



Amoreena Miller

# 3805 W MERCER WAY

## MERCER ISLAND, WA 98040



**6br / 4ba**  
Beds/Baths



**3,970 sqft**  
Living Area



**0.39 acres**  
Lot Size



**1950**  
Year Built



**29yr 8mo**  
Ownership  
Length




**\$2,295,470**  
Market Value




## Summary






 Property Address:  
**3805 W  
MERCER WAY**

 City, State, Zipcode:  
**MERCER  
ISLAND, WA  
98040**

 Latitude:  
**47.575821**

 Longitude:  
**-122.243102**


 County:  
**KING**

 APN:  
**362350-0305**

 Legal Description:  
**ISLAND PARK  
REPLAT OF LOT  
B CITY OF  
MERCER  
ISLAND SHORT  
PLAT 76-11-  
033 REC AF  
#7611290578  
SD PLAT DAF  
POR LOT 1 BLK  
B BEG NXN**

 Legal Subdivision:  
**ISLAND PARK  
REPLAT OF**

 Property Type:  
**SINGLE FAMILY  
RESIDENCE**

 Owner Status:  
**OWNER  
OCCUPIED**

 Owner Type:  
**N/A**





































 Trust Description:  
**N/A**

 Company Flag:  
**NO**

 Property Use:  
**RESIDENTIAL**

 Stories:  
**2**

 Structure Style:  
**N/A**

 Owners 	 Foreclosure Records 
 Deeds 	 Listings History 
 Building Permits 	 Property Details 
 Values 	 Zoning Data 
 Loans 	 Flood Risk 
 Taxes 	 Wet Lands 
 Tax History 	 Noise Score 
 Images 	 Residents 
 Liens & Judgments 	 Neighborhood 

## Owners

### Owner's Name(s)

**BERNARDI FAMILY TRUST**

### Owner's Mailing Address

**3805 W Mercer Way, Mercer Island, WA 98040**

### Ownership Timeline

- 2018** ○ **Linda Bernardi**  
**Ara Bernardi**  
 Transaction Type: DEED OF TRUST  
 Date of Transaction: 08/24/2018
- 2008** ○ **Linda Bernardi**  
**Ara Bernardi**  
 Transaction Type: DEED OF TRUST  
 Date of Transaction: 11/20/2008
- 2006** ○ **Bernardi Family Trust**  
 Transaction Type: QUIT CLAIM DEED  
 Date of Transaction: 11/20/2006
- 1997** ○ **Ara Bernardi**  
**Linda Bernardi**  
 Transaction Type: DEED OF TRUST  
 Date of Transaction: 08/29/1997
- 1996** ○ **Linda Bernardi**  
**Ara Bernardi**  
 Transaction Type: GRANT DEED  
 Date of Transaction: 05/31/1996  
 Transaction Price: \$710,000
- **Keightley, Philip D & Barbara R**



## Deeds



Grantee's Name(s):



Deed Owner Address:



Ownership Category:

**LINDA BERNARDI**

**3805 W MERCER WAY,  
MERCER ISLAND, WA  
98040**

**N/A**



Owner Occupied:

**1**



Grantor's Name(s):

**N/A**



Transaction Amount:

**N/A**



Transaction Mortgage Amount:

**N/A**



Transaction Type:

**N/A**



Document:

**0000000936**



Title Company:

**N/A**



Transaction Date:

**N/A**



Document Type:

**N/A**



Property Type:

**Residential**



County:

**N/A**



Transfer Doc #:

**N/A**



Transfer Transaction #:

**0000000936**



Sale Document Book #:

**N/A**



Last Document #:

**N/A**

## Order a Complete Title Search Report on 3805 W Mercer Way, Mercer Island, WA

A title search is an examination of public records to determine the ownership history of a property and to identify any claims, liens, or encumbrances that may affect the title. It ensures that the property is free of any legal issues before a sale or transfer of ownership.

 Detailed Parcel Records

 Owners

 Assessment

 Taxes

 Vesting Deed

 Chain of Title

 Liens & Judgements

 Encumbrances & Restrictions

 Property Maps

 Legal Description

### ORDER TITLE SEARCH REPORT

Used By: [Title Agents](#), [Underwriters](#), [Lenders](#), [Law Firms](#)



## Building Permits

### Permit #1

Effective Date:	07/15/2025
Job Value:	N/A
Status:	final
Type:	Electrical
Sub Type:	N/A
Business Name:	Lifetime Heating &air Cndtng
Home Owner:	N/A
Fees:	\$209
Permit Number:	2506-221
Description:	1 heat pump - circuit

### Permit #2

Effective Date:	07/15/2025
Job Value:	N/A
Status:	final
Type:	Mechanical
Sub Type:	N/A
Business Name:	Lifetime Heating &air Cndtng

Home Owner:	N/A
Fees:	\$209
Permit Number:	2506-220
Description:	1 heat pump

### Permit #3

Effective Date:	10/10/2023
Job Value:	N/A
Status:	final
Type:	Electrical
Sub Type:	N/A
Business Name:	Lifetime Heating &air Cndtng
Home Owner:	N/A
Fees:	\$188
Permit Number:	2307-105
Description:	1 heat pump - circuit

### Permit #4

Effective Date:	10/10/2023
Job Value:	N/A
Status:	final
Type:	Mechanical
Sub Type:	N/A
Business Name:	Lifetime Heating &air Cndtng
Home Owner:	N/A
Fees:	\$188
Permit Number:	2307-104
Description:	T-stat wiring 1 heat pump

### Permit #5

Effective Date:	02/15/2020
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Job Value:	N/A
Status:	expired
Type:	plumbing
Sub Type:	N/A
Business Name:	Brennan Heating &a/c LLC
Home Owner:	N/A
Fees:	\$97
Permit Number:	1908-136
Description:	1 water heater

