

Property Detail Report

412 Comet St, Milton, WA 98354-9622

APN: 599000-0-241

Pierce County Data as of: 06/11/2026

Owner Information

Owner Name:	Jenkins West Hill Properties LLC	Occupancy:	Absentee Owner
Vesting:	Lifetime Couple		
Mailing Address:	910 W PI NW, Auburn, WA 98001-3830		

Location Information

Legal Description:	Section 05 Township 20 Range 04 Quarter 21 Milton Garden Tracts...	County:	Pierce, WA
APN:	599000-0-241	Alternate APN:	Census Tract / Block: 070703 / 1007
Munic / Twnshp:	Milton	Twtnshp-Rng-Sec:	20N-4E-5
Subdivision:	Milton Garden Tra...	Tract #:	L
Neighborhood:		School District:	Fife School District
Elementary School:	Discovery Primary...	Middle School:	Surprise Lake Midd...
Latitude:	47.25523	Longitude:	-122.32987
		High School:	Fife High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/10/2020 / 09/14/2020	Price:	\$175,000	Transfer Doc #:	2020.09.14.307
Buyer Name:	Jenkins West Hill Properties LLC	Seller Name:	Rideaux III Albert	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	09/10/2020 / 09/14/2020	Sale Price / Type:	\$175,000 /	Deed Type:	General Warranty 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 #:	2020.09.14.307
Seller Name:	Rideaux III Albert			Title Company:	Chicago Title
Lender:					

Prior Sale Information

Sale / Rec Date:	05/09/2013 / 05/14/2013	Sale Price / Type:	\$55,000 /	Prior Deed Type:	General Warranty Deed
1st Mtg Amt / Type:	\$38,500 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	2013.05.14.243
Prior Lender:	Boeing Employees Credit Union				

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 Land (NEC)	Lot Area:	8,221 Sq. Ft.	Zoning:	RS
State Use:	Ab0 - Ab0	Lot Width / Depth:	100 /	# of Buildings:	
County Use:	9100 - Vacant Lan...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.189	Water / Sewer Type:	Water / No
Flood Zone Code:	X	Flood Map #:	53033C1250G	Flood Map Date:	08/19/2020
Community Name:	City Of Milton	Flood Panel #:	1250G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$212,600	Market Total Value:	\$212,600
Tax Year:	2025	Land Value:	\$212,600	Market Land Value:	\$212,600
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,442.20	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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School information is copyrighted and provided by GreatSchools.org.

202009140307

Electronically Recorded

Pierce County, WA ACLARK1
09/14/2020 10:40 AM

Pages: 3 Fee: \$105.50

CHICAGO TITLE
0188421-TR

When recorded return to:
Jenkins West Hill Properties, LLC
P.O Box 1135
Auburn, WA 98071

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101
Kent, WA 98042

Escrow No.: 0188421-TR

STATUTORY WARRANTY DEED

THE GRANTOR(S) Albert Rideaux, III, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jenkins West Hill Properties, LLC, a Washington limited liability
company

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

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

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

PTN LT 3, BLK 44, MILTON GARDEN TRACTS

Tax Parcel Number(s): 599000-0240

Subject to:

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

Dated: September 10, 2020

Albert Rideaux, III

State of WASHINGTON
County of PIERCE

I certify that I know or have satisfactory evidence that Albert Rideaux, III is the person who appeared
before me, and said person acknowledged that he signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/14/2020

Name: Shannon Meyers
Notary Public in and for the State of WA
Residing at: Bonely Lake
My appointment expires: 8/9/23



4540581	EXTX
Electronically Recorded	
Pierce County, WA	ACLARK1
9/14/2020 10:40 AM	
Pages: 2	Excise Collected: \$2,800.00
Proc. Fee: \$0.00	Tech Fee: \$5.00

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 599000-0240

LOT 3, BLOCK 44, MILTON GARDEN TRACTS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 8 OF PLATS, PAGE 2, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THE EAST 12 FEET OF THE SOUTH 25 FEET OF SAID LOT 3.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the plat of Milton Garden Tracts:

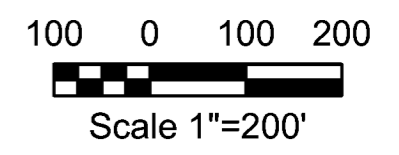
Recording No: 195004

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201310075001

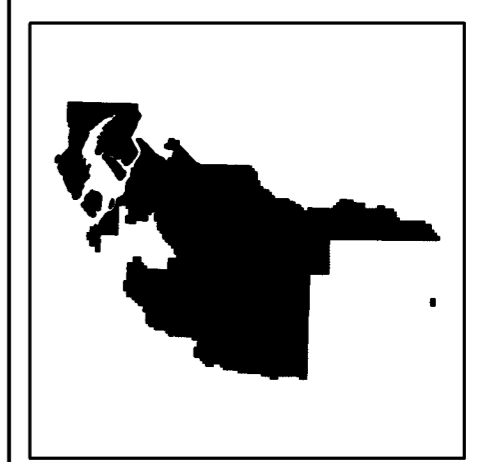
3. City, county or local improvement district assessments, if any.

NW 1/4 SEC 5 T20N
R4E W.M.



Washington State Plane Feet, South Zone
Datum: NAD83-91

0421314		
0420061	0420052	0420051
0420064	0420053	0420054



Date of Map Production: 01/09/2025
MAP NUMBER: 0420052

Pierce County
Assessor-Treasurer
2401 South 35th St, Rm 142
Tacoma, Washington 98409

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Legend

- Railroad
- Monument Line
- Private Road
- Public ROW
- Hydrographic
- Encumbrance
- Condominium
- Large Lot
- Record of Survey
- Short Plat
- Plat
- PLSS Boundaries
- City Limits



City of Milton