

# Property Detail Report

WA

APN: 032606-9031

King County Data as of: 03/19/2026

## Owner Information

Owner Name: ST-Michel Martine / ST-Michel Stephan  
Vesting:  
Mailing Address: 19615 242nd Ave NE, Woodinville, WA 98077-7592 (Do Not Mail)  
Occupancy: Unknown

## Location Information

Legal Description: S 1/2 Of Nw 1/4 Of Se 1/4 Of Ne 1/4 Also S 1/2 Of Ne 1/4 Of Sw...  
APN: 032606-9031 Alternate APN: 032606903105  
Munic / Twnshp: King County Twnshp-Rng-Sec: 26-6-3  
Subdivision: Tract #:  
Neighborhood: School District: Northshore School District  
Elementary School: East Ridge Element... Middle School: Timbercrest Junior... High School: Woodinville High S...  
Latitude: 47.77106 Longitude: -122.01826

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 03/26/2019 / 04/02/2019 Price: \$450,000 Transfer Doc #: 2019.04.02.535  
Buyer Name: ST Michel Martine / ST Michel Stephane Seller Name: Ward Walter W Michelle A Deed Type: General Warranty Deed

## Last Market Sale

Sale / Rec Date: 03/26/2019 / 04/02/2019 Sale Price / Type: \$450,000 / 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 #: 2019.04.02.535  
Seller Name: Ward Walter W Michelle A  
Lender: Title Company: First American Tit...

## Prior Sale Information

Sale / Rec Date: 01/03/1990 / 01/05/1990 Sale Price / Type: \$85,000 / Prior Deed Type:  
1st Mtg Amt / Type: \$60,300 / Conventional 1st Mtg Rate / Type: Prior Sale Doc #: 1990.01.05.1473  
Prior Lender: Seller

## 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: 435,600 Sq. Ft. Zoning: RA-5  
State Use: Lot Width / Depth:  
County Use: 300 - Vacant(Sin... Usable Lot: 435600 # of Buildings:  
Site Influence: Acres: 10.0 Res / Comm Units:  
Flood Zone Code: X Flood Map #: 53033C0095G Water / Sewer Type: Private /  
Community Name: King County Flood Panel #: 0095G Flood Map Date: 08/19/2020  
Inside SFHA: False

## Tax Information

Assessed Year: 2025 Assessed Value: \$890,000 Market Total Value: \$890,000  
Tax Year: 2026 Land Value: \$890,000 Market Land Value: \$890,000  
Tax Area: 7510 Improvement Value: Market Imprv Value:  
Property Tax: \$8,956.57 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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Instrument Number: 20190402000535 Document:WD Rec: \$100.00 Page-1 of 2  
 Excise Docs: 2980408 Selling Price: \$450,000.00 Tax Amount: \$8,015.00 Record Date:4/2/2019 2:22 PM  
 Electronically Recorded King County, WA

AFTER RECORDING MAIL TO:

Martine St-Michel and Stephane St-Michel  
 19615 242nd Ave NE  
 Woodinville, WA 98077  
 FIRST AMERICAN 3207437

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

*Space above this line for Recorders use only*

## STATUTORY WARRANTY DEED

File No: **4201-3207437 (SN)**

Date: **March 26, 2019**

Grantor(s): **Walter W. Ward and Michelle A. Ward**

Grantee(s): **Martine St-Michel and Stephane St-Michel**

Abbreviated Legal: **PTN SEC 3 TWP 26N RGE 6E NW QTR SE QTR NE QTR AND NE QTR  
 SW QTR NE QTR, KING COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **032606903105**

**THE GRANTOR(S) Walter W. Ward and Michelle A. Ward, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Martine St-Michel and Stephane St-Michel, a married couple**, the following described real estate, situated in the County of **King**, State of **Washington**.

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

**PARCEL A:**

**THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;**

**ALSO THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 3, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.**

**PARCEL B:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER EAST 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AS DISCLOSED UNDER AUDITOR'S FILE NOS. 5083421 AND 5083418:**

APN: 032606903105

Statutory Warranty Deed  
- continued

File No.: 4201-3207437 (SN)

**PARCEL C:**

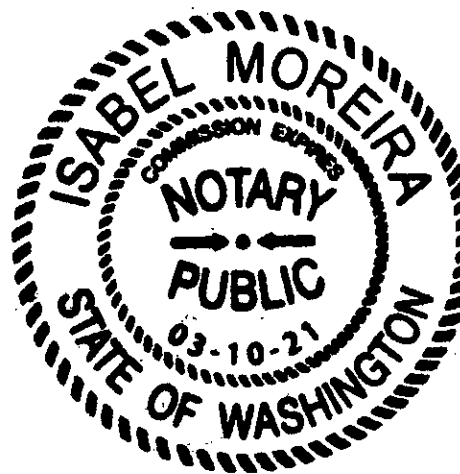
**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER EAST 30 FEET OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AS DISCLOSED UNDER AUDITOR'S FILE NO. 5083402, AND OVER EAST 30 FEET OF WEST 1/2 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AS DISCLOSED UNDER AUDITOR'S FILE NO. 5083395.**

**TOGETHER WITH EASEMENTS DESCRIBED IN AUDITOR'S FILE NOS. 4983216 AND 4986171.**

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.

Walter W. Ward  
Walter W. Ward

Michelle A. Ward  
Michelle A. Ward



STATE OF Washington )  
 )-ss  
COUNTY OF King )

I certify that I know or have satisfactory evidence that **Walter W. Ward and Michelle A. Ward**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/27/2019

Isabel Moreira

Notary Public in and for the State of Washington  
Residing at: Seattle  
My appointment expires: 3-10-2021

