

South District Geographic Areas Report

Areas: 50, 55, 60, 62, 65, 70, and 75

Commercial Revalue for 2023 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and promoting fairness and equity.

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with background information about our process and the basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

South District
2023 Assessment Year

 **King County**
Department of Assessments

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 727,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

How Are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies*, 2013, Table 1-3.

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

South District Executive Summary Report

Appraisal Date 1/1/2023

Geographic Appraisal Areas:

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila
- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County
- **Area 60:** North Auburn / Black Diamond
- **Area 62:** Southeast King County
- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County
- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter & North Kent Valley
- **Area 75:** North Renton, South Bellevue, Mercer Island, & Unincorporated King County

Conclusion and Recommendation:

Total assessed values for 2023 revalue year have increased by +10.17%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2023 Assessment Year.

Total South Crew Population - Parcel Summary Data			
	2022	2023	
Totals	\$30,178,688,568	\$33,249,314,390	\$3,070,625,822
			10.17%

Identification of the Areas

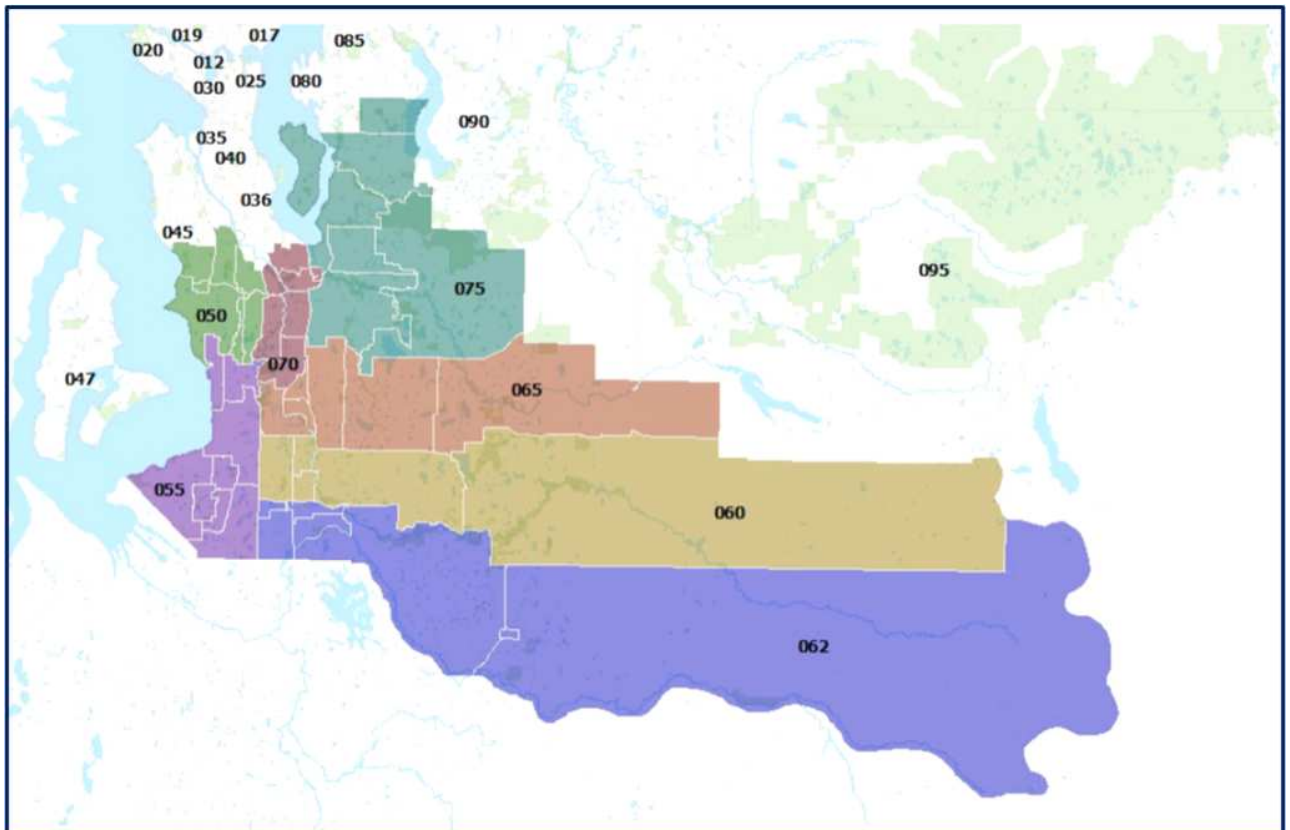
Location – South King County

Boundaries

- West – Puget Sound
- North – North Tukwila / Skyway / Mercer Island / NE 8th St in Bellevue
- East – King / Kittitas/ Yakima County Line
- South – King/Pierce County line

Maps

A general map of the area is included at the beginning of this report. More detailed Assessor's maps are found on the King County Assessor website and the 2nd floor of the King Street Center.



South District
2023 Assessment Year

 **King County**
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South District Overview

Geographic Area 50

Area 50 saw different growth areas and solid commercial economic activity in 2022, especially since the beginning of the Covid Pandemic. Off International Blvd, the continued expansion of the south sound light rail into Kent has begun to take shape, with a projected opening by 2025. Recently, newer mixed-use projects have sprung in Burien, SeaTac, and Tukwila as the cities embrace new housing and retail space. Larger size new industrial development has also been in the pipeline to begin construction. Demand continues for multi-family housing and industrial space in the vicinity.

Construction continues at the NW corner of International and Southcenter Blvd. for the new mixed-use Polaris apartment project featuring 365 affordable housing units. By early 2023, the groundwork had begun for a new 108-unit, seven-story apartment building where the former SeaTac fire station had been located. As for industrial land, clearing has started for three future industrial warehouses built by Bridge Industrial, totaling 310,000 SF. Lastly, SeaTac's reconstruction of the burned-down auto repair off International Blvd. and 211st St began in late 2022. As for industrial, Burien saw the completion of the Robbins and Co warehouse headquarters in 2022. Regarding multi-family in Burien, KINECT continued downtown work for its new mixed-use project, which is expected to open in 2023. Nearby off SW 150th and 8th, a new six-story supportive housing project with 95 studios has begun construction for low-income housing. Meanwhile, the markets within the city of Normandy Park remained stable during the pandemic, and the only new construction was the new pumps for the 76-gas station in the Normandy Park Towne Center.

Commercial rents within the area remained stable in 2022, except for retail and industrial properties, which saw significant increases. Suburban markets continue to thrive, and while some businesses closed, most buildings were able to keep their tenants or replace lost businesses swiftly. The most challenging recovery remains off International Blvd. as the impact of lower travel in the area was felt. Overall, the area is in a position of strength and resilience and has benefitted as time gets further from the pandemic.

Overall, the improved total values for commercial real estate in Area 50 rose by more than 12%. The increase can be attributed to higher sales prices of improved commercial properties in 2022. Over fifty percent of the improved sales in Area 50 were buildings under 10,000 square feet, with retail parcels experiencing the most sales activity for the year. Despite the pandemic, most rents and vacancies remained stable throughout 2022, with cap rates in the Industrial and retail sectors decreasing. Neighborhood 40 had the most significant increase in total value at 17%+ for the 2023 assessment.

Geographic Area 55

Geographic Area 55 is in the southwest corner of King County and includes the cities of Federal Way, Des Moines, the West Hill of Kent, a portion of Milton, and unincorporated King County. Area 55 contains eight neighborhoods with a total of 1835 parcels.

The Corona Virus appears to have passed, but the long-term ramifications have yet to be seen. The office sector is beginning to feel the brunt of this as companies figured out they can conduct their business virtually and need far less office space. The anticipated dip in sale prices has finally started to take shape as tenants (under contract throughout the pandemic) facing renewals are walking away from physical office space. The Link Light Rail extension to Federal Way continues to take shape, and retail in the area has benefited. Retail figures demonstrate this sector has been performing well in the area, especially in Federal Way along the main commercial corridors. Industrial remains strong, with record-breaking price-per-square foot sale prices occurring every year for the past few years.

CoStar shows sweeping rent increases for nearly all sectors in the area. Conversely, there was a rise in cap rates across the board. These are offsetting influences on the sale prices, and as a result, the area experienced both increases and decreases. The following charts summarize what CoStar reports for the year-end metrics:

2022 Year End Metrics (Des Moines)				
	Office	Retail	Industrial	Multi-Family
Absorption	↓ (decrease)	↓ (decrease)	↑ (increase)	↓ (decrease)
Rental Rate	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)
Vacancy Rate	↑ (increase)	↑ (increase)	↓ (decrease)	↑ (increase)
Capitalization Rate	↑ (increase)	↔ (stable)	↑ (increase)	↑ (increase)
Sale Price	↓ (decrease)	↑ (increase)	↑ (increase)	↓ (decrease)

2022 Year End Metrics (Federal Way)				
	Office	Retail	Industrial	Multi-Family
Absorption	↓ (decrease)	↗ (slight increase)	↓ (decrease)	↓ (decrease)
Rental Rate	↑ (increase)	↑ (increase)	↑ (increase)	↘ (slight decrease)
Vacancy Rate	↑ (increase)	↘ (slight decrease)	↘ (slight decrease)	↑ (increase)
Capitalization Rate	↑ (increase)	↘ (slight decrease)	↓ (decrease)	↑ (increase)
Sale Price	↓ (decrease)	↑ (increase)	↑ (increase)	↓ (decrease)

The Federal Way Link Light Rail expansion has an updated completion estimate date of 2025/2026. The following is a video showing the current progress along Interstate 5 at the end of 2022: <https://youtu.be/hTJGohTlvk4>. In general, land near the light rail stations continues to see increased demand in land speculation and redevelopment. The light rail extension provides Southwest King County with greater accessibility to other parts of the region, such as SeaTac Airport, Downtown Seattle, and eventually North Seattle, Bellevue, and the University of Washington. For more information, refer to federalwaylink.org.

The most significant new development in the area is the Bridge Point I-5 industrial park. It spans 117 acres and will be roughly 1.9M sf of building area over five buildings. This is the first phase (of two), which is projected to be completed later this year. The site work for phase two is also being laid out and is expected to be concluded in the subsequent year. The following is an aerial view rendering of the completed project:



Geographic Area 60

Area 60 consists of the City of Auburn north of SR 18, Black Diamond, and the unincorporated area of King County to the east. This area is noted for Emerald Downs (racetrack), Pacific Raceway, and Green River College. This area is in the south end of King County, with a rural atmosphere and space for development.

The City of Auburn has two large warehouse projects at the early stage of development with Prologis and Carpinito. One small warehouse was completed this year by Latitude, located on the eastern edge of Auburn. Pacific Racetrack finished two flex buildings and is planning on adding three more. Divine Court is a mixed-use project with 98 units and commercial space on

the ground floor in downtown Auburn. Auburn Arts is being remodeled with a permit cost of \$1.4 million. Hyundai constructed a showroom for \$1.5 million. Sound Mental Health added a new 10,550 sf building with a cost of \$1.5 million. Lea Hill Elementary School was rebuilt for \$13.5 million. The Soos Creek Hatchery construction price tag was \$14 million.

Black Diamond sees line retail and commercial development in the Ten Trails area on SR 169 with a price tag of \$1.9 million. Cedar County Landscaping is moving into a new warehouse with 6,512 sf. There are several more proposals to construct flex buildings.

This area is experiencing development at a sustainable rate, and prices continue to increase, about 29% for land and 17% for total property value for the year. Land values continue to rise and are at the low end for the south end, which should continue to foster development. Much of the new development is for commercial and warehouse purposes.

Geographic Area 62

Area 62 encompasses the large geographic area of southeastern King County. It includes both suburban and rural areas of King County. The population within Area 62 is a mix of newer, suburban, and older working-class, and rural communities. Newer communities tend to reflect stereotypical suburban enclaves. The older communities largely reflect their working-class roots, including day laborers, and smaller farming, mining, and logging towns that were pervasive in the early 1900s. Each neighborhood is unique, and thus, commercial development is more diverse in this area than many other areas within King County.

Generally speaking, there are three types of very distinct markets within the six neighborhoods of Area 62: industrial, suburban, and rural. The type of commercial property encountered varies significantly from neighborhood to neighborhood.

The commercial properties in neighborhood 10 include the cities of Algona and Pacific. This area is largely comprised of industrial properties and lower to middle-income single-family residences. It has a very petite historic area and a small commercial corridor with newer offices and retail properties.

Neighborhoods 20 and 30 include the southern portion of Auburn. Neighborhood 20 is located south of SR 18 and covers the western half of Auburn. It comprises multifamily and commercial service properties and includes the Outlet Collection, a large retail shopping mall. Southeastern Auburn is found in Neighborhood 30. Its commercial market primarily consists of office and retail spaces and a portion of the area west of the Muckleshoot Indian Reservation.

Neighborhoods 40, 50, and 60 are comprised of Enumclaw and unincorporated communities.

Industrial property values continued to increase during this revalue cycle. The “Kent Industrial Valley” has expanded southward, as warehouses and storage have increased in value all along the I18- corridor. In addition, lower-cost multifamily properties also experienced significant

value increases. Affordable housing has become scarcer in the larger metropolitan areas, and people are moving to more reasonably priced areas. There are currently 24 mobile home parks in Area 62, and four of those mobile home parks have sold in the last three years.

And finally, numerous medical offices have changed hands, perhaps due to the increased demand for such services as more people continue moving to this area.

Geographic Area 65

Area 65 is comprised of three distinct markets: industrial, suburban, and rural (unincorporated S.E. King County). The type of commercial property encountered in the area varies significantly depending on the neighborhood.

Industrial properties in Kent Valley remain strong, with warehouses and storage space increasing in value along and near the Hwy 167 corridor. Portions of downtown Kent experienced increased land values, primarily in the downtown commercial enterprise and general commercial mixed-use zonings. Additionally, multifamily properties saw double-digit increases due to the persistent lack of affordable housing in Seattle and Bellevue. As a result, people continue to move further into south King County. Thus, most of Kent's new and current construction projects comprise mixed-use multifamily housing developments. One notable project is the Prose Kent Station Apartments. Once complete, it will consist of 194 units with 10,270 square feet of commercial space. It will be located off Central Ave and within walking distance of Sound Transit and The Kent Station shopping complex. Consistent with the city's ongoing effort to revitalize downtown Kent, a proposal for a 7-story apartment complex in the downtown core is in the planning stages. It will consist of 56 apartment units with parking spaces and access to mass transit.

Covington continues to see exponential growth as more and more people move to that city, driving the demand for additional mixed-use commercial developments, retail expansion, and residential. One of the largest developments is Lakepointe Urban Villages, a 214-acre property in the northern part of the city. Once completed, the development will have over 850,000 sf of retail, 1,500 residential units, 90,000 sf of office space and a 20-acre lake.

Maple Valley is fortunate to have two primary commercial nodes, one in the north by Hwy 18 and another in the south by Hwy 516, with both straddling Hwy 169. There are also two smaller, neighborhood-scale commercial areas on Highway 516, and a small light-industrial area on Highway 169 in the extreme southern end of the city. These corridors allow easy access to Maple Valley's commercial core. The Learning Experience & Maple Valley Retail Center is currently under construction and includes a 10,122 sf childcare facility and a 34,600 sf commercial retail building. Phase II of the Marquee, a 5-acre commercial and residential development located on Maple Valley-Black Diamond Rd by HWY 169, consists of two multi-family residential buildings, an amenity building, and Senior Living Community, and is scheduled to be completed in 2023.

Geographic Area 70

Area 70's main vicinities are Downtown Renton, Southcenter, and the Kent Valley Industrial area.

In Renton, most upcoming 2023 developments are new housing projects. Bay West is adding 1,223 residential units with street-level retail, with completion scheduled for 2024. Riverside Landing is the redevelopment of the old Renton City Hall into a mixed-use residential, ground-floor commercial, and parking structure. Completion is expected in 2025. Watershed Apartments is a six-story multi-family 145-unit affordable housing project with a projected completion in 2023. The Triton Tower office complex is adding five new multi-family housing complexes with 887 new units and will be finished in 2025. Longacres, the abandoned Boeing office building, will redevelop 115 acres with office, retail, and recreation facilities and 3,458 new residential units with a slated completion in 2025.

In Tukwila, the old Act III Theater was purchased for land value, and they are planning a new industrial building on the site. Over the last four years, most property purchases in the Southcenter area have been for redevelopment and turned into hotels, memory care, and senior living facilities.

In Kent, most of the new development has been for industrial or multi-family projects. With five new industrial buildings, Segale finally redeveloped their land at 196th and West Valley Highway. The old REI headquarters are nearing completion with their industrial distribution center. There are two other projects next to the Amazon Distribution Center on 212th. The old KOA Campground is being improved with a new industrial structure, and across the road, another new industrial building is undergoing construction on the corner of 59th Place and 212th.

Most sectors remained steady, with lease rates increasing minimally. Vacancies for industrial and retail space have remained stable, while office vacancies are high. Retail cap rates have dipped slightly. Industrial cap rates have remained near 5.0%, while office caps rose by almost 100 basis points.

Geographic Area 75

Area 75 is comprised of four jurisdictions and unincorporated King County. It includes the cities of Mercer Island, Bellevue, Newcastle, and Renton. It is one of the most diverse geographic areas in terms of territorial jurisdiction, locations, commercial property types, and demographics.

Mercer Island's recent zoning update for its town center to allow the development of up to 5 stories has generated multiple high-dollar land sales in recent years from prospective builders. The \$3.7 billion East Link Project has also helped generate demand for real estate on the island in anticipation of the mass transit hub. The expansion will connect the Link Light Rail from downtown Seattle to the Eastside with stations serving Mercer Island, south Bellevue, downtown Bellevue, Bel-Red, and Redmond's Overlake area. The expected opening date has been adjusted from late 2023 to the spring of 2025.

Suburban Bellevue and along the I-90 corridor continue to benefit from the recent resurgence of the downtown Bellevue core. Just a few years ago, they were facing an uncertain future with the impending departure of Expedia (one of their largest employers) for Seattle. However, in the years since, the outlook is looking much more promising for Bellevue. This change has been propelled by a confluence of factors affecting the City of Seattle, including their JumpStart Tax which contributes to the exodus from Seattle to Bellevue's more business-friendly environment. Amazon's recent development has shifted from Seattle to the Bellevue CBD; many other major tech companies are following suit. While the pandemic and subsequent work-from-home policies have slowed some of this growth, Bellevue has seen less impact than Seattle. Office vacancies remain above 20% in the downtown Seattle core. Bellevue has seen more stability, with vacancies in the downtown area at 12% and 8% in suburban Bellevue. This revitalization of the downtown core also seems to be boosting the periphery regions of Bellevue in Area 75 as rents and sales continue to increase.

Newcastle has benefitted from the Avalon Bay development, the largest parcel of developable land in the neighborhood, if not the entire cities of Newcastle and Bellevue. Avalon Bay Communities is constructing 900 residences ranging from high-end single-family townhouses to midrise apartment residences and 49,000 sf of restaurants and shopping for the area. At the beginning of 2023, construction was well underway, and several apartments and townhomes are now available, along with restaurants and a medical clinic.

Renton has also seen robust development in recent years. South Lake Washington has emerged as a hotbed of development with the recent completion of several office and hotel buildings. The Southport complex is a state-of-the-art center geared towards high-tech tenants. It consists of three nine-story office towers with a total of 724,520 gross sf area of office use and 10,400 sf of retail use. The development also includes a Hyatt hotel with a lake-view restaurant and an apartment complex. Buildings one and two were completed in 2018 and building three in 2020. Although the development has yet to secure a major tenant, developers remain bullish and continue to buy land. In addition to the other recent neighboring hotel development, there are plans for a water taxi to connect Renton to South Lake Union.

To account for the ongoing COVID-19 pandemic and subsequent work-from-home impacts, office properties were generally given conservative values this year, with most seeing either no change or moderate increases. Many properties, such as retail, restaurants, medical/dental, and service garages, saw slight to high increases in value. Industrial properties continued to see sizeable value escalations as more people shifted to online shopping, and warehouses are still needed to fill these orders. Although the COVID-19 pandemic has slowed business for many, it seems it will not deter this region's continued growth and development. The relatively few sales in 2022 have held up high values, indicating that this market remains strong.

Analysis Process

Effective Date of Appraisal: January 1, 2023

Date of Appraisal Report: June 12, 2023

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with existing zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in our records and considered in the specific parcel valuation.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of the entire property's value in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements.

Interim Use: In many instances, a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for office space to justify the construction of a multistory office building at present, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The property's use prior to its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use in anticipation of change over a relatively short time in the future.

Standards and Measurement of Data Accuracy

Each sale was verified with the buyer, seller, real estate agent, or tenant when possible. Current data was verified and corrected when necessary via field inspection.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2020 to 12/31/2022 were considered in all analyses.
- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

Improved Parcel Total Values

The south commercial crew continues to see property value increases due to its location, abundance of industrial zoning, and generally lower land prices than other parts of King County. South King County has benefited from investors' needs to achieve higher returns by acquiring lower-priced land and redeveloping and refurbishing less expensive improved properties. Seattle and Bellevue prices remain high and have driven stakeholders south. Undoubtedly, industrial space demand remains strong in the commercial real estate sector as E-commerce continues to dominate retail and has not decelerated the need for warehouses and other light industrial uses. E-commerce and other market pressures and necessities signal that the South District's industrial properties remain a healthy commercial real estate market sector. Demand for such properties, especially in the Kent Valley, is lofty, and investors' optimism about long-term prospects persists. The south end has become the county's home to industrial properties where larger sites are still available.

Another phenomenon that's propelled investors to consider South King County is the housing crunch and continued demand for affordable housing. It's been noted that high Seattle and Bellevue land prices have also driven multi-family development to this region of the county. Naturally, any housing additions create demand for services typically found in neighborhood shopping centers. Retail has been a winner as vacancies remain low, and rents are steady. Numerous establishments, including many independently owned businesses and well-known companies, continue to open and fill existing and new spaces as demand for goods and services is strong. The public's demand to be out and about continues.

Though there's a general perception of a national recession, King County remains an attractive bastion for investment as demand for general commercial space has only decelerated in the office sector, which has been affected by the new hybrid workplace. Employees who can telecommute are not eager to return full-time to the office. They enjoy an improved life-work balance. Retail and multi-family remain healthy, and industrial continues outperforming all other sectors. For the 2023 assessment year, overall values for the Commercial South Crew increased by 10.17%

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records, including location, effective age, building quality, and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/1/2020 to 12/31/2022. Five hundred improved sales in the South District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units, daycares, smaller offices, retail buildings, mobile homes, and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon to value special-use properties where comparable sales data and/or income and expense information are not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings valued by the Cost method might be fraternal halls, gas stations, automobile dealerships, mining properties, and new or on-going construction, etc.

Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation throughout the South Crew for most improved property types, when sufficient income and expense data were available to ascertain market rates.

Income: Income data was derived from the marketplace from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the South Crew's income valuation models, the Assessor used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor used full service/gross expenses.

Capitalization Rates: When market sales are available, an attempt is made to ascertain the capitalization rate on the sale, or a pro-forma cap rate based on the first-year performance during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.

SEATTLE / REGIONAL CAP RATES 2023						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey.	H2 2022					CBRE professional survey conducted from H2 2021 and to H1 2022.
		Seattle	5.25% - 6.00% 6.50% - 7.00% 5.75% - 6.50% 7.00% - 8.50%	- - 4.25% - 5.00%	- - 5.50% - 7.00 %	CBD – Class A CBD – Class A Value-add Suburban – Class A Suburban – Class A Value-add Class A Retail Neighborhood/Community – Class A
IRR: Viewpoint for 2023	Year-end 2022	Seattle	5.25% 6.50% 6.00% 7.00% - - - -	- - - - 7.00% 4.50% - -	- - - - - 6.50% 6.75%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Community Retail Neighborhood Retail

SEATTLE / REGIONAL CAP RATES 2023

Source	Date	Location	Office	Industrial	Retail	Remarks
CoStar	Year-End 2022	Seattle Puget Sound	5.10%	-	-	General Office
			4.30%	-	-	Office Buildings – Class A
			5.20%	-	-	Office Buildings – Class B
			5.40%	-	-	Office Buildings – Class C
			5.80 %	-	-	Office Buildings – Medical
			-	5.00%	-	Industrial
			-	4.40%	-	Flex Industrial
			-	-	5.50%	General Retail
			-	-	N/A	Power Centers
			-	-	5.10%	Neighborhood Centers
-	-	5.40%	Strip Centers			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	Seattle	5.90%	-	-	Office CBD – 1 st Tier Properties
			6.70%	-	-	Suburban Office – 1 st Tier Properties
			-	5.20%	-	Warehouse – 1 st Tier Properties
			-	6.70%	-	R&D – 1 st Tier Properties
			-	6.60%	-	Flex – 1 st Tier Properties
			-	-	6.70%	Regional Mall – 1 st Tier Properties
			-	-	6.90%	Power Center – 1 st Tier Properties
			-	-	5.80%	Neigh/Comm. Ctrs. – 1 st Tier Properties
			-	-	-	Office CBD – 1 st Tier Properties
			-	-	-	Office CBD – 2 nd Tier Properties
		West	6.00% - 8.50%	-	-	Office CBD – 3 rd Tier Properties
			6.50% - 10.50%	-	-	Suburban Office – 1 st Tier Properties
			8.00% - 12.00%	-	-	Suburban Office – 2 nd Tier Properties
			6.00% - 9.50%	-	-	Suburban Office – 3 rd Tier Properties
			6.50% - 11.50%	-	-	Warehouse – 1 st Tier Properties
			8.00% - 13.00%	-	-	Warehouse – 2 nd Tier Properties
			-	4.50% - 7.00%	-	Warehouse – 3 rd Tier Properties
			-	5.00% - 9.00%	-	R&D – 1 st Tier Properties
			-	6.50% - 10.50%	-	R&D – 2 nd Tier Properties
			-	5.00% - 9.00%	-	R&D – 3 rd Tier Properties
			-	7.00% - 10.00%	-	Flex – 1 st Tier Properties
			-	7.80% - 11.00%	-	Flex – 2 nd Tier Properties
			-	5.50% - 9.80%	-	Flex – 3 rd Tier Properties
			-	7.00% - 10.00%	-	Regional Mall – 1 st Tier Properties
			-	7.50% - 11.00%	-	Regional Mall – 2 nd Tier Properties
			-	-	5.30% - 9.50%	Regional Mall – 3 rd Tier Properties
			-	-	7.00% - 11.50%	Power Center – 1 st Tier Properties
-	-	7.00% - 13.00%	Power Center – 2 nd Tier Properties			
-	-	6.50% - 9.30%	Power Center – 3 rd Tier Properties			
-	-	6.00% - 13.30%	Neigh/Comm. Ctr. – 1 st Tier Properties			
-	-	8.00% - 13.80%	Neigh/Comm. Ctr. – 2 nd Tier Properties			
-	-	6.00% - 9.30%	Neigh/Comm. Ctr. – 3 rd Tier Properties			
-	-	5.50% - 11.00%				
-	-	6.50% - 12.00%				

SEATTLE / REGIONAL CAP RATES 2023						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2023	Year-end 2022	West Region	6.15%	-	-	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Community Retail Neighborhood Retail
			6.67%	-	-	
			6.39%	-	-	
			6.93%	-	-	
			-	5.73%	-	
			-	5.13%	-	
			-	-	6.29%	
			-	-	6.38%	
PWC Real Estate Investment Survey	4Q 2022	Seattle	4.50% - 7.00%	-	-	Office
		Pacific NW Region	4.75% - 7.75%	-	-	Office
		-	-	3.00% - 5.50%	-	Warehouse
ACLI	4Q 2022	Seattle – Bellevue - Everett MSA	5.57%	-	8.04%	All Classes
		Pacific Region	5.57%	5.10%	5.78%	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2023					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2022	Seattle	4.00% - 4.50%		Infill – Class A Suburban – Class A
			4.50% - 5.00%		
CBRE – U.S. Cap Rate Survey - Report	H2 2022	Seattle		6.50% - 7.50%	Full-Service – Resort Full Service – City Center Full Service – Other Limited Service – City Center Limited Service – Other
				6.00% - 6.50%	
				7.00% - 8.00%	
				6.50% - 7.50%	
				7.00% - 8.00%	
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	Seattle	5.30%	-	Apartments – All Classes Hotels – All Classes Apartments – 1 st Tier Properties Apartments – 2 nd Tier Properties Apartments – 3 rd Tier Properties Hotels – 1 st Tier Properties Hotels – 2 nd Tier Properties Hotels – 3 rd Tier Properties
			-	7.80%	
			4.30% - 8.00%	-	
			5.00% - 7.50%	-	
			5.50% - 8.50%	-	
			-	6.50% - 10.00%	
			-	8.00% - 12.50%	
-	9.00% - 12.50%				
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	National	3.90% - 6.00 %	6.70% - 9.00%	Apartment Hotel
IRR: Viewpoint for 2023	Year-end 2022	Seattle	4.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
			4.75%		
			4.75%		
			5.00%		
IRR: Viewpoint for 2023	Year-end 2022	West Region	4.42%	-	Urban Class A Urban Class B Suburban Class A Suburban Class B
			4.61%	-	
			4.87%	-	
			5.02%		

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2023

Source	Date	Location	Multifamily	Hospitality	Remarks
PWC Real Estate Investment Survey	Year-end 2022	National	- - -	5.00% - 9.00% 8.00% - 11.50% 4.00% - 9.50% 7.00% - 10.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service
PWC Real Estate Investor Survey	4Q 2022	Pacific Region	5.70%		Apartments
ACLI	4Q 2022	Seattle-Bellevue Everett	4.45%	----	All Classes
		Pacific	4.93%	8.31%	All Classes

WEST / NATIONAL CAP RATES 2023

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2022					1 st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	5.00% - 8.00% 5.00% - 9.00% - - - - -	- - 4.30% - 7.00% 5.00% - 8.00% 4.60% - 8.00% - -	- - - - - 4.70% - 9.20% 5.50% - 8.50% 4.80% - 7.80%	Office CBD Suburban Office Warehouse R&D Flex Regional Mall Power Center Neigh/Comm. Ctrs.
IRR: Viewpoint 2023 Commercial Real Estate Trends report	Yr. End 2022	National	7.00% 7.66% 7.18% 7.84% - - -	- - - - 5.89% 6.48% -	- - - - - 6.95% 7.00%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Community Retail Neighborhood Retail
ACLI	4Q 2022	National	6.21% 6.04% 7.69% 5.99% 6.11%	4.84% 6.82% 5.21% 6.04% 4.63%	6.71% 6.30% 6.91% 6.05% 7.43%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC Real Estate Investor Survey	4Q 2022	National	4.25% - 7.50% 4.25% - 7.75% 6.00% - 9.25% 5.00% - 10.00% - - - -	- - - - 2.00% - 6.25% - - -	- - - - - 5.00% - 12.50% 5.25% - 7.50% 5.00% - 10.00% 5.00% - 7.50 %	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2022	National	6.95%	6.65%	5.95%	Overall (Average)

Income approach calibration

Income tables were developed for each of the neighborhoods which comprise the South Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the income approach's property value was less than the land value, a nominal \$1,000 value was allocated to the improvements.

Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when ample comparable sales were available. However, the income approach was applied to most parcels to equalize comparable properties better. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Marie Ramirez, Senior Appraiser, for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood was field reviewed and a value selected based on general and specific data pertaining to the parcel, the Neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. The level and uniformity standard for commercial properties are:

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives each dollar of value equal weight in the sample, whereas the median and mean give each parcel equal weight. The weighted mean is an important statistic in its own right and used in computing the price related differential (PRD), a measure of uniformity between high- and low-value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions.

The Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

The third measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias or the equity between low- and high-priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity where assessment level decreases with increases in sales price.

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. There was a total of 510 sales but only 500 were used in the ratio studies. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

Sales – Improved Summary for the South Crew

- Number of Sales: **500**
- Range of Sales Dates: **01/1/2020– 12/31/2022**

The results of the preliminary ratio studies within the South District indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as smaller offices and commercial condominiums, existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

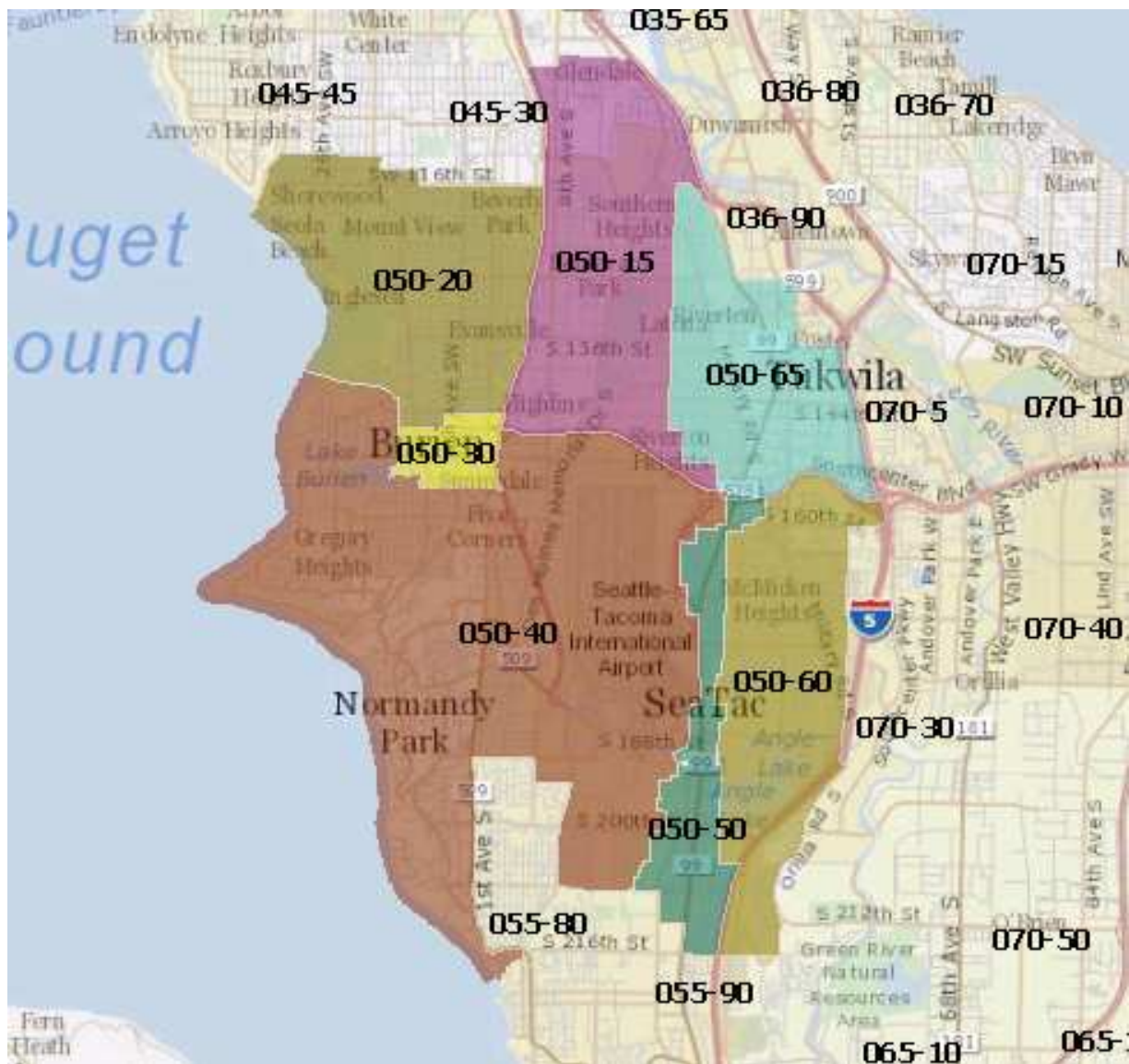
Area 50

Name

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila

Boundaries:

- **North** – Burien City Boundary Line and S 99th Street
- **South** – Normandy Park and Seatac City Boundary Line
- **East** - I-5, Hwy 99, and Seatac City Boundary Lines
- **West** - Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	20	Northwest Burien	269	1786	15.06%
Area 10 Physical Inspection Total			269	1786	15.06%

