KING COUNTY · WASHINGTON

2283 Viewmont Way W

Seattle, Washington 98199

APN 137080-2635 · REPORT VTH-SCJCZ · PARCEL RECORDS AS OF NOV 22, 2026

0	0	2
RED FLAGS	CAUTION	CLEAR

No deal-breakers surfaced in the public record for this property. Six categories graded inside, with the receipts.

- A Hazards
- A Systems & Permits
- A Water & Septic
- A Title & Taxes
- A Environment
- A Location

PREPARED FOR YOU BY



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Sample only. Jordan Avery is a fictional agent shown so you can see how your own brand appears. Set yours up free in minutes.

01

Report at a glance

> No deal-breakers surfaced in the public record for this property.

0	0	2
RED FLAGS FOUND	CAUTION TO REVIEW	ITEMS CLEAR

THE SIX GRADES — HOW THIS PROPERTY SCORES

Hazards p.07	A		Outside FEMA flood zones; wildfire low; no mapped geologic hazard.
Systems & Permits p.06	A		Most recent permitted work 8.7 yrs ago · 12-yr-old home — have the inspector age each major system.
Water & Septic p.08	A		Seattle Public Utilities water; clean EPA record; no septic — public sewer connection.
Title & Taxes p.09	A		No tax delinquency on record; assessment current for 2026.
Environment p.08	A		No environmental defect on record; EPA recommends a radon test (area zone: variable).
Location p.11	A		Seattle schools; broadband served; nearest transit stop 0.0 mi.

KEY FINDINGS

01	GOOD NEWS	Outside FEMA high-risk flood zones	p.07
02	GOOD NEWS	No septic system — likely public sewer	p.08

INSIDE THIS REPORT

Verify the Form 17 · plain-English readout	p.04
Property, building & sales history	p.05
Systems & permits · hazards · environment	p.06
Taxes · rent · neighborhood context	p.09
Inspector checklist · how grades work	p.12

RECORDS CHECKED Parcel · Assessment · Sales · Permits · Hazard overlays · Tax status · Ecology sites · Water systems

Property research, not a consumer report — see final page.

02

Key findings

Two findings from the public record, ranked by severity. Each pairs what we found with what it means for your wallet — the sections that follow are the receipts.

01 · GOOD NEWS

DETAILS P. 07

Outside FEMA high-risk flood zones

WHAT WE FOUND	FEMA mapping shows this parcel outside any Special Flood Hazard Area (Zone X).
WHY IT MATTERS	No lender-mandated flood insurance — typically saves $1,000+ per year versus an SFHA property.
WHAT TO DO	No action needed; optional flood coverage is still available cheaply outside SFHAs.

02 · GOOD NEWS

DETAILS P. 08

No septic system — likely public sewer

WHAT WE FOUND	No on-site septic system is on record, so the home is likely served by public sewer.
WHY IT MATTERS	Avoids septic inspection, maintenance, and replacement risk entirely.
WHAT TO DO	Confirm the sewer connection with the utility.

Findings and grades are heuristic summaries of public records — they are not an inspection, appraisal, or title search. “Not recorded” means no permit was found, not that no work was done.

03

What this means

Summary for 2283 Viewmont W

This property shows clean scores across all major categories—hazards, systems, permits, water, title, taxes, location, and environment are all in good shape. Two particularly good points: the home sits outside FEMA flood zones, which means no mandatory flood insurance (a savings of $1,000+ annually for most buyers), and it connects to public sewer rather than relying on a septic system, eliminating those inspection and maintenance concerns. To finalize your confidence in the property's condition, review the seller's Form 17 disclosure and arrange a professional home inspection.

Written by AI from the graded public-records findings in this report. It can miss nuance — always verify against the seller's Form 17 disclosure and a professional inspection.

04

Verify the Form 17

VETTHEHOME SIGNATURE

Washington sellers must complete a Form 17 seller-disclosure statement. This panel cross-references their key disclosure topics against independent public records — use it to ask sharper questions. It does not replace the seller's disclosure.

