

Title Alliance Puget Sound, LLC

33434 8th Avenue S, No 102 Federal Way, WA 98003

Phone: (253) 904-2500 | Fax: (888) 340-5685

Property Profile Report

File Number: 720-200769

Listing Agent: David Knight

Property Address: TBD XXX, Black Diamond, WA 98010

Seller/s: Cathie L McLaughlin

Date Completed: 7/19/2021

Information included:

Current Recorded Deed

Plat Map

Legal Description

Best,

Property Detail Report

WA

APN: 564360-0086

King County Data as of: 07/12/2021

Owner Information

Owner Name: McLaughlin Cathie L
Vesting:
Mailing Address: 17482 Britt Rd, Mount Vernon, WA 98273-4501
Occupancy: Unknown

Location Information

Legal Description: Morganville Unrec Lot B Of Black Diamond Short Plat #12594 Rec #9505089003 Sd Sp Daf Lot 17 Blk A Of Sd Unrec Plat Of Morganville-Less C & M Rgts Plat Block: A Plat Lot: 17
County: King, WA
APN: 564360-0086
Munic / Twnshp: Black Diamond
Subdivision: Morganville
Neighborhood: Morganville
Elementary School: Black Diamond Elem...
Latitude: 47.31461
Alternate APN: 564360008606
Twshp-Rng-Sec: 21-6-15
Tract #: 17 / A
School District: Enumclaw School District
Middle School: Thunder Mountain M...
Longitude: -122.02183
Census Tract / Block:
Legal Lot / Block:
Legal Book / Page: 902 / 187
High School: Enumclaw Sr High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: Price:
Buyer Name: Seller Name: Transfer Doc #: Deed Type:

Last Market Sale

Sale / Rec Date: Sale Price / Type: Deed Type:
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 #: N/A
Seller Name:
Lender: Title Company:

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: 0
Living Area: Bedrooms:
Total Adj. Area: Baths (F / H):
Above Grade: Pool:
Basement Area: Fireplace:
Style: Cooling:
Foundation: Heating:
Quality: Exterior Wall:
Condition: 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
State Use:
County Use: 300 - Vacant(Single-Family)
Site Influence:
Flood Zone Code:
Community Name:
Lot Area: 10,387 Sq. Ft.
Lot Width / Depth:
Usable Lot: 10387
Acres: 0.238
Flood Map #:
Flood Panel #:
Zoning: R6
of Buildings:
Res / Comm Units:
Water / Sewer Type: Public /
Flood Map Date:
Inside SFHA: Unknown

Tax Information

Assessed Year: 2020
Tax Year: 2021
Tax Area: 0905
Property Tax: \$1,428.86
Exemption:
Assessed Value: \$116,000
Land Value: \$112,000
Improvement Value: \$4,000
Improved %: 3.45%
Delinquent Year:
Market Total Value: \$116,000
Market Land Value: \$112,000
Market Imprv Value: \$4,000
Market Imprv %: 3.45%

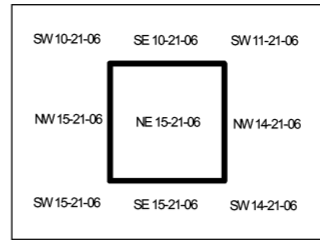
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- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed

