

Property Detail Report

10415 Slater Ave NE, Kirkland, WA 98033-4602

APN: 663990-0051

King County Data as of: 09/25/2025

Owner Information

Owner Name:	King Cheri L		
Vesting:			
Mailing Address:	12130 NE 107th St, Kirkland, WA 98033-4676	Occupancy:	Absentee Owner

Location Information

Legal Description:	Parishs Garden Trs Unrec Lot "1" Of Kirkland Lla #Lla22- 00753...			County:	King, WA
APN:	663990-0051	Alternate APN:	663990005105	Census Tract / Block:	022603 / 3003
Munic / Twnshp:	Kirkland	Twnshp-Rng-Sec:	26-5-33	Legal Lot / Block:	5 & 6 /
Subdivision:	Parishs Garden Tr...	Tract #:	5,6	Legal Book / Page:	902 / 209
Neighborhood:	North Rose Hill	School District:	Lake Washington School District		
Elementary School:	Mark Twain Element...	Middle School:	Rose Hill Middle S...	High School:	Lake Washington Hi...
Latitude:	47.69343	Longitude:	-122.17959		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/12/2006 / 12/13/2006	Price:		Transfer Doc #:	2006.12.13.1994
Buyer Name:	King Cheri L / King David L	Seller Name:	Carpenter Ella	Deed Type:	Quitclaim

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:	2,460 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1950
Living Area:	2,460 Sq. Ft.	Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F / H):	1 / 1	Parking Type:	Carport
Above Grade:	1,340 Sq. Ft.	Pool:		Garage #:	1
Basement Area:	1,120 Sq. Ft.	Fireplace:		Garage Area:	320 Sq. Ft.
Style:		Cooling:		Porch Type:	
Foundation:		Heating:	Forced Air	Patio Type:	Patio
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:	Average	Construction Type:		Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	46,658 Sq. Ft.	Zoning:	RSX 7.2
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	002 - Single Fam...	Usable Lot:	46658	Res / Comm Units:	1 /
Site Influence:	Highway	Acres:	1.071	Water / Sewer Type:	Public / Private
Flood Zone Code:	X	Flood Map #:	53033C0358H	Flood Map Date:	08/19/2020
Community Name:	City Of Kirkland	Flood Panel #:	0358H	Inside SFHA:	False

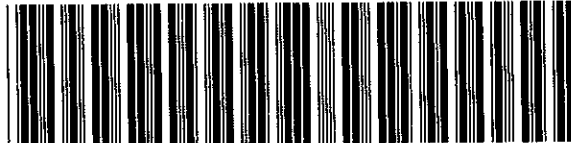
Tax Information

Assessed Year:	2024	Assessed Value:	\$805,000	Market Total Value:	\$805,000
Tax Year:	2025	Land Value:	\$585,000	Market Land Value:	\$585,000
Tax Area:	1701	Improvement Value:	\$220,000	Market Imprv Value:	\$220,000
Property Tax:	\$6,693.17	Improved %:	27.33%	Market Imprv %:	27.33%
Exemption:		Delinquent Year:			

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Cheri King
12130 NE 107th St.
Kirkland WA 98033



20061213001994

PACIFIC NW TIT QCD 34.00
PAGE001 OF 003
12/13/2006 14:29
KING COUNTY, WA

E2255319

12/13/2006 14:07
KING COUNTY, WA
TAX
SALE

\$10.00
\$0.00

PAGE001 OF 001

After Recording Mail to:

Cheri King
12130 NE 107th St
Kirkland, WA 98033

Reference:

Grantor: Ella Carpenter As Trustee under a Revocable Living Trust

Grantee: Cheri L. King, David L. King, Richard S. Carpenter, Connie Carpenter, Wesley R. Carpenter, Carol Carpenter, John Carpenter, Betty Carpenter, Carol Anne Doucette-Kirk

Legal description: Portion Lot 5 and 6 Parrish's Garden Tracts

Tax ID: 663990-0051-05, 663990-0051-88

FILED BY PNWT

QUIT CLAIM DEED

PNWT W 5774-4

The grantor Ella Carpenter, As Trustee under a Revocable Living Trust dated July 5, 2006 for an in consideration of this conveyance, convey and quit claim to Cheri L. King and David L. King, husband and wife, Richard S. Carpenter and Connie Carpenter, husband and wife, Wesley R. Carpenter and Carol Carpenter, husband and wife, John L. Carpenter and Betty Carpenter, husband and wife and Carol Anne Doucette-Kirk, a single individual, each as their separate estate, County of King, State of Washington, all interest in the following described Real Estate:

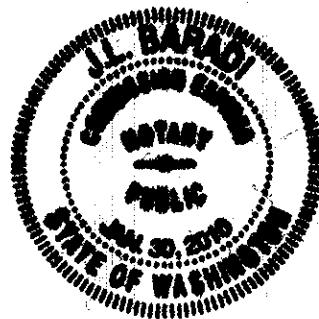
See attached Exhibit A

Said document(s) were filed for
recording by Pacific Northwest Title as
an accommodation only. It has not been
recorded as to proper execution or
as to its effect upon title.

This conveyance is from a revocable trust created by the grantor who is now deceased to their heirs and their spouses as stated in the Trust. It is not subject to reassessment of property.

Dated this 12th day of December, 2006

X Cheri L. King
Cheri L. King, Successor Trustee for the Ella
Carpenter Revocable Living Trust.



State of Washington

County of King

I JL Baradi Notary Public in and for the State of
Washington do hereby certify that on this 12th day of December, 2006 personally
appeared before me to me known to be the individual described in and who executed the
within instrument and acknowledged that she signed the same as her free and voluntary
act and deed for the uses and purposed herein mentioned.