### Permit #6

Effective Date:	06/03/2015
Job Value:	N/A
Status:	expired
Type:	plumbing
Sub Type:	N/A
Business Name:	N/A
Home Owner:	N/A
Fees:	\$153
Permit Number:	1506-024
Description:	1 gas piping outlet

### Permit #7

Effective Date:	06/03/2015
Job Value:	N/A
Status:	expired
Type:	Electrical
Sub Type:	N/A
Business Name:	N/A
Home Owner:	N/A
Fees:	\$153

Permit Number: 1506-023  
 Description: 1 outside generator

### Permit #8

Effective Date: 10/20/2014  
 Job Value: \$0  
 Status: applied  
 Type: Low voltage electric  
 Sub Type: N/A  
 Business Name: Adt Llc  
 Home Owner: N/A  
 Fees: \$147  
 Permit Number: 1410-210  
 Description: Low voltage electric security system

### Permit #9

Effective Date: 08/19/2014  
 Job Value: N/A  
 Status: final  
 Type: Low voltage electric  
 Sub Type: N/A  
 Business Name: ADT LLC  
 Home Owner: N/A  
 Fees: \$147  
 Permit Number: 1408-136  
 Description: Low voltage electric security system

### Permit #10

Effective Date: 05/21/2011  
 Job Value: N/A  
 Status: expired

Type:	Building
Sub Type:	N/A
Business Name:	N/A
Home Owner:	N/A
Fees:	\$1,984
Permit Number:	0710-032
Description:	Xp660 sf office addition; 88 sf garage addition; 660 sf air conditioning

## Permit #11

Effective Date:	10/08/2007
Job Value:	N/A
Status:	approved
Type:	Shoreline
Sub Type:	N/A
Business Name:	N/A
Home Owner:	N/A
Fees:	\$120
Permit Number:	SHL07-054
Description:	Addition to existing single family residence

## Permit #12

Effective Date:	11/27/2006
Job Value:	N/A
Status:	final
Type:	Low voltage electric
Sub Type:	N/A
Business Name:	Automated Equip CO
Home Owner:	N/A
Fees:	\$113
Permit Number:	0606-006

Description:

Epermit low voltage for security system

## Values



Market Value Estimate:

**\$2,295,470**



Property Square Footage:

**3,970 Sq Ft**



Market Value Per Sq Ft:

**\$578 / Sq Ft**



Rent Estimate:

**\$9,215**



Last Sale Date:

**05/31/1996**



Last Sale Amount:

**\$710,000**

## Loans

### Previous Loans



#### Loan #1

Transaction Mortgage Amount:	<b>\$1,000,000</b>
Mortgage Date:	<b>08/24/2018</b>
Lender Type:	<b>BANK</b>
Loan Type:	<b>LINE OF CREDIT</b>
Lender:	<b>WELLS FARGO BANK NA</b>
Lender Code:	<b>27466</b>



#### Loan #2

Transaction Mortgage Amount:	<b>\$982,500</b>
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Mortgage Date: 11/20/2008  
 Lender Type: BANK  
 Loan Type: LINE OF CREDIT  
 Lender: WELLS FARGO BANK NA  
 Lender Code: 27466

 **Loan #3**

Transaction Mortgage Amount: \$214,600  
 Mortgage Date: 08/29/1997  
 Lender Type: FEDERAL SAVINGS BANK (FSB)  
 Loan Type: UNKNOWN OR NOT PROVIDED  
 Lender: WASHINGTON MUTUAL FSB  
 Lender Code: 5745

 **Loan #4**

Transaction Mortgage Amount: \$400,000  
 Mortgage Date: 05/31/1996  
 Lender Type: FEDERAL SAVINGS BANK (FSB)  
 Loan Type: UNKNOWN OR NOT PROVIDED  
 Lender: WASHINGTON MUTUAL FSB  
 Lender Code: 5745

 **Taxes**

 Tax Bill Amount: **\$15,285**      Tax Year Assessed: **2024**      Total Assessed Value: **\$2,363,000**      Land Assessed Value: **\$1,549,000**



Additions Assessed Value:

**\$814,000**



Tax Assessed Change %:

**34%**



Previous Assessed Value:

**\$2,482,000**



Last Assessor Tax Roll Update:

**05/31/2024**



Assessor Last Updated:

**2024**



Zoning Category:

**N/A**



Zoned Code Local:

**R-15**



Zoning Type:

**RESIDENTIAL**



Property Use Standardized:

**385**



Property Use Municode:

**002**



Year Built:

**1950**



Tax Exemption:

**N/A**



Tax Delinquent:

**N/A**

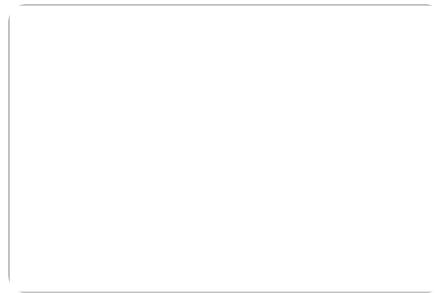


## Tax History


YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2023	\$15,231	11.44%	\$2,482,000	33.80%
2022	\$13,668	4.18%	\$1,855,000	13.25%
2021	\$13,119	1.90%	\$1,638,000	0.00%
2020	\$12,875	7.36%	\$1,638,000	2.70%
2019	\$11,992	-3.99%	\$1,595,000	10.84%
2018	\$12,490	14.56%	\$1,439,000	0.00%
2017	\$10,904	7.48%	\$1,439,000	7.47%
2016	\$10,145	3.76%	\$1,339,000	10.39%

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT	CHANGE
2015	\$9,777	6.55%	\$1,213,000	20.82%
2014	\$9,176	4.87%	\$1,004,000	8.42%
2013	\$8,750	5.44%	\$926,000	-3.34%
2012	\$8,299	-	\$958,000	-

## Images



## Liens & Judgments

-  Liens and Judgments information can vary in accuracy and may be subject to change over time due to updates or corrections made by relevant authorities. Additionally, please be aware that the address information used to match Lien and Judgment records may not always precisely match the property address.

