



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name:	EDIFY LAND SOLUTIONS
Assessor's Parcel Number:	375060-5790
Property Address:	45th Ave S, Auburn, WA 98001
County, State:	King County, WA
Subdivision:	JOVITA ADD
Lot Number:	17
Legal Description:	JOVITA ADD PLat Block: 98 Plat Lot: 17
TRS:	T21N R4E SEC 34
Parcel Size:	0.11 Acres
Terrain Type:	Wooded
Lot Dimensions:	119.03 feet North 39.02 feet East 119.30 feet South 40.14 feet West
Elevation:	96.4 m or 316.2 feet
Flood Zone / Wetlands:	No
Notes:	<b>Warranty deed recorded 07/31/2024 to new owner</b> <b>Property Link:</b> <a href="https://blue.kingcounty.com/assessor/erealproperty/Detail.aspx?ParcelNbr=3750605790">https://blue.kingcounty.com/assessor/erealproperty/Detail.aspx?ParcelNbr=3750605790</a>

### Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/VaPdWRnagEtH9UmFA">https://maps.app.goo.gl/VaPdWRnagEtH9UmFA</a>
GPS Coordinates (Center):	47.259400, -122.278900

GPS Coordinates (4 corners):	47.259469, -122.278657 NE 47.259356, -122.278665 SE 47.259364, -122.279140 SW 47.259471, -122.279140 NW
City or County Limits:	County
School District:	Fife Public Schools
Access To Property:	Yes, 45th Ave S
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	WA-167
Closest Major City:	Auburn, Washington (15 min (5.8 miles))
Closest Small Town:	Lakeland South, Washington (2 min (1.0 mile))
Closest Gas Station:	Shell, 524 Meridian Ave E, Milton, WA 98354 (4 min (1.2 miles))
Nearby Attractions:	Five Mile Lake Park, 36429 44th Ave S, Auburn, WA 98001 (3 min (1.3 miles)) Pacific Bonsai Museum, 2515 South 336th St, Federal Way, WA 98003 (11 min (5.3 miles)) West Hylebos Wetlands Park, 411 S 348th St, Federal Way, WA 98003 (13 min (4.3 miles))
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$5,000
Assessed Actual Value:	\$5,000
Back Taxes Owed? If so amount owed:	<b>No</b>
Tax Liens? If so amount owed:	N/A
Annual Property Taxes:	\$76.37
Notes:	

## Zoning & Restriction Information

Zoning / Property Use Code:	R-4, Urban Residential Zone (With a base density of 4 dwelling unit per acre.)
What can be built on the property?	Single Family Detached, etc. Please see the details available online: <a href="https://aqua.kingcounty.gov/council/clerk/code/24-30_Title_21A.htm">https://aqua.kingcounty.gov/council/clerk/code/24-30_Title_21A.htm</a>
Time limit to build?	The Building permit will be good for a year.
Is camping allowed?	Passive recreation may be allowed on the property. This may allow camping or RV uses on the property.
Camping restrictions if any:	This cannot exceed 60 days in a year and should not be continuous. Passive recreation does not allow construction of structures on the property.
Are RV's allowed?	Passive recreation may be allowed on the property. This may allow camping or RV uses on the property.
RV restrictions if any:	This cannot exceed 60 days in a year and should not be continuous. Passive recreation does not allow construction of structures on the property.
Are mobile homes allowed?	Manufactured Homes may be allowed on the property.
Mobile home restrictions if any:	A building permit is required to place it on the property.
Are tiny homes allowed?	No residence/home on wheels is permitted as this does not comply with building code standards.
Tiny home restrictions if any:	Any proposed tiny homes must comply with the standards of the International Residential Code (IRC).
Are short term vacation rentals allowed?	King County <u>Code Title 21A-Zoning</u> does not address or prohibit the use of single-family residences as vacation rentals.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	<b>As per recorder, there are no records available in their system under this name and parcel number.</b>
Deed Information:	N/A
Notes:	<b>The Parcel is outside the city limits. Information above is based on county restrictions, unable to locate subdivision CC&amp;Rs if any.</b>

## Utility Information

Water?	Would have to contact Lakehaven Water District +1 253-941-1516
Sewer / Septic?	Would have to install a septic tank. PLEASE CONTACT COUNTY to see if an appropriate system is possible. This lot is designated as a higher water table and is too small for standard septic. No public sewer at this time.
Electric?	Would have to contact Puget Sound Energy 1-888-225-5773
Gas?	Would have to contact Puget Sound Energy 1-888-225-5773
Waste?	Would have to contact WM - Recycle Northwest +18555231344 or King County at 206-477-4466 for private hauler list
Notes:	<b>As per Lakehaven Water District, water is available and septic is required.</b>

## County Contact Information

County Website:	<a href="https://kingcounty.gov">https://kingcounty.gov</a>
Assessor Website:	<a href="https://kingcounty.gov/depts/assessor.aspx">https://kingcounty.gov/depts/assessor.aspx</a>
Treasurer Website:	<a href="https://kingcounty.gov/independent/property-tax-advisor.aspx">https://kingcounty.gov/independent/property-tax-advisor.aspx</a>
Recorder Website:	<a href="https://kingcounty.gov/courts/clerk.aspx">https://kingcounty.gov/courts/clerk.aspx</a>
GIS Website:	<a href="https://gismaps.kingcounty.gov/parcelviewer2/?pin=3750605790">https://gismaps.kingcounty.gov/parcelviewer2/?pin=3750605790</a>
Zoning Link:	<a href="https://kingcounty.gov/depts/local-services/permits/planning-regulations.aspx">https://kingcounty.gov/depts/local-services/permits/planning-regulations.aspx</a>
Phone number for Planning Dept:	(206) 296-6600
Phone number for Recorder:	(206) 296-9300
Phone number for Treasurer:	(206) 477-1060
Phone number for Assessor:	(206) 296-7300
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A