

## VACANT LAND FOR SALE BY OWNER

13433 191<sup>st</sup> Ave SE

Renton, WA 98059

Lot Size: 0.275 acres (12, 000 SF)

Land Use: Residential

Zoning: RA5

APN: 379380-0440

Estimated market value: \$78,000 (at \$6.50 per SF) - [see comp below at \\$7.80 per SF](#)

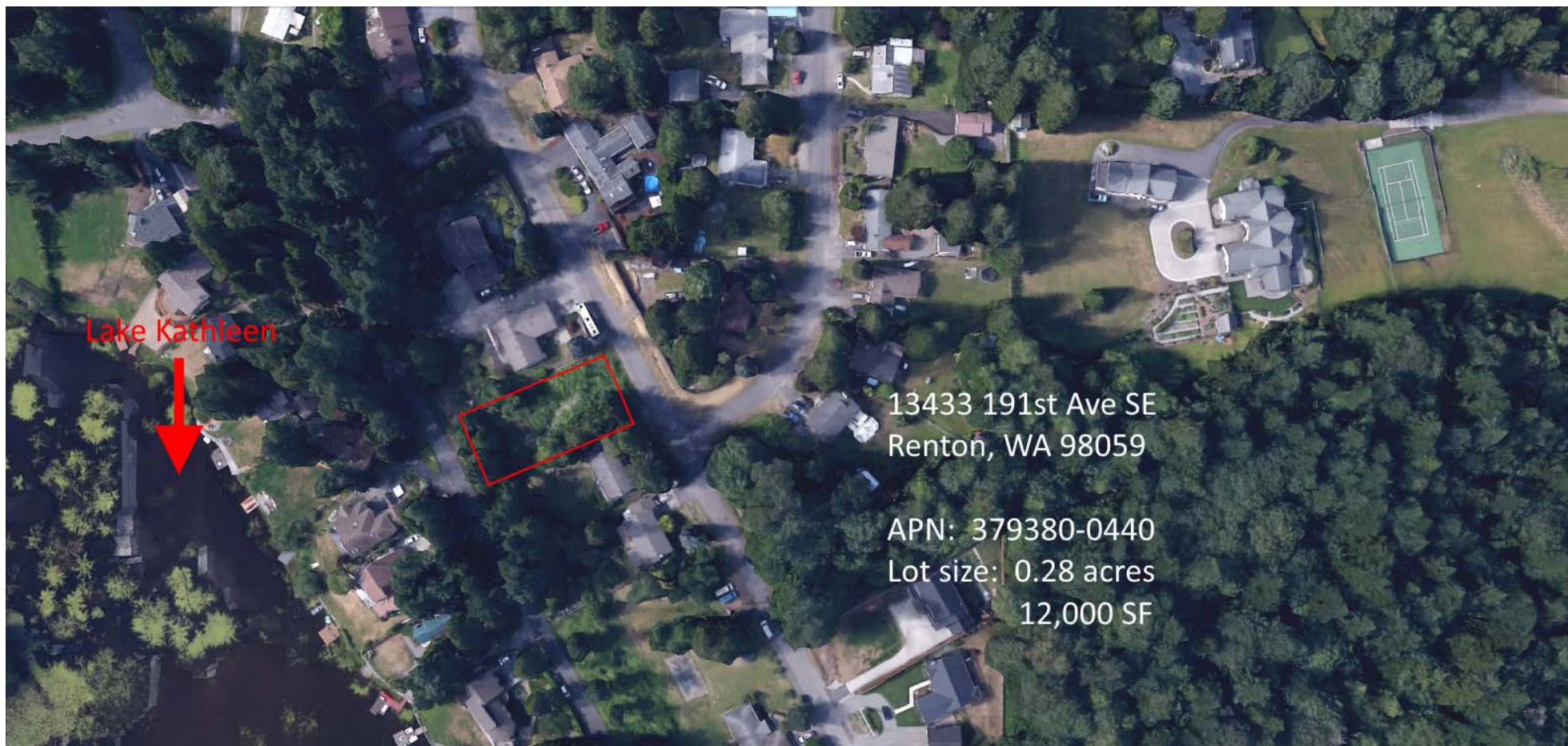
Seller to give buyer a 10% discount.

**List price: \$70,000 (at \$5.83 per SF)**

Nice parcel with beautiful view of Lake Kathleen! Water, electricity, and sewer in street. Homes on both sides of street.  
Buyer to verify and do own due diligence.

In addition to the 10% discount, Seller will pay for all of Buyer's closing costs, title expenses, escrow fees, title insurance, and recording fees. Seller will also draft the Purchase Agreement for the Buyer, at no charge. More cost savings for buyer!  
Cash only. No bank financing.