Land Value

Overall land values in Area 50 increased 5.26%. As the Covid-19 pandemic continued, land prices increased at a lower rate than in the past few years in the Burien/SeaTac area in 2022. The area has experienced a modest increase in land sales in the past few years. The total recommended assessed land value for the 2023 assessment year is \$3,807,696,100, an increase from the 2022 assessment of +5.26%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
50-15	\$329,860,500	\$351,138,300	6.45%
50-20	\$201,995,200	\$223,427,700	10.61%
50-30	\$184,150,200	\$192,474,300	4.52%
50-40	\$1,469,322,300	\$1,557,342,500	5.99%
50-50	\$923,404,000	\$909,652,700	-1.49%
50-60	\$219,666,000	\$273,982,500	24.73%
50-70	\$288,994,800	\$299,678,100	3.70%
Total	\$3,617,393,000	\$3,807,696,100	5.26%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Parcel Ct	Ver. Code	Remarks
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	1	Y	
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	1	Y	
050	015	092304	9330	23,600	3196310	\$25,000	06/14/22	\$1.06	Vacant Land - Topography/Creek	RS-7200	1	Y	
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	1	Y	
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	1	Y	
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	2	Y	
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	1	Y	
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	1	Y	
050	015	098500	0860	21,246	3203693	\$500,000	07/27/22	\$23.53	Vacant Land	RM-18	1	Y	
050	015	098500	1165	7,743	3223654	\$270,000	01/11/23	\$34.87	Vacant Land	CI	1	Y	
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	1	Y	
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	1	Y	
050	020	433140	0015	8,960	3174921	\$230,000	02/24/22	\$25.67	Vacant Land	O	1	Y	
050	020	433140	0055	20,726	3156652	\$300,000	10/29/21	\$14.47	Mission Baptist Church	O	2	Y	
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	1	Y	
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	1	Y	
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	4	Y	
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Mun	DC	2	29	Seg/merge after sale; not in ratio
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	2	Y	
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	1	Y	
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	1	Y	
050	040	312304	9072	79,279	3073129	\$2,000,000	09/16/20	\$25.23	NORMANDY RD APTS	MU	1	29	Seg/merge after sale; not in ratio
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	2	Y	
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	1	Y	
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	1	Y	
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	3	Y	
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	1	Y	
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PLS & S 197TH	I	2	Y	
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PLS & S 197TH	I	1	Y	
050	040	768620	0890	82,827	3148619	\$2,010,540	09/22/21	\$24.27		I	6	Y	
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	1	Y	
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Bu	I	2	Y	
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	1	Y	
050	050	344500	0019	23,516	3085867	\$2,200,000	12/01/20	\$93.55	Seatac Fire Station	CB-C	1	Y	
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	1	Y	
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MO	NCC	1	Y	
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	1	Y	
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop [e	CB-C	2	Y	
050	065	004100	0398	18,661	3087789	\$475,000	12/10/20	\$25.45		UH-1800	1	Y	
050	065	004300	0240	16,216	3192813	\$92,000	05/25/22	\$5.67	Vacant Land	MDR	1	Y	
050	065	092304	9039	37,900	3183821	\$550,000	04/12/22	\$14.51	Vacant Land	O	1	Y	
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	2	Y	
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	1	Y	

Ratio Analysis

- Number of Sales: 79
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 50, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,518,600	\$ 1,799,100	84.40%	16.31%	22.56%	1.05%
2023 Value	\$ 1,730,100	\$ 1,799,100	96.20%	8.13%	11.18%	1.02%
Change	\$ 211,500		11.80%	-8.18%	-11.38%	-0.03%
% Change	13.93%		13.98%	-50.15%	-50.44%	-2.86%

COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 988, excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Sale Price Unit Value Ranges			
Use	Range		Unit of Measure
Garage/Service Repair (small)	\$225	\$300	Per Sq Ft
Retail (small)	\$215	\$400	Per Sq Ft
Office (small)	\$260	\$350	Per Sq Ft
Mobile Home Parks (RV Pads)	\$55,000	\$55,000	Per Pad
Mobile Home Parks (MH Pads)	\$85,000	\$95,000	Per Pad

Total Value

Application of the recommended values for the 2023 assessment year of Area 50 results in a total change from the 2022 assessments of +12.48% in Geographic Area 50. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$5,086,391,000	\$5,721,159,500	\$ 634,768,500	12.48%

Area 50 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

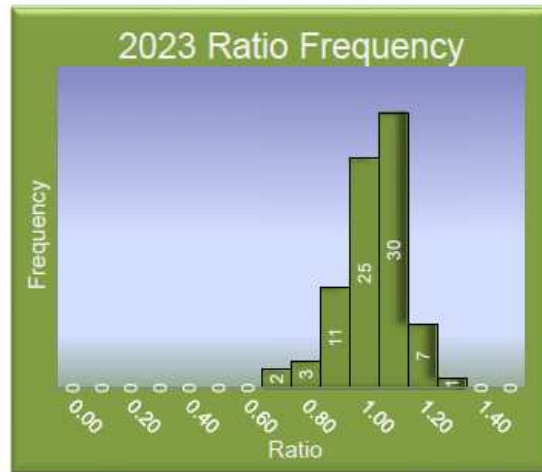
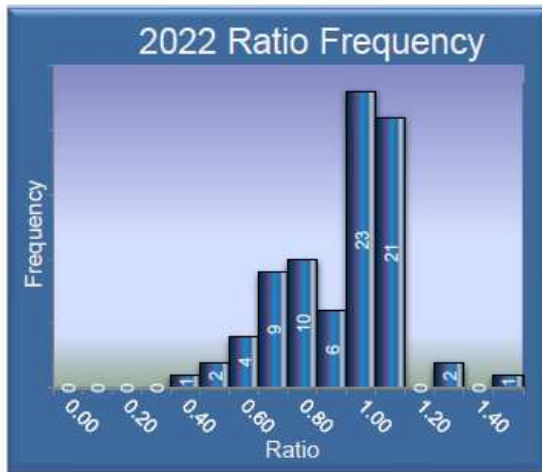
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	79
Mean Assessed Value	1,518,600
Mean Adj. Sales Price	1,799,100
Standard Deviation AV	1,502,072
Standard Deviation SP	1,865,517
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.884
Median Ratio	0.948
Weighted Mean Ratio	0.844
UNIFORMITY	
Lowest ratio	0.3667
Highest ratio:	1.5734
Coefficient of Dispersion	16.31%
Standard Deviation	0.1994
Coefficient of Variation	22.56%
Price Related Differential (PRD)	1.05

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	79
Mean Assessed Value	1,730,100
Mean Sales Price	1,799,100
Standard Deviation AV	1,759,495
Standard Deviation SP	1,865,517
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.983
Median Ratio	0.998
Weighted Mean Ratio	0.962
UNIFORMITY	
Lowest ratio	0.6835
Highest ratio:	1.2591
Coefficient of Dispersion	8.13%
Standard Deviation	0.1099
Coefficient of Variation	11.18%
Price Related Differential (PRD)	1.02



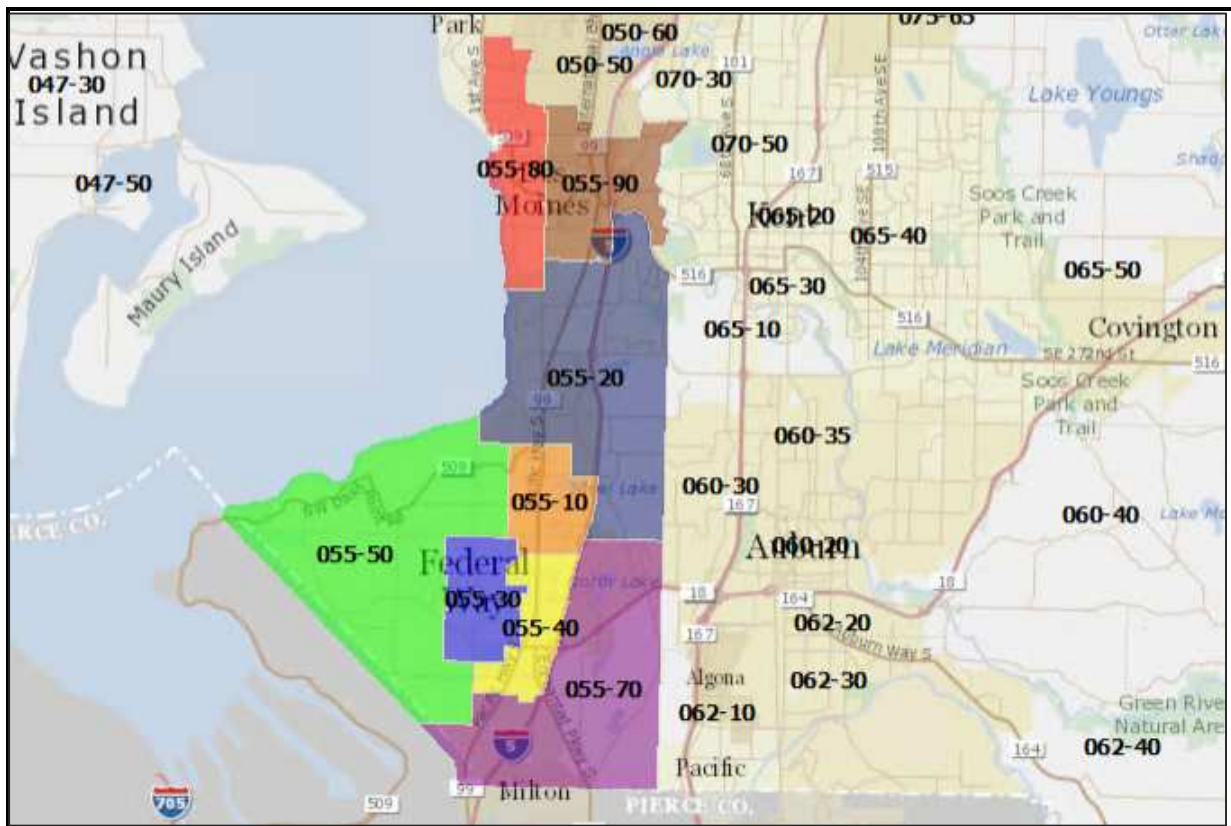
Area 55

Name

- **Area 55:** Federal Way, Des Moines, Milton, Kent, and Unincorporated King County

Boundaries:

- **North** – S 208th Street and S 216th Street
- **South** – The King/Pierce County line
- **East** - The Green River and directly south of W Meeker Street
- **West** - Puget Sound and Pierce County



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
55	70	East Campus	165	1835	8.99%
Area 55 Physical Inspection Total			165	1835	8.99%

South District
2023 Assessment Year

 **King County**
Department of Assessments

Land Value

Overall land values in Area 55 increased by 13.61%. Neighborhood 70 experienced the greatest change in its land valuation due to the new Bridge development project, which will be a large industrial business park. The total recommended assessed land value for the 2023 assessment year is \$3,169,652,700 and result in an increase from the 2022 assessment of \$2,789,994,400. The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
55-10	\$522,504,000	\$595,161,300	13.91%
55-20	\$408,313,100	\$463,501,200	13.52%
55-30	\$301,773,500	\$346,308,300	14.76%
55-40	\$441,240,000	\$534,971,200	21.24%
55-50	\$285,915,200	\$316,231,900	10.60%
55-70	\$206,876,500	\$252,503,100	22.05%
55-80	\$159,737,900	\$168,873,100	5.72%
55-90	\$463,634,200	\$492,102,600	6.14%
Total	\$2,789,994,400	\$3,169,652,700	13.61%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code
055	010	255817	0050	9,604	3170678	\$455,000	01/20/22	\$47.38	7 UNIT - MOUNTAIN SUN	RM1800	Apartment	1	Y
055	020	042104	9119	27,548	3182431	\$250,000	03/31/22	\$9.08	VACANT COMMERCIAL	BN	Vacant(Commerc	1	Y
055	020	042104	9123	25,100	3182315	\$225,000	03/31/22	\$8.96	VACANT COMMERCIAL	BN	Vacant(Commerc	1	Y
055	020	092104	9310	203,922	3040496	\$160,000	03/24/20	\$0.78	VACANT COMMERCIAL (WETLAND)	CB	Vacant(Single-far	1	Y
055	020	212204	9166	42,290	3167528	\$494,000	12/29/21	\$11.68	VACANT COMMERCIAL	CM	Vacant(Commerc	1	Y
055	020	720480	0164	132,873	3118396	\$2,000,000	05/11/21	\$15.05	VACANT COMMERCIAL	BC	Vacant(Commerc	2	Y
055	020	720480	0190	60,942	3174476	\$2,060,000	02/24/22	\$33.80	VACANT COMMERCIAL	BC	Vacant(Commerc	2	Y
055	030	202104	9166	108,021	3036013	\$200,000	02/27/20	\$1.85	VACANT COMMERCIAL	OP	Vacant(Commerc	1	Y
055	030	926480	0070	191,496	3107588	\$3,442,111	03/19/21	\$17.97	VACANT COMMERCIAL	CE	Vacant(Commerc	2	Y
055	040	202104	9119	13,886	3212517	\$500,000	10/04/22	\$36.01	J&M Exhaust & Auto Repair	CE	Service Building	1	Y
055	040	202104	9120	2,074	3212516	\$1,000,000	10/04/22	\$482.16	VACANT LAND	CE	Vacant(Commerc	1	Y
055	040	202104	9137	93,919	3212518	\$4,900,000	10/04/22	\$52.17	PATTISON'S WEST SKATING CENTER	CE	Skating Rink(Ice/f	2	Y
055	040	202104	9162	182,501	3091619	\$4,500,000	12/24/20	\$24.66	BARKSHIRE PANEL SYSTEMS	CE	Warehouse	4	Y
055	040	202104	9171	29,714	3049915	\$450,000	06/01/20	\$15.14	VACANT LAND	CE	Vacant(Industrial	2	Y
055	040	212104	9082	48,787	3174224	\$1,300,000	02/10/22	\$26.65	VACANT COMMERCIAL	CE	Vacant(Industrial	1	Y
055	040	292104	9051	42,449	3127804	\$510,000	06/22/21	\$12.01	VACANT COMMERCIAL	OP	Vacant(Commerc	1	Y
055	040	292104	9052	94,141	3102934	\$1,800,000	02/23/21	\$19.12	SIESTA MOTEL - FEDERAL WAY	CE	Hotel/Motel	3	Y
055	040	797880	0080	59,782	3188315	\$1,870,000	05/02/22	\$31.28	Master Na's Martial Arts	BC	Retail Store	2	Y
055	050	873198	3370	8,276	3029826	\$150,000	01/13/20	\$18.12	TWIN LAKES GOLF AND COUNTRY CLUB	RS7.2	Golf Course	1	Y
055	070	322104	9040	50,593	3136771	\$35,000	07/29/21	\$0.69	VACANT COMMERCIAL (WETLAND)	B	Vacant(Commerc	1	Y
055	070	322104	9148	434,728	3090692	\$6,344,996	12/17/20	\$14.60	VACANT LAND	PD	Utility, Private(Ra	1	Y
055	070	375060	0840	24,835	3117603	\$180,000	05/05/21	\$7.25	VACANT LAND	NB	Vacant(Commerc	2	Y
055	070	506640	0620	72,350	3101723	\$400,000	02/23/21	\$5.53	VACANT LAND	R48	Vacant(Multi-far	1	Y
055	070	750500	0900	41,125	3090691	\$934,525	12/16/20	\$22.72	VACANT LAND -- EXCESS HWY R/W	PD	Vacant(Single-far	1	Y
055	080	200900	4725	8,520	3129124	\$682,000	06/29/21	\$80.05	Allstate Insurance	D-C	Retail Store	1	Y
055	080	201140	0524	54,279	3074635	\$475,000	10/06/20	\$8.75	Yard Storage for boats	D-C	Vacant(Commerc	1	Y
055	090	092204	9166	32,546	3067005	\$92,000	08/27/20	\$2.83	Vacant Commercial	B-P	Vacant(Commerc	1	Y
055	090	215640	0269	48,883	3130517	\$1,498,490	06/27/21	\$30.65	Vacant Commercial	PR-C	Vacant(Commerc	1	Y
055	090	250060	0080	76,674	3037596	\$4,500,000	03/09/20	\$58.69	former KOST AUTO SALES	PR-C	Auto Showroom	1	Y
055	090	272420	0890	2,850	3190702	\$28,000	05/17/22	\$9.82	VACANT MULTIPLE	PR-R	Vacant(Multi-far	1	Y
055	090	360180	0035	3,000	3102680	\$50,000	03/02/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-far	1	Y
055	090	360240	0040	3,000	3102451	\$50,000	03/01/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-far	1	Y
055	090	551400	0030	294,811	3050512	\$2,750,000	06/04/20	\$9.33	VACANT COMMERCIAL	MCR	Vacant(Commerc	2	Y

Ratio Analysis

- Number of Sales: 99
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 55 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,467,900	\$ 1,757,000	83.50%	18.79%	22.11%	1.04%
2023 Value	\$ 1,712,300	\$ 1,757,000	97.50%	16.61%	20.21%	1.01%
Change	\$ 244,400		14.00%	-2.18%	-1.90%	-0.03%
% Change	16.65%		16.77%	-11.60%	-8.59%	-2.88%

*COD is a measure of uniformity, lower numbers represent better uniformity

South District
2023 Assessment Year



Number of Parcels in the Ratio Study Population: 1,118 excluding specialties properties.

Based on market sales, some properties require deviation from the typical income value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Market Valuation Model AY 2023				
Property Type	Min Eff Yr Blt	\$/SF	Max Eff Yr Blt	\$/SF
Bank	1985	\$250	2015	\$400
Convenience Stores	1985	\$275	2015	\$400
Daycare	1980	\$200	2010	\$300
Medical/Dental	1985	\$250	2015	\$375
Office	1980	\$200	2005	\$300
Restaurants	1985	\$200	2010	\$350
SFR	1970	\$200	2000	\$300
Property Type	Grade	\$/Pad	Grade	\$/Pad
Mobile Home Parks	1	\$75,000	5	\$135,000

Total Value

Application of the recommended values for the 2023 assessment year for Geographic Area 55 results in a total change of 10.44% from the 2022 assessment. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,867,979,600	\$ 4,271,907,200	\$ 403,927,600	10.44%

Area 55 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

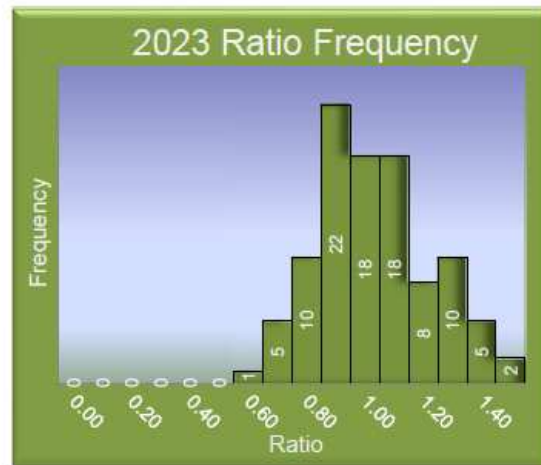
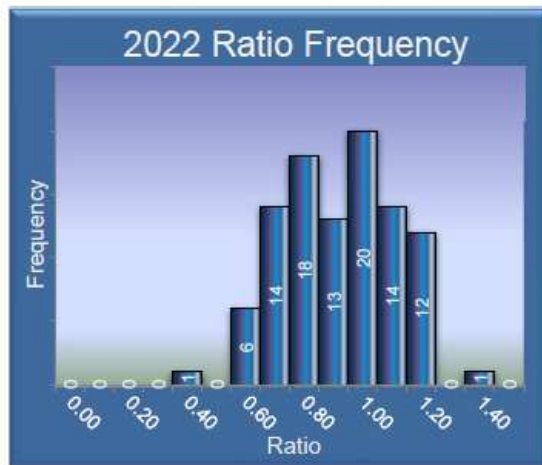
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	99
Mean Assessed Value	1,467,900
Mean Adj. Sales Price	1,757,000
Standard Deviation AV	1,577,154
Standard Deviation SP	1,949,036
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.873
Median Ratio	0.866
Weighted Mean Ratio	0.835
UNIFORMITY	
Lowest ratio	0.3360
Highest ratio:	1.3065
Coefficient of Dispersion	18.79%
Standard Deviation	0.1930
Coefficient of Variation	22.11%
Price Related Differential (PRD)	1.04

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	99
Mean Assessed Value	1,712,300
Mean Sales Price	1,757,000
Standard Deviation AV	1,929,904
Standard Deviation SP	1,949,036
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.987
Median Ratio	0.961
Weighted Mean Ratio	0.975
UNIFORMITY	
Lowest ratio	0.5871
Highest ratio:	1.6335
Coefficient of Dispersion	16.61%
Standard Deviation	0.1995
Coefficient of Variation	20.21%
Price Related Differential (PRD)	1.01



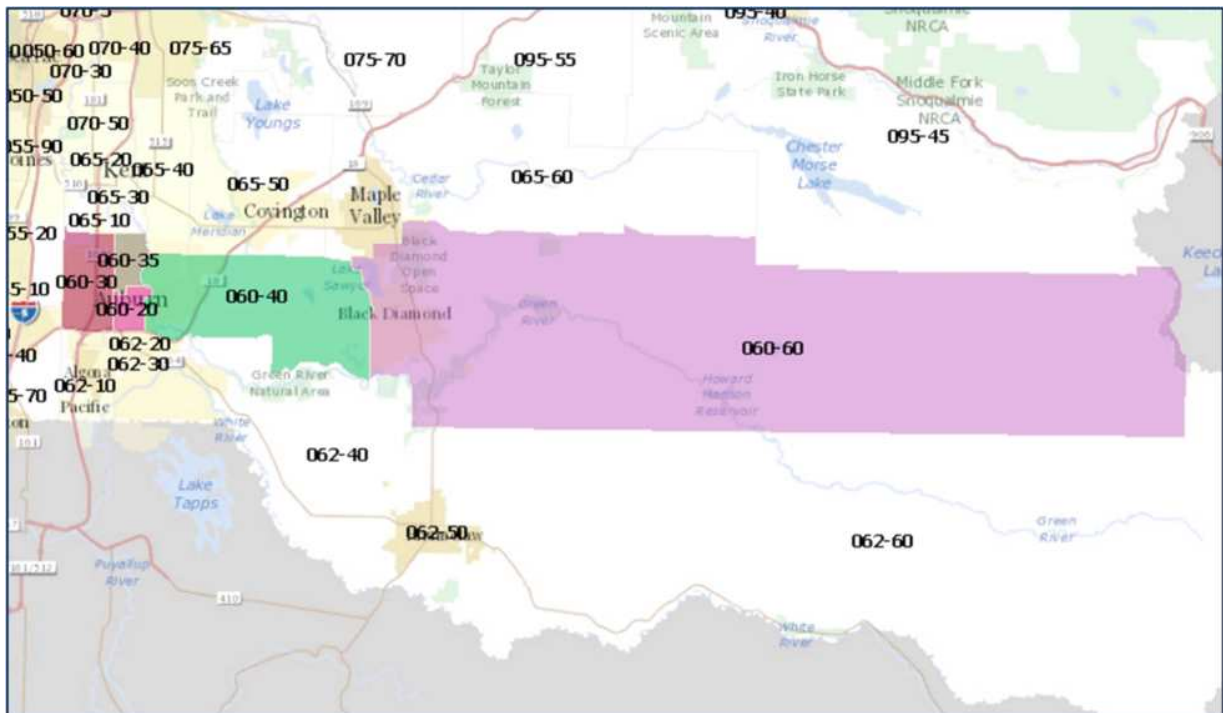
Area 60

Name

- **Area 60:** North Auburn / Black Diamond

Boundaries:

- **North** – The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south to SE 288th Street, then due east to the Black Diamond city limits. It goes along SE 28th Street through a corner of Maple Valley and then along the Kent-Kangley Road to the Cascade Crest.
- **East** - The eastern boundary is the Cascade Crest.
- **South** – The southern Boundary runs west through Flaming Geyser State Park, then follows SE 384th Street until it meets State Highway 18. It follows that highway as it turns west to form the southern boundary.
- **West** - The western boundary is 51st Avenue South.



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
60	60	Black Diamond	257	1,785	14.40%
Area 60 Physical Inspection Total			257	1,785	14.40%

Land Value

Overall land values in Area 60 rose by 29.06%. The Geographical area of North Auburn / Black Diamond experienced a change in its land valuation due to added demand for industrial properties and population growth. The total recommended land value for the 2023 assessment year is \$1,879,958,784 and results in an increase from the 2022 assessment of +29.06%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
60-20	\$246,632,200	\$351,544,500	42.54%
60-30	\$541,935,500	\$654,950,684	20.85%
60-35	\$394,725,900	\$492,350,600	24.73%
60-40	\$133,341,800	\$188,764,800	41.56%
60-60	\$139,992,100	\$192,348,200	37.40%
Total	\$1,456,627,500	\$1,879,958,784	29.06%

Neighborhoods Land Sales

The following is a breakdown of the land sales used. The assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y
060	020	122104	9020	172,305	3195351	\$3,500,000	06/13/22	\$20.31	VACANT LAND 50% WETLAND	M1	Vacant(Commercial)	1	Y
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y
060	020	395390	0150	12,000	3195616	\$360,000	06/14/22	\$30.00	VACANT COMMERCIAL	DUC	Retail Store	1	Y
060	020	781570	0120	15,600	3197560	\$460,000	06/21/22	\$29.49	SUNBREAK CAFE & BREAD COMPANY	DUC	Restaurant/Lounge	1	Y
060	030	132104	9052	77,972	3213359	\$2,400,000	10/10/22	\$30.78	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y
060	030	352204	9021	393,455	3060587	\$9,578,000	07/31/20	\$24.34	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y
060	030	936000	0016	105,560	3185732	\$52,600	04/07/22	\$0.50	VACANT 100% WETLAND	M1	Vacant(Industrial)	2	Y
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBO RV/COUNTRY SQ/MOTORAM	C3	Retail(Line/Strip)	1	Y
060	035	514320	0035	7,819	3223615	\$65,050	01/12/23	\$8.32	VACANT	M2	Vacant(Industrial)	1	Y
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y
060	035	936060	0154	51,095	3215817	\$800,000	10/28/22	\$15.66	VACANT COMMERCIAL	C3	Vacant(Commercial)	3	Y
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y

Ratio Analysis

- Number of Sales: 75
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 60 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,992,000	\$ 2,425,000	82.10%	17.19%	21.37%	1.04%
2023 Value	\$ 2,404,600	\$ 2,425,000	99.20%	8.27%	11.50%	0.99%
Change	\$ 412,600		17.10%	-8.92%	-9.87%	-0.05%
% Change	20.71%		20.83%	-51.89%	-46.19%	-4.81%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 976 parcels.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Value Range			
Use	Range		Unit of Measure
Converted SFR's	\$200	\$500	Per Sq Ft
Warehouse Condominiums	\$350		Per Sq Ft
Daycare Centers	\$160	\$400	Per Sq Ft
Airport Hangers	\$80	\$110	Per Sq Ft
Mobile Home Parks	\$70,000	\$105,000	Per Pad

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of +17.63% in Geographic Area 60. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$2,539,443,317	\$2,987,201,784	\$ 447,758,467	17.63%

Area 60 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

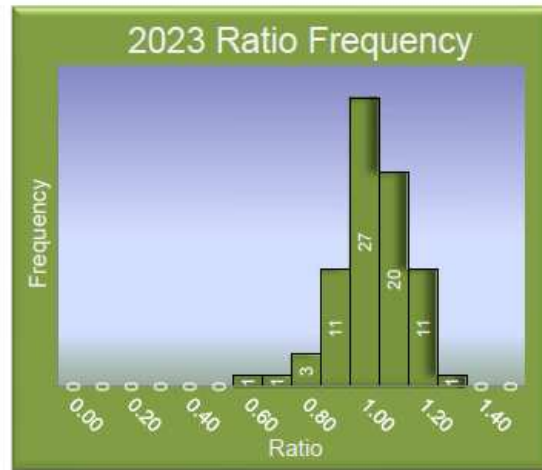
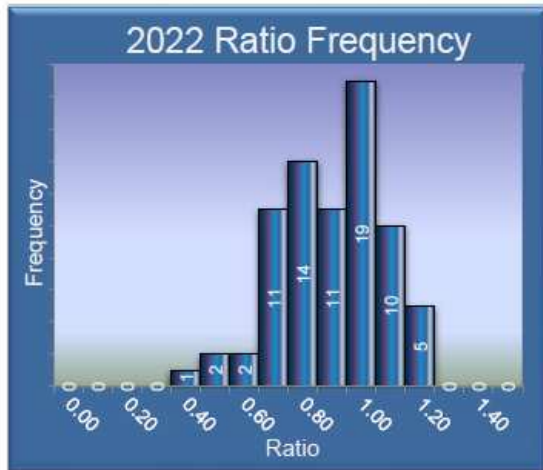
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	75
Mean Assessed Value	1,992,000
Mean Adj. Sales Price	2,425,000
Standard Deviation AV	2,579,015
Standard Deviation SP	3,007,748
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.853
Median Ratio	0.875
Weighted Mean Ratio	0.821
UNIFORMITY	
Lowest ratio	0.3836
Highest ratio:	1.1918
Coefficient of Dispersion	17.19%
Standard Deviation	0.1823
Coefficient of Variation	21.37%
Price Related Differential (PRD)	1.04

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	75
Mean Assessed Value	2,404,600
Mean Sales Price	2,425,000
Standard Deviation AV	3,046,790
Standard Deviation SP	3,007,748
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.980
Median Ratio	0.988
Weighted Mean Ratio	0.992
UNIFORMITY	
Lowest ratio	0.5841
Highest ratio:	1.2144
Coefficient of Dispersion	8.27%
Standard Deviation	0.1127
Coefficient of Variation	11.50%
Price Related Differential (PRD)	0.99



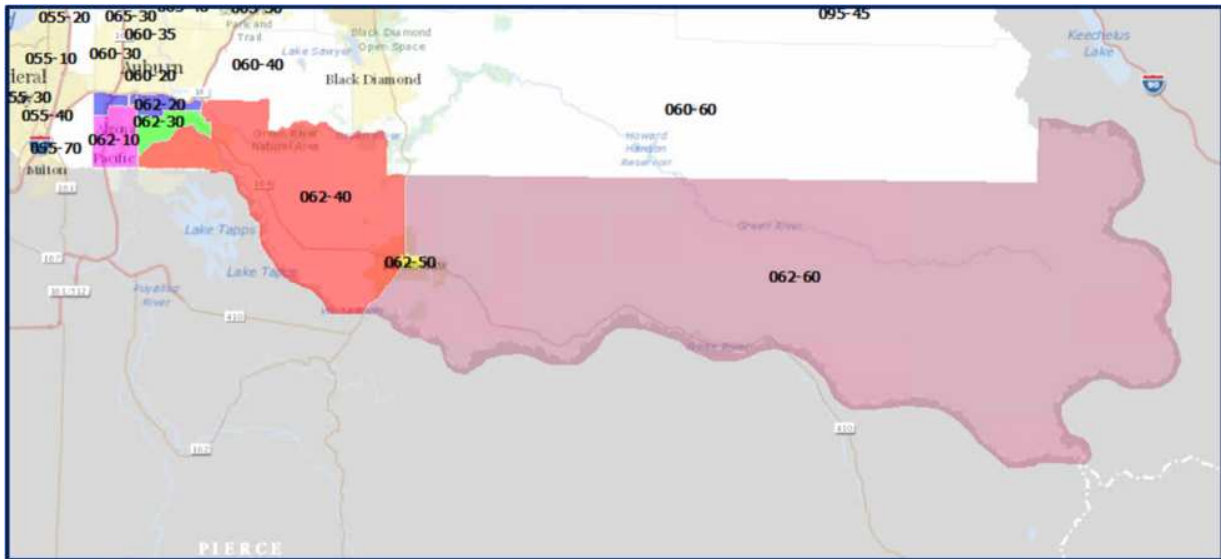
Area 62

Name

- **Area 62:** Southeast King County

Boundaries:

- **North** – State Route 18 and the Green River
- **South** – King / Pierce County Line
- **East** - King / Kittitas/ Yakima County Line
- **West** - West Valley Highway



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
62	50	Downtown Enumclaw	249	1,268	19.64%
Area 62 Physical Inspection Total			249	1,268	19.64%

Land Value

Overall land values in Area 62 increased by 10.66%. Southeast King County continues to experience land value increases in industrial and multifamily properties.

The Kent Valley serves as a central industrial hub with easy access by truck, plane, or rail. There is high demand for warehouse space and transportation to and from such space. Thus, the market value of industrial property in this area remains strong.

Multifamily is the other significant type of property that continues to grow in this market. Area reports suggest that demand for more affordable housing persists. This puts an upward pressure on this group of properties, allowing the value to increase.

The total recommended land value for the 2023 assessment year is \$1,603,850,600.

Below is a table that shows the percentage change in land value by neighborhood. This table includes all properties in Area 62, including government-owned and specialty parcels.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022 Land Value	2023 Land Value	% Change
62-10	\$434,266,400	\$483,463,800	11.33%
62-20	\$357,483,700	\$386,046,400	7.99%
62-30	\$222,876,600	\$247,798,800	11.18%
62-40	\$212,501,900	\$239,279,200	12.60%
62-50	\$73,480,000	\$83,328,500	13.40%
62-60	\$148,797,200	\$163,933,900	10.17%
Total	\$1,449,405,800	\$1,603,850,600	10.66%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered for this revalue. The assessor put a significant emphasis on the 24 sales below which occurred in the last three years. These sales were the primary source utilized to establish new assessed land values for each Neighborhood. However, historical sales and sales of the same or similarly zoned properties are also utilized when data is scarce.

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / SF	Zone	Par. Ct.
010	030150	0090	307,440	3194799	\$950,000	06/08/22	\$3.09	C3	3
010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	IL	6
010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	C-1	1
010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	C-1	1
010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	C-3	1
010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	HC	1
010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	HC	4
020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	C3	2
020	192105	9306	69,614	3089394	\$1,150,000	12/10/20	\$16.52	C1	1
020	242104	9066	26,152	3206188	\$1,400,000	08/16/22	\$53.53	C3	2
030	192105	9028	37,700	3206033	\$565,000	08/19/22	\$14.99	C3	1
030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	C3	1
030	202105	9043	25,820	3198261	\$950,000	06/23/22	\$36.79	C3	1
030	331360	0470	76,692	3061065	\$750,000	07/31/20	\$9.78	R20	1
040	665500	0023	58,970	3205196	\$370,000	08/09/22	\$6.27	R5	1
050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	LI	1
050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	LI	1
050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	CB2	1
060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	RMHP	3
060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	LI	1
060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	R-4	1
060	252006	9116	190,357	3034023	\$1,050,000	02/12/20	\$5.52	HCB	1
060	302007	9032	36,440	3085633	\$425,000	11/24/20	\$11.66	RMHP	1
060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	MP	4

Ratio Analysis

- Number of Sales Utilized for valuation: 42
- Number of Sales Utilized in ratio study: 40
- Range of Sales Dates: 1/1/2020 - 1/27/2023

Below is the ratio study for Area 62, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 2,182,800	\$ 2,544,400	85.80%	11.78%	15.48%	1.02%
2023 Value	\$ 2,324,400	\$ 2,544,400	91.40%	11.11%	15.70%	1.01%
Change	\$ 141,600		5.60%	-0.67%	0.22%	-0.01%
% Change	6.49%		6.53%	-5.69%	1.42%	-0.98%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 706 excluding specialty, operating, tribal and government-owned properties.

Some properties require deviation from the typical value range due to issues including, but not limited to location, size, condition, specific neighborhood, and appraiser judgment. The table below presents the property type and the typical value per square foot range.

Market Value Used in Area 62 for 2023 Revalue		
Use	Value Range	Unit of Measure
Office Condos	\$275-\$400	Per Sq Ft
Daycares	\$225-\$275	Per Sq Ft
Converted SFR	\$175-\$350	Per Sq Ft
Warehouse Condos	\$150-\$225	Per Sq Ft
Mobile Home Park	\$45,000 to \$125,000	Price per pad

Other non-specialty commercial properties were valued by either the income or cost approach because there was a lack of comparable sales. The cost method was utilized when the site size was significantly larger than typical or there was not adequate income data available.

