

Owner's Property · Licton Springs (address Withheld), Seattle, WA

Parcel withheld · King County, Washington · Compiled September 24, 2026

WHAT THE PUBLIC RECORD SAYS

Year built	1934 · 1,240 finished sq ft · 4 bd / 1 ba; the assessor also records a structure under construction (permit 7132938-CN)	★
Lot size	9,206 sq ft (0.21 acres) on the assessor's registry	★
Zoning	NR (current ordinance 127376) — City zoning record	★
Assessed value	\$938,000 appraised total for tax year 2027 — King County Assessor. This is the assessment, not a listing price or an appraisal of market value.	★
Last sale	Aug 31, 2026 — Quit Claim Deed — no price stated on the record; 3 sales on the retrieved record	★
Permits on record	7 on the SDCI record — 6 issued or still open; 13 scanned pages of historical permit records are attached to the full report	★
Heating-oil tank	On record: a 300-gallon heating-oil tank was abandoned in place on Jun 21, 2004 and is still in the ground (Fire Department permit 3-52901).	★
Hazards & geology	Seismic scenario & liquefaction — WA DNR Seattle Fault scenario places this parcel at shaking intensity MMI 7; site class and liquefaction susceptibility are on the DNR Ground_Response layer; Landslide, flood & sensitive areas returned no feature at this parcel.	★
Code complaints	None found on the SDCI code-complaint record for this address.	★

Tank still in the ground — The Fire Department's record says the tank was abandoned in place, which means it was filled and left where it is. That constrains digging near it, it is a disclosure item on a sale, and a lender or insurer may ask about it. The full report carries the permit and the link.

Where the full record is — 42 records across 12 sources, 11 documents attached — the complete record is in the Property Records Report that follows this sheet. Every chapter names its source, its link and whether that source answered. Ask whoever handed you this page for the complete report.

★ an official record retrieved for this property. A line that says "not retrieved" means that source did not answer for this order — it is not a clean result, and the full report names the source and the link.

Compiled by Seattle DADU Feasibility · seattledadufeasibility.com · September 24, 2026. Assembled automatically from published King County and City of Seattle records; every figure on this sheet is quoted from the record named for it in the full report. Not prepared or verified by any real-estate brokerage or agent. Not a title report, a survey, an inspection, or legal, tax or investment advice — confirm anything you will rely on with the issuing agency.

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LIMITATIONS & DISCLAIMER

Report Disclaimer

This document is a property records report: a compilation of public records about one property. The standard report disclaimer below applies to it in full, and nothing in it is a determination by any agency.

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: This dossier is assembled automatically from publicly available King County and City of Seattle records. It is not a title report, a title insurance commitment, a legal opinion, or a physical inspection, and we do not guarantee that a source is complete, current, or free of error. Confirm anything you will rely on with the issuing agency before you act on it. This is not legal, tax, or investment advice.

SECTION 1

Your property from above



Parcel boundary

Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published)

SECTION 2

Read this first

The five facts below matter most for a Buying — due diligence before purchase. They are pulled from the records collected in the chapters that follow, each with its source and status.

- A unit is under construction on this lot: permit 7132938-CN the seller started (roughly 50% complete). You would inherit the project mid-build — confirm its permit, inspections and final cost with SDCI before closing.
- Open permits: 7132938-CN (Issued), 7120960-CN (Issued), 7160480-EL (Issued), 7155547-RF (Issued), 7155687-FR (Issued), 6326679-FR (Issued) — active permits and their inspections transfer with the property and become your responsibility.
- Easement: the assessor flags Easements = YES and the legal description names a short plat — a shared-driveway or access easement may limit where you can build. Confirm the easement terms against the title report.
- Heating-oil tank: SFD permit 3-52901: a 300-gallon HEATING OIL tank was abandoned in place on 2004-06-21 (issued 2004-06-18) — a decommissioned tank left in place is a material disclosure and can matter for a future sale or excavation.
- Environmental covenant: No environmental covenant is recorded against PIN withheld in the WA Ecology covenant list.

Markers A ★ marks an official record or a figure we measured directly; a ◇ marks a derived or estimated figure. Every chapter names its source and whether it was retrieved.

SECTION 3

Parcel identity & legal

Parcel withheld, NR zoning. King County Assessor — eReal Property (King County Department of Assessments) — retrieved. Parcel, land, building, 33-year tax roll, sales and permit log on one detail page. SDCI Permit & Site History Research Tool (Seattle Department of Construction & Inspections) — retrieved. Records index plus downloadable historical microfilm permits, permits, legal descriptions and record snapshots. Seattle Department of Neighborhoods — landmarks & overlays (Seattle Department of Neighborhoods) — retrieved. No landmark or historic-district overlay at this parcel.

Legal description: a parcel, a short plat, RECORDING #withheld, KING COUNTY, WASHINGTON ★

Lot area: the assessor's registry value 9,206 sq ft is printed; the SDCI development-site record measures 9,205 sq ft — 1 sq ft apart.

