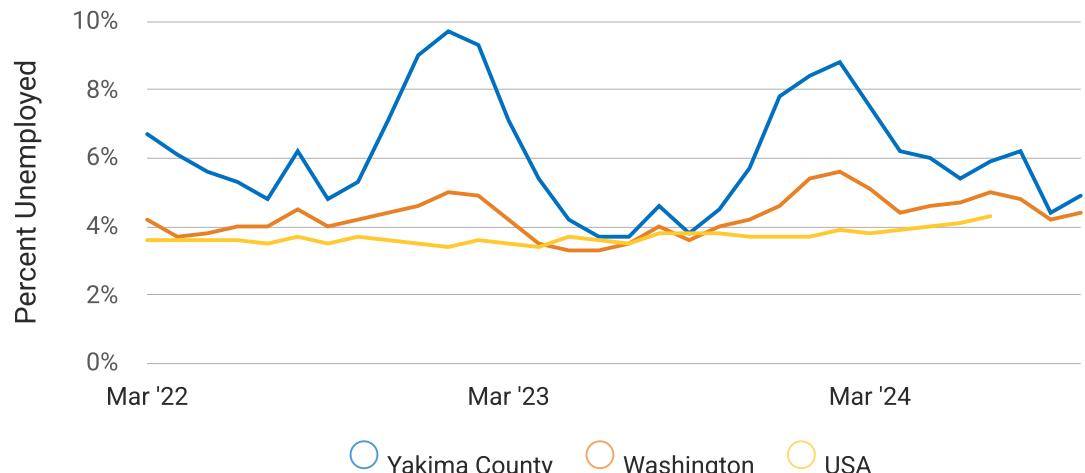
	98930	Yakima County	Washington	USA
Income Per Capita	\$22,150	\$27,448	\$48,685	\$41,261
Median Household Income	\$64,717	\$64,910	\$90,325	\$75,149
Unemployment Rate	–	4.9%	4.4%	4.3%
Number Unemployed	–	6K	177K	7.16M
Number Employed	–	121K	3.82M	–
Number in Labor Force	–	127K	4M	168.43M

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.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

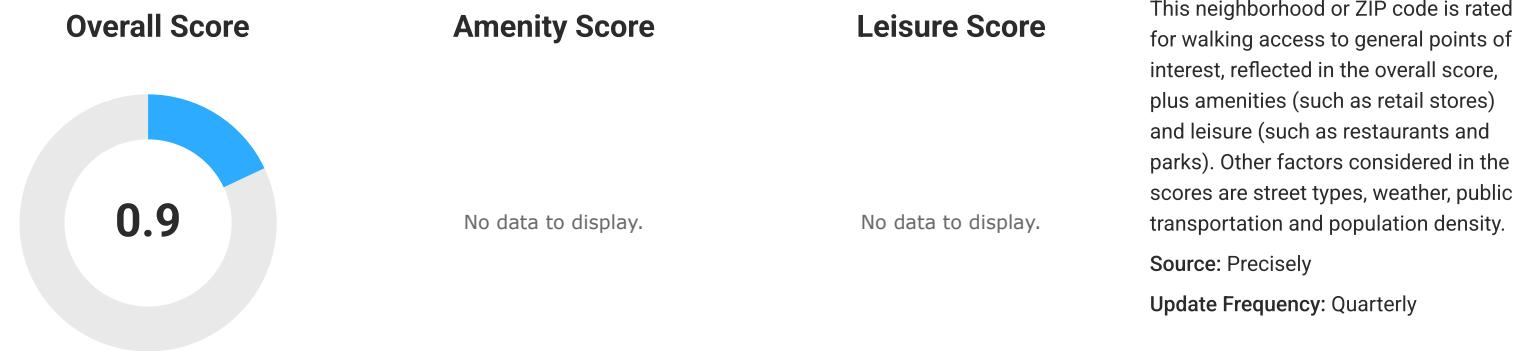


2204 Hill Dr, Grandview, WA 98930

Quality of Life Facts & Stats

	98930	Yakima County	Washington	USA
Elevation (in feet)	1,064	2,771	2,233	—
Annual Rainfall (in inches)	8.5	26.79	42.19	—
Annual Snowfall (in inches)	9.08	47.79	41.49	—
Days of Full Sun (per year)	83	82	76	—
Travel Time to Work (in minutes)	—	20	27	27
Water Quality (Health Violations)	—	—	—	—
Water Quality (Monitoring and Report Violations)	—	24	—	—
Superfund Sites	—	4	128	2,466
Brownfield Sites	No	Yes	Yes	No

Walkability Scores (out of 5)



2204 Hill Dr, Grandview, WA 98930

Schools

School data is showing the schools assigned to this property location.

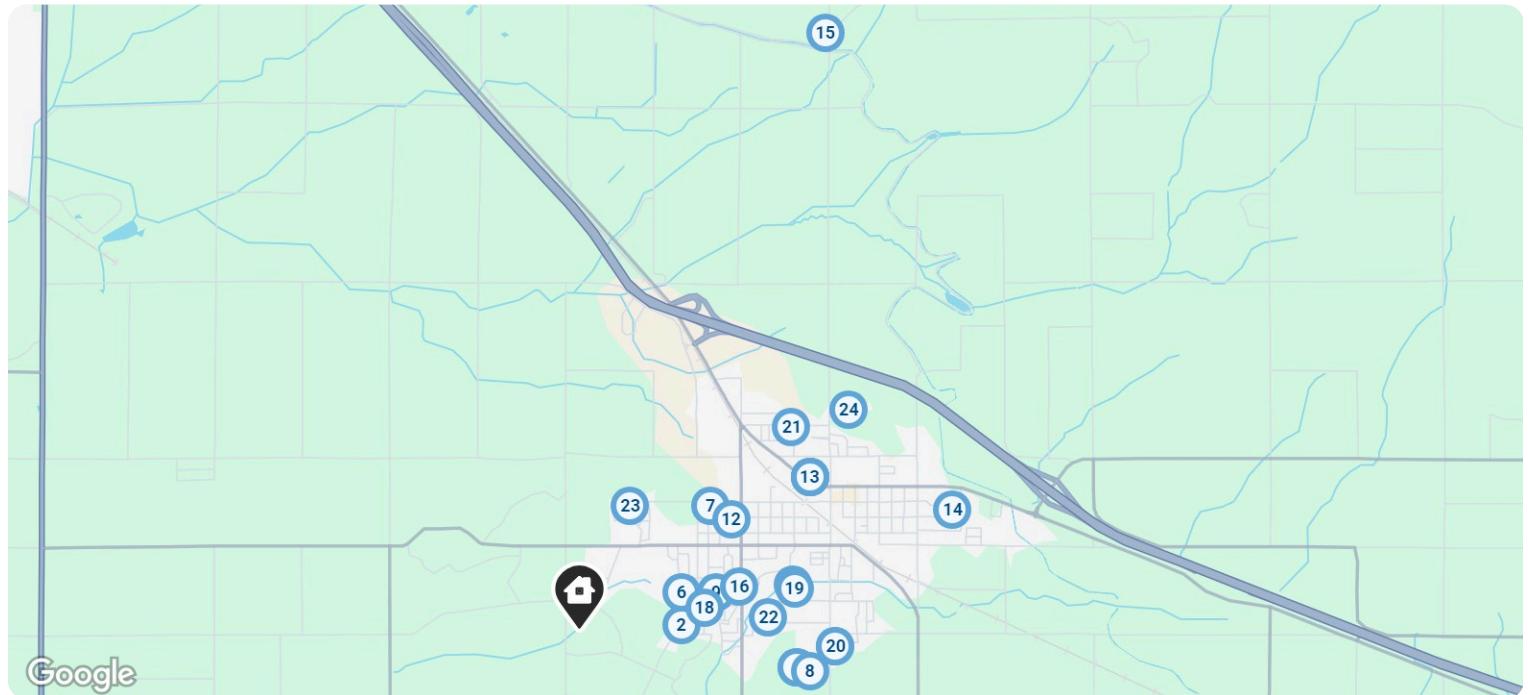
Grandview High School

High Public School Grades 9-12 Grandview School District

School Details	School Facts	Grandview High School	Grandview School District
Address 1601 W 5Th St, Grandview, WA 98930	Overall Grade	C	C+
Phone (509) 882-8750	Total Enrollment	1,132	3,618
	Students per Teacher	23:1	18:1
	Students in Free Lunch Program	87%	88%
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.	Academic Grade	C	C+
Source: Niche	Average GPA	3.19 (out of 696 responses)	3.19 (out of 697 responses)
Update Frequency: Quarterly	Math Proficiency	18%	35%
	Reading Proficiency	50%	39%
	Gifted Students	–	–
	AP Enrollment	–	–
	Graduation Rate	92%	88%
	Average ACT Score	19 (out of 15 responses)	19 (out of 15 responses)
	Average SAT Score	980 (out of 60 responses)	980 (out of 60 responses)
	Teacher Grade	C	C+
	Average Teacher Salary	\$75,858	\$75,858
	Teachers in 1st or 2nd Year	21%	9%

Market Activity

Recent Market Activity



	For Sale or For Lease Listings	Pending Sales	Distressed
Total Number of Properties	8	8	8
Lowest Listing Price/Est. Value	\$325,000	\$274,900	\$247,750
Median Listing Price/Est. Value	\$377,175	\$317,425	\$287,225
Highest Listing Price/Est. Value	\$449,900	\$394,000	\$429,730
Median Living Area	1,732	1,325	1,249
Median Price per sq.ft.	\$209	\$249	\$231
Median Days in RPR	51	58	30
Median Age	11	59	32

2204 Hill Dr, Grandview, WA 98930

Market Activity: Active Listings



Address	2204 Hill Dr Grandview, WA 98930	1207 Maxwell Ct Grandview, WA 98930	1015 Cherry Ln Grandview, WA 98930	1613 Diamond Ave, #PhASE1 Grandview, WA 98930	1611 Diamond Ave, #PhASE1 Grandview, WA 98930
Status	 Subject Property	1  New Active	2  New Active	3  Active	4  Active
Amount	\$219,160 Est. Value	\$325,000 List Price	\$379,500 List Price	\$369,850 List Price	\$374,850 List Price
Listing Date	–	2/28/2025	2/25/2025	1/23/2025	1/23/2025
Days in RPR	–	15	18	51	51
Price per Sq Ft	\$200	\$221	\$196	\$277	\$246
Bedrooms	3	3	4	3	3
Total Baths	2	2	2	1	1
Partial Baths	1	1	–	–	–
Living Area	1,096	1,468	1,938	1,334	1,526
Building Area	1,096	1,468	1,938	1,334	1,526
Lot Size	0.38 acres	7,405 sq ft	0.46 acres	0.26 acres	0.26 acres
Year Built	1970	2006	1956	2025	2025
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built	Residential/Site Built	Residential/Site Built	Residential/Site Built
MLS ID	–	25-452	25-442	25-179	25-178
Listing Broker	–	<i>Listing Courtesy of Kelly Right Real Estate of Seattle</i>	<i>Listing Courtesy of YV Wine Country Properties</i>	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>
Description	–	Good condition single level in grandview. 2 living rooms large kitchen with 3 bedrooms and 2 bathrooms. Fully fenced large backyard located at the end of a cul-de-sac. hud home. Sold "as is" by elec. Bid only. Fha case #566-324251....	1015 cherry Ln is a remodeled 4 bedroom 2 bath home sitting on almost half an acre! 1015 cherry Ln sits on a zoned r3 multifamily lot, which is hard to find. This property will qualify for a conventional loan, no fha. Schedule an appointment with..	A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel...	A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel...
	Highlighted fields were changed by agent to reflect knowledge of this property.				

