

Condominium

**RESIDENTIAL**

# 5204 N BENNETT ST

RUSTON, WA 98407

**\$807,964** TopHap Estimate · \$449 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,800 ft<sup>2</sup>**

LIVING AREA

**732 ft<sup>2</sup>**

LOT SIZE

**2009**

YEAR BUILT

**6**

STORIES

## VALUATION

**\$808K**

\$672K low

\$944K high

Last Sale

**\$534,719 · Feb 29, 2016**

Est. Owner Equity

**\$486,964**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,652 (2025) |
| Assessed Value        | \$934,400      |
| Previous Assessed     | \$800,900      |
| Assessor Market Value | \$934,400      |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| Style         | High Rise   |
| County        | PIERCE      |
| Lot (acres)   | 0.02        |
| Construction  | Steel Frame |
| Heating       | Heat Pump   |
| Pool          | No          |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Feb 25, 2016 | Resale | Special Warranty Deed | \$534,719 | \$297              | \$321K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Point Defiance Elementary School | Elementary | PK–5   | 0.8 mi   |
| Truman Middle School             | Middle     | 6–8    | 1.4 mi   |
| Silas High School                | High       | 9–12   | 2.7 mi   |

District: Tacoma Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 98407

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>19,002</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>47%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|