

Property Detail Report

WA

APN: 797820-0077

King County Data as of: 06/26/2026

Owner Information

Owner Name:	McClincy Tim W		
Vesting:	Corporation		
Mailing Address:	33339 18th Ln S, Federal Way, WA 98003-8916	Occupancy:	Unknown

Location Information

Legal Description:	State Plat In Sec 16-21-4 Lot 2 Federal Way Sp #17-102995-00-Su...	County:	King, WA
APN:	797820-0077	Alternate APN:	797820007707
Munic / Twnshp:	Federal Way	Twnshp-Rng-Sec:	21-4-16
Subdivision:	State Plat In Sec...	Tract #:	
Neighborhood:	Kitts Corner	School District:	Federal Way School District
Elementary School:	Rainier View Eleme...	Middle School:	Sequoyah Middle Sc...
Latitude:	47.30193	Longitude:	-122.31117
		High School:	Todd Beamer High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	6,225 Sq. Ft.	Zoning:	RM1800
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Sin...	Usable Lot:	6225	Res / Comm Units:	
Site Influence:		Acres:	0.143	Water / Sewer Type:	Public / Public
Flood Zone Code:	X	Flood Map #:	53033C1250G	Flood Map Date:	08/19/2020
Community Name:	City Of Federal Way	Flood Panel #:	1250G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$127,000	Market Total Value:	\$127,000
Tax Year:	2026	Land Value:	\$127,000	Market Land Value:	\$127,000
Tax Area:	1205	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,188.95	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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