### Open Liens

- Open Lien #1

Recording Date:	August 24, 2018
Loan Type Code:	O
Loan Type:	Future Advance Clause / Open End Mortgage
Financing Type Code:	N/A
Financing Type:	N/A
Loan Amount:	\$1,000,000
Lender Name:	WELLS FARGO BANK NA
Current Estimated Balance:	\$1,000,000
Assigned Lender Name:	WELLS FARGO BANK NA
LTV:	50%

### Open Lien #2

Recording Date:	May 31, 1996
Loan Type Code:	N/A
Loan Type:	N/A
Financing Type Code:	H
Financing Type:	Variable
Loan Amount:	\$400,000
Lender Name:	WASHINGTON MUTUAL BANK
Current Estimated Balance:	\$400,000
Assigned Lender Name:	WASHINGTON MUTUAL BANK
LTV:	50%

## Foreclosure / Pre-Foreclosure

### Foreclosure

This property is not classified as a foreclosure.

## Pre-Foreclosure



We could not locate any pre-foreclosure records. It's important to keep in mind that the lack of information or results in our reports may not always be entirely accurate, comprehensive, or current. Therefore, we kindly advise against solely relying on our findings and recommend conducting your own thorough research.

## Listings History

### Listing Description

This 3970 square foot single family home has 6 bedrooms and 3.0 bathrooms. This home is located at 3805 W Mercer Way, Mercer Island, WA 98040.

### Price History

#### 1996-05-31

Date:	1996-05-31
Price Change Rate:	0
Event:	Sold
Price:	\$710,000

### Interior

Bedrooms:	6
Bathrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Heating:	Other, Other
Kitchen Features:	Not on File
Other Interior Features:	Total interior livable area :3,970 sqft

## Property Details

**6**  
Bedrooms

**4**  
Bathrooms

**3,970 Sq Ft**  
Living Area

### Rooms ■

Bath Count:	4
Bath Partial Count:	3
Bedrooms Count:	6
Rooms Count:	0
Stories Count:	2
Units Count:	0
Bonus Room:	Not on File
Breakfast Nook:	Not on File
Cellar Room:	Not on File
Wine Cellar Room:	Not on File

Exercise Room:	Not on File
Family Room:	Not on File
Game Room:	Not on File
Great Room:	Not on File
Hobby Room:	Not on File
Laundry Room:	Not on File
Media Room:	Not on File
Mud Room:	Not on File
Office Room:	Not on File
Safe Room:	Not on File
Sitting Room:	Not on File
Storm Room:	Not on File
Study Room:	Not on File
Sunroom:	Not on File
Utility Room:	Not on File



## Area



Building:	3970
Building Definition Code:	Living Area
Gross:	4130
1st Floor:	1500
2nd Floor:	1300
Upper Floors:	0
Lot Acres:	0.39 Acres
Lot SF:	17077.00
Lot Depth:	0.0
Lot Width:	0.0
Rooms Attic:	Not on File
Rooms Basement:	1330
Rooms Basement Finished:	1170

Patio:	0
Deck:	Indicates the presence of a Deck
Balcony:	Not on File

**Parking**

Garage:	Garage, Detached
Garage Area:	780
Carport:	0
RV Parking Flag:	Not on File
Space Count:	3
Driveway Area:	0

**Construction Details**

Roof Material:	Not on File
Roof Construction:	Not on File
Structure Style:	Not on File
Exterior Code:	Not on File
Foundation:	Not on File
Construction:	Not on File
Interior Structure:	Not on File
Plumbing Fixtures Count:	0
Safety Fire Sprinklers Flag:	Not on File

**Property Features**

Fireplace:	YES
Fireplace Count:	2
Pool:	Not on File

Pool Area:	0
Security Alarm Flag:	Not on File
Accessibility Elevator Flag:	Not on File
Accessibility Handicap Flag:	Not on File
Escalator Flag:	0
Central Vacuum Flag:	Not on File
Content Intercom Flag:	Not on File
Content Sound System Flag:	Not on File
Wet Bar Flag:	Not on File
Content Storm Shutter Flag:	Not on File
Content Overhead Door Flag:	Not on File
Porch Code:	OPEN PORCH
Porch Area:	170
Deck Flag:	Indicates the presence of a Deck
Feature Balcony Flag:	Not on File
Breezeway Flag:	Not on File
Topography Code:	Other
Fence Area:	0
Courtyard Flag:	Not on File
Arbor Pergola Flag:	Not on File
Golf Course Green Flag:	Not on File
Tennis Court Flag:	Not on File
Sports Court Flag:	Not on File
Arena Flag:	Not on File
Water Feature Flag:	Not on File
Pond Flag:	Not on File
Boat Lift Flag:	Not on File
Buildings Count:	Not on File
Bath House Flag:	Not on File
Boat Access Flag:	Not on File
Boat House Flag:	Not on File