Total Value

The application of the recommended total values for the 2023 assessment year results in an overall value increase of \$248,616,600 from 2022. This is an 11.31% upward change. The adjustments in value are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 2,197,718,200	\$ 2,446,334,800	\$ 248,616,600	11.31%

Area 62 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

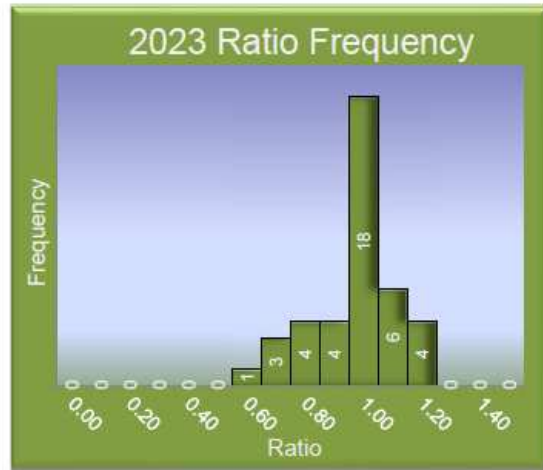
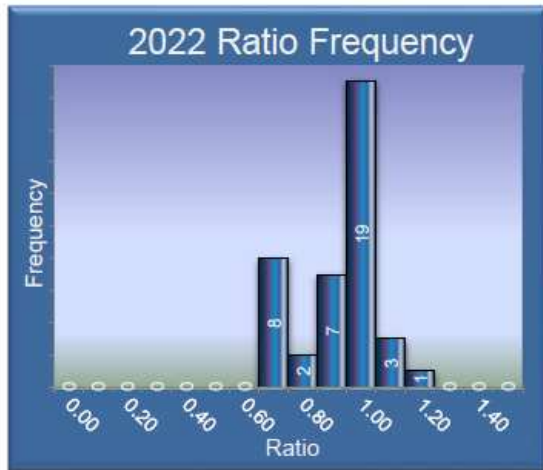
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	40
Mean Assessed Value	2,182,800
Mean Adj. Sales Price	2,544,400
Standard Deviation AV	2,365,689
Standard Deviation SP	2,915,503
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.876
Median Ratio	0.918
Weighted Mean Ratio	0.858
UNIFORMITY	
Lowest ratio	0.6119
Highest ratio:	1.1005
Coefficient of Dispersion	11.78%
Standard Deviation	0.1356
Coefficient of Variation	15.48%
Price Related Differential (PRD)	1.02

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	40
Mean Assessed Value	2,324,400
Mean Sales Price	2,544,400
Standard Deviation AV	2,526,263
Standard Deviation SP	2,915,503
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.957
Weighted Mean Ratio	0.914
UNIFORMITY	
Lowest ratio	0.5217
Highest ratio:	1.1824
Coefficient of Dispersion	11.11%
Standard Deviation	0.1453
Coefficient of Variation	15.70%
Price Related Differential (PRD)	1.01



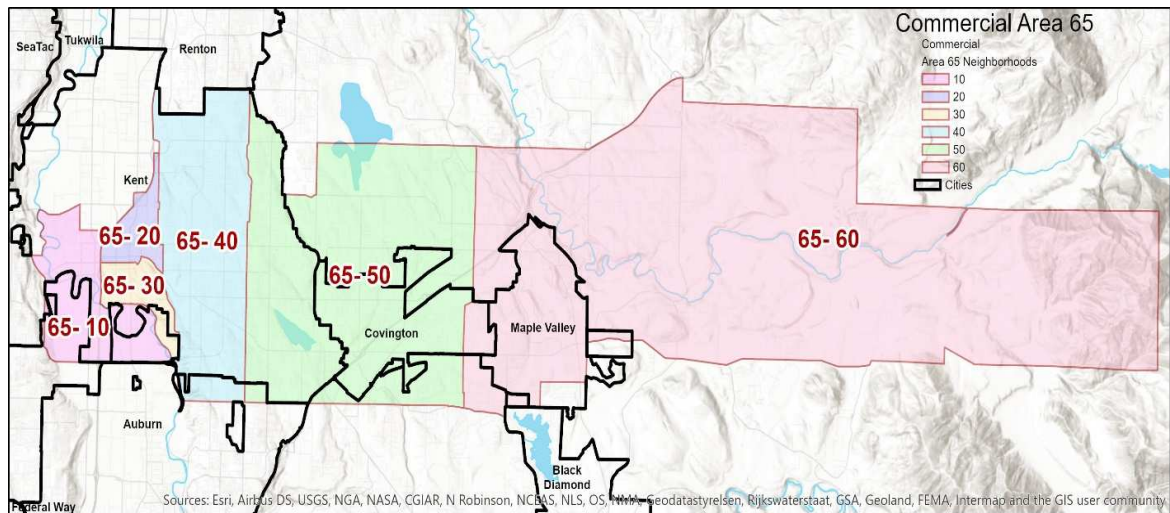
Area 65

Name

- **Area 65:** Kent, Covington, Maple Valley & Unincorporated S.E. King County

Boundaries:

- **North** – SE 192nd St and SE 216
- **South** – The Green River and Hwy 169
- **East** - King / Kittitas County Line
- **West** - Kent-Des Moines Rd and State Route 167



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
65	10	Kent - Green River Area	213	1519	14.02%
Area 65 Physical Inspection Total			213	1519	14.02%

South District
2023 Assessment Year

 **King County**
Department of Assessments

Land Value

Overall land values in Area 65 increased by 9.79%. The Geographical area of Kent, particularly Kent Valley, and the Geographical area of Covington experienced the strongest change in its land valuation due to recent sales activity, and high demand for mixed use commercial development. The total recommended assessed land value for the 2023 assessment year is \$2,802,523,000 which resulted in an increase from the 2022 assessment of +9.79%.

The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
65-10	\$559,361,600	\$610,269,300	9.10%
65-20	\$314,669,400	\$361,453,000	14.87%
65-30	\$174,770,400	\$198,604,500	13.64%
65-40	\$629,762,700	\$651,557,200	3.46%
65-50	\$503,555,200	\$577,128,200	14.61%
65-60	\$370,399,900	\$403,510,800	8.94%
Total	\$2,552,519,200	\$2,802,523,000	9.79%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code
065	060	162206	9139	41,577	3214157	\$749,000	10/06/22	\$18.01	VACANT	CB	Vacant(Commercial)	1	Y
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03	VACANT LAND	REC	Vacant(Commercial)	2	Y
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	Processing	2	Y
065	050	352205	9215	891,740	3222232	\$12,214,879	12/29/22	\$13.70	VACANT PARCEL	GC	Vacant(Commercial)	1	Y
065	050	352205	9208	938,464	3182926	\$12,100,000	04/07/22	\$12.89	VACANT LAND	GC	Vacant(Industrial)	1	Y
065	050	302206	9091	97,830	3181845	\$2,500,000	04/05/22	\$25.55	LAND	R8	Vacant(Single-family)	1	Y
065	050	076600	0230	8,625	3175811	\$230,000	02/28/22	\$26.67	VACANT LAND	MC	Vacant(Commercial)	1	Y
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97	VACANT	MR-G	Vacant(Multi-family)	1	Y
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92	VACANT LAND	CC	Vacant(Commercial)	1	Y
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22	VACANT	CC	Vacant(Commercial)	1	Y
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY	R6	Vacant(Single-family)	4	Y
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	Vacant(Commercial)	1	Y
065	040	212205	9048	97,139	3206814	\$1,500,000	08/19/22	\$15.44	LAND	NCC	Vacant(Commercial)	1	Y
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35	Vacant	CC-MU	Vacant(Multi-family)	1	Y
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47	VACANT MFR LAND	MR-G	Vacant(Multi-family)	1	Y
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66	VACANT	DCE	Vacant(Commercial)	2	Y
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30	VACANT	DCE	Vacant(Commercial)	2	Y
065	010	346280	0086	81,000	3210623	\$5,650,000	09/21/22	\$69.75	w/Storage	I2	Warehouse	1	Y
065	010	543620	0102	34,545	3186761	\$1,325,000	04/20/22	\$38.36	LAND	GC-MU	Vacant(Commercial)	2	Y
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50	VACANT LAND	I2	Vacant(Industrial)	1	Y

Ratio Analysis

- Number of Sales: 76
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 65 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 2,979,700	\$ 3,651,100	81.60%	14.61%	20.52%	1.06%
2023 Value	\$ 3,422,400	\$ 3,651,100	93.70%	8.80%	12.66%	1.02%
Change	\$ 442,700		12.10%	-5.81%	-7.86%	-0.04%
% Change	14.86%		14.83%	-39.77%	-38.30%	-3.77%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 943 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Sale Price Unit Value Ranges		
Use	Value Range	Unit of Measure
Daycares	\$225 - \$275	Per Sq Ft
Converted SFR	\$140 - \$350	Per Sq Ft
Offices / Retail < 4,000 SqFt	\$140 - \$350	Per Sq Ft
Mobile Home Park	\$75,000 to \$113,000	Price per pad

Total Value

Application of the recommended values for the 2023 assessment year of Area 65 results in a total change from the 2022 assessments of 9.06% in Geographic Area 65. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,436,339,605	\$ 3,747,697,970	\$ 311,358,365	9.06%

Area 65 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

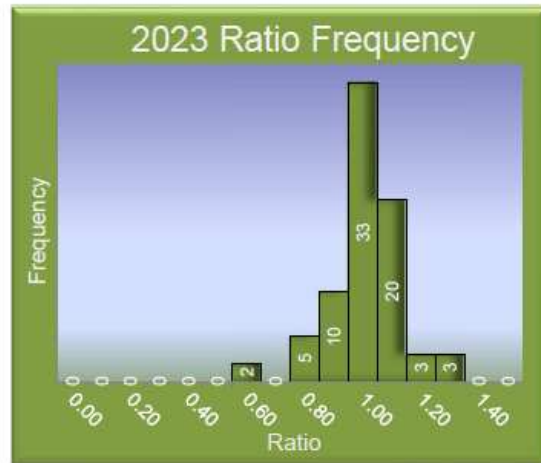
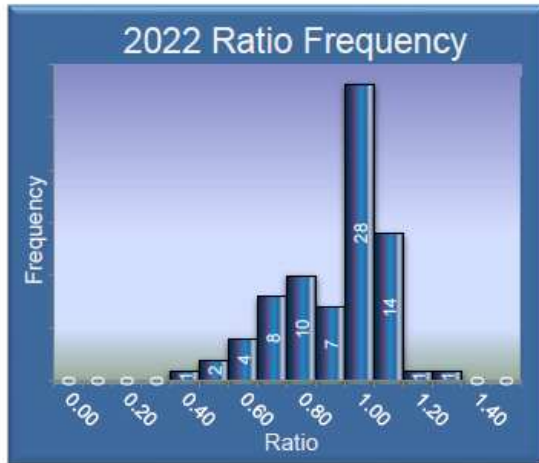
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	76
Mean Assessed Value	2,979,700
Mean Adj. Sales Price	3,651,100
Standard Deviation AV	4,683,706
Standard Deviation SP	6,122,841
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.862
Median Ratio	0.921
Weighted Mean Ratio	0.816
UNIFORMITY	
Lowest ratio	0.3725
Highest ratio:	1.2471
Coefficient of Dispersion	14.61%
Standard Deviation	0.1769
Coefficient of Variation	20.52%
Price Related Differential (PRD)	1.06

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	76
Mean Assessed Value	3,422,400
Mean Sales Price	3,651,100
Standard Deviation AV	5,503,168
Standard Deviation SP	6,122,841
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.952
Median Ratio	0.956
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.5269
Highest ratio:	1.2471
Coefficient of Dispersion	8.80%
Standard Deviation	0.1206
Coefficient of Variation	12.66%
Price Related Differential (PRD)	1.02



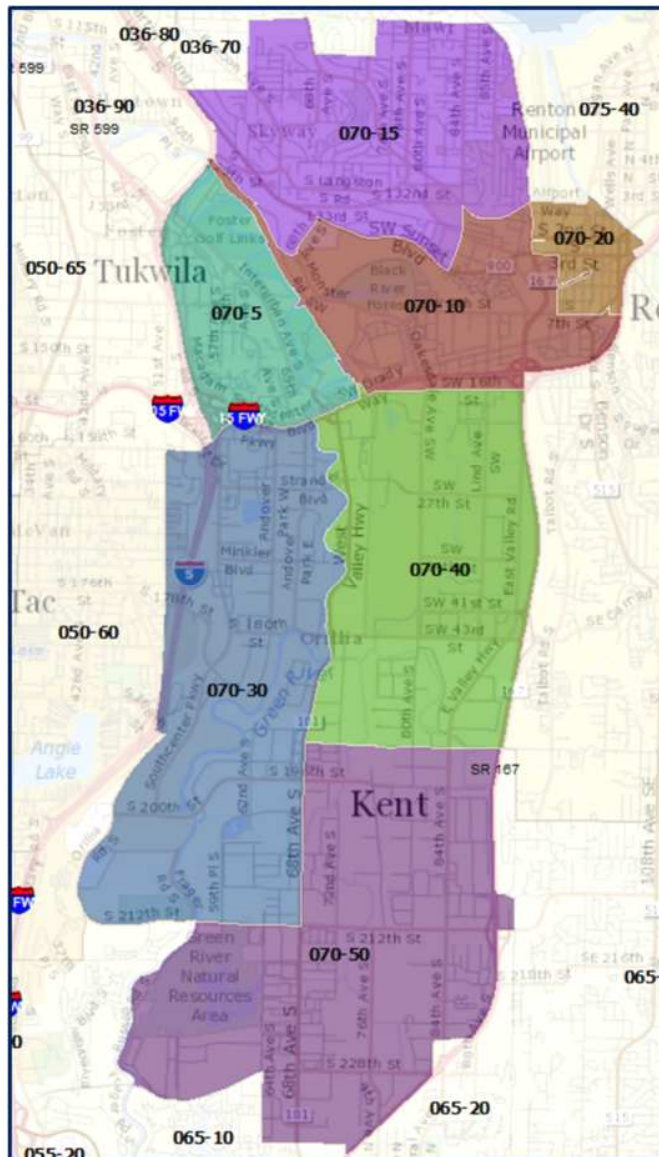
Area 70

Name

- **Area 70:** Skyway, Renton CBD, SW Renton, Tukwila Southcenter, and North Kent Valley

Boundaries:

- **North** – South 112th Street, Skyway
- **South** – South 236th Street, Kent
- **East** - SR 167
- **West** – Interstate 5



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
70	40	South Renton	329	2,050	16.05%
Area 70 Physical Inspection Total			329	2,050	16.05%

*Physical Inspection was performed by Angela Hegedus, who aided with the valuation of Area 70.

Land Value

Overall land values in Area 70 increased by 14.14%. The Geographical area made up of Skyway, the Renton CBD, SW Renton, Tukwila Southcenter, and the North Kent Valley experienced a significant change due to demand for industrially zoned land. The total recommended land value for the 2023 assessment year is \$7,692,607,622, increasing from the 2022 assessment by +14.14%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
70-05	\$200,513,800	\$220,268,400	9.85%
70-10	\$772,094,350	\$806,395,300	4.44%
70-15	\$171,766,100	\$184,461,400	7.39%
70-20	\$242,072,200	\$245,690,700	1.49%
70-30	\$1,842,317,256	\$2,130,610,356	15.65%
70-40	\$1,362,888,400	\$1,537,729,500	12.83%
70-50	\$2,148,216,166	\$2,567,451,966	19.52%
Total	\$6,739,868,272	\$7,692,607,622	14.14%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each Neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	Office Building	1	Y
070	005	336590	1035	81,335	3216305	\$9,012,329	10/05/22	\$110.81	The Great American Casino	C/LI	Restaurant/Loun	1	Y
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEARDOWN SFR	C/LI	Single Family(C/I	5	Y
070	010	000720	0123	15,007	3170895	\$1,100,000	01/26/22	\$73.30	APPLIANCE STORE	CA	Retail Store	2	Y
070	010	182305	9165	58,065	3182311	\$990,000	03/25/22	\$17.05	VACANT MFR LAND W/TEARDOWN	RM-F	Vacant(Multi-fam	1	Y
070	010	242304	9061	27,175	3166461	\$1,450,000	12/21/21	\$53.36	GUY'S R.V. STORAGE	IM	Mini Warehouse	1	Y
070	010	922890	0045	19,742	3189100	\$1,200,000	05/06/22	\$60.78	LDS SOCIAL CENTER	CA	Church/Welfare/	1	Y
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	Vacant(Multi-fam	1	Y
070	015	217200	0685	55,860	3140684	\$260,000	08/19/21	\$4.65	VACANT MFR LAND	R24	Vacant(Multi-fam	1	Y
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	Church/Welfare/	2	Y
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	Vacant(Commerc	2	Y
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4-Plex	4	Y
070	020	722950	0064	5,152	3108460	\$204,000	03/26/21	\$39.60	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	1	Y
070	020	722950	0065	23,256	3207246	\$690,000	08/15/22	\$29.67	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	2	Y
070	020	722950	0065	23,256	3211220	\$685,000	09/23/22	\$29.45	VACANT COMMERCIAL LAND	CA	Vacant(Commerc	2	Y
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	Vacant(Multi-fam	2	Y
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	Parking(Assoc)	1	Y
070	030	352304	9061	260,436	3159666	\$20,400,000	11/19/21	\$78.33	ACT III THEATER	TUC-WP	Movie Theater	1	Y
070	040	242304	9071	20,212	3164703	\$394,100	12/15/21	\$19.50	BOEING LONGACRES PARK VACANT	IM	Vacant(Industrial	1	Y
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	Warehouse	1	Y
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	Vacant(Industrial	1	Y
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial	1	Y
070	050	112204	9065	353,707	3115209	\$10,300,000	04/30/21	\$29.12	KOA CAMPGROUND	I1	Campground	1	Y
070	050	142204	9001	685,009	3088617	\$24,600,000	12/11/20	\$35.91	BRIDGE POINT KENT 300	I1	Warehouse	1	Y
070	050	631500	0040	756,012	3077510	\$23,577,000	10/16/20	\$31.19	VACANT INDUSTRIAL LAND	I3	Industrial(Light)	2	Y
070	050	775780	0031	22,111	3222315	\$365,000	12/28/22	\$16.51	FERRELL'S FIRE EQUIPMENT	I2	Retail Store	1	Y
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial	1	Y
070	050	775780	0122	151,589	3180980	\$2,011,680	03/21/22	\$13.27	VACANT INDUSTRIAL LAND W/TEARDOWN	I2	Vacant(Industrial	1	Y
070	050	775980	0030	34,213	3137295	\$637,500	07/21/21	\$18.63	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial	1	Y

Ratio Analysis

- Number of Sales: 89
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 70, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 4,863,200	\$ 5,636,800	86.30%	19.52%	26.03%	0.99%
2023 Value	\$ 5,602,800	\$ 5,636,800	99.40%	12.44%	15.55%	1.00%
Change	\$ 739,600		13.10%	-7.08%	-10.48%	0.01%
% Change	15.21%		15.18%	-36.27%	-40.26%	1.01%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,205 excluding specialties.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Use	Value Range		Unit of Measure
	Range		
Dental Office - Small	\$160	\$350	Per Sq Ft
Office Buildings - Small	\$190	\$220	Per Sq Ft
Daycare Centers	\$290	\$310	Per Sq Ft
Mobile Home Parks	\$26,000	\$80,000	Per Pad

Total Value

Application of the recommended values for the 2023 assessment year of Area 70 results in a total change from the 2022 assessments of +8.43%. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 6,855,414,012	\$ 7,433,467,544	\$ 578,053,532	8.43%

Area 70 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

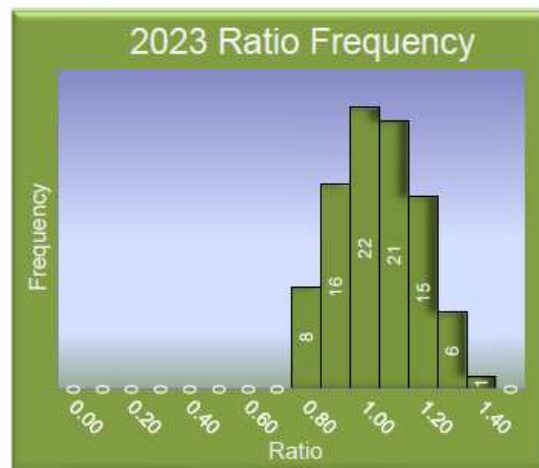
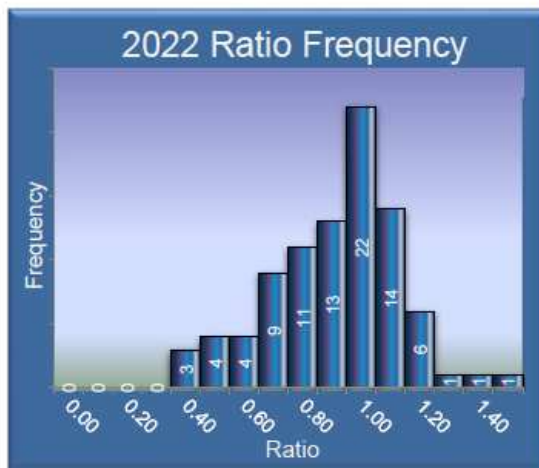
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	89
Mean Assessed Value	4,863,200
Mean Adj. Sales Price	5,636,800
Standard Deviation AV	5,277,890
Standard Deviation SP	5,714,940
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.858
Median Ratio	0.903
Weighted Mean Ratio	0.863
UNIFORMITY	
Lowest ratio	0.3461
Highest ratio:	1.4873
Coefficient of Dispersion	19.52%
Standard Deviation	0.2233
Coefficient of Variation	26.03%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	89
Mean Assessed Value	5,602,800
Mean Sales Price	5,636,800
Standard Deviation AV	6,066,568
Standard Deviation SP	5,714,940
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.989
Median Ratio	0.996
Weighted Mean Ratio	0.994
UNIFORMITY	
Lowest ratio	0.7003
Highest ratio:	1.3974
Coefficient of Dispersion	12.44%
Standard Deviation	0.1539
Coefficient of Variation	15.55%
Price Related Differential (PRD)	1.00



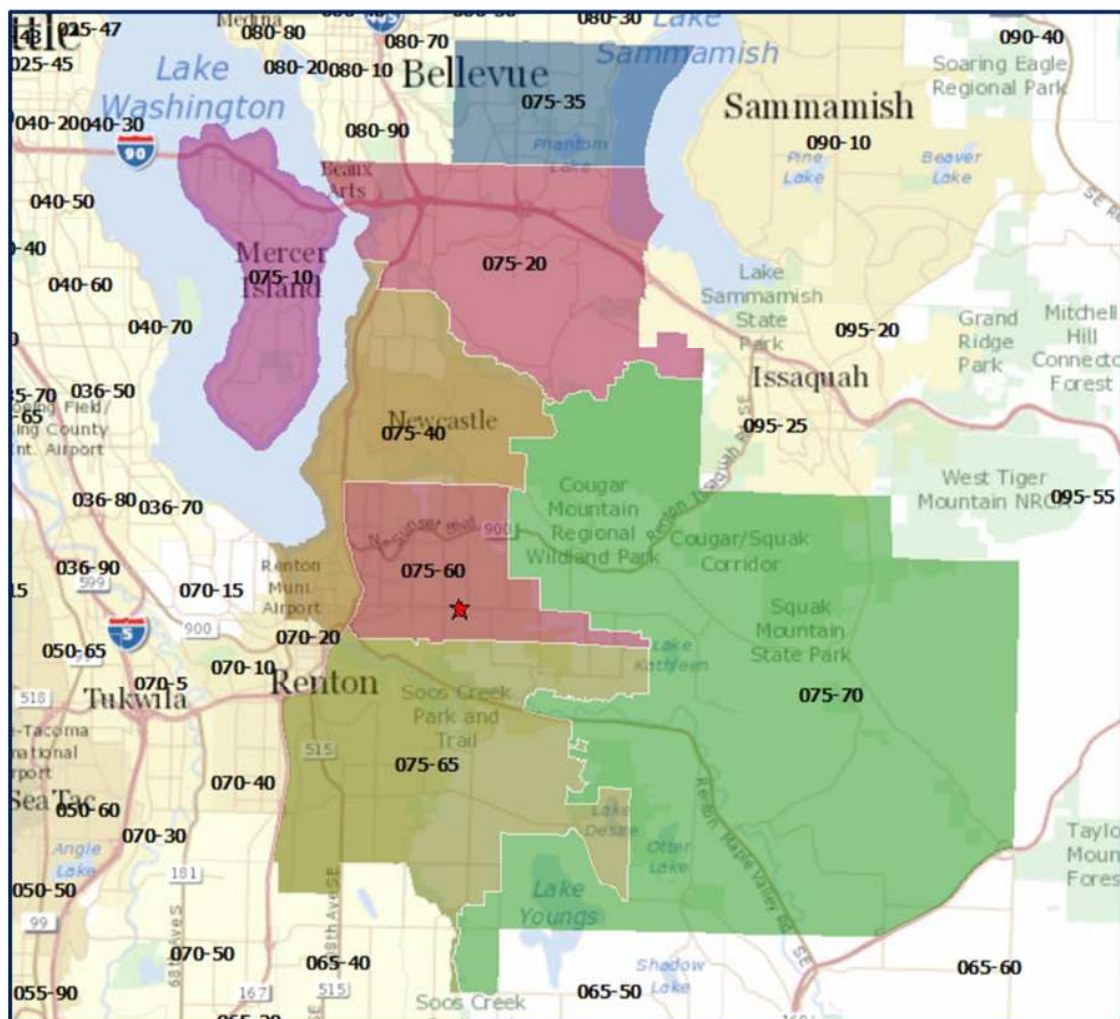
Area 75

Name

- **Area 75:** SE Lake Washington

Boundaries:

- **North** – SE 24th St to 132nd Ave NE to NE 8th St in Bellevue
- **South** – S 200th St and SE 208th Street
- **East** - West Lake Sammamish Parkway north of I-90 and Issaquah Hobart Rd SE to the south
- **West** - Mercer Island and Lake Washington, Bryn Mawr – Skyway, SR 167



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
75	10	Mercer Island	189	1559	12.12%
75	70	KC (Maple Valley/May Valley)	138	1559	8.85%
Geographic Area 75 Physical Inspection Totals			327	1559	20.97%

Land Value

Overall land values in Area 75 increased by +4.09%. The Geographical area SE Lake Washington experienced a change in its land valuation due to recent sales activity and equalization of values. The total recommended assessed land value for the 2023 assessment year is \$6,363,169,600 and increases from the 2022 assessment by +4.09%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
75-10	\$1,097,838,410	\$1,141,764,900	4.00%
75-20	\$1,786,175,995	\$1,855,329,400	3.87%
75-35	\$474,867,900	\$491,231,500	3.45%
75-40	\$1,219,039,500	\$1,280,796,600	5.07%
75-60	\$570,179,400	\$590,361,900	3.54%
75-65	\$856,486,900	\$884,842,500	3.31%
75-70	\$108,640,000	\$118,842,800	9.39%
Total	\$6,113,228,105	\$6,363,169,600	4.09%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor used these and historical sales as the primary method to establish new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant (Fast Food)	1	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUNT)	TC	Service Building	4	Y	
075	010	545230	0156	19,169	3221842	\$3,300,000	12/20/22	\$172.15	MERCER PARK PROF BLDG	MF-2	Medical/Dental Office	1	Y	
075	020	220150	1413	74,343	3050166	\$6,100,000	06/04/20	\$82.05	VEHICLE EMISSION	NMU	Service Building	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GERSCH LAW OFFICE	O	Office Building	1	Y	
075	020	092405	9142	13,800	3095182	\$2,770,000	01/20/21	\$200.72	Fast Formula 1	CB	Mini Lube	1	Y	
075	020	092405	9052	13,426	3221909	\$2,836,025	12/20/22	\$211.23	Taco Bell	CB	Restaurant (Fast Food)	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	Vacant (Commercial)	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	Vacant (Commercial)	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	Vacant (Commercial)	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	Parking (Assoc)	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	040	334450	0365	40,765	3178802	\$300,000	3/17/22	\$7.36	VACANT LAND	RM-F	Vacant (Multi-family)	2	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTER (ASSOC W/1405)	CV	Shopping Ctr(Nghbrhood)	5	Y	
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Use Development)	CA	Single Family(Res Use/Zone)	1	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	Vacant(Commercial)	1	Y	
075	065	202305	9119	79,589	3214083	\$625,000	10/12/22	\$7.85	VACANT LAND	R-14	Vacant(Commercial)	2	Y	
075	070	165650	0045	22,808	3157393	\$455,000	11/05/21	\$19.95	RESIDENCE	NB	Vacant(Commercial)	1	Y	

Ratio Analysis

- Number of Sales: 42
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 75, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 5,718,200	\$ 6,387,900	89.50%	13.09%	18.61%	0.99%
2023 Value	\$ 5,991,900	\$ 6,387,900	93.80%	9.18%	11.46%	1.02%
Change	\$ 273,700		4.30%	-3.91%	-7.15%	0.03%
% Change	4.79%		4.80%	-29.87%	-38.42%	3.03%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,029 excluding specialties.

Commercial condominium units, SFR's used for commercial purposes, and several other properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$225 - \$350	Per Sq Ft
Commercial Condominium Units	\$105- \$600	Per Sq Ft
Daycare Centers	\$250 - \$400	Per Sq Ft
Group Home	\$225-\$295	Per Sq Ft
Mini Lube	\$600-\$850	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales and adequate income data available.

Total Value

Application of the recommended values for the 2023 assessment year of Area 75 results in a total change from the 2022 assessments of 7.20%. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 6,195,402,834	\$ 6,641,545,592	\$ 446,142,758	7.20%

Area 75 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

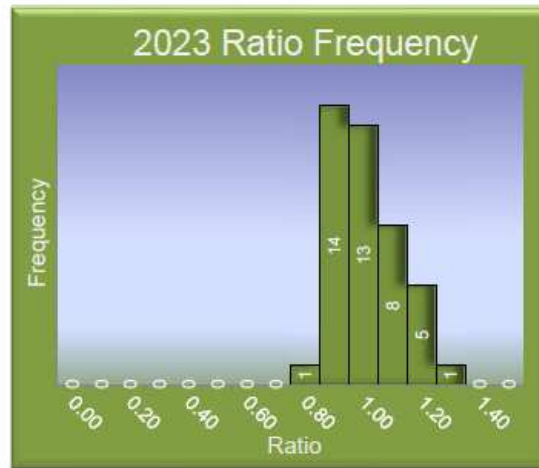
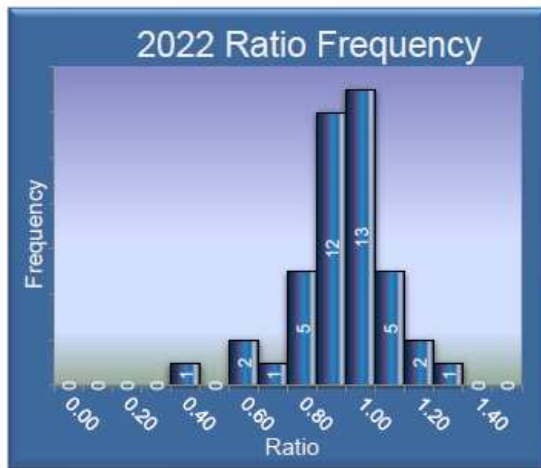
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	5,718,200
Mean Adj. Sales Price	6,387,900
Standard Deviation AV	11,700,164
Standard Deviation SP	12,974,696
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.888
Median Ratio	0.903
Weighted Mean Ratio	0.895
UNIFORMITY	
Lowest ratio	0.3388
Highest ratio:	1.2132
Coefficient of Dispersion	13.09%
Standard Deviation	0.1653
Coefficient of Variation	18.61%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	5,991,900
Mean Sales Price	6,387,900
Standard Deviation AV	12,061,293
Standard Deviation SP	12,974,696
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.960
Median Ratio	0.960
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.7289
Highest ratio:	1.2044
Coefficient of Dispersion	9.18%
Standard Deviation	0.1101
Coefficient of Variation	11.46%
Price Related Differential (PRD)	1.02



South Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated following the findings of the physical inspection. Below is a list of the South Crew's number of physically inspected parcels for the 2023 assessment year. Inspections comprised 1,809 parcels, or approximately 15.33% of the 11,802 total parcels (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
50	20	Northwest Burien	269	1,786	15.06%
55	70	East Campus	165	1,835	8.99%
60	60	Black Diamond	257	1,785	14.40%
62	50	Downtown Enumclaw	249	1,268	19.64%
65	10	Kent - Green River Area	213	1,519	14.02%
70	40	South Renton	329	2,050	16.05%
75	10	Mercer Island	189	1,559	12.12%
75	70	KC (Maple Valley/May Valley)	138	1,559	8.85%
South Crew Physical Inspection Totals			1,809	11,802	15.33%

South District Land Value Change

Overall, land values in the Central Crew increased by 10.52%. Regarding value adjustments applied to contaminated parcels, the overall associated value changes tend to be somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level prior to subsequent re-adjustment (reduction) by a contaminated property specialist during each revalue cycle.

South Crew Change in Assessed Land Value			
Neighborhood	2022	2023	% Change
50	\$3,617,393,000	\$3,807,696,100	5.26%
55	\$2,789,994,400	\$3,169,652,700	13.61%
60	\$1,456,627,500	\$1,879,958,784	29.06%
62	\$1,449,405,800	\$1,603,850,600	10.66%
65	\$2,552,519,200	\$2,802,523,000	9.79%
70	\$6,739,868,272	\$7,692,607,622	14.14%
75	\$6,113,228,105	\$6,363,169,600	4.09%
Total	\$24,719,036,277	\$27,319,458,406	10.52%

Conclusion

The total assessed value for the South Crew for the 2022 assessment year was \$30,178,688,568 and the total recommended assessed value for the 2023 assessment year is \$33,249,314,390. Application of these recommended values for the 2023 assessment year results in an average total change from the 2022 assessment of +10.17%.

South Crew Change in Total Assessed Value				
Geo Area	2022 Total Value	2023 Total Value	\$ Change	% Change
50	\$ 5,086,391,000	\$ 5,721,159,500	\$634,768,500	12.48%
55	\$ 3,867,979,600	\$ 4,271,907,200	\$403,927,600	10.44%
60	\$ 2,539,443,317	\$ 2,987,201,784	\$447,758,467	17.63%
62	\$ 2,197,718,200	\$ 2,446,334,800	\$248,616,600	11.31%
65	\$ 3,436,339,605	\$ 3,747,697,970	\$311,358,365	9.06%
70	\$ 6,855,414,012	\$ 7,433,467,544	\$578,053,532	8.43%
75	\$ 6,195,402,834	\$ 6,641,545,592	\$446,142,758	7.20%
Total	\$ 30,178,688,568	\$ 33,249,314,390	\$3,070,625,822	10.17%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the King County Assessor and other county and state agencies or departments to administer or confirm ad valorem property taxes. The appraiser does not intend use of this report by others for other purposes. The use of this appraisal, analyses, and conclusions is limited to the administration of ad valorem property taxes per Washington State law. As such, it is written in a concise form to minimize paperwork. The Assessor intends that this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report stated in USPAP Standards 5 and 6. To fully understand this report, the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan, and the statutes.

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of the property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the report's date is after the effective date of valuation. The analysis reflects market conditions that existed on the effective date of the appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use is not permitted. That property is appraised under existing zoning or land use planning ordinances or statutes, or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued based on its highest and best use for assessment purposes. The highest and best use is the most profitable, likely use to which a property can be put. It is the use that will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be considered, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing the property at its highest and best use.

If a property is particularly adapted to some particular use, this fact may be considered in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the property owner chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for tax levy up to August 31 of each year. The assessed valuation of the property shall be considered as of July 31 of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed, then the appraisal will state a logical cutoff date, after which no market date is used as an indicator of value.

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 US 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. The title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on maps or property record files. The property is appraised, assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. The appraiser has done no engineering survey. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building, and safety, earthquake, or occupancy codes, can be assumed without specific professional or governmental inspections.

4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short-term supply-demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material that may or may not be present on or near the property. The existence of such substances may affect the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting the Assessor's value.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. However, such matters may be discussed in the report.
9. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items that are considered to be "typical finish" and generally included in a real property transfer but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised per RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the report's body); however, few received interior inspections due to lack of access and time.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The Assessor has no access to title reports and other documents. We did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments because of legal limitations. Disclosure of interior features and actual income and expenses by property owners is not a requirement by law; therefore, attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed within the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the report's body.

