

# Property Detail Report

WA

APN: 182607-9041

King County Data as of: 04/23/2026

## Owner Information

Owner Name: Connell Jeffrey / Connell Jo Ellen  
Vesting:  
Mailing Address: 33239 NE 50th Pl, Carnation, WA 98014-6328  
Occupancy: Unknown

## Location Information

Legal Description: N 1/2 Of Sw 1/4 Of Ne 1/4 Classified Open Space Land Pursuant T...  
County: King, WA  
APN: 182607-9041  
Alternate APN: 182607904105  
Census Tract / Block:  
Munic / Twnshp: King County  
Twnshp-Rng-Sec: 26-7-18  
Legal Lot / Block:  
Subdivision:  
Tract #:  
Legal Book / Page:  
Neighborhood:  
School District: Riverview School District  
Elementary School: Cherry Valley Elem...  
Middle School: Tolt Middle School  
High School: Cedarcrest High Sc...  
Latitude: 47.74161  
Longitude: -121.95704

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 01/24/2004 / 01/27/2004  
Price: \$47,000  
Transfer Doc #: 2004.01.27.2384  
Buyer Name: Connell Jeffrey K / Connell Joellen  
Seller Name: Duvall 40 Associates  
Deed Type: Deed

## Last Market Sale

Sale / Rec Date: 01/24/2004 / 01/27/2004  
Sale Price / Type: \$47,000 / Confirmed  
Deed Type: Deed  
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 #: 2004.01.27.2384  
Seller Name: Duvall 40 Associates  
Lender:  
Title Company: Pacific North West...

## Prior Sale Information

Sale / Rec Date: 10/05/1989 / 10/09/1989  
Sale Price / Type: \$175,000 /  
Prior Deed Type:  
1st Mtg Amt / Type: \$140,000 / Conventional  
1st Mtg Rate / Type:  
Prior Sale Doc #: 1989.10.09.1033  
Prior Lender: Seller

## Property Characteristics

Gross Living Area:  
Living Area:  
Total Adj. Area:  
Above Grade:  
Basement Area:  
Style:  
Foundation:  
Quality:  
Condition:  
Total Rooms: 0  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling:  
Heating:  
Exterior Wall:  
Construction Type:  
Year Built / Eff:  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

## Site Information

Land Use: Vacant -Residential Land  
Lot Area: 837,877 Sq. Ft.  
Zoning: RA-10  
State Use:  
Lot Width / Depth:  
# of Buildings:  
County Use: 300 - Vacant(Sin...  
Usable Lot: 837877  
Res / Comm Units:  
Site Influence:  
Acres: 19.235  
Water / Sewer Type:  
Flood Zone Code: X  
Flood Map #: 53033C0405G  
Flood Map Date: 08/19/2020  
Community Name: King County  
Flood Panel #: 0405G  
Inside SFHA: False

## Tax Information

Assessed Year: 2025  
Assessed Value: \$212,000  
Market Total Value: \$212,000  
Tax Year: 2026  
Land Value: \$212,000  
Market Land Value: \$212,000  
Tax Area: 6420  
Improvement Value:  
Market Imprv Value:  
Property Tax: \$805.87  
Improved %:  
Market Imprv %:  
Exemption:  
Delinquent Year:

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AFTER RECORDING MAIL TO:  
JEFFREY K. CONNELL and JOELLEN CONNELL  
11835 108TH AVENUE NE  
KIRKLAND, WA 98034



**E2015089**  
01/27/2004 14:10  
KING COUNTY, WA  
TAX \$836.80  
SALE \$47,000.00

Filed for Record at Request of  
**DAVIDSON, CZEISLER, & KILPATRIC, P.S.**  
Escrow Number: 22243

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**Statutory Warranty Deed**

Grantor(s): **DUVALL 40 ASSOCIATES**  
Grantee(s): **JEFFREY K. CONNELL and JOELLEN CONNELL**  
Abbreviated Legal  
PTN SW ¼ 18-26-8  
Assessor's Tax Parcel Number(s): 182607-9041-05

**FILED BY PNWT**

55310-2

19-

THE GRANTOR **DUVALL 40 ASSOCIATES**, a Washington partnership for and in consideration of <sup>③</sup>  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and  
warrants to **JEFFREY K. CONNELL and JOELLEN CONNELL**, husband and wife the following  
described real estate, situated in the County of **KING**, State of Washington

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 26 NORTH, RANGE 7 EAST, W M, IN KING COUNTY, WASHINGTON

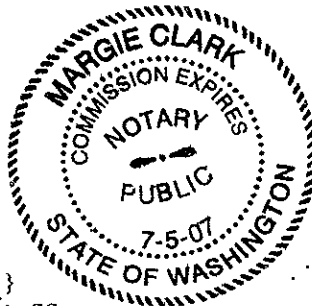
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED  
UNDER KING COUNTY RECORDING NO 20040127002382

SUBJECT TO  
EASEMENTS OF RECORD UNDER RECORDING NOS 950811161  
SENSITIVE AREA NOTICE UNDER RECORDING NO 9608160203,  
EXCEPTIONS AND RESERVATIONS UNDER RECORDING NO 4064569,  
DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS TO MAINTAIN  
RECORDED CONCURRENTLY HEREWITH, AND  
DRAINFIELD EASEMENT AGREEMENT RECORDED CONCURRENTLY HEREWITH

Dated January 12, 2004

DUVALL 40 ASSOCIATES

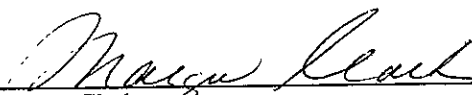
  
By STAN MERRELL, Managing Partner



STATE OF Washington }  
County of KING } SS

I certify that I know or have satisfactory evidence that STAN MERRELL  
is/are the person(s) who appeared before  
me, and said person(s) acknowledged that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge it as the Managing Partner  
of DUVALL 40 ASSOCIATES  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated Jan 26, 2004

  
Margie Clark  
Notary Public in and for the State of Washington  
Residing at Bothell  
My appointment expires 7/05/2007

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed

Parcel  
Platted Major Number  
City

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1 inch = 100 feet  
Date: 2/25/2019