Cabin Area:	Not on File
Cabin Flag:	Not on File
Canopy Area:	Not on File
Canopy Flag:	Not on File
Gazebo Area:	Not on File
Gazebo Flag:	Not on File
Grainery Area:	Not on File
Grainery Flag:	Not on File
Green House Area:	Not on File
Green House Flag:	Not on File
Guest House Flag:	Not on File
Kennel Flag:	Not on File
Milk House Flag:	Not on File
Outdoor Kitchen Fireplace Flag:	Not on File
Pool House Flag:	Not on File
Poultry House Flag:	Not on File
Quonset Flag:	Not on File
Shed Code:	Not on File
Silo Flag:	Not on File
Stable Flag:	Not on File
Storage Building Flag:	Not on File
Pole Structure Flag:	Not on File
Publication Date:	03/26/2025
Parcel Shell Record:	Not on File



## Utilities / Green Energy Details



HVAC Cooling Detail:	Not on File
HVAC Heating Detail:	HOT WATER
HVAC Heating Fuel:	GAS
Utilities Sewage Usage:	MUNICIPAL

Utilities Water Source:	COMMERCIAL
Utilities Mobile Home Hookup Flag:	Not on File

## Parcel ■

Raw:	362350-0305
Formatted:	Not on File
Year Added:	1993
Alternate:	Not on File
Map Book:	Not on File
Map Page:	Not on File
Year Change:	0
Previous:	Not on File
Account Number:	362350030502

## Legal ■

Description:	ISLAND PARK REPLAT OF LOT B CITY OF MERCER ISLAND SHORT PLAT 76-11-033 REC AF #7611290578 SD PLAT DAF POR LOT 1 BLK B BEG NXN	
Range:		04
Township:		24
Section:		12
Quarter:		SW
Subdivision:	ISLAND PARK REPLAT OF	
Phase:		Not on File
Tract Number:		0
Block 1:		B
Block 2:		Not on File
Lot Number 1:		1
Lot Number 2:		C
Lot Number 3:		Not on File

Unit:

Not on File

## Zoning Data

Zone Data

Permitted Uses

Controls

Zone Name:

[Unlock Full Report](#)

Zone Code:

[Unlock Full Report](#)

Zone Type:

[Unlock Full Report](#)

Zone Sub Type:

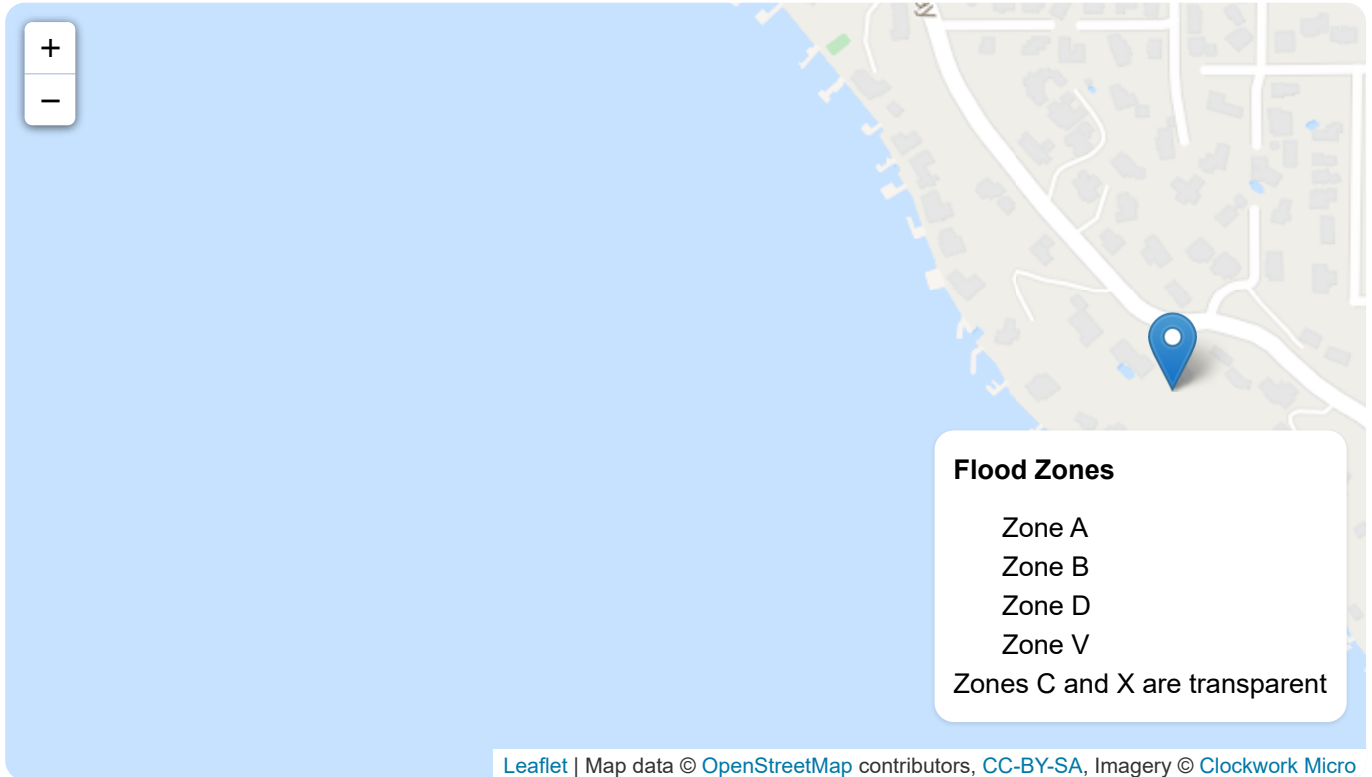
[Unlock Full Report](#)

Zone Guide:

[Unlock Full Report](#)



# Flood Risk



Flood Zone:	X
Special Flood Hazard Area:	F
Zone Subtype:	AREA OF MINIMAL FLOOD HAZARD
D Film:	53033C
Effective Date:	2020-08-19
Elevation:	112.80 FT