Zoning history: NR (Ord 127376, eff. 01/21/2026) !• NR2 (Ord 127219, 06/27/2025) !• NR2 (Ord 126509, 06/15/2022) !• SF 7200 (05/01/1994). ★

Landmarks & overlays: No designated landmark, and no historic or special-review district overlay, at this parcel. ★

FIELD	ON THE RECORD
Parcel number	withheld
Site address	Owner's Property · Licton Springs (address Withheld), Seattle, WA
Taxpayer	the owner's LLC
Levy code	0010
Quarter-section	SW-32-26-4
Lot size	9,206 sq ft (0.21 ac) ★
Zoning	NR ★
Water / sewer	WATER DISTRICT / PUBLIC ★
Easements	YES ★

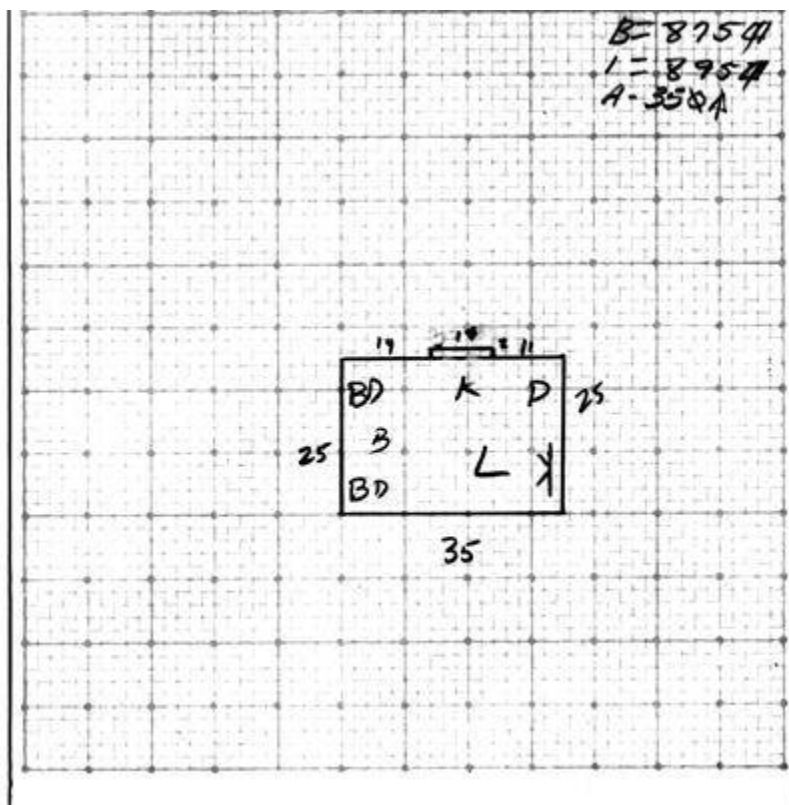
SECTION 4

Buildings & improvements

Every building the County records for this parcel, with the assessor's photo and footprint sketch. King County Assessor — eReal Property (King County Department of Assessments) — retrieved. Parcel, land, building, 33-year tax roll, sales and permit log on one detail page.

BUILDING	YEAR BUILT	FINISHED AREA	ROOMS	STATUS
Building 1 — principal residence	1934	1,240 sq ft	4 bd / 1 ba	Complete ★
Building 2 — DADU under construction	—	—	—	Under construction ★

- Construction status: Building 2 — DADU under construction (permit 7132938-CN) is recorded as under construction (roughly 50% complete) and is not yet fully reflected in the completed-building record.

Assessor building sketch

Assessor's published footprint sketch for the primary building — compare its square footage to the tax roll. Public record, reproduced for reference

Assessor property photo



King County Assessor photo of the primary residence. Public record, reproduced for reference

SECTION 5

Value & taxes

The assessed value over time, straight from the tax roll. King County Assessor — eReal Property (King County Department of Assessments) — retrieved. Parcel, land, building, 33-year tax roll, sales and permit log on one detail page. King County Treasury — tax bill (King County Treasury Operations) — deep link only. The tax-balance tenant app is reCAPTCHA-gated; the PIN deep link is valid. Open it here: <https://payment.kingcounty.gov/Home/Index?app=PropertyTaxes&Search=withheld>

Exemption signal: the taxable value was frozen at \$137,100 (reason "FS") from tax year 1997 through 2024, then returned to the full appraised value in 2025 — the signature of a senior or disabled property-tax valuation freeze that lapsed. Confirm with the Assessor before relying on it.

Current tax bill: open the King County Treasury payment page for this PIN — <https://payment.kingcounty.gov/Home/Index?app=PropertyTaxes&Search=withheld> — the balance is not fetchable without a captcha.

2027		938,000
2026		902,000
2025		731,000
2024		772,000

2020		620,000
2015		428,000
2010		340,000
2005		276,000
2000		202,000
1996		166,000

TAX YEAR	APPRAISED TOTAL	TAXABLE TOTAL
2027	\$938,000	\$938,000
2026	\$902,000	\$902,000
2025	\$731,000	\$731,000
2024	\$772,000	\$137,100
2020	\$620,000	\$137,100
2015	\$428,000	\$137,100
2010	\$340,000	\$137,100
2005	\$276,000	\$137,100
2000	\$202,000	\$137,100
1996	\$166,000	\$137,100

