

PROPERTY PROFILE



PARCEL INFORMATION

Parcel:	6995321500
Site Address:	13104 Ridge Cir E Bonney Lake WA 98391
Owner:	Daniel, Walter Robert J Daniel, Jana M 13104 Ridge Cir E Bonney Lake WA 98391
Twn/Range/Section:	19N / 05E / 14 / NW
Parcel Size:	0.18 Acres (7,700 SqFt)
Plat/Subdivision:	Prairie Ridge #4
Plat Volume/Pages:	37-37 / 37 - 37
Lot:	150
Block:	
Census Tract/Block:	070204 / 3018
Waterfront:	
Waterfront Access Rights:	CntyInd1
Frontage Feet:	
Levy Code:	378
Levy Rate:	11.5466 (2025)
Total Value:	\$358,000.00 (2026)
Total Land Value:	\$149,300.00
Total Impr Value:	\$208,700.00
Taxable Value:	\$358,000.00



TAX INFORMATION

Tax Year	Annual Tax
2026	\$4,331.76
2025	\$4,215.30
2024	\$3,691.18

LEGAL

Section 14 Township 19 Range 05 Quarter 22 PRAIRIE RIDGE #4 L 150
EASE OF REC TOG/W COMM PROP INT TITLE ELIMINATION MAKE -
MODUL - MODEL - GIBRALTAR - YEAR - 1977 - SERIAL - 93539 - TPO -
%07475 (4162080030) AFN 201707251154 TRANSFER FOR THE 2018 TAX
YEAR

LAND

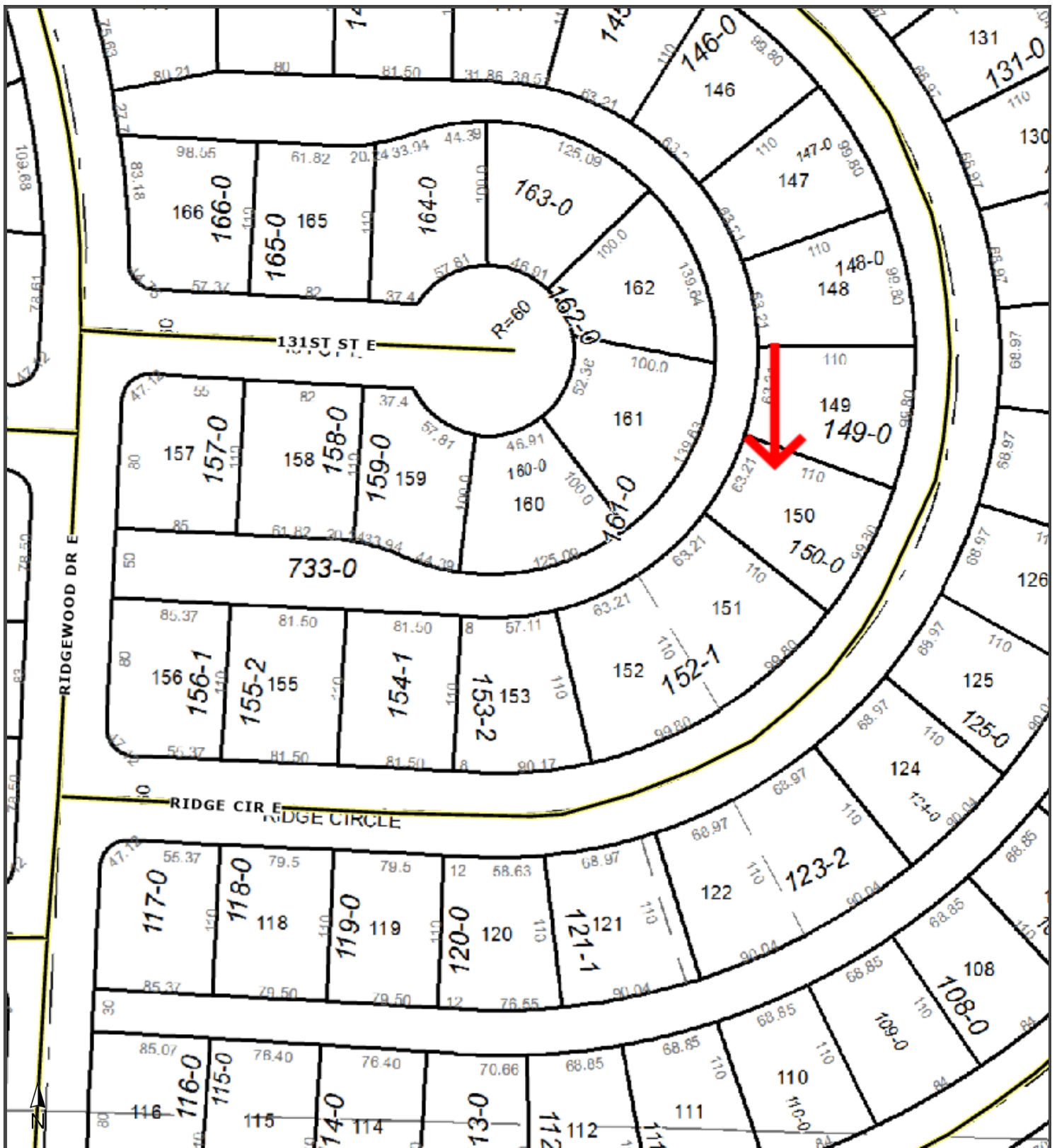
Land Use:	1155 - MH TITLE ELIM	Zoning:	County-R5 - Rural 5	Map Grid:	866-J1
Sewer:	Sewer/Septic Installed	View:		Water:	Water Installed
Watershed:	1711001401 - Carbon River	Neighborhood:	050701	Recreation:	
School District:	Sumner	Primary School:	Liberty Ridge Elementary	Middle School:	Mountain View Middle School
High School:	Bonney Lake High School				

