

Property at 00126 WOODFORD HILLS DRIVE

Prop ID 4680126

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Administrative Information

Owner name: LAVOICE RICHARD G & PATRICIA K
 Second name:
 Address: *708 2ND STREET
 City/state: KIRKLAND WA Zip: 98033

Location Information

Map: 009 Clerk map:
 Lot: 4680126 Neigh.: Zone: RU2A Vol: 542 Page: 778

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jun-2006
Resident Land	2.00	122,500				Sale price: 1,763,000
Resident Dwelling	1.00	931,700				Sale valid: Y
					Values	
Resident Excess	1.82	9,560				Mkt value :
						Cost value: 1,519,657
Summary			Utilities		Sales ratios	
Total assessments		1,063,760	Water	Well	Cost/sale :	.8620
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		1,063,760	Gas	CNG	Assmt/sale:	.6034

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	1.820	7,500	13,650			13,650	9,555
Residual		79,279						
		3.820 acres	Total land value				188,650	132,055

Building Valuation Summary

		Area			
Dwelling	Masonry	2 story w/bsmt	2,977	682,120	
Basement	Full				
Heating	Yes	A/C Yes		18,490	
Plumbing	6 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	Fully Finished		Attic size: 448		17,290
Additions					206,846
Other Features	WB Stks	RR			67,056
Sub-Total					1,027,802
Grade	AA	Factor 1.8500			1,901,434
CDU		C&D Factor 1.00			1,901,434
Depreciation		30 %			1,331,004
		Computed cost value @ 70%			931,703

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,350	60,483
G Garages	FSF Full-story fin o/gar	1,350	90,428
L Living Area	AIR Air conditioning	1,350	4,104
P Porches, Patios, Decks	MOFF Masonry open first f	143	9,758
L Living Area	FRUF Frame upper full	143	11,973
L Living Area	AIR Air conditioning	143	435
P Porches, Patios, Decks	MOFF Masonry open first f	147	10,031
P Porches, Patios, Decks	DECK Wood deck	648	17,166
L Living Area	BSMT Basement addition	18	332
L Living Area	MAFF Masonry first floor	18	2,136

Total additions 206,846

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	14
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpeti	Bedrooms	7
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	01	Fully Finished	Half Baths	2
Grade	60	AA	Addtn'l fixtures	3
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	6
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