SECTION 6

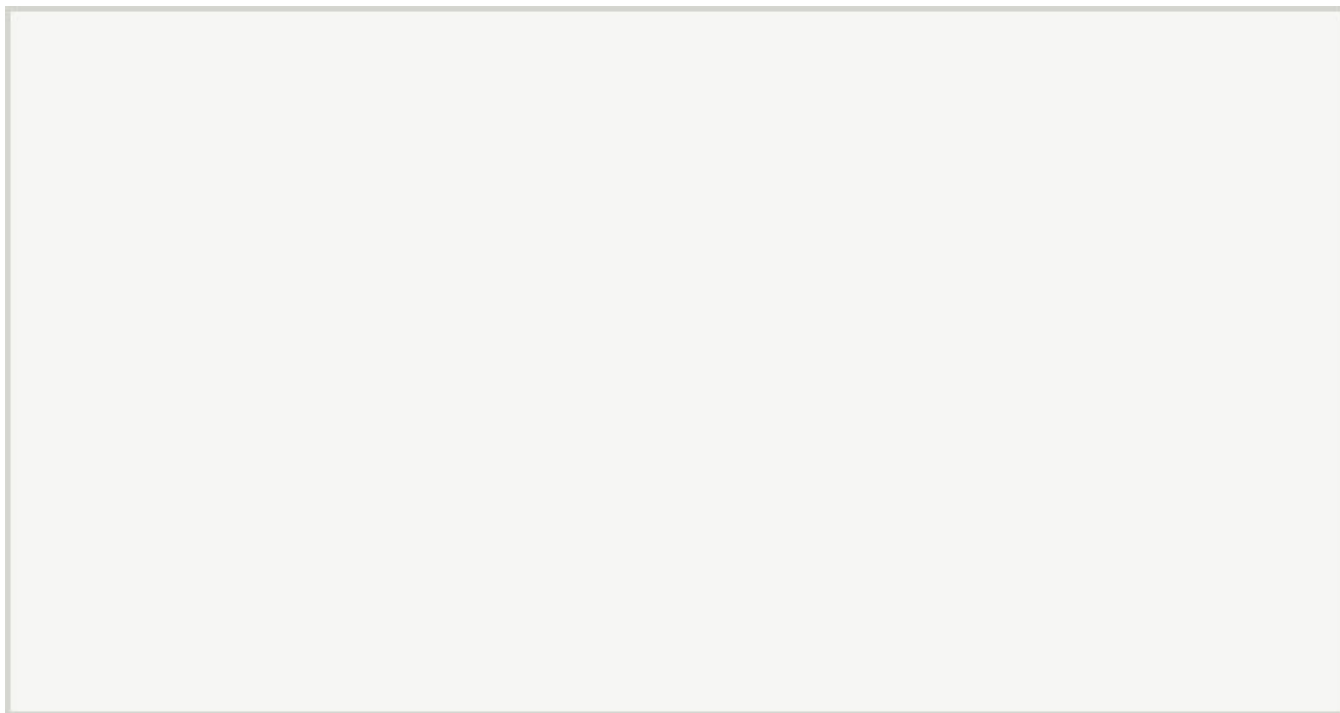
Ownership & sales

Every sale the Assessor recorded, with its instrument and recording number. King County Assessor — eReal Property (King County Department of Assessments) — retrieved. Parcel, land, building, 33-year tax roll, sales and permit log on one detail page. King County Recorder's Office (King County Records & Licensing Services) — partially retrieved. Deed images are retrievable by recording number; discovery-by-parcel is reCAPTCHA-gated.

The recorded deed images are reproduced from the Recorder's public view (GetTifDocumentByCFN); in this sample each is shown as a placeholder and is attached in your copy. Where a recording number did not resolve, the deep link opens the recorder search.

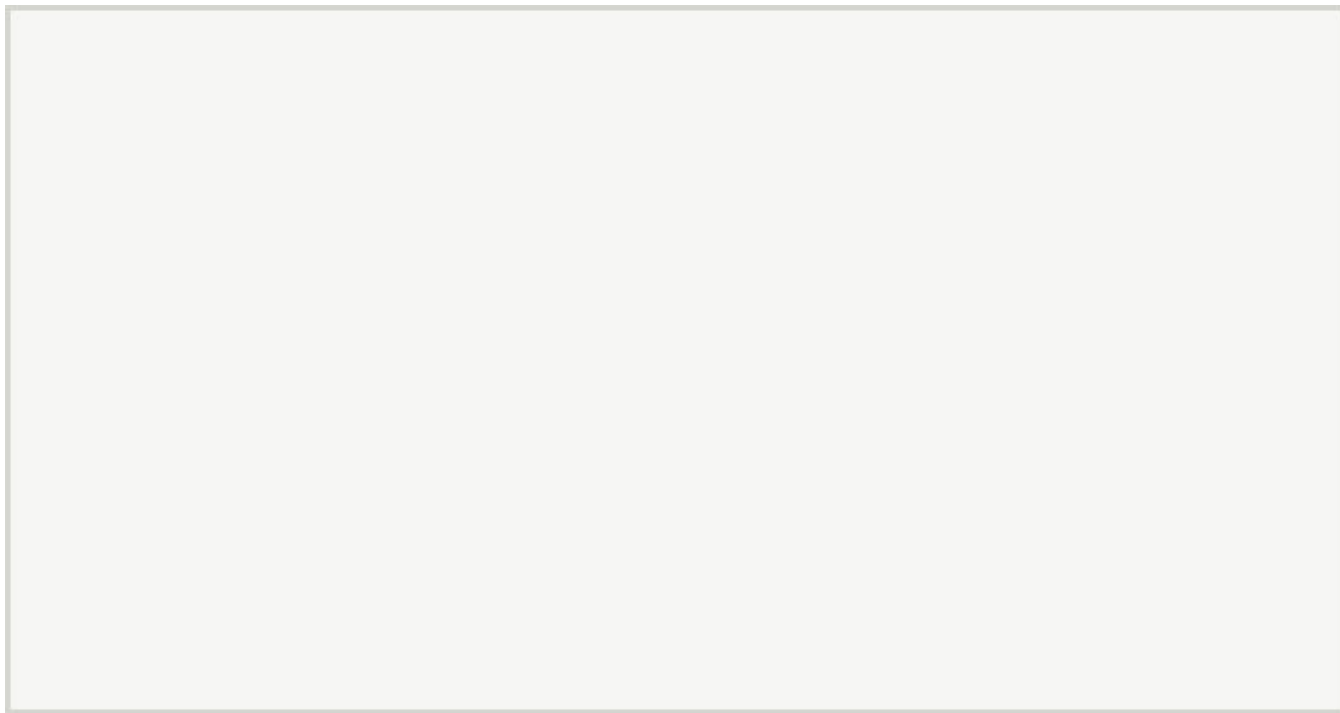
DATE	INSTRUMENT	PRICE	SELLER	BUYER	RECORDING
Aug 31, 2026	Quit Claim Deed	\$0	a prior owner	the owner's LLC	withheld
Oct 15, 2025	Warranty Deed	\$747,500	a prior owner	a prior owner	withheld
Apr 30, 2025	Estate Settlement	\$0	—	—	withheld