IMPROVEMENT

Year Built:	1977 (1999)	Total Units:	1	Building Name:	
Stories:	1	Bedrooms:	3	Bathrooms:	2
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:	1,344	Bsmt Fin/Unfin:		Basement Desc:	
Buildings:	2	Condition:	Average	Fireplace:	1
Garage SqFt:		Carport SqFt:		Heat:	Forced Air
Deck SqFt:	328	Porch SqFt:		Patio SqFt:	

TRANSFER HISTORY							
Loan Date:	03/18/2021	Loan Amt:	\$282,003.00	Doc Num:	2021-03180177	Doc Type:	Stand Alone Mortgage
Loan Type:		Finance Type:	VA	Lender:	AMERICAN FINANCIAL NETWORK INC		
Rec. Date:	09/22/2017	Sale Price:	\$234,719.00	Doc Num:	2017-09220720	Doc Type:	Warranty Deed
Owner:	Walter Robert Jos Daniel			Grantor:	APPC INVESTMENTS LLC		
Orig. Loan Amt:	\$242,755.00			Title Co:	F A T C O		
Finance Type:		Loan Type:	VA	Lender:	FAIRWAY INDEPENDENT MORTGAGE CORP		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

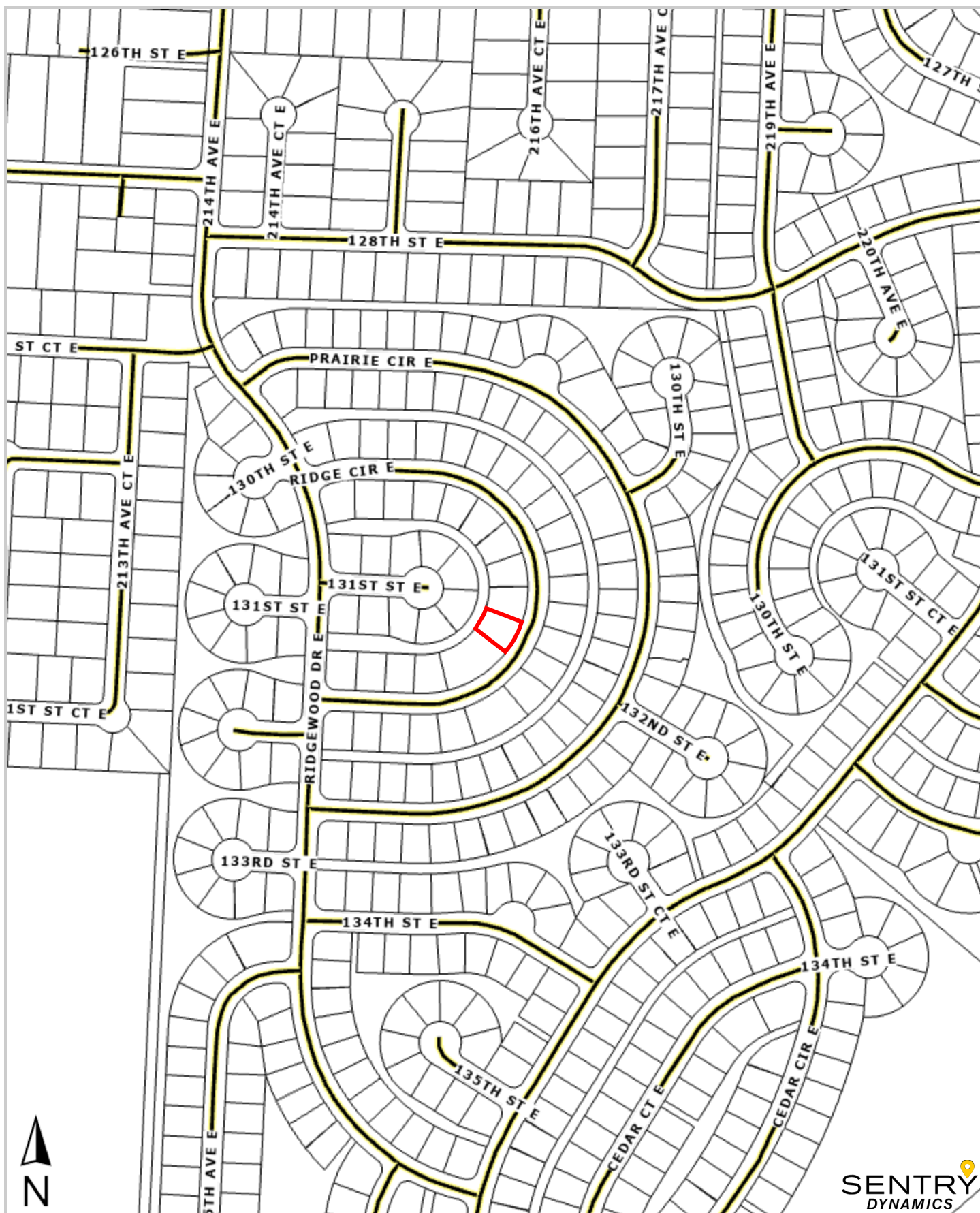


ParcelID: 6995321500

Tax Account #: 6995321500

13104 Ridge Cir E, Bonney Lake WA 98391

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



201709220720 Page 1 of 2

201709220720

Electronically Recorded

Pierce County, WA LPATTER

09/22/2017 3:07 PM

Pages: 2 Fee: \$75.00

F.A.T.C.O.
1917470
 AFTER RECORDING MAIL TO:

Walter Robert Joseph Daniel and Jana M. Daniel
 13104 Ridge Circle East
 Bonney Lake, WA 98391

Filed for Record at Request of:
 First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4267-2927470 (DK)

Date: September 14, 2017

Grantor(s): **APPC Investments LLC**Grantee(s): **Walter Robert Joseph Daniel and Jana M. Daniel**Abbreviated Legal: **LOT 150, PRAIRIE RIDGE NO. 4, VOL. 37, P. 37-44, PIERCE COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **6995321500**