# Wet Lands



## Noise Score



## Noise Score

 **Residents**

-  **Ara Bernardi**
-  **Ara Wellman**
-  **Ara Weinberg**
-  **Nicole Emelia Bernardi**
-  **Nicole E. Bernardi**

10 MORE

 **Neighborhood**



# Mercer Island, Washington Ratings



Public Schools



Weather



Access to Parks



Good for Retirees



Cost of Living



Commute



Access to Restaurants



Good for Young Professionals



Health & Fitness



Access to Bars



Crime & Safety



Housing



Outdoor Activities



Access to Coffee Shops



Diversity



Jobs



Nightlife



Access to Outdoor Activities



Good for Families



Walkability

Powered by



# Housing



Median Home Value:

**\$1,884,200**



Median Rent:

**\$2,464**



Median Real Estate Tax:

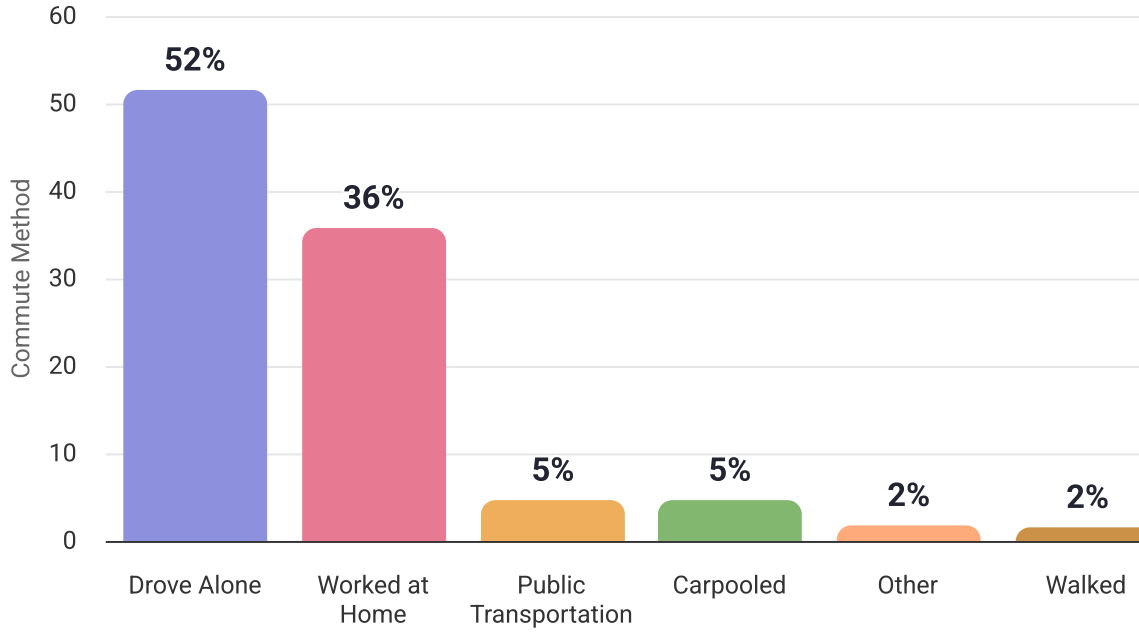
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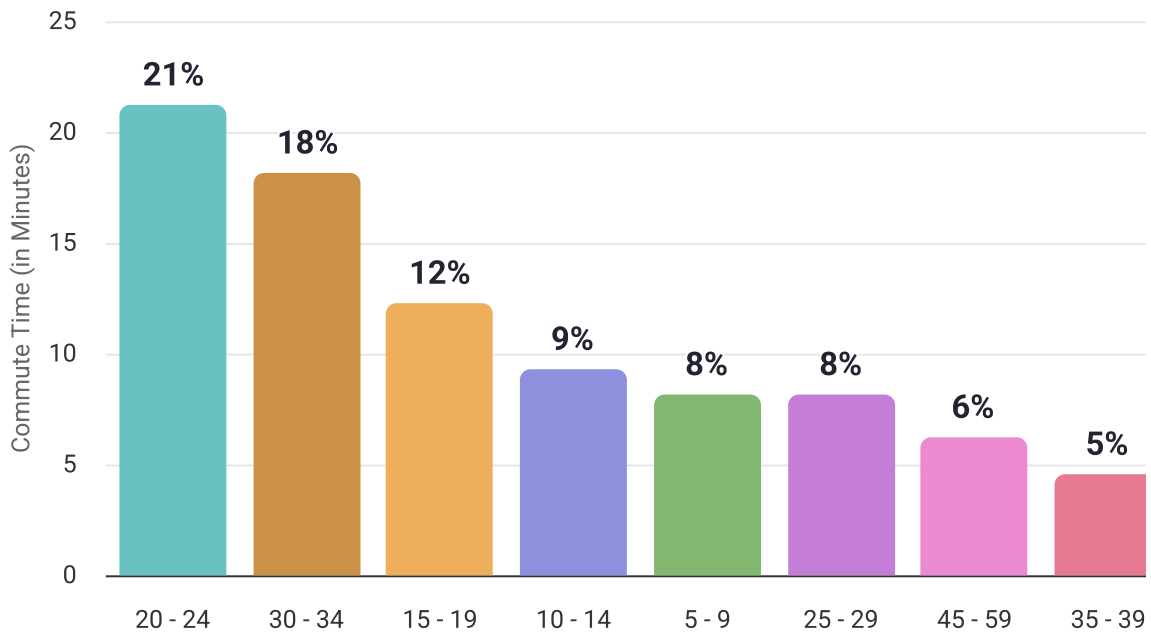
Rent vs. Own:

