

Property Detail Report

WA

APN: 342207-9054

King County Data as of: 07/09/2026

Owner Information

Owner Name: Hock Ryan James / Hock Jeffrey & Jami

Vesting:

Mailing Address: Occupancy: Absentee Owner

Location Information

Legal Description:	Por E 1/2 Of W 1/2 Of Nw 1/4 Of Ne 1/4 Ly Sly Of Co Rd Less C/M...	County:	King, WA
APN:	342207-9054	Alternate APN:	342207905403
Munic / Twnshp:	King County	Twnshp-Rng-Sec:	22-7-34
Subdivision:		Tract #:	
Neighborhood:		School District:	Enumclaw School District
Elementary School:	Black Diamond Elem...	Middle School:	Thunder Mountain M...
Latitude:	47.35544	Longitude:	-121.89934
		High School:	Enumclaw Sr High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	10/05/2023 / 10/31/2023	Price:	\$220,000	Transfer Doc #:	2023.10.31.1051
Buyer Name:	Hock Ryan James / Hock Jeffrey	Seller Name:	Chong & Kyu Kim Revocable Trust	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	10/05/2023 / 10/31/2023	Sale Price / Type:	\$220,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$154,000 / Conventional	1st Mtg Rate / Type:	7.18 / Fixed	1st Mtg Doc #:	2023.10.31.1052
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2023.10.31.1051
Seller Name:	Chong & Kyu Kim Revocable Trust			Title Company:	Rainier Title
Lender:	Red Canoe Credit Union				

Prior Sale Information

Sale / Rec Date:	04/26/1990 / 04/30/1990	Sale Price / Type:	\$34,000 /	Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	1990.04.30.1214
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	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:	236,095 Sq. Ft.	Zoning:	RA-5
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Sin...	Usable Lot:	236095	Res / Comm Units:	
Site Influence:		Acres:	5.42	Water / Sewer Type:	Private /
Flood Zone Code:	X	Flood Map #:	53033C1325G	Flood Map Date:	08/19/2020
Community Name:	King County	Flood Panel #:	1325G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$277,000	Market Total Value:	\$277,000
Tax Year:	2026	Land Value:	\$277,000	Market Land Value:	\$277,000
Tax Area:	3531	Improvement Value:		Market Imprv Value:	
Property Tax:	\$2,335.88	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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WHEN RECORDED RETURN TO:

Name: Ryan James Hock and Jeffrey Hock and Jami Hock

Address: 2493 Ponderosa St. #3
South Lake Tahoe, CA 96150

Escrow Number: 817096RT

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Chong Sik Kim and Kyu Soon Kim, Co - Trustees of the Chong & Kyu Kim Revocable Trust, u/a April 25th 2022, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Ryan James Hock an unmarried man and Jeffrey Hock and Jami Hock husband and wife, all as joint tenants with the right of survivorship, the following described real estate, situated in the County of King, State of Washington:

Subject to:

That portion of the East half of the West half of the Northwest quarter of the Northeast quarter of Section 34, Township 22 North, Range 7 East, W.M., in King County, Washington, lying South of SE 272nd St. (Kentkangly Road).

Situate in the County of King, State of Washington.

Tax Parcel Number(s): 342207-9054-03

Dated: October 5th 2023

**RECORDED BY
RAINIER TITLE
ORDER # 817096RT**

This page is attached to and made a part of the Statutory Warranty Deed

Chong Sik Kim co-trustee
Chong Sik Kim, Co-Trustee

Kyu Kim co-trustee
Kyu Kim, Co-Trustee

BJC 10/12/23
STATE OF ~~Washington~~ MASSACHUSETTS
BJC 10/12/23
COUNTY OF ~~King~~ SUFFOLK

This record was acknowledged before me on *10/12/23* by Chong Sik Kim and Kyu Soon Kim, Co - Trustees of the Chong & Kyu Kim Revocable Trust, u/a April 25th 2022.

Blondine Jean Charles
Name:
My Commission Expires: *02/15/2030*



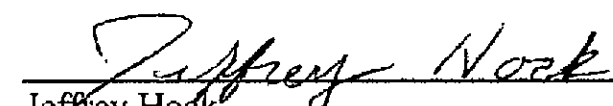
BLONDINE JEAN CHARLES
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

This page is attached to and made a part of the Statutory Warranty Deed

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship and not as community property or as tenants in common.

ACCEPTED & APPROVED:


Ryan James Hock


Jeffrey Hock


Jami Hock

Chong Sik Kim, Co-Trustee

Kyu Kim, Co- Trustee

STATE OF Washington

COUNTY OF King

This record was acknowledged before me on _____ by Chong Sik Kim and Kyu Soon Kim, Co - Trustees of the Chong & Kyu Kim Revocable Trust, u/a April 25th 2022.

Name:

My Commission Expires:

X See attached CA Acknowledgement

CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

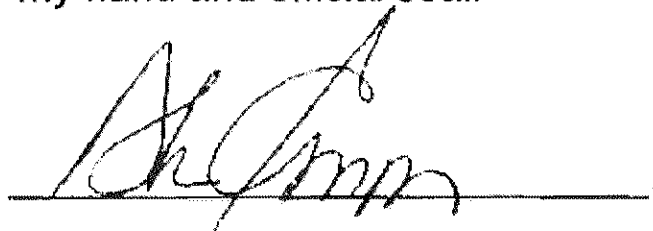
State of California
County of TEHAMA

On 10/28/2023 before me, ALMA EMIGH NOTARY PUBLIC,
personally appeared Ryan James Hock & Jeffrey Hock + Jami Hock — who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

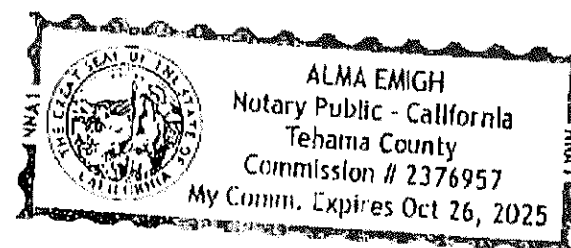


Exhibit A

Subject To:

1. Restrictions in U.S. Patent (1020) re water & mineral rights.
2. Easement for bridle trail and the terms and conditions thereof, as disclosed by instrument recorded Oct 3, 1968, as Document No. 6415231.
3. Road Easement Agreement, including terms and conditions thereof as recorded in Instrument No. 9004301213.
4. Easement granted to Puget Sound Energy, Inc., a Washington corporation, as more fully set forth in the document recorded as Instrument No. 20201230001054.
5. Survey and the terms and conditions thereof recorded under Instrument No. 9004309029.

End of Exhibit A

