

Assessor information for parcel number 2824059026

Taxpayer name	FPI	Parcel number	2824059026
Mailing address	800 IRON POINT RD FOLSOM CA 95630	Tax Account number	282405902606
		Levy code	1873
		Jurisdiction	NEWCASTLE
		Present use	Apartment
		Appraised value	\$30,720,000
Address(es) at this parcel	6890 COAL CREEK PKWY SE 98056 6890 COAL CREEK PKWY SE 98056		

 Legal description

BEG 258.58 FT S OF E 1/4 COR TH S 492.22 FT TH W 265.06 FT TH N 528.67 FT TO S LN OF CO RD TH ELY ALG SD LN 268 FT M/L TO BEG LESS POR LY NELY OF WLY MGN OF COAL CREEK LK BOREN RD TGW POR NE 1/4 OF SE 1/4 LY E OF CHAS S CUSTER CO RD LESS E 574 FT LESS S 330 FT LESS N 750.8 FT M/L LESS C/M RGTS LESS CO RD AKA LOT A KC LLA #8707002 APPR 7-29-87 TGW POR SD NE 1/4 BEG 645.52 FT S & 574 FT W OF NE COR THOF TH N 1-20-13 E PLW E LN SD SEC 250 FT TO POB TH N 88-02-28W TO ELY MGN 129TH SE TH SLY ALG ELY MGN TAP ON S LN OF N 750.8 FT SD SE 1/4 TH E ALG SD S LN TO E LN OF W 308.94 FT OF E 574 FT OF SD SE 1/4 TH N ALG SD E LN TAP BRG S 88-02-28 E FROM POB TH N 88-02-28 W TO POB LESS CO RD LESS C/M RGTS - AKA - LOT B KC LLA 8707002 APPR 7-29-87-AKA KC LLA 1285040 APPR 1-13-86 -AKA LOT B OF KCLLA #S92L0138 APPR 8-10-92

 Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
12-19-2006	\$31,050,000	PPC NEWPORT LLC	ASN NEWPORT CROSSING LLC	2256923	20061221001541	Special Warranty Deed	None
08-12-2002	\$0	ASN NEWPORT CROSSING LLC	ARCHSTONE SMITH OPERATING TRUST	1903070	20020812000863	Special Warranty Deed	Other
05-21-2001	\$11,000	QWEST CORPORATION	ARCHSTONE COMMUNITIES TRUST	1819746	20010529001247	Other - See Affidavit	
01-10-1997	\$11,276,576	SECURITY CAPITAL PACIFIC TRUST	NEWPORT CROSSING INC	1523403	199701101014	Special Warranty Deed	None
08-04-1992	\$0	NEWPORT CROSSING INC	LINCOLN NEWPORT LTD PTNSHP	1262718	199208141080	Warranty Deed	Assumption
08-03-1992	\$0	LINCOLN NEWPORT LTD PS	DONNER LESLIE A	1262645	199208140820	Warranty Deed	Correction (refiling)

 Parcel description

Property name	NEWPORT CROSSING	Plat name		Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block		Sewer system	PUBLIC
Present use	Apartment	Plat lot		Access	PUBLIC
Lot area	334,360 sq. ft. (7.68 acres)	Q-S-T-R	SE-28-24-5	Street surface	NONE OR UNKNOWN

 Commercial building description

Building	1 of 1	Building description	NEWPORT CROSSING
Year built	1990	Predominant use	MULTIPLE RESIDENCE (LOW RISE) (352)
Stories	3	Gross sq. ft.	190,937
Building quality	AVERAGE to GOOD	Net sq. ft.	157,674
Construction class	WOOD FRAME	Heating system	ELECTRIC WALL
Building shape	Very Irreg	Sprinklers	Y
		Elevators	N

 Apartment complex description

Complex address	6890 COAL CREEK PKWY SE 98056	Complex description	NEWPORT CROSSING	Project appeal	AVERAGE
Year built	1990	Percent complete	100	Percent with a view	0
Effective year	2001	Number of buildings	12	Elevators	N
Building quality	AVERAGE/GOOD	Number of stories	3	Security system	N
Construction class	WOOD FRAME	Number of units	192	Fireplace	Y
Condition	Good	Average unit size(sq. ft.)	821	Laundry	None

⊕ Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	\$3,343,600 (land) + \$27,376,400 (improvements) \$30,720,000 (total)	\$3,343,600 (land) + \$27,376,400 (improvements) \$30,720,000 (total)
2008	TAXABLE	NONE OR UNKNOWN	\$3,343,600 (land) + \$23,613,400 (improvements) \$26,957,000 (total)	\$3,343,600 (land) + \$23,613,400 (improvements) \$26,957,000 (total)
2007	TAXABLE	NONE OR UNKNOWN	\$3,072,000 (land) + \$14,366,000 (improvements) \$17,438,000 (total)	\$3,072,000 (land) + \$14,366,000 (improvements) \$17,438,000 (total)

⊖ Related resources

- King County Assessor: [Submit a request to correct information in this report](#)
- King County Assessor: [eReal Property Report](#) (PDF format requires Acrobat)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County GIS: [Property information FAQ](#)
- King County GIS: [Districts and Development Conditions Report](#) (a detailed report about the location of this property)
- King County DDES: [Permit Applications Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Excise Tax Affidavits Report](#)
- King County Recorders Office: [Scanned images of plats.](#)
- King County Recorders Office: [Scanned images of surveys and other map documents.](#)
- [Open iMAP to this property](#) (requires a high speed internet connection)
- [Open Parcel Viewer to this property](#) (any connection speed, but less features than iMAP)

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