Parcel
Platted Major Number
City

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NE 15-21-06

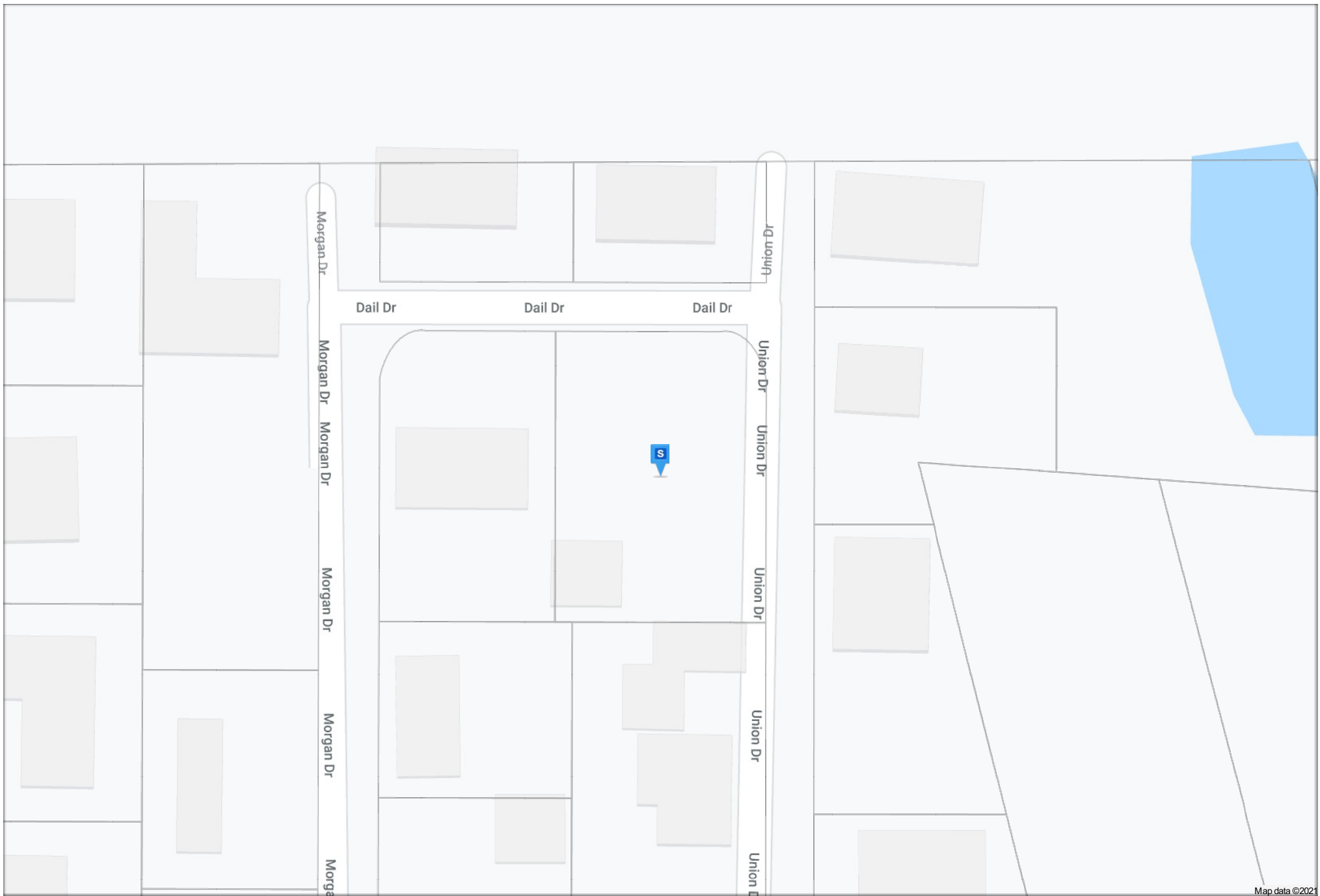
1 inch = 100 feet
Date: 7/22/2019



(LOT 2) Lot 2 overlap with prior surveys resulted from re survey of PLSS corner NW 14-21-06 & SW 14-21-06 Ref. 9605170592
NE 15-21-06
BD BLA PLN16-0060 20170517900001
SE 15-21-06

BD LARGE LOT 5

LOT 2



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EXHIBIT A

MORGANVILLE UNREC LOT B OF BLACK DIAMOND SHORT PLAT #12594 REC #9505089003 SD SP
DAF LOT 17 BLK A OF SD UNREC PLAT OF MORGANVILLE-LESS C & M RGTS PLAT BLOCK: A PLAT
LOT: 17

Parcel ID: 5643600086