

Property Detail Report

WA

APN: 302305-9134

King County Data as of: 08/13/2025

Owner Information

Owner Name:	Rizvi Usman / Nizami Syeda Daniya			Occupancy:	Unknown
Vesting:	Married Couple				
Mailing Address:	10512 SE 200th St, Renton, WA 98055				

Location Information

Legal Description:	Lot 2 City Of Renton Short Plat No Lua-16-000272 (Valley Vue Sh...			County:	King, WA
APN:	302305-9134	Alternate APN:	302305913402	Census Tract / Block:	
Munic / Twnshp:	Renton	Twtnshp-Rng-Sec:	23-5-30	Legal Lot / Block:	2 /
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Renton School District		
Elementary School:	Talbot Hill Elemen...	Middle School:	Dimmitt Middle Sch...	High School:	Renton Senior High...
Latitude:	47.45186	Longitude:	-122.21062		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/19/2023 / 05/22/2023	Price:	\$292,800	Transfer Doc #:	2023.05.22.676
Buyer Name:	Rizvi Usman / Nizami Syeda Daniya	Seller Name:	Rad Holdings LLC	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	05/19/2023 / 05/22/2023	Sale Price / Type:	\$292,800 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2023.05.22.676
Seller Name:	Rad Holdings LLC				
Lender:				Title Company:	CW Title

Prior Sale Information

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

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		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:	40,200 Sq. Ft.	Zoning:	R-8
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Sin...	Usable Lot:	40200	Res / Comm Units:	
Site Influence:		Acres:	0.923	Water / Sewer Type:	Private / Public
Flood Zone Code:	X	Flood Map #:	53033C0979G	Flood Map Date:	08/19/2020
Community Name:	City Of Renton	Flood Panel #:	0979G	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$275,000	Market Total Value:	\$275,000
Tax Year:	2025	Land Value:	\$275,000	Market Land Value:	\$275,000
Tax Area:	2100	Improvement Value:		Market Imprv Value:	
Property Tax:	\$2,774.41	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:	2024		

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

**CW Title
PW50029159-1**

When recorded return to:

Usman Rizvi and Syeda Daniya Nizami
10512 Southeast 200th Street
Renton, WA 98055

STATUTORY WARRANTY DEED

CW Title and Escrow (B)
Reference: 50029159-601

THE GRANTOR(S)
RAD Holdings LLC, a Washington Limited Liability Company,

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Usman Rizvi and Syeda Daniya Nizami, a married couple

the following described real estate, situated in the County of King, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title,
which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

VALLEY VUE SHORT PLAT

LT 2, KING COUNTY SHORT PLAT NO. 20190829900002

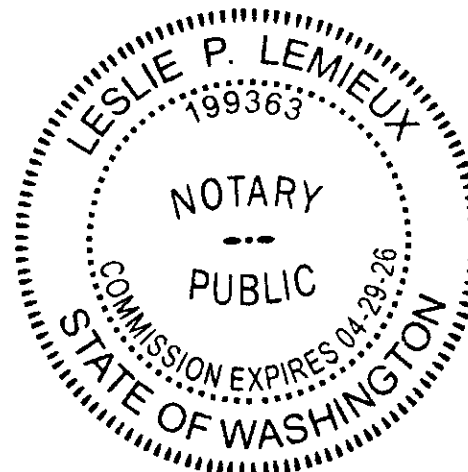
Tax Parcel Number(s): 3023059134

Dated: May 19TH, 2023

RAD Holdings LLC, a Washington Limited Liability Company

By: [Signature]
Rory P. Dees, Manager

By: [Signature]
Alice C. Dees, Manager



STATE OF WASHINGTON
COUNTY OF KING

This record was acknowledged before me on 19TH day of May, 2023 by Rory P. Dees and Alice C. Dees, Managers of RAD Holdings LLC.

[Signature]
Signature

Notary Public
Title

My commission expires: 04-29-2026

EXHIBIT A
LEGAL DESCRIPTION

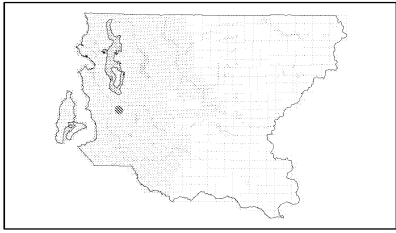
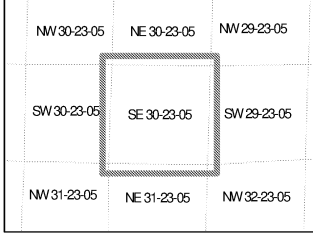
Property Address: 3106 Talbot Road South, Renton, WA 98055
Tax Parcel Number(s): 3023059134

Property Description:


LOT 2, VALLEY VUE SHORT PLAT, RECORDED AUGUST 29, 2019 UNDER RECORDING NO.
20190829900002, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. This map is for assessment purposes only. It is provided to assist in locating your property and is not guaranteed to show accurate measurements or to reflect salability or buildability of tax parcels. Do not use for survey purposes.



SE 30-23-05


 1 inch = 100 feet
 Date: 4/18/2025