Water supply FORM 17 §2	Water service on record: Seattle Public Utilities (system 77050).	DATA ON FILE
On-site sewage FORM 17 §3	No septic system on record — likely public sewer. Confirm the connection with the utility.	DATA ON FILE
Structural & alterations FORM 17 §4	7 permit records on file — see page 06.	SEE PAGE 06
Environmental FORM 17 §7	No active cleanup site flagged nearby — see page 08.	NONE NEARBY
Manufactured / zoning FORM 17 §8	Zoned NR.	DATA ON FILE

How to use this page: bring these rows to your agent and compare them line-by-line against the seller's completed Form 17. Where our records and their answers differ, that's your question list.

05

Property & building

SOURCE: KING COUNTY ASSESSOR

ADDRESS	APN	CITY	ZIP
2283 Viewmont Way W	137080-2635	Seattle	98199

LOT SIZE	ZONING	LAND USE	COUNTY
6,208 sqft	NR	2	king

ASSESSED VALUE — 2026 TAX YEAR

LAND VALUE	IMPROVEMENT VALUE	TOTAL ASSESSED
$989,000	$1,418,000	$2,407,000



Land · 41% · $989,000

Improvements · 59% · $1,418,000

05·B

Building details

SOURCE: COUNTY ASSESSOR

YEAR BUILT	FINISHED AREA	BEDROOMS	BATHROOMS
2014	3,080 sqft	3	2

STORIES	BUILDING QUALITY	CONDITION	TYPE
1	11 — Excellent	3 — Average	residential

05·C

Sales history

4 RECORDS ON FILE

2013-01-31	$891,000 — Statutory Warranty Deed
2005-11-22	Transfer recorded — price not recorded (common for non-market transfers).
2005-08-26	$1,000,000 — Statutory Warranty Deed
2004-11-09	$750,000 — Statutory Warranty Deed

A recorded transfer list only — sale instruments and full chain of title are a title-company scope. Assessor-recorded transfers, not a title report.

06

Systems & permits

A Systems & Permits

Graded from county permit records: 7 permits on file for this parcel.

06·B

Major component updates

BUILDFAX-PATTERN · KEYWORD MATCH ON PERMITS

Last permitted work on each big-ticket system of this 12-year-old home.

Roof

NONE FOUND

No permit on record. If the roof is original, budget for replacement — typically $10,000–$25,000.

HVAC

8.7 YRS AGO

Last permitted work 8.7 years ago.

Electrical

NONE FOUND

No permit on record. Older panels (fuses / early breakers) often need updating — have the inspector open the panel.

Plumbing

NONE FOUND

No permit on record. Ask about supply-line material (galvanized vs copper/PEX) and water-heater age.

Sewer

NONE FOUND

No permit on record. Side sewers of this era commonly fail — a sewer scope is cheap insurance ($200–$400).

Budget picture

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If all original:
$16,500 – $40,500 exposure
across roof · HVAC · water heater
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Why gaps happen: building departments record permits inconsistently, older records may never have been digitized, and some work (like water heaters) is often replaced without a permit. Ask the seller for receipts and have your inspector age each system — the checklist on page 12 has the exact questions.

07

Natural hazards

A Hazards

Per-peril screen of FEMA and WA DNR hazard mapping for this parcel. Every peril below feeds the Hazards grade — methodology on page 13.

Flood zone	ZONE X — CLEAR	Minimal flood hazard — outside the 500-year floodplain. No lender-mandated flood insurance.
Wildfire risk	LOW	WA DNR rates this area low — no insurer surcharge signal, no defensible-space mandate.
Geologic hazard	NONE KNOWN	No mapped landslide or erosion hazard on this parcel.
Liquefaction	VERY LOW	DNR susceptibility mapping is low here. Area-level mapping, not a geotechnical assessment.
Tsunami zone	NOT IN ZONE	Outside DNR-mapped tsunami inundation zones.
Volcanic lahar	NOT IN ZONE	Outside mapped lahar hazard zones (Mt. Rainier drainages).
Extreme heat	REL. LOW	FEMA National Risk Index, census-tract level — an area projection, not a parcel-specific prediction.

Seismic note for any older Puget Sound home: susceptibility maps may be clean here, but homes built before modern seismic code should be checked — ask whether the house has been retrofitted (bolted to its foundation). Source: WA DNR geologic hazard mapping; FEMA NFHL.

08

Environmental risks

A Environment

Area-level screens — proximity to mapped sites and regional geology, not tests of this specific home, and none is treated as a defect. Under ASTM E1527-21 proximity to a listed site is not a Recognized Environmental Condition; per EPA, radon zones are area-level. Treat each as a cue to investigate.

