

# Property Detail Report

416 Comet St, Milton, WA 98354-9622

APN: 599000-0-243

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<br>(Do Not Mail) |            |                |

## Location Information

|                    |                                                                    |                  |                       |
|--------------------|--------------------------------------------------------------------|------------------|-----------------------|
| Legal Description: | Section 05 Township 20 Range 04 Quarter 21 Milton Garden Tracts... | County:          | Pierce, WA            |
| APN:               | 599000-0-243                                                       | Alternate APN:   |                       |
| Munic / Twnshp:    | Milton                                                             | Twtnshp-Rng-Sec: | 20N-4E-5              |
| Subdivision:       | Milton Garden Tra...                                               | Tract #:         | E                     |
| Neighborhood:      |                                                                    | School District: | Fife School District  |
| Elementary School: | Discovery Primary...                                               | Middle School:   | Surprise Lake Midd... |
| Latitude:          | 47.25543                                                           | Longitude:       | -122.32958            |
|                    |                                                                    | High School:     | Fife High School      |

## Last Transfer / Conveyance - Current Owner

|                      |                                  |              |             |                 |                       |
|----------------------|----------------------------------|--------------|-------------|-----------------|-----------------------|
| Transfer / Rec Date: | 08/10/2021 / 08/12/2021          | Price:       | \$300,000   | Transfer Doc #: | 2021.08.12.559        |
| Buyer Name:          | Jenkins West Hill Properties LLC | Seller Name: | Faber Duane | Deed Type:      | General Warranty Deed |

## Last Market Sale

|                     |                         |                      |                 |                   |                       |
|---------------------|-------------------------|----------------------|-----------------|-------------------|-----------------------|
| Sale / Rec Date:    | 08/10/2021 / 08/12/2021 | Sale Price / Type:   | \$300,000 /     | Deed Type:        | General Warranty Deed |
| Multi / Split Sale: |                         | Price / Sq. Ft.:     |                 | New Construction: |                       |
| 1st Mtg Amt / Type: | \$200,000 /             | 1st Mtg Rate / Type: | 2.9 / Estimated | 1st Mtg Doc #:    | 2021.08.12.560        |
| 2nd Mtg Amt / Type: |                         | 2nd Mtg Rate / Type: |                 | Sale Doc #:       | 2021.08.12.559        |
| Seller Name:        | Faber Duane             |                      |                 | Title Company:    | Chicago Title Comp... |
| Lender:             | Faber Duane             |                      |                 |                   |                       |

## Prior Sale Information

|                     |                         |                      |            |                   |                       |
|---------------------|-------------------------|----------------------|------------|-------------------|-----------------------|
| Sale / Rec Date:    | 09/21/2017 / 09/25/2017 | Sale Price / Type:   | \$64,719 / | Prior Deed Type:  | General Warranty Deed |
| 1st Mtg Amt / Type: |                         | 1st Mtg Rate / Type: |            | Prior Sale Doc #: | 2017.09.25.533        |
| 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 Land (NEC)    | Lot Area:          | 17,375 Sq. Ft. | Zoning:             | RS         |
| State Use:       | Ab0 - Ab0            | Lot Width / Depth: | 112 /          | # of Buildings:     |            |
| County Use:      | 9100 - Vacant Lan... | Usable Lot:        |                | Res / Comm Units:   |            |
| Site Influence:  |                      | Acres:             | 0.399          | 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:    | \$252,900 | Market Total Value: | \$252,900 |
| Tax Year:      | 2025       | Land Value:        | \$252,900 | Market Land Value:  | \$252,900 |
| Tax Area:      |            | Improvement Value: |           | Market Imprv Value: |           |
| Property Tax:  | \$1,766.43 | Improved %:        |           | Market Imprv %:     |           |
| Exemption:     |            | Delinquent Year:   |           |                     |           |

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202108120559

Electronically Recorded

Pierce County, WA CCOMITA  
08/12/2021 12:48 PM

Pages: 3 Fee: \$205.50

**CHICAGO TITLE**  
**0217707-TR**

**When recorded return to:**  
Jenkins West Hill Properties, LLC  
416 Comet Street  
Milton, WA 98354

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 0217707-TR

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Duane Faber, a single man as his sole and separate property  
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 AND ALL LT 4, BLK 44, MILTON GARDEN TRACTS

Tax Parcel Number(s): 599000-0230

Subject to:

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

Dated: August 10, 2021

*Duane Faber*  
\_\_\_\_\_

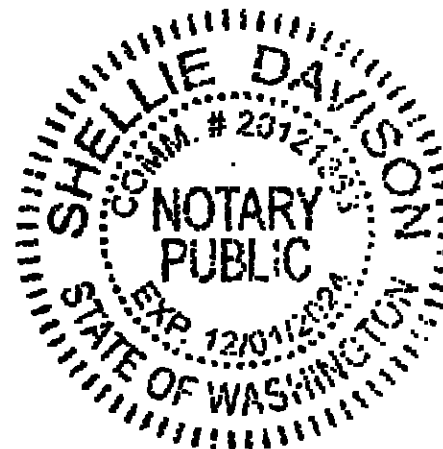
Duane Faber

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that Duane Faber 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: 8-11-2021

*Shellie Davison*  
\_\_\_\_\_  
Name: Shellie Davison  
Notary Public in and for the State of WA  
Residing at: Auburn  
My appointment expires: 12-1-2024



|                         |                              |
|-------------------------|------------------------------|
| 4574051                 | EXTX                         |
| Electronically Recorded |                              |
| Pierce County, WA       | CCOMITA                      |
| 8/12/2021 12:48 PM      |                              |
| Pages: 2                | Excise Collected: \$4,800.00 |
| Proc. Fee: \$0.00       | Tech Fee: \$5.00             |

Page 1

WA-CT-FNSE-02150.824632-0217707-TR

**EXHIBIT "A"**  
Legal Description

THE EAST 12 FEET OF THE SOUTH 25 FEET OF LOT 3, ALL OF LOT 4, BLOCK 44, MILTON GARDEN TRACTS, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 2, RECORDS OF PIERCE COUNTY, WASHINGTON.

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

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

100 0 100 200



Scale 1"=200'



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

|         |         |         |
|---------|---------|---------|
| 0421314 |         |         |
| 0420061 | 0420052 | 0420051 |
| 0420064 | 0420053 | 0420054 |

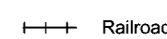
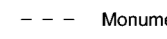
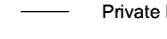












Date of Map Production: 01/09/2025  
MAP NUMBER: 0420052

 **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  
L-1 L-2 L-3