**66%**

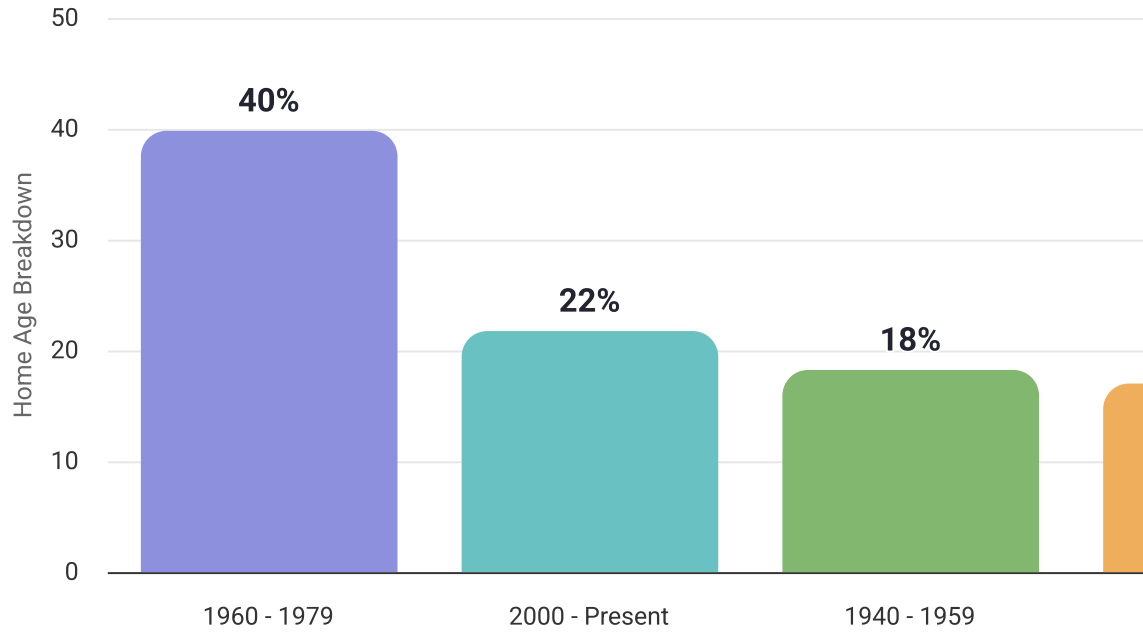
### Commute Method



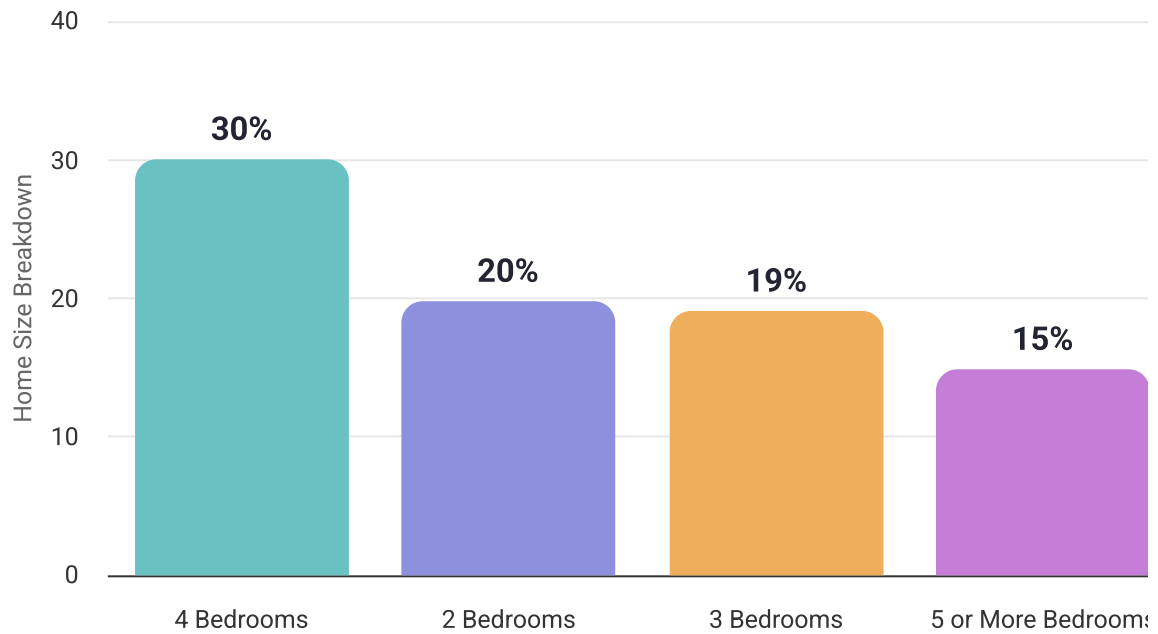
### Commute Time (in Minutes)