Market Activity: Active Listings



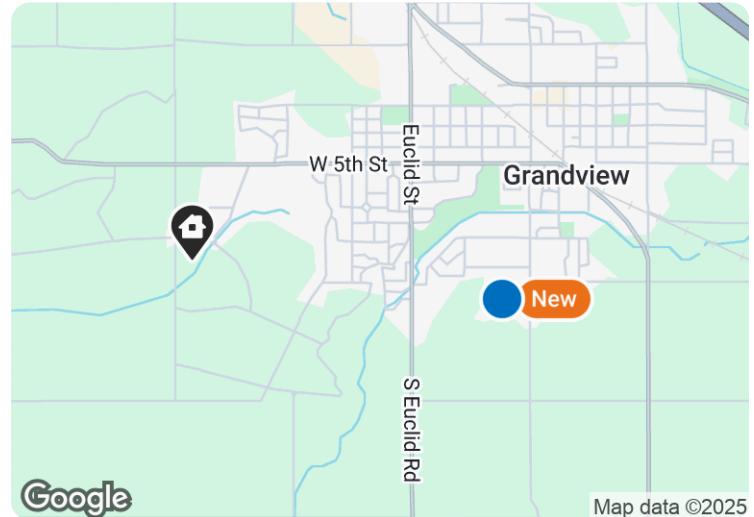
Address	2204 Hill Dr Grandview, WA 98930	700 Vineyard St, #PhASE2 Grandview, WA 98930	905 Cherry Ln Grandview, WA 98930	1206 W 2nd St Grandview, WA 98930	312 Emerald Ave Grandview, WA 98930
Status	 Subject Property	5  Active	6  Active	7  Active	8  Active
Amount	\$219,160 Est. Value	\$344,850 List Price	\$449,900 List Price	\$445,000 List Price	\$419,000 List Price
Listing Date	–	1/23/2025	1/15/2025	1/14/2025	12/31/2024
Days in RPR	–	51	59	60	74
Price per Sq Ft	\$200	\$259	\$158	\$197	\$162
Bedrooms	3	3	2	5	4
Total Baths	2	1	2	2	3
Partial Baths	1	–	2	–	1
Living Area	1,096	1,334	2,856	2,262	2,591
Building Area	1,096	1,334	2,856	2,262	2,591
Lot Size	0.38 acres	7,405 sq ft	1.12 acres	8,276 sq ft	8,276 sq ft
Year Built	1970	2025	1955	1955	2022
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built	Residential/Site Built	Residential/Site Built	Residential/Site Built
MLS ID	–	25-176	25-96	25-85	24-2978
Listing Broker	–	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>	<i>Listing Courtesy of Century 21 Tri-Cities</i>	<i>Listing Courtesy of eXp Realty LLC Kennewick</i>	<i>Listing Courtesy of RE/MAX, The Collective</i>
Description	–	A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel...	Welcome to this spacious grandview home situated on a generous 1.12 acre lot, featuring both a huge shop and an attached garage. The property features r3 zoning, offering the exciting potential for division and further development....	Corner lot gem in grandview, wa this unique 5-bedroom, 2-bathroom home is a rare find! situated on a corner lot, it offers plenty of space for your family and endless possibilities for customization. Basement bonus! the fully finished...	Better than new two-story home with all of the upgrades, including stainless steel appliances and quartz countertops. The large kitchen has a fantastic flow that opens to a dining space and living room making it perfect for entertaining or large..
	Highlighted fields were changed by agent to reflect knowledge of this property.				

2204 Hill Dr, Grandview, WA 98930

1207 Maxwell Ct Grandview, WA 98930



Google



Map data ©2025

 New Active / For Sale • New, Active: 2/28/2025

List Price

\$325,000

List Date 2/28/2025

Days in RPR 15

Current Estimated Value

\$336,000

Last AVM Update 3/9/2025

AVM Estimated Range

\$248.6K \$423.4K

AVM Confidence



AVM Month Change

 \$2,000

AVM Year Change

 7.18%

Good condition single level in grandview. 2 living rooms large kitchen with 3 bedrooms and 2 bathrooms. Fully fenced large backyard located at the end of a cul-de-sac. Sold "as is" by elec. Bid only. Fha case #566-324251. Insured (in). Bids due by...

Listing Courtesy of Kelly Right Real Estate of Seattle

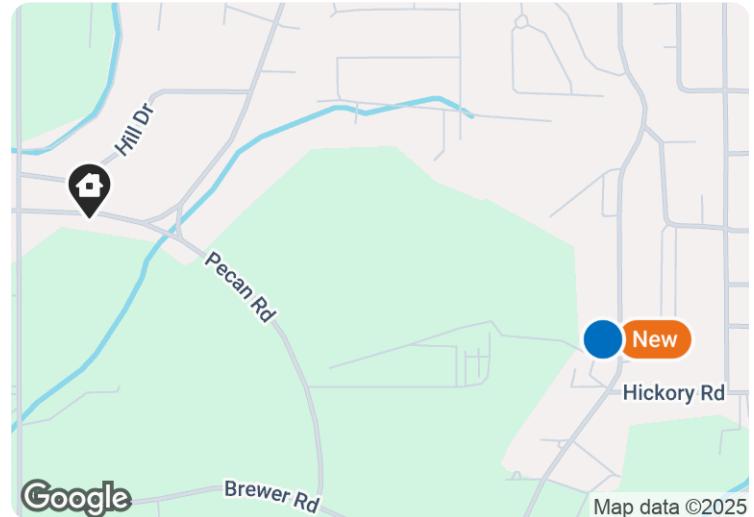
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	3
Total Baths	2	2
Full Baths	1	2
Partial Baths	1	-
Living Area (sq ft)	1,468	1,468
Building Area (sq ft)	1,468	1,468
Lot Size	7,405 sq ft	7,405 sq ft
Lot Dimensions	7405 SF	-
Garage	Yes	Attached
Garage (spaces)	2	2
Year Built	2006	2006
Style	Ranch\Rambler	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Forced Air, Gas
Cooling	Yes	Central Air
Fireplaces	1	One
Basement	-	None
Foundation	Concrete	Concrete
Construction	-	Frame
Exterior Walls	Other	Wood
Number of Units	0	-
Number of Stories	1	-

2204 Hill Dr, Grandview, WA 98930

1015 Cherry Ln Grandview, WA 98930



Google



 Subject Property  This Listing

List Price

\$379,500

List Date 2/25/2025

Days in RPR 18

Current Estimated Value

\$226,310

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$205.9K \$246.7K

RVM® Confidence



RVM® Month Change

 \$15,900

RVM® Year Change

 5.99%

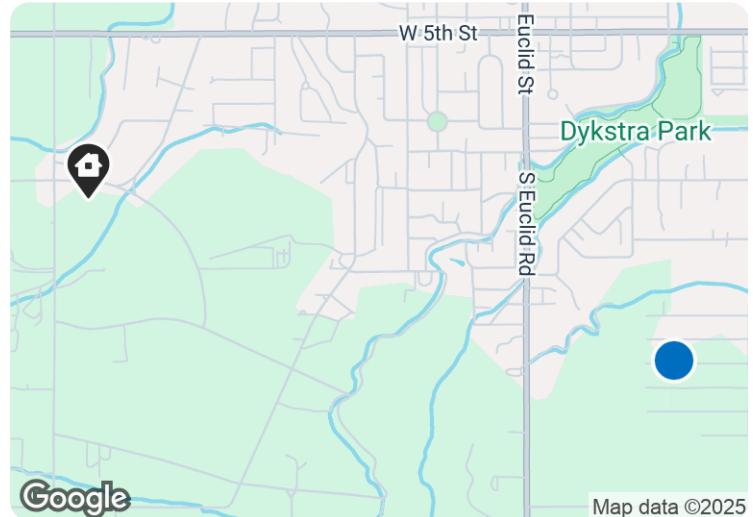
1015 cherry Ln is a remodeled 4 bedroom 2 bath home sitting on almost half an acre! 1015 cherry Ln sits on a zoned r3 multifamily lot, which is hard to find. This property will qualify for a conventional loan, no fha. Schedule an appointment with your favorite realtor!

