

MULTIPLE BUILDING PROPERTY SUMMARY

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS List Price	MLS List Date
	5	3	1	\$1,190,000	09/11/2025
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	5,173	297,950	1997	SFR	

OWNER INFORMATION

Owner Name (LN FN)	King Donald Christian Heurich	Tax Billing Zip	19930
Tax Billing Address	778 Garfield Pkwy	Tax Billing Zip+4	9219
Tax Billing City & State	Bethany Beach, DE	Owner Occupied	No

LOCATION INFORMATION

Zip Code	98274	Carrier Route	R003
Subdivision	Cascade Rdg	Range/Township/Section/Quarter	04E-33N-03-NW
School District Name	School District 320	Map#	33N-04E-03-NW
School District Code	Sd320	Within 250 Feet of Multiple Flood Zone	No
Census Tract	9527.00	Flood Zone Code	C
Neighborhood Code	20conca-20conca		

TAX INFORMATION

Tax-ID	P83880	% Improved	53%
Alt. Tax-ID	45300000290016	Tax Area	2770
Parcel ID	P83880		
Legal Description	(6.8400 AC) LOT 29, CASCADE RIDGE P.U.D., RECORDED IN VOLUME 14 OF PLATS, PAGES 112 TO 121, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PART OF LOT 29 AS DESCRIBED IN AF NO. 200209250133, ALSO: THAT PART OF LOT 30 AND PARCEL "A" PLAT OF "CASCADE RIDGE P.U.D." AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGES 112 TO 121, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING NORTHERLY AND EASTERLY OF A NEASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN AF NO'S 9008030091, 9008030094 AND 9504030100, TOGETHER WITH 1/3 INTEREST IN OSPREY COURT PER AF#201701230169		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,517,900	\$1,517,900	\$1,517,900
Assessed Value - Land	\$716,300	\$716,300	\$716,300
Assessed Value - Improved	\$801,600	\$801,600	\$801,600
Market Value - Total	\$1,517,900	\$1,517,900	\$1,517,900
Market Value - Land	\$716,300	\$716,300	\$716,300
Market Value - Improved	\$801,600	\$801,600	\$801,600
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$17,891	2023		
\$16,412	2024	-\$1,479	-8.27%
\$16,925	2025	\$513	3.13%

CHARACTERISTICS

Lot Acres	6.84	Heat Type	Heat Pump
Lot Area	297,950	Porch	Covered Wood Porch
Land Use	SFR	Porch Type	Covered Wood Porch
County Land Use	Household SFR Outside City	Patio Type	Covered Concrete Masonry Patio
Year Built	1997	Patio/Deck 1 Area	40
Effective Year Built	2006	Garage Type	Attached Garage

Total Living Sq Ft	Tax: 8,202 MLS: 5,173
Above Gnd Sq Ft	7,690
Gross Area	9,075
Ground Floor Sq Ft	2,513
Basement Sq Feet	512
Stories	2
Bedrooms	MLS: 5
Total Baths	Tax: 5 MLS: 3.5
MLS Total Baths	3.5
Full Baths	Tax: 4 MLS: 3
Half Baths	1
Quality	Good

Parking Type	Attached Garage
Attached Garage SF	873
Carport Area	306
Roof Type	Single Pitch
Roof Material	Tile
Roof Shape	Pitched
Construction	Concrete
Interior Wall	Interior Wall
Exterior	Stucco
Floor Cover	Wood
Foundation	Concrete
Equipment	App

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$1,117,500	Confidence Score	68
RealAVM™ Range	\$960,400 - \$1,274,500	Forecast Standard Deviation	14
Value As Of	03/02/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	2431868	MLS List Price	\$1,190,000
MLS Status	Active	MLS Orig. List Price	\$1,190,000
MLS DOM	153	MLS Listing Agent	27855-Tate White
MLS Status Change Date	09/11/2025	MLS Listing Broker	RE/MAX WHATCOM COUNTY, INC.
MLS Listing Date	09/11/2025		

MLS Listing #	200284	22049074
MLS Status	Expired	Expired
MLS Listing Date	03/28/2011	04/22/2002
MLS Listing Price	\$1,179,000	\$975,000
MLS Orig Price	\$1,179,000	\$975,000
MLS Sold Price		\$0