Nearby Ecology site	233 FT AWAY	Nearest listed site: Madison Carnolia Cleaners Inc, Seattle. Under ASTM E1527-21, proximity to a listed site is not a "Recognized Environmental Condition."
Radon (EPA zone)	VARIABLE	Area-level EPA zone — not a measurement of this home, and shouldn't decide whether it's tested. EPA/WA DOH recommend testing every home; fix at or above 4 pCi/L.
Shoreline	NOT IN JURISDICTION	Not within Shoreline Management Act jurisdiction.

About cleanup listings: Ecology's database includes active cleanup sites alongside routinely regulated businesses (gas stations, dry cleaners, print shops) — proximity alone doesn't confirm a problem. Look up the site's actual contaminants and status on Ecology's "What's in My Neighborhood" map (link on your web report). **Radon:** a short-term test kit runs $15–$150; if above the EPA action level (4 pCi/L), a mitigation fan (~$1,000–$2,500) is a routine fix.

09

Water & septic

A Water & Septic

WATER SERVICE AREA
Seattle Public Utilities

WATER SYSTEM ID
77050

EPA VIOLATIONS (OPEN)
None

ON-SITE SEPTIC
No

SEWER
Public connection

PFAS (WA DOH)
Detected, below action level

WELL ON PARCEL
No

NEAREST WELL
584 ft

No on-site septic on record means the home is likely served by public sewer (confirm with the utility; a sewer scope is still recommended for older homes). Sources: WA DOH water system areas + PFAS testing · county OSS records · EPA SDWIS.

10

Title & taxes

A Title & Taxes

ASSESSED VALUE	TAX YEAR	LEVY CODE	EST. ANNUAL TAX
$2,407,000	2026	0010	$23,850

No delinquency on record. County treasurer shows no unpaid property tax for this parcel — no tax-lien exposure follows the property to closing.

WHERE EACH TAX DOLLAR GOES — LEVY CODE 0010



County 38% City 30% Schools 22% Other 7% EMS 3%

COUNTY · 38%	STATE/COUNTY CONSOLIDATED	3.8048 / $1,000 · $9,158
CITY · 30%	CITY/TOWN: SEATTLE	3.0168 / $1,000 · $7,261
SCHOOLS · 22%	SCHOOL DISTRICT 001	2.1531 / $1,000 · $5,182
OTHER · 7%	OTHER 1	0.6828 / $1,000 · $1,644
EMS · 3%	EMS	0.2510 / $1,000 · $604

Total levy rate 9.9085 / $1,000 · $23,850 / yr

Estimated tax = levy rate × assessed value ÷ 1,000. Excludes exemptions, special assessments, and surface-water or noxious-weed fees — the county tax statement is authoritative. Source: King County Treasurer levy file.

11

Rent context

RENTCAST AVM + AREA BENCHMARKS

$4,920/mo RANGE $4,260 – $5,590 /MO

Automated long-term rent estimate from RentCast comparable rentals — the best single figure for what this home would rent for. Actual rent depends on condition, updates, and lease terms.



AREA BENCHMARKS — ZIP 98199

Studio	$2,450 /mo	**3 bedrooms — this home**	**$3,870 /mo**
1 bedroom	$2,540 /mo	4 bedrooms	$4,550 /mo
2 bedrooms	$2,960 /mo	ZORI all-homes median (2026-05)	$2,588 /mo

HUD Fair Market Rent (SAFMR) is a conservative government benchmark (~40th percentile); ZORI is Zillow's median across all home types including apartments — both naturally read lower than a single-family AVM.

12

Development capacity

HB 1110 MIDDLE HOUSING

ESTIMATED UNIT CAPACITY
6 units

BASIS
HB 1110 near major transit stop (Seattle NR zone, <=1/4 mi)

MIDDLE-HOUSING FLOOR
6+ units

NEAR MAJOR TRANSIT
higher tier possible

ADUS / DADUS
up to 2

LOT SPLIT
unit-lot only

HEIGHT LIMIT
30 ft

MAX FLOOR-AREA RATIO
0.5

Under Washington's **HB 1110** (middle housing), most city residential lots must allow more than one home — up to four or six in larger cities or near a major transit stop. **HB 1337** allows up to two accessory dwellings (e.g. a basement unit plus a backyard DADU) with no owner-occupancy requirement, and WA's 2025 lot-split law (**HB 1096**) can make dividing a lot easier — together adding long-term value even if you never build.