Deed withheld



Document placeholder — attached in your copy. Public record, reproduced for reference

Deed withheld



Document placeholder — attached in your copy. Public record, reproduced for reference

SECTION 7

Recorded documents

Plats, short plats, easements and covenants by number. King County Assessor — eReal Property (King County Department of Assessments) — retrieved. Parcel, land, building, 33-year tax roll, sales and permit log on one detail page. WA Dept. of Ecology — cleanup, UST, covenants, wells (Washington State Department of Ecology) — retrieved. Full-state CSV export filtered locally; 0 records at this address. King County Recorder's Office (King County Records & Licensing Services) — partially retrieved. Deed images are retrievable by recording number; discovery-by-parcel is reCAPTCHA-gated.

- Short plat a short plat — The legal description is a parcel of a short plat (recording withheld); the assessor flags Easements = YES. ★
- Environmental covenants — No environmental covenant is recorded against PIN withheld in the WA Ecology covenant list. ★
- Recorded instruments in full: search Landmark Web by parcel withheld or by legal description — <https://recordsearch.kingcounty.gov/LandmarkWeb/search/index>.

SECTION 8

Permits — modern

Every SDCI permit on the modern record, newest first. SDCI open data (data.seattle.gov) (Seattle Department of Construction & Inspections) — retrieved. Building / electrical / trade permits, code complaints, rental registration, short-term rental. SDCI Permit & Site History Research Tool (Seattle Department of Construction & Inspections) — retrieved. Records index plus downloadable historical microfilm permits, permits, legal descriptions and record snapshots.

Open any permit's record, inspection list and fees in the Seattle Services Portal using the deep link under the permit number.

Attachments and plan sets sit behind the portal login; historical scans and record snapshots are in the microfilm chapter that follows.

PERMIT	TYPE	STATUS	ISSUED	VALUE	DESCRIPTION
7132938-CN	Building	Issued	May 12, 2026	\$202,684	Construct new one detached dwelling (DADU) per Standard Plan 6794017-SP
7120960-CN	Building	Issued	Mar 4, 2026	—	STFI alteration to single-family dwelling
7132935-CN	Building	Withdrawn	—	—	DADU (withdrawn)
7160480-EL	Electrical	Issued	Jan 20, 2026	—	200 A service replacement

PERMIT	TYPE	STATUS	ISSUED	VALUE	DESCRIPTION
7155547-RF	Trade	Issued	Dec 2, 2025	—	Mini-split heat pump
7155687-FR	Trade	Issued	Dec 2, 2025	—	Bathroom exhaust fans
6326679-FR	Trade	Issued	Aug 15, 2012	—	Gas furnace

SECTION 9

Permits — historical microfilm

The scanned historical microfilm permits and other indexed documents SDCI holds for this address, appended as pages to this dossier. SDCI Permit & Site History Research Tool (Seattle Department of Construction & Inspections) — retrieved. Records index plus downloadable historical microfilm permits, permits, legal descriptions and record snapshots.

- Historical Microfilm Permit (1894–1970) — The scanned historical microfilm permit history for Owner's Property · Licton Springs (address Withheld), Seattle, WA — 12 pages. (appended as pages)
- Legal Description (SDCI) — The SDCI legal-description document for the parcel.