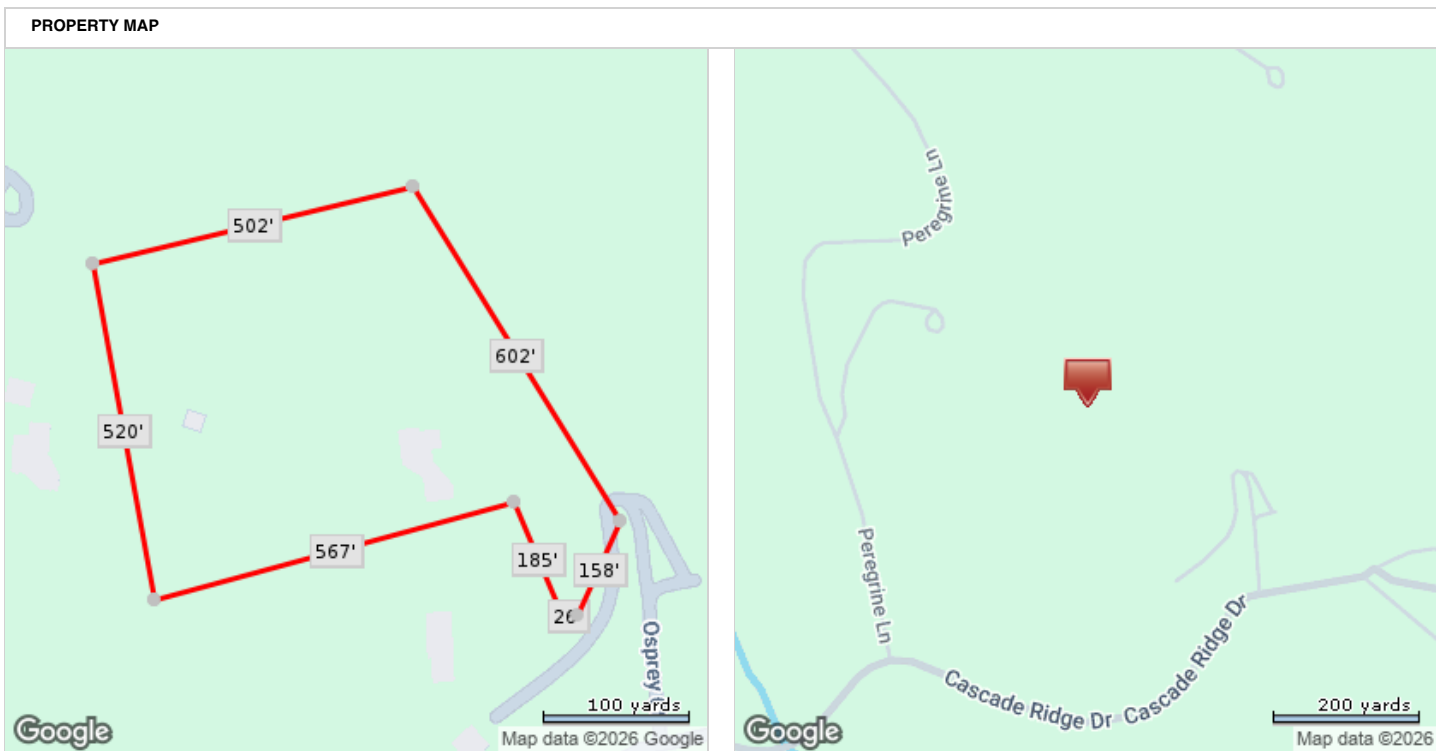
LAST MARKET SALE & SALES HISTORY			
Recording Date	12/10/2014	Auditor No	12100038
Settle Date	12/09/2014	Deed Type	Warranty Deed
Sale Price	\$745,000	Owner Name (LN FN)	King Donald Christian Heurich
Price Per Square Feet	\$90.83	Seller Name (LN FN)	Ware G Paul & A Suzanne