Listing Courtesy of YV Wine Country Properties

Public Facts		Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	5	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,938	1,938
Building Area (sq ft)	1,938	1,938
Lot Size	0.46 acres	0.46 acres
Lot Dimensions	200x38 SF	-
Garage	Carport	None
Garage (spaces)	1	-
Year Built	1956	1956
Style	Traditional/Old	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Electric, Forced Air, Heat Pump
Cooling	-	Central Air
Fireplaces	1	Wood Stove
Basement	-	None
Foundation	Concrete	Concrete
Construction	-	Frame
Exterior Walls	Wood	-
Number of Units	0	-
Number of Stories	1	-



1613 Diamond Ave, #PhASE1 Grandview, WA 98930



● Active / For Sale · Active: 1/23/2025

List Price

\$369,850

List Date 1/23/2025

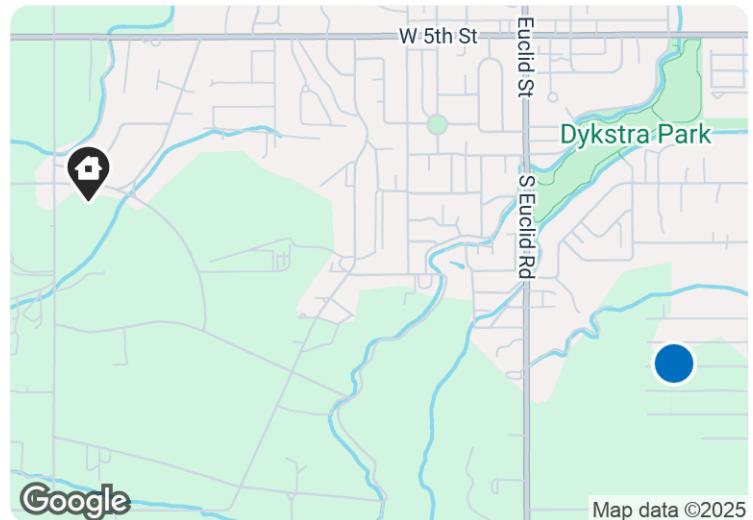
Days in RPR 51

A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality cabinets with...

Listing Courtesy of Coldwell Banker - Tomlinson

	Public Facts	Listing Facts
Property Type	—	Single Family
Property Subtype	—	Residential/Site Built
Bedrooms	—	3
Total Baths	—	1
Full Baths	—	1
Partial Baths	—	—
Living Area (sq ft)	—	1,334
Building Area (sq ft)	—	1,334
Lot Size	—	0.26 acres
Garage	—	Attached
Garage (spaces)	—	3
Year Built	—	2025
Roofing	—	Composition
Heating	—	Forced Air, Heat Pump
Cooling	—	Central Air
Basement	—	Crawl Space, None
Foundation	—	Concrete
Construction	—	Frame

1611 Diamond Ave, #PhASE1 Grandview, WA 98930



● Active / For Sale · Active: 1/23/2025

List Price

\$374,850

List Date 1/23/2025

Days in RPR 51

A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality cabinets with...

Listing Courtesy of Coldwell Banker - Tomlinson

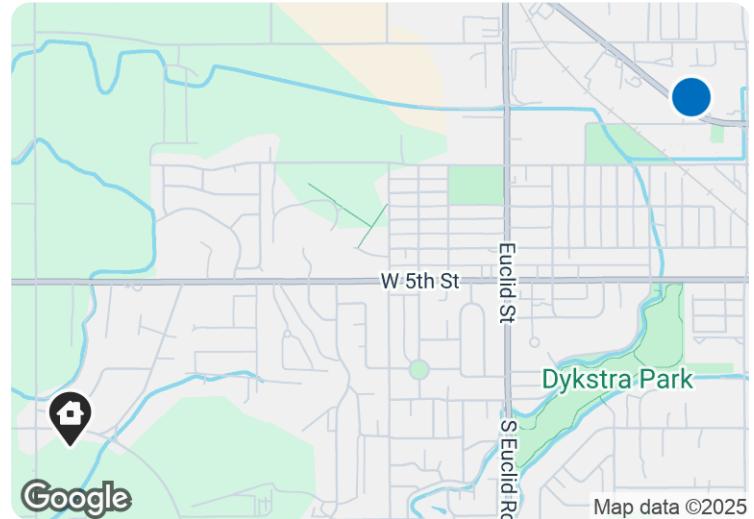
	Public Facts	Listing Facts
Property Type	—	Single Family
Property Subtype	—	Residential/Site Built
Bedrooms	—	3
Total Baths	—	1
Full Baths	—	1
Partial Baths	—	—
Living Area (sq ft)	—	1,526
Building Area (sq ft)	—	1,526
Lot Size	—	0.26 acres
Garage	—	Attached
Garage (spaces)	—	2
Year Built	—	2025
Roofing	—	Composition
Heating	—	Forced Air, Heat Pump
Cooling	—	Central Air
Basement	—	Crawl Space, None
Foundation	—	Concrete
Construction	—	Frame

2204 Hill Dr, Grandview, WA 98930

700 Vineyard St, #PhASE2 Grandview, WA 98930



Google



Map data ©2025

● Active / For Sale · Active: 1/23/2025

List Price

\$344,850

List Date 1/23/2025

Days in RPR 51

A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality cabinets with...

Listing Courtesy of Coldwell Banker - Tomlinson

● Subject Property ● This Listing

Public Facts

Listing Facts

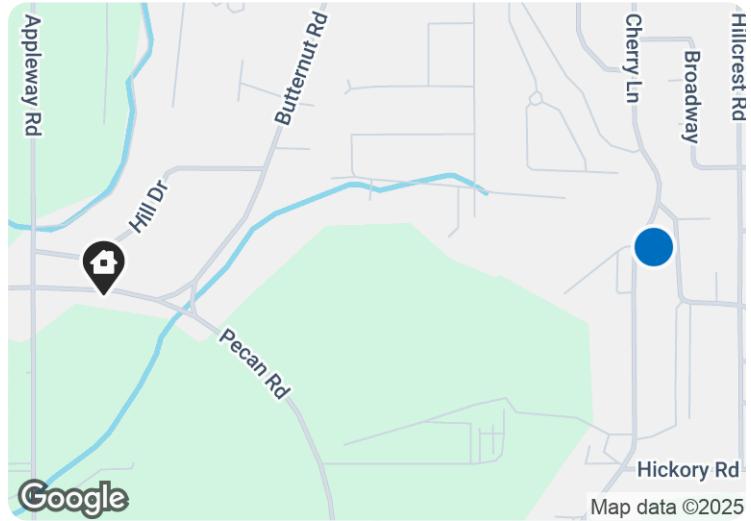
Property Type	-	Single Family
Property Subtype	-	Residential/Site Built
Bedrooms	-	3
Total Baths	-	1
Full Baths	-	1
Partial Baths	-	-
Living Area (sq ft)	-	1,334
Building Area (sq ft)	-	1,334
Lot Size	-	7,405 sq ft
Garage	-	Attached
Garage (spaces)	-	2
Year Built	-	2025
Roofing	-	Composition
Heating	-	Forced Air, Heat Pump
Cooling	-	Central Air
Basement	-	Crawl Space, None
Foundation	-	Concrete
Construction	-	Frame

2204 Hill Dr, Grandview, WA 98930

905 Cherry Ln Grandview, WA 98930



Google



📍 Subject Property ● This Listing

● Active / For Sale · Active: 1/15/2025

List Price

\$449,900

List Date 1/15/2025

Days in RPR 59

Current Estimated Value

\$431,210

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$422.6K \$439.8K

RVM® Confidence



RVM® Month Change

↑ \$8,870

Welcome to this spacious grandview home situated on a generous 1.12 acre lot, featuring both a huge shop and an attached garage. The property features r3 zoning, offering the exciting potential for division and further development. Spanning 2856 sq ...

Listing Courtesy of Century 21 Tri-Cities

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	2	2
Total Baths	2	2
Full Baths	1	-
Partial Baths	1	2
Living Area (sq ft)	1,428	2,856
Building Area (sq ft)	1,428	2,856
Lot Size	1.12 acres	1.12 acres
Lot Dimensions	1.120 AC	-
Basement (sq ft)	-	1,428
Garage	Yes	Attached
Garage (spaces)	2	4
Year Built	1955	1955
Style	Traditional/Old	-
Roofing	Composition Shingle	Composition
Heating	Heat Pump	Forced Air
Cooling	-	Central Air
Fireplaces	1	Two
Basement	Improved Basement (Finished)	Partially Finished
Foundation	Concrete Block	Concrete
Construction	-	Frame
Exterior Walls	Brick Veneer	Brick
Number of Units	0	-
Number of Stories	1 story with Basement	-



2204 Hill Dr, Grandview, WA 98930

1206 W 2nd St Grandview, WA 98930



● Active / For Sale · Active: 1/14/2025

List Price

\$445,000

List Date 1/14/2025

Days in RPR 60

Current Estimated Value

\$426,590

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$418.1K \$435.1K

RVM® Confidence



RVM® Month Change

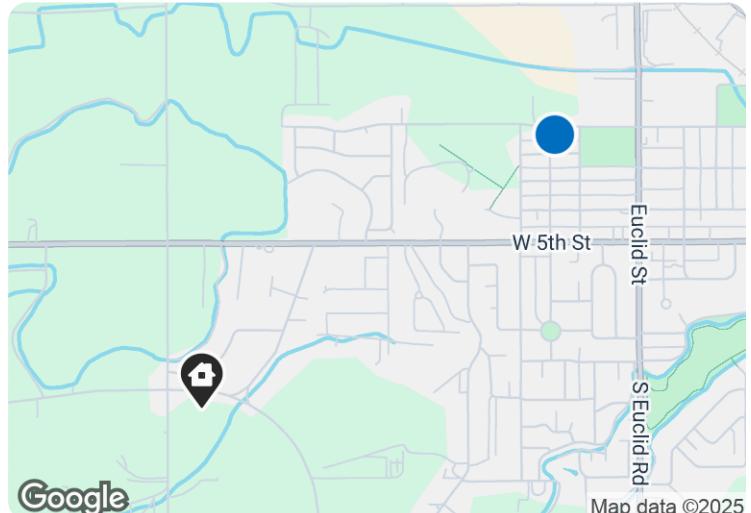
↑ \$2,670

RVM® Year Change

↑ 23.35%

Corner lot gem in grandview, wa this unique 5-bedroom, 2-bathroom home is a rare find! situated on a corner lot, it offers plenty of space for your family and endless possibilities for customization. Basement bonus! the fully finished basement...

