

King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

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PARCEL

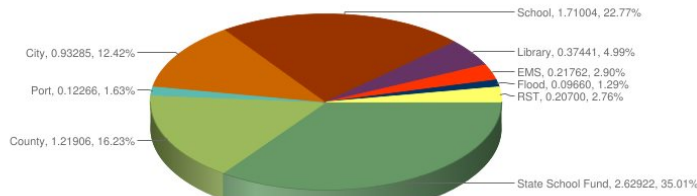
Parcel Number	257950-0188
Name	LAI CHUNWAN & LAI DERSHAIUN
Site Address	7505 92ND AVE SE 98040
Legal	FLOODS LAKE SIDE TRS LOT "1" MERCER ISLAND SHORT PLAT NO 95-0521 REC NO 9602019001 SD SHORT PLAT DAF - POR OF LOT 2 BLK 5 OF FLOODS LAKE SIDE TRS - AKA LOT 4 OF THE SULLIVAN SEGREGATION APPROVED SUBD 03-22-63 OF CITY OF MERCER ISLAND REC NO 8903100404

BUILDING 1

Year Built	1997
Total Square Footage	4160
Number Of Bedrooms	4
Number Of Baths	5.00
Grade	10 Very Good
Condition	Average
Lot Size	11450
Views	Yes
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2019 Levy Code: 1031 Total Levy Rate: \$7.50946 Total Senior Rate: \$4.92268



42.18% Voter Approved

[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Appraised Imps Increase (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2018	2019	830,000	940,000	1,770,000	0	830,000	940,000	1,770,000
2017	2018	751,000	846,000	1,597,000	13,000	751,000	846,000	1,597,000
2016	2017	687,000	786,000	1,473,000	0	687,000	786,000	1,473,000
2015	2016	622,000	712,000	1,334,000	0	622,000	712,000	1,334,000
2014	2015	575,000	653,000	1,228,000	0	575,000	653,000	1,228,000
2013	2014	546,000	409,000	955,000	0	546,000	409,000	955,000
2012	2013	504,000	377,000	881,000	0	504,000	377,000	881,000
2011	2012	530,000	340,000	870,000	0	530,000	340,000	870,000
2010	2011	555,000	357,000	912,000	0	555,000	357,000	912,000
2009	2010	572,000	367,000	939,000	0	572,000	367,000	939,000
2008	2009	710,000	453,000	1,163,000	0	710,000	453,000	1,163,000
2007	2008	570,000	824,000	1,394,000	0	570,000	824,000	1,394,000
2006	2007	509,000	794,000	1,303,000	0	509,000	794,000	1,303,000
2005	2006	463,000	745,000	1,208,000	0	463,000	745,000	1,208,000
2004	2005	425,000	675,000	1,100,000	0	425,000	675,000	1,100,000
2003	2004	425,000	675,000	1,100,000	0	425,000	675,000	1,100,000
2002	2003	0	0	0	0	425,000	575,000	1,000,000

Reference Links:

- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
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2001	2002	376,000	642,000	1,018,000	0	376,000	642,000	1,018,000
2000	2001	327,000	554,000	881,000	0	327,000	554,000	881,000
1999	2000	262,000	537,000	799,000	0	262,000	537,000	799,000
1998	1999	250,000	512,000	762,000	512,000	250,000	512,000	762,000
1997	1998	0	0	0	0	141,000	198,000	339,000
1996	1997	0	0	0	0	61,600	0	61,600
1995	1996	0	0	0	0	61,600	0	61,600

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### ADVERTISEMENT

#### PARCEL DATA

Parcel	257950-0188	Jurisdiction	MERCER ISLAND
Name	LAI CHUNWAN & LAI DERSHAUUN	Levy Code	1031
Site Address	7505 92ND AVE SE 98040	Property Type	R
Residential Area	034-003 (SE Appraisal District)	Plat Block / Building Number	5
Property Name		Plat Lot / Unit Number	2
		Quarter-Section-Township-Range	<a href="#">SE-30-24-5</a>

#### Legal Description

FLOODS LAKE SIDE TRS LOT "1" MERCER ISLAND SHORT PLAT NO 95-0521 REC NO 9602019001 SD SHORT PLAT DAF - POR OF LOT 2 BLK 5 OF FLOODS LAKE SIDE TRS - AKA LOT 4 OF THE SULLIVAN SEGREGATION APPROVED SUBD 03-22-63 OF CITY OF MERCER ISLAND REC NO 8903100404  
Plat Block: 5  
Plat Lot: 2

#### LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Single Family(Res Use/Zone)	Restrictive Size Shape	NO
Land SqFt	11,450	Zoning	R-9.6
Acres	0.26	Water	WATER DISTRICT
		Sewer/Septic	PUBLIC
		Road Access	PRIVATE
		Parking	ADEQUATE
		Street Surface	PAVED