SECTION 10

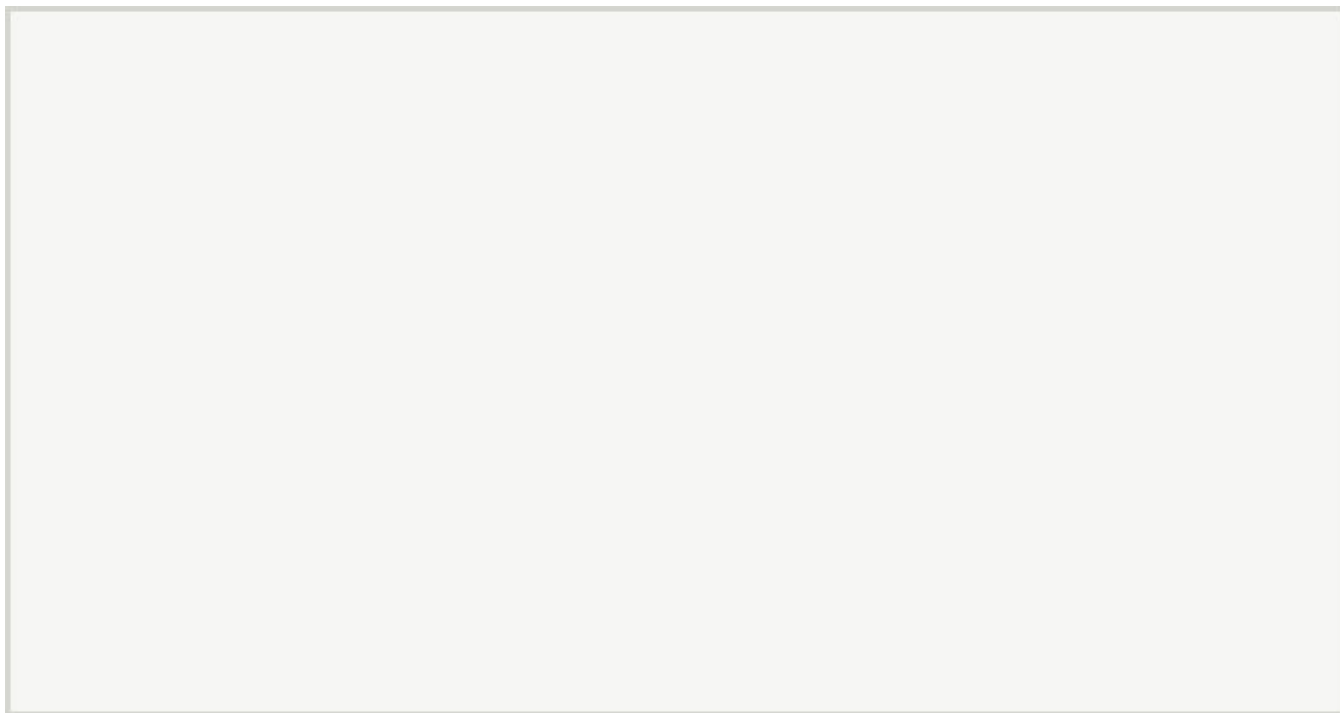
Utilities

Side sewer, water and electrical service records. Seattle Public Utilities (Seattle Public Utilities) — retrieved. Side-sewer cards and the water-service record by PIN. Seattle City Light (Seattle City Light) — retrieved. Residential ESR (district contact).

FIELD	VALUE
Equipment number	267221
Installed	1945
Material	Copper
Diameter	0.75 in
Tap location	14' N of the north main
Meter	PCN-E0555812-1
Status	Connected

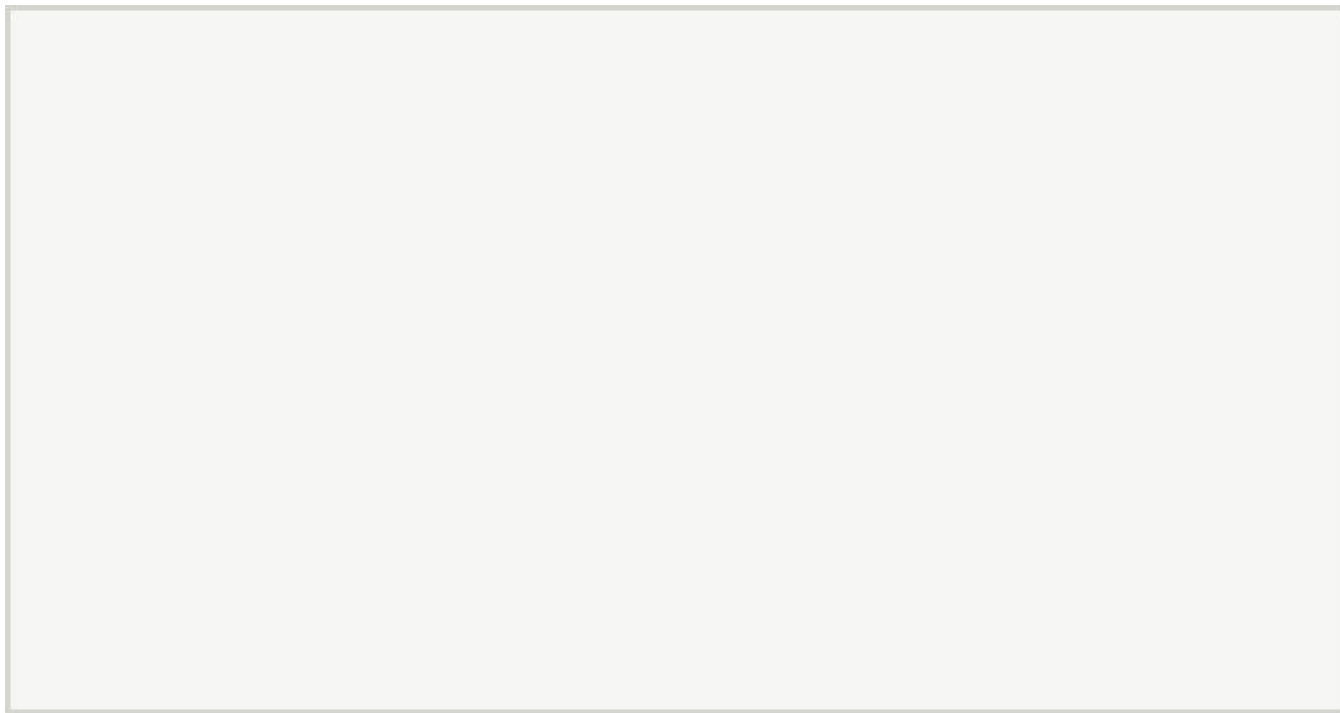
- City Light residential ESR: District 35 North — residential electrical service representative (ESR) on file. ★