*Listing Courtesy of eXp Realty LLC
Kennewick*



📍 Subject Property ● This Listing

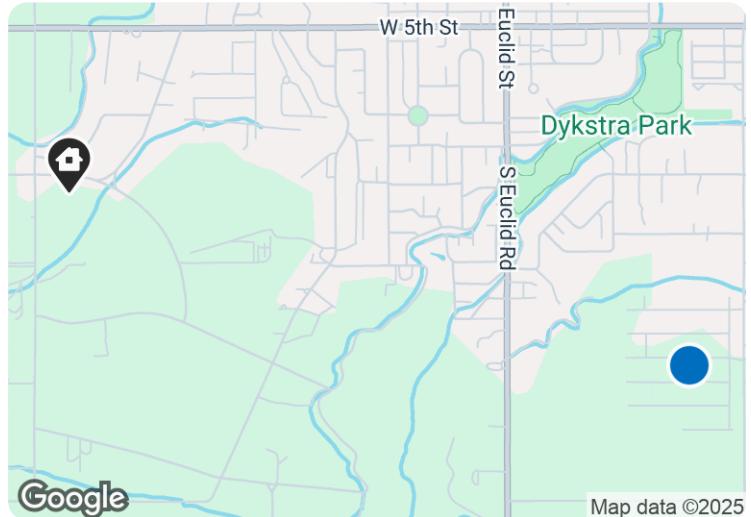
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	5	5
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,131	2,262
Building Area (sq ft)	1,131	2,262
Lot Size	8,276 sq ft	8,276 sq ft
Lot Dimensions	8276 SF	-
Garage	Yes	Attached
Garage (spaces)	1	2
Year Built	1955	1955
Style	Ranch\Rambler	-
Roofing	Metal	Composition
Heating	Heat Pump	Heat Pump
Cooling	-	Central Air
Fireplaces	1	-
Basement	Improved Basement (Finished)	Finished
Foundation	Concrete	Concrete
Construction	-	Frame
Exterior Walls	Wood	Brick
Number of Units	0	-
Number of Stories	1 story with Basement	-

2204 Hill Dr, Grandview, WA 98930

312 Emerald Ave Grandview, WA 98930



Google



Map data ©2025

● Active / For Sale · Active: 12/31/2024

● Subject Property ● This Listing

List Price

\$419,000

List Date 12/31/2024

Days in RPR 74

Current Estimated Value

\$422,740

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$414.3K \$431.2K

RVM® Confidence



RVM® Month Change

⬇️ \$610

RVM® Year Change

⬇️ 3.01%

Better than new two-story home with all of the upgrades, including stainless steel appliances and quartz countertops. The large kitchen has a fantastic flow that opens to a dining space and living room making it perfect for entertaining or large gatherings. ...

Listing Courtesy of RE/MAX, The Collective

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,148	2,591
Building Area (sq ft)	2,148	2,591
Lot Size	—	8,276 sq ft
Garage	Yes	None
Garage (spaces)	2	2
Year Built	2021	2022
Style	Conventional	—
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Gas
Cooling	Yes	Central Air
Fireplaces	—	Yes
Basement	—	None
Foundation	Concrete	Block
Construction	—	Frame
Exterior Walls	Other	Wood
Number of Units	0	—
Number of Stories	2	—

2204 Hill Dr, Grandview, WA 98930

Market Activity: Pending



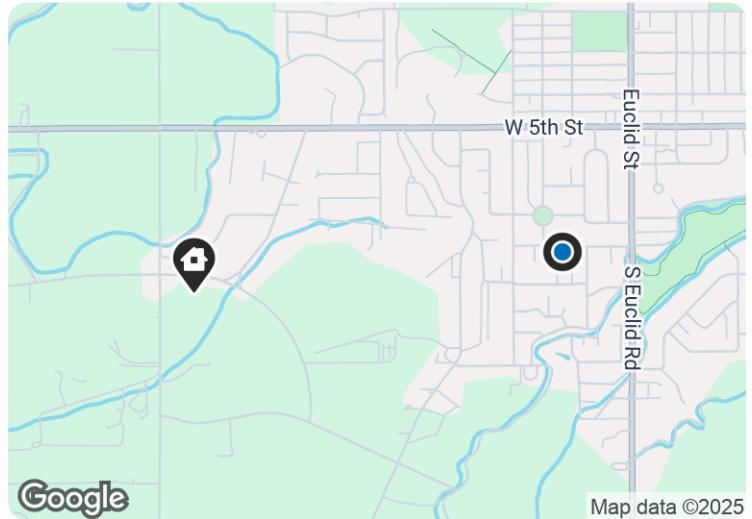
Address	2204 Hill Dr Grandview, WA 98930	901 Zorada St Grandview, WA 98930	707 Grapevine St, #PhASE3 Grandview, WA 98930	705 Vineyard St, #PhASE2 Grandview, WA 98930	1011 W 3rd St Grandview, WA 98930
Status	 Subject Property	9  Pending	10  Pending	11  Pending	12  Pending
Amount	\$219,160 Est. Value	\$310,000 List Price	\$343,850 List Price	\$384,237 List Price	\$318,000 List Price
Listing Date	–	1/9/2025	12/16/2024	2/10/2025	2/22/2025
Days in RPR	–	65	89	33	21
Price per Sq Ft	\$200	\$209	\$245	\$242	\$167
Bedrooms	3	2	3	3	3
Total Baths	2	2	1	1	2
Partial Baths	1	1	–	–	1
Living Area	1,096	1,485	1,403	1,586	1,899
Building Area	1,096	1,485	1,403	1,586	1,899
Lot Size	0.38 acres	9,583 acres	7,405 sq ft	9,147 sq ft	6,098 sq ft
Year Built	1970	1955	2025	2025	1954
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built	Residential/Site Built	Residential/Site Built	Residential/Site Built
MLS ID	–	25-53	24-2936	25-476	25-425
Listing Broker	–	<i>Listing Courtesy of eXp Realty LLC Seattle</i>	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>	<i>Listing Courtesy of Community First Realty LLC</i>
Description	–	Grandview rambler home offers curb appeal with a stacked stone exterior and an inviting covered front porch with fan and tiled floor. Welcoming living area with tile floors and an arched door that leads to the formal dining area with plenty of natura...	Fall savings event: up to \$10,000 buyer closing cost savings available now when you purchase this home with one of our trusted lenders; contact your favorite agent or visit one of our model homes for full terms, conditions, and details. Please...	A beautiful pro made home. Hardy plank siding and rock accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality...	Discover this charming residence ideally situated within walking distance to three schools, and conveniently located near the college with easy access to the highway. This 3-bedroom, 2-bath home includes two outdoor storage unit...
	Highlighted fields were changed by agent to reflect knowledge of this property.				

2204 Hill Dr, Grandview, WA 98930

Market Activity: Pending



Address	2204 Hill Dr Grandview, WA 98930	609 Trellis St, #PHASE2 Grandview, WA 98930	634 E 2nd St Grandview, WA 98930	2640 Wilson Hwy Grandview, WA 98930	802 Euclid St Grandview, WA 98930
Status	 Subject Property	13  Pending	14  Pending	15  Pending	16  Pending
Amount	\$219,160 Est. Value	\$316,850 List Price	\$274,900 List Price	\$394,000 List Price	\$315,000 List Price
Listing Date	–	1/23/2025	11/26/2024	9/24/2024	1/27/2025
Days in RPR	–	51	109	172	47
Price per Sq Ft	\$200	\$276	\$264	\$328	\$253
Bedrooms	3	3	3	3	3
Total Baths	2	2	1	1	1
Partial Baths	1	–	–	–	–
Living Area	1,096	1,150	1,043	1,200	1,247
Building Area	1,096	1,150	1,043	1,200	1,247
Lot Size	0.38 acres	7,405 sq ft	8,712 sq ft	8.91 acres	8,276 sq ft
Year Built	1970	2025	1951	1970	1962
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built	Residential/Site Built	Residential/Site Built	Residential/Site Built
MLS ID	–	25-177	24-2840	24-2297	25-207
Listing Broker	–	<i>Listing Courtesy of Coldwell Banker - Tomlinson</i>	<i>Listing Courtesy of eXp Realty LLC Kennewick</i>	<i>Listing Courtesy of Century 21 Tri-Cities</i>	<i>Listing Courtesy of HomeSmart Elite Brokers - Tri Cities</i>
Description	–	A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel...	Welcome home! this charming 1043 sqft new listing boasts 3 bedrooms & 1 bathroom. Nestled on .20 of an acre offering a great sized yard for the family. The kitchen has been renovated with new cabinets, sink and backsplash. Floorin...	Nestled on 8.91 picturesques acres with breathtaking views of the valley and mountains, this updated rambler with basement offers a tranquil retreat in grandview. Boasting 1200 sq ft, this charming home features 3 bedroom...	Welcome to this beautiful brick 1247 sq ft. Home. A true that boasts three bedrooms. The heart of the home is a fully updated kitchen featuring new countertops and cupboards, which are a perfect space for gatherings. This well..
<p> Highlighted fields were changed by agent to reflect knowledge of this property.</p>					

2204 Hill Dr, Grandview, WA 98930**901 Zorada St Grandview, WA 98930**
● Pending / For Sale · Pending as of 3/12/2025

List Price

\$310,000

List Date 1/9/2025

Days in RPR 65

Last Price Update 3/12/2025

Current Estimated Value

\$304,010

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$297.9K \$310.1K

RVM® Confidence



RVM® Month Change

↓ \$2,390

RVM® Year Change

↑ 14.02%

Grandview rambler home offers curb appeal with a stacked stone exterior and an inviting covered front porch with fan and tiled floor. Welcoming living area with tile floors and an arched door that leads to the formal dining area with plenty of natural light....