Planning-level estimate only — actual capacity depends on lot dimensions, critical areas, utilities, and the city's adopted middle-housing code. It is not a building entitlement.

This reflects public zoning only. It cannot account for private restrictions that may prohibit adding units — HOA covenants (CC&Rs), plat conditions, easements, or deed restrictions, which are recorded per community, not in a database we can check by address. Before relying on development potential, confirm there is no HOA or recorded covenant limiting the property with the seller, a title report, and the county recorder.

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Neighborhood context

A Location

Measurable context — schools, transit, broadband, wells — not a judgment of neighborhood quality.

School district	ON FILE	**Seattle Public Schools** — assigned schools: Elementary Catharine Blaine K-8 · Middle McClure · High Ballard. Verify current attendance areas with the district (boundaries change); ratings & test scores are on the free, official WA State Report Card.
Transit access	207 FT	Nearest stop about 0.0 miles; 11 stop(s) within 1/4 mile.
Broadband	SERVED	100+ Mbps download / 20+ Mbps upload available. Area-level indicator from the WA broadband map — confirm exact plans with providers.
Wells	NONE ON PARCEL	No well on this parcel; nearest recorded well log 584 ft away.

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Labor & economic context

ZIP 98199 · U.S. CENSUS ACS 5-YR · 2020–2024

MEDIAN HOUSEHOLD INCOME $180,789 ± $10,352	HOMEOWNERSHIP 63%	MEDIAN HOME VALUE $1,198,700
MEDIAN GROSS RENT $2,470	AVG COMMUTE 26 min	TOP OCCUPATION Management & professional

Objective U.S. Census figures for this ZIP area (ZCTA) — not a rating, ranking, or judgment of the neighborhood or its residents. Median home value is the Census area statistic, not an appraisal or a VetTheHome estimate of this home. Census estimates carry a margin of error, which can be sizable for small areas. Look it up at data.census.gov.

Reading the A grade: No heavy crash corridor was flagged within ¼ mile; broadband is fully served. The full input table for this grade is on page 13.

15

Questions for your inspector

AUTO-GENERATED FROM THIS REPORT'S FINDINGS

Print this page and bring it to the inspection — and to the seller. Each question exists because of a specific record (or gap) documented earlier in this report.

- [ ] **ROOF**
  Ask for receipts on any recent roof, furnace, or water-heater replacement.

- [ ] **SEWER**
  Confirm the sewer or septic arrangement with the utility or county.

NOTES FROM YOUR INSPECTION

Findings are heuristic summaries of public records — bring them to a professional inspection, which this report does not replace.

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How grades work

FULL METHODOLOGY: VETTHEHOME.COM/METHODOLOGY

Six per-category letter grades — never a single composite score. Every category starts at 100 and deducts for documented issues; missing data lowers our confidence, never the grade. No usable data means “No data,” never a fake letter.

A	SCORE 90+	No known issues in the public records we checked.
B	80 – 89	Minor items worth a look; nothing disqualifying.
C	70 – 79	Real items to budget for or ask about.
D	60 – 69	Significant concerns in the records.
F	UNDER 60	Major red flags on record.

See something wrong? Every grade lists its inputs, sources, and weights on the methodology page, and every section has a “report an issue” path with a public corrections log. Dispute or verify anything at vetthehome.com/methodology.

DATA SOURCES & FRESHNESS

Parcel · assessment · sales KC Assessor	monthly	Cleanup sites WA Dept. of Ecology	monthly
Permits County permit records	weekly	Water systems · wells · radon WA DOH · EPA SDWIS	quarterly
Tax status · levy rates KC Treasurer	monthly	Rent estimate · benchmarks RentCast · HUD · Zillow ZORI	monthly
Flood FEMA NFHL	annually	Schools · transit · broadband OSPI · GTFS · WA broadband map	annually
Wildfire · geology · seismic · lahar WA DNR	annually	Neighborhood economy Census ACS · BLS QCEW	annually

ABOUT THIS REPORT

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