**Send offer to seller, Brian Tran, at [btran@discount.land](mailto:btran@discount.land)**



Lake Kathleen

13433 191st Ave SE  
Renton, WA 98059

APN: 379380-0440  
Lot size: 0.28 acres  
12,000 SF













View of lot from home  
adjacent to the lot

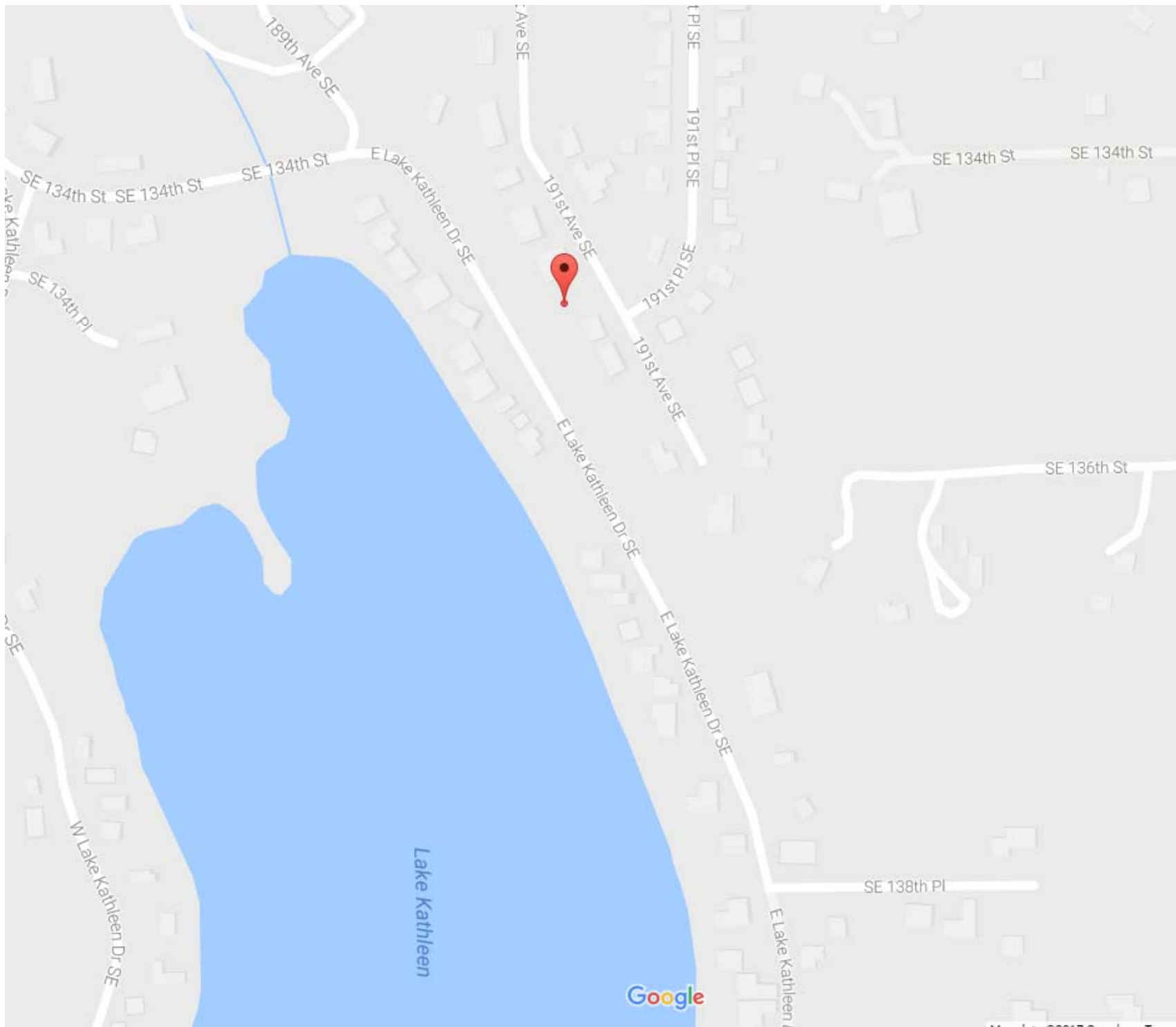


Lake Kathleen, Renton, WA

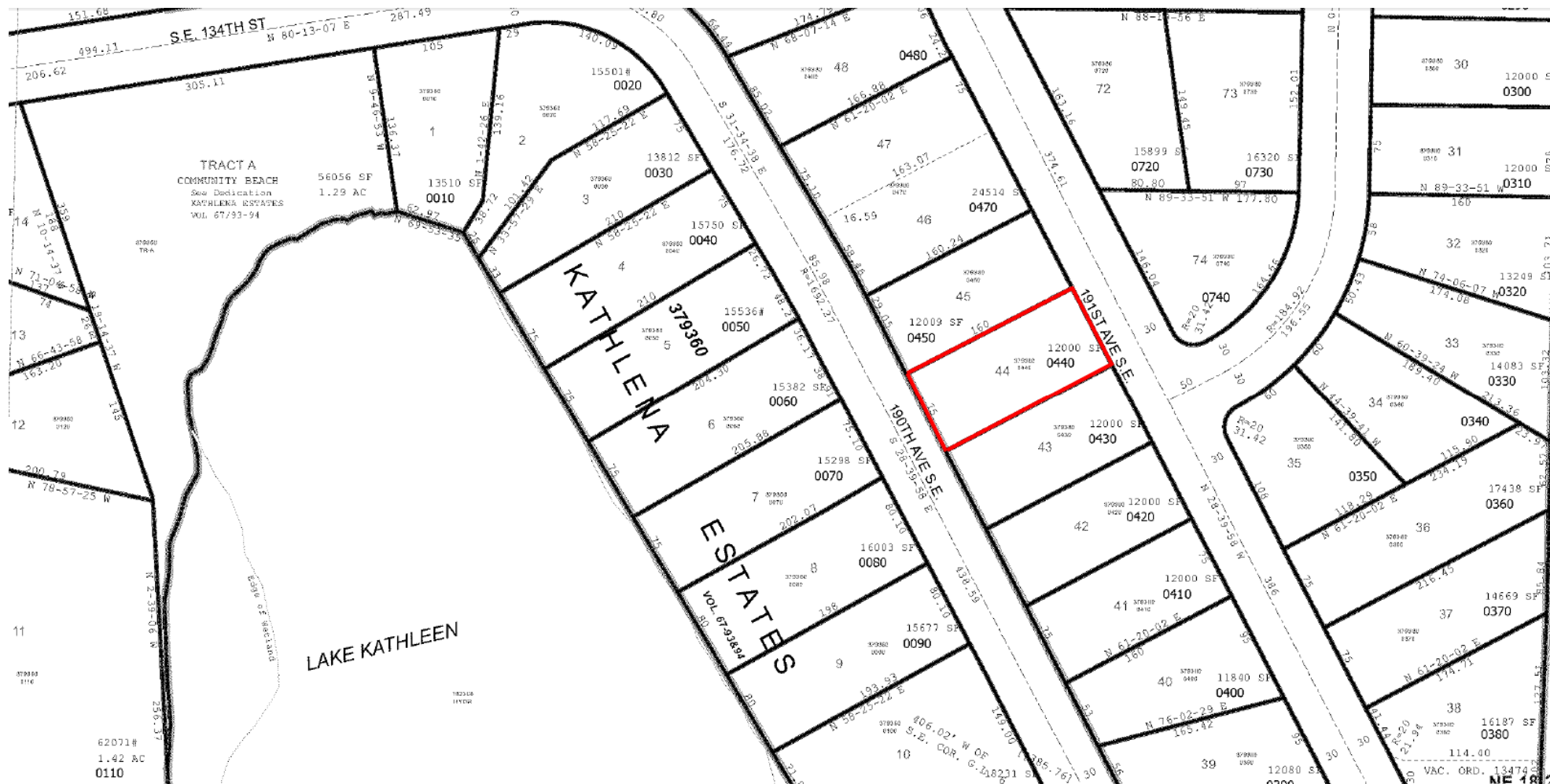


## Lake Kathleen, Renton, WA













# Cost of Living Comparison: Seattle, Washington - Renton, Washington

[Change Cities or Salary](#)

A salary of \$104,000 in Seattle, Washington could decrease to \$83,612 in Renton, Washington

Cost of Living Indexes	Seattle	Renton
Overall	176.5	141.9
Food	110.2	110.2
Housing	314.5	206.7
Utilities	94	94
Transportation	113.3	113.3
Health	116.2	116.2
Miscellaneous	113.1	113.1

100=national average

## COMPARISON HIGHLIGHTS

Renton is 20% cheaper than Seattle.

Housing is the biggest factor in the cost of living difference.

Housing is 34% cheaper in Renton.

Comp 1:

0.13 mile from subject property

This lot is located in front of Lake Kathleen

Sold for \$85,000

10,890 SF

Price per SF: **\$7.80**