*Listing Courtesy of eXp Realty LLC
Seattle*

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	2	2
Total Baths	2	2
Full Baths	1	2
Partial Baths	1	-
Living Area (sq ft)	1,485	1,485
Building Area (sq ft)	1,485	1,485
Lot Size	0.22 acres	9,583 acres
Lot Dimensions	9583 SF	-
Garage	Yes	Detached
Garage (spaces)	2	2
Year Built	1955	1955
Style	Contemporary	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Electric, Heat Pump
Cooling	Yes	Central Air
Basement	-	None
Foundation	Concrete	Concrete
Construction	-	Frame
Exterior Walls	Wood	Stucco
Number of Units	0	-
Number of Stories	1	-

2204 Hill Dr, Grandview, WA 98930

707 Grapevine St, #PhASE3 Grandview, WA 98930



Google

 Pending / For Sale • Pending as of 3/3/2025

List Price

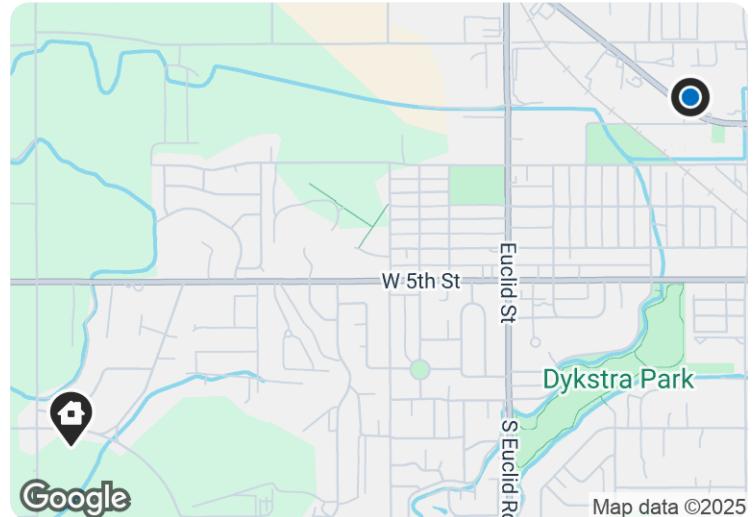
\$343,850

List Date 12/16/2024

Days in RPR 89

Fall savings event: up to \$10,000 buyer closing cost savings available now when you purchase this home with one of our trusted lenders; contact your favorite agent or visit one of our model homes for full terms, conditions, and details. Please ask the listing...

Listing Courtesy of Coldwell Banker - Tomlinson



Map data ©2025

 Subject Property  This Listing

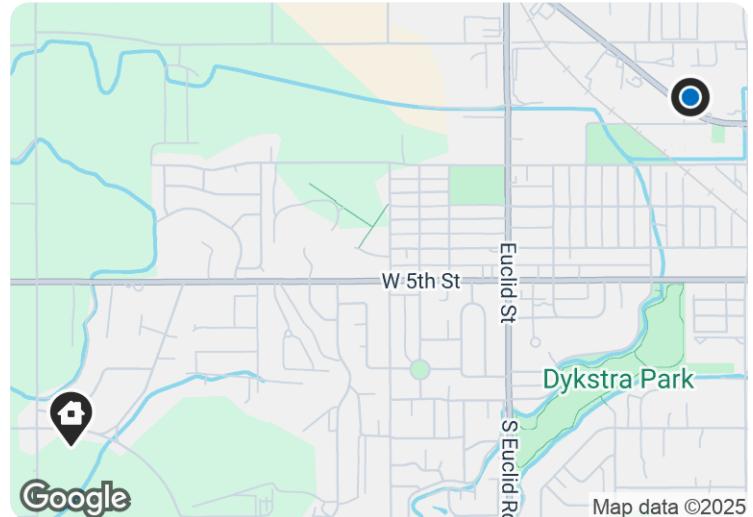
	Public Facts	Listing Facts
Property Type	–	Single Family
Property Subtype	–	Residential/Site Built
Bedrooms	–	3
Total Baths	–	1
Full Baths	–	1
Partial Baths	–	–
Living Area (sq ft)	–	1,403
Building Area (sq ft)	–	1,403
Lot Size	–	7,405 sq ft
Garage	–	Attached
Garage (spaces)	–	2
Year Built	–	2025
Roofing	–	Composition
Heating	–	Forced Air
Cooling	–	Central Air
Basement	–	Crawl Space, None
Foundation	–	Concrete
Construction	–	Frame

2204 Hill Dr, Grandview, WA 98930

705 Vineyard St, #PhASE2 Grandview, WA 98930



Google



Map data ©2025

 Pending / For Sale • Pending as of 3/2/2025

List Price

\$384,237

List Date 2/10/2025

Days in RPR 33

A beautiful pro made home. Hardy plank siding and rock accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality cabinets with soft close doors and drawers,...

Listing Courtesy of Coldwell Banker - Tomlinson

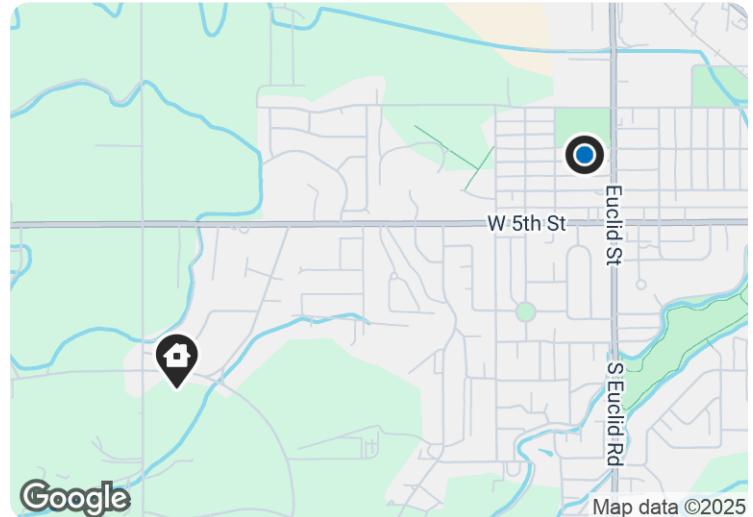
	Public Facts	Listing Facts
Property Type	-	Single Family
Property Subtype	-	Residential/Site Built
Bedrooms	-	3
Total Baths	-	1
Full Baths	-	1
Partial Baths	-	-
Living Area (sq ft)	-	1,586
Building Area (sq ft)	-	1,586
Lot Size	-	9,147 sq ft
Garage	-	Attached
Garage (spaces)	-	2
Year Built	-	2025
Roofing	-	Composition
Heating	-	Forced Air, Heat Pump
Cooling	-	Central Air
Basement	-	Crawl Space, None
Foundation	-	Concrete
Construction	-	Frame
Exterior Walls	-	Agent Remarks

2204 Hill Dr, Grandview, WA 98930

1011 W 3rd St Grandview, WA 98930



Google



Map data ©2025

 Pending / For Sale · Pending as of 2/27/2025

 Subject Property

 This Listing

List Price

\$318,000

List Date 2/22/2025

Days in RPR 21

Current Estimated Value

\$339,040

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$288.2K \$389.9K

RVM® Confidence



RVM® Month Change

 \$4,170

RVM® Year Change

 42.35%

Discover this charming residence ideally situated within walking distance to three schools, and conveniently located near the college with easy access to the highway. This 3-bedroom, 2-bath home includes two outdoor storage units that will remain wit...

*Listing Courtesy of Community First
Realty LLC*

Public Facts		Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	3
Total Baths	2	2
Full Baths	1	2
Partial Baths	1	-
Living Area (sq ft)	1,372	1,899
Building Area (sq ft)	1,372	1,899
Lot Size	6,098 sq ft	6,098 sq ft
Lot Dimensions	6098 SF	-
Basement (sq ft)	-	527
Garage	-	None
Garage (spaces)	0	-
Year Built	1954	1954
Style	Traditional/Old	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Forced Air, Gas
Cooling	Yes	Central Air
Basement	Basement	Finished, Laundry, Partially Finished, Rec/Fam Room
Foundation	Concrete	Concrete
Construction	-	Block
Exterior Walls	Wood	Agent Remarks
Number of Units	0	-
Number of Stories	1 story with Basement	-

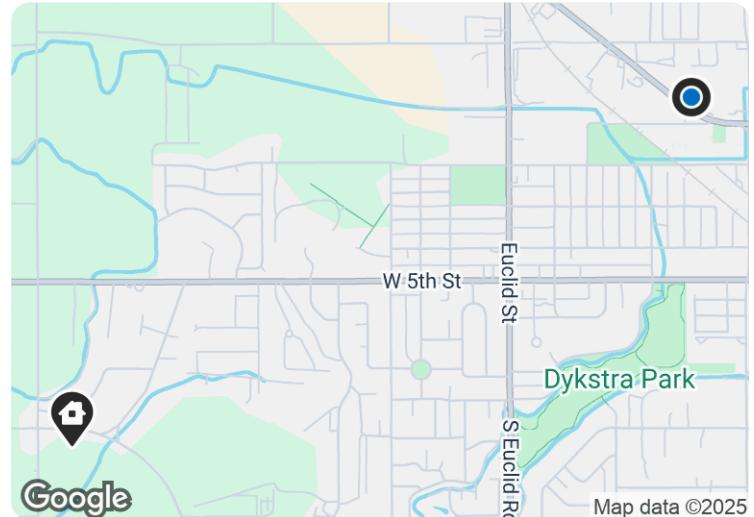


2204 Hill Dr, Grandview, WA 98930

609 Trellis St, #PhASE2 Grandview, WA 98930



Google



Map data ©2025

● Pending / For Sale • Pending as of 2/25/2025

List Price

\$316,850

List Date 1/23/2025

Days in RPR 51

A beautiful pro made home. Hardy plank siding; some homes feature upgraded rock or stucco accents. Upon entering you will notice the foyer is open to spacious great room with vaulted ceiling. Kitchen includes stainless steel appliances, quality cabinets with...

