

# Property Detail Report

12628 208th PI NE, Woodinville, WA 98077-5684

APN: 321650-0090

King County Data as of: 09/19/2025

## Owner Information

Owner Name:	Shastri Ramasubramanian	Occupancy:	Absentee Owner
Vesting:	Married Couple		
Mailing Address:	10731 243rd Ave NE, Redmond, WA 98053-5722		

## Location Information

Legal Description:	Hedges, The Tgw Und Int In Tracts B-E,G,J,O & Q	County:	King, WA
APN:	321650-0090	Alternate APN:	321650009004
Munic / Twnshp:	King County	Twtnshp-Rng-Sec:	26-6-29
Subdivision:	Hedges The	Tract #:	B Thru E,G
Neighborhood:	The Hedges	School District:	Lake Washington School District
Elementary School:	Laura Ingalls Wild...	Middle School:	Timberline Middle...
Latitude:	47.71295	Longitude:	-122.06254
		High School:	Redmond High Schoo...

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/29/2021 / 12/29/2021	Price:	\$1,400,000	Transfer Doc #:	2021.12.29.1334
Buyer Name:	Shastri Ramasubramanian / Shastri Swati	Seller Name:	Bellevue Property Investors Group LLC	Deed Type:	General Warranty Deed

## Last Market Sale

Sale / Rec Date:	12/29/2021 / 12/29/2021	Sale Price / Type:	\$1,400,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$700,000 /	1st Mtg Rate / Type:	3.11 / Estimated	1st Mtg Doc #:	2021.12.29.1335
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2021.12.29.1334
Seller Name:	Bellevue Prop Invtr Group LLC			Title Company:	Fidelity National...
Lender:	Washington Federal Bank NA				

## Prior Sale Information

Sale / Rec Date:	12/22/2021 / 12/22/2021	Sale Price / Type:	\$1,275,000 /	Prior Deed Type:	Quit Claim Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2021.12.22.1700
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:	36,671 Sq. Ft.	Zoning:	RA5
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Sin...	Usable Lot:	36671	Res / Comm Units:	
Site Influence:		Acres:	0.842	Water / Sewer Type:	Public / Public
Flood Zone Code:	X	Flood Map #:	53033C0379H	Flood Map Date:	08/19/2020
Community Name:	King County	Flood Panel #:	0379H	Inside SFHA:	False

## Tax Information

Assessed Year:	2024	Assessed Value:	\$1,067,000	Market Total Value:	\$1,067,000
Tax Year:	2025	Land Value:	\$1,067,000	Market Land Value:	\$1,067,000
Tax Area:	7415	Improvement Value:		Market Imprv Value:	
Property Tax:	\$9,662.96	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



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When recorded return to:  
Ramasubramanian Shastri and Swati Shastri  
10731 243rd Ave NE  
Redmond, WA 98053

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Bellevue Property Investors Group, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Ramasubramanian Shastri and Swati Shastri, a married couple

the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 9, THE HEDGES

Tax Parcel Number(s): 321650-0090-04

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS,  
NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF  
RECORD.

Dated: 12/29/21

**Fidelity National Title**  
**611289562**

Bellevue Property Investors Group, LLC

BY: [Signature]  
Vadim Scherbinin  
Manager

State of WASHINGTON  
County of KING

I certify that I know or have satisfactory evidence that Vadim Scherbinin is the person who appeared  
before me, and said person acknowledged that he/she signed this instrument, on oath stated that  
he/she was authorized to execute the instrument and acknowledged it as Manager of Bellevue  
Property Investors Group, LLC to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: 12/29/21

Name: DALE C. PETERSON  
Notary Public in and for the State of Washington  
Residing at: Kirkland  
My appointment expires: 7/10/22

DALE C. PETERSON  
Notary Public  
State of Washington  
Commission # 49156  
My Comm. Expires Jul 10, 2022

**EXHIBIT "A"**  
Legal Description

or APN/Parcel ID(s): 321650-0090-04

LOT 9, THE HEDGES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 189 OF  
PLATS, PAGES 29 THROUGH 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



