

Property Detail Report

WA

APN: 334100-0015

King County Data as of: 11/02/2022

Owner Information

Owner Name:	Hammer Mark C / Schrieber Kim	Occupancy:	Unknown
Vesting:	Individual(S) / Tenants In Common		
Mailing Address:	17012 27th St E, Lake Tapps, WA 98391-6771		

Location Information

Legal Description:	Hillmans C D Green River Add # 1 Less Co Rds Less Por Of 4 E Of Most Ely Mgn Of H D Langaker Rd # 937 Less 3 & 4 Wly Of 105Th PI Se & Por Vac Rds Adj	County:	King, WA		
APN:	334100-0015	Alternate APN:	334100001505	Census Tract / Block:	
Munic / Twnshp:	Auburn	Twnshp-Rng-Sec:	21-5-17	Legal Lot / Block:	2 3 4 /
Subdivision:	Hillmans Cd Green River Div No. 01	Tract #:		Legal Book / Page:	17 / 67
Neighborhood:	Lea Hill	School District:	Auburn School District	High School:	Auburn Mountainvie...
Elementary School:	Hazelwood Elementa...	Middle School:	Rainier Middle Sch...		
Latitude:	47.31441	Longitude:	-122.19934		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/07/2018 / 05/17/2018	Price:		Transfer Doc #:	2018.05.17.847
Buyer Name:	Hammer Mark C / Schrieber Kimberle Ann	Seller Name:	Hammer Mark C	Deed Type:	Interfamily Deed

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 #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
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 #:	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:	165,528 Sq. Ft.	Zoning:	R1
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Single-Family)	Usable Lot:	165528	Res / Comm Units:	
Site Influence:		Acres:	3.8	Water / Sewer Type:	Public / Public
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2021	Assessed Value:	\$254,000	Market Total Value:	\$254,000
Tax Year:	2022	Land Value:	\$254,000	Market Land Value:	\$254,000
Tax Area:	0133	Improvement Value:		Market Imprv Value:	
Property Tax:	\$3,239.39	Improved %:		Market Imprv %:	

Exemption:

Delinquent Year:

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.

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Instrument Number: 20180517000847 Document: D Rec: \$78.00 Page-1 of 5
Record Date: 5/17/2018 2:40 PM
King County, WA



20180517000847

DEED Rec: \$78.00
 5/17/2018 2:40 PM
 KING COUNTY, WA

Please return to:

Bryce H. Dille
 Campbell, Dille, Barnett & Smith, P.L.L.C.
 317 South Meridian
 P.O. Box 488
 Puyallup, WA 98371

E2930647

EXCISE TAX AFFIDAVITS
 5/17/2018 2:40 PM KING COUNTY, WA
 Tax Amount: \$10.00

PERSONAL REPRESENTATIVE'S DEED

Grantor: Mark C. Hammer, Personal Representative of the Estate of Charles Darwin Hammer
 Grantee: Mark C. Hammer and Kimberle Ann Schrieber, as tenants in common
 Legal Description (abbreviated): Hillmans Cd Green River Div. 01, Plat Lot A, Plat Lot 2, 3 4, and plat Lot 1
 Complete legal description is on Page 2 of document.
 Assessor's Tax Parcel No.: 3341000005, 3341000015, and 3341000010

1. GRANTOR.

The undersigned Mark C. Hammer (Grantor) is the duly appointed, qualified and acting Personal Representative of the Estate of Charles Darwin Hammer, deceased.

2. ESTATE.

Charles Darwin Hammer died on the 20th day of December, 2016. On September 12, 2017, the Will of Charles Darwin Hammer, dated January 24, 2017, was admitted to probate and the Grantor was appointed Personal Representative in the State of Washington, Superior Court of Pierce County under Cause No. 17-4-01618-0 ("the probate proceedings").

3. NON-INTERVENTION POWERS.

By order of solvency entered on September 12, 2017, in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.

4. REAL ESTATE.

Included among the property of the Estate of Charles Darwin Hammer, deceased, was real property in King County, Washington, legally described as follows:

Lot A of Hillmans C D Green River Division #1, lying westerly of 107th Place SE and that portion of the vacated road adjacent thereto together with that portion of vacated street adjoining Lot 1 on the east of said plat.

Tax Parcel No. 334100-0005

Lots 2, 3 and 4 of the plat of Hillmans C D Green River Addition #1 less county roads and less that portion of Lot 4 lying east of the most easterly margin of H D Langaker Rd # 937 and those portions of Lots 3 and 4 lying westerly of 105th Place SE and a portion of the vacated roads adjacent to the plat.

Tax Parcel No. 334100-0015

The north 120 feet of the South 240th feet of Lot 1 of Hillmans C D Green River Division #1 less county roads.

Tax Parcel No. 334100-0010

5. **PROVISION OF WILL.**

Article IV of the Will of Charles Darwin Hammer, deceased, provides that the residue of the estate is given to Mark C. Hammer and Kimberle Ann Schrieber. This conveyance is made in consideration of that direction in the Will.