Side sewer card 3754-3 — front



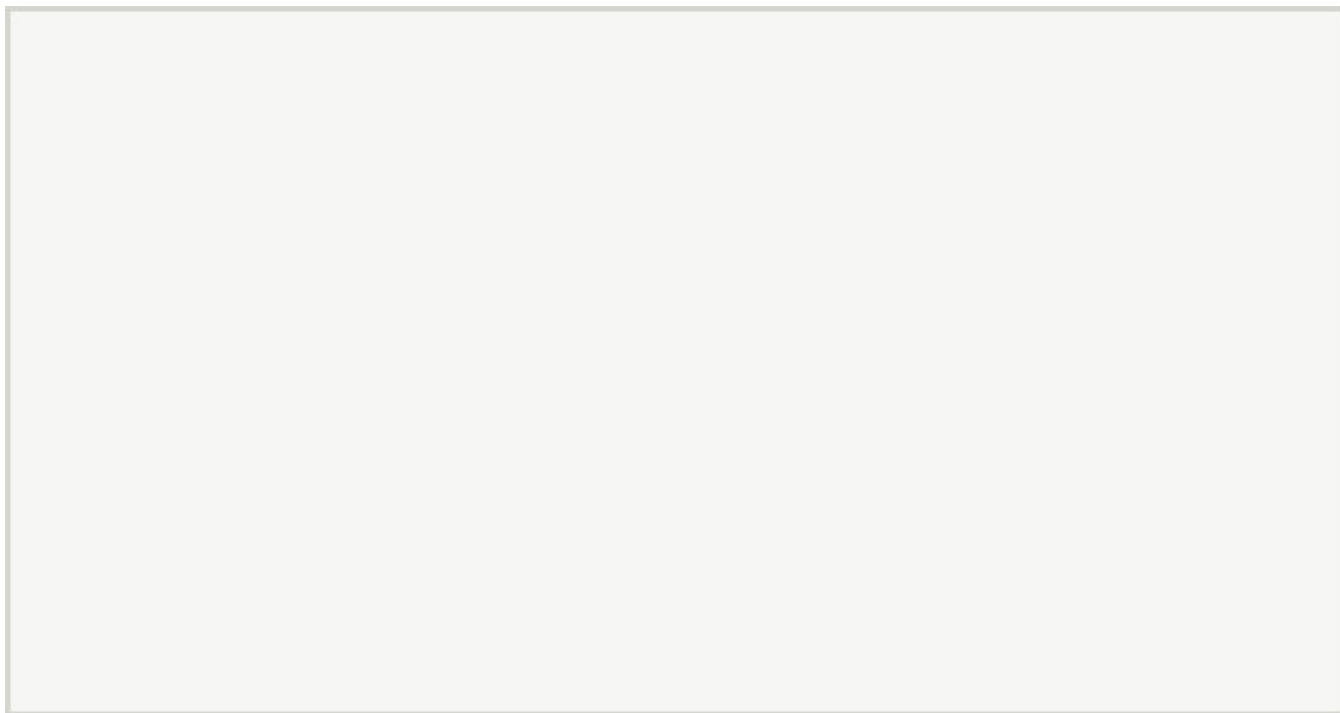
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Side sewer card 3754-3 — back



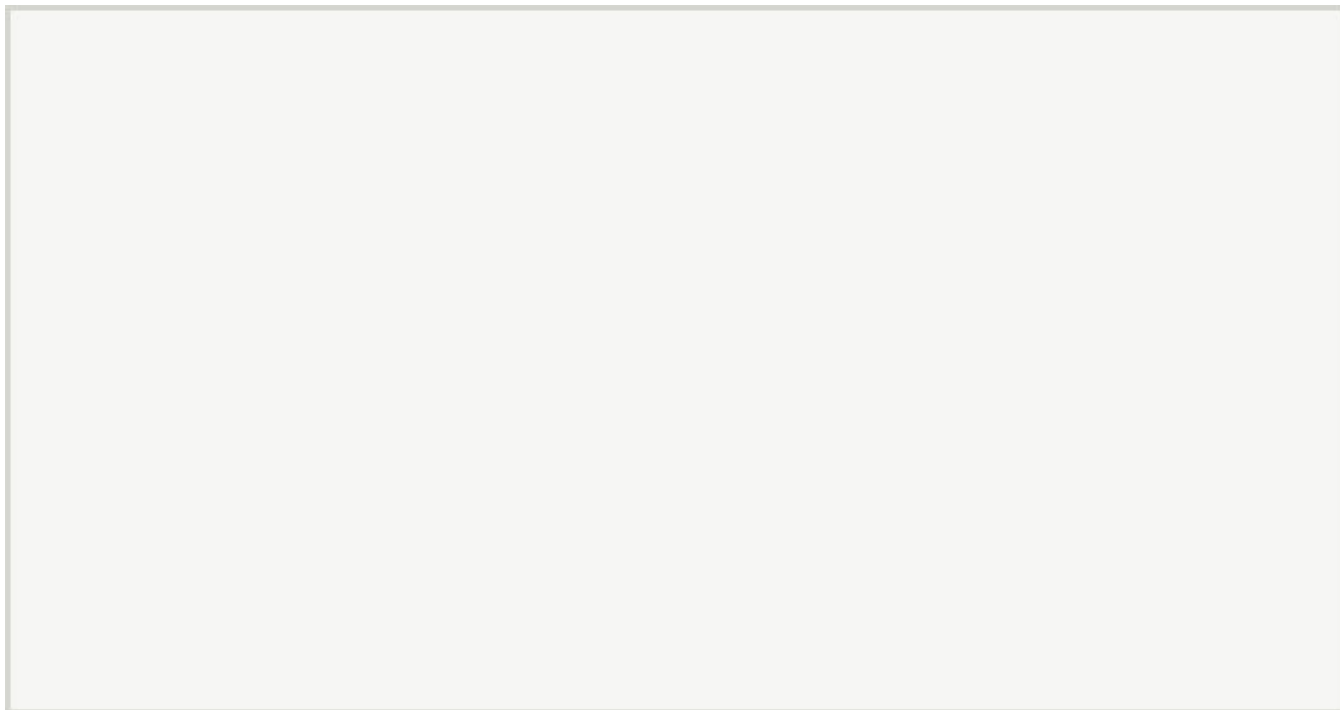
Document placeholder — attached in your copy. Public record, reproduced for reference