#### Views

Rainier	
Territorial	AVERAGE
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	AVERAGE
Lake Sammamish	
Lake/River/Creek	
Other View	

#### Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

#### Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

#### Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

#### Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

#### Environmental

Environmental	NO
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#### BUILDING

Building Number	1
Year Built	1997
Year Renovated	0
Stories	2
Living Units	1
Grade	10 Very Good
Grade Variant	0
Condition	Average
Basement Grade	10 Very Good

Picture of Building 1

Floor plan of Building 1

### Reference Links:

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### ADVERTISEMENT

1st Floor	1,940
1/2 Floor	0
2nd Floor	1,560
Upper Floor	0
Finished Basement	660
Total Finished Area	4,160
Total Basement	1,290
Basement Garage	630
Unfinished 1/2	0
Unfinished Full	0
AGLA	3,500
Attached Garage	340
Bedrooms	4
Full Baths	4
3/4 Baths	0
1/2 Baths	2
Heat Source	Gas
Heat System	Heat Pump
Deck Area SqFt	350
Open Porch SqFt	90
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	2
Fireplace Free Standing	0
Fireplace Additional	2
AddnlCost	8000
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	YES
View Utilization	

**TAX ROLL HISTORY**

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
257950018800	2018	2019		1031	830,000	940,000	1,770,000	0	830,000	940,000	1,770,000	
257950018800	2017	2018		1031	751,000	846,000	1,597,000	13,000	751,000	846,000	1,597,000	
257950018800	2016	2017		1031	687,000	786,000	1,473,000	0	687,000	786,000	1,473,000	
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257950018800	2006	2007		1031	509,000	794,000	1,303,000	0	509,000	794,000	1,303,000	
257950018800	2005	2006		1031	463,000	745,000	1,208,000	0	463,000	745,000	1,208,000	
257950018800	2004	2005		1031	425,000	675,000	1,100,000	0	425,000	675,000	1,100,000	
257950018800	2003	2004		1031	425,000	675,000	1,100,000	0	425,000	675,000	1,100,000	
257950018800	2002	2003		1031	0	0	0	0	425,000	575,000	1,000,000	
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257950018800	1997	1998		1031	0	0	0	0	141,000	198,000	339,000	
257950018800	1996	1997		1031	0	0	0	0	61,600	0	61,600	
257950018800	1995	1996		1031	0	0	0	0	61,600	0	61,600	

**SALES HISTORY**

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2410469	20090930000866	9/24/2009	\$0.00	J 3 MERCER ISLAND L L C	LAI DERSHAIUN+LAI CHUNWAN	Quit Claim Deed	Other
2973949	20190219000935	9/22/2009	\$0.00	J3 MERCER LLC	LAI CHUNWAN+DERSHAIUN	Quit Claim Deed	None
2317186	20071026000003	10/26/2007	\$0.00	LAI DERSHAIUN+CHUNWAN	J3 MERCER L L C	Quit Claim Deed	Other
2303776	20070810000926	8/9/2007	\$0.00	J3 MERCER ISLAND LLC	LAI DERSHAIUN+CHUNWAN	Quit Claim Deed	None
2279023	20070420000938	4/18/2007	\$0.00	LAI DERSHAIUN+CHUNWAN	J3 MERCER ISLAND L L C	Quit Claim Deed	Other
1585146	199712231848	12/22/1997	\$849,000.00	THE REDMAN/C J COMPANY L L C	LAI DERSHAIUN+CHUNWAN	Statutory Warranty Deed	None

1516866	199611271595	11/23/1996	\$49,454.00	CONWAY REDMAN ASSOCIATES	REDMAN THE/C.J CO. L.L.C	Statutory Warranty Deed	None
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**REVIEW HISTORY**

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2005	0403372	Local Appeal	\$1,100,000	1/1/1900	\$0		Completed
2004	0306266	Local Appeal	\$1,233,000	1/1/1900	\$1,100,000	REVISE, ASSESSOR RECOMMENDED	Completed
2003	60515	State Appeal	\$1,233,000	12/2/2004	\$1,000,000	REVISE	Completed
2003	0207097	Local Appeal	\$1,233,000	1/1/1900	\$1,233,000	SUSTAIN	Completed

**PERMIT HISTORY**

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
1507-175	1 AIR CONDITIONER CIRCUIT,		7/23/2015	\$0	MERCER ISLAND	7/11/2017
961517		Building, New	11/21/1996	\$250,000		

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# King County Districts and Development Conditions for parcel 2579500188



