

**Parcel Information**

Parcel:	3751605249
Site Address:	
	Auburn WA 98001
Owner:	Kovalchuk, Viktor Kovalchuk, Nadiya
	34907 56th Ave S
	Auburn WA 98001
TwN/Range/Section:	21N / 04E / 27 / SE
Parcel Size:	0.44 Acres (19,200 SqFt)
Plat/Subdivision:	Jovita Heights Add
Plat Volume/Page:	20 / 12
Lot:	POR
Block:	120
Census Tract/Block:	030404 / 3006
Waterfront:	
Waterfront Access Rights:	false
Frontage Feet:	
Levy Code:	3490
Levy Rate:	9.7799 (2025)
Total Value:	\$65,000.00 (2025)
Total Land Value:	\$65,000.00
Total Impr Value:	
Taxable Value:	\$65,000.00

**Tax Information**

Tax Year	Annual Tax
2025	\$654.48
2024	\$640.29
2023	\$612.56

**Legal**

JOVITA HEIGHTS ADD 7 &amp; 24-25-26

**Land**

Land Use:	300 - Vacant(Single-family)	Zoning:	County-R-24-P - Residential, 24 Du Per Acre - Parcel Specific Development Condition	Map Grid:	775-F3
Sewer:		View:		Water:	PUBLIC
Watershed:	1711001404 - Lower White River	Neighborhood:	55-16	Recreation:	
School District:	Federal Way	Primary School:	Lakeland Elementary School	Middle School:	Sequoyah Middle School
High School:	Todd Beamer High School				

**Improvement**

Year Built:		Total Units:		Building Name:	
Stories:		Bedrooms:		Bathrooms:	
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:		Bsmt Fin/Unfin:		Basement Desc:	
Buildings:		Condition:		Fireplace:	
Garage SqFt:		Carport SqFt:		Heat:	
Deck SqFt:		Porch SqFt:		Patio SqFt:	

## Transfer Information

Rec. Date:	11/13/2019	Sale Price:	\$20,000.00	Doc Num:	20191113000202	Doc Type:	Warranty Deed
Owner:	Viktor Kovalchuk	Grantor:	KESELOFF DANIEL R				
Orig. Loan Amt:		Title Co:	FIRST AMERICAN TITLE				
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Parcel Information**

Parcel:	3751605250
Site Address:	
	Auburn WA 98001
Owner:	Kovalchuk, Viktor Kovalchuk, Nadiya
	34907 56th Ave S
	Auburn WA 98001
TwN/Range/Section:	21N / 04E / 27 / SE
Parcel Size:	0.77 Acres (33,600 SqFt)
Plat/Subdivision:	Jovita Heights Add
Plat Volume/Page:	20 / 12
Lot:	POR
Block:	120
Census Tract/Block:	030404 / 3006
Waterfront:	
Waterfront Access Rights:	false
Frontage Feet:	
Levy Code:	3490
Levy Rate:	9.7799 (2025)
Total Value:	\$75,000.00 (2025)
Total Land Value:	\$75,000.00
Total Impr Value:	
Taxable Value:	\$75,000.00

**Tax Information**

Tax Year	Annual Tax
2025	\$752.43
2024	\$742.12
2023	\$713.38

**Legal**

JOVITA HEIGHTS ADD 8 THRU 11 &amp; 20 THRU 22

**Land**

Land Use:	300 - Vacant(Single-family)	Zoning:	County-R-24-P - Residential, 24 Du Per Acre - Parcel Specific Development Condition	Map Grid:	775-F3
Sewer:		View:		Water:	PUBLIC
Watershed:	1711001404 - Lower White River	Neighborhood:	55-16	Recreation:	
School District:	Federal Way	Primary School:	Lakeland Elementary School	Middle School:	Sequoyah Middle School
High School:	Todd Beamer High School				

**Improvement**

Year Built:		Total Units:		Building Name:	
Stories:		Bedrooms:		Bathrooms:	
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:		Bsmt Fin/Unfin:		Basement Desc:	
Buildings:		Condition:		Fireplace:	
Garage SqFt:		Carport SqFt:		Heat:	
Deck SqFt:		Porch SqFt:		Patio SqFt:	

## **Transfer Information**

Rec. Date:	05/17/2019	Sale Price:	\$12,500.00	Doc Num:	20190517001206	Doc Type:	Warranty Deed
Owner:	Viktor Kovalchuk	Grantor:	GIBBONS CANDYCE LEE				
Orig. Loan Amt:		Title Co:	FIRST AMERICAN TITLE				
Finance Type:		Loan Type:		Lender:			

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**Parcel Information**

Parcel:	3751605281
Site Address:	Auburn WA 98001
Owner:	Kovalchuk, Nadiya Kovalchuk 34907 56th Ave S Auburn WA 98001
Twn/Range/Section:	21N / 04E / 27 / SE
Parcel Size:	0.11 Acres (4,800 SqFt)
Plat/Subdivision:	Jovita Heights Add
Plat Volume/Page:	20 / 12
Lot:	23
Block:	120
Census Tract/Block:	030404 / 3006
Waterfront:	
Waterfront Access Rights:	false
Frontage Feet:	
Levy Code:	3490
Levy Rate:	9.7799 (2025)
Total Value:	\$5,000.00 (2025)
Total Land Value:	\$5,000.00
Total Impr Value:	
Taxable Value:	\$5,000.00

**Tax Information**

Tax Year	Annual Tax
2025	\$67.54
2024	\$75.26
2023	\$68.78

**Legal**

JOVITA HEIGHTS ADD

**Land**

Land Use:	300 - Vacant(Single-family)	Zoning:	County-R-24-P - Residential, 24 Du Per Acre - Parcel Specific Development Condition	Map Grid:	775-F3
Sewer:		View:		Water:	PUBLIC
Watershed:	1711001404 - Lower White River	Neighborhood:	55-16	Recreation:	
School District:	Federal Way	Primary School:	Lakeland Elementary School	Middle School:	Sequoyah Middle School
High School:	Todd Beamer High School				

**Improvement**

Year Built:		Total Units:		Building Name:	
Stories:		Bedrooms:		Bathrooms:	
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:		Bsmt Fin/Unfin:		Basement Desc:	
Buildings:		Condition:		Fireplace:	
Garage SqFt:		Carport SqFt:		Heat:	
Deck SqFt:		Porch SqFt:		Patio SqFt:	

## **Transfer Information**

Rec. Date:	06/17/2020	Sale Price:	\$11,500.00	Doc Num:	20200617002879	Doc Type:	Warranty Deed
Owner:	Viktor Kovalchuk			Grantor:	MCMASTER TIMOTHY		
Orig. Loan Amt:				Title Co:	FIRST AMERICAN		
Finance Type:			Loan Type:				
			Lender:				

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