

# Property Detail Report

WA

APN: 092606-9056

King County Data as of: 10/10/2025

## Owner Information

|                  |                                           |            |         |
|------------------|-------------------------------------------|------------|---------|
| Owner Name:      | Clancy Conor                              |            |         |
| Vesting:         |                                           |            |         |
| Mailing Address: | 8844 36 Mile Rd, Bruce Twp, MI 48065-1904 | Occupancy: | Unknown |

## Location Information

|                    |                                                                   |                  |                            |
|--------------------|-------------------------------------------------------------------|------------------|----------------------------|
| Legal Description: | Lot 1 Of K C Short Plat No 674132 Recording No 7410180426 Said... | County:          | King, WA                   |
| APN:               | 092606-9056                                                       | Alternate APN:   | 092606905609               |
| Munic / Twnshp:    | King County                                                       | Twnshp-Rng-Sec:  | 26-6-9                     |
| Subdivision:       |                                                                   | Tract #:         |                            |
| Neighborhood:      | Ring Hill                                                         | School District: | Northshore School District |
| Elementary School: | East Ridge Element...                                             | Middle School:   | Timbercrest Junior...      |
| Latitude:          | 47.75224                                                          | Longitude:       | -122.04236                 |
|                    |                                                                   | High School:     | Woodinville High S...      |

## Last Transfer / Conveyance - Current Owner

|                      |                         |              |                             |                 |                 |
|----------------------|-------------------------|--------------|-----------------------------|-----------------|-----------------|
| Transfer / Rec Date: | 02/29/1996 / 03/04/1996 | Price:       | \$99,950                    | Transfer Doc #: | 1996.03.04.1014 |
| Buyer Name:          | Clancy Conor J          | Seller Name: | Bannon, George W & Audrey M | Deed Type:      |                 |

## Last Market Sale

|                     |                             |                      |            |                   |                       |
|---------------------|-----------------------------|----------------------|------------|-------------------|-----------------------|
| Sale / Rec Date:    | 02/29/1996 / 03/04/1996     | Sale Price / Type:   | \$99,950 / | Deed Type:        |                       |
| Multi / Split Sale: | Y                           | Price / Sq. Ft.:     |            | New Construction: |                       |
| 1st Mtg Amt / Type: | \$89,950 / Conventional     | 1st Mtg Rate / Type: | / Fixed    | 1st Mtg Doc #:    | N/A                   |
| 2nd Mtg Amt / Type: |                             | 2nd Mtg Rate / Type: |            | Sale Doc #:       | 1996.03.04.1014       |
| Seller Name:        | Bannon, George W & Audrey M |                      |            | Title Company:    | First American Tit... |
| Lender:             | Washington Mutual FSB       |                      |            |                   |                       |

## 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:          | 42,575 Sq. Ft. | Zoning:             | RA5P              |
| State Use:       |                          | Lot Width / Depth: |                | # of Buildings:     |                   |
| County Use:      | 300 - Vacant(Sin...      | Usable Lot:        | 42575          | Res / Comm Units:   |                   |
| Site Influence:  | Highway                  | Acres:             | 0.977          | Water / Sewer Type: | Private / Private |
| Flood Zone Code: | X                        | Flood Map #:       | 53033C0093G    | Flood Map Date:     | 08/19/2020        |
| Community Name:  | King County              | Flood Panel #:     | 0093G          | Inside SFHA:        | False             |

## Tax Information

|                |            |                    |          |                     |          |
|----------------|------------|--------------------|----------|---------------------|----------|
| Assessed Year: | 2024       | Assessed Value:    | \$77,000 | Market Total Value: | \$77,000 |
| Tax Year:      | 2025       | Land Value:        | \$77,000 | Market Land Value:  | \$77,000 |
| Tax Area:      | 7570       | Improvement Value: |          | Market Imprv Value: |          |
| Property Tax:  | \$1,092.59 | Improved %:        |          | Market Imprv %:     |          |
| Exemption:     |            | Delinquent Year:   |          |                     |          |

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SEATTLE, WA 98121

(2)

Filed for Record at Request of  
PRESTIGE ESCROW, INC.

AFTER RECORDING MAIL TO:

Name Conor J. Clancy  
Address 22123 Northeast 170th Place  
City, State, Zip Woodinville, WA 98072

This Space Reserved For Recorder's Use

Escrow Number: 3004

### Statutory Warranty Deed

THE GRANTOR George W. E. Bannon and Audrey M. Bannon, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Conor J. Clancy, a single person, as his separate  
estate

the following described real estate, situated in the County of King, State of Washington:  
LOTS 1 AND 2 OF KING COUNTY SHORT PLAT NO. 674132 AS RECORDED UNDER RECORDING NO.  
7410180426, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE  
OF WASHINGTON.

See Attached Exhibit A

Dated this 29th day of February, 1996

By George W. E. Bannon  
George W. E. Bannon

By \_\_\_\_\_

By Audrey M. Bannon  
Audrey M. Bannon

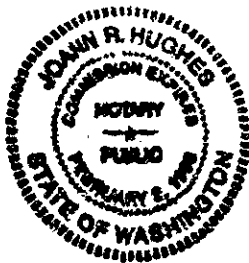
By \_\_\_\_\_

STATE OF WASHINGTON )  
County of SNOHOMISH ) SS:

I certify that I know or have satisfactory evidence that George W. E. Bannon and  
Audrey M. Bannon  
the person s who appeared before me, and said person s acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: March 1, 1996

JoAnn R. Hughes  
JO/ANN R. HUGHES  
Notary Public in and for the State of WASHINGTON  
Residing at LAKE STEVENS  
My appointment expires: 02/02/98



99950-00  
1779-11  
03/04/96  
E1472727

317050-4 9603041014

15T AM

042000-003019132

**Exhibit A**

SUBJECT TO: EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS,  
AGREEMENTS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN  
LAW AND EQUITY, AND FULLY SET FORTH IN THE PRELIMINARY TITLE COMMITMENT  
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMP UNDER THEIR ORDER NUMBER 317056-4.

*JB AB*

9603041014