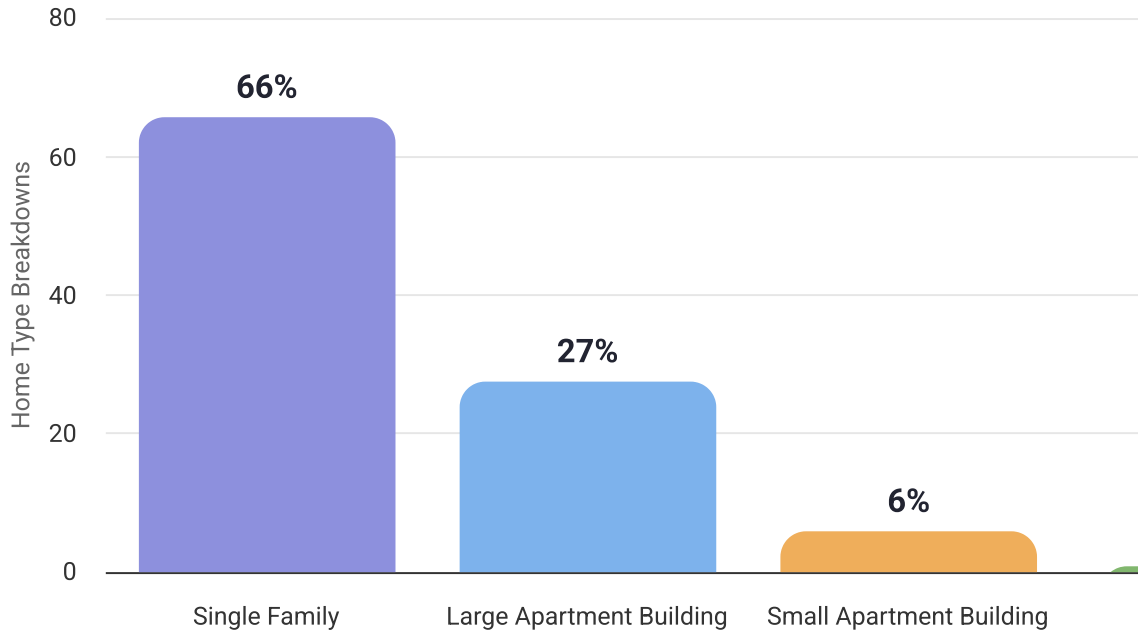
## Home Age Breakdown



## Home Size Breakdown



# Home Type Breakdowns



## Crime & Safety

Based on violent and property crime rates.



## Jobs

Based on employment rates, job and business growth, and cost of living.