Listing Courtesy of Coldwell Banker - Tomlinson

	Public Facts	Listing Facts
Property Type	–	Single Family
Property Subtype	–	Residential/Site Built
Bedrooms	–	3
Total Baths	–	2
Full Baths	–	2
Partial Baths	–	–
Living Area (sq ft)	–	1,150
Building Area (sq ft)	–	1,150
Lot Size	–	7,405 sq ft
Garage	–	Attached
Garage (spaces)	–	2
Year Built	–	2025
Roofing	–	Composition
Heating	–	Forced Air, Heat Pump
Cooling	–	Central Air
Basement	–	Crawl Space, None
Foundation	–	Concrete
Construction	–	Frame

2204 Hill Dr, Grandview, WA 98930**634 E 2nd St Grandview, WA 98930**
● Pending / For Sale · Pending as of 2/24/2025
List Price**\$274,900**

List Date 11/26/2024

Days in RPR 109

Last Price Update 1/21/2025

Current Estimated Value**\$267,010**

Last RVM® Update 3/9/2025

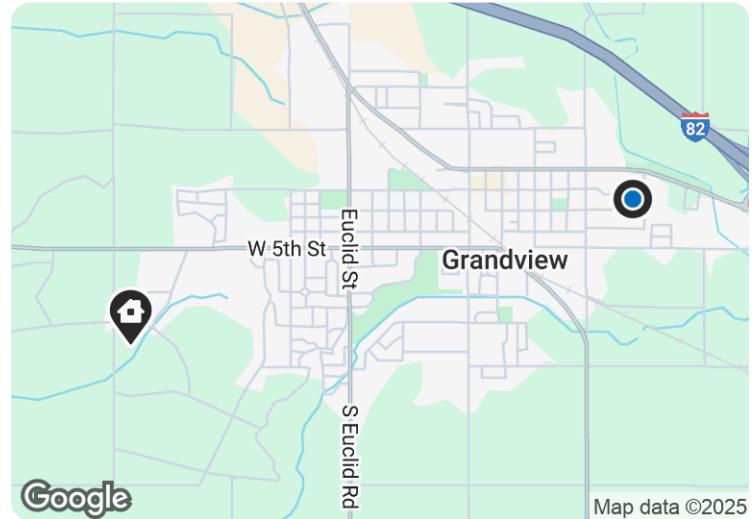
RVM® Estimated Range

\$259K \$275K

RVM® Confidence**RVM® Month Change**
↓ \$2,500
RVM® Year Change
↑ 14.01%

Welcome home! this charming 1043 sqft new listing boasts 3 bedrooms & 1 bathroom. Nestled on .20 of an acre offering a great sized yard for the family. The kitchen has been renovated with new cabinets, sink and backsplash. Flooring in living are...

*Listing Courtesy of eXp Realty LLC
Kennewick*


● Subject Property

● This Listing

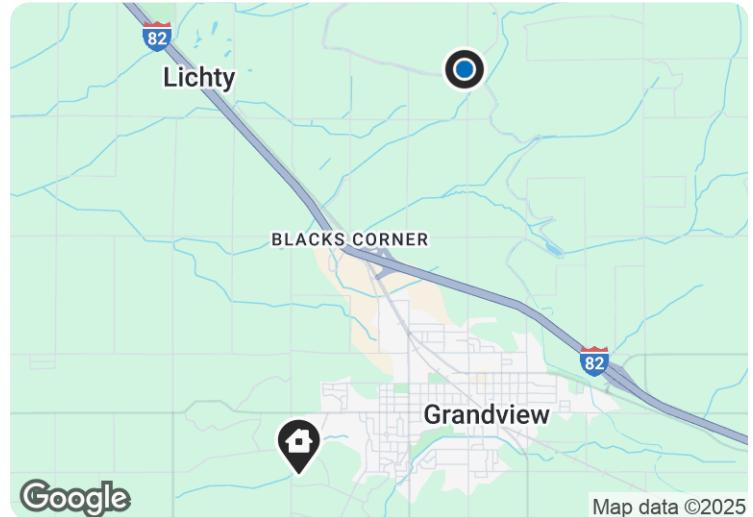
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,043	1,043
Building Area (sq ft)	1,043	1,043
Lot Size	8,712 sq ft	8,712 sq ft
Lot Dimensions	8712 SF	–
Garage	Yes	Detached
Garage (spaces)	3	1
Year Built	1951	1951
Style	Traditional/Old	–
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Forced Air
Cooling	None	Wall
Basement	–	None
Foundation	Concrete	Concrete
Construction	–	Frame
Exterior Walls	Siding (Alum/Vinyl)	Vinyl
Number of Units	0	–
Number of Stories	1	–

2204 Hill Dr, Grandview, WA 98930

2640 Wilson Hwy Grandview, WA 98930



Google


● Pending / For Sale • Pending as of 2/13/2025

List Price
\$394,000

List Date 9/24/2024

Days in RPR 172

Last Price Update 11/27/2024

Nestled on 8.91 picturesque acres with breathtaking views of the valley and mountains, this updated rambler with basement offers a tranquil retreat in grandview. Boasting 1200 sq ft, this charming home features 3 bedrooms and 1 bathroom. Upon entering, lamina...

Listing Courtesy of Century 21 Tri-Cities

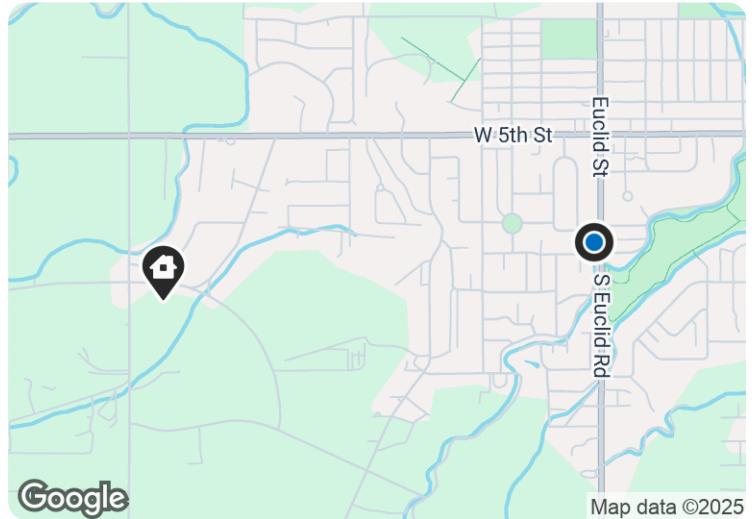
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Rural/Agricultural Residence	Residential/Site Built
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	–	–
Living Area (sq ft)	1,036	1,200
Building Area (sq ft)	1,036	1,200
Lot Size	9.24 acres	8.91 acres
Lot Dimensions	9.240 AC	–
Basement (sq ft)	–	125
Garage	Yes	Attached
Garage (spaces)	2	2
Year Built	1970	1970
Style	Ranch\Rambler	–
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Electric
Cooling	–	Window
Fireplaces	–	One, Wood Stove
Basement	Basement	Unfinished
Foundation	Concrete	Post & Pier
Construction	–	Frame
Exterior Walls	Wood	Wood
Number of Units	0	–
Number of Stories	1 story with Basement	–

2204 Hill Dr, Grandview, WA 98930

802 Euclid St Grandview, WA 98930



Google



Map data ©2025

● Pending / For Sale · Pending as of 2/12/2025

List Price

\$315,000

List Date 1/27/2025

Days in RPR 47

Current Estimated Value

\$306,110

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$300K \$312.2K

RVM® Confidence



RVM® Month Change

↓ \$4,660

RVM® Year Change

↑ 20.34%

Welcome to this beautiful brick 1247 sq ft. Home. A true that boasts three bedrooms. The heart of the home is a fully updated kitchen featuring new countertops and cupboards, which are a perfect space for gatherings. This well-maintained residence...

Listing Courtesy of HomeSmart Elite Brokers - Tri Cities

● Subject Property

● This Listing

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	-	-
Living Area (sq ft)	1,247	1,247
Building Area (sq ft)	1,247	1,247
Lot Size	8,276 sq ft	8,276 sq ft
Lot Dimensions	8276 SF	-
Garage	Yes	Attached
Garage (spaces)	2	2
Year Built	1962	1962
Style	Ranch\Rambler	-
Roofing	Composition Shingle	Composition
Heating	Forced Air Unit	Forced Air, Gas, Heat Pump
Cooling	Yes	Central Air
Fireplaces	1	Yes
Basement	-	None
Foundation	Concrete	Concrete
Construction	-	Frame
Exterior Walls	Brick Veneer	Brick
Number of Units	0	-
Number of Stories	1	-

2204 Hill Dr, Grandview, WA 98930

Market Activity: Distressed



Address	2204 Hill Dr Grandview, WA 98930	515 Broadview Dr Grandview, WA 98930	1308 Rainier St Grandview, WA 98930	512 Broadview Dr Grandview, WA 98930	1207 Maxwell Ct Grandview, WA 98930
Status	 Subject Property	17  Off Market	18  Off Market	19  Active Under Contract	20  Off Market
Amount	\$219,160 Est. Value	\$265,000 Est. Value	\$295,450 Est. Value	\$299,999 List Price	\$336,000 Est. Value
Recording Date	–	12/10/2009	7/3/2013	–	5/30/2024
Days in RPR	–	–	–	30	–
Price per Sq Ft	\$200	\$198	\$241	\$260	\$229
Bedrooms	3	4	2	3	3
Total Baths	2	2	1	2	2
Partial Baths	1	–	–	–	1
Total Rooms	–	–	–	7	–
Living Area	1,096	1,340	1,224	1,156	1,468
Building Area	1,096	1,340	1,224	1,156	1,468
Lot Size	0.38 acres	7,405 sq ft	9,583 sq ft	9,583 sq ft	7,405 sq ft
Year Built	1970	1991	1950	1995	2006
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family Residential	Residential/Site Built	Single Family Residential
MLS ID	–	–	–	25-355	–
Listing Broker	–	–	–	<i>Listing Courtesy of Berkshire Hathaway HomeServices Central Washington Real Estate</i>	–
Description	–	–	–	Welcome to 512 broadview drive in grandview, wa! this charming single-level home offers 3 bedrooms, 2 bathrooms, and 2 spacious living rooms, all thoughtfully arranged across 1,156 square feet. Featuring force...	–
	Highlighted fields were changed by agent to reflect knowledge of this property.				