THE GRANTOR(S) APPC Investments LLC, a Washington limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Walter Robert Joseph Daniel and Jana M. Daniel, a married couple**, the following described real estate, situated in the County of **Pierce**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Pierce, State of Washington, described as follows:

LOT 150, PRAIRIE RIDGE NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 37 TO 44, INCLUSIVE, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

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.

4445406	EXTX
Electronically Recorded	
Pierce County, WA	LPATTER
9/22/2017 3:07 PM	
Pages: 1	Excise Collected: \$4,183.00
Proc. Fee: \$0.00	Tech Fee: \$5.00

Page 1 of 2

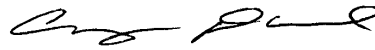
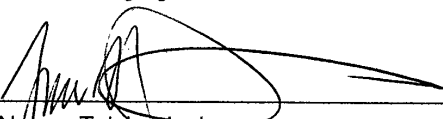
LPB 10-05

201709220720 Page 2 of 2

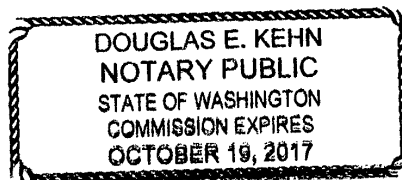
APN: 6995321500

Statutory Warranty Deed
- continued

File No.: 4267-2927470 (DK)

APPC Investments LLC, a Washington limited
liability companyBy: 
Name: Anthony Paul
Title: Managing MemberBy: 
Name: Tajsha Jackson
Title: Managing MemberSTATE OF Washington)
)-ss
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that **Anthony Paul and Tajsha Jackson**,
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument, on oath stated that he/she/they ~~is/are~~ authorized to execute the
instrument and acknowledged it as the **Managing Members** of **APPC Investments LLC** to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this
instrument.

Dated: 9/21/17Notary Public in and for the State of Washington
Residing at: DuPont
My appointment expires: 10/19/17