Recording Date	01/23/2017	12/10/2014	12/01/2014	02/26/2013	04/12/2010
Sale/Settlement Date	01/19/2017	12/09/2014	12/01/2014	02/26/2013	03/18/2009
Sale Price		\$745,000			
Nominal	Y		Y	Y	Y
Buyer Name	Mcfee Wayne & Sandra	King Donald C H	Meadow Mill Holdings LLC	Ware G Paul & A Suzanne	Narlie Trust Llc-Series I
Buyer Name 2	Ware Clive & Elizabeth			Ware A Suzanne	
Seller Name	Cascade Ridge PUD Hoa	Ware G Paul & A Suzanne	Ware G Paul & A Suzanne	Narlie Trust LLC Series I	Ware G Paul & A Suzanne
Auditor No	1230169	12100038	12010137	2260043	4120102
Hist. Document No.	268	4666	4531	2013636	958
Document Type	Quit Claim Deed	Warranty Deed	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed

Recording Date	09/18/2008	04/15/2008	09/25/2002
Sale/Settlement Date	01/08/2008	03/14/2008	09/20/2002
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Narlie Trust Llc-Series 1	Ware Paul G & Suzanne A	Ware Kevin E & Kari J

Buyer Name 2		Ware Suzanne A	Ware Kari J
Seller Name	Ware G Paul & A Suzanne	Ware Clive & Elizabeth	Ware G P & Suzanne A
Auditor No	9180112	4150152	9250133
Hist. Document No.	3043	1126	4460
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed

MORTGAGE HISTORY					
Mortgage Date	10/30/2013	03/21/2013	08/08/2011	07/11/2011	10/18/2010
Mortgage Amount	\$200,000	\$350,000	\$90,000	\$266,861	\$200,000
Mortgage Lender	Business Bk	Business Bk		Banner Bk	* Other Institutional Lenders
Mortgage Type	Conventional	Conventional	Private Party Lender	Conventional	Conventional
Mortgage Date	05/25/2010		03/30/2009		02/07/2003
Mortgage Amount	\$800,000		\$530,000		\$306,000
Mortgage Lender	Banner Bk		Banner Bk		Horizon Bk
Mortgage Type			Conventional		Conventional



*Lot Dimensions are Estimated

BUILDING 1 OF 3

CHARACTERISTICS			
Lot Acres	6.84	Patio Type	Covered Concrete Masonry Patio
Lot Area	297,950	Patio/Deck 1 Area	40
Land Use	SFR	Garage Type	Attached Garage
County Land Use	Household SFR Outside City	Parking Type	Attached Garage
Year Built	1997	Attached Garage SF	873
Effective Year Built	2006	Carport Area	306
Total Living Sq Ft	3,589	Roof Type	Single Pitch
Above Gnd Sq Ft	3,589	Roof Material	Tile
Gross Area	9,075	Roof Shape	Pitched
Ground Floor Sq Ft	2,513	Construction	Concrete
Stories	2	Interior Wall	Interior Wall
Quality	Good	Exterior	Stucco
Heat Type	Heat Pump	Floor Cover	Wood
Porch	Covered Wood Porch	Foundation	Concrete
Porch Type	Covered Wood Porch	Equipment	App

BUILDING 2 OF 3

CHARACTERISTICS			
Lot Acres	6.84	Full Baths	3
Lot Area	297,950	Half Baths	1
Land Use	SFR	Quality	Good
County Land Use	Household SFR Outside City	Heat Type	Heated
Year Built	1997	Roof Type	Single Pitch
Effective Year Built	2006	Roof Material	Tile
Total Living Sq Ft	3,589	Roof Shape	Pitched
Above Gnd Sq Ft	3,589	Construction	Concrete
Gross Area	9,075	Interior Wall	Interior Wall
Ground Floor Sq Ft	2,001	Exterior	Stucco
2nd Floor Area	1,588	Floor Cover	Wood
Basement Type	Finished	Foundation	Concrete
Stories	1	Equipment	App

BUILDING 3 OF 3

CHARACTERISTICS			
Lot Acres	6.84	Full Baths	1
Lot Area	297,950	Quality	Fair
Land Use	SFR	Heat Type	Heat Pump
County Land Use	Household SFR Outside City	Patio Type	Wood Deck
Year Built	2005	Patio/Deck 1 Area	100
Effective Year Built	2005	Roof Type	Single Pitch
Total Living Sq Ft	1,024	Roof Material	Other
Above Gnd Sq Ft	512	Roof Shape	Pitched
Gross Area	9,075	Interior Wall	Interior Wall
Ground Floor Sq Ft	512	Exterior	Stucco
Basement Sq Feet	512	Foundation	Concrete
Finished Basement Area	512	Equipment	App
Stories	1		