2204 Hill Dr, Grandview, WA 98930

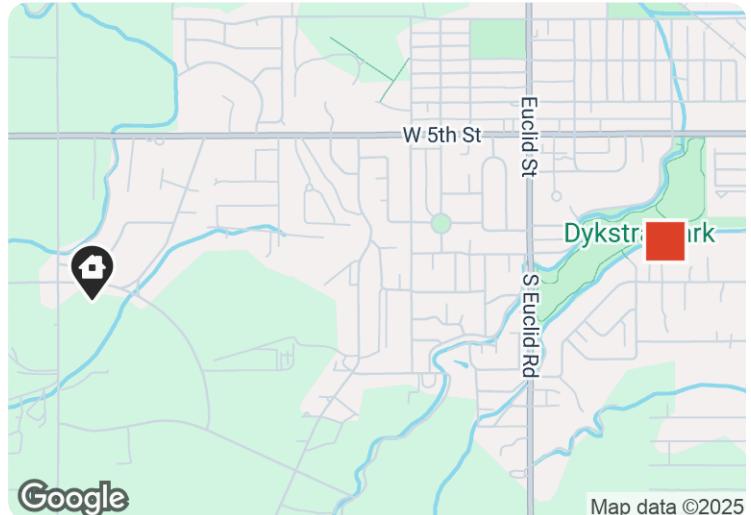
Market Activity: Distressed



Address	2204 Hill Dr Grandview, WA 98930	600 N 4th St Grandview, WA 98930	1012 Coach Ct Grandview, WA 98930	1816 W 2nd St Grandview, WA 98930	200 Deangela Dr Grandview, WA 98930
Status	 Subject Property	21  Off Market	22  Off Market	23  Off Market	24  Off Market
Amount	\$219,160 Est. Value	\$247,750 Est. Value	\$251,000 Est. Value	\$429,730 Est. Value	\$279,000 Est. Value
Recording Date	–	–	3/31/2017	6/13/2000	4/27/2017
Days in RPR	–	–	–	–	–
Price per Sq Ft	\$200	\$240	\$232	\$199	\$219
Bedrooms	3	3	3	3	3
Total Baths	2	1	1	3	2
Partial Baths	1	–	–	1	–
Living Area	1,096	1,032	1,080	2,157	1,274
Building Area	1,096	1,032	1,080	2,157	1,274
Lot Size	0.38 acres	7,405 sq ft	10,019 sq ft	9,583 sq ft	8,276 sq ft
Year Built	1970	1982	1975	2002	2016
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
MLS ID	–	–	–	–	–
Listing Broker	–	–	–	–	–
Description	–	–	–	–	–
 Highlighted fields were changed by agent to reflect knowledge of this property.					

2204 Hill Dr, Grandview, WA 98930

515 Broadview Dr Grandview, WA 98930



■ Off Market / Public Record · Notice of Lis Pendens

■ Subject Property ■ This Property

Current Estimated Value

\$265,000

Last AVM Update 3/9/2025

AVM Estimated Range

\$185.5K \$344.5K

AVM Confidence

★★★★★

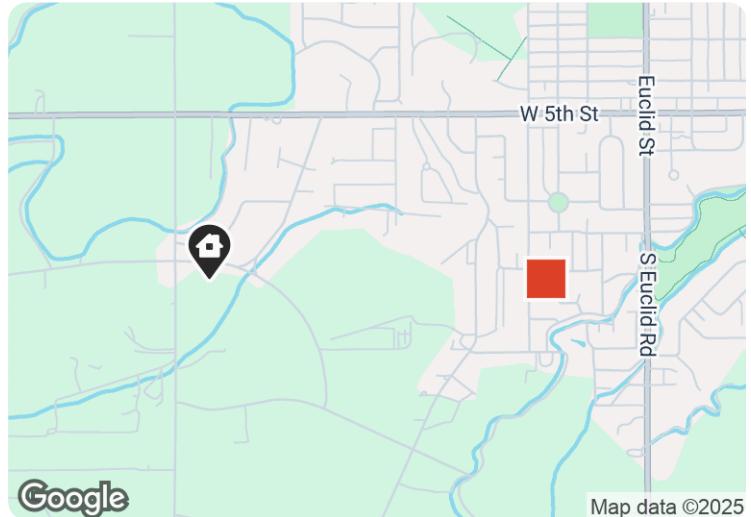
AVM Month Change

↑ \$6,000

AVM Year Change

↑ 1.14%

		Public Facts
Property Type		Single Family
Property Subtype		Single Family Residential
Bedrooms	4	
Total Baths	2	
Full Baths	2	
Partial Baths	-	
Living Area (sq ft)	1,340	
Building Area (sq ft)	1,340	
Lot Size	7,405 sq ft	
Lot Dimensions	7405 SF	
Garage (spaces)	0	
Year Built	1991	
Style	Ranch\Rambler	
Roofing	Composition Shingle	
Heating	Baseboard	
Foundation	Concrete	
Exterior Walls	Wood	
Number of Units	0	
Number of Stories	1	

2204 Hill Dr, Grandview, WA 98930**1308 Rainier St Grandview, WA 98930**
■ Off Market / Public Record · Notice of Trustee Sale

📍 Subject Property ■ This Property

Current Estimated Value

\$295,450

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$265.9K \$325K

RVM® Confidence



RVM® Month Change

↑ \$88,800

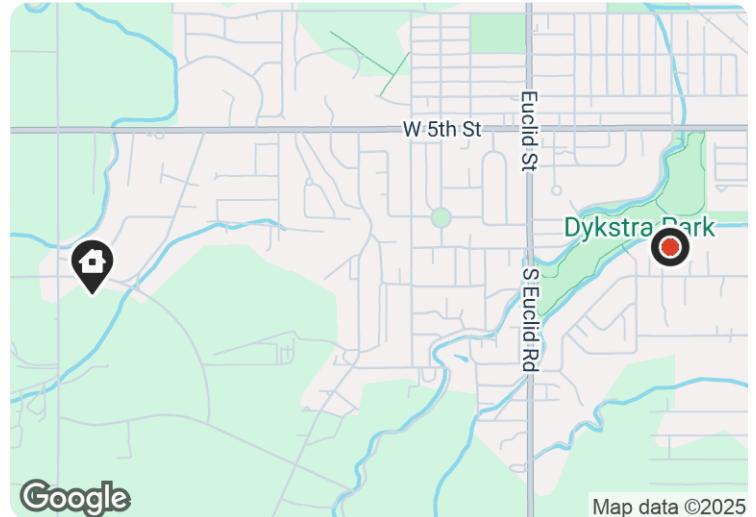
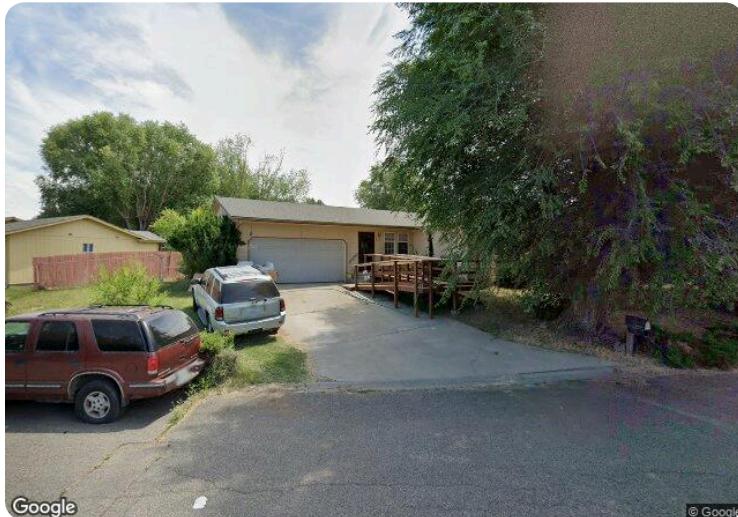
RVM® Year Change

↑ 31.65%

Public Facts	
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	2
Total Baths	1
Full Baths	1
Partial Baths	-
Living Area (sq ft)	1,224
Building Area (sq ft)	1,224
Lot Size	9,583 sq ft
Lot Dimensions	9583 SF
Garage	Yes
Garage (spaces)	1
Year Built	1950
Style	Traditional/Old
Roofing	Composition Shingle
Heating	Forced Air Unit
Basement	Improved Basement (Finished)
Foundation	Concrete
Exterior Walls	Siding (Alum/Vinyl)
Number of Units	0
Number of Stories	1 story with Basement

2204 Hill Dr, Grandview, WA 98930

512 Broadview Dr Grandview, WA 98930



● Active Under Contract / For Sale • Notice of Trustee Sale, Pending Accepting Back-Up as of 2/28/2025

● Subject Property ● This Listing

List Price

\$299,999

List Date 2/13/2025

Days in RPR 30

Current Estimated Value

\$298,690

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$292.7K \$304.7K

RVM® Confidence



RVM® Year Change

↑ 10.8%

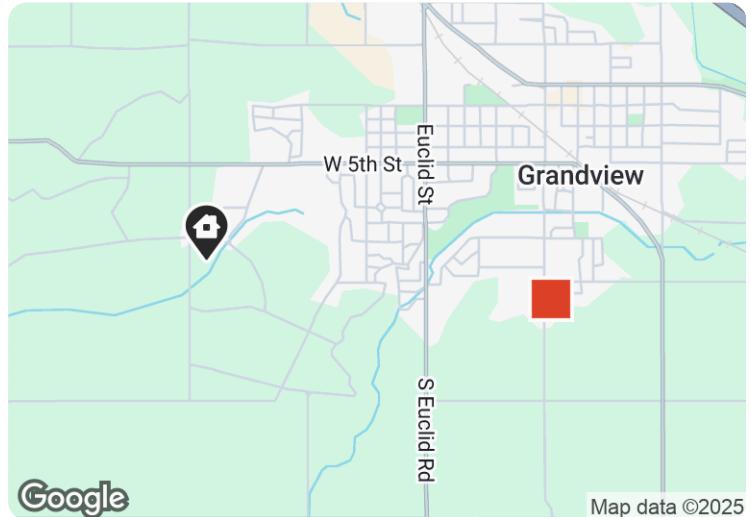
Welcome to 512 broadview drive in grandview, wa! this charming single-level home offers 3 bedrooms, 2 bathrooms, and 2 spacious living rooms, all thoughtfully arranged across 1,156 square feet. Featuring forced air heat with central cooling, a 2-car...