6. **CONVEYANCE OF THE ESTATE'S INTEREST IN THE SAID REAL ESTATE.**

The Grantor, for and in consideration of distribution of estate, in hand paid, grants, bargains, sells, conveys, and confirms to Mark C. Hammer and Kimberle Ann Schrieber, as their sole and separate property the following described real estate, situated in the County of King, State of Washington:

Lot A of Hillmans C D Green River Division #1, lying westerly of 107th Place SE and that portion of the vacated road adjacent thereto together with that portion of vacated street adjoining Lot 1 on the east of said plat.

Tax Parcel No. 334100-0005

Those portions of Lot 2 of Hillmans C D Green River Addition #1 lying east of the most easterly margin of H D Langaker Rd # 937 and those portions of Lots 3 and 4 of the above referenced subdivision westerly of 105th Place SE and a portion of vacated roads adjacent to said lots.

Tax Parcel No. 334100-0015

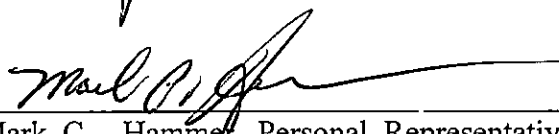
The north 120 feet of the South 240th feet less county roads of Lot 1 of Hillmans C D

Green River Division #1 N

Tax Parcel No. 334100-0010

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said described real estate.

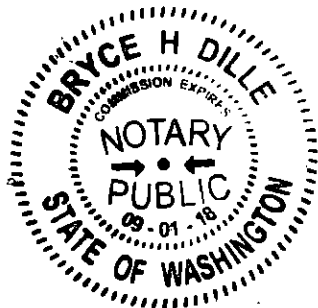
DATED this 7th day of May, 2018.


Mark C. Hammer, Personal Representative of the
Estate of Charles Darwin Hammer, deceased

STATE OF WASHINGTON)
COUNTY OF PIERCE) §

On this 7th day of May, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark C. Hammer, to me known to be the Personal Representative of the Estate of Charles Darwin Hammer, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument as Personal Representative of the Estate.

WITNESS my hand and official seal hereto affixed the day and year first above written.

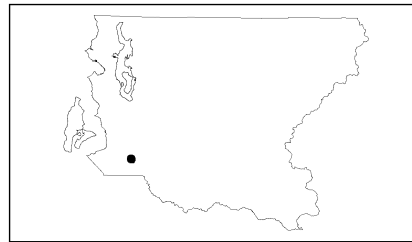


Printed Name: _____

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires: _____



Property Detail Report

WA

APN: 334100-0005

King County Data as of: 11/02/2022

Owner Information

Owner Name:	Hammer Mark C / Schrieber Kim	Occupancy:	Unknown
Vesting:	Individual(S) / Tenants In Common		
Mailing Address:	17012 27th St E, Lake Tapps, WA 98391-6771		

Location Information

Legal Description:	Hillmans C D Green River Div # 1 Por Ly Wly Of 107Th Pl Se & Por Vac Rd Adj Tgw Por Vac St Adj Lot 1 On E Of Sd Plat	County:	King, WA
APN:	334100-0005	Alternate APN:	334100000507
Munic / Twnshp:	Auburn	Twnshp-Rng-Sec:	21-5-17
Subdivision:	Hillmans Cd Green River Div No. 01	Tract #:	
Neighborhood:	Lea Hill	School District:	Auburn School District
Elementary School:	Hazelwood Elementa...	Middle School:	Rainier Middle Sch...
Latitude:	47.31525	Longitude:	-122.19933
		High School:	Auburn Mountainvie...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/07/2018 / 05/17/2018	Price:		Transfer Doc #:	2018.05.17.847
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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 #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
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 #:	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:	49,222 Sq. Ft.	Zoning:	R1
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Single-Family)	Usable Lot:	49222	Res / Comm Units:	
Site Influence:		Acres:	1.13	Water / Sewer Type:	Public / Public
Flood Zone Code:		Flood Map #:		Flood Map Date:	
Community Name:		Flood Panel #:		Inside SFHA:	Unknown

Tax Information

Assessed Year:	2021	Assessed Value:	\$129,000	Market Total Value:	\$129,000
Tax Year:	2022	Land Value:	\$129,000	Market Land Value:	\$129,000
Tax Area:	0133	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,653.38	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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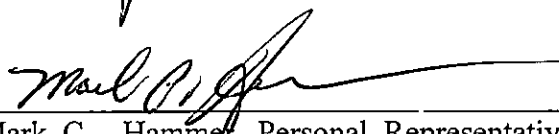
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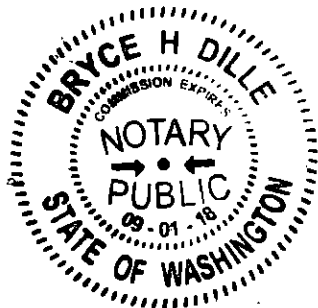
DATED this 7th day of May, 2018.


Mark C. Hammer, Personal Representative of the
Estate of Charles Darwin Hammer, deceased

STATE OF WASHINGTON)
COUNTY OF PIERCE) §

On this 7th day of May, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark C. Hammer, to me known to be the Personal Representative of the Estate of Charles Darwin Hammer, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument as Personal Representative of the Estate.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Printed Name: _____

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires: _____