Certification:

We certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the appraisal team and provided significant real property appraisal assistance.
- The following services were performed by the South Crew within the subject areas in the last year:

- Annual Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

Ryan Jimenez

6/13/2023

Ryan Jimenez, Commercial Appraiser II

Date

Rick Welch

6/13/2023

Rick Welch, Commercial Appraiser II

Date

Scott Mar

6/13/2023

Scott Mar, Commercial Appraiser II

Date

Mary Guballa

6/13/2023

Mary Guballa, Commercial Appraiser II

Date

Angela Hegedus

6/13/2023

Angela Hegedus, Commercial Appraiser I

Date

Valerie A Dreas

Valerie Dreas, Commercial Appraiser II

Date

Trevor Swedberg

Trevor Swedberg, Commercial Appraiser II

6/13/23

Date

Improved Sales Calc for Area 050 with Sales Used

3/2/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	098500	0275	3,845	3209064	\$649,000	09/06/22	\$168.79	Orange Cab	CC-2	Retail Store	2	Y	
050	015	172304	9036	5,018	3099704	\$550,000	02/17/21	\$109.61	Adorable Pet Lodge	AI-2	Vet/Animal Control	1	Y	
050	015	202304	9299	2,278	3206132	\$1,450,000	08/09/22	\$636.52	Sunnydale Tavern	CB	Restaurant/Lounge	1	Y	
050	020	122800	0005	21,000	3222331	\$2,850,000	12/29/22	\$135.71	Horizon Ford - Parts, Sales and Service	CC-1	Service Building	2	Y	
050	020	122800	0040	3,242	3205922	\$575,000	08/16/22	\$177.36	Lawrence Electronics	CC-1	Industrial(Light)	1	Y	
050	020	122800	0080	7,700	3113261	\$910,000	04/23/21	\$118.18	Vacant - formerly Crossfit Burien (Econ Un	CC-1	Health Club	2	Y	
050	020	122800	0147	3,938	3035084	\$680,000	02/18/20	\$172.68	Economic Unit w/ -0148	CC-1	Warehouse	2	Y	
050	020	144640	0125	2,588	3092709	\$600,000	01/01/21	\$231.84	Highline Veterinary Hospital	O	Vet/Animal Control	1	Y	
050	020	144640	0350	9,464	3041141	\$950,000	03/20/20	\$100.38	Wah Kue Cafe (Primary Parcel)	CR	Restaurant/Lounge	2	Y	
050	020	172304	9055	16,160	3198982	\$2,400,000	06/30/22	\$148.51	Monarch Building	CR	Office Building	1	Y	
050	020	172304	9631	5,958	3162568	\$1,200,000	12/03/21	\$201.41	Discount Tire Store	CR	Retail Store	1	Y	
050	020	297080	0175	3,963	3085968	\$1,608,300	11/23/20	\$405.83	Huckleberry Square	CC-1	Restaurant/Lounge	4	69	Net Lease Sale; not in ratio
050	020	374460	0810	2,160	3102262	\$1,625,000	02/25/21	\$752.31	MOBIL FOOD MART	CI	Conv Store with G	1	Y	
050	020	433060	0005	1,567	3142485	\$700,000	08/23/21	\$446.71	Total Image	CR	Retail Store	1	Y	
050	020	433100	0490	17,366	3170554	\$4,600,000	01/25/22	\$264.89	Ambaum Professional Center	O	Medical/Dental Office	1	Y	
050	020	433140	0220	3,696	3043477	\$700,000	04/13/20	\$189.39	Mixed-use Office	O	Apartment(Mixed)	1	Y	
050	020	433880	0800	7,540	3212578	\$1,200,000	09/29/22	\$159.15	La Canasta	CI	Retail Store	1	Y	
050	020	752000	0630	1,472	3040264	\$520,000	03/26/20	\$353.26	Seattle Gospel Hall	RS-7200	Church/Welfare/R	1	Y	
050	020	783580	0013	3,970	3217932	\$1,500,000	11/09/22	\$377.83	Fiesta Max	CI	Tavern/Lounge	1	Y	
050	020	783580	0344	1,386	3201147	\$1,000,000	07/18/22	\$721.50	Retail	CI	Retail Store	1	Y	
050	020	783580	0400	2,268	3175762	\$1,625,000	02/22/22	\$716.49	ARCO AMPM	CI	Conv Store with G	1	Y	
050	030	122000	0015	4,160	3172301	\$975,000	02/04/22	\$234.38	Retail - Addresses 917, 919, 921	SPA-1	Retail Store	1	Y	
050	030	122000	0600	7,546	3177629	\$2,000,000	03/14/22	\$265.04	Retail & Restaurant	DC	Retail Store	1	Y	
050	030	122000	0715	4,178	3032269	\$892,500	01/24/20	\$213.62	The Point Restaurant	DC	Restaurant/Lounge	1	Y	
050	030	122000	0810	3,600	3175372	\$637,500	02/23/22	\$177.08	Retail	DC	Retail Store	1	Y	
050	030	122000	0875	6,640	3043447	\$1,800,000	04/16/20	\$271.08	Auto Paint Specialty	CC-1	Retail Store	1	Y	
050	030	122100	0020	7,200	3182852	\$1,450,000	04/11/22	\$201.39	Retail Stores Addresses 237 & 241	DC	Retail Store	1	Y	
050	030	122100	0171	1,220	3207799	\$525,000	08/18/22	\$430.33	Chiropractic office	CR	Office Building	1	Y	
050	030	122100	0215	7,000	3103308	\$825,000	03/05/21	\$117.86	Mills Music & The Jungle Gym	DC	Retail Store	1	Y	
050	030	122100	0325	2,628	3104655	\$480,000	03/09/21	\$182.65	Retail & Dog Grooming	DC	Retail Store	1	Y	
050	030	122100	0350	1,060	3186774	\$485,000	04/27/22	\$457.55	Salon Spectrum	DC	Retail Store	1	Y	
050	030	122100	0350	1,060	3211504	\$500,000	09/15/22	\$471.70	Salon Spectrum	DC	Retail Store	1	Y	
050	030	122100	0570	7,384	3211837	\$1,078,650	09/27/22	\$146.08	Retail	CR	Retail(Line/Strip)	1	Y	
050	030	122100	0730	1,730	3097501	\$460,000	01/27/21	\$265.90	Dental Clinic	RM-24	Medical/Dental Office	1	Y	
050	030	122200	0020	4,592	3077431	\$925,000	10/16/20	\$201.44	Office Building	RM-24	Office Building	1	Y	
050	030	122200	0020	4,588	3194538	\$1,300,000	06/06/22	\$283.35	Office Building	RM-24	Office Building	1	Y	

Improved Sales Calc for Area 050 with Sales Used

3/2/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	030	122590	0010	19,700	3219947	\$7,850,000	12/07/22	\$398.48	BURIEN TOWN SQUARE CONDOMINIUM	DC	Condominium(Mi	1	Y	
050	030	189940	0030	12,101	3104105	\$2,600,000	03/08/21	\$214.86	Fix Auto Burien	DC	Service Building	1	Y	
050	030	189940	0120	10,348	3065767	\$2,400,000	08/27/20	\$231.93	Printcom (economic unit w/ -0125)	CC-1	Warehouse	3	Y	
050	030	189940	0270	17,126	3195940	\$1,850,000	06/15/22	\$108.02	RES Graphics (economic unit w/ -0255)	DC	Retail Store	2	Y	
050	030	189940	0290	12,124	3172797	\$1,900,000	02/04/22	\$156.71	Burien Professional Center	DC	Office Building	1	Y	
050	030	189940	0485	7,560	3149511	\$950,000	09/29/21	\$125.66	Retail - Dog Daycare	SPA-1	Retail Store	1	Y	
050	030	192304	9172	1,680	3139909	\$475,000	08/06/21	\$282.74	Frame & Save	DC	Retail Store	1	Y	
050	030	192304	9258	4,805	3169676	\$1,150,000	12/28/21	\$239.33	Spine & support Rehab	DC	Medical/Dental O	2	Y	
050	030	192304	9261	2,197	3090767	\$900,000	12/22/20	\$409.65	SHELL 7-ELEVEN	SPA-3	Conv Store with G	1	Y	
050	030	192304	9330	7,200	3090666	\$1,265,000	12/22/20	\$175.69	Retail - Office - Auto Detailing Shop	SPA-3	Retail Store	1	Y	
050	040	050200	0200	9,596	3069648	\$2,000,000	09/15/20	\$208.42	Belleme at Normandy Park	MU	Apartment(Mixed	1	Y	
050	040	122100	0890	484	3175487	\$242,079	02/18/21	\$500.16	Residential garage	CC-2	Parking(Garage)	1	Y	
050	040	122200	0085	2,180	3113133	\$640,000	04/21/21	\$293.58	Iglesia De Cristo Ministerios Llamada Final	CC-2	Office Building	1	Y	
050	040	122200	0094	21,252	3131804	\$4,500,000	07/12/21	\$211.74	HiLine Lanes	CC-2	Bowling Alley	2	Y	
050	040	202304	9115	29,986	3104436	\$3,598,000	03/12/21	\$119.99	Highline Club	CC-2	Health Club	1	34	Use-change after sale; not in ratio
050	040	202304	9133	1,800	3159892	\$701,000	10/29/21	\$389.44	Single Family Residence	RM-24	Single Family(C/I U	1	Y	
050	040	202304	9363	14,648	3102268	\$2,024,000	03/01/21	\$138.18	Hulse Building	RM-24	Medical/Dental O	2	Y	
050	040	256970	0040	1,223	3150488	\$316,000	10/05/21	\$258.38	Five Corners Profesional Center	CC-2	Medical/Dental O	1	Y	
050	040	273160	0180	2,748	3054840	\$615,000	06/26/20	\$223.80	Office Building	CN	Office Building	1	Y	
050	040	292304	9013	12,144	3203628	\$1,250,000	08/03/22	\$102.93	Our Saviour's Lutheran Church	RS-7200	Church/Welfare/R	1	Y	
050	040	312304	9180	8,360	3145652	\$3,500,000	09/14/21	\$418.66	Normandy Park Village	NC	Retail(Line/Strip)	1	Y	
050	040	322304	9040	4,207	3166689	\$3,850,000	12/22/21	\$915.14	Wayne's Service Center	CC-1	Service Building	2	Y	
050	040	322304	9076	0	3036648	\$295,600	03/01/20	\$0.00	PACIFIC PRIDE	I	Gas Station	1	Y	
050	040	322304	9121	15,280	3184177	\$3,350,000	04/14/22	\$219.24	Warehouse	I	Warehouse	1	Y	
050	040	322304	9149	4,320	3162569	\$1,400,000	12/03/21	\$324.07	Crane Technology Inc.	I	Warehouse	1	Y	
050	040	611540	0141	12,960	3149379	\$3,700,000	09/30/21	\$285.49	Normandy Park Towne Center	NC	Shopping Ctr(Ngh	2	Y	
050	040	611760	0220	2,101	3180190	\$455,000	03/26/22	\$216.56	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mi	3	Y	
050	040	763580	0472	9,520	3035938	\$1,500,000	02/27/20	\$157.56	Mark Plaza	CN	Apartment(Mixed	1	Y	
050	050	092204	9366	34,820	3221563	\$9,450,000	12/08/22	\$271.40	Blumenthal Uniform Co	CB-C	Industrial Park	3	Y	
050	050	092204	9389	11,467	3030620	\$2,210,000	01/17/20	\$192.73	Office Building	UH-900	Office Building	1	Y	
050	050	332304	9101	1,165	3165443	\$890,000	12/21/21	\$763.95	Auto Repair	CB-C	Service Building	1	Y	
050	050	332304	9146	23,080	3040997	\$4,000,000	03/27/20	\$173.31	Airline Pilot's Association	CB-C	Office Building	1	Y	
050	050	344500	0056	22,216	3152392	\$5,100,000	10/14/21	\$229.56	Warehouse	RBX	Warehouse	1	Y	
050	060	537980	0695	2,455	3067451	\$640,000	09/02/20	\$260.69	Crestview Dental Building	NCC	Medical/Dental O	1	Y	
050	060	537980	2470	4,280	3217352	\$700,000	11/08/22	\$163.55	Galliano's Cucina	NB	Restaurant/Loung	1	Y	
050	065	004000	0254	6,716	3173710	\$2,900,000	02/18/22	\$431.80	Line Retail	NCC	Retail(Line/Strip)	1	Y	

Improved Sales Calc for Area 050 with Sales Used

3/2/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	065	004000	0536	9,320	3115173	\$375,000	04/26/21	\$40.24	Bonsai Northwest (Assoc. w/0520)	RCC	Greenhse/Nrsry/H	1	Y	
050	065	004100	0013	6,020	3142427	\$1,200,000	08/25/21	\$199.34	Office Building	UH-900	Single Family(C/I z	1	Y	
050	065	004100	0142	8,760	3181785	\$2,900,000	03/28/22	\$331.05	Bollywood Video	RC	Retail Store	2	Y	
050	065	092304	9117	5,280	3037729	\$1,400,000	03/10/20	\$265.15	Johnny's Auto Body	C/LI	Service Building	3	Y	
050	065	152304	9011	35,764	3142072	\$8,700,000	08/27/21	\$243.26	Bartell Drugs & Line Retail (Econ Unit w/-9	NCC	Retail(Line/Strip)	6	Y	
050	065	152304	9140	9,876	3184605	\$6,789,770	04/19/22	\$687.50	Walgreen's	NCC	Retail Store	1	Y	
050	065	161000	0056	4,607	3164270	\$850,000	12/14/21	\$184.50	Lucas Oil (economic unit w/ -0057)	NCC	Retail Store	2	Y	
050	065	204400	0005	1,304	3160374	\$350,000	11/18/21	\$268.40	Former EXPRESS LINEN SERVICE	RC	Retail Store	1	Y	
050	065	735960	0610	6,248	3151449	\$1,380,000	10/06/21	\$220.87	Greenwood Heating	NCC	Retail Store	1	Y	

Improved Sales Calc for Area 050 with Sales Not Used

2/28/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	098500	0521	8,776	3177605	\$764,500	03/04/22	\$87.11	US Bank	CC-2	Bank	1	18	Quit claim deed
050	020	182304	9069	48,076	3092333	\$14,180	06/01/20	\$0.29	Ambaum Station	CI	Retail Store	1	68	Non-gov't to gov't
050	020	297080	0155	8,087	3095799	\$10,000	11/23/20	\$1.24	HOAG Professional Center	CC-1	Medical/Dental O	2	51	Related party, friend, or neighbor
050	020	374460	0925	43,974	3110351	\$14,286	01/20/21	\$0.32	St Bernadatte School	RS-7200	School(Private)	2	68	Non-gov't to gov't
050	020	374460	0925	43,974	3110370	\$4,074	01/20/21	\$0.09	St Bernadatte School	RS-7200	School(Private)	1	67	Gov't to non-gov't
050	020	634100	0160	13,214	3169047	\$4,320,000	01/18/22	\$326.93	Phytelligence Inc	RS-7200	Greenhse/Nrsry/H	10	56	Builder or developer sales
050	020	690220	0056	5,418	3092987	\$2,559	06/01/20	\$0.47	Sound Credit Union (econ unit w/ -0050, -0070)	CC-1	Bank	2	68	Non-gov't to gov't
050	020	783580	0013	3,970	3092003	\$3,450	06/17/20	\$0.87	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	020	783580	0013	3,970	3092327	\$1,788	06/17/20	\$0.45	Fiesta Max	CI	Tavern/Lounge	1	24	Easement or right-of-way
050	020	783580	0311	52,200	3111532	\$1,300,000	04/14/21	\$24.90	NAVOS COMMUNITY HEALTH CENTER	RS-12000	Office Building	1	67	Gov't to non-gov't
050	030	122200	0025	10,432	3049030	\$978,661	05/26/20	\$93.81	Triangle Professional Center	RM-24	Medical/Dental O	1	51	Related party, friend, or neighbor
050	030	189940	0206	2,280	3165046	\$49,982	11/27/21	\$21.92	Retail	CC-1	Retail Store	1	51	Related party, friend, or neighbor
050	030	189940	0210	3,040	3092979	\$8,000	06/30/20	\$2.63	JP Transmission (economic unit w/ -0215)	CC-1	Service Building	1	68	Non-gov't to gov't
050	030	189940	0280	4,500	3093256	\$3,430	06/01/20	\$0.76	Norge Village	DC	Retail Store	1	68	Non-gov't to gov't
050	030	189940	0330	2,203	3093063	\$2,250	06/17/20	\$1.02	B & E Meats	CC-1	Retail Store	1	68	Non-gov't to gov't
050	030	192304	9354	3,727	3107154	\$5,427	08/07/20	\$1.46	Chase Bank	DC	Bank	1	68	Non-gov't to gov't
050	040	322304	9024	14,270	3135943	\$20,000	07/26/21	\$1.40	Hertz Administrative Offices	I	Office Building	1	68	Non-gov't to gov't
050	040	322304	9047	2,680	3052395	\$1,800,000	06/15/20	\$671.64	76	CI	Conv Store with G	1	1	Personal property included
050	040	322304	9302	90,996	3055808	\$300,000	07/02/20	\$3.30	Olympic Industrial Park	I	Warehouse	3	68	Non-gov't to gov't
050	040	611760	0220	741	3087970	\$186,046	12/04/20	\$251.07	NORMANDY PLACE CONDOMINIUM	MU	Condominium(Mix	1	15	No market exposure
050	050	092204	9235	0	3101735	\$429,015	02/25/21	\$0.00	Water District Tanks	UL-7200	Utility, Public	2	63	Sale price updated by sales id group
050	050	092204	9366	34,820	3112352	\$96,000	12/03/20	\$2.76	Blumenthal Uniform Co	CB-C	Industrial Park	2	68	Non-gov't to gov't
050	050	344500	0115	79,636	3059434	\$69,000	05/18/20	\$0.87	Alaska Airlines Office Building	RBX	Office Building	2	68	Non-gov't to gov't
050	050	344500	0126	2,550	3187672	\$5,940	04/12/22	\$2.33	Former The Firs Mobile Home Park (69 MH pads)	UH-900	Mobile Home Park	1	24	Easement or right-of-way
050	065	004300	0015	83,946	3047846	\$6,930,000	05/19/20	\$82.55	Pacific South Building (economic unit w/ -0013)	CB-C	Retail Store	6	67	Gov't to non-gov't
050	065	162304	9175	5,274	3169356	\$2,100,000	01/19/22	\$398.18	Highline Physical Therapy	O	Medical/Dental O	1	51	Related party, friend, or neighbor
050	065	799960	0160	1,480	3161658	\$650,000	11/26/21	\$439.19	West Coast Custom Glass	RCC	Retail Store	1	1	Personal property included

Vacant Sales Calc for Area 050 with Sales Used

2/28/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	042304	9152	30,550	3151474	\$170,000	10/07/21	\$5.56	Vacant Land	R6	Vacant(Single-fam	1	Y	
050	015	052304	9203	203,860	3045718	\$152,800	04/20/20	\$0.75	Vacant Land	R18P	Vacant(Multi-fam	1	Y	
050	015	092304	9330	23,600	3196310	\$25,000	06/14/22	\$1.06	Vacant Land - Topography/Creek	RS-7200	Vacant(Multi-fam	1	Y	
050	015	098500	0269	9,060	3040110	\$250,000	03/19/20	\$27.59	Vacant Land	RM-18	Vacant(Multi-fam	1	Y	
050	015	098500	0650	24,657	3093188	\$195,000	01/05/21	\$7.91	Vacant Land - Wetland/Stream	RM-48	Vacant(Multi-fam	1	Y	
050	015	098500	0655	32,111	3082728	\$274,000	11/02/20	\$8.53	Vacant Land - Wetlands,Stream	RM-48	Vacant(Multi-fam	2	Y	
050	015	098500	0747	8,400	3056278	\$148,000	07/07/20	\$17.62	Vacant Land	CC-2	Vacant(Commerci	1	Y	
050	015	098500	0860	21,246	3110356	\$400,000	03/23/21	\$18.83	Vacant Land	RM-18	Vacant(Multi-fam	1	Y	
050	015	098500	0860	21,246	3203693	\$500,000	07/27/22	\$23.53	Vacant Land	RM-18	Vacant(Multi-fam	1	Y	
050	015	098500	1165	7,743	3223654	\$270,000	01/11/23	\$34.87	Vacant Land	CI	Vacant(Commerci	1	Y	
050	015	562420	0516	18,676	3034623	\$200,000	02/19/20	\$10.71	Vacant Land	R18	Vacant(Multi-fam	1	Y	
050	015	725820	0020	12,642	3032232	\$150,000	01/31/20	\$11.87	Vacant Land	R18	Vacant(Multi-fam	1	Y	
050	020	433140	0015	8,960	3174921	\$230,000	02/24/22	\$25.67	Vacant Land	O	Vacant(Commerci	1	Y	
050	020	433140	0055	20,726	3156652	\$300,000	10/29/21	\$14.47	Mission Baptist Church	O	Church/Welfare/R	2	Y	
050	030	122000	0900	7,500	3060492	\$150,000	07/27/20	\$20.00	VACANT LAND	DC	Vacant(Commerci	1	Y	
050	030	122000	0915	7,500	3044609	\$265,000	04/08/20	\$35.33	Vacant land	DC	Vacant(Commerci	1	Y	
050	030	189940	0050	31,453	3104173	\$850,000	03/08/21	\$27.02	Vacant Land	DC	Parking(Assoc)	4	Y	
050	030	192304	9014	34,922	3126909	\$1,750,000	06/10/21	\$50.11	Vacant Land: City of Burien Munic	DC	Vacant(Commerci	2	29	Seg/merge after sale; not in ratio
050	030	192304	9301	35,640	3126908	\$1,787,500	06/11/21	\$50.15	NorthStar Driving & Retail	DC	Retail Store	2	Y	
050	030	202304	9026	11,176	3158657	\$95,000	11/15/21	\$8.50	Vacant Land - Next to SR 509	CR	Vacant(Commerci	1	Y	
050	040	202304	9163	12,800	0000020	\$150,000	02/24/21	\$11.72	VACANT LAND	RM-24	Vacant(Multi-fam	1	Y	
050	040	312304	9072	79,279	3073129	\$2,000,000	09/16/20	\$25.23	NORMANDY RD APTS	MU	Apartment	1	29	Seg/merge after sale; not in ratio
050	040	391740	0040	38,782	3148426	\$872,920	09/27/21	\$22.51	Vacant	I	Vacant(Industrial)	2	Y	
050	040	507400	0005	8,592	3166690	\$150,000	12/22/21	\$17.46	Vacant Land-Topo	CC-1	Vacant(Commerci	1	Y	
050	040	768620	0245	2,500	3148436	\$67,180	09/27/21	\$26.87	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0250	22,871	3148438	\$505,420	09/24/21	\$22.10	vacant	I	Vacant(Industrial)	3	Y	
050	040	768620	0360	10,750	3148419	\$265,000	09/25/21	\$24.65	vacant	I	Vacant(Industrial)	1	Y	
050	040	768620	0870	9,944	3148424	\$266,280	09/24/21	\$26.78	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	2	Y	
050	040	768620	0880	5,000	3148427	\$137,400	09/16/21	\$27.48	VACANT 12TH PL S & S 197TH	I	Vacant(Industrial)	1	Y	
050	040	768620	0890	82,827	3148619	\$2,010,540	09/22/21	\$24.27		I	Vacant(Industrial)	6	Y	
050	040	768620	0920	20,000	3148420	\$540,360	09/25/21	\$27.02		I	Vacant(Industrial)	1	Y	
050	040	768620	1040	422,293	3148613	\$14,000,000	09/28/21	\$33.15	Highline School District Office Buil	I	School(Public)	2	Y	
050	050	092204	9288	22,385	3111267	\$1,175,000	04/13/21	\$52.49	Vacant Land	CB-C	Vacant(Commerci	1	Y	
050	050	344500	0019	23,516	3085867	\$2,200,000	12/01/20	\$93.55	Seatac Fire Station	CB-C	Governmental Ser	1	Y	

Vacant Sales Calc for Area 050 with Sales Used

2/28/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	050	344500	0130	81,574	3100467	\$3,200,000	02/17/21	\$39.23	Vacant Land	CB-C	Vacant(Commerci	1	Y	
050	065	004000	0911	26,626	3154547	\$665,000	10/26/21	\$24.98	FORMER TRAVELERS CHOICE MOT	NCC	Vacant(Commerci	1	Y	
050	065	004100	0390	27,785	3087788	\$1,300,000	12/10/20	\$46.79	Multi Improvement Property	CB-C	Retail Store	1	Y	
050	065	004100	0395	50,571	3087790	\$1,600,000	12/10/20	\$31.64	Riverton Heights Cabinet Shop [ex	CB-C	Industrial(Light)	2	Y	
050	065	004100	0398	18,661	3087789	\$475,000	12/10/20	\$25.45		UH-1800	Single Family(Res	1	Y	
050	065	004300	0240	16,216	3192813	\$92,000	05/25/22	\$5.67	Vacant Land	MDR	Vacant(Multi-fam	1	Y	
050	065	092304	9039	37,900	3183821	\$550,000	04/12/22	\$14.51	Vacant Land	O	Vacant(Commerci	1	Y	
050	065	115720	0019	37,679	3078010	\$750,000	10/09/20	\$19.90	VACANT LAND	RCM	Vacant(Commerci	2	Y	
050	065	766160	0091	11,524	3154080	\$9,000	10/18/21	\$0.78	VACANT WETLAND	O	Vacant(Commerci	1	Y	

Vacant Sales Calc for Area 050 with Sales Not Used

2/28/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
050	015	052304	9203	203,860	3047221	\$357,000	05/05/20	\$1.75	Vacant Land	R18P	Vacant(Multi-fam	1	68	Non-gov't to gov't
050	015	092304	9081	28,426	3064009	\$102,000	08/07/20	\$3.59	Vacant Land - King County	CC-2	Vacant(Commerci	2	67	Gov't to non-gov't
050	015	725820	0020	12,642	3192384	\$145,300	05/26/22	\$11.49	Vacant Land	R18	Vacant(Multi-fam	1	18	Quit claim deed
050	040	322304	9051	175,873	3046493	\$30,936	05/08/20	\$0.18	VACANT (251 S Normandy Rd)	CI	Vacant(Commerci	3	68	Non-gov't to gov't
050	050	092204	9001	63,626	3058733	\$10,000	05/27/20	\$0.16	Vacant Land	UH-1800	Vacant(Multi-fam	1	68	Non-gov't to gov't
050	050	092204	9001	63,626	3058734	\$124,000	05/27/20	\$1.95	Vacant Land	UH-1800	Vacant(Multi-fam	1	68	Non-gov't to gov't
050	050	344500	0107	94,633	3046739	\$1,211,670	03/25/20	\$12.80	Vacant Land	RBX	Vacant(Commerci	2	68	Non-gov't to gov't
050	050	344500	0107	67,954	3088418	\$59,176	11/10/20	\$0.87	Vacant Land	RBX	Vacant(Commerci	1	18	Quit claim deed
050	050	344500	0155	495,171	3031537	\$7,410,000	01/02/20	\$14.96	Vacant Land: Port of Seattle	MHP	Vacant(Multi-fam	5	66	Condemnation/eminent domain
050	050	344500	0215	77,484	3120271	\$4,209,000	05/07/21	\$54.32	Alamo/National	CB-C	Parking(Commerc	2	68	Non-gov't to gov't
050	050	344500	0216	8,696	3168213	\$8,788	11/08/21	\$1.01	Vacant Land - Previous Contamination Issues	CB-C	Vacant(Commerci	1	24	Easement or right-of-way
050	050	609423	0010	124,146	3166208	\$1,410,000	12/22/21	\$11.36	FUTURE SEATAC HYATT HOUSE	CB-C	Hotel/Motel	2	51	Related party, friend, or neighbor
050	065	004300	0013	62,508	3148551	\$4,070,000	09/27/21	\$65.11	Vacant land for future apartments	CB-C	Vacant(Commerci	1	67	Gov't to non-gov't
050	065	734060	0776	12,700	3091689	\$177,800	12/18/20	\$14.00	Vacant Land	NCC	Vacant(Commerci	1	18	Quit claim deed

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	008400	0030	12805 1ST AVE S
50	20	008400	0040	12825 1ST AVE S
50	20	008400	0045	12833 1ST AVE S
50	20	008400	0065	1ST AVE S
50	20	008400	0390	SW 132ND ST
50	20	072304	9041	11202 16TH AVE SW
50	20	072304	9070	12725 1ST AVE S
50	20	072304	9096	No Situs Address
50	20	072304	9105	11220 16TH AVE SW
50	20	072304	9112	11215 15TH AVE SW
50	20	072304	9139	11824 10TH AVE SW
50	20	072304	9160	1515 SW 112TH ST
50	20	072304	9179	137 SW 116TH ST
50	20	072304	9248	614 SW 120TH ST
50	20	072304	9287	No Situs Address
50	20	072304	9306	No Situs Address
50	20	072304	9366	614 SW 120TH ST
50	20	072304	9369	614 SW 120TH ST
50	20	072304	9373	11659 1ST AVE S
50	20	072304	9565	157 SW 116TH ST
50	20	072304	9595	11902 10TH AVE SW
50	20	072304	9637	12739 1ST AVE S
50	20	079600	0350	No Situs Address
50	20	079600	0355	No Situs Address
50	20	122303	9200	11620 21ST AVE SW
50	20	122350	0000	14027 AMBAUM BLVD SW
50	20	122350	0010	14027 AMBAUM BLVD SW
50	20	122350	0020	14027 AMBAUM BLVD SW
50	20	122350	0030	14027 AMBAUM BLVD SW
50	20	122350	0040	14027 AMBAUM BLVD SW
50	20	122350	0050	14027 AMBAUM BLVD SW
50	20	122350	0060	14027 AMBAUM BLVD SW
50	20	122350	0070	14027 AMBAUM BLVD SW
50	20	122350	0080	14027 AMBAUM BLVD SW
50	20	122800	0005	14600 AMBAUM BLVD SW
50	20	122800	0025	14628 AMBAUM BLVD SW
50	20	122800	0035	No Situs Address
50	20	122800	0040	14636 AMBAUM BLVD SW
50	20	122800	0044	14656 AMBAUM BLVD SW
50	20	122800	0065	14600 AMBAUM BLVD SW
50	20	122800	0080	14615 9TH AVE SW
50	20	122800	0085	14629 9TH AVE SW
50	20	122800	0090	14635 9TH AVE SW
50	20	122800	0125	No Situs Address
50	20	122800	0135	14622 9TH AVE SW
50	20	122800	0145	14622 9TH AVE SW
50	20	122800	0147	14600 9TH AVE SW
50	20	122800	0148	14600 9TH AVE SW
50	20	122800	0150	14644 9TH AVE SW
50	20	122800	0165	820 SW 148TH ST

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	132303	9010	13201 16TH AVE SW
50	20	132303	9034	No Situs Address
50	20	144640	0005	103 S 128TH ST
50	20	144640	0010	12812 1ST AVE S
50	20	144640	0075	13000 1ST AVE S
50	20	144640	0085	13000 1ST AVE S
50	20	144640	0090	13028 1ST AVE S
50	20	144640	0095	13034 1ST AVE S
50	20	144640	0100	13000 1ST AVE S
50	20	144640	0125	13060 1ST AVE S
50	20	144640	0255	13210 1ST AVE S
50	20	144640	0270	13222 1ST AVE S
50	20	144640	0285	13200 1ST AVE S
50	20	144640	0286	No Situs Address
50	20	144640	0287	13260 1ST AVE S
50	20	144640	0290	13260 1ST AVE S
50	20	144640	0293	13400 1ST AVE S
50	20	144640	0330	13424 1ST AVE S
50	20	144640	0350	13434 1ST AVE S
50	20	144640	0365	13450 1ST AVE S
50	20	144640	0366	13434 1ST AVE S
50	20	144640	0381	13450 1ST AVE S
50	20	144680	0075	12222 1ST AVE S
50	20	144680	0110	12300 1ST AVE S
50	20	144680	0314	12460 1ST AVE S
50	20	144680	0315	12462 1ST AVE S
50	20	144680	0325	12602 1ST AVE S
50	20	144680	0330	12606 1ST AVE S
50	20	144680	0340	12620 1ST AVE S
50	20	144680	0355	12632 1ST AVE S
50	20	144680	0370	12650 1ST AVE S
50	20	144680	0380	12660 1ST AVE S
50	20	144760	0175	228 S 128TH ST
50	20	144760	0210	No Situs Address
50	20	144760	0215	437 S 126TH ST
50	20	144760	0220	No Situs Address
50	20	159160	0296	11452 26TH AVE SW
50	20	159160	0455	1622 SW 116TH ST
50	20	159160	0566	11403 16TH AVE SW
50	20	159160	0635	1642 SW 114TH ST
50	20	159160	0646	11235 16TH AVE SW
50	20	159160	0735	1709 SW 112TH ST
50	20	159160	0745	1701 SW 112TH ST
50	20	159160	0755	1603 SW 112TH ST
50	20	159160	0760	11229 16TH AVE SW
50	20	159160	0762	11205 16TH AVE SW
50	20	172304	9019	307 S 140TH ST
50	20	172304	9020	14006 1ST AVE S
50	20	172304	9047	13822 1ST AVE S
50	20	172304	9048	225 S 140TH ST

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	172304	9055	13838 1ST AVE S
50	20	172304	9125	14202 1ST AVE S
50	20	172304	9494	13810 1ST AVE S
50	20	172304	9511	13853 1ST AVE S
50	20	172304	9515	13806 1ST AVE S
50	20	172304	9528	140 S 140TH ST
50	20	172304	9631	14328 1ST AVE S
50	20	176060	0040	S 146TH ST
50	20	176060	0050	14416 1ST AVE S
50	20	176060	0053	S 146TH ST
50	20	176060	0060	14500 1ST AVE S
50	20	176060	0061	14406 1ST AVE S
50	20	176060	0063	14500 1ST AVE S
50	20	176060	0065	14500 1ST AVE S
50	20	182304	9069	12808 AMBAUM BLVD SW
50	20	182304	9087	402 SW 132ND ST
50	20	182304	9095	13015 1ST AVE S
50	20	182304	9130	13455 2ND AVE SW
50	20	182304	9136	13601 AMBAUM BLVD SW
50	20	182304	9184	13014 12TH AVE SW
50	20	182304	9186	13000 AMBAUM BLVD SW
50	20	182304	9193	SW 136TH ST
50	20	182304	9225	SW 130TH ST
50	20	184200	0190	2725 SW 116TH ST
50	20	192304	9001	118 SW 146TH ST
50	20	192304	9007	550 SW 146TH ST
50	20	192304	9025	900 SW 146TH ST
50	20	192304	9087	144xx 2ND AVE SW
50	20	192304	9107	14407 1ST AVE S
50	20	192304	9157	14411 1ST AVE S
50	20	192304	9169	14415 1ST AVE S
50	20	192304	9194	14458 AMBAUM BLVD SW
50	20	192304	9197	No Situs Address
50	20	192304	9214	14452 AMBAUM BLVD SW
50	20	192304	9236	14424 AMBAUM BLVD SW
50	20	192304	9274	14511 8TH AVE SW
50	20	192304	9286	912 SW 146TH ST
50	20	192304	9302	140 SW 146TH ST
50	20	192304	9326	14434 AMBAUM BLVD SW
50	20	192304	9351	14407 1ST AVE S
50	20	192304	9356	306 SW 146TH ST
50	20	240700	0305	13445 1ST AVE S
50	20	240700	0325	13437 1ST AVE S
50	20	240700	0485	13205 1ST AVE S
50	20	240700	0490	No Situs Address
50	20	253580	0006	12550 SHOREWOOD DR SW
50	20	297080	0155	14411 AMBAUM BLVD SW
50	20	297080	0175	14423 AMBAUM BLVD SW
50	20	297080	0190	14439 AMBAUM BLVD SW
50	20	297080	0200	14441 AMBAUM BLVD SW

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	297080	0205	14445 AMBAUM BLVD SW
50	20	297080	0215	14449 AMBAUM BLVD SW
50	20	297080	0290	14410 11TH AVE SW
50	20	297080	0300	14400 11TH AVE SW
50	20	304620	0005	13610 1ST AVE S
50	20	304620	0031	13620 1ST AVE S
50	20	304620	0035	13622 1ST AVE S
50	20	304620	0037	13624 1ST AVE S
50	20	304620	0040	13624 1ST AVE S
50	20	319200	0030	1020 SW 130TH ST
50	20	374460	0044	12031 AMBAUM BLVD SW
50	20	374460	0205	12101 AMBAUM BLVD SW
50	20	374460	0409	124xx AMBAUM BLVD SW
50	20	374460	0410	12316 AMBAUM BLVD SW
50	20	374460	0582	10xx SW 124TH ST
50	20	374460	0585	12418 12TH AVE SW
50	20	374460	0590	1035 SW 124TH ST
50	20	374460	0729	12457 AMBAUM BLVD SW
50	20	374460	0731	12451 AMBAUM BLVD SW
50	20	374460	0810	12609 AMBAUM BLVD SW
50	20	374460	0811	12621 AMBAUM BLVD SW
50	20	374460	0820	12626 12TH AVE SW
50	20	374460	0860	1028 SW 128TH ST
50	20	374460	0867	SW 128TH ST
50	20	374460	0870	SW 128TH ST
50	20	374460	0925	1028 SW 128TH ST
50	20	374460	0965	12655 AMBAUM BLVD SW
50	20	374460	0970	12647 AMBAUM BLVD SW
50	20	384160	0005	11616 AMBAUM BLVD SW
50	20	384160	0015	1503 SW 116TH ST
50	20	433060	0005	14003 1ST AVE S
50	20	433060	0010	1ST AVE S
50	20	433060	0020	14017 1ST AVE S
50	20	433060	0025	14025 1ST AVE S
50	20	433060	0035	14041 1ST AVE S
50	20	433060	0100	14205 1ST AVE S
50	20	433060	0110	14217 1ST AVE S
50	20	433060	0115	14223 1ST AVE S
50	20	433060	0120	100 SW 143RD ST
50	20	433060	0125	100 143RD AVE SW
50	20	433060	0190	14307 1ST AVE S
50	20	433060	0205	14325 1ST AVE S
50	20	433100	0370	860 SW 143RD ST
50	20	433100	0375	14242 AMBAUM BLVD SW
50	20	433100	0420	632 SW 143RD ST
50	20	433100	0430	No Situs Address
50	20	433100	0435	652 SW 143RD ST
50	20	433100	0490	14212 AMBAUM BLVD SW
50	20	433140	0005	14203 AMBAUM BLVD SW
50	20	433140	0010	14213 AMBAUM BLVD SW

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	433140	0015	14221 AMBAUM BLVD SW
50	20	433140	0020	14229 AMBAUM BLVD SW
50	20	433140	0025	14235 AMBAUM BLVD SW
50	20	433140	0035	14241 AMBAUM BLVD SW
50	20	433140	0045	14301 AMBAUM BLVD SW
50	20	433140	0046	14259 AMBAUM BLVD SW
50	20	433140	0050	No Situs Address
50	20	433140	0055	1018 SW 144TH ST
50	20	433140	0060	11TH AVE SW
50	20	433140	0220	14021 AMBAUM BLVD SW
50	20	433180	0005	13942 AMBAUM BLVD SW
50	20	433180	0037	No Situs Address
50	20	433180	0040	819 SW 141ST ST
50	20	433180	0041	826 SW 142ND ST
50	20	433180	0045	818 SW 142ND ST
50	20	433700	0005	13609 1ST AVE S
50	20	433700	0024	13625 1ST AVE S
50	20	433700	0026	13629 1ST AVE S
50	20	433700	0035	13655 1ST AVE S
50	20	433700	0040	13655 1ST AVE S
50	20	433700	0100	13809 1ST AVE S
50	20	433700	0125	13855 1ST AVE S
50	20	433880	0800	13602 AMBAUM BLVD SW
50	20	433880	0805	13624 AMBAUM BLVD SW
50	20	433880	0810	13612 AMBAUM BLVD SW
50	20	433880	0815	839 SW 136TH ST
50	20	504480	0005	13634 1ST AVE S
50	20	504480	0006	13646 1ST AVE S
50	20	504480	0015	13646 1ST AVE S
50	20	504480	0035	No Situs Address
50	20	620900	0005	11402 16TH AVE SW
50	20	620900	0015	11400 16TH AVE SW
50	20	620900	0046	11456 16TH AVE SW
50	20	670720	0015	13404 AMBAUM BLVD SW
50	20	670720	0020	13408 AMBAUM BLVD SW
50	20	670720	0027	13420 AMBAUM BLVD SW
50	20	670720	0116	13512 AMBAUM BLVD SW
50	20	670720	0130	13450 AMBAUM BLVD SW
50	20	670720	0131	870 SW 136TH ST
50	20	670720	0140	864 SW 136TH ST
50	20	690220	0005	14601 AMBAUM BLVD SW
50	20	690220	0010	14605 AMBAUM BLVD SW
50	20	690220	0015	14611 AMBAUM BLVD SW
50	20	690220	0025	14621 AMBAUM BLVD SW
50	20	690220	0035	14627 AMBAUM BLVD SW
50	20	690220	0040	14629 AMBAUM BLVD SW
50	20	690220	0050	14641 AMBAUM BLVD SW
50	20	690220	0056	14647 AMBAUM BLVD SW
50	20	690220	0070	14657 AMBAUM BLVD SW
50	20	752000	0445	11926 AMBAUM BLVD SW