Listing Courtesy of Berkshire Hathaway HomeServices Central Washington Real Estate

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential/Site Built
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,156	1,156
Building Area (sq ft)	1,156	1,156
Lot Size	9,583 sq ft	9,583 sq ft
Lot Dimensions	9583 SF	–
Garage	Yes	Attached
Garage (spaces)	2	2
Year Built	1995	1995
Total Rooms	7	–
Style	Ranch\Rambler	–
Roofing	Composition Shingle	Composition
Heating	Heat Pump	Agent Remarks
Basement	–	Crawl Space
Foundation	Concrete	Concrete
Construction	–	Frame
Exterior Walls	Other	Wood
Number of Units	0	–
Number of Stories	1	–

2204 Hill Dr, Grandview, WA 98930

1207 Maxwell Ct Grandview, WA 98930


■ Off Market / Public Record · Notice of Trustee Sale

■ Subject Property ■ This Property

Current Estimated Value

\$336,000

Last AVM Update 3/9/2025

AVM Estimated Range

\$248.6K \$423.4K

AVM Confidence



AVM Month Change

▼ \$2,000

AVM Year Change

▼ 7.18%

		Public Facts
Property Type		Single Family
Property Subtype		Single Family Residential
Bedrooms	3	
Total Baths	2	
Full Baths	1	
Partial Baths	1	
Living Area (sq ft)	1,468	
Building Area (sq ft)	1,468	
Lot Size	7,405 sq ft	
Lot Dimensions	7405 SF	
Garage	Yes	
Garage (spaces)	2	
Year Built	2006	
Style	Ranch\Rambler	
Roofing	Composition Shingle	
Heating	Forced Air Unit	
Cooling	Yes	
Fireplaces	1	
Foundation	Concrete	
Exterior Walls	Other	
Number of Units	0	
Number of Stories	1	

2204 Hill Dr, Grandview, WA 98930

600 N 4th St Grandview, WA 98930



■ Off Market / Public Record · Notice of Trustee Sale

Current Estimated Value

\$247,750

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$227.9K \$267.6K

RVM® Confidence

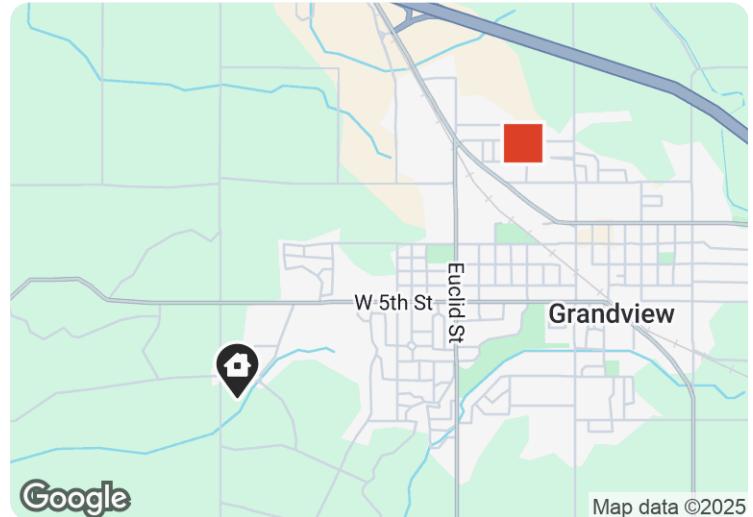


RVM® Month Change

\$12,040

RVM® Year Change

10.71%



📍 Subject Property ■ This Property

Public Facts

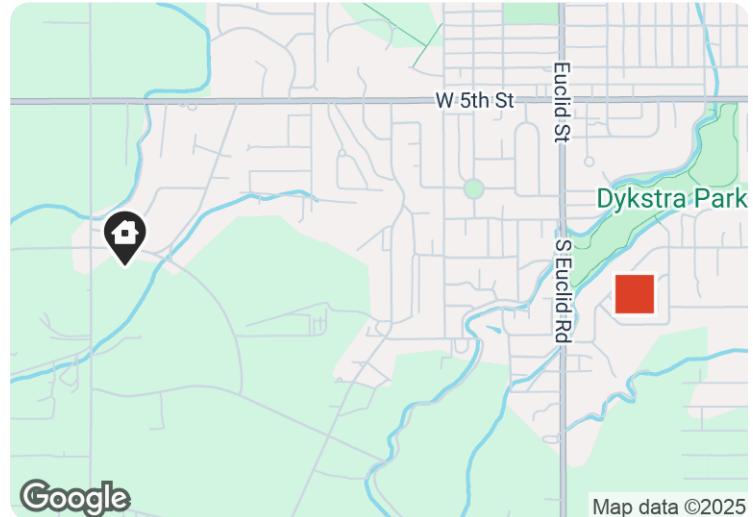
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	1
Full Baths	1
Partial Baths	-
Living Area (sq ft)	1,032
Building Area (sq ft)	1,032
Lot Size	7,405 sq ft
Lot Dimensions	7405 SF
Garage	Yes
Garage (spaces)	1
Year Built	1982
Style	Ranch\Rambler
Roofing	Composition Shingle
Heating	Forced Air Unit
Foundation	Concrete
Exterior Walls	Other
Number of Units	0
Number of Stories	1

2204 Hill Dr, Grandview, WA 98930

1012 Coach Ct Grandview, WA 98930



Google



Map data ©2025

 Off Market / Public Record · Notice of Trustee Sale

📍 Subject Property

 This Property

Current Estimated Value

\$251,000

Last AVM Update 3/9/2025

AVM Estimated Range

\$198.3K \$303.7K

AVM Confidence



AVM Month Change

↑ \$29,000

AVM Year Change

↓ 8.05%

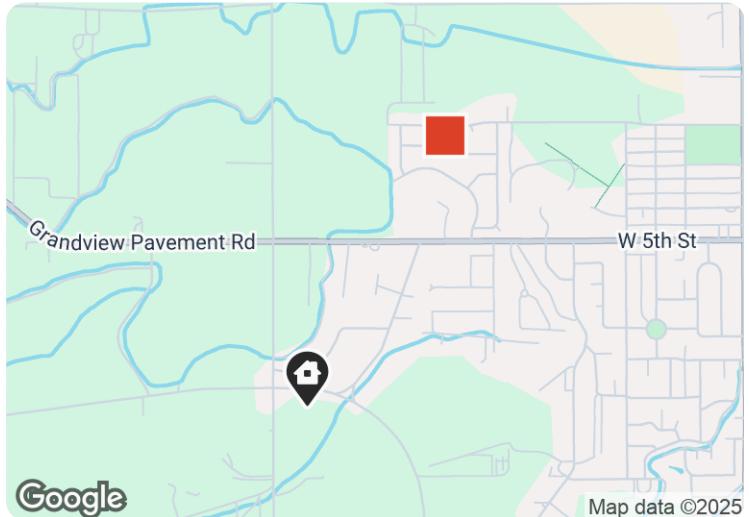
	Public Facts
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	1
Full Baths	1
Partial Baths	-
Living Area (sq ft)	1,080
Building Area (sq ft)	1,080
Lot Size	10,019 sq ft
Lot Dimensions	10019 SF
Garage	Yes
Garage (spaces)	1
Year Built	1975
Style	Ranch\Rambler
Roofing	Composition Shingle
Heating	Heat Pump
Foundation	Concrete
Exterior Walls	Siding (Alum/Vinyl)
Number of Units	0
Number of Stories	1

2204 Hill Dr, Grandview, WA 98930

1816 W 2nd St Grandview, WA 98930



© Google



📍 Subject Property 🟥 This Property

🟠 Off Market / Public Record · Notice of Trustee Sale

Current Estimated Value

\$429,730

Last RVM® Update 3/9/2025

RVM® Estimated Range

\$382.5K \$477K

RVM® Confidence



RVM® Month Change

⬇️ \$3,400

RVM® Year Change

⬆️ 5.66%

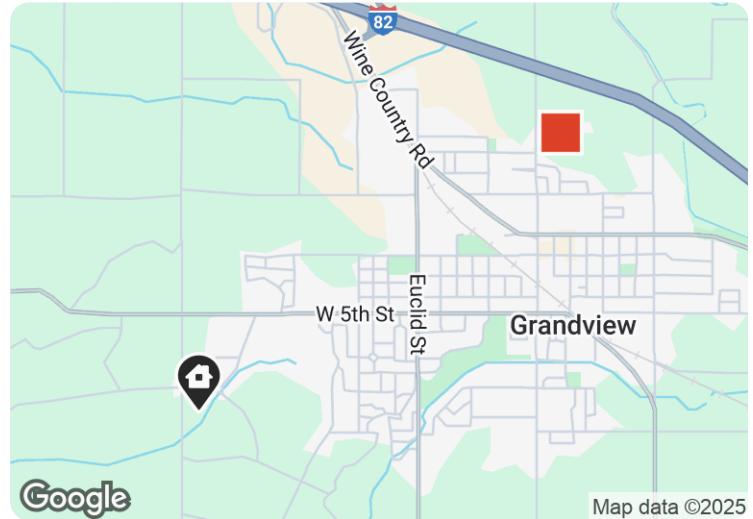
Public Facts	
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	2,157
Building Area (sq ft)	2,157
Lot Size	9,583 sq ft
Lot Dimensions	9583 SF
Garage	Yes
Garage (spaces)	2
Year Built	2002
Style	Contemporary
Roofing	Composition Shingle
Heating	Forced Air Unit
Cooling	Yes
Fireplaces	1
Foundation	Concrete
Exterior Walls	Wood
Number of Units	0
Number of Stories	2

2204 Hill Dr, Grandview, WA 98930

200 Deangela Dr Grandview, WA 98930



Google



Map data ©2025

 Off Market / Public Record · Notice of Rescission

📍 Subject Property

 This Property

Current Estimated Value

\$279,000

Last AVM Update 3/9/2025

AVM Estimated Range

\$203.7K \$354.3K

AVM Confidence



AVM Month Change

⬇️ \$2,000

AVM Year Change

⬇️ 3.79%

	Public Facts
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	2
Full Baths	2
Partial Baths	-
Living Area (sq ft)	1,274
Building Area (sq ft)	1,274
Lot Size	8,276 sq ft
Lot Dimensions	8276 SF
Garage	Yes
Garage (spaces)	2
Year Built	2016
Style	Contemporary
Roofing	Composition Shingle
Heating	Heat Pump
Foundation	Concrete
Exterior Walls	Other
Number of Units	0
Number of Stories	1

Pricing Summary

RVM®

\$219,160

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	For Sale or For Lease Listings	Pending Sales	Distressed
Lowest Price	\$325,000	\$274,900	\$247,750
Median Price	\$377,175	\$317,425	\$287,225
Highest Price	\$449,900	\$394,000	\$429,730
Median Price per sq.ft.	\$209	\$249	\$231
Median Days in RPR	51	58	30

CMA Summary

This section compares prices of agent-selected properties sold recently with a similar number of beds and baths.

Average of Comps	-
Adjustments	-
Adjusted Value	- (or - per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$219,160
Changes Based on Home Facts	-
Home Improvement Adjustments	-
Needed Improvement Adjustments	-
Market Condition Adjustments	-
Estimate + Adjustments	\$219,160 (or \$200 per sq ft)

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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