



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		PAGE RD, LINCOLN

OWNERSHIP

Owner 1:	DICKSON JEFFREY L
Owner 2:	FINSTHWAIT WILLIAM PETERSON
Owner 3:	
Street 1:	2619 SW 172ND ST
Street 2:	
Twn/City:	SEATTLE
St/Prov:	WA Cntry Own Occ:
Postal:	98166 Type:

PREVIOUS OWNER

Owner 1:	Dickson - Jeffrey L
Owner 2:	-
Street 1:	2619 Sw 172Nd St
Twn/City:	Seattle
St/Prov:	WA Cntry
Postal:	98166

NARRATIVE DESCRIPTION

This Parcel contains 2.802 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2004, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.1166		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									3,498						3,500	
101	ONE FAM		0.8488		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,093						5,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,498,500	10,500	2.802	805,400	3,314,400	3720	0
							GIS Ref
							GIS Ref
							Insp Date
							05/20/14
Total Card		2,498,500	10,500	2.802	805,400	3,314,400	Entered Lot Size
Total Parcel		2,498,500	10,500	2.802	805,400	3,314,400	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 437.23			/Parcel: 437.23	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,498,500	10500	2.802	805,400	3,314,400	3,314,400	Year End Roll	9/28/2017
2017	101	FV	2,386,300	10500	2.802	805,400	3,202,200	3,202,200	Year End Roll	9/29/2016
2016	101	FV	2,363,800	10500	2.802	753,400	3,127,700	3,127,700	Year End Roll	1/14/2016
2015	101	FV	2,299,400	10500	2.802	698,200	3,008,100	3,008,100	Year End	10/2/2014
2014	101	FV	2,258,000	10500	2.802	688,600	2,957,100	2,957,100	Year End Roll	1/23/2014
2013	101	FV	2,179,000	0	2.802	668,600	2,847,600	2,847,600	Year End Roll	10/25/2012
2012	101	FV	2,156,900	0	2.802	688,600	2,845,500	2,845,500	Year End	1/26/2012
2011	101	FV	2,240,700	0	2.802	735,000	2,975,700	2,975,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Dickson,Jeffrey	60670-119		12/7/2012	FAMILY		1	No	No		
DLUGASCH RICKY	37399-285		12/17/2002		750000	Yes	No			
HEINRICH ROBERT	32839-110		5/11/2001	CONVENIENC		1	Yes	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2016	6465	RENOVATI	51,000	C	6/22/2017			Remodel bathroom,
9/2/2014	5880	MANUAL	10,000	C				
5/15/2014	5751	FINISH B	96,400	C	5/20/2015			Finish additional
6/28/2012	5082	POOL	57,900	C	6/24/2013			install inground g
6/20/2003	2718	NEW HOME	650,000	C	7/6/2004			65% 7/6/04 5/21/05

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/24/2013	MEAS/EXT INS	25	D ERSKINE
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	D VELUTTI
5/21/2005	MEAS+INSPCTD	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.80195 Total SF/SM: 122052.94 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 805,391 Spl Credit Total: 805,400

