

Property Detail Report

6211 Rainier Ave S, Seattle, WA 98118-2727

APN: 811310-0830

King County Data as of: 08/11/2025

Owner Information

Owner Name:	LY Dan Chan / Thai Nancy Nguyet / LY Connie Hon / LY Kevin Senh		
Vesting:			
Mailing Address:	1408 S 28th St, Renton, WA 98055-5113	Occupancy:	Absentee Owner

Location Information

Legal Description:	Sunnyside 5-Acre Trs Beg Nxn W Ln Rainier Ave With N Ln Of Tr T...	County:	King, WA
APN:	811310-0830	Alternate APN:	811310083001
Munic / Twnshp:	Seattle	Twtnshp-Rng-Sec:	24-4-22
Subdivision:	Sunnyside Five Ac...	Tract #:	
Neighborhood:	Southeast	School District:	Seattle Public Schools
Elementary School:	Martin Luther King...	Middle School:	Aki Kurose Middle...
Latitude:	47.54638	Longitude:	-122.27677
		High School:	Franklin High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/07/2023 / 11/08/2023	Price:	\$313	Transfer Doc #:	2023.11.08.418
Buyer Name:	LY Dan Chan / Thai Nancy Nguyet	Seller Name:	Thai Nguyet MY	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	09/28/1998 / 09/30/1998	Sale Price / Type:	\$175,000 /	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 #:	1998.09.30.3203
Seller Name:	Chung, Mu K & Sung H				
Lender:				Title Company:	Old Republic Title

Prior Sale Information

Sale / Rec Date:	02/03/1993 / 02/05/1993	Sale Price / Type:	\$149,950 /	Prior Deed Type:	
1st Mtg Amt / Type:	\$19,500 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	1993.02.05.2038
Prior Lender:	Seller				

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:	Commercial Lot	Lot Area:	18,935 Sq. Ft.	Zoning:	LR3 RC (M)
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	309 - Vacant(Com...	Usable Lot:	18935	Res / Comm Units:	
Site Influence:		Acres:	0.435	Water / Sewer Type:	Public / Public
Flood Zone Code:	X	Flood Map #:	53033C0645G	Flood Map Date:	08/19/2020
Community Name:	City Of Seattle	Flood Panel #:	0645G	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$2,556,200	Market Total Value:	\$2,556,200
Tax Year:	2025	Land Value:	\$2,556,200	Market Land Value:	\$2,556,200
Tax Area:	0010	Improvement Value:		Market Imprv Value:	
Property Tax:	\$26,148.56	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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ADDRESS: DAN CHAN LY
1408 S. 28TH STREET
RENTON WA. 98055

Quitclaim Deed

RECORDING REQUESTED BY NGUYET MY THAI

AND WHEN RECORDED MAIL TO:

DAN CHAN LY, NANCY NGUYET THAI, Grantee(s)

Legal Description:
LOT 21 SUNNYSIDE 5 ACRE TRS
BEG NXN W LN RAINIER AVE WN
130 FT N. OF GRAHAM ST. TH
E TO W LN RAINIER

1408 S. 28TH STREET RENTON WA. 98055

Consideration: \$ NO consideration

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 811310-0830-01

PREPARED BY: DAN CHAN LY certifies herein that he or she has prepared this Deed.

Signature of Preparer

DAN CHAN LY
Printed Name of Preparer

11-07-2023
Date of Preparation

CONNIE HON LY, KEVIN SENH LY
HENRY KAN LY, KATIE KHEN LY
CHRISTINE PINK LY

THIS QUITCLAIM DEED, executed on November 07-2023 in the County of
KING, State of WASHINGTON

by Grantor(s), NGUYET MY THAI

whose post office address is P.O. BOX 1083 RENTON WA 98057

to Grantee(s), DAN CHAN LY, NANCY NGUYET THAI + CHILDRENS

whose post office address is 1408 S. 28TH ST. RENTON WA 98055

WITNESSETH, that the said Grantor(s), NGUYET MY THAI, DAN CHAN LY
for good consideration and for the sum of ZERO

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of KING, State of WASHINGTON and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

GRANTOR(S):

Nancy Thai
Signature of Grantor

NANCY THAI
Print Name of Grantor

GRANTEE(S):

Dan Chan Ly
Signature of Grantee

DAN CHAN LY
Print Name of Grantee

NANCY NGUYET THAI

CONNIE HON LY

KEVIN SENH LY

HENRY KAN LY

KATIE KHEN LY

CHRISTINE PINK LY

NOTARY ACKNOWLEDGMENT

State of WA

County of King

On Nov-07-2023, before me, Shubhkaran Dhillon, a notary public in and for said state, personally appeared, Dan Chan LY and Nancy THAI

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Shubhkaran Dhillon
Signature of Notary

Affiant Known CRC Produced ID DL-WA

Type of ID DRIVER Licence WA

(Seal)

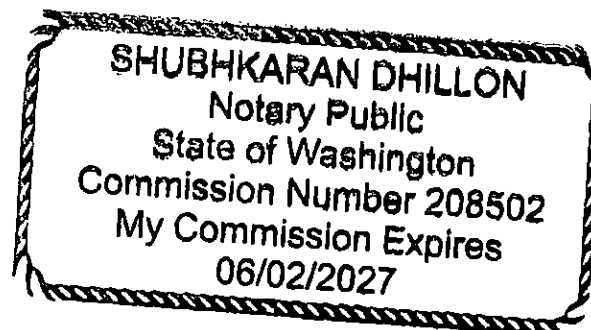


Exhibit "A"

LOT 21

SUNNYSIDE 5-ACRE TRS

BEG NXN W LN RAINIER AVE WITH N

LN OF TR TH W 110 FT TH SELY PLL

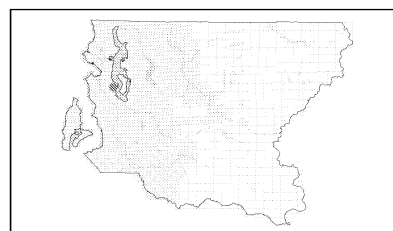
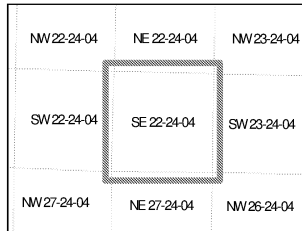
WITH RAINIER AVE TO PT 130 FT N

OF GRAHAM ST. TH E TO W LN RAINIER

PROPERTY ADDRESS: 6211 RAINIER AVE S.

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed
- Parcel
- Platted Major Number
- City

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SE 22-24-04

1 inch = 100 feet
Date: 5/6/2025