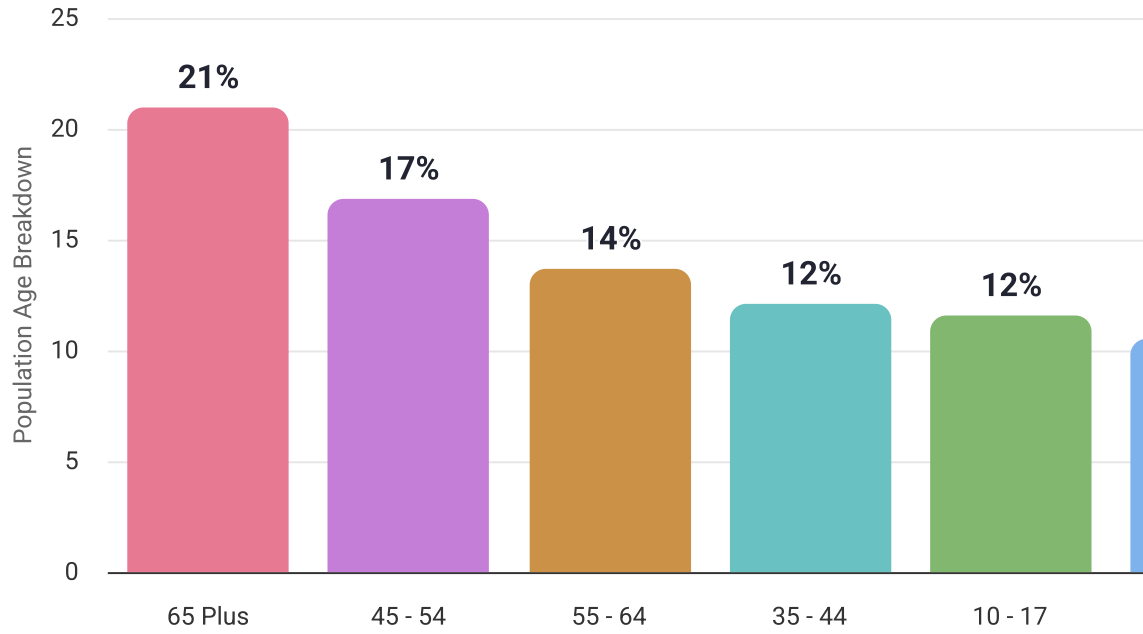


## Median Household Income

# \$202,359

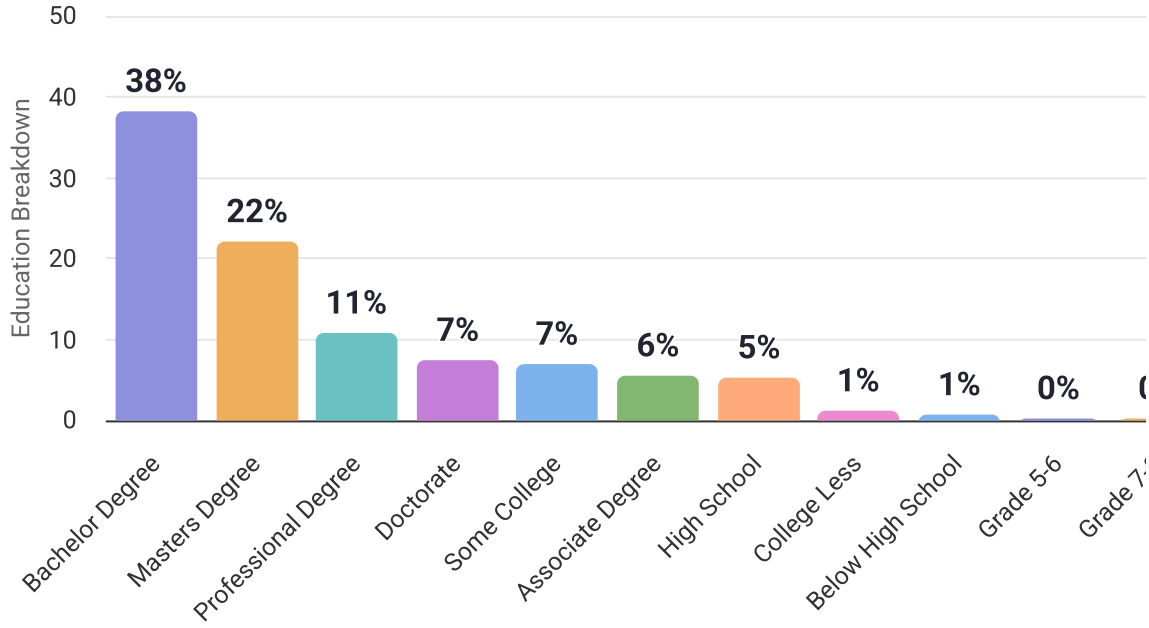
National N/A

# Population Age Breakdown



## Education Breakdown

# Education Breakdown



## Bright Horizons at Mercer Island

9555 SE 36TH ST, MERCER ISLAND, WA 98040

## Country Village Day School

9423 SE 3TH ST, MERCER ISLAND, WA 98040

## Early World Montessori School

3027 80TH AVE SE, MERCER ISLAND, WA 98040

Diversity

### French American School of Puget Sound



3795 E MERCER WAY, MERCER ISLAND, WA 98040

- Academics  Teachers  Diversity

### Island Park Elementary School



5437 ISLAND CREST WAY, MERCER ISLAND, WA 98040

- Academics  Teachers  Diversity

### Islander Middle School



7447 84TH AVE SE, MERCER ISLAND, WA 98040

- Academics  Teachers  Diversity

### Lakeridge Elementary School



8215 SE 78TH, MERCER ISLAND, WA 98040

- Academics  Teachers  Diversity

### Mercer Island High School



9100 SE 42ND, MERCER ISLAND, WA 98040

- Academics  Teachers  Clubs & Activities  Sports
- Resources & Facilities  Diversity  College Prep  Administration  Food

### Northwest Yeshiva High School

5017 90TH AVE SE, MERCER ISLAND, WA 98040

Academics  Teachers  Clubs & Activities  Sports

Resources & Facilities  Diversity  College Prep

### Northwood Elementary School

4030 86TH AVE SE, MERCER ISLAND, WA 98040

Academics  Teachers  Diversity

### St. Monica Catholic School

4320 87TH AVE SE, MERCER ISLAND, WA 98040

Clubs & Activities  Sports  Resources & Facilities  Diversity

### The Privett Academy

9311 SOUTHEAST 36TH ST, MERCER ISLAND, WA 98040

### West Mercer Elementary School

4141 81ST AVE SE, MERCER ISLAND, WA 98040

Academics  Teachers  Diversity

# Yellow Wood Academy

9655 SE 36TH ST, MERCER ISLAND, WA 98040

Academics Teachers Clubs & Activities Sports

Resources & Facilities Diversity College Prep



## Diversity

Based on ethnic and economic diversity.



Population:

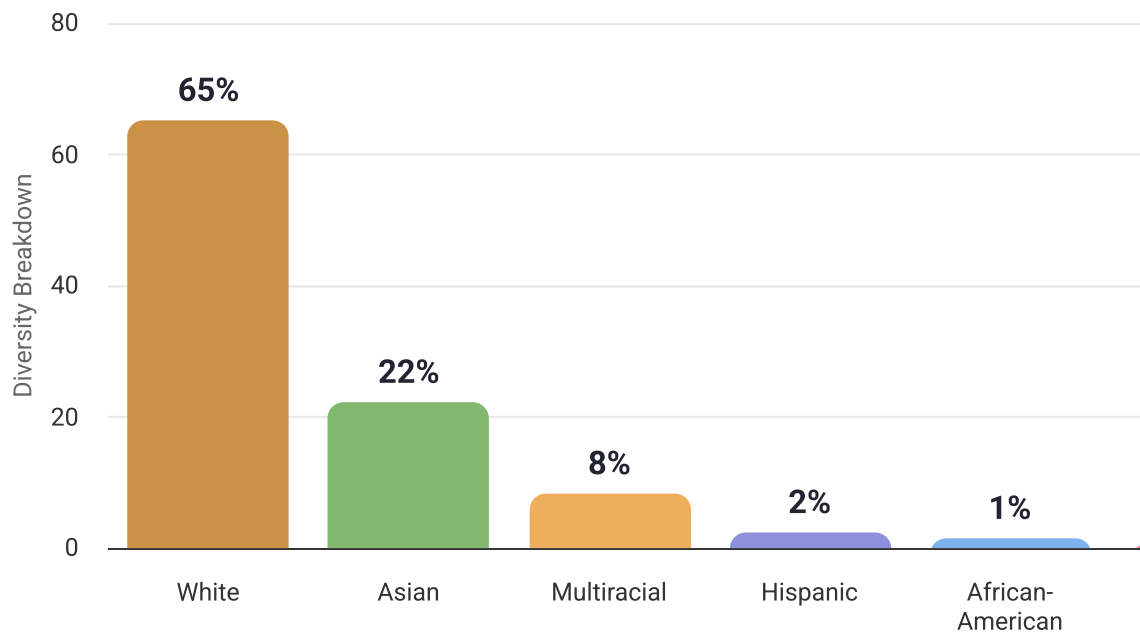
25,282



Unemployment Rate:

1.48%

## Diversity Breakdown





## Crime Stats



### Violent Crime

---

**Murder:** 0

---

**Robbery:** 4

---

**Rape:** 1

---

**Assault:** 4



### Property Crime

---

**Burglary:** 56

---

**Motor Vehicle Theft:** 21

---

**Larceny-theft:** 226

---

**Arson:** 0