AREA 50 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
50	20	752000	0545	11925 AMBAUM BLVD SW
50	20	752000	0626	11925 11TH PL SW
50	20	752000	0630	1106 SW 120TH ST
50	20	783580	0001	No Situs Address
50	20	783580	0009	12825 AMBAUM BLVD SW
50	20	783580	0013	12803 AMBAUM BLVD SW
50	20	783580	0100	12845 AMBAUM BLVD SW
50	20	783580	0227	No Situs Address
50	20	783580	0252	13249 12TH AVE SW
50	20	783580	0311	1210 SW 136TH ST
50	20	783580	0340	13421 AMBAUM BLVD SW
50	20	783580	0344	13409 AMBAUM BLVD SW
50	20	783580	0400	13515 AMBAUM BLVD SW
50	20	783580	0404	13505 AMBAUM BLVD SW
50	20	788960	0940	12259 1ST AVE S
50	20	788960	1110	105 SW 126TH ST
50	20	788960	1185	12400 1ST AVE S
50	20	788960	1220	12409 1ST AVE S
50	20	788960	1225	12403 1ST AVE S

Improved Sales Calc for Area 055 with Sales Used

6/12/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	092104	9106	2,200	3099565	\$700,000	02/08/21	\$318.18	MECHANIC NORTHWEST	BC	Service Building	1	Y	
055	010	092104	9253	2,532	3068533	\$400,000	09/08/20	\$157.98	FEDERAL WAY AUTO GLASS SHOP	BC	Service Building	4	Y	
055	010	150050	0010	3,765	3066828	\$1,162,500	08/24/20	\$308.76	VISION EXPRESS	CC-F	Office Building	1	Y	
055	010	150260	0030	6,016	3199972	\$2,100,000	07/08/22	\$349.07	Children's Dream Learning Center	CC-F	Daycare Center	1	Y	
055	010	689990	0030	2,008	3031172	\$310,000	01/22/20	\$154.38	PROFESSIONAL ARTS BUILDING CONDOMINIUM	CC-F	Condominium(Off	1	Y	
055	010	785360	0182	3,791	3123919	\$1,160,000	06/03/21	\$305.99	Garden Korean Restaurant	BC	Restaurant/Loung	1	Y	
055	010	785360	0187	8,667	3126030	\$2,500,000	06/15/21	\$288.45	CONIFER SQUARE	BC	Retail(Line/Strip)	1	Y	
055	020	212204	9156	9,658	3057246	\$1,600,000	07/07/20	\$165.67	Wheel and Tire Proz	CM-2	Service Building	1	Y	
055	020	282204	9053	5,860	3032040	\$1,650,000	01/27/20	\$281.57	MIGUEL AUTO SERVICE	CM-2	Service Building	1	Y	
055	020	282204	9093	1,936	3068986	\$2,100,000	09/08/20	\$1,084.71	SEACOMA MHP (30)	RA-3600	Mobile Home Park	1	Y	
055	020	282204	9246	5,216	3036974	\$3,050,000	02/22/20	\$584.74	CHEVRON FOOD MART	C-C	Conv Store with G	1	Y	
055	020	332204	9057	1,558	3218023	\$560,000	11/10/22	\$359.44	RETAIL STORE & RESIDENCE	BC	Retail Store	1	Y	
055	020	401320	0064	1,920	3148237	\$450,000	09/21/21	\$234.38	DOUBLE D FINANCIAL	NB	Office Building	1	Y	
055	020	720360	1753	2,560	3200220	\$620,000	07/07/22	\$242.19	RETAIL/APARTMENT	N-C	Retail Store	1	Y	
055	020	720480	0167	7,840	3088078	\$2,525,000	12/11/20	\$322.07	SVC GAR - RV STORAGE	BC	Service Building	1	Y	
055	020	768280	0253	1,440	3126867	\$475,000	06/11/21	\$329.86	SFR	MTC-1	Single Family(C/I z	1	Y	
055	020	872992	0010	5,497	3206290	\$2,110,000	08/15/22	\$383.85	RETAIL & ESPRESSO	BC	Retail Store	1	Y	
055	020	888095	0010	1,170	3185190	\$195,000	04/12/22	\$166.67	VANTAGE POINT AT REDONDO	BC	Apartment(Mixed	1	Y	
055	020	888095	0020	954	3182577	\$185,000	03/31/22	\$193.92	VANTAGE POINT AT REDONDO	BC	Apartment(Mixed	1	Y	
055	020	953820	0010	5,041	3166913	\$1,075,000	12/29/21	\$213.25	PLEASANT GARDEN RESTAURANT	CM	Restaurant/Loung	1	Y	
055	020	953820	0070	3,353	3169405	\$1,287,500	12/29/21	\$383.98	WOODMONT PLACE SHOPPING CENTER (BIRRIERIA	CM	Restaurant/Loung	1	Y	
055	020	953820	0090	4,882	3217983	\$1,550,000	11/10/22	\$317.49	YARDLEY INSTITUTE (WOODMONT PLACE)	CM	Medical/Dental O	1	Y	
055	030	132180	0010	33,266	3081047	\$5,370,000	11/05/20	\$161.43	Snyder Roofing & Sheet Metal	CE	Warehouse	1	Y	
055	030	159440	0010	22,010	3112764	\$5,400,000	04/20/21	\$245.34	THE CITY CENTER	OP	Condominium(Off	9	Y	
055	030	202104	9134	2,600	3212325	\$1,100,000	09/27/22	\$423.08	Three Trees Yoga	PO	Office Building	1	Y	
055	030	215470	0010	2,994	3034320	\$1,350,000	02/10/20	\$450.90	TWIN LAKES CHIROPRACTIC	OP	Office Building	1	Y	
055	030	215470	0110	19,692	3121747	\$2,200,000	05/26/21	\$111.72	ELEVENTH PLACE CENTER	OP	Medical/Dental O	1	Y	
055	030	233145	0030	6,464	3042560	\$1,720,000	04/09/20	\$266.09	EMERALD PROFESSIONAL CONDOMINIUM	OP	Office Building	1	Y	
055	030	415920	0715	5,120	3153217	\$4,430,000	10/19/21	\$865.23	PACIFIC DENTAL / STARBUCKS	BC	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	030	609430	0020	1,075	3073604	\$260,000	09/29/20	\$241.86	9TH AVENUE PAVILION	OP	Office Building	1	Y	
055	030	926450	0030	3,506	3222372	\$600,000	12/19/22	\$171.14	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0037	4,362	3209705	\$695,000	09/14/22	\$159.33	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926450	0040	4,092	3192137	\$650,000	05/20/22	\$158.85	WEST CAMPUS CONDOMINIUM MEDICAL	PO	Condominium(Off	1	Y	
055	030	926480	0015	18,792	3186546	\$3,850,000	04/13/22	\$204.87	OFFICE BUILDINGS	OP	Office Building	1	Y	
055	030	926500	0160	25,136	3097812	\$4,736,320	02/02/21	\$188.43	FISHER SCIENTIFIC CO	OP	Warehouse	1	Y	
055	030	926500	0160	25,136	3210888	\$10,150,000	09/19/22	\$403.80	FISHER SCIENTIFIC CO	OP	Warehouse	1	Y	
055	030	926500	0255	13,263	3095681	\$2,005,000	01/22/21	\$151.17	CAMPUS SQUARE OFC PARK BLDG "B"	OP	Office Building	1	34	Use-change after sale; not in ratio
055	030	926500	0258	19,725	3172608	\$2,660,000	12/21/21	\$134.85	CAMPUS SQUARE OFC PARK BLDG "C"	OP	Office Building	1	Y	
055	030	926501	0060	35,400	3194800	\$8,000,000	06/09/22	\$225.99	Golden Stone Office	OP	Office Building	1	Y	

Improved Sales Calc for Area 055 with Sales Used

6/12/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	030	926501	0080	11,473	3215842	\$2,650,000	10/20/22	\$230.98	WASHINGTON TRUCKING ASSN	OP	Office Building	1	Y	
055	030	926925	0010	988	3212197	\$255,000	09/23/22	\$258.10	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0020	1,520	3218478	\$550,000	11/10/22	\$361.84	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0080	988	3098218	\$280,000	01/27/21	\$283.40	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0160	2,000	3050338	\$555,000	06/01/20	\$277.50	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	030	926925	0170	988	3148238	\$276,000	08/26/21	\$279.35	WEST HILL COURT CONDOMINIUM	OP	Condominium(Off	1	Y	
055	040	172104	9059	1,770	3138635	\$750,000	08/12/21	\$423.73	SFR/OFFICE	BC	Single Family(C/I U	2	Y	
055	040	172104	9059	1,770	3178985	\$1,200,000	03/21/22	\$677.97	SFR/OFFICE	BC	Single Family(C/I U	3	Y	
055	040	172104	9067	4,500	3209627	\$1,300,000	09/15/22	\$288.89	Pac 1 Place	BC	Retail Store	1	Y	
055	040	172104	9112	9,416	3122161	\$1,450,000	05/26/21	\$153.99	EVERGREEN PROFESSIONAL OFFICES	BC	Office Building	1	Y	
055	040	202104	9088	5,256	3212157	\$2,450,000	09/28/22	\$466.13	Lovers	CE	Retail Store	1	Y	
055	040	212104	9018	12,040	3196637	\$3,650,000	06/03/22	\$303.16	CTM Granite	CE	Warehouse	1	Y	
055	040	250120	0090	5,438	3216855	\$1,275,000	11/04/22	\$234.46	FW Professional Building	BC	Medical/Dental O	1	Y	
055	040	269330	0140	758	3191800	\$184,000	05/24/22	\$242.74	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0160	953	3193441	\$235,000	06/01/22	\$246.59	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0320	758	3093396	\$138,000	01/06/21	\$182.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0330	1,699	3028675	\$385,000	01/03/20	\$226.60	GARAGETOWN FEDERAL WAY	CE	Warehouse	2	Y	
055	040	269330	0330	758	3188610	\$233,000	05/02/22	\$307.39	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0340	941	3188613	\$292,000	05/02/22	\$310.31	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0370	1,149	3199605	\$335,000	07/06/22	\$291.56	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0410	953	3079423	\$190,000	10/29/20	\$199.37	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0550	1,149	3036598	\$200,000	02/27/20	\$174.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0610	1,379	3075609	\$290,000	09/22/20	\$210.30	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	269330	0610	1,379	3182332	\$360,000	04/06/22	\$261.06	GARAGETOWN FEDERAL WAY	CE	Warehouse	1	Y	
055	040	282104	9069	19,250	3209497	\$7,500,000	09/08/22	\$389.61	JET CHEVROLET	CE	Auto Showroom a	1	Y	
055	040	292104	9064	3,072	3103520	\$795,000	03/05/21	\$258.79	BROOK LAKE COMMUNITY CHURCH OFFICE	OP	Office Building	1	Y	
055	040	292104	9124	2,644	3144516	\$405,000	09/08/21	\$153.18	BROOK LAKE COMMUNITY CHURCH	OP	Office Building	1	26	Imp changed after sale; not in ratio
055	040	390380	0070	16,725	3115369	\$2,250,000	04/26/21	\$134.53	Abra Auto Body & Glass	CE	Service Building	1	Y	
055	040	390380	0100	8,900	3150138	\$2,100,000	09/27/21	\$235.96	WEST COAST INSULATION	CE	Warehouse	1	Y	
055	040	390380	0110	65,880	3143450	\$8,250,000	08/31/21	\$125.23	SPECTRUM BUSINESS PARK	CE	Industrial Park	4	Y	
055	040	797880	0160	9,135	3048438	\$4,200,000	05/20/20	\$459.77	Cash America Pawn	BC	Retail(Line/Strip)	1	Y	
055	040	889700	0010	7,392	3189974	\$2,150,000	05/12/22	\$290.85	AQUA QUIP POOL/SPA SUPPLIES	CE	Retail Store	1	Y	
055	040	889700	0020	6,000	3218070	\$1,500,000	11/11/22	\$250.00	CRAIG & ASSOC OFFICE	CE	Office Building	1	Y	
055	040	889700	0075	7,950	3144813	\$1,930,000	08/25/21	\$242.77	Pep Boys Auto Service & Tires	CE	Service Building	1	Y	
055	040	926503	0035	8,055	3055275	\$1,500,000	06/30/20	\$186.22	KINDERCARE LEARNING CENTER	BC	Daycare Center	1	Y	
055	050	132103	9096	7,488	3105496	\$1,850,000	03/15/21	\$247.06	TWIN LAKES PLACE	BN	Retail(Line/Strip)	1	Y	
055	050	242103	9113	10,040	3165601	\$4,900,000	12/16/21	\$488.05	LINE RETAIL STORE	BN	Retail(Line/Strip)	1	Y	
055	050	252103	9032	4,800	3080321	\$1,525,000	10/30/20	\$317.71	Northshore Automotive	BN	Service Building	1	Y	
055	050	308900	0385	4,100	3137877	\$2,193,500	08/09/21	\$535.00	NORTHSHORE PLAZA	BN	Retail(Line/Strip)	1	Y	

Improved Sales Calc for Area 055 with Sales Used

6/12/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	050	873209	0020	2,814	3098481	\$680,000	12/30/20	\$241.65	TWIN LAKES DENTAL PLAZA	PO	Medical/Dental O	1	Y	
055	070	218820	4205	2,560	3178114	\$213,500	03/11/22	\$83.40	WAREHOUSE	RS15.0	Warehouse	5	Y	
055	080	082204	9114	3,176	3077879	\$595,000	08/25/20	\$187.34	Office	RM-2400	Office Building	1	Y	
055	080	200660	0170	5,004	3175403	\$1,300,000	02/28/22	\$259.79	Line Retail	D-C	Retail(Line/Strip)	1	Y	
055	080	200900	3690	8,445	3150743	\$1,489,750	10/01/21	\$176.41	DES MOINES SQUARE	D-C	Office Building	1	Y	
055	080	200900	3770	6,376	3192690	\$1,462,500	05/25/22	\$229.38	DES MOINES SQUARE	D-C	Office Building	1	Y	
055	080	200900	4095	1,600	3182622	\$500,000	03/18/22	\$312.50	INSURANCE OFFICE	D-C	Office Building	1	Y	
055	080	200900	4805	5,980	3218260	\$1,100,000	11/21/22	\$183.95	DRAGON GATE RESTAURANT	D-C	Restaurant/Loung	1	Y	
055	080	201140	0521	10,456	3090380	\$1,195,000	12/21/20	\$114.29	YARDARM PLAZA	D-C	Retail(Line/Strip)	1	Y	
055	080	514900	0030	811	3116225	\$170,000	05/03/21	\$209.62	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off	1	Y	
055	080	514900	0050	2,702	3039020	\$450,000	03/10/20	\$166.54	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off	3	Y	
055	080	514900	0090	1,804	3212160	\$320,000	09/29/22	\$177.38	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off	1	Y	
055	080	789320	0005	2,988	3201483	\$775,000	07/15/22	\$259.37	Dental Clinic	RS-7200	Medical/Dental O	2	Y	
055	080	988810	0030	0	3094829	\$489,000	01/08/21	\$0.00	ZENITH VIEW POINTE	N-C	Condominium(Mix	1	Y	
055	090	162204	9163	1,567	3224980	\$750,000	06/24/22	\$478.62	NAPA AUTO CARE CENTER	H-C	Service Building	1	Y	
055	090	212204	9006	57,498	3139256	\$7,550,000	08/12/21	\$131.31	Contour Laminates	CM	Industrial(Light)	1	Y	
055	090	215640	0202	2,384	3189619	\$840,000	05/09/22	\$352.35	YUMMY CHINESE RESTAURANT	PR-C	Restaurant/Loung	1	Y	
055	090	215640	0240	33,050	3141207	\$4,030,000	08/23/21	\$121.94	Carstar Building	PR-C	Warehouse	1	Y	
055	090	250060	0050	11,483	3139835	\$2,100,000	08/18/21	\$182.88	PACIFIC PROFESSIONAL BUILDING	PR-C	Office Building	1	Y	
055	090	250060	0250	16,158	3164971	\$3,425,000	12/15/21	\$211.97	Heritage Plaza	PR-C	Office Building	1	Y	
055	090	250060	0670	4,020	3171069	\$890,000	01/31/22	\$221.39	MIDWAY CLEANERS	MTC-1	Retail Store	1	Y	
055	090	360180	0295	12,082	3183187	\$1,655,000	04/06/22	\$136.98	VALIANT PLAZA/Seattle Full Gospel Church	CM	Office Building	2	Y	
055	090	360240	0166	5,380	3069468	\$1,180,000	09/11/20	\$219.33	SKIPS AUTO BODY	CM-2	Service Building	3	Y	
055	090	944300	0010	13,960	3221298	\$2,147,958	12/12/22	\$153.87	WILMINGTON OFFICES	MTC-2	Office Building	3	Y	

Improved Sales Calc for Area 055 with Sales Not Used

6/12/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	082104	9139	7,959	3239297	\$1,220,000	05/26/23	\$153.29	LAKEVIEW PROFESSIONAL BLDG	RM1800	Office Building	1		Sold after lien date
055	010	092104	9057	0	3152818	\$723,000	10/14/21	\$0.00	TRANSIT CENTER SITE	CC-C	Governmental Ser	1	63	Sale price updated by sales id group
055	010	092104	9151	23,670	3075098	\$173,384	07/22/20	\$7.33	VILLA ESPERANZA	RM2400	Group Home	1	68	Non-gov't to gov't
055	010	150260	0030	6,016	3200111	\$3,602,817	07/08/22	\$598.87	Children's Dream Learning Center	CC-F	Daycare Center	1	51	Related party, friend, or neighbor
055	010	785360	0210	3,000	3237053	\$1,500,000	05/11/23	\$500.00	7-ELEVEN / JK HAIR STYLING	BC	Conv Store withou	1		Sold after lien date
055	020	052104	9157	2,331	3050189	\$100,000	06/04/20	\$42.90	SACAJAWEA VETERINARY CLINIC	BC	Vet/Animal Contr	1	46	Non-representative sale
055	020	222204	9153	1,140	3228893	\$600,000	03/08/23	\$526.32	Tacos Mexico	CC	Restaurant(Fast Fo	1		Sold after lien date
055	020	282204	9046	4,800	3235527	\$1,730,000	04/28/23	\$360.42	Jade Hair Design	MTC-1	Retail Store	1		Sold after lien date
055	020	953820	0050	23,867	3201014	\$1,500,000	07/15/22	\$62.85	WOODMONT PLACE SHOPPING CENTER (RITE AID)	CM	Retail Store	1	33	Lease or lease-hold
055	030	172104	9038	77,531	3224914	\$4,650,000	01/31/23	\$59.98	(FORMER) BALLY'S HEALTH AND TENNIS CLUB	OP	Health Club	1		Sold after lien date
055	030	172104	9038	77,531	3225053	\$10,000	01/31/23	\$0.13	(FORMER) BALLY'S HEALTH AND TENNIS CLUB	OP	Health Club	1		Sold after lien date
055	030	172104	9058	17,460	3235676	\$50,000	04/28/23	\$2.86	32020 Professional Building	OP	Office Building	2		Sold after lien date
055	030	926480	0110	70,103	3231487	\$15,095,000	03/30/23	\$215.33	FW BUSINESS PARK (SOUTH)	CE	Industrial Park	1		Sold after lien date
055	030	926480	0140	21,341	3223336	\$4,500,000	01/11/23	\$210.86	FORUM I + II	OP	Office Building	1		Sold after lien date
055	030	926501	0130	46,984	3127054	\$5,880,000	06/18/21	\$125.15	ABAM OFFICE BLDG	OP	Office Building	1	33	Lease or lease-hold
055	040	269330	0650	1,379	3236850	\$395,000	05/09/23	\$286.44	GARAGETOWN FEDERAL WAY	CE	Warehouse	1		Sold after lien date
055	050	132103	9095	6,016	3240788	\$1,460,000	06/08/23	\$242.69	DAY CARE CENTER	RM2400	Daycare Center	1		Sold after lien date
055	050	132103	9098	14,568	3142124	\$9,164,465	08/23/21	\$629.08	CVS Pharmacy	BN	Retail Store	1	69	Net Lease Sale; not in ratio
055	050	873190	2741	0	3120559	\$600	04/22/21	\$0.00	VACANT RESIDENTIAL	RS7.2	Park, Private(Amu	1	51	Related party, friend, or neighbor
055	050	873215	0020	0	3236329	\$730,000	05/04/23	\$0.00	Twin Lakes Professional Park Condominium	PO	Medical/Dental O	1		Sold after lien date
055	050	930100	0020	4,286	3140733	\$4,206,000	08/20/21	\$981.33	LINE RETAIL (STARBUCK'S & RETAIL)	BN	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
055	070	322104	9091	9,186	3228958	\$1,565	12/19/22	\$0.17	Korean American Calvary Baptist Church	RS35.0	Church/Welfare/R	1	24	Easement or right-of-way
055	080	514900	0090	1,804	3147325	\$196,300	09/21/21	\$108.81	MARINA PROFESSIONAL CENTER CONDOMINIUM	D-C	Condominium(Off	1	62	Auction sale
055	090	092204	9018	10,001	3237321	\$30,210	04/19/23	\$3.02	DES MOINES PUBLIC WORKS	RS-9600	Warehouse	1	24	Easement or right-of-way
055	090	162204	9109	17,356	3209211	\$1,000	08/24/22	\$0.06	GRACE LUTHERAN CHURCH	RS-9600	Church/Welfare/R	1	24	Easement or right-of-way
055	090	162204	9185	4,584	3209208	\$1,000	08/24/22	\$0.22	GRACE CHILDRENS CENTER	RS-9600	Daycare Center	1	24	Easement or right-of-way
055	090	215640	0321	3,300	3120498	\$199,639	05/18/21	\$60.50	RETAIL BUILDING	PR-C	Retail(Line/Strip)	1	18	Quit claim deed
055	090	250060	0410	4,000	3063638	\$500	04/23/20	\$0.13	GENERAL TRANSMISSION REPAIR COMPANY	MTC-2	Service Station	1	68	Non-gov't to gov't
055	090	250060	0411	11,250	3065686	\$500	06/16/20	\$0.04	Southgate Electric	MTC-2	Service Building	1	68	Non-gov't to gov't

Vacant Sales Calc for Area 055 with Sales Used

6/12/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	010	255817	0050	9,604	3170678	\$455,000	01/20/22	\$47.38	7 UNIT - MOUNTAIN SUN	RM1800	Apartment	1	Y	
055	020	042104	9119	27,548	3182431	\$250,000	03/31/22	\$9.08	VACANT COMMERCIAL	BN	Vacant(Commerci	1	Y	
055	020	042104	9123	25,100	3182315	\$225,000	03/31/22	\$8.96	VACANT COMMERCIAL	BN	Vacant(Commerci	1	Y	
055	020	092104	9310	203,922	3040496	\$160,000	03/24/20	\$0.78	VACANT COMMERCIAL (WETLAND)	CB	Vacant(Single-fam	1	Y	
055	020	212204	9166	42,290	3167528	\$494,000	12/29/21	\$11.68	VACANT COMMERCIAL	CM	Vacant(Commerci	1	Y	
055	020	720480	0164	132,873	3118396	\$2,000,000	05/11/21	\$15.05	VACANT COMMERCIAL	BC	Vacant(Commerci	2	Y	
055	020	720480	0190	60,942	3174476	\$2,060,000	02/24/22	\$33.80	VACANT COMMERCIAL	BC	Vacant(Commerci	2	Y	
055	030	202104	9166	108,021	3036013	\$200,000	02/27/20	\$1.85	VACANT COMMERCIAL	OP	Vacant(Commerci	1	Y	
055	030	926480	0070	191,496	3107588	\$3,442,111	03/19/21	\$17.97	VACANT COMMERCIAL	CE	Vacant(Commerci	2	Y	
055	040	202104	9119	13,886	3212517	\$500,000	10/04/22	\$36.01	J&M Exhaust & Auto Repair	CE	Service Building	1	Y	
055	040	202104	9120	2,074	3212516	\$1,000,000	10/04/22	\$482.16	VACANT LAND	CE	Vacant(Commerci	1	Y	
055	040	202104	9137	93,919	3212518	\$4,900,000	10/04/22	\$52.17	PATTISON'S WEST SKATING CENTER	CE	Skating Rink(Ice/R	2	Y	
055	040	202104	9162	182,501	3091619	\$4,500,000	12/24/20	\$24.66	BARKSHIRE PANEL SYSTEMS	CE	Warehouse	4	Y	
055	040	202104	9171	29,714	3049915	\$450,000	06/01/20	\$15.14	VACANT LAND	CE	Vacant(Industrial)	2	Y	
055	040	212104	9082	48,787	3174224	\$1,300,000	02/10/22	\$26.65	VACANT COMMERCIAL	CE	Vacant(Industrial)	1	Y	
055	040	292104	9051	42,449	3127804	\$510,000	06/22/21	\$12.01	VACANT COMMERCIAL	OP	Vacant(Commerci	1	Y	
055	040	292104	9052	94,141	3102934	\$1,800,000	02/23/21	\$19.12	SIESTA MOTEL - FEDERAL WAY	CE	Hotel/Motel	3	Y	
055	040	797880	0080	59,782	3188315	\$1,870,000	05/02/22	\$31.28	Master Na's Martial Arts	BC	Retail Store	2	Y	
055	050	873198	3370	8,276	3029826	\$150,000	01/13/20	\$18.12	TWIN LAKES GOLF AND COUNTRY CLUB	RS7.2	Golf Course	1	Y	
055	070	322104	9040	50,593	3136771	\$35,000	07/29/21	\$0.69	VACANT COMMERCIAL (WETLAND)	B	Vacant(Commerci	1	Y	
055	070	322104	9148	434,728	3090692	\$6,344,996	12/17/20	\$14.60	VACANT LAND	PD	Utility, Private(Ra	1	Y	
055	070	375060	0840	24,835	3117603	\$180,000	05/05/21	\$7.25	VACANT LAND	NB	Vacant(Commerci	2	Y	
055	070	506640	0620	72,350	3101723	\$400,000	02/23/21	\$5.53	VACANT LAND	R48	Vacant(Multi-fam	1	Y	
055	070	750500	0900	41,125	3090691	\$934,525	12/16/20	\$22.72	VACANT LAND -- EXCESS HWY R/W	PD	Vacant(Single-fam	1	Y	
055	080	200900	4725	8,520	3129124	\$682,000	06/29/21	\$80.05	Allstate Insurance	D-C	Retail Store	1	Y	
055	080	201140	0524	54,279	3074635	\$475,000	10/06/20	\$8.75	Yard Storage for boats	D-C	Vacant(Commerci	1	Y	
055	090	092204	9166	32,546	3067005	\$92,000	08/27/20	\$2.83	Vacant Commercial	B-P	Vacant(Commerci	1	Y	
055	090	215640	0269	48,883	3130517	\$1,498,490	06/27/21	\$30.65	Vacant Commercial	PR-C	Vacant(Commerci	1	Y	
055	090	250060	0080	76,674	3037596	\$4,500,000	03/09/20	\$58.69	former KOST AUTO SALES	PR-C	Auto Showroom a	1	Y	
055	090	272420	0890	2,850	3190702	\$28,000	05/17/22	\$9.82	VACANT MULTIPLE	PR-R	Vacant(Multi-fam	1	Y	
055	090	360180	0035	3,000	3102680	\$50,000	03/02/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-fam	1	Y	
055	090	360240	0040	3,000	3102451	\$50,000	03/01/21	\$16.67	VACANT MULTIPLE	RM-2400	Vacant(Multi-fam	1	Y	

Vacant Sales Calc for Area 055 with Sales Used

6/12/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	090	551400	0030	294,811	3050512	\$2,750,000	06/04/20	\$9.33	VACANT COMMERCIAL	MCR	Vacant(Commerci	2	Y	

Vacant Sales Calc for Area 055 with Sales Not Used

6/12/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
055	020	282204	9244	22,729	3081030	\$1,550,000	10/29/20	\$68.19	VACANT LAND	C-C	Vacant(Commercial)	2	46	Non-representative sale
055	040	292104	9052	94,141	3227308	\$6,975,000	02/22/23	\$74.09	FUTURE 7-ELEVEN	CE	Vacant(Commercial)	3		Sold after lien date
055	080	201140	0456	3,397	3049714	\$6,950	05/07/20	\$2.05	VACANT RESIDENTIAL	RS-7200	Vacant(Multi-family)	1	24	Easement or right-of-way
055	090	215640	0269	48,883	3150176	\$5,014,286	09/29/21	\$102.58	Vacant Commercial	PR-C	Vacant(Commercial)	1	69	Net Lease Sale; not in ratio
055	090	215640	0360	8,760	3148040	\$900,000	09/21/21	\$102.74	4 PLEX - DES MOINES	R-SE	4-Plex	1	68	Non-gov't to gov't
055	090	250060	0185	1,000	3233279	\$6,000	02/14/23	\$6.00	VACANT STRIP	PR-C	Vacant(Commercial)	1	24	Easement or right-of-way
055	090	250060	0251	35,212	3234509	\$2,275,000	04/22/23	\$64.61		PR-C	Vacant(Commercial)	1		Sold after lien date
055	090	250060	0301	32,919	3175273	\$220,700	02/23/22	\$6.70	VACANT MULTI-FAMILY	PR-R	Vacant(Multi-family)	3	63	Sale price updated by sales id group
055	090	250060	0317	11,167	3175272	\$55,800	02/23/22	\$5.00	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0325	26,318	3175263	\$112,000	02/23/22	\$4.26	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	2	63	Sale price updated by sales id group
055	090	250060	0336	85,890	3175262	\$928,900	02/23/22	\$10.81	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0363	11,080	3175255	\$23,100	02/23/22	\$2.08	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0364	8,175	3175259	\$148,700	02/23/22	\$18.19	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0367	9,040	3175258	\$152,000	02/23/22	\$16.81	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0370	43,867	3175252	\$1,100	02/23/22	\$0.03	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	250060	0400	47,870	3092371	\$880,000	10/30/20	\$18.38	VACANT COMMERCIAL	MTC-2	Vacant(Commercial)	2	68	Non-gov't to gov't
055	090	250060	0441	116,157	3157130	\$700,000	11/05/21	\$6.03	DES MOINES WATER DISTRICT	MTC-2	Parking(Assoc)	2	63	Sale price updated by sales id group
055	090	250060	0480	27,700	3228938	\$1,008,239	03/07/23	\$36.40	VACANT COMMERCIAL (CPSRTA)	MTC-2	Vacant(Commercial)	1		Sold after lien date
055	090	272420	0225	82,160	3175346	\$312,300	02/23/22	\$3.80	VACANT COMMERCIAL	PR-C	Vacant(Multi-family)	1	63	Sale price updated by sales id group
055	090	272420	0525	11,400	3175352	\$24,800	02/23/22	\$2.18	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group
055	090	272420	0545	10,000	3175264	\$25,500	02/23/22	\$2.55	VACANT COMMERCIAL (CPSRTA)	PR-R	Vacant(Commercial)	1	63	Sale price updated by sales id group

AREA 55 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
55	70	152104	9004	32006 S PEASLEY CANYON RD
55	70	152104	9005	32032 WEYERHAEUSER WAY S
55	70	152104	9041	33415 MILITARY RD S
55	70	152104	9052	3600 S 320TH ST
55	70	152104	9166	No Situs Address
55	70	152104	9173	32004 S PEASLEY CANYON RD
55	70	152104	9177	32002 MILITARY RD S
55	70	152104	9178	32820 32ND AVE S
55	70	152104	9201	22800 32ND DR S
55	70	162104	9030	32ND AVE S
55	70	162104	9036	32ND DR S
55	70	162104	9056	34001 32ND AVE S
55	70	187400	0080	COUNTY LINE RD E
55	70	187400	0301	No Situs Address
55	70	212104	9014	No Situs Address
55	70	212104	9052	2835 S 344TH ST
55	70	215465	0060	No Situs Address
55	70	215465	0090	No Situs Address
55	70	215465	0100	32229 WEYERHAEUSER WAY S
55	70	215465	0130	No Situs Address
55	70	215465	0140	No Situs Address
55	70	215465	0150	No Situs Address
55	70	215465	0160	No Situs Address
55	70	215465	0170	No Situs Address
55	70	215465	0180	No Situs Address
55	70	215466	0020	33940 WEYERHAEUSER WAY S
55	70	215466	0030	33810 WEYERHAEUSER WAY S
55	70	215466	0040	33820 WEYERHAEUSER WAY S
55	70	215466	0050	No Situs Address
55	70	215466	0060	No Situs Address
55	70	215480	0010	32008 32ND AVE S
55	70	215480	0020	32014 32ND AVE S
55	70	215480	0030	32020 32ND AVE S
55	70	215480	0040	32026 32ND AVE S
55	70	215484	0010	32125 WEYERHAEUSER WAY S
55	70	215484	0020	32129 WEYERHAEUSER WAY S
55	70	218820	4205	37405 PACIFIC HWY S
55	70	218820	4245	37405 PACIFIC HWY S
55	70	218820	4281	PACIFIC HWY S
55	70	218820	4365	37501 PACIFIC HWY S
55	70	219060	0730	34815 32ND AVE S
55	70	219060	1500	34815 32ND AVE S
55	70	222104	9001	33929 42ND AVE S
55	70	222104	9014	35000 32ND AVE S

AREA 55 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
55	70	222104	9036	3722 S 344TH ST
55	70	222104	9040	3450 S 344TH ST
55	70	228500	0010	S 336TH ST
55	70	236800	0040	32108 39TH AVE S
55	70	272104	9012	3425 S 360TH ST
55	70	272104	9034	3203 S 360TH ST
55	70	272104	9038	4005 S 360TH ST
55	70	282104	9007	1950 S 352ND ST
55	70	282104	9025	No Situs Address
55	70	282104	9026	36201 ENCHANTED PKWY S
55	70	282104	9090	2926 S 368TH ST
55	70	282104	9095	35827 32ND AVE S
55	70	292104	9074	36475 PACIFIC HWY S
55	70	292104	9146	36016 1ST AVE S
55	70	321125	0010	2500 ALDER ST
55	70	321125	1040	2500 COUNTY LINE RD E
55	70	321125	1220	COUNTY LINE RD E
55	70	321125	1230	26TH AVE S
55	70	321125	1240	COUNTY LINE RD E
55	70	321128	0010	No Situs Address
55	70	321128	0020	No Situs Address
55	70	321128	0030	No Situs Address
55	70	321128	0040	No Situs Address
55	70	321128	0050	No Situs Address
55	70	321128	0060	No Situs Address
55	70	321128	0070	No Situs Address
55	70	321128	0080	No Situs Address
55	70	321128	0090	No Situs Address
55	70	321128	0100	No Situs Address
55	70	321128	0110	No Situs Address
55	70	321128	0120	No Situs Address
55	70	321128	0130	No Situs Address
55	70	321128	0140	No Situs Address
55	70	322104	9020	37424 PACIFIC HWY S
55	70	322104	9025	37500 PACIFIC HWY S
55	70	322104	9035	91 5TH AVE
55	70	322104	9040	98 5TH AVE
55	70	322104	9091	37515 8TH AVE S
55	70	322104	9130	50 5TH AVE
55	70	322104	9134	400 S 376TH ST
55	70	322104	9137	80 5TH AVE
55	70	322104	9139	No Situs Address
55	70	322104	9140	85 5TH AVE
55	70	322104	9148	38240 MILTON RD S

AREA 55 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
55	70	322104	9150	No Situs Address
55	70	322104	9151	1100 S 380TH ST
55	70	322104	9152	800 S 380TH ST
55	70	322104	9153	38000 MILTON RD S
55	70	322104	9161	No Situs Address
55	70	322104	9165	No Situs Address
55	70	332104	9005	37307 ENCHANTED PKWY S
55	70	332104	9020	37603 28TH AVE S
55	70	332104	9038	No Situs Address
55	70	332104	9047	No Situs Address
55	70	332104	9048	3100 S 368TH ST
55	70	332104	9070	37507 28TH AVE S
55	70	332104	9100	2500 S 370TH PL
55	70	342104	9009	No Situs Address
55	70	375060	0009	4401 S 360TH ST
55	70	375060	0012	4511 S 360TH ST
55	70	375060	0789	36644 MILITARY RD S
55	70	375060	0790	36809 42ND AVE S
55	70	375060	0807	36815 42ND AVE S
55	70	375060	0840	No Situs Address
55	70	375060	0841	No Situs Address
55	70	375160	1903	35375 MILITARY RD S
55	70	375160	1930	No Situs Address
55	70	375160	2000	No Situs Address
55	70	375160	2691	No Situs Address
55	70	375160	2697	No Situs Address
55	70	375160	2735	No Situs Address
55	70	375160	2747	No Situs Address
55	70	375160	2755	No Situs Address
55	70	375160	2757	No Situs Address
55	70	375160	2759	No Situs Address
55	70	375160	3963	35832 MILITARY RD S
55	70	375160	3971	4660 S 360TH ST
55	70	375160	4003	35846 MILITARY RD S
55	70	375160	4017	35810 46TH AVE S
55	70	375160	4019	35816 46TH AVE S
55	70	375160	4023	35826 46TH AVE S
55	70	375160	4046	35829 MILITARY RD S
55	70	375160	4144	36005 MILITARY RD S
55	70	375160	4145	36005 MILITARY RD S
55	70	391060	0010	2500 S 370TH ST
55	70	391060	0020	2500 S 370TH ST
55	70	391060	0030	2500 S 370TH ST
55	70	391060	0040	2500 S 370TH ST