Side sewer card LC1703 — front



Document placeholder — attached in your copy. Public record, reproduced for reference

Side sewer card LC1703 — back



Document placeholder — attached in your copy. Public record, reproduced for reference

How to read a side-sewer card A side-sewer card is the City's scanned as-built of the private sewer line from your house to the main. It shows the line's route, the connection point at the main, and (on older cards) depths and materials. The primary card covers the house; a secondary card covers a lateral or a later repair. Compare the route to where you plan to dig.

SECTION 11

Environmental

Heating-oil tanks, underground storage tanks, cleanup sites, wells and septic. SDCI open data (data.seattle.gov) (Seattle Department of Construction & Inspections) — retrieved. Building / electrical / trade permits, code complaints, rental registration, short-term rental. WA Dept. of Ecology — cleanup, UST, covenants, wells (Washington State Department of Ecology) — retrieved. Full-state CSV export filtered locally; 0 records at this address. King County GIS — historical aerials & layers (King County KCIT GIS Center) — retrieved. Public-domain USDA NAIP aerial exported; King County 1936/2007 deep-linked (no-sale clause); landslide, flood, well and sensitive-area layers all answered 0 hits. Seattle & King County Public Health — septic (Public Health — Seattle & King County) — not retrievable programmatically. On-site sewage records are a records request; no public API. The parcel is on public sewer. Open it here: <https://kingcounty.gov/en/dept/dph>

The WA Ecology cleanup, UST and LUST lists are the state-wide picture; the residential heating-oil decommission record comes from the Seattle Fire Department's open-data dataset (permit code 6103, records from 1996).

- Heating-oil tank: SFD permit 3-52901: a 300-gallon HEATING OIL tank was abandoned in place on 2004-06-21 (issued 2004-06-18). ★
- Cleanup / UST / LUST: No Ecology cleanup site, UST or LUST record is at this address; no nearby contaminated site is within 500 ft. ★
- Wells: No well is registered against this PIN (King County groundwater-wells layer returned 0). ★
- Septic: The assessor records Sewer/Septic = PUBLIC, so no on-site sewage record exists for this parcel.

SECTION 12

Hazards & geology

Landslide, liquefaction, flood and seismic-scenario checks. King County GIS — historical aerials & layers (King County KCIT GIS Center) — retrieved. Public-domain USDA NAIP aerial exported; King County 1936/2007 deep-linked (no-sale clause); landslide, flood, well and sensitive-area layers all answered 0 hits. WA DNR — geology & seismic scenario (Washington State Department of Natural Resources) — retrieved. Seattle Fault scenario shaking intensity (MMI) 7 at the parcel.

In summary: Seismic scenario & liquefaction — WA DNR Seattle Fault scenario places this parcel at shaking intensity MMI 7; site class and liquefaction susceptibility are on the DNR Ground_Response layer; Landslide, flood & sensitive areas returned no feature at this parcel.

Landslide and flood are read from the King County sensitive-areas, landslide and FEMA flood layers (keyless ArcGIS REST); the seismic scenario and liquefaction come from the WA DNR Ground_Response and Seattle_Seismic_Scenario layers, when those services answer. A LiDAR hillshade is available from DNR for terrain reference. A layer this dossier could not read is named above as not retrieved — it is not a clear result.

- Landslide, flood & sensitive areas: No historical landslide, no FEMA 100-year floodplain, no wetland, no sensitive-area notice on title at this parcel. ★
- Seismic scenario & liquefaction: WA DNR Seattle Fault scenario places this parcel at shaking intensity MMI 7; site class and liquefaction susceptibility are on the DNR Ground_Response layer. ★

SECTION 13

Historical imagery

The lot over time. The aerial frames embedded here are public-domain USDA NAIP imagery; the pre-NAIP King County years are deep-linked, never embedded. King County GIS — historical aeriels & layers (King County KCIT GIS Center) — retrieved. Public-domain USDA NAIP aerial exported; King County 1936/2007 deep-linked (no-sale clause); landslide, flood, well and sensitive-area layers all answered 0 hits.

USDA NAIP imagery is a U.S. government work (17 U.S.C. § 105) and is public domain, so it may be republished. King County's earlier orthophotos (1936 and 2007) are viewable in its historical-imagery viewer but are not embedded — King County's terms prohibit sale without written permission.

- Historical aerial 1936 (King County): King County's 1936 orthophoto is viewable in the historical-imagery viewer but is not embedded — King County's terms prohibit sale without written permission. — open it here: <https://gismaps.kingcounty.gov/parcelviewer2/?pin=withheld>
- Historical aerial 2007 (King County): King County's 2007 orthophoto is viewable in the historical-imagery viewer but is not embedded — King County's terms prohibit sale without written permission. — open it here: <https://gismaps.kingcounty.gov/parcelviewer2/?pin=withheld>

NAIP aerial 2017

USDA NAIP aerial imagery (public domain; coarser imagery, ~1 m as served) Public record, reproduced for reference

SECTION 14

Compliance & registration

Code complaints, rental registration, short-term rental and the vacant-building list. SDCI open data (data.seattle.gov) (Seattle Department of Construction & Inspections) — retrieved. Building / electrical / trade permits, code complaints, rental registration, short-term rental.