Given under my hand and official seal this 11th day of December, 2006.

JL Baradi

Commission expires 1-30-2010

Schedule A
Description of Property

PARCEL A: Property known as 10415 Slater Avenue NE, Kirkland, WA

The south 105.45 feet of the following:

Beginning at the quarter corner of the south line of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington;
Thence south $89^{\circ}30'00''$ west 1,291.86 feet;
Thence north $01^{\circ}23'45''$ west 1,472.75 feet to the TRUE POINT OF BEGINNING;

Thence north $01^{\circ}23'45''$ west 223.15 feet;
Thence north $88^{\circ}06'00''$ east 740.52 feet;
Thence south $15^{\circ}45'00''$ west 234.17 feet;
Thence south $88^{\circ}06'00''$ west 671.48 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH the 30 foot strip of land abutting the above described tract 5 on the west side thereof.

(Being known as the south 105.45 feet of Tract 5 of Parrish's Garden Tracts, according to the unrecorded plat thereof and a strip of land 30 feet wide adjoining on the west);

EXCEPT that portion of the northeast quarter of the southwest quarter of Section 33; Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 33;
Thence south $89^{\circ}30'00''$ west 1,291.86 feet;
Thence north $1^{\circ}23'45''$ west 1,578.20 feet;
Thence north $88^{\circ}06'00''$ east 252.91 feet, more or less, to a point which is 455 feet west of the intersection of said line with the westerly margin of Slater Avenue Northeast, and the TRUE POINT OF BEGINNING of the tract herein described;
Thence continuing north $88^{\circ}06'00''$ east 95 feet;
Thence south, parallel with the west line of said subdivision 105.45';
Thence south $88^{\circ}06'00''$ west 95 feet;
Thence north, parallel with the west line of said subdivision, 105.45 feet to the TRUE POINT OF BEGINNING;

AND EXCEPT that portion of the northeast quarter of the southwest quarter of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 33;
Thence south $89^{\circ}30'00''$ west 1291.86 feet;
Thence north $1^{\circ}23'45''$ west 1578.20 feet;
Thence north $88^{\circ}06'00''$ east 457.91 feet, more or less, to a point which is 250.00 feet west of the intersection of said line with the westerly margin of Slater Avenue Northeast, and the TRUE POINT OF BEGINNING of the tract herein described;
Thence continuing north $88^{\circ}06'00''$ east 110 feet;
Thence south, parallel with the west line of said subdivision 105.45 feet;
Thence south $88^{\circ}06'00''$ west 110 feet;
Thence north, parallel with the west line of said subdivision, 105.45 feet to the TRUE POINT OF BEGINNING;

AND ALSO EXCEPT any portion thereof, lying westerly of a line drawn parallel with and 125 feet distant easterly, when measured from center line survey of Secondary State Highway #2-A Kirkland, North, as conveyed to the State of Washington by deed recorded under King County Recording Number 4561982;

TOGETHER WITH the north 111.575 feet of the following:

Beginning at the quarter corner of the south line of Section 33,
Township 26 North, Range 5 East, W.M., in King County, Washington;
Thence south 89°30'00" west 1,291.86 feet;
Thence north 01°23'45" west 1,249.6 feet to the TRUE POINT OF
BEGINNING;
Thence north 01°23'45" west 223.15 feet;
Thence north 88°06'00" east 671.48 feet;
Thence south 15°45'0" west 234.17 feet;
Thence south 88°06'00" west 602.44 feet to the TRUE POINT OF
BEGINNING;

TOGETHER WITH the 30 foot strip of land abutting the above described
Tract 6 on the west side thereof.

(Being known as the north 111.575 feet of Tract 6 of Parrish's
Garden Tracts, according to the unrecorded plat thereof and a strip
of land 30 feet wide adjoining on the west.)

EXCEPT that portion of the northeast quarter of the southwest
quarter of Section 33, Township 26 North, Range 5 East, W.M., in
King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 33;
Thence south 89°30'00" west 1,291.86;
Thence north 1°23'45" west 1,578.20 feet;
Thence north 88°06'00" east 567.91 feet to a point distant south
88°06'00" west 140 feet from the west line of Slater Avenue
Northeast, having a right angle width of 60 feet;
Thence south 1°23'45" east 115.45 feet;
Thence south 88°06'00" west 159 feet to the TRUE POINT OF BEGINNING
of this description;
Thence north 88°06'00" east 159 feet;
Thence south 1°23'45" east 101.58 feet;
Thence south 88°06'00" west 110 feet;
Thence northwesterly 108 feet more or less to the TRUE POINT OF
BEGINNING.

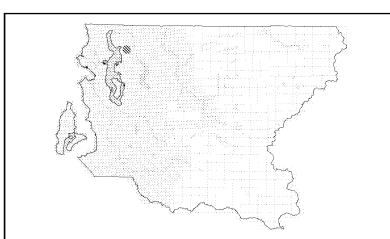
(BEING KNOWN AS a portion of Tract 6, Parrish's Garden Tracts,
according to the unrecorded plat thereof.)

AND EXCEPT any portion thereof lying westerly of a line drawn
parallel with and 125 feet distant easterly, when measured from
center line survey of Secondary State Highway #2-A Kirkland, North
as conveyed to the State of Washington by deed recorded under King
County Recording Number 4561982.

Except the easterly 140 feet, as measured along the northerly line,
of the southerly 105.45 feet of said unrecorded Lot 5.

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NE 32-26-05	NW 32-26-05	NE 32-26-05
SE 32-26-05	SW 32-26-05	SE 32-26-05
NE 05-25-05	NW 04-25-05	NE 04-25-05



 1 inch = 100 feet
 Date: 5/29/2025