AREA 55 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
55	70	404570	0475	34860 37TH AVE S
55	70	404570	0523	4016 S 352ND ST
55	70	442060	0050	No Situs Address
55	70	506640	0381	34041 MILITARY RD S
55	70	506640	0382	34049 MILITARY RD S
55	70	506640	0386	34005 MILITARY RD S
55	70	506640	0521	34429 46TH AVE S
55	70	506640	0583	4655 S 342ND ST
55	70	506640	0620	34204 MILITARY RD S
55	70	506640	0621	34400 MILITARY RD S
55	70	606460	0020	34410 46TH AVE S
55	70	614260	0005	33700 32ND AVE S
55	70	614260	0200	3120 S 344TH ST
55	70	614260	3025	No Situs Address
55	70	721265	2310	No Situs Address
55	70	721265	2350	1801 ENCHANTED PKWY S
55	70	726120	0060	No Situs Address
55	70	726120	0105	3405 S 336TH ST
55	70	726120	0195	3450 S 344TH ST
55	70	726120	0221	3600 S 344TH ST
55	70	726120	0275	No Situs Address
55	70	750500	0005	70 5TH AVE
55	70	750500	0700	9TH AVE S
55	70	750500	0900	No Situs Address
55	70	750500	0915	8TH AVE S
55	70	750500	0925	8TH AVE S
55	70	750500	0935	60 5TH AVE
55	70	797820	0420	3324 S 333RD ST
55	70	797820	0470	No Situs Address
55	70	797820	0480	No Situs Address
55	70	797820	0515	33240 30TH AVE S
55	70	797820	0520	33230 30TH AVE S
55	70	797820	0565	30TH AVE S

Improved Sales Calc for Area 060 with Sales Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	000080	0014	2,763	3133139	\$1,170,000	05/20/21	\$423.45	CHEVRON EXTRA MILE	C3	Conv Store with Gas	1	Y	
060	020	000080	0015	12,278	3202847	\$5,500,000	07/26/22	\$447.96	IRON HORSE CASINO	C3	Restaurant/Lounge	1	Y	
060	020	000080	0029	7,156	3192419	\$1,450,000	05/16/22	\$202.63	HONEST-1 AUTO CARE	C3	Service Building	1	Y	
060	020	000100	0031	5,388	3166034	\$1,175,000	12/23/21	\$218.08	HOYT AUTO REBUILD	C3	Service Building	1	Y	
060	035	000400	0040	37,200	3164089	\$4,186,600	12/08/21	\$112.54	WHSE/OFFICE BLDG	M2	Warehouse	1	Y	
060	035	000400	0041	15,548	3206275	\$10,000,000	08/23/22	\$643.17	AUBURN VOLKSWAGEN	C3	Auto Showroom and Lot	1	Y	
060	035	000400	0087	10,560	3153070	\$2,400,000	10/06/21	\$227.27	COMFORT MECHANICAL	M2	Industrial(Gen Purpose)	1	Y	
060	035	000400	0115	31,850	3136060	\$9,600,000	07/30/21	\$301.41	COMCAST	C3	Office Building	2	Y	
060	035	000460	0019	58,400	3161650	\$9,500,000	11/27/21	\$162.67	ARMSTRONG HOMES	C3	Retail Store	4	Y	
060	020	001900	0020	3,928	3118494	\$660,000	05/07/21	\$168.02	THE SPUNKY MONKEY RESTAURANT	DUC	Retail Store	2	Y	
060	035	030040	0060	61,094	3170750	\$180,000	01/21/22	\$2.95	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	2	Y	
060	035	030040	0160	936	3066013	\$100,000	08/12/20	\$106.84	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030040	0420	1,805	3064934	\$130,000	08/12/20	\$72.02	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and Hangars	1	Y	
060	020	030055	0030	1,682	3137396	\$460,000	08/03/21	\$273.48	AUBURN DENTAL	C1	Medical/Dental Office	1	Y	
060	035	030080	0020	1,285	3189693	\$220,000	05/09/22	\$171.21	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0120	1,020	3043291	\$150,000	04/16/20	\$147.06	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0140	1,020	3043954	\$155,000	04/20/20	\$151.96	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	035	030080	0180	2,856	3078915	\$310,000	10/25/20	\$108.54	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and Hangars	1	Y	
060	030	030351	0040	15,704	3085383	\$3,000,000	11/25/20	\$191.03	FLEX BUILDING	M1	Warehouse	1	Y	
060	030	030351	0080	17,856	3163976	\$2,304,400	12/09/21	\$129.05	VARSITY FACILITY SERVICES	M1	Warehouse	1	Y	
060	030	030351	0090	16,730	3150853	\$2,159,000	10/05/21	\$129.05	IGLESIAS DE DIOS PENTECOSTAL	M1	Warehouse	1	Y	
060	020	049200	0235	1,330	3096531	\$350,000	01/20/21	\$263.16	BATTLEFIELD CAFE	DUC	Retail Store	1	Y	
060	020	072105	9022	11,925	3148987	\$3,196,000	09/28/21	\$268.01	AUBURN COURT RETAIL CENTER	C1	Retail(Line/Strip)	1	Y	
060	060	084400	0680	3,372	3187309	\$650,000	04/29/22	\$192.76	RESTAURANT / APARTMENT / WAREHOUSE	TC	Restaurant/Lounge	1	Y	
060	030	112104	9031	17,442	3097899	\$2,000,000	01/22/21	\$114.67	NICOLAS COMP SAND BLASTING	M1	Service Building	1	Y	
060	060	112106	9071	1,100	3204940	\$375,000	08/12/22	\$340.91	DENTAL OFFICE	CC	Medical/Dental Office	1	Y	
060	060	152106	9060	336	3092342	\$250,000	12/17/20	\$744.05	VACANT - OFFICE	NC	Office Building	1	Y	
060	035	158060	0251	55,637	3157060	\$7,809,900	11/04/21	\$140.37	POWER LINE INDUSTRIAL PARK	M2	Industrial(Light)	4	Y	
060	035	158060	0260	21,900	3088993	\$4,855,525	12/11/20	\$221.71	SAFETY-KLEEN	M2	Warehouse	1	Y	
060	035	158060	0270	101,300	3075761	\$14,720,000	10/12/20	\$145.31	ALVIS BUSINESS PARK	M2	Warehouse	3	Y	
060	035	158260	0014	26,846	3208684	\$9,500,000	09/07/22	\$353.87	ARIMA BOAT MFG	M1	Industrial(Light)	1	Y	
060	020	182105	9004	15,364	3054709	\$3,780,000	06/30/20	\$246.03	OFFICE AND RETAIL	C3	Office Building	1	Y	
060	020	182105	9015	11,899	3089688	\$2,750,000	12/15/20	\$231.11	PRICE HELTON FUNERAL HOME	C1	Mortuary/Cemetery/Cremat	1	Y	
060	020	182105	9214	2,289	3190530	\$625,000	05/16/22	\$273.04	IMAGES HAIR DESIGN	RO	Office Building	1	Y	

Improved Sales Calc for Area 060 with Sales Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	182105	9328	8,248	3151801	\$3,698,453	10/12/21	\$448.41	EVERGREEN EYE CLINIC	C1	Medical/Dental Office	1	Y	
060	020	182105	9331	3,828	3206951	\$1,250,000	08/22/22	\$326.54	REMAX REALTY	C1	Office Building	1	Y	
060	060	187140	0105	4,000	3107449	\$510,000	03/25/21	\$127.50	CUMBERLAND GROCERY	NB	Conv Store without Gas	1	Y	
060	040	215200	0075	23,040	3036687	\$3,100,000	03/02/20	\$134.55	WASTE MANAGEMENT GLACIER	RA5	Industrial(Light)	3	Y	
060	040	215200	0079	7,200	3030435	\$625,000	01/14/20	\$86.81	WAREHOUSE	RA5	Warehouse	1	Y	
060	020	264800	0007	768	3112973	\$272,200	04/21/21	\$354.43	PROFESSIONAL CENTER	RO	Office Building	1	Y	
060	030	328480	0035	2,553	3064368	\$445,000	08/19/20	\$174.30	JABEZ CONSTRUCTION	DUC	Restaurant/Lounge	1	Y	
060	020	333990	0026	2,035	3085690	\$1,100,000	11/25/20	\$540.54	76 FOOD MART	C3	Conv Store with Gas	1	Y	
060	020	333990	0305	5,000	3203794	\$2,900,000	08/05/22	\$580.00	ST. VINCENT DE PAUL	C1	Retail Store	1	Y	
060	020	333990	0845	1,240	3085521	\$320,000	11/25/20	\$258.06	WILLIAM M SUTTON DDS	RO	Medical/Dental Office	1	Y	
060	020	333990	0890	2,163	3099469	\$307,200	02/11/21	\$142.02	GRANDMA'S CORNER GARAGE	RO	Service Building	1	Y	
060	020	374760	0010	4,986	3111152	\$662,500	04/08/21	\$132.87	STATE FARM	RO	Office Building	1	Y	
060	020	391020	0015	4,176	3196297	\$1,300,000	06/15/22	\$311.30	T'S AUTO REPAIR	C3	Service Building	1	Y	
060	030	391500	0085	8,852	3085305	\$1,050,000	11/19/20	\$118.62	AUBURN SAMOAN ASSEMBLY	DUC	Warehouse	1	Y	
060	030	391500	0230	3,853	3050101	\$555,000	05/21/20	\$144.04	HAPPY EXPRESS RESTAURANT	DUC	Restaurant/Lounge	3	Y	
060	030	391500	0380	5,287	3202771	\$641,500	07/22/22	\$121.34	D & L SUPPLY & MANUFACTURING	DUC	Apartment(Mixed Use)	1	Y	
060	030	446340	0045	9,732	3155768	\$1,250,000	10/28/21	\$128.44	PRINTCO	C2	Industrial(Gen Purpose)	2	Y	
060	030	540160	0175	13,556	3170931	\$1,850,000	01/27/22	\$136.47	KFG MOTORSPORTS	M1	Retail Store	2	Y	
060	020	556820	0215	1,968	3102334	\$350,000	02/10/21	\$177.85	LIFEGATE KIDS THEATER	DUC	Retail Store	1	Y	
060	020	685870	0120	5,264	3151145	\$1,000,000	10/07/21	\$189.97	CASCADE PLAZA	RO	Retail Store	1	Y	
060	020	733140	0030	7,968	3213741	\$1,300,000	10/10/22	\$163.15	RAINBOW CAFE	DUC	Restaurant/Lounge	2	Y	
060	020	733140	0598	1,798	3143063	\$250,000	08/30/21	\$139.04	ADVANCE TIL PAYDAY	DUC	Retail Store	1	Y	
060	020	745992	0030	7,888	3031728	\$1,850,000	01/24/20	\$234.53	OFFICE BUILDING	C1	Office Building	1	Y	
060	020	780401	0010	2,848	3212171	\$356,000	09/29/22	\$125.00	620 M ST NE CONDO	RO	Medical/Dental Office	1	Y	
060	020	781570	0340	3,232	3180215	\$950,000	03/23/22	\$293.94	HERFY'S	DUC	Restaurant/Lounge	1	Y	
060	020	781570	0360	2,542	3129463	\$750,000	06/28/21	\$295.04	A STREET AUTOMOTIVE	DUC	Service Building	1	Y	
060	020	781570	0370	12,168	3156398	\$2,040,000	11/01/21	\$167.65	PATRICIA BLDG	DUC	Office Building	1	Y	
060	035	885550	0030	47,019	3143800	\$8,400,000	08/28/21	\$178.65	OLIVER MARKETING	M1	Warehouse	1	Y	
060	035	885551	0110	17,630	3177957	\$3,680,000	03/15/22	\$208.74	CONRAD	M1	Warehouse	1	Y	
060	035	936000	0085	16,559	3090266	\$3,450,000	11/09/20	\$208.35	TABS PLUS INC.	M1	Industrial(Light)	1	Y	
060	035	936000	0131	67,764	3049037	\$10,500,000	05/20/20	\$154.95	PRIMUS BUMSTEAD MANUFACTURING	M1	Industrial(Gen Purpose)	1	Y	
060	035	936000	0160	20,640	3222975	\$4,525,000	01/06/23	\$219.23	GLOBAL TECH	M1	Industrial(Light)	1	Y	
060	035	936000	0163	20,210	3072049	\$3,535,000	09/14/20	\$174.91	INDUSTRIAL BUILDING	M1	Industrial(Light)	1	Y	
060	035	936060	0135	3,970	3149670	\$1,220,000	09/29/21	\$307.30	COFFEY CHIROPRACTIC	C3	Medical/Dental Office	2	Y	

Improved Sales Calc for Area 060 with Sales Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	035	936060	0139	7,912	3166724	\$2,350,000	12/22/21	\$297.02	STAN'S HEADERS AND EXHAUST	C3	Service Building	1	Y	
060	035	936060	0351	5,570	3113481	\$1,483,000	04/20/21	\$266.25	AUBURN DETAIL SHOP	C3	Service Building	1	Y	
060	035	936060	0352	18,600	3210273	\$3,750,000	09/14/22	\$201.61	ANDERSON'S WELDING	C3	Industrial(Light)	1	Y	
060	030	945200	0010	5,940	3136742	\$1,130,000	08/02/21	\$190.24	MARIANNE BUSINESS PARK BLDG B	M1	Warehouse	1	Y	
060	030	945200	0011	3,230	3046237	\$530,000	05/06/20	\$164.09	MARIANNE BUSINESS PARK BLDG C	M1	Warehouse	1	Y	
060	030	945200	0012	3,534	3218460	\$567,000	11/18/22	\$160.44	MARIANNE BUSINESS PARK BLDG A	M1	Warehouse	1	Y	
060	020	949920	0197	2,256	3079236	\$400,000	10/29/20	\$177.30	THRIVENT FINANCIAL	RO	Single Family(C/I Use)	1	Y	

Improved Sales Calc for Area 060 with Sales Not Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
060	020	000080	0021	0	3178491	\$234,000	03/17/22	\$0.00	METRO PARK-N-RIDE	P1	Utility, Public	2	63	Sale price updated by sales id group
060	020	000080	0035	32,503	3050614	\$3,000,000	05/29/20	\$92.30	AUBURN AIRPORT PLAZA	C3	Retail Store	1	70	Building Only; not in ratio
060	020	001900	0105	1,632	3190113	\$7,000	05/05/22	\$4.29	SHELL FOOD MART	DUC	Conv Store with G	1	24	Easement or right-of-way
060	020	030055	0030	1,682	3109257	\$460,000	10/09/20	\$273.48	AUBURN DENTAL	C1	Medical/Dental Of	1	18	Quit claim deed
060	020	048900	0070	7,590	3031937	\$650,000	01/31/20	\$85.64	AUBURN THEATRE	DUC	Movie Theater	1	68	Non-gov't to gov't
060	020	048900	0085	16,888	3202203	\$412,920	07/27/22	\$24.45	MAX HOUSE	DUC	Retail Store	1	68	Non-gov't to gov't
060	020	733140	0240	4,484	3033624	\$5,000	01/15/20	\$1.12	JP MORGAN CHASE BANK	DUC	Bank	1	24	Easement or right-of-way
060	020	745992	0010	15,971	3168647	\$2,030,000	01/13/22	\$127.11	VALLEY REGIONAL FIRE AUTHORITY	C1	Governmental Ser	1	63	Sale price updated by sales id group
060	030	030350	0140	7,200	3041575	\$1,200,000	04/03/20	\$166.67	COUNTER CRAFT	M1	Warehouse	1	64	Sales/leaseback
060	030	132104	9007	24,000	3166973	\$22,015,000	12/28/21	\$917.29	UTILITY TRAILER SALES	EP	Industrial(Light)	1	64	Sales/leaseback
060	030	158260	0085	7,536	3175324	\$15,750,000	02/23/22	\$2,089.97	TIMBERLAND HOMES	M1	Industrial(Light)	1	33	Lease or lease-hold
060	030	362204	9021	49,435	3041256	\$5,347,500	03/20/20	\$108.17	WAREHOUSE	M1	Warehouse	1	44	Tenant
060	030	714000	0040	2,925	3163171	\$1,091,000	12/09/21	\$372.99	RAINIER VIEW BUILDING A	M1	Warehouse	1	46	Non-representative sale
060	035	000460	0011	11,180	3150566	\$1,400,000	10/07/21	\$125.22	USED CAR SALES	C3	Retail Store	1	36	Plottage
060	035	030040	0180	4,212	3222489	\$95,000	12/01/22	\$22.55	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	33	Lease or lease-hold
060	035	030040	0270	1,000	3129839	\$225,000	07/02/21	\$225.00	AUBURN AIRPORT HANGAR CONDO	LF	Air Terminal and H	1	46	Non-representative sale
060	035	030080	0130	2,040	3216000	\$155,000	10/28/22	\$75.98	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and H	1	33	Lease or lease-hold
060	035	030080	0150	2,040	3219455	\$155,000	11/23/22	\$75.98	AUBURN HANGAR LEASEHOLD CONDO	LF	Air Terminal and H	1	33	Lease or lease-hold
060	035	030130	0080	1,176	3073670	\$126,000	09/30/20	\$107.14	AUBURN FLYERS CONDO I	LF	Air Terminal and H	1	46	Non-representative sale
060	040	102105	9003	15,228	3136898	\$2,984,100	05/13/21	\$195.96	PACIFIC RACEWAYS GRAND PRIX & PARKING	IP	Sport Facility	15	51	Related party, friend, or neighbor
060	040	102105	9008	0	3098848	\$812,000	02/03/21	\$0.00	PACIFIC RACEWAYS VACANT LAND	IP	Sport Facility	15	22	Partial interest (1/3, 1/2, etc.)
060	060	112106	9028	20,718	3044665	\$10,000	04/14/20	\$0.48	PROVIDENT ELECTRIC	CC	Warehouse	2	51	Related party, friend, or neighbor
060	060	152106	9033	4,369	3104620	\$10	02/12/21	\$0.00	MAMA'S	NC	Restaurant/Loung	1	32	\$1,000 sale or less

Vacant Sales for Area 060 with Sales Used

01/25/2023

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	020	122104	9020	172,305	3077401	\$1,276,153	10/21/20	\$7.41	VACANT LAND 63% WETLAND	M1	Vacant(Commercial)	1	Y	
060	020	122104	9020	172,305	3195351	\$3,500,000	06/13/22	\$20.31	VACANT LAND 50% WETLAND	M1	Vacant(Commercial)	1	Y	
060	020	173580	0190	5,300	3141801	\$150,000	08/25/21	\$28.30	VACANT COMMERCIAL	DUC	Vacant(Commercial)	1	Y	
060	020	395390	0150	12,000	3195616	\$360,000	06/14/22	\$30.00	VACANT COMMERCIAL	DUC	Retail Store	1	Y	
060	020	781570	0120	15,600	3197560	\$460,000	06/21/22	\$29.49	SUNBREAK CAFE & BREAD COMPANY	DUC	Restaurant/Lounge	1	Y	
060	030	132104	9052	77,972	3213359	\$2,400,000	10/10/22	\$30.78	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	030	132104	9073	408,682	3064634	\$825,000	08/18/20	\$2.02	OFFICE BLDG	EP	Office Building	2	Y	
060	030	352204	9021	393,455	3060587	\$9,578,000	07/31/20	\$24.34	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	030	352204	9047	148,539	3030203	\$3,050,000	01/14/20	\$20.53	VACANT INDUSTRIAL	M1	Vacant(Industrial)	2	Y	
060	030	936000	0015	213,341	3179794	\$106,500	03/17/22	\$0.50	VACANT 100%WETLAND	M1	Vacant(Industrial)	4	Y	
060	030	936000	0016	105,560	3185732	\$52,600	04/07/22	\$0.50	VACANT 100% WETLAND	M1	Vacant(Industrial)	2	Y	
060	030	936000	0065	797,270	3174263	\$250,000	02/23/22	\$0.31	VACANT LAND/WETLANDS	M1	Vacant(Industrial)	2	Y	
060	035	000400	0030	435,403	3133117	\$8,500,000	07/15/21	\$19.52	POULSBO RV/COUNTRY SQ/MOTORAMA	C3	Retail(Line/Strip)	1	Y	
060	035	514320	0035	7,819	3223615	\$65,050	01/12/23	\$8.32	VACANT	M2	Vacant(Industrial)	1	Y	
060	035	936000	0170	102,112	3136128	\$1,732,817	07/29/21	\$16.97	VACANT INDUSTRIAL	M1	Vacant(Industrial)	1	Y	
060	035	936060	0154	51,095	3215817	\$800,000	10/28/22	\$15.66	VACANT COMMERCIAL	C3	Vacant(Commercial)	3	Y	
060	040	172106	9087	3,491,933	3120994	\$2,750,000	05/24/21	\$0.79	CAMP BERACHAH	RA5	Vacant(Single-family)	2	Y	
060	060	084400	0630	7,311	3159655	\$125,000	11/18/21	\$17.10	VACANT LAND	TC	Vacant(Commercial)	1	Y	
060	060	112106	9030	71,438	3181564	\$850,000	03/23/22	\$11.90	VACANT / TEAR DOWN	CC	Vacant(Commercial)	1	Y	
060	060	112106	9050	157,251	3072621	\$500,000	09/25/20	\$3.18	VACANT LAND	CC	Vacant(Commercial)	1	Y	
060	060	112106	9094	50,988	3030760	\$69,000	01/16/20	\$1.35	VACANT-WETLAND	MDR8	Vacant(Multi-family)	1	Y	
060	060	152106	9060	47,492	3142429	\$285,000	08/27/21	\$6.00	OFFICE	NC	Office Building	1	Y	
060	060	615180	0550	246,549	3127012	\$3,485,000	06/21/21	\$14.14	VACANT COMMERCIAL	NC	Vacant(Commercial)	2	Y	
060	060	615180	0550	246,549	3093068	\$950,000	12/30/20	\$3.85	VACANT LAND	NC	Vacant(Commercial)	2	Y	

Vacant Sales for Area 060 with Sales not Used

01/25/2023

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
060	035	000100	0020	69,354	3193312	\$2,150,000	05/27/22	\$31.00	VACANT COMMERCIAL	C3	Vacant(Commercial)	1	63	Sale price updated by sales id group
060	035	936060	0269	25,080	3113913	\$20,000	04/26/21	\$0.80	USED CAR SALES LOT	C4	Vacant(Commercial)	1	59	Bulk portfolio sale
060	040	032105	9161	147,668	3060679	\$525,000	07/24/20	\$3.56	VACANT COMMERCIAL	C1	Vacant(Commercial)	1	15	No market exposure
060	060	012106	9002	16,446,079	3139478	\$200,000	08/03/21	\$0.01	RESERVE SILICA SANDMINE	F	Vacant(Commercial)	7	52	Statement to dor
060	060	084400	1365	8,175	3186652	\$125,000	04/27/22	\$15.29	VACANT LAND	CC	Vacant(Commercial)	1	67	Gov't to non-gov't

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	012106	9002	28130 BLACK DIAMOND-RAVENSDALE RD SE
60-60	012106	9010	
60-60	012106	9011	
60-60	012106	9012	
60-60	012107	9002	36500 SE 295TH ST
60-60	042106	9015	30250 224TH AVE SE
60-60	042106	9028	30250 224TH AVE SE
60-60	042106	9101	
60-60	052107	9022	
60-60	052107	9023	30512 RETREAT-KANASKAT RD SE
60-60	052107	9039	
60-60	084100	0005	
60-60	084400	0325	25314 BAKER ST
60-60	084400	0345	32523 3RD AVE
60-60	084400	0405	
60-60	084400	0420	
60-60	084400	0435	25228 BAKER ST
60-60	084400	0450	
60-60	084400	0490	32618 RAILROAD AVE
60-60	084400	0500	32616 RAILROAD AVE
60-60	084400	0600	32627 RAILROAD AVE
60-60	084400	0605	
60-60	084400	0610	32709 RAILROAD AVE
60-60	084400	0615	32711 RAILROAD AVE
60-60	084400	0620	32717 RAILROAD AVE
60-60	084400	0630	32719 RAILROAD AVE
60-60	084400	0635	32721 RAILROAD AVE
60-60	084400	0645	32725 RAILROAD AVE
60-60	084400	0680	32700 RAILROAD AVE
60-60	084400	0685	32704 RAILROAD AVE
60-60	084400	0690	32706 RAILROAD AVE
60-60	084400	0695	32710 RAILROAD AVE
60-60	084400	0700	32712 RAILROAD AVE
60-60	084400	0795	32700 3RD AVE
60-60	084400	0810	25313 BAKER ST
60-60	084400	0830	32619 3RD AVE
60-60	084400	0835	32621 3RD AVE
60-60	084400	0895	
60-60	084400	0900	32616 3RD AVE
60-60	084400	0975	25510 LAWSON ST
60-60	084400	1080	25610 LAWSON ST
60-60	084400	1325	25429 LAWSON ST
60-60	084400	1330	32632 3RD AVE
60-60	084400	1340	
60-60	084400	1365	
60-60	084400	1475	
60-60	102106	9008	

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	102106	9009	31500 LAKE SAWYER RD SE
60-60	102106	9011	
60-60	102106	9016	
60-60	102106	9101	
60-60	102106	9106	
60-60	102106	9107	
60-60	102106	9108	
60-60	102106	9109	
60-60	102106	9110	
60-60	102106	9111	
60-60	102106	9112	
60-60	102106	9114	
60-60	102107	9058	33607 SE 309TH ST
60-60	102107	9070	35828 CUMBERLAND-KANASKAT RD SE
60-60	102107	9140	33536 SE 309TH ST
60-60	112106	9005	
60-60	112106	9006	
60-60	112106	9008	31109 3RD AVE
60-60	112106	9009	31443 3RD AVE
60-60	112106	9010	
60-60	112106	9011	
60-60	112106	9012	
60-60	112106	9015	
60-60	112106	9016	
60-60	112106	9017	
60-60	112106	9023	25203 ROBERTS DR
60-60	112106	9024	
60-60	112106	9025	
60-60	112106	9028	31114 3RD AVE S
60-60	112106	9030	30712 3RD AVE
60-60	112106	9031	31117 3RD AVE
60-60	112106	9032	31213 3RD AVE
60-60	112106	9033	
60-60	112106	9035	31329 3RD AVE
60-60	112106	9036	31431 3RD AVE
60-60	112106	9039	31407 3RD AVE
60-60	112106	9043	31509 3RD AVE
60-60	112106	9044	
60-60	112106	9045	
60-60	112106	9046	
60-60	112106	9047	31114 RAILROAD AVE
60-60	112106	9048	31509 3RD AVE
60-60	112106	9049	31605 3RD AVE
60-60	112106	9050	
60-60	112106	9051	31510 3RD AVE
60-60	112106	9052	30800 3RD AVE
60-60	112106	9053	31123 3RD AVE

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	112106	9054	30410 3RD AVE
60-60	112106	9060	30700 3RD AVE
60-60	112106	9062	30836 3RD AVE
60-60	112106	9064	
60-60	112106	9065	
60-60	112106	9066	30848 3RD AVE
60-60	112106	9069	30741 3RD AVE
60-60	112106	9071	31527 3RD AVE
60-60	112106	9072	
60-60	112106	9073	31205 3RD AVE
60-60	112106	9084	30506 3RD AVE
60-60	112106	9091	31106 3RD AVE
60-60	112106	9092	
60-60	112106	9093	
60-60	112106	9094	
60-60	112106	9096	32900 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	112106	9097	32900 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	112106	9098	31615 3RD AVE
60-60	112106	9099	32900 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	112106	9100	
60-60	112106	9104	
60-60	112106	9105	
60-60	112106	9109	
60-60	112106	9110	
60-60	112106	9111	
60-60	112106	9115	
60-60	112106	9116	
60-60	112106	9117	
60-60	112106	9118	
60-60	112106	9119	
60-60	112106	9120	
60-60	112106	9121	
60-60	112106	9122	
60-60	112106	9123	
60-60	112106	9124	
60-60	112106	9125	
60-60	112106	9126	
60-60	112106	9127	
60-60	112106	9128	
60-60	112106	9129	
60-60	112106	9130	
60-60	112106	9131	
60-60	112106	9132	
60-60	112106	9133	
60-60	112106	9134	
60-60	112107	9001	
60-60	112107	9009	

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	112107	9014	34900 SE HUDSON RD
60-60	112107	9016	
60-60	112107	9031	
60-60	122106	9003	
60-60	122106	9008	
60-60	122106	9009	
60-60	122106	9022	
60-60	122106	9046	26620 SE GINDER LAKE RD
60-60	122106	9060	
60-60	122106	9072	
60-60	122106	9073	
60-60	122106	9074	
60-60	122106	9075	
60-60	122106	9076	
60-60	132106	9053	
60-60	132106	9053	
60-60	132107	9017	37007 SE GREEN RIVER HEADWORKS RD
60-60	132107	9033	
60-60	132107	9038	
60-60	132107	9040	
60-60	132107	9041	36525 SE GREEN RIVER HEADWORKS RD
60-60	132107	9042	
60-60	132107	9047	
60-60	132107	9049	
60-60	142106	9004	32416 6TH AVE
60-60	142106	9004	32416 6TH AVE
60-60	142106	9014	32820 3RD AVE
60-60	142106	9017	
60-60	142106	9059	24431 MORGAN ST
60-60	142106	9065	
60-60	142106	9088	32923 RAILROAD AVE
60-60	142106	9088	32923 RAILROAD AVE
60-60	142106	9103	
60-60	142106	9119	
60-60	142106	9152	
60-60	142106	9205	24707 ROBERTS DR
60-60	152106	9020	24201 ROBERTS DR
60-60	152106	9033	24306 ROBERTS DR
60-60	152106	9060	24318 ROBERTS DR
60-60	152106	9063	24230 ROBERTS DR
60-60	152106	9093	24301 ROBERTS DR
60-60	152107	9002	32101 CUMBERLAND-KANASKAT RD SE
60-60	152107	9019	32220 CUMBERLAND-KANASKAT RD SE
60-60	152107	9020	33110 CUMBERLAND-KANASKAT RD SE
60-60	152107	9029	ROUTE 1
60-60	172107	9017	SE GREEN RIVER GORGE RD
60-60	172107	9021	29500 SE GREEN RIVER GORGE RD

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	172107	9022	
60-60	172107	9025	SE GREEN RIVER GORGE RD
60-60	172107	9026	29660 SE GREEN RIVER GORGE RD
60-60	172107	9031	33511 SE GREEN RIVER GORGE RD
60-60	172107	9037	
60-60	187140	0070	35317 314TH WAY SE
60-60	187140	0095	
60-60	187140	0105	31302 SE 354TH ST
60-60	187140	0275	
60-60	187140	0405	35311 VEAZIE-CUMBERLAND RD SE
60-60	187140	0415	35327 VEAZIE-CUMBERLAND RD SE
60-60	212107	9025	35200 VEAZIE-CUMBERLAND RD SE
60-60	212107	9029	34516 309TH AVE SE
60-60	212107	9030	35400 309TH AVE SE
60-60	242106	9028	34816 ENUMCLAW-BLACK DIAMOND RD SE
60-60	242106	9031	34828 ENUMCLAW-BLACK DIAMOND RD SE
60-60	242106	9035	
60-60	252106	9006	35627 ENUMCLAW-BLACK DIAMOND RD SE
60-60	252106	9007	26051 SE 352ND ST
60-60	252106	9019	26111 SE GREEN VALLEY RD
60-60	262106	9001	
60-60	262106	9045	25200 SE 364TH ST
60-60	262106	9047	25915 SE GREEN VALLEY RD
60-60	282107	9006	35431 VEAZIE-CUMBERLAND RD SE
60-60	282107	9020	VEAZIE-CUMBERLAND RD SE
60-60	282107	9066	36320 312TH AVE SE
60-60	282107	9066	36320 312TH AVE SE
60-60	282107	9066	36320 312TH AVE SE
60-60	282107	9095	
60-60	282107	9110	
60-60	282108	9020	US FOREST SERVICE 212 RD
60-60	292107	9017	VEAZIE-CUMBERLAND RD SE
60-60	302107	9025	
60-60	302107	9042	
60-60	322107	9019	VEAZIE-CUMBERLAND RD SE
60-60	322207	9010	27850 RETREAT-KANASKAT RD SE
60-60	322207	9133	
60-60	342206	9017	
60-60	342206	9018	SE 282ND PL
60-60	342206	9019	28615 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	342206	9039	28730 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	342206	9069	28680 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	342206	9070	
60-60	342206	9074	28000 MAPLE VALLEY-BLACK DIAMON RD SE
60-60	342206	9102	MAPLE VALLEY-BLACK DIAMON RD SE
60-60	342206	9110	
60-60	342206	9111	

AREA 60 PHYSICAL INSPECTION 2023

Geo	Major	Minor	AddrLine
60-60	342207	9012	33220 SE 287TH ST
60-60	352206	9018	28131 BLACK DIAMOND-RAVENSDALE RD SE
60-60	362206	9019	27132 SE RAVENSDALE WAY
60-60	362206	9044	27008 SE RAVENSDALE WAY
60-60	362206	9054	27032 SE RAVENSDALE WAY
60-60	362206	9064	
60-60	362206	9065	28130 BLACK DIAMOND-RAVENSDALE RD SE
60-60	362206	9066	27509 SE KENT-KANGLEY RD
60-60	362206	9071	SE KENT-KANGLEY RD
60-60	362206	9138	
60-60	615180	0460	22480 SE 296TH ST
60-60	615180	0545	
60-60	615180	0550	
60-60	615180	0561	29036 216TH AVE SE
60-60	615180	0564	29034 216TH AVE SE
60-60	615180	0566	29006 216TH AVE SE
60-60	615180	0567	29020 216TH AVE SE
60-60	712340	0145	32915 SE 309TH ST
60-60	857600	0690	32589 MAIN ST
60-60	857600	0750	32610 MAIN ST
60-60	857604	1700	22954 SE FIR ST
60-60	928380	0375	30250 224TH AVE SE

Improved Sales Calc for Area 062 with Sales Used

3/1/2023

No	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
1	062	010	012780	0060	3,288	3116094	\$717,000	04/30/21	\$218.07	ALGONA BUSINESS PARK CONDO	C-1	Warehouse	1	Y	
2	062	010	030150	0040	22,966	3093251	\$4,850,000	01/06/21	\$211.18	OPUS PARK 167 BUILDING NO. 3A	C3	Warehouse	1	Y	
3	062	010	242104	9096	28,295	3095167	\$5,950,000	01/14/21	\$210.28	JUNIOR ACHIEVEMENT CENTER	C3	Office Building	1	Y	
4	062	010	335640	7840	5,124	3037781	\$1,300,000	02/21/20	\$253.71	ROYAL BEAR TAVERN	C-3	Tavern/Lounge	1	Y	
5	062	010	362104	9004	61,934	3125785	\$10,015,015	06/15/21	\$161.70	ACCU-DUCT	M-1	Industrial(Gen Pur	2	Y	
6	062	010	885600	1950	15,700	3032023	\$4,530,000	01/31/20	\$288.54	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
7	062	010	885600	1950	15,700	3155378	\$4,950,000	10/27/21	\$315.29	BIGFOOT JAVA BUILDING	HC	Office Building	1	Y	
8	062	010	885600	2669	2,601	3086069	\$566,000	11/30/20	\$217.61	GENERATION CONSTRUCTION	IL	Industrial(Light)	1	Y	
9	062	010	885600	4705	1,056	3128751	\$347,000	06/22/21	\$328.60	SFR/BARBER SHOP	C-1	Single Family(C/I U	2	Y	
10	062	010	885600	4710	3,456	3073358	\$800,000	09/21/20	\$231.48	VALLEY MART & APARTMENT	C-1	Apartment(Mixed	1	Y	
11	062	010	954300	0185	3,020	3095651	\$230,000	01/21/21	\$76.16	ALGONA PACIFIC CHURCH OF GOD	C-1	Church/Welfare/R	1	Y	
12	062	020	030150	0370	14,434	3196785	\$6,530,610	06/10/22	\$452.45	SHELL/WENDY'S	C3	Conv Store with G	2	Y	
13	062	020	097900	0020	18,148	3172585	\$2,650,000	02/10/22	\$146.02	ZION LUTHERAN CHURCH	RO	Church/Welfare/R	1	Y	
14	062	020	232104	9036	12,000	3059795	\$3,150,000	07/20/20	\$262.50	J F C RACING	C3	Retail Store	2	Y	
15	062	020	314160	0050	2,688	3165870	\$816,000	12/17/21	\$303.57	SUDSTAR CAR WASH	C3	Car Wash	1	Y	
16	062	020	314160	0315	7,216	3193371	\$1,350,000	05/26/22	\$187.08	1020 BUILDING	C3	Office Building	1	Y	
17	062	020	392140	0035	2,512	3127816	\$600,000	06/21/21	\$238.85	AUBURN CHIROPRACTIC CLINIC	C1	Medical/Dental O	1	Y	
18	062	020	711650	0200	3,992	3040530	\$650,000	03/26/20	\$162.83	GEO DYNAMICS CO	R7	Industrial(Gen Pur	2	Y	
19	062	030	192105	9121	1,755	3159252	\$11,600,000	11/09/21	\$6,609.69	AUBURN PARK M H 52 SW 34 DW	RMHP	Mobile Home Par	1	Y	
20	062	030	192105	9343	4,880	3090187	\$925,000	12/17/20	\$189.55	NORSTAR INDUSTRIES	C3	Industrial(Gen Pur	1	Y	
21	062	030	212105	9108	47,451	3089649	\$5,500,000	12/15/20	\$115.91	NW FAMILY CHURCH	R20	Church/Welfare/R	1	Y	
22	062	030	212105	9157	13,853	3224759	\$4,000,000	01/27/23	\$288.75	FOREST PARK RETAIL CENTER	C1	Retail(Line/Strip)	2	Y	
23	062	030	335440	0700	240	3159845	\$1,500,000	11/18/21	\$6,250.00	ESPRESSO STAND - FORMER MHP	HC	Mobile Home Par	1	Y	
24	062	030	869520	0035	3,461	3219018	\$989,890	11/30/22	\$286.01	SFR USED AS OFFICE	C3	Office Building	1	Y	
25	062	040	202006	9042	1,677	3148833	\$399,990	09/27/21	\$238.52	FIRE STATION #28	A35	Governmental Ser	1	34	Use-change after sale; not in ratio
26	062	040	212006	9087	4,336	3076315	\$450,000	10/12/20	\$103.78	PLATEAU VETERINARY SERVICES	A35	Office Building	1	Y	
27	062	040	232006	9018	19,046	3157403	\$10,580,000	10/20/21	\$555.50	FRANCISCAN MEDICAL CENTER	GO	Medical/Dental O	1	Y	
28	062	040	232006	9161	3,515	3161976	\$1,000,000	11/29/21	\$284.50	DENTIST OFFICE	GO	Medical/Dental O	1	Y	
29	062	050	236100	0060	20,560	3102873	\$2,250,000	03/01/21	\$109.44	JOHNSON EXTERIORS	LI	Warehouse	1	Y	
30	062	050	236180	0065	10,375	3158435	\$1,050,000	11/12/21	\$101.20	CARPET STORE	CB2	Retail(Line/Strip)	1	Y	
31	062	050	236180	0200	10,000	3163556	\$1,957,700	12/06/21	\$195.77	APARTMENTS / RESTAURANT	CB2	Restaurant/Loung	1	Y	
32	062	050	242006	9414	8,600	3142909	\$1,250,000	08/27/21	\$145.35	M & L MACHINE	LI	Warehouse	1	Y	
33	062	050	242006	9440	4,520	3095473	\$700,000	01/19/21	\$154.87	VACANT OFFICE / WAREHOUSE	HCB	Warehouse	2	Y	
34	062	050	242006	9516	6,600	3097255	\$750,000	01/29/21	\$113.64	NW Fund Raising	HCB	Warehouse	1	Y	
35	062	050	242006	9551	8,880	3039541	\$1,450,000	03/20/20	\$163.29	RETAIL & APT	HCB	Retail Store	1	Y	
36	062	050	800510	0085	6,000	3089914	\$1,450,000	12/16/20	\$241.67	FAMILY CARE CLINIC	CB2	Medical/Dental O	2	Y	
37	062	050	800610	0009	4,273	3136263	\$800,000	07/07/21	\$187.22	OFFICE BUILDING	HCB	Office Building	1	Y	

