



January 2nd, 2025

## Title Report Waiver Request

Address: 3633 Island Crest Way 98040

Parcel id: 122404-9058

Owner: Ewan Rankin

We respectfully request a waiver for the title report requirement, as the homeowners purchased the property on July 31, 2024. Attached are the Final Title Policy, confirming ownership, and a printout from the King County Assessor Records (dated 12/20/24) showing no further ownership transfer.

Thank you,



Neil Jorgensen, Architect  
J3 Architects LLC  
425-242-0369

# First American Title Insurance Company

920 5th Avenue, Suite 1250  
Seattle, WA 98104

July 18, 2024

## **Metro Area Title Team**

11400 SE 8th Street, Suite 250, Bellevue, WA 98004  
Fax No. (425) 635-2101  
EastsideTitleTeam@firstam.com

## **Recording Department**

Email: recording.wa@firstam.com

Tim Daniels  
tdaniels@firstam.com  
(425) 635-2100

Kaylee Colwell  
kcolwell@firstam.com  
(425) 732-4814

Rebecca Houghton  
rhoughton@firstam.com  
(425) 305-3547

Escrow Officer: Merry Smith  
Phone: (425)201-4554  
Fax No: (800)363-0756  
E-Mail: Teammerry@firstam.com

Order Number: 4243-4166330

***Please send all recording packages to 920 5th Avenue, Suite 1250, Seattle, WA 98104***

Buyer: Ewan Rankin and Shanelyn Rankin

Seller: Richard L. Deno

Property: 3633 Island Crest Way  
Mercer Island, WA 98040

Attached please find the following item(s):

ALTA Commitment for Title Insurance

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

***Customer First!***



**Transaction Identification Data, for which the Company assumes no liability as set forth in  
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company  
Issuing Office: 920 5th Avenue, Suite 1250, Seattle, WA 98104  
Issuing Office's ALTA® Registry ID: 1124079  
Commitment Number: 4243-4166330  
Issuing Office File Number: 4243-4166330  
Property Address: 3633 Island Crest Way, Mercer Island, WA 98040  
Revision Number: Second Commitment

**SCHEDULE A**

1. Commitment Date: July 15, 2024 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA® Homeowner's (Eagle) Policy  
Basic Rate  
Proposed Insured: Ewan Rankin and Shanelyn Rankin, a married couple  
Proposed Amount of Insurance: \$1,254,500.00      Premium: \$3,108.00      Tax: \$321.68  
The estate or interest to be insured: See Item 3 below
  - b. ALTA® Extended Loan Policy  
Purchase Money Loan Rate  
Proposed Insured: To Follow  
Proposed Amount of Insurance: \$To Follow      Premium: \$To Follow      Tax: \$To Follow  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
RICHARD L. DENO, AN UNMARRIED PERSON
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

**FIRST AMERICAN TITLE INSURANCE COMPANY**

Tim Daniels, Title Officer

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### SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The marital status of the vested owner described in Paragraph 4 of Schedule A is consistent with the marital status identified in the most current instrument vesting Title. First American Title Insurance Company does not represent that this is the current marital status of the vested owner. The current marital status of the vested owner should be provided to the Company prior to closing. Additional requirements may be imposed based upon any change in marital status since the recording of the current vesting deed.

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## SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records; (d) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, equipment or material or medical assistance, unless such lien is shown by the Public Records as of Date of Policy.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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- 9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:  
Levy/Area Code: 1031

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$525,000.00
- 1.28% of the selling price from \$525,000.01 to \$1,525,000.00
- 2.75% of the selling price from \$1,525,000.01 to \$3,025,000.00
- 3.00% of the selling price over \$3,025,000.00

Local Excise Tax for Mercer Island:

.50% of the selling price

In addition to the Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

- 10. General Taxes for the year 2024. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 1224049058

**1st Half**

Amount Billed:	\$	3,717.73
Amount Paid:	\$	3,717.73
Amount Due:	\$	0.00
Assessed Land Value:	\$	871,000.00
Assessed Improvement Value:	\$	207,000.00

**2nd Half**

Amount Billed:	\$	3,717.72
Amount Paid:	\$	0.00
Amount Due:	\$	3,717.72
Assessed Land Value:	\$	871,000.00
Assessed Improvement Value:	\$	207,000.00

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11. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: Richard L. Deno, as a separate estate  
Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc., "MERS" solely as A nominee for First Financial Services, Inc., its successors and assigns  
Trustee: WFG National Title  
Amount: \$397,500.00  
Dated: February 26, 2013  
Recorded: May 22, 2013  
Recording Information: 20130522001479
  
12. The land described in this commitment appears to be residential in nature and may be subject to the provisions of R.C.W. 6.13.010, et seq. (Homestead Statute) if the land is occupied as a primary residence. If the land is occupied as a primary residence, R.C.W. 6.13.060 requires that all documents conveying or encumbering the land must be executed by each spouse or domestic partner, individually. Alternatively, the Company will accept a deed identifying the non-vested spouse occupying the property as the grantor and the vested spouse as the grantee. In the event that the Company receives documents to insure that are not executed as required, the Company may be unable to record or to insure the transaction. Please contact your Title Officer if you have any questions.
  