- Code complaints & violations: No code complaint or violation is on file at Owner's Property · Licton Springs (address Withheld), Seattle, WA. ★
- Vacant-building list: Not on the City's vacant-building list. ★
- Rental registration (RRIO): RRIO 001-0156496 — 1 rental unit, registered 2026-06-26, expires 2028-06-26, contact on file. ★
- Short-term rental license: No active short-term rental license is on file for Owner's Property · Licton Springs (address Withheld), Seattle, WA. ★

SECTION 15

Neighborhood context

Block-level counts only, so this chapter stays about the neighborhood, not the neighbors.

Crime figures are reported at the 100-block level by the Seattle Police Department and are not a property-specific fact.

- SPD crime — 90XX block of [street withheld] AVE N (2023+): 6 incidents on the block since 2023: burglary, vandalism, motor-vehicle theft, intimidation, card fraud, theft from motor vehicle. ★

SECTION 16

Records we could not fetch

A few records are not fetchable by machine — a captcha, a login, or a records-request counter. Each is listed with the deep link and the exact record numbers to cite so you can pull it yourself in minutes. Nothing a source did not answer is reported as a clear result anywhere in this dossier.

- King County Treasury — tax bill — The tax-balance tenant app is reCAPTCHA-gated; the PIN deep link is valid. Request it here: <https://payment.kingcounty.gov/Home/Index?app=PropertyTaxes&Search=withheld>. Ask for the current balance and any unpaid tax.
- Seattle & King County Public Health — septic — On-site sewage records are a records request; no public API. The parcel is on public sewer. Request it here: <https://kingcounty.gov/en/dept/dph>. Ask for the on-site sewage record for this parcel.

What to request Where a recording number is listed above, cite it in a King County Recorder Landmark Web search. Where a records-request counter is named, the request goes to that agency — Public Health for an on-site sewage (septic) record, and the SDCI microfilm library (in person at the 20th-floor counter) for approved plan sets.

SECTION 17

Sources & terms

Every source this dossier consulted, with its owner, URL and accessed date. All are public records, retrieved programmatically with no account.

Accessed Sep 24, 2026. Attribution is given per source. Public records can contain errors or be out of date; confirm anything you will rely on with the issuing agency.

SOURCE	URL	STATUS
King County Assessor — eReal Property (King County Department of Assessments)	https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=withheld	retrieved

SOURCE	URL	STATUS
King County Recorder's Office (King County Records & Licensing Services)	https://recordsearch.kingcounty.gov/LandmarkWeb/search/index	partial
King County GIS — historical aerials & layers (King County KCIT GIS Center)	https://gismaps.kingcounty.gov/parcelviewer2//?pin=withheld	retrieved
King County Treasury — tax bill (King County Treasury Operations)	https://payment.kingcounty.gov/Home/Index?app=PropertyTaxes&Search=withheld	deep link
WA Dept. of Ecology — cleanup, UST, covenants, wells (Washington State Department of Ecology)	https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/all/export	retrieved
WA DNR — geology & seismic scenario (Washington State Department of Natural Resources)	https://gis.dnr.wa.gov/site1/rest/services/Public_Geology/Seattle_Seismic_Scenario/MapServer	retrieved
SDCI Permit & Site History Research Tool (Seattle Department of Construction & Inspections)	https://maps.seattle.gov/sdcipermithistory/	retrieved
SDCI open data (data.seattle.gov) (Seattle Department of Construction & Inspections)	https://data.seattle.gov	retrieved
Seattle Public Utilities (Seattle Public Utilities)	https://maps.seattle.gov/sidesewercardviewer/	retrieved
Seattle City Light (Seattle City Light)	https://www.seattle.gov/city-light	retrieved
Seattle Department of Neighborhoods — landmarks & overlays (Seattle Department of Neighborhoods)	https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation	retrieved
Seattle & King County Public Health — septic (Public Health — Seattle & King County)	https://kingcounty.gov/en/dept/dph	unavailable

ABOUT THIS REPORT

How this report was compiled

Every chapter in this report names the public record it came from, the agency that publishes it, the link, and whether that source answered for this address. Where a source did not answer, the chapter says so and states no result either way: a gap is never presented as a clean result.

Markers: a ★ marks an official record retrieved for this property; a ◇ marks a figure derived from one. A line that says "not retrieved" carries no marker.

Printing this report: page 1 is a one-page summary designed to be printed on its own, in black and white on US Letter, and left out for buyers to read. The chapters that follow are the full record behind it.

Provenance: compiled by Seattle DADU Feasibility (seattledaduf feasibility.com) on September 24, 2026 from published King County and City of Seattle records. This report was not prepared, reviewed or verified by any real-estate brokerage, agent or other party, and it is not a title report, a survey, an inspection, or legal, tax or investment advice.

Also available from the same compiler: a customized Seattle DADU (backyard cottage) feasibility study for a Seattle lot, at <https://seattledaduf feasibility.com/feasibility-report>.

Seattle Property Records Dossier

Historical Microfilm Permit — Owner's property · Licton Springs (address

Source: SDCI Permit & Site History Research Tool

12 pages — attached in your copy.

Scanned permit history appended to this dossier.

The full document is included in your copy.

Seattle Property Records Dossier

Legal Description

Source: SDCI Permit & Site History Research Tool

1 page — attached in your copy.

SDCI legal-description document.

The full document is included in your copy.