3	F	13625 E LAKE KATHLEEN DR SE RENTON, WA 98059-7756	06/20/2016	\$85,000	N/A	//	10,890 SF	.13 Mi.
APN: 182306-9013 Document #: 20160620000605 Document Type: Warranty Deed Price Code: D								
Property Type: Residential Vacant Land					Land Use: Residential-Vacant Land			
Legal: Lot:7 Sec/Twnship/Range:S18T23NR06E WM								
Buyer Name: WA REMODELING INC					Assessed Value: \$109,000			
Seller Name: SMALL, THOMAS J								
Loan Amount: N/A Lender Name:								



## Comp 2:

0.12 mile from subject property

This lot is further away from the lake

Sold for \$55,000

12,000 SF

Price per SF: **\$4.58**

2	F	13311 191ST AVE SE RENTON, WA 98059-7233	04/07/2017	\$55,000	N/A	//	12,000 SF	.12 Mi.
APN: 379380-0600 Document #: 20170407001620 Document Type: Warranty Deed Price Code: D								
Property Type: Residential Vacant Land					Land Use: Residential-Vacant Land			
Legal: Lot:60 Subdivision: KATHLENA ESTATES DIVISION #3 MapRef: VOL71 PG5&6								
Buyer Name: SNOQUALMIE BUILDERS GROUP LLC					Assessed Value: \$22,000			
Seller Name: BROWN, JUDY L BROWN, JUDY LYNN								
Loan Amount: N/A Lender Name:								