Improved Sales Calc for Area 062 with Sales Used

3/1/2023

No	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
38	062	060	236070	0120	7,250	3091910	\$1,080,000	12/30/20	\$148.97	ENUMCLAW INDUSTRIAL CONDOMIN	LI	Warehouse	3	Y	
39	062	060	236070	0150	2,000	3187003	\$300,000	04/21/22	\$150.00	ENUMCLAW INDUSTRIAL CONDOMIN	LI	Warehouse	1	Y	
40	062	060	236070	0170	2,740	3220515	\$440,000	12/05/22	\$160.58	ENUMCLAW INDUSTRIAL CONDOMIN	LI	Warehouse	1	Y	
41	062	060	242006	9442	3,690	3219225	\$700,000	11/22/22	\$189.70	YOUTH CLUB HOUSE	R-4	Club	1	26	Imp changed after sale; not in ratio
42	062	060	750320	0010	9,180	3184400	\$1,750,000	04/18/22	\$190.63	RETAIL STORES	HCB	Retail Store	1	Y	

Improved Sales Calc for Area 062 with Sales Not Used

3/1/2023

No	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
1	062	010	335340	4350	1,976	3080043	\$800,000	10/26/20	\$404.86	COMMERCIAL LUMBER SUPPLY	RO	Industrial(Light)	3	3	Contract or cash sale
2	062	010	362104	9094	53,088	3049085	\$1,500,000	05/29/20	\$28.25	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
3	062	010	362104	9094	53,088	3049220	\$6,125,000	05/29/20	\$115.37	SPECIALTY FOREST PRODUCTS	M-1	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
4	062	010	885600	2040	24,048	3164867	\$2,700,000	12/07/21	\$112.28	HIR	HC	Warehouse	2	51	Related party, friend, or neighbor
5	062	010	885600	2325	1,800	3178176	\$4,000,000	03/14/22	\$2,222.22	ARCO AMPM	HC	Conv Store with Gas	1	33	Lease or lease-hold
6	062	020	097900	0012	4,625	3116356	\$1,500	04/06/21	\$0.32	CHASTAIN COURT	RO	Office Building	1	24	Easement or right-of-way
7	062	020	192105	9193	3,800	3172056	\$260,000	02/03/22	\$68.42	OFFICE & RESIDENCE	RO	Office Building	1	46	Non-representative sale
8	062	020	314160	0005	1,980	3206185	\$250,000	08/19/22	\$126.26	CERAMICS SHOP	C3	Retail Store	1	46	Non-representative sale
9	062	030	302105	9032	56,556	3094579	\$7,000,000	01/11/21	\$123.77	IMAGINETICS	C3	Industrial(Gen Purpose)	1	22	Partial interest (1/3, 1/2, etc.)
10	062	030	302105	9334	2,400	3030381	\$2,665,000	01/14/20	\$1,110.42	7-ELEVEN	C3	Conv Store with Gas	1	25	Fulfillment of contract deed
11	062	040	012006	9025	4,286	3150165	\$279,036	09/24/21	\$65.10	KRAIN CORNER INN	NB	Restaurant/Lounge	1	22	Partial interest (1/3, 1/2, etc.)
12	062	040	212006	9039	22,033	3070202	\$1,250,000	09/10/20	\$56.73	ENUMCLAW SALES PAVILION	A35	Farm	1	51	Related party, friend, or neighbor
13	062	040	232006	9164	3,540	3175237	\$650,000	02/17/22	\$183.62	PERSON REALTY	GO	Office Building	1	46	Non-representative sale
14	062	040	272006	9045	60,120	3141661	\$1,000,000	08/24/21	\$16.63	ENUMCLAW AIRPORT	R-2	Air Terminal and Hangars	1	51	Related party, friend, or neighbor
15	062	040	800460	0510	3,320	3175078	\$710,000	02/24/22	\$213.86	FILL'S SFR CONVERTED TO OFFICE	CB1	Office Building	1	51	Related party, friend, or neighbor
16	062	050	242006	9241	4,160	3176101	\$880,850	02/28/22	\$211.74	BANK OF AMERICA	CB1	Bank	1	62	Auction sale
17	062	050	242006	9497	7,724	3032161	\$775,000	01/23/20	\$100.34	ERICS AUTOMOTIVE & DELI	CB2	Retail Store	1	51	Related party, friend, or neighbor
18	062	060	012006	9031	840	3155679	\$1,600,000	10/27/21	\$1,904.76	MISTY MOUNTAIN MHP (30 sites 27 SW, 2 DW, 1 APT)	RA5	Mobile Home Park	1	46	Non-representative sale
19	062	060	252006	9123	6,970	3036340	\$142,498	02/26/20	\$20.44	RAINIER MEDICAL CENTER	HCB	Office Building	1	51	Related party, friend, or neighbor

Vacant Sales for Area 062 with Sales Used

12/13/2022

No	Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
1	062	010	030150	0090	307,440	3194799	\$950,000	06/08/22	\$3.09	WETLAND	C3	Vacant(Industrial)	3	Y	
2	062	010	335340	4150	256,417	3138737	\$3,900,000	08/12/21	\$15.21	VACANT LAND	IL	Vacant(Industrial)	6	Y	
3	062	010	335640	0730	109,771	3148007	\$699,000	09/10/21	\$6.37	VACANT COMMERCIAL	C-1	Vacant(Commercial)	1	Y	
4	062	010	335640	1715	28,000	3118999	\$299,900	05/17/21	\$10.71	VACANT LAND	C-1	Vacant(Commercial)	1	Y	
5	062	010	335640	7835	37,943	3037782	\$300,000	02/21/20	\$7.91	VACANT LAND/SLOPE HILLSIDE	C-3	Vacant(Commercial)	1	Y	
6	062	010	885600	3665	99,040	3088699	\$265,000	12/08/20	\$2.68	VACANT / WETLANDS	HC	Vacant(Commercial)	1	Y	
7	062	010	885600	4160	70,411	3056760	\$856,000	07/08/20	\$12.16	VACANT COMMERCIAL	HC	Vacant(Commercial)	4	26	Imp changed after sale; not in ratio
8	062	020	182105	9026	15,400	3035292	\$180,000	02/21/20	\$11.69	POTTERY MFG	C3	Industrial(Light)	2	Y	
9	062	020	192105	9306	69,614	3089394	\$1,150,000	12/10/20	\$16.52	AUBURN SKATE CONNECTION	C1	Skating Rink(Ice/Roller)	1	Y	
10	062	020	242104	9066	26,152	3206188	\$1,400,000	08/16/22	\$53.53	VACANT SITE - CORNER	C3	Single Family(C/I Use)	2	Y	
11	062	030	192105	9028	37,700	3206033	\$565,000	08/19/22	\$14.99	VACANT LAND	C3	Vacant(Commercial)	1	Y	
12	062	030	192105	9028	37,700	3045034	\$485,000	04/28/20	\$12.86	VACANT LAND	C3	Vacant(Commercial)	1	Y	
13	062	030	202105	9043	25,820	3198261	\$950,000	06/23/22	\$36.79	VACANT LAND - CORNER	C3	Vacant(Commercial)	1	Y	
14	062	030	331360	0470	76,692	3061065	\$750,000	07/31/20	\$9.78	CHARTLEY HOUSE	R20	Group Home	1	Y	
15	062	040	665500	0023	58,970	3205196	\$370,000	08/09/22	\$6.27	VACANT LAND	R5	Vacant(Single-family)	1	Y	
16	062	050	236100	0020	55,997	3051376	\$408,246	06/11/20	\$7.29	VACANT LAND	LI	Vacant(Industrial)	1	Y	
17	062	050	236100	0061	13,094	3095715	\$200,000	01/20/21	\$15.27	VACANT	LI	Vacant(Industrial)	1	Y	
18	062	050	236180	0427	1,875	3086831	\$80,000	12/02/20	\$42.67	Vacant Commercial Land Former (THAI	CB2	Vacant(Commercial)	1	Y	
19	062	060	192007	9079	1,823,076	3095711	\$2,300,000	01/20/21	\$1.26	VACANT LAND	RMHP	Vacant(Multi-family)	3	Y	
20	062	060	192007	9123	104,000	3162774	\$1,100,000	12/06/21	\$10.58	VACANT LAND	LI	Vacant(Industrial)	1	Y	
21	062	060	252006	9002	74,286	3148106	\$270,000	09/20/21	\$3.63	VACANT - WETLANDS	R-4	Vacant(Multi-family)	1	Y	
22	062	060	252006	9116	190,357	3034023	\$1,050,000	02/12/20	\$5.52	VACANT RETAIL STORE	HCB	Retail Store	1	Y	
23	062	060	302007	9032	36,440	3085633	\$425,000	11/24/20	\$11.66	VACANT	RMHP	Vacant(Multi-family)	1	Y	
24	062	060	332007	9030	2,174,870	3054006	\$1,475,000	06/25/20	\$0.68	QUARRY MINE	MP	ining/Quarry/Ore Processi	4	Y	

Vacant Sales for Area 062 with Sales not Used

12/13/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
062	010	335340	1860	21,690	3105018	\$2,700	11/14/20	\$0.12	VACANT INDUSTRIAL	IL	Vacant(Industrial)	1	24	Easement or right-of-way
062	010	335640	1715	28,000	3031531	\$150,000	01/27/20	\$5.36	VACANT LAND	C-1	Vacant(Commercial)	1	46	Non-representative sale
062	010	335640	1715	28,000	3120348	\$150,000	05/24/21	\$5.36	VACANT LAND	C-1	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
062	010	335640	1735	40,000	3127985	\$125,000	06/23/21	\$3.13	VACANT COMMERCIAL	C-1	Vacant(Commercial)	2	51	Related party, friend, or neighbor
062	010	352104	9026	104,480	3105020	\$62,000	10/30/20	\$0.59	VACANT INDUSTRIAL	IL	Vacant(Industrial)	2	24	Easement or right-of-way
062	010	885600	4160	70,411	3108198	\$6,052,000	03/26/21	\$85.95	VACANT COMMERCIAL	HC	Vacant(Commercial)	1	33	Lease or lease-hold
062	010	954300	1250	24,000	3079478	\$15,000	10/29/20	\$0.63	VACANT MULTIPLE	R-M	Vacant(Multi-family)	3	51	Related party, friend, or neighbor
062	030	202105	9020	3,500	3097910	\$2,035	02/03/21	\$0.58	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
062	030	202105	9020	3,500	3098000	\$5,450	02/03/21	\$1.56	VACANT MOBILE HOME PARK	RMHP	Vacant(Multi-family)	1	52	Statement to dor
062	040	312105	9068	54,885	3111934	\$75,000	04/14/21	\$1.37	VACANT MULTIFAMILY	R20	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
062	060	192007	9121	25,586	3138269	\$30,000	07/16/21	\$1.17	VACANT LAND	R-4	Vacant(Single-family)	1	51	Related party, friend, or neighbor

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	085300	0005	No Situs Address
62	50	085300	0010	1512 WELLS ST
62	50	085300	0020	1304 GRIFFIN AVE
62	50	085300	0045	1340 GRIFFIN AVE
62	50	085300	0046	1519 PORTER ST
62	50	085300	0070	No Situs Address
62	50	188250	0095	443 RAINIER AVE
62	50	236100	0010	2116 GARRETT ST
62	50	236100	0020	2068 GARRETT ST
62	50	236100	0030	2032 GARRETT ST
62	50	236100	0040	1920 GARRETT ST
62	50	236100	0045	931 WASHINGTON AVE
62	50	236100	0050	1804 GARRETT ST
62	50	236100	0060	1724 GARRETT ST
62	50	236100	0061	1731 1ST ST
62	50	236100	0070	1751 GARRETT ST
62	50	236100	0075	1725 GARRETT ST
62	50	236100	0080	1891 GARRETT ST
62	50	236100	0090	2001 GARRETT ST
62	50	236100	0100	2011 GARRETT ST
62	50	236100	0110	2061 GARRETT ST
62	50	236100	0120	2111 GARRETT ST
62	50	236100	0130	2145 GARRETT ST
62	50	236100	0140	2221 GARRETT ST
62	50	236100	0150	702 BATTERSBY AVE
62	50	236100	0160	300 WASHINGTON AVE
62	50	236100	0170	300 WASHINGTON AVE
62	50	236100	0180	2100 3RD ST
62	50	236100	0190	2109 GARRETT ST
62	50	236150	0060	No Situs Address
62	50	236150	0071	1005 STEVENSON AVE
62	50	236150	0072	1495 RAILROAD ST
62	50	236150	0080	1703 1ST ST
62	50	236150	0090	2041 RAILROAD AVE
62	50	236150	0100	930 BATTERSBY AVE
62	50	236180	0005	1502 RAILROAD ST
62	50	236180	0015	RAILROAD ST
62	50	236180	0025	RAILROAD ST
62	50	236180	0026	1580 RAILROAD ST
62	50	236180	0050	1113 GRIFFIN AVE
62	50	236180	0051	GRIFFIN AVE
62	50	236180	0065	1107 GRIFFIN AVE
62	50	236180	0091	1114 MYRTLE AVE
62	50	236180	0096	1118 MYRTLE AVE
62	50	236180	0130	1605 COLE ST
62	50	236180	0135	1609 COLE ST
62	50	236180	0140	1613 COLE ST

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	236180	0145	1617 COLE ST
62	50	236180	0155	1627 COLE ST
62	50	236180	0156	No Situs Address
62	50	236180	0170	1501 COLE ST
62	50	236180	0175	1515 COLE ST
62	50	236180	0180	1517 COLE ST
62	50	236180	0185	1521 COLE ST
62	50	236180	0186	1525 COLE ST
62	50	236180	0200	1537 COLE ST
62	50	236180	0215	1502 COLE ST
62	50	236180	0220	1504 COLE ST
62	50	236180	0225	1512 COLE ST
62	50	236180	0230	1518 COLE ST
62	50	236180	0235	1522 COLE ST
62	50	236180	0240	1528 COLE ST
62	50	236180	0245	1536 COLE ST
62	50	236180	0300	1602 COLE ST
62	50	236180	0305	1608 COLE ST
62	50	236180	0310	1612 COLE ST
62	50	236180	0315	1616 COLE ST
62	50	236180	0325	1626 COLE ST
62	50	236180	0330	1235 GRIFFIN AVE
62	50	236180	0335	1239 GRIFFIN AVE
62	50	236180	0336	1225 GRIFFIN AVE
62	50	236180	0370	1240 MYRTLE AVE
62	50	236180	0400	1501 WELLS ST
62	50	236180	0425	1220 GRIFFIN AVE
62	50	236180	0426	1236 GRIFFIN AVE
62	50	236180	0427	No Situs Address
62	50	236180	0430	1230 GRIFFIN AVE
62	50	236180	0431	1224 GRIFFIN AVE
62	50	242006	9058	1330 WELLS ST
62	50	242006	9059	1355 WELLS ST
62	50	242006	9061	1362 COLE ST
62	50	242006	9062	1158 INITIAL AVE
62	50	242006	9063	1158 INITIAL AVE
62	50	242006	9064	1421 COLE ST
62	50	242006	9065	1361 COLE ST
62	50	242006	9066	1302 COLE ST
62	50	242006	9067	1335 COLE ST
62	50	242006	9071	1465 1ST ST
62	50	242006	9073	820 GRIFFIN AVE
62	50	242006	9075	666 GRIFFIN AVE
62	50	242006	9080	300 BATTERSBY AVE
62	50	242006	9089	358 RAINIER AVE
62	50	242006	9094	1539 BLAKE ST
62	50	242006	9095	435 GRIFFIN AVE

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	242006	9096	427 ROOSEVELT AVE
62	50	242006	9098	352 GRIFFIN AVE
62	50	242006	9101	349 GRIFFIN AVE
62	50	242006	9102	321 RAINIER AVE
62	50	242006	9105	837 STEVENSON AVE
62	50	242006	9107	SE 440TH ST
62	50	242006	9112	1233 COLE ST
62	50	242006	9113	501 ROOSEVELT AVE
62	50	242006	9125	No Situs Address
62	50	242006	9127	1325 COLE ST
62	50	242006	9136	680 GRIFFIN AVE
62	50	242006	9137	427 ROOSEVELT AVE
62	50	242006	9139	1322 COLE ST
62	50	242006	9146	1345 WELLS ST
62	50	242006	9149	420 GRIFFIN AVE
62	50	242006	9207	1029 COLE ST
62	50	242006	9210	No Situs Address
62	50	242006	9214	1300 COLE ST
62	50	242006	9215	1350 COLE ST
62	50	242006	9241	1145 COLE ST
62	50	242006	9257	1356 COLE ST
62	50	242006	9264	1222 RAILROAD ST
62	50	242006	9274	333 GRIFFIN AVE
62	50	242006	9300	1219 COLE ST
62	50	242006	9305	1158 INITIAL AVE
62	50	242006	9326	1158 INITIAL AVE
62	50	242006	9336	2201 BATTERSBY AVE
62	50	242006	9337	1209 COLE ST
62	50	242006	9340	ROOSEVELT AVE
62	50	242006	9341	420 GRIFFIN AVE
62	50	242006	9344	1713 GARRETT ST
62	50	242006	9346	1100 WASHINGTON AVE
62	50	242006	9352	901 STEVENSON AVE
62	50	242006	9373	259 RAINIER AVE
62	50	242006	9391	145 ROOSEVELT AVE
62	50	242006	9394	No Situs Address
62	50	242006	9398	313 RAINIER AVE
62	50	242006	9401	400 GRIFFIN AVE
62	50	242006	9410	1158 INITIAL AVE
62	50	242006	9414	No Situs Address
62	50	242006	9430	940 STEVENSON AVE
62	50	242006	9440	1445 3RD ST
62	50	242006	9464	1463 3RD ST
62	50	242006	9466	306 RAINIER AVE
62	50	242006	9473	No Situs Address
62	50	242006	9488	309 RAINIER AVE
62	50	242006	9494	1415 BLAKE ST

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	242006	9497	1343 COLE ST
62	50	242006	9516	328 RAINIER AVE
62	50	242006	9523	1028 RAILROAD ST
62	50	242006	9524	1427 BLAKE ST
62	50	242006	9528	1212 COLE ST
62	50	242006	9535	501 GRIFFIN AVE
62	50	242006	9538	205 ROOSEVELT AVE E
62	50	242006	9545	310 RAINIER AVE
62	50	242006	9547	315 RAINIER AVE
62	50	242006	9548	1110 STEVENSON AVE
62	50	242006	9551	726 GRIFFIN AVE
62	50	242006	9552	912 GRIFFIN AVE
62	50	242006	9553	STEVENSON AVE
62	50	242006	9571	117 ROOSEVELT AVE
62	50	242006	9572	117 ROOSEVELT AVE
62	50	242006	9577	No Situs Address
62	50	242006	9580	1005 WASHINGTON AVE
62	50	242006	9583	No Situs Address
62	50	242006	9595	907 ROOSEVELT AVE
62	50	242006	9596	No Situs Address
62	50	242006	9597	1350 GARRETT ST
62	50	242006	9598	1343 GARRETT ST
62	50	396690	0005	1117 WASHINGTON AVE
62	50	396690	0035	1942 RAILROAD ST
62	50	396690	0045	2010 RAILROAD ST
62	50	396690	0060	No Situs Address
62	50	396690	0110	1921 COLE ST
62	50	396690	0125	1941 COLE ST
62	50	396690	0140	1951 COLE ST
62	50	635300	0005	1339 GRIFFIN AVE
62	50	712730	0005	911 GRIFFIN AVE
62	50	712730	0115	819 GRIFFIN AVE
62	50	712730	0140	GARRETT ST
62	50	712730	0150	1666 GARRETT ST
62	50	712730	0190	1633 GARRETT ST
62	50	712730	0225	719 GRIFFIN AVE
62	50	712730	0226	709 GRIFFIN AVE
62	50	712730	0265	1628 3RD ST
62	50	712730	0320	649 GRIFFIN AVE
62	50	712730	0360	GRIFFIN AVE
62	50	712730	0370	GRIFFIN AVE
62	50	719580	0045	No Situs Address
62	50	719580	0050	1427 JEFFERSON AVE
62	50	800460	0004	1710 RAILROAD ST
62	50	800460	0005	1716 RAILROAD ST
62	50	800460	0040	1720 RAILROAD ST
62	50	800460	0050	1110 MARSHALL AVE

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	800460	0065	1705 COLE ST
62	50	800460	0075	1717 COLE ST
62	50	800460	0080	1721 COLE ST
62	50	800460	0100	1731 COLE ST
62	50	800460	0110	1749 COLE ST
62	50	800460	0120	1757 COLE ST
62	50	800460	0130	1702 COLE ST
62	50	800460	0135	1708 COLE ST
62	50	800460	0140	1714 COLE ST
62	50	800460	0145	1724 COLE ST
62	50	800460	0165	1742 COLE ST
62	50	800460	0188	1713 WELLS ST
62	50	800460	0189	1705 WELLS ST
62	50	800460	0190	1719 WELLS ST
62	50	800460	0220	WELLS ST
62	50	800460	0230	1737 WELLS ST
62	50	800460	0235	WELLS ST
62	50	800460	0240	1226 MARSHALL AVE
62	50	800460	0250	1309 MYRTLE AVE
62	50	800460	0280	1720 WELLS ST
62	50	800460	0290	1740 WELLS ST
62	50	800460	0305	1705 PORTER ST
62	50	800460	0330	No Situs Address
62	50	800460	0335	No Situs Address
62	50	800460	0345	1755 PORTER ST
62	50	800510	0026	1108 WASHINGTON AVE
62	50	800510	0050	1817 COLE ST
62	50	800510	0060	1837 COLE ST
62	50	800510	0075	1806 COLE ST
62	50	800510	0085	1818 COLE ST
62	50	800510	0095	1838 COLE ST
62	50	800510	0109	1801 WELLS ST
62	50	800510	0145	1810 WELLS ST
62	50	800510	0630	No Situs Address
62	50	800510	0650	1442 COLE ST
62	50	800510	0660	1452 COLE ST
62	50	800510	0665	1456 COLE ST
62	50	800510	0670	1411 WELLS ST
62	50	800510	0695	1433 WELLS ST
62	50	800510	0710	1433 WELLS ST
62	50	800510	0720	1406 WELLS ST
62	50	800510	0730	1460 WELLS ST
62	50	800510	0745	1406 WELLS ST
62	50	800510	0755	1406 WELLS ST
62	50	800510	0770	1407 PORTER ST
62	50	800510	0785	1423 PORTER ST
62	50	800610	0005	No Situs Address

AREA 62 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
62	50	800610	0008	525 ROOSEVELT AVE
62	50	800610	0009	553 ROOSEVELT AVE
62	50	800610	0030	1409 3RD ST
62	50	800610	0065	733 STEVENSON AVE
62	50	800610	0080	1499 GARRETT ST
62	50	800610	0125	741 STEVENSON AVE
62	50	800610	0185	1410 GARRETT ST
62	50	800610	0195	1460 2ND ST
62	50	800610	0196	1460 GARRETT ST
62	50	800610	0210	No Situs Address
62	50	800610	0230	1323 WELLS ST
62	50	800610	0245	1108 COLE ST
62	50	800610	0255	1120 COLE ST
62	50	800610	0275	1152 COLE ST

Improved Sales Calc for Area 065 with Sales Used

6/9/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	232204	9059	1,603	3185260	\$950,000	04/15/22	\$592.64	RESTAURANT	GC-MU	Restaurant(Fast Fo	1	Y	
065	010	232204	9059	1,603	3208880	\$1,100,000	09/06/22	\$686.21	RESTAURANT	GC-MU	Restaurant(Fast Fo	1	Y	
065	010	232204	9062	2,400	3112600	\$5,043,866	04/20/21	\$2,101.61	SHAFRAN MOBILE ESTATES	MHP	Mobile Home Park	2	Y	
065	010	232204	9074	2,470	3149545	\$1,934,983	09/02/21	\$783.39	ARCO AMPM	GC-MU	Conv Store with G	1	Y	
065	010	346280	0075	94,523	3035710	\$19,829,975	02/26/20	\$209.79	INDUSTRIAL WAREHOUSE	M1	Warehouse	1	Y	
065	010	346280	0090	13,120	3136888	\$6,150,000	08/02/21	\$468.75	CLEAN HARBORS	I2	Warehouse	1	Y	
065	010	346280	0100	23,740	3130795	\$9,500,000	07/08/21	\$400.17	POWERSCREEN	I2	Industrial(Gen Pur	1	Y	
065	010	346280	0155	84,849	3193021	\$11,750,000	06/01/22	\$138.48	WAREHOUSE / RETAIL	CM	Warehouse	2	Y	
065	010	346280	0285	420	3069033	\$3,300,000	09/08/20	\$7,857.14	MAPLE LANE MH PARK(W/ 0287) (SW 28 DW 9)	MHP	Mobile Home Park	2	Y	
065	010	346280	0290	960	3092279	\$3,950,000	12/29/20	\$4,114.58	HORSESHOE ACRES MOBILE HOME PK (SW 30 DW 5)	MHP	Mobile Home Park	1	Y	
065	010	383200	0010	23,100	3129685	\$4,900,000	06/17/21	\$212.12	SPEARMAN CORPORATION	I2	Warehouse	1	Y	
065	010	383200	0245	1,605	3162542	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	Y	
065	010	383200	0385	1,930	3190170	\$535,000	05/16/22	\$277.20	Total Living Concept	GC-MU	Office Building	1	Y	
065	010	543620	0022	5,040	3102503	\$825,000	03/01/21	\$163.69	DELUX PAWN	GC-MU	Conv Store withou	1	Y	
065	010	543620	0185	30,042	3137675	\$4,900,000	08/05/21	\$163.10	VALLEY RV SUPERCENTER	GC-MU	Auto Showroom a	1	Y	
065	010	543620	0521	12,540	3222299	\$3,400,000	12/22/22	\$271.13	Collision Specialists	GC-MU	Service Building	2	Y	
065	010	543620	0784	1,100	3142903	\$950,000	08/24/21	\$863.64	THE FAMILY DRIVE IN	GC-MU	Restaurant(Fast Fo	1	Y	
065	010	543620	0821	4,977	3056726	\$700,000	07/07/20	\$140.65	DAY CARE / CLINIC	GC	Office Building	2	Y	
065	010	543620	1020	6,989	3173590	\$1,250,000	02/14/22	\$178.85	New Beginning - alofa Tunoa Ministries	GC-MU	Church/Welfare/R	2	Y	
065	010	804080	0050	4,168	3222509	\$1,075,000	12/29/22	\$257.92	JAMES STREET OFFICE	GC-MU	Office Building	1	Y	
065	010	804080	0070	5,156	3222945	\$1,440,000	12/29/22	\$279.29	Office Building	GC-MU	Daycare Center	1	Y	
065	020	132204	9058	3,850	3154582	\$1,045,000	10/22/21	\$271.43	TERHUNE HOMES INC	GC-MU	Office Building	1	Y	
065	020	132204	9145	109,163	3170503	\$21,264,140	01/28/22	\$194.79	KENT BUSINESS CAMPUS	I2	Office Park	1	Y	
065	020	132204	9187	6,282	3163123	\$2,027,000	12/09/21	\$322.67	SEATTLE TRUCK TRAILER SERVICE ALIGNMENT	GC-MU	Service Building	1	Y	
065	020	182205	9250	6,000	3149579	\$1,750,000	09/29/21	\$291.67	STG WHSE	I1	Warehouse	2	Y	
065	020	182205	9273	19,877	3120988	\$5,250,000	05/24/21	\$264.12	CASCADE GASKET	I1	Industrial(Gen Pur	2	Y	
065	020	775880	0007	6,240	3108285	\$1,400,000	03/09/21	\$224.36	RIVERSIDE COLLISON	CM-1	Service Building	1	Y	
065	020	775880	0020	36,528	3166102	\$4,340,000	12/23/21	\$118.81	IMPORT AUTO REPAIR	I1	Industrial(Gen Pur	2	Y	
065	020	775880	0029	8,290	3165955	\$1,860,000	12/23/21	\$224.37	INDUSTRIAL FLEX BUILDING	I1	Industrial(Gen Pur	1	Y	
065	020	914710	0155	8,380	3070821	\$1,700,000	08/24/20	\$202.86	DOWELL CO	GC-MU	Warehouse	3	Y	
065	020	917960	1160	1,464	3184243	\$550,000	04/07/22	\$375.68	DENTAL OFFICE	DCE	Medical/Dental Of	1	Y	
065	020	917960	1480	5,808	3190166	\$1,375,000	05/10/22	\$236.74	SOUTH SOUND PRINTING	DCE	Retail Store	1	Y	
065	020	917960	1705	3,480	3222491	\$813,000	12/21/22	\$233.62	MICHAEL JONES CPA	GC-MU	Office Building	1	Y	
065	030	000660	0068	19,744	3206122	\$14,200,000	08/22/22	\$719.21	THERMO KING	CM	Warehouse	1	Y	
065	030	242204	9121	3,161	3070629	\$620,000	09/10/20	\$196.14	LAW OFFICE	DCE	Medical/Dental Of	1	Y	
065	030	261100	0100	9,993	3066873	\$2,150,000	08/18/20	\$215.15	SUNGLO GREENHOUSES	M2	Industrial(Gen Pur	1	Y	

Improved Sales Calc for Area 065 with Sales Used

6/9/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	030	261100	0180	28,356	3125599	\$6,000,000	06/14/21	\$211.60	MORSE INDUSTRIES	I1	Warehouse	1	Y	
065	030	382800	0395	9,328	3062913	\$1,800,000	08/10/20	\$192.97	SUNRISE GLASS & CYCLE THERAPY	CM-2	Warehouse	2	Y	
065	030	382800	0585	12,040	3167515	\$3,240,000	01/04/22	\$269.10	KENTOX WELDING SUPPLY	CM	Warehouse	2	Y	
065	030	917960	0005	7,353	3194121	\$1,400,000	06/06/22	\$190.40	AAA Washington Fleet Center	GC	Service Building	1	Y	
065	030	982570	0355	8,376	3051637	\$1,033,800	06/15/20	\$123.42	MELBOURNE BLDG	DCE	Retail(Big Box)	1	Y	
065	030	982570	0690	5,400	3210895	\$1,250,000	09/20/22	\$231.48	MERIDIAN TECHNOLOGY CENTER	DCE	Office Building	1	Y	
065	030	982570	0695	3,057	3108570	\$600,000	03/26/21	\$196.27	RESIDENCE & BEAUTY SHOP	DCE	Single Family(C/I	1	Y	
065	030	982570	1340	1,800	3052969	\$650,000	06/20/20	\$361.11	INSURANCE OFFICE	DCE	Office Building	1	Y	
065	030	982570	1415	5,400	3095563	\$1,290,000	01/19/21	\$238.89	DEPT of CORRECTIONS	DCE	Office Building	1	Y	
065	040	172205	9015	13,067	3155661	\$3,170,000	10/28/21	\$242.60	MEDICAL OFFICE	CC-MU	Office Building	1	Y	
065	040	172205	9165	10,000	3046559	\$2,525,000	05/07/20	\$252.50	LINE RETAIL	CC-MU	Retail Store	1	Y	
065	040	172205	9301	7,298	3182208	\$1,950,000	03/29/22	\$267.20	KINDERCARE	MR-M	Daycare Center	1	Y	
065	040	182205	9348	5,854	3054454	\$1,445,000	06/26/20	\$246.84	MONTESSORI PLUS SCHOOL	SR-6	Daycare Center	1	Y	
065	040	202205	9048	2,280	3143043	\$1,400,000	09/01/21	\$614.04	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	202205	9086	7,986	3198012	\$1,600,000	06/27/22	\$200.35	KENT EAST PROF BLDG	CC	Office Building	1	Y	
065	040	202205	9220	2,240	3164111	\$900,000	12/06/21	\$401.79	KENT FOOD STORE	CC	Conv Store withou	1	Y	
065	040	216152	0010	30,811	3181983	\$13,800,000	04/05/22	\$447.89	EAST HILL VILLAGE BSP BLD "A"	CC	Retail(Line/Strip)	3	Y	
065	040	292205	9195	23,070	3219011	\$5,250,000	11/23/22	\$227.57	SUPER BUFFET	CC	Retail(Line/Strip)	1	Y	
065	040	292205	9283	7,820	3088370	\$1,600,000	12/10/20	\$204.60	7-11 STORE	CC	Conv Store withou	2	Y	
065	040	667310	0005	14,830	3219103	\$2,900,000	11/07/22	\$195.55	OFFICE BLDG	CC-MU	Office Building	4	Y	
065	040	783080	0031	2,008	3110475	\$2,290,000	03/30/21	\$1,140.44	JIFFY LUBE	CC	Mini Lube	1	Y	
065	040	783080	0117	4,025	3192039	\$1,223,500	05/26/22	\$303.98	MIDDAS MUFFLER	CC	Service Building	1	Y	
065	040	783080	0128	832	3202563	\$334,000	07/19/22	\$401.44	DENTAL OFFICE	CC-MU	Medical/Dental O	1	Y	
065	040	783080	0132	4,000	3127297	\$1,400,000	06/07/21	\$350.00	TASTE of EUROPE	CC-MU	Retail Store	1	Y	
065	040	783080	0291	2,850	3197340	\$1,000,000	06/22/22	\$350.88	Kent Animal Clinic	CC-MU	Vet/Animal Contr	2	Y	
065	050	024560	0010	3,194	3034843	\$960,000	02/13/20	\$300.56	APEX BUILDING	MHO	Medical/Dental O	2	Y	
065	050	024560	0040	1,529	3111880	\$445,000	04/01/21	\$291.04	APEX BUILDING	MHO	Medical/Dental O	1	Y	
065	050	024560	0050	1,511	3064734	\$480,000	08/14/20	\$317.67	APEX BUILDING	MHO	Medical/Dental O	1	Y	
065	050	102205	9083	3,780	3100489	\$849,950	02/17/21	\$224.85	Office Bldg (old fire station)	SR-1	Office Building	2	Y	
065	050	222205	9010	24,248	3214405	\$7,200,000	10/18/22	\$296.93	MERIDIAN PLACE	CC	Retail Store	1	Y	
065	050	282205	9203	1,876	3179089	\$2,700,000	03/08/22	\$1,439.23	ARCO AMPM	CC	Conv Store with G	1	Y	
065	050	302206	9001	5,286	3202478	\$43,000,000	07/28/22	\$8,134.70	LAKESIDE INDUSTRIES - HAWK PROPERTIES	RCMU	Mining/Quarry/O	5	Y	
065	050	352205	9111	20,565	3155175	\$8,150,000	10/27/21	\$396.30	MERIDIAN SOUTH PROFESSIONAL CENTER	CC	Office Building	1	Y	
065	050	362205	9104	1,690	3114924	\$901,000	04/27/21	\$533.14	SFR / TEAR DOWN	MHO	Single Family(C/I	1	Y	
065	060	162206	9164	9,300	3073769	\$900,000	10/01/20	\$96.77	GYMNASTICS SCHOOL	REC	Service Building	1	Y	
065	060	252206	9002	1,580	3166830	\$450,000	12/28/21	\$284.81	STORAGE GARAGE	NBP	Warehouse	2	Y	

