

PROPERTY PROFILE



PARCEL INFORMATION	
Parcel:	7560014190
Site Address:	10709 Woodland Ave E Puyallup WA 98373
Owner:	Singh, Baljit 12834 SE 226th Pl Kent WA 98031
Twn/Range/Section:	19N / 04E / 05 / SW
Parcel Size:	1.41 Acres (61,540 SqFt)
Plat/Subdivision:	Shea & Nolan 5 Acre Tracts
Plat Volume/Page:	5-72 / 5 - 72
Lot:	B
Block:	
Census Tract/Block:	071206 / 3000
Waterfront:	
Waterfront Access Rights:	CntyInd1
Frontage Feet:	
Levy Code:	195
Levy Rate:	10.5719 (2025)
Total Value:	\$710,100.00 (2025)
Total Land Value:	\$338,500.00
Total Impr Value:	\$371,600.00
Taxable Value:	\$710,100.00



TAX INFORMATION	
Tax Year	Annual Tax
2025	\$7,962.69
2024	\$6,931.64
2023	\$7,093.87

LEGAL

Section 05 Township 19 Range 04 Quarter 32 SHEA & NOLAN 5 ACRE TRACTS PARCEL B OF ROS FOR BLA 2021-05-13-5004 PER RCW 58.04.007 DESC AS N 132 FT OF TR 23 EXC FOLL DESC POR BEG AT NW COR OF TR 23 TH S 89 DEG 16 MIN 44 SEC E ALG N LI OF SD TR 23 DIST OF 179.51 FT TH S 02 DEG 16 MIN 56 SEC W 120.04 FT TO PT ON S LI OF N 120 FT OF SD TR 23 TH N 89 DEG 16 MIN 44 SEC W ALG SD S LI 178.24 FT TO PT ON WLY LI OF SD TR 23 TH N 01 DEG 40 MIN 31 SEC E ALG SD W LI 120.02 FT TO POB EASE OF RECORD SEG F 5220 15167550DC 8/3/2021BB

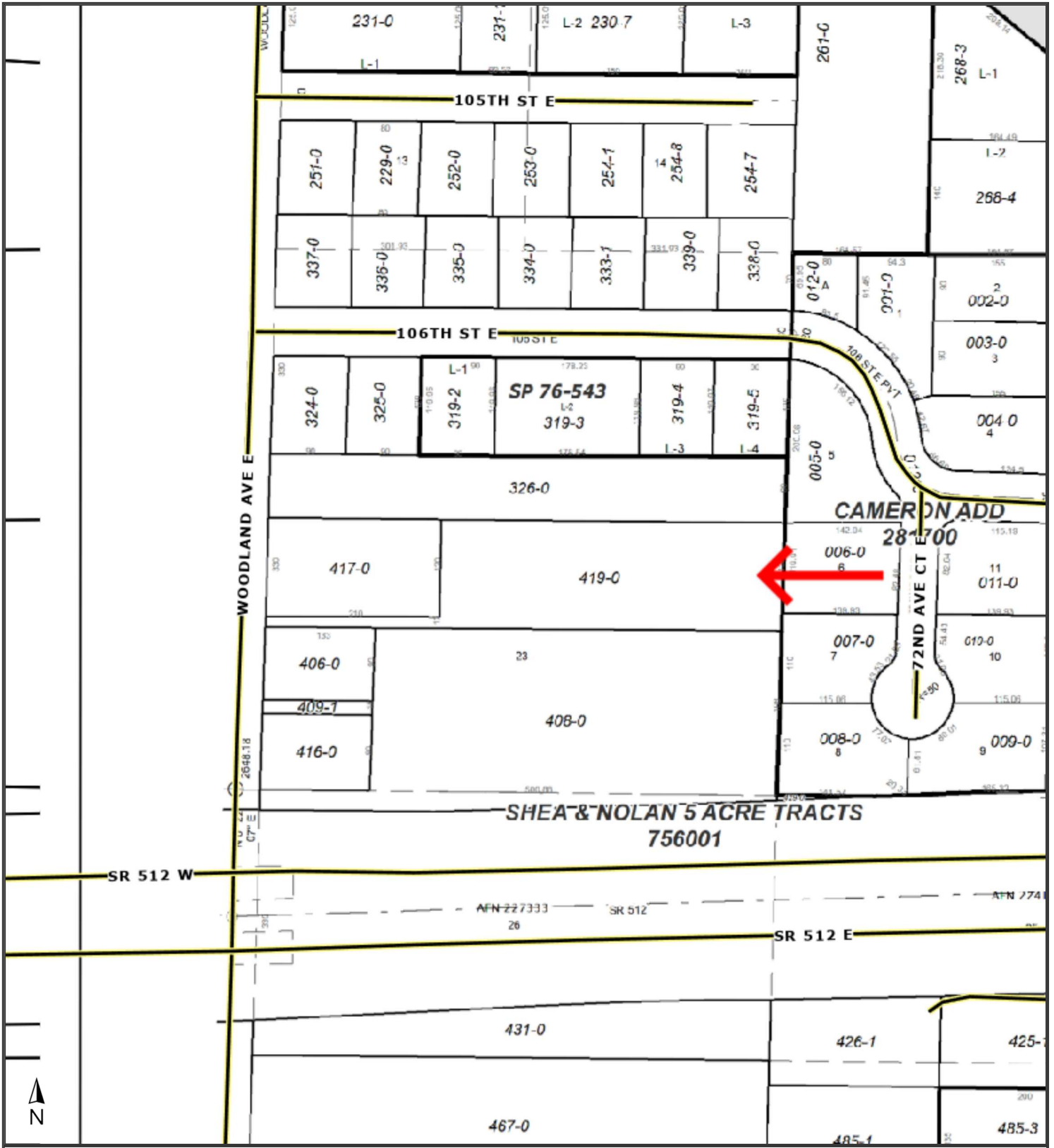
LAND					
Land Use:	1101 - SINGLE FAMILY DWELLING	Zoning:	County-MSF - Moderate Density Single Family	Map Grid:	834-J5
Sewer:	Sewer/Septic Installed	View:		Water:	Water Installed
Watershed:	1711001405 - Lower Puyallup River	Neighborhood:	090602	Recreation:	
School District:	Puyallup	Primary School:	Woodland Elementary	Middle School:	Ballou Jr High
High School:	Gov John Rogers High School				

