

WASHINGTON STATE BOUNDARY REVIEW BOARD  
FOR KING COUNTY

WAIVER OF REVIEW BY BOARD CHAIR

IN RE:	Covington Water District Schneider Water Annexation	FILE NO. 2419
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The proposed annexation area for this matter is wholly made up of King County Parcel No. 2022069098. Per publicly available records of the King County Assessor's Office, the area of King County Parcel No. 2022069098 is 0.49 acres, and the assessed valuation is \$222,000.00 (see Exhibit A.) The proposed annexation area is less than ten acres and the assessed valuation of the proposed annexation area is less than two million dollars in assessed valuation.

Therefore, pursuant to RCW 36.93.110, I, Robert Cook, Chair of the Washington State Boundary Review Board for King County (WSBRBKC), do hereby declare that review by the WSBRBKC of the proposed annexation WSBRBKC File No. 2419 – Covington Water District Schneider Water Annexation is not necessary for the protection of the interest of the various parties. Accordingly, WSBRBKC waives review of this proposal.

Signed this 9<sup>th</sup> day of May, 2024, in Bellevue, WA.



Robert Cook, Chair

  
Shelby Miklethun, Executive Secretary

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**PARCEL DATA**

Parcel	202206-9098	Jurisdiction	KING COUNTY
Name	SCHNEIDER EVAN+GUILLERMO JE	Levy Code	4860
Site Address	24243 197TH AVE SE	Property Type	R
Residential Area	060-003 (SE Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	
		Quarter-Section-Township-Range	NW-20-22-6

**Legal Description**

PP ACT 39927918 MOBILE HOME E 130 FT OF N 165 FT OF S 330 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4  
**PLat Block:**  
**Plat Lot:**

**LAND DATA**

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	21,450
Acres	0.49

Percentage Unusable	
Restrictive Size Shape	NO
Zoning	RA5
Water	WATER DISTRICT
Sewer/Septic	PRIVATE
Road Access	PRIVATE
Parking	ADEQUATE
Street Surface	GRAVEL

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**Views**

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

**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

**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

**Nuisances**

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

**Problems**

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

**Environmental**

Environmental	NO
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**BUILDING**

Building Number	1
Year Built	2023
Year Renovated	0
Stories	2
Living Units	1
Grade	8 Good
Grade Variant	0
Condition	Average
Basement Grade	

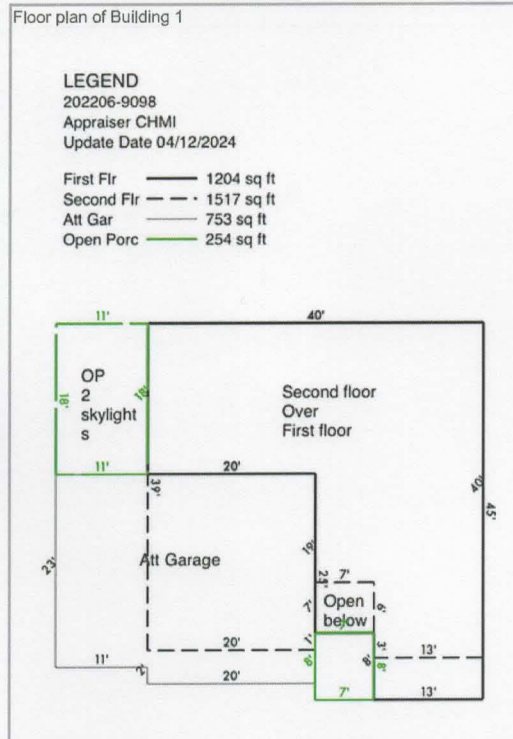
**EXHIBIT A**

1st Floor	1,200
1/2 Floor	0
2nd Floor	1,520
Upper Floor	0
Finished Basement	0
Total Finished Area	2,720
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	2,720
Attached Garage	750
Bedrooms	3
Full Baths	2
3/4 Baths	0
1/2 Baths	1
Heat Source	Gas
Heat System	Heat Pump
Deck Area SqFt	0
Open Porch SqFt	250
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	1
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Picture of Building 1