Parcel number	<b>2579500188</b>	Drainage Basin	<b>Mercer Island</b>
Address	<b>7505 92ND AVE SE</b>	<u>Watershed</u>	<u>Cedar River / Lake Washington</u>
Jurisdiction	<b>Mercer Island</b>	<u>WRIA</u>	<u>Cedar-Sammamish (8)</u>
Zipcode	<b>98040</b>	PLSS	<b>SE - 30 - 24 - 5</b>
Kroll Map page	<b>93</b>	Latitude	<b>47.53567</b>
Thomas Guide page	<b>626</b>	Longitude	<b>-122.21624</b>



## King County Electoral districts

<u>Voting district</u>	<b>M-I 41-0782</b>	Fire district	<b>does not apply</b>
<u>King County Council district</u>	<b>District 6, <u>Claudia Balducci</u> (206) 477-1006</b> 	Water district	<b>does not apply</b>
Congressional district	<b>9</b>	Sewer district	<b>does not apply</b>
Legislative district	<b>41</b>	Water & Sewer district	<b>does not apply</b>
School district	<u>Mercer Island #400</u>	Parks & Recreation district	<b>does not apply</b>
Seattle school board district	<b>does not apply (not in Seattle)</b>	Hospital district	<b>does not apply</b>
District Court electoral district	<b>Northeast</b>	Rural library district	<b>Rural King County Library System</b>
		Tribal Lands?	<b>No</b>

## King County planning and critical areas designations\*

<u>King County zoning</u>	<b>NA, check with jurisdiction</b>	<u>Urban Unincorporated Status</u>	<b>does not apply</b>
<u>Development conditions</u>	<b>None</b>	<u>Rural town?</u>	<b>No</b>
<u>Comprehensive Plan</u>	<b>does not apply</b>	<u>Water service planning area</u>	<b>City of Mercer Island</b>
<u>Urban Growth Area</u>	<b>Urban</b>	<u>Transportation Concurrency Management</u>	<b>does not apply</b>
<u>Community Service Area</u>	<b>does not apply</b>	Forest Production district?	<b>No</b>
<u>Community Planning Area</u>	<b>Eastside</b>	Agricultural Production district?	<b>No</b>
Coal mine hazards?	<b>Check with jurisdiction</b>	<u>Snoqualmie Valley watershed improvement district?</u>	<b>No</b>
Erosion hazards?	<b>Yes</b>	<u>Critical aquifer recharge area?</u>	<b>None mapped</b>
Landslide hazards?	<b>Check with jurisdiction</b>	Wetlands at this parcel?	<b>Check with jurisdiction</b>
		<u>Within the Tacoma Smelter Plume?</u>	<b>20 ppm to 40 ppm</b>

## Related resources

- King County Assessor: [eReal Property Report](#)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County DPER: [Permit Applications Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Scanned images of plats.](#)
- King County Recorders Office: [Scanned images of surveys and other map documents.](#)
- Seattle/King County Public Health: [Septic system as-built documents.](#)
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## Search

Address or parcel number:

search by condo name





20071026000003

J3 MERCER LLC OCD 41.00  
PAGE001 OF 002  
10/25/2007 08:50  
KING COUNTY, WA

Chunwan Lai  
P O Box 333  
Mercer Island  
WA 98040

E2317186

10/25/2007 08:50  
KING COUNTY, WA  
TAX \$10.00  
SALE \$0.00 PAGE001 OF 001

Above Space reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document: October 25, 2007

Reference Number of Any Related Documents: \_\_\_\_\_

Grantor:

Name Dershaiun Lai and Chunwan Lai  
Street Address 7505 92nd Ave SE  
City/State/Zip Mercer Island, WA 98040

Grantee:

Name J3 Mercer LLC  
Street Address 11251 120th Ave NE Suite 213  
City/State/Zip Kirkland, WA 98033

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Lot 1 Mercer Island short plat number 95-0521, recorded under recording number 9602019001, King County Washington

Assessor's Property Tax Parcel/Account Number(s): 257950-0188-0

**THIS QUITCLAIM DEED**, executed this 25th day of October, 2007, by first party, Grantor, Dershaiun Lai and Chunwan Lai, whose mailing address is P O Box 333 Mercer Island, WA 98040, to second party, Grantee, J3 Mercer LLC, whose mailing address is 11251 120th Ave NE Suite 213, Kirkland, WA 98033

**WITNESSETH** that the said first party, for good consideration and for the sum of Zero Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,



which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of King, State of Washington to wit:

\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness [Signature]  
Print Name of Witness Trenas Gebreziabher

Signature of Witness [Signature]  
Print Name of Witness Greg Wagner

Signature of Grantor [Signature]  
Print Name of Grantor Der-shainn Lai CHUNWAN LAI

State of Washington  
County of King

On October 25, 2007, before me, Jennifer L. Wahlsten <sup>not.</sup>  
appeared Der-shainn Lai & Chunwan Lai, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
[Signature]  
Signature of Notary expires -12-02-10.

Affiant  Known  Produced ID  
Type of ID Known.  
(Seal)