IMPROVEMENT					
Year Built:	1905 (1995)	Total Units:	2	Building Name:	
Stories:	1	Bedrooms:	3	Bathrooms:	2
Full Baths:		3/4 Baths:		Half Baths:	
Fin SqFt:	1,547	Bsmt Fin/Unfin:		Basement Desc:	
Buildings:	3	Condition:	Average	Fireplace:	1
Garage SqFt:	616	Carport SqFt:		Heat:	Electric Baseboard
Deck SqFt:	360	Porch SqFt:		Patio SqFt:	

TRANSFER HISTORY

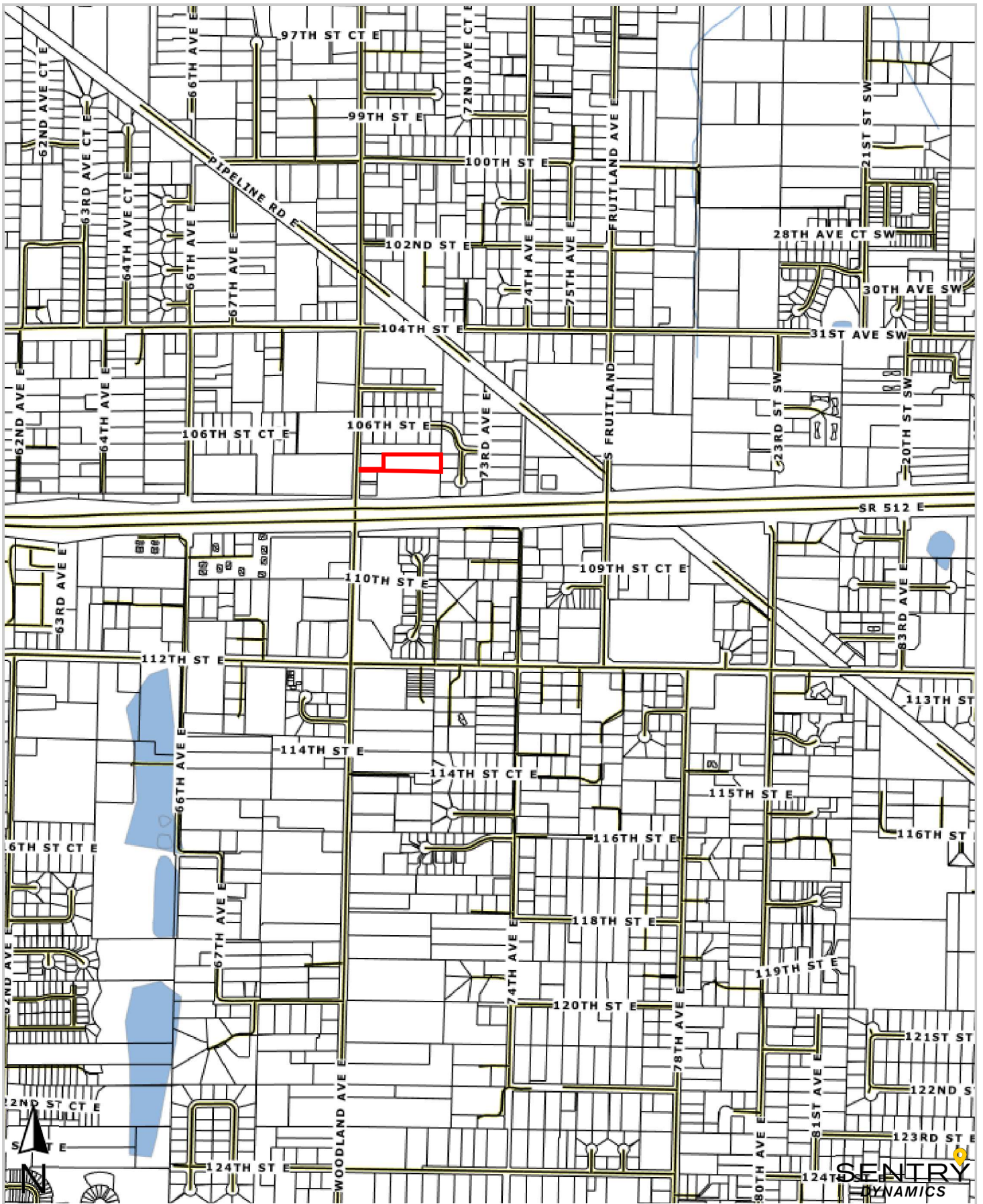
Rec. Date:	03/05/2025	Sale Price:	\$935,000.00	Doc Num:	2025-03050292	Doc Type:	Warranty Deed
Owner:	Baljit Singh	Grantor:	COOPER DERICK E				
Orig. Loan Amt:	\$748,000.00	Title Co:	STEWART TITLE				
Finance Type:		Loan Type:	New Conv	Lender:	TRIPLE A MORTGAGE LLC		

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



ParcelID: 7560014190
 Tax Account #: 7560014190
 10709 Woodland Ave E, Puyallup WA 98373

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



202503050302

Electronically Recorded

Pierce County, WA ACLARK1

03/05/2025 2:44 PM

Pages: 2 Fee: \$304.50

WHEN RECORDED RETURN TO:

Baljit Singh
10709 Woodland Ave E
Puyallup, WA 98373

File No.: 2529188
Filed for Record at Request of: *Stewart Title Company*

QUIT CLAIM DEED

THE GRANTOR(S), **Jaswinder Kaur, Spouse of Grantee** for and in consideration of WAC 458-61A-203(1) To Separate Community Property in hand paid, conveys and quit claims to **Baljit Singh, a married man as his sole and separate property** the following described real estate, situated in the County of Pierce, State of Washington together with all after acquired title of the grantor(s) herein:

Parcel B of record of Survey for Boundary Line Agreement recorded under Pierce County Recording No. 202105135004.

Situate in the County of Pierce, State of Washington.

Abbreviated Legal: Parcel B, PC BLA, Rec. No. 202105135004, in Pierce County, WA

Tax Parcel Number(s): 756001-4-190

Dated: March 5, 2025

4663513 EXTX
Electronically Recorded
Pierce County, WA ACLARK1
3/5/2025 2:44 PM
Excise Collected: \$0.00

ਜਸਵਿੰਦਰ ਕੌਰ

Jaswinder Kaur

State of Washington
County of Pierce

This record was acknowledged before me on March 5, 2025 by **Jaswinder Kaur**.

[Signature]

(Stamp)

Printed Name: *Justina Nolan*
Notary Public
My commission expires: *Jan/7/2029*