Floor plan of Building 1



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
202206909808	2023	2024		4860	222,000	0	222,000	0	222,000	0	222,000	
202206909808	2022	2023		4860	250,000	0	250,000	0	250,000	0	250,000	
202206909808	2021	2022		4860	193,000	0	193,000	0	193,000	0	193,000	
202206909808	2020	2021		4860	193,000	0	193,000	0	193,000	0	193,000	
202206909808	2019	2020		4860	189,000	0	189,000	0	189,000	0	189,000	
202206909808	2018	2019		4860	134,000	27,000	161,000	0	134,000	27,000	161,000	
202206909808	2017	2018		4860	124,000	25,000	149,000	0	124,000	25,000	149,000	
202206909808	2016	2017		4860	112,000	22,000	134,000	0	112,000	22,000	134,000	
202206909808	2015	2016		4860	106,000	21,000	127,000	0	106,000	21,000	127,000	
202206909808	2014	2015		4860	95,000	32,000	127,000	0	95,000	32,000	127,000	
202206909808	2013	2014		4860	84,000	28,000	112,000	0	84,000	28,000	112,000	
202206909808	2012	2013		4860	82,000	39,000	121,000	0	82,000	39,000	121,000	
202206909808	2011	2012		4860	103,000	34,000	137,000	0	103,000	34,000	137,000	
202206909808	2010	2011		4860	108,000	36,000	144,000	0	108,000	36,000	144,000	
202206909808	2009	2010		4860	108,000	45,000	153,000	0	108,000	45,000	153,000	
202206909808	2008	2009		4860	128,000	56,000	184,000	0	128,000	56,000	184,000	
202206909808	2007	2008		4860	119,000	53,000	172,000	0	119,000	53,000	172,000	
202206909808	2006	2007		4860	80,000	60,000	140,000	0	80,000	60,000	140,000	

EXHIBIT A



202206909808	2005	2006	4860	73,000	63,000	136,000	0	73,000	63,000	136,000	
202206909808	2004	2005	4860	70,000	61,000	131,000	0	70,000	61,000	131,000	
202206909808	2003	2004	4860	67,000	61,000	128,000	0	67,000	61,000	128,000	
202206909808	2002	2003	4860	65,000	59,000	124,000	0	65,000	59,000	124,000	
202206909808	2001	2002	4860	61,000	55,000	116,000	0	61,000	55,000	116,000	
202206909808	2000	2001	4860	52,000	68,000	120,000	0	52,000	68,000	120,000	
202206909808	1999	2000	4860	48,000	64,000	112,000	0	48,000	64,000	112,000	
202206909808	1998	1999	4860	47,000	52,000	99,000	0	47,000	52,000	99,000	
202206909808	1997	1998	4860	0	0	0	0	44,500	49,000	93,500	
202206909808	1996	1997	4860	0	0	0	0	44,500	49,000	93,500	
202206909808	1994	1995	4860	0	0	0	0	40,000	30,013	70,013	
202206909808	1992	1993	4860	0	0	0	0	38,300	30,013	68,313	
202206909808	1991	1992	4860	0	0	0	0	23,200	30,013	53,213	
202206909808	1990	1991	4860	0	0	0	0	23,200	30,013	53,213	
202206909808	1989	1990	4860	0	0	0	0	17,100	30,947	48,047	
202206909808	1988	1989	4860	0	0	0	0	17,100	30,947	48,047	
202206909808	1987	1988	4860	0	0	0	0	15,300	30,947	46,247	
202206909808	1986	1987	4860	0	0	0	0	15,300	35,066	50,366	
202206909808	1985	1986	4860	0	0	0	0	16,000	32,400	48,400	
202206909808	1984	1985	4860	0	0	0	0	16,000	0	16,000	
202206909808	1983	1984	4860	0	0	0	0	16,000	10,000	26,000	
202206909808	1982	1983	4860	0	0	0	0	16,000	30,700	46,700	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
3166095	20211223001795	12/13/2021	\$497,250.00	GRIFFITH RENO R	SCHNEIDER EVAN+GUILLERMO JESSICA	Statutory Warranty Deed	Other
1476733	199603291100	7/7/1995	\$0.00	ROSSMAN ERNESTINE T	GRIFFITH RENO R+BARBARA J	Statutory Warranty Deed	Correction (refiling)
1441019	199508020737	7/7/1995	\$0.00	ROSSMAN ERNESTINE J	GRIFFITH RENO R+BARBARA J	Statutory Warranty Deed	Other
1437388	199507120777	7/7/1995	\$112,000.00	ROSSMAN ERNESTINE J	GRIFFITH RENO R+BARBARA J	Statutory Warranty Deed	None

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
DWEL23-0024	CONSTRUCT 2-STORY (3 BDRM) SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, DECK AND COVERED PORCH,	Building, New	9/11/2023	\$512,632	KING COUNTY	4/12/2024

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**EXHIBIT A**