13. Covenants, Conditions and/or Restrictions contained in the following instrument:  
  
Deed  
  
Executed by: Eugene V. Lucas and Maybelle Lucas, his wife  
Recorded: March 05, 1952  
Recording No.: 4215534
  
14. Easement, including terms and provisions contained therein:  
  
Recording Information: 4389302  
In Favor of: Puget Sound Power and Light Company, a Massachusetts Corporation  
For: Electric transmission and distribution line
  
15. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey No. 8609229006, recorded in volume 51 of surveys, at page(s) 143, in King County, Washington.
  
16. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.
- PTN SEC 12 TWP 24N RGE 4E SE QTR, KING COUNTY  
APN: 1224049058  
Property Address: 3633 Island Crest Way, Mercer Island, WA 98040
- D. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: Properties located in Snohomish County may be subject to the King County Sewage Treatment Capacity Charges.
- E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE
- F. All matters regarding extended coverage have been cleared for mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2021 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

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**EXHIBIT A**

File No.: 4243-4166330

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

THAT PORTION OF THE SOUTH 7 ACRES OF THE NORTH 16 ACRES OF THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 7 ACRE TRACT FROM WHICH THE SOUTHWEST CORNER  
THEREOF BEARS SOUTH 89°55'47" WEST A DISTANCE OF 80.00 FEET;  
THENCE NORTH 00°06'56" EAST PARALLEL TO THE WEST LINE OF SAID 7 ACRE TRACT 100.00 FEET;  
THENCE NORTH 52°56'00" EAST 46.46 FEET TO THE SOUTHWESTERLY LINE OF 81ST AVENUE SOUTHEAST EXTENSION;  
THENCE SOUTH 37°04'00" EAST ALONG SAID SOUTHWESTERLY LINE 160.22 FEET TO THE SAID 7 ACRE TRACT;  
THENCE SOUTH 89°55'47" WEST ALONG SAID SOUTH LINE 133.84 FEET TO THE POINT OF BEGINNING.

1224049058

3633 Island Crest Way  
Mercer Island, Washington 98040

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**ALTA COMMITMENT FOR TITLE INSURANCE  
issued by  
FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and

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**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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**PARCEL DATA**

Parcel	122404-9058
Name	RANKIN EWAN
Site Address	3633 ISLAND CREST WAY 98040
Residential Area	034-005 (SE Appraisal District)
Property Name	

Jurisdiction	MERCER ISLAND
Levy Code	1031
Property Type	R
Plat Block / Building Number	
Plat Lot / Unit Number	
Quarter-Section-Township-Range	<u>SE-12-24-4</u>

**Legal Description**

POR OF S 7 AC OF N 16 AC OF S 3/4 OF E 1/2 OF E 1/2 OF SE 1/4 DAF-BEG ON S LN OF SD 7 AC TR 80 FT E OF SW COR TH N PLW W LN SD TR 100 FT TH N 52-56-00 E 46.46 FT TO CO RD TH SE ALG SWLY LN OF CO RD 160.22 FT TO S LN OF SD 7 AC TR TH W ALG SD S LN 133.84 FT TO BEG  
**Plat Block:**  
**Plat Lot:**

**LAND DATA**

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	10,460
Acres	0.24

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R-9.6
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

**Views**

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

**Waterfront**

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

**Designations**

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

**Nuisances**

Topography	
Traffic Noise	EXTREME
Airport Noise	
Power Lines	NO
Other Nuisances	NO

**Problems**

Water Problems	NO
Transportation Concurency	NO
Other Problems	NO

**Environmental**

Environmental	NO
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**BUILDING**

Building Number	1
Year Built	1953
Year Renovated	0
Stories	1

**Reference Links**

- [Residential Physic Inspection Areas](#)
- [King County Taxin Districts Codes an Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advis](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appe](#) (External link)
- [Board of Appeals/Equalizati](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images o surveys and other map documents](#)
- [Housing Availabilit Dashboard](#)

**Notice mailing date:**  
09/12/2024

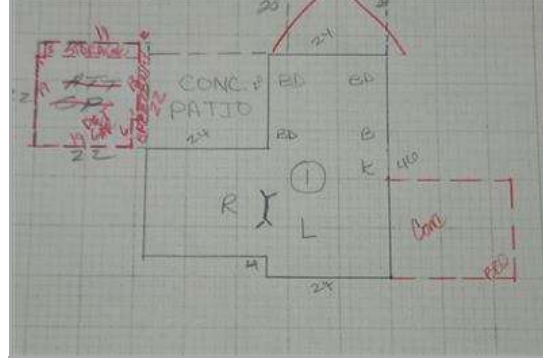
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Living Units	1
Grade	8 Good
Grade Variant	0
Condition	Very Good
Basement Grade	
1st Floor	1,630
1/2 Floor	0
2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	1,630
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	1,630
Attached Garage	0
Bedrooms	3
Full Baths	2
3/4 Baths	0
1/2 Baths	0
Heat Source	Gas
Heat System	Forced Air
Deck Area SqFt	0
Open Porch SqFt	50
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	1
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	1
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Picture of Building 1



Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
PRK:DET GAR			430	7 Average	1953			

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
122404905806	2024	2025		1031	923,000	344,000	1,267,000	135,000	923,000	344,000	1,267,000	
122404905806	2023	2024		1031	871,000	207,000	1,078,000	0	871,000	207,000	1,078,000	
122404905806	2022	2023		1031	980,000	226,000	1,206,000	0	980,000	226,000	1,206,000	
122404905806	2021	2022		1031	807,000	95,000	902,000	0	807,000	95,000	902,000	
122404905806	2020	2021		1031	769,000	63,000	832,000	0	769,000	63,000	832,000	
122404905806	2019	2020		1031	587,000	276,000	863,000	0	587,000	276,000	863,000	
122404905806	2018	2019		1031	576,000	269,000	845,000	0	576,000	269,000	845,000	
122404905806	2017	2018		1031	521,000	242,000	763,000	0	521,000	242,000	763,000	
122404905806	2016	2017		1031	477,000	210,000	687,000	0	477,000	210,000	687,000	
122404905806	2015	2016		1031	432,000	191,000	623,000	0	432,000	191,000	623,000	
122404905806	2014	2015		1031	400,000	174,000	574,000	0	400,000	174,000	574,000	
122404905806	2013	2014		1031	402,000	65,000	467,000	0	402,000	65,000	467,000	
122404905806	2012	2013		1031	371,000	60,000	431,000	0	371,000	60,000	431,000	
122404905806	2011	2012		1031	391,000	35,000	426,000	0	391,000	35,000	426,000	
122404905806	2010	2011		1031	410,000	37,000	447,000	0	410,000	37,000	447,000	
122404905806	2009	2010		1031	423,000	38,000	461,000	0	110,000	74,800	184,800	FS
122404905806	2008	2009		1031	525,000	46,000	571,000	0	110,000	74,800	184,800	FS
122404905806	2007	2008		1031	381,000	102,000	483,000	0	110,000	74,800	184,800	FS
122404905806	2006	2007		1031	341,000	75,000	416,000	0	110,000	74,800	184,800	FS

122404905806	2005	2006		1031	310,000	76,000	386,000	0	110,000	74,800	184,800	FS
122404905806	2004	2005		1031	285,000	90,000	375,000	0	110,000	74,800	184,800	FS
122404905806	2003	2004		1031	285,000	90,000	375,000	0	110,000	74,800	184,800	FS
122404905806	2002	2003		1031	285,000	90,000	375,000	0	110,000	74,800	184,800	FS
122404905806	2001	2002		1031	236,000	132,000	368,000	0	110,000	74,800	184,800	FS
122404905806	2000	2001		1031	206,000	133,000	339,000	0	110,000	74,800	184,800	FS
122404905806	1999	2000		1031	165,000	143,000	308,000	0	110,000	74,800	184,800	FS
122404905806	1998	1999		1031	157,500	114,500	272,000	0	110,000	74,800	184,800	FS
122404905806	1997	1998		1031	0	0	0	0	110,000	74,800	184,800	
122404905806	1996	1997		1031	0	0	0	0	110,000	74,800	184,800	
122404905806	1994	1995		1031	0	0	0	0	110,000	74,800	184,800	
122404905806	1992	1993		1031	0	0	0	0	80,000	100,000	180,000	
122404905806	1990	1991		1031	0	0	0	0	80,000	100,000	180,000	
122404905806	1988	1989		1031	0	0	0	0	36,500	57,900	94,400	
122404905806	1986	1987		1031	0	0	0	0	40,500	54,200	94,700	
122404905806	1984	1985		1031	0	0	0	0	31,500	63,000	94,500	
122404905806	1982	1983		1031	0	0	0	0	31,500	63,000	94,500	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>3292918</u>	<u>20240731000769</u>	7/25/2024	\$1,254,500.00	DENO RICHARD L	RANKIN EWAN+SHANELYN	Warranty Deed	None
<u>2542203</u>	<u>20120504001634</u>	4/24/2012	\$499,500.00	SULLIVAN MELISSA C	DENO RICHARD L	Statutory Warranty Deed	None
<u>2472810</u>	<u>20101229002003</u>	12/1/2010	\$415,000.00	MASON KATHLEEN H -LIVING TRUST	SULLIVAN MELISSA C	Statutory Warranty Deed	None
<u>2341963</u>	<u>20080417001053</u>	1/14/2008	\$0.00	MASON KATHLEEN H	MASON KATHLEEN H	Statutory Warranty Deed	Trust
1157263	<u>199009250750</u>	9/20/1990	\$0.00	MASON KATHLEEN	MASON KATHLEEN H \$T+ETAL	Quit Claim Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
1991	9009475	Local Appeal	\$180,000	12/12/1990	\$180,000	SUSTAIN	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
<u>1911-201</u>	REPAIR,	Other	11/26/2019	\$0	MERCER ISLAND	5/19/2020

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