Improved Sales Calc for Area 065 with Sales Used

6/9/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	060	275220	0011	2,360	3207891	\$1,300,000	08/30/22	\$550.85	MATTER of STYLE	RA5	Retail Store	1	Y	
065	060	342206	9107	13,090	3094212	\$3,000,000	01/13/21	\$229.18	JUNIOR JUNKTION DAY CARE	R-6	Daycare Center	3	Y	
065	060	510540	0206	620	3081438	\$620,000	11/04/20	\$1,000.00	THE MAHALO'S 7 DINER	RA5	Restaurant/Loung	1	Y	
065	060	510840	0012	8,415	3091493	\$1,500,000	12/10/20	\$178.25	MAPLE VALLEY RED APPLE MKT	NB	Grocery Store	1	Y	

Improved Sales Calc for Area 065 with Sales Not Used

6/9/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	000440	0015	2,664	3124770	\$2,750,000	06/10/21	\$1,032.28	SPECIAL INTEREST AUTO WRECKING	I	Warehouse	1	1	Personal property included
065	010	000660	0063	62,154	3204098	\$14,025	04/13/22	\$0.23	WAY TO SALVATION CHURCH	CM	Warehouse	1	68	Non-gov't to gov't
065	010	232204	9061	3,920	3094900	\$414,600	12/29/20	\$105.77	VACANT BUILDING - CONVENIENCE STORE	GC-MU	Conv Store withou	1	18	Quit claim deed
065	010	232204	9069	1,910	3211772	\$3,650,000	09/15/22	\$1,910.99	76 MEEKER MARKET	GC-MU	Conv Store with G	1	1	Personal property included
065	010	232204	9073	2,640	3174942	\$650,000	02/18/22	\$246.21	POWER WASH	GC-MU	Car Wash	1	51	Related party, friend, or neighbor
065	010	383200	0245	1,605	3157933	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	7	Questionable per sales identificatio
065	010	383200	0245	1,605	3160808	\$1,150,000	11/08/21	\$716.51	SHELL GAS W/ CONV STORE	GC-MU	Service Station	3	51	Related party, friend, or neighbor
065	010	543620	1360	19,800	3158667	\$1,800,000	11/10/21	\$90.91	CROSSGATE SHOPPING CENTER	GC-MU	Retail(Line/Strip)	1	15	No market exposure
065	020	132204	9028	11,930	3070632	\$2,400,000	09/15/20	\$201.17	MARLATT FUNERAL HOME	GC-MU	Mortuary/Cemete	2	51	Related party, friend, or neighbor
065	020	132204	9354	3,010	3070384	\$6,700,000	09/18/20	\$2,225.91	7-ELEVEN w/Gas	M1-C	Conv Store with G	1	59	Bulk portfolio sale
065	020	161250	0312	1,314	3239304	\$300,000	05/26/23	\$228.31	RESTAURANT / RESIDENCE	DCE-T	Retail Store	1		Sale occurred after the lien date
065	020	182205	9250	6,000	3072141	\$1,650,000	09/23/20	\$275.00	STG WHSE	CM-1	Warehouse	2	15	No market exposure
065	020	184970	0005	18,864	3167159	\$3,100,000	12/27/21	\$164.33	COLD STORAGE	DCE	Warehouse	2	68	Non-gov't to gov't
065	020	184970	0135	1,410	3216032	\$575,000	10/29/22	\$407.80	O'Niell's Complete Auto Care	GC-MU	Mini Warehouse	2	68	Non-gov't to gov't
065	020	184970	0215	1,140	3235127	\$375,000	04/27/23	\$328.95	FARMER'S INSURANCE AGENCY	GC-MU	Office Building	1		Sale occurred after the lien date
065	020	917960	1225	2,940	3174378	\$22,000	12/20/21	\$7.48	A & N SALON & OTHER LINE RETAIL	GC-MU	Office Building	1	68	Non-gov't to gov't
065	020	917960	1670	2,031	3054884	\$1,100,000	06/29/20	\$541.61	EL SABOR	GC-MU	Restaurant(Fast F	1	51	Related party, friend, or neighbor
065	030	000660	0037	4,032	3214953	\$12,375	08/23/22	\$3.07	DISCOUNT AUTOMOTIVE SERVICE	CM	Service Building	1	68	Non-gov't to gov't
065	030	000660	0065	3,076	3097133	\$575,000	01/11/21	\$186.93	SUNSET SEPTIC TANK CO	CM-2	Service Building	1	15	No market exposure
065	030	382800	0280	6,840	3071757	\$1,250,000	09/21/20	\$182.75	C J MARINE	CM-2	Warehouse	1	51	Related party, friend, or neighbor
065	030	917960	0175	2,650	3219893	\$420,000	11/21/22	\$158.49	DIABLO INDUSTRIAL TECH	DCE	Industrial(Gen Pur	2	52	Statement to dor
065	030	917960	0720	2,786	3225666	\$420,000	02/07/23	\$150.75	G.M. COLLISION	DCE	Service Building	1		Sale occurred after the lien date
065	030	982570	0695	3,057	3231277	\$950,000	03/27/23	\$310.76	RESIDENCE & BEAUTY SHOP	DCE	Single Family(C/I U	1		Sale occurred after the lien date
065	040	082205	9018	50,332	3207066	\$456,187	05/31/22	\$9.06	River of Life Fellowship	SR-6	Church/Welfare/R	1	24	Easement or right-of-way
065	040	172205	9074	21,080	3207465	\$6,300,000	08/25/22	\$298.86	SAVE U MORE	CC-MU	Grocery Store	1	1	Personal property included
065	040	172205	9200	3,600	3030404	\$1,400,000	01/15/20	\$388.89	LINE RETAIL	CC-MU	Retail Store	1	51	Related party, friend, or neighbor
065	040	172205	9301	7,298	3206286	\$5,247,000	08/19/22	\$718.96	KINDERCARE	MR-M	Daycare Center	1	69	Net Lease Sale; not in ratio
065	040	292205	9250	12,322	3240042	\$2,700,000	05/24/23	\$219.12	KANGLEY SQUARE	CC	Apartment(Mixed	1		Sale occurred after the lien date
065	040	292205	9282	3,505	3196424	\$315,000	06/20/22	\$89.87	FOSS AUDIO	CC	Retail Store	1	51	Related party, friend, or neighbor
065	040	883040	0011	2,592	3079987	\$700,000	10/28/20	\$270.06	LIVE WELL CHIROPRACTIC	CC-MU	Office Building	1	15	No market exposure
065	050	242205	9110	4,032	3096993	\$150,000	10/31/20	\$37.20	SPIRIT & TRUTH 4 SQ CHURCH	R6	Church/Welfare/R	1	68	Non-gov't to gov't
065	050	252205	9131	208,949	3036482	\$1,380	01/24/20	\$0.01	MULTICARE MEDICAL CENTER	MC	Medical/Dental O	1	68	Non-gov't to gov't
065	050	302206	9052	1,930	3149115	\$1,522,500	09/28/21	\$788.86	OFFICE & ACE RV STORAGE	MC	Office Building	1	68	Non-gov't to gov't
065	050	302206	9053	0	3032949	\$42,874	01/21/20	\$0.00	VACANT LAND	MC	Shopping Ctr(Ngh	1	68	Non-gov't to gov't
065	050	312206	9005	18,970	3041892	\$10,000	03/11/20	\$0.53	PEACE LUTHERAN CHURCH	RA5	Church/Welfare/R	1	68	Non-gov't to gov't
065	050	362205	9036	1,400	3235993	\$610,000	04/30/23	\$435.71	SFR	TC	Single Family(C/I Z	1		Sale occurred after the lien date
065	050	362205	9044	6,894	3142724	\$1,500,000	08/04/21	\$217.58	COVINGTON TIRE & SERVICE	MC	Service Building	1	51	Related party, friend, or neighbor

Improved Sales Calc for Area 065 with Sales Not Used

6/9/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	050	378040	0110	2,660	3150869	\$715,000	09/30/21	\$268.80	SFR on COMMERCIAL LAND	MC	Single Family(C/I Z	2	12	Estate administrator, guardian, or e
065	060	102206	9054	2,828	3164807	\$600,000	12/16/21	\$212.16	OFFICE BLDG	RA5	Office Building	1	51	Related party, friend, or neighbor
065	060	162206	9040	0	3088305	\$10,000	11/24/20	\$0.00	GRAVEL MINING	REC	Mining/Quarry/Or	2	18	Quit claim deed
065	060	252206	9063	820	3219214	\$1,000,000	11/28/22	\$1,219.51	MOBILE HOME PARK (20 SW & 1 SFR)	RA5P	Mobile Home Park	1	12	Estate administrator, guardian, or e
065	060	292206	9014	13,947	3054836	\$6,425	06/15/20	\$0.46	CAMP MCCULLOUGH	R4	Church/Welfare/R	1	68	Non-gov't to gov't
065	060	292206	9032	14,224	3101689	\$212,430	02/24/21	\$14.93	CORNERSTONE METHODIST	R4	Church/Welfare/R	1	68	Non-gov't to gov't
065	060	292206	9123	336	3052205	\$600	05/26/20	\$1.79	WATER TANKS	R4	Utility, Public	1	63	Sale price updated by sales id group
065	060	292206	9124	0	3052489	\$36,995	05/20/20	\$0.00	POWER SUB STATION	R4	Utility, Public	1	63	Sale price updated by sales id group
065	060	332206	9043	6,490	3171803	\$9,500,000	02/03/22	\$1,463.79	MAPLE VALLEY CHEVRON	NB	Conv Store with G	1	1	Personal property included

Vacant Sales Calc for Area 065 with Sales Used

4/18/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code
065	060	162206	9139	41,577	3214157	\$749,000	10/06/22	\$18.01	VACANT	CB	Vacant(Commercial)	1	Y
065	060	152206	9039	522,124	3144575	\$3,150,000	09/09/21	\$6.03	VACANT LAND	REC	Vacant(Commercial)	2	Y
065	060	162206	9040	1,487,910	3088107	\$13,308,984	12/08/20	\$8.94	GRAVEL MINING	REC	Processing	2	Y
065	050	352205	9215	891,740	3222232	\$12,214,879	12/29/22	\$13.70	VACANT PARCEL	GC	Vacant(Commercial)	1	Y
065	050	352205	9208	938,464	3182926	\$12,100,000	04/07/22	\$12.89	VACANT LAND	GC	Vacant(Industrial)	1	Y
065	050	302206	9091	97,830	3181845	\$2,500,000	04/05/22	\$25.55	LAND	R8	Vacant(Single-family)	1	Y
065	050	076600	0230	8,625	3175811	\$230,000	02/28/22	\$26.67	VACANT LAND	MC	Vacant(Commercial)	1	Y
065	050	282205	9135	30,434	3143524	\$60,000	08/31/21	\$1.97	VACANT	MR-G	Vacant(Multi-family)	1	Y
065	050	272205	9053	36,900	3110855	\$735,000	04/12/21	\$19.92	VACANT LAND	CC	Vacant(Commercial)	1	Y
065	050	212205	9155	6,750	3099160	\$150,000	02/02/21	\$22.22	VACANT	CC	Vacant(Commercial)	1	Y
065	050	292206	9162	8,608,764	3080959	\$27,999,999	11/05/20	\$3.25	HAWK PROPERTY	R6	Vacant(Single-family)	4	Y
065	050	362205	9043	110,731	3029685	\$3,450,000	01/10/20	\$31.16	VACANT	TC	Vacant(Commercial)	1	Y
065	040	212205	9048	97,139	3206814	\$1,500,000	08/19/22	\$15.44	LAND	NCC	Vacant(Commercial)	1	Y
065	040	292205	9094	103,802	3116123	\$500,000	04/28/21	\$4.82	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y
065	040	202205	9112	53,143	3108754	\$550,000	03/26/21	\$10.35	Vacant	CC-MU	Vacant(Multi-family)	1	Y
065	040	883040	0013	23,418	3070750	\$167,000	09/16/20	\$7.13	VACANT LAND	CC-MU	Vacant(Commercial)	2	Y
065	020	132204	9338	12,108	3160560	\$260,000	11/18/21	\$21.47	VACANT MFR LAND	MR-G	Vacant(Multi-family)	1	Y
065	020	716520	0090	16,513	3122843	\$853,000	05/26/21	\$51.66	VACANT	DCE	Vacant(Commercial)	2	Y
065	020	982570	0875	40,230	3122845	\$2,305,000	05/26/21	\$57.30	VACANT	DCE	Vacant(Commercial)	2	Y
065	010	346280	0086	81,000	3210623	\$5,650,000	09/21/22	\$69.75	VACANT LAND w/Storage	I2	Warehouse	1	Y
065	010	543620	0102	34,545	3186761	\$1,325,000	04/20/22	\$38.36	LAND	GC-MU	Vacant(Commercial)	2	Y
065	010	346280	0095	83,430	3156688	\$4,130,000	11/02/21	\$49.50	VACANT LAND	I2	Vacant(Industrial)	1	Y

Vacant Sales Calc for Area 065 with Sales Not Used

4/18/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
065	010	543620	851	3,273	3056501	\$70,000	06/28/20	\$21.39	VACANT MFR LAND	MR-M	Vacant(Multi-family)	1	68	Non-gov't to gov't
065	010	232204	9096	356,563	3041316	\$4,353,659	03/27/20	\$12.21	VACANT COMMERCIAL LAND	GC-MU	Vacant(Commercial)	3	67	Gov't to non-gov't
065	010	543620	841	3,156	3044907	\$15,300	03/17/20	\$4.85	VACANT MFR LAND	MR-M	Vacant(Multi-family)	1	67	Gov't to non-gov't
065	020	132204	9221	74,780	3221264	\$12,564	12/14/22	\$0.17	VACANT COMMERCIAL LAND	GC	Vacant(Commercial)	1	51	Related party, friend, or neighbor
065	020	132204	9052	343,371	3207761	\$7,800,000	08/23/22	\$22.72	PARKING	GC	Parking(Commercial Lot)	4	51	Related party, friend, or neighbor
065	020	295190	60	30,693	3150288	\$3,150,000	09/30/21	\$102.63	APARTMENTS	DCE	Apartment(Mixed Use)	1	65	Plans and permits
065	020	184970	115	12,240	3094675	\$515,000	01/05/21	\$42.08	VACANT	GC-MU	Parking(Commercial Lot)	1	68	Non-gov't to gov't
065	030	982570	1165	15,365	3222831	\$925,000	01/04/23	\$60.20	Vacant Land Assoc. w/ 1160	DCE	Vacant(Commercial)	2		Sold after the lien date
065	040	202205	9061	191,046	3063519	\$8,193,485	08/07/20	\$42.89	VACANT LAND	CC-MU	Vacant(Commercial)	1	31	Exempt from excise tax
065	040	202205	9061	191,046	3035197	\$1,901,250	01/31/20	\$9.95	VACANT LAND	CC-MU	Vacant(Commercial)	1	51	Related party, friend, or neighbor
065	050	352205	9019	491,356	3223175	\$7,440,000	01/10/23	\$15.14	VACANT LAND	I	Vacant(Commercial)	1		Sold after the lien date
065	050	362205	9204	3,279	3059627	\$5,000	07/24/20	\$1.52	VACANT EASEMENT	TC	Vacant(Commercial)	1	24	Easement or right-of-way
065	050	272205	9053	36,900	3050298	\$400,000	06/03/20	\$10.84	VACANT LAND	CC	Vacant(Commercial)	1	57	Selling or buying costs affecting sa
065	050	362205	9184	182,516	3044400	\$940	04/06/20	\$0.01	VACANT-WETLAND	MC	Vacant(Commercial)	1	63	Sale price updated by sales id group
065	050	362205	9031	5,140	3034704	\$65,000	02/17/20	\$12.65	170xx SE Wax Rd. 98042	TC	Vacant(Commercial)	1	68	Non-gov't to gov't
065	060	162206	9026	206,070	3225602	\$100,153	02/01/23	\$0.49	VACANT	CB	Vacant(Commercial)	1		Sold after the lien date
065	060	162206	9066	162,432	3220819	\$2,900,000	12/15/22	\$17.85	VACANT	CB	Vacant(Commercial)	3	67	Gov't to non-gov't
065	060	750325	30	18,995	3217494	\$79,050	11/04/22	\$4.16	VACANT LAND	CB	Vacant(Commercial)	1	51	Related party, friend, or neighbor
065	060	511327	50	38,361	3166202	\$500,000	12/27/21	\$13.03	Vacant Land	REC	Road	1	68	Non-gov't to gov't

Physical Inspection 2023 - Area 65-10			
Major	Minor	PropName	Address Line
000440	0003	BINFORD WRECKING YARD	26351 78TH AVE S
000440	0004	VACANT LAND	
000440	0005	VACANT- BIKE TRAIL	7420 S 262ND ST
000440	0006	RAILROAD EASEMENT	S 262ND ST
000440	0015	SPECIAL INTEREST AUTO WRECKING	25923 78TH AVE S
000440	0016	VACANT LAND ASSOC w/ -0003	25929 78TH AVE S
000440	0020	FIELD ROOF SERVICE INC	25924 78TH AVE S
000440	0026	VACANT LAND	25924 78TH AVE S
000440	0028	WA STATE DEPT of TRANSPORTATION	26620 68TH AVE S
000440	0030	BUDGET AUTO WRECKING	26205 78TH AVE S
000440	0031	BINFORD AUTO WRECKING	26311 78TH AVE S
000620	0008	VACANT MFR LAND - DRAINAGE	4900 64TH AVE S
000620	0016	DAVID A NEELY PARK	5311 S 237TH PL
000660	0030	VACANT LAND	
000660	0042	ESQUIRE COURT OFFICE	8407 S 259TH ST
000660	0043	KENT MUNICIPAL COURT	1220 CENTRAL AVE S
000660	0063	WAY TO SALVATION CHURCH	1119 CENTRAL AVE S
000680	0009	Burlington Northern R/R	
000680	0010	RAILROAD	7600 S 277TH ST
000680	0011	RAILROAD	68TH AVE S
000680	0016	WHITE RIVER FEED MILL RIGHT OF WAY	
000680	0036	UNION PACIFIC CENTRAL AUTOMOTIVE TERMINAL	27430 72ND AVE S
000680	0039	VACANT LAND	
000680	0042	VACANT LAND	
000680	0054	RAILROAD RIGHT OF WAY	
000680	0064	VACANT LAND	
002470	0000	GLOBAL VENTURE BLDG. B	7412 S 262ND ST
002470	0010	GLOBAL VENTURE BLDG. B	7412 S 262ND ST
002470	0020	GLOBAL VENTURE BLDG. B	7412 S 262ND ST
020000	0110	ABF TRANSIT	7226 S 262ND ST
020000	0115	PEGASUS	7404 S 262ND ST
132204	9085	JAMES STREET OFFICE CENTER	1019 W JAMES ST
142204	9030	NEELY O-BRIEN ELEM	6300 S 236TH ST
142204	9054	VACANT MFR LAND	64TH AVE S
142204	9055	VACANT MFR LAND - EASEMENT	64TH AVE S
142204	9065	VACANT MFR LAND - POND	LAKESIDE BLVD E
232204	9001	LAKESIDE CENTER	1529 W MEEKER ST
232204	9002	VACANT MHP LAND - UTILITY EASEMENT	RUSSELL RD S
232204	9006	VACANT SFR AGRICULTURAL LAND	FRAGER RD S
232204	9011	RIVERBEND PAR 3 (FORMER)	
232204	9012	VACANT COMMERCIAL LAND - ASSOCIATED W/CO	2028 W MEEKER ST
232204	9014	VACANT SFR AGRICULTURAL LAND	FRAGER RD S
232204	9027	KENT - MAINTENANCE SHOP	5821 W JAMES ST
232204	9029	VACANT AGRICULTURAL LAND	FRAGER RD S

Physical Inspection 2023 - Area 65-10			
Major	Minor	PropName	Address Line
232204	9036	VACANT SFR AGRICULTURAL LAND	FRAGER RD S
232204	9048	KENT VALLEY ICE CENTRE	6015 S 240TH ST
232204	9049	VACANT AGRICULTURAL LAND	25020 FRAGER RD S
232204	9052	BONEL MOBILE MANOR (SW 71 DW 36)	24415 64TH AVE S
232204	9059	RESTAURANT	1605 W MEEKER ST
232204	9060	MONTE CARLO TAVERN	1617 W MEEKER ST
232204	9061	VACANT BUILDING - CONVENIENCE STORE	1637 W MEEKER ST
232204	9062	SHAFRAN MOBILE ESTATES 42 SW 18 DW	24420 RUSSELL RD S
232204	9064	FISHERMAN'S HOLE PARK	FRAGER RD S
232204	9066	MEEKER STREET BAR & GRILL	1721 W MEEKER ST
232204	9069	76 MEEKER MARKET	1513 W MEEKER ST
232204	9071	MARISCOS	1819 W MEEKER ST
232204	9072	VACANT SFR AGRICULTURAL LAND	FRAGER RD S
232204	9073	POWER WASH	1525 W MEEKER ST
232204	9074	CIRCLE K	1809 W MEEKER ST
232204	9075	CAFE ELITE Coffee Company	24530 RUSSELL RD S
232204	9089	1601 BUILDING	1601 W MEEKER ST
232204	9092	VACANT SFR AGRICULTURAL LAND	FRAGER RD S
232204	9100	VACANT COMMERCIAL LAND	W MEEKER ST
242204	9004	HOLMES ELECTRIC	600 WASHINGTON AVE S
242204	9034	RETAIL/DAY CARE	1104 W MEEKER ST
242204	9108	PARK - CITY OF KENT	HAWLEY RD
242204	9114	VACANT MFR LAND	510 W CROW ST
242204	9178	VACANT AGRICULTURE LAND	HAWLEY RD
242204	9184	VACANT MFR LAND - RIVERBANK	WILLIS ST
242204	9185	PARK - CITY OF KENT	HAWLEY RD
243120	0000	EWING'S PLACE CONDOMINIUM	1314 CENTRAL AVE S
243120	0010	EWING'S PLACE CONDOMINIUM	1314 CENTRAL AVE S
243120	0020	EWING'S PLACE CONDOMINIUM	1316 CENTRAL AVE S
252204	9001	VACANT AGRICULTURAL LAND - OPEN SPACE	HAWLEY RD
252204	9022	VACANT AGRICULTURAL LAND - RESERVE	25000 HAWLEY RD
312205	9019	CARPINITOS PRODUCE FARM	9276 S 277TH ST
312205	9022	GREEN RIVER OPEN SPACE	
346280	0024	CHET'S ROOFING & CONSTRUCTION	26301 79TH AVE S
346280	0025	SERVICE REPAIR SHOP	26305 79TH AVE S
346280	0030	VACANT - RIVER TRAIL	
346280	0075	INDUSTRIAL WAREHOUSE	26524 79TH AVE S
346280	0086	STORAGE WAREHOUSE	26402 79TH AVE S
346280	0090	CLEAN HARBORS	26330 79TH AVE S
346280	0095	VACANT LAND	26220 79TH AVE S
346280	0100	POWERSCREEN	7915 S 261ST ST
346280	0110	OPEN OFFICE / DISCOUNT STORE	1209 CENTRAL AVE S
346280	0145	PRIMERA IGLESIA BAUTISTA	1401 CENTRAL AVE S
346280	0147	OFFICE BUILDING	1405 CENTRAL AVE S

Physical Inspection 2023 - Area 65-10			
Major	Minor	PropName	Address Line
346280	0150	AA Rental	1501 CENTRAL AVE S
346280	0155	WAREHOUSE / RETAIL	1531 CENTRAL AVE S
346280	0165	PLEMMONS INDUST PARK	1621 CENTRAL AVE S
346280	0166	PLEMMONS INDUST PARK	1609 CENTRAL AVE S
346280	0172	OPERATING PROPERTY	1600 CENTRAL AVE S
346280	0176	OPERATING PROPERTY	1600 CENTRAL AVE S
346280	0181	VACANT LAND	8300 S 266TH ST
346280	0190	MAGNUM VENUS PRODUCTS INC	1862 IVES AVE
346280	0205	KENT CITY JAIL	8323 S 259TH ST
346280	0206	VACANT LAND UND INT	1214 CENTRAL AVE S
346280	0211	PUMP STATION	470 CENTRAL AVE S
346280	0212	VACANT LAND	317 S 262ND ST
346280	0216	SFR CONVERTED TO OFFICE	1320 CENTRAL AVE S
346280	0217	SFR	331 S 262ND ST
346280	0218	USED CARS	1326 CENTRAL AVE S
346280	0221	ALDER SQUARE	1404 CENTRAL AVE S
346280	0224	VACANT	460 CENTRAL AVE S
346280	0225	CENTRAL CENTER BUS PARK	1514 CENTRAL AVE S
346280	0227	PRO FINISH	1506 CENTRAL AVE S
346280	0232	Swift Tool Co.	1720 CENTRAL AVE S
346280	0233	FOAM RUBBER CITY	1520 CENTRAL AVE S
346280	0235	BAHN SIP-SONG THAI BISTRO	1734 CENTRAL AVE S
346280	0236	CENTRAL CENTER BUS PARK	1510 CENTRAL AVE S
346280	0237	VACANT	1523 MAPLE LN S
346280	0238	EVANGELICAL BAPTIST CHURCH OF KENT	1600 CENTRAL AVE S
346280	0260	OAKHURST OFFICE PARK	1851 CENTRAL PL S
346280	0285	MAPLE LANE MH PARK(W/ 0287) (SW 28 DW 9)	1722 MAPLE LN S
346280	0287	MAPLE LANE MOBILE HOME PARK	1720 MAPLE LN S
346280	0290	HORSESHOE ACRES MOBILE HOME PK (SW 30 DW	1540 MAPLE LN S
346280	0300	WALNUT GROVE M H PARK (SW 7 DW 30)	1510 MAPLE LN S
383200	0007	COMPLETE BOWLING SERVICE	808 WASHINGTON AVE N
383200	0008	Transmission Remanufacturing	710 WASHINGTON AVE N
383200	0010	COMMERCIAL WALL SYSTEMS, LLC	7020 OBERTO DR
383200	0215	VACANT COMMERCIAL LAND	1133 W JAMES ST
383200	0245	SHELL GAS W/ CONV STORE	1133 W JAMES ST
383200	0250	BIKINI BEANS ESPRESSO	1133 W JAMES ST
383200	0380	LUCY LOPEZ COMMUNITY CENTER	622 WASHINGTON AVE N
383200	0385	Total Living Concept	1132 W JAMES ST
383200	0390	Dore Law Group, PLLC	1122 W JAMES ST
383200	0400	VACANT COMMERCIAL LAND	608 WASHINGTON AVE N
383200	0410	VACANT COMMERCIAL LAND	614 WASHINGTON AVE N
383200	0415	VACANT COMMERCIAL LAND	616 WASHINGTON AVE N
383200	0420	VACANT COMMERCIAL LAND	620 WASHINGTON AVE N
543620	0022	PAWN SHOP	809 WEST VALLEY HWY S

Physical Inspection 2023 - Area 65-10			
Major	Minor	PropName	Address Line
543620	0023	CIRCLE K MOBILE HOME PARK (Senior Park)	827 WEST VALLEY HWY S
543620	0024	VACANT COMMERCIAL LAND	23601 WEST VALLEY HWY S
543620	0040	Caveman Kitchens BBQ	806 WEST VALLEY HWY S
543620	0041	Jerry's Rock & Gem	804 WEST VALLEY HWY S
543620	0042	WAREHOUSE	828 WEST VALLEY HWY S
543620	0100	PREMIERE CHIROPRACTIC	747 WASHINGTON AVE N
543620	0101	GOLDEN CURRY BANQUET HALL	23811 WEST VALLEY HWY S
543620	0102	VACANT COMMERCIAL LAND	23809 WEST VALLEY HWY S
543620	0104	VACANT COMMERCIAL LAND	701 WASHINGTON AVE N
543620	0107	7-ELEVEN	711 WASHINGTON AVE N
543620	0111	MOBILE GAS & CAR WASH	23803 WEST VALLEY HWY S
543620	0139	VACANT LAND	
543620	0140	LDS BISHOP'S STOREHOUSE	1412 W MORTON ST
543620	0161	VACANT COMMERCIAL LAND - RIGHT OF WAY/EA	1600 W JAMES ST
543620	0185	VALLEY RV SUPERCENTER	535 WASHINGTON AVE N
543620	0285	VACANT COMMERCIAL LAND - POR. OF PARADIS	412 WASHINGTON AVE N
543620	0304	VACANT MHP LAND - POR. OF PARADISE MH PA	412 WASHINGTON AVE N
543620	0400	WASHINGTON SQUARE	310 WASHINGTON AVE N
543620	0442	PARADISE MOBILE HOME PK	412 WASHINGTON AVE N
543620	0460	WILLAMETTE DENTAL CLINIC	510 WASHINGTON AVE N
543620	0461	Carstars	600 WASHINGTON AVE N
543620	0463	LA ROCA TAX SERVICES	1125 SAM ST
543620	0465	Mr. Frank's Salon and Spa	522 WASHINGTON AVE N
543620	0501	CAR GUYS - USED CARS	411 WASHINGTON AVE N
543620	0502	Doggie Day Care	405 WASHINGTON AVE N
543620	0503	KENT FIRE STATION MAINTENANCE	407 WASHINGTON AVE N
543620	0520	VACANT COMMERCIAL LAND - PARKING	1247 W SMITH ST
543620	0521	Collision Specialists	303 WASHINGTON AVE N
543620	0522	CATHOLIC COMM SERVICE	1225 W SMITH ST
543620	0523	CATHOLIC COMM SERVICE	1229 W SMITH ST
543620	0525	VACANT MFR LAND - RIGHT OF WAY/EASEMENT	1200 W SMITH ST
543620	0526	Rite Aid	105 WASHINGTON AVE N
543620	0564	Calvary Chapel	1340 W SMITH ST
543620	0566	7-ELEVEN/HOAGY'S CORNER	1481 W MEEKER ST
543620	0580	Papa John's/Check Cashing	1426 W MEEKER ST
543620	0600	STARBUCKS/ASIAN TABLE	1428 W MEEKER ST
543620	0660	Kent Elementary School	1320 W MEEKER ST
543620	0740	CHEVRON STATION - ASSOCIATED LAND	1202 W MEEKER ST
543620	0760	CHEVRON GAS/MINI-MART/CAR WASH	1202 W MEEKER ST
543620	0781	Banner Bank	1140 W MEEKER ST
543620	0784	THE FAMILY DRIVE IN	1124 W MEEKER ST
543620	0820	SAFEWAY GAS	1110 W MEEKER ST
543620	0821	DAY CARE	1112 W MEEKER ST
543620	0840	VACANT	

Physical Inspection 2023 - Area 65-10			
Major	Minor	PropName	Address Line
543620	0841	VACANT MFR LAND	750 WASHINGTON AVE N
543620	0846	LA FITNESS	520 WASHINGTON AVE S
543620	0847	KING COUNTY REHAB - VALLEY CITIES	505 WASHINGTON AVE S
543620	0848	Goodwill & Line Retail Bldg	315 WASHINGTON AVE S
543620	0849	Jiffy Lube	309 WASHINGTON AVE S
543620	0850	LINE RETAIL BUILDING	68TH AVE S
543620	0851	VACANT MFR LAND	6828 S 251ST ST
543620	0900	SUPREME MOTORS	224 WASHINGTON AVE N
543620	0910	VACANT COMMERCIAL LAND	W SMITH ST
543620	0930	VACANT COMMERCIAL LAND	W SMITH ST
543620	0945	VACANT COMMERCIAL LAND	W SMITH ST
543620	0950	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	0975	TRI-MED AMBULANCE	203 THOMPSON AVE
543620	0985	VACANT COMMERCIAL LAND	W HARRISON ST
543620	0995	VACANT COMMERCIAL LAND	W HARRISON ST
543620	1000	BLAKE COMPANY	1127 W HARRISON ST
543620	1010	BLINKER'S TAVERN	208 WASHINGTON AVE N
543620	1020	AUTOMOTIVE SERVICE CENTER	214 WASHINGTON AVE N
543620	1050	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	1051	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	1130	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	1140	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	1220	VACANT COMMERCIAL LAND	THOMPSON AVE
543620	1280	VACANT COMMERCIAL LAND	W HARRISON ST
543620	1305	MEEKER PROFESSIONAL BUILDING	1103 W MEEKER ST
543620	1320	ADLER GIERSCH	1113 W MEEKER ST
543620	1360	CROSSGATE SHOPPING CENTER	130 WASHINGTON AVE N
543620	1370	VACANT LAND	
804080	0040	BUSTOS MEDIA	1004 W JAMES ST
804080	0050	JAMES STREET OFFICE	1042 W JAMES ST
804080	0070	Day Care Center	1048 W JAMES ST
804080	0150	FACILITY MAINTENANCE CONTRACTORS	1018 W JAMES ST
887980	0290	VACANT INDUSTRIAL LAND - DRAINAGE	64TH AVE S
887980	0300	VACANT INDUSTRIAL LAND - DRAINAGE	64TH AVE S
929160	0010	VACANT INDUSTRIAL LAND	S 238TH ST
929160	0020	OBERTO PARKING - SOUTH LOT	S 238TH ST
929160	0030	OBERTO PARKING - SOUTH LOT	S 238TH ST

Improved Sales Calc for Area 070 with Sales Used

5/24/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	040	883660	0102	22,500	3029276	\$3,800,000	01/03/20	\$168.89	WHSE	M2	Warehouse	1	Y	
070	010	192305	9038	1,242	3030036	\$700,000	01/15/20	\$563.61	A-1 AUTO MOVERS	CA	Service Building	1	Y	
070	050	383000	0014	1,920	3031918	\$530,000	01/27/20	\$276.04	Happy Nails Nail Salon (converted SFR)	M1-C	Retail Store	1	Y	
070	040	125380	0050	50,660	3032459	\$12,337,920	01/28/20	\$243.54	MIDWEST MOTOR FREIGHT/XPO LOGISTICS	IH	Warehouse	2	Y	
070	010	242304	9025	4,196	3034153	\$1,320,000	02/18/20	\$314.59	STATE EMISSION TEST FACILITY	IM	Service Building	1	Y	
070	040	312305	9032	14,430	3037955	\$3,490,000	03/06/20	\$241.86	SERVICE KING COLLISION REPAIR	CO	Service Building	1	Y	
070	005	336590	1881	82,537	3040974	\$13,450,000	03/25/20	\$162.96	Fairway Center	C/LI	Industrial Park	1	Y	
070	040	302305	9118	8,002	3041404	\$3,860,000	03/31/20	\$482.38	FORTUNE POKER	CA	Restaurant/Loung	1	Y	
070	010	217200	0665	3,280	3044211	\$1,250,000	04/22/20	\$381.10	HAVE A HEART MARIJUANA	CB	Apartment(Mixed	1	Y	
070	040	252304	9084	5,985	3046232	\$1,500,000	05/08/20	\$250.63	FINE DESIGNS	C/LI	Retail Store	1	Y	
070	020	722930	0055	3,100	3049666	\$670,000	05/27/20	\$216.13	GREEN EARTH HEALTH FOODS	CA	Retail Store	1	Y	
070	040	312305	9092	21,117	3066946	\$3,050,000	08/28/20	\$144.43	VALLEY 3900 BUILDING	CA	Office Building	1	Y	
070	030	022310	0033	18,786	3069531	\$3,525,000	09/07/20	\$187.64	MIDWEST SIGN & SCREEN PRINTING	TUC-TOD	Warehouse	1	Y	
070	040	000580	0034	16,000	3073212	\$3,000,000	09/14/20	\$187.50	ACT 3 CATERING	TUC-TOD	Warehouse	1	Y	
070	050	112204	9079	63,546	3069427	\$13,485,000	09/14/20	\$212.21	Lazy Boy Warehouse	M1-C	Warehouse	1	Y	
070	050	383090	0260	15,000	3069255	\$2,500,000	09/14/20	\$166.67	INDEPENDENT DEALER ACCESSORIES	M3	Warehouse	1	Y	
070	030	883650	0070	55,693	3085010	\$9,800,000	11/19/20	\$175.96	SAFEWORKS BUILDING	TUC-WP	Warehouse	1	Y	
070	030	788880	0099	15,402	3086021	\$2,600,000	11/20/20	\$168.81	Rivers Edge Business Park - Bldg 2	M1	Industrial Park	1	Y	
070	050	132204	9194	38,540	3085251	\$8,370,000	11/24/20	\$217.18	MCDONALD - KOMATSU	M3	Industrial(Gen Pur	1	Y	
070	040	362304	9057	36,420	3089283	\$11,250,000	12/14/20	\$308.90	UNITED RENTALS	C/LI	Warehouse	1	Y	
070	050	132204	9342	57,893	3090492	\$14,226,015	12/18/20	\$245.73	PACIFIC DETROIT DIESEL	M1	Industrial(Gen Pur	1	Y	
070	010	334040	6625	44,000	3091372	\$10,950,015	12/24/20	\$248.86	CUMMINS NORTHWEST DIESEL	IM	Service Building	1	Y	
070	050	062205	9110	55,696	3098175	\$8,484,000	01/06/21	\$152.33	TECT AEROSPACE	M2	Service Building	5	Y	
070	040	362304	9076	1,685	3097283	\$580,000	01/08/21	\$344.21	YAHOW HAIR SALON AND RESIDENCE	M2	Single Family(C/I U	1	Y	
070	020	784180	0115	10,658	3107114	\$720,000	01/31/21	\$67.55	HARAMBEE CHURCH	CD	Resort/Lodge/Retr	2	26	Imp changed after sale; not in ratio
070	040	252304	9052	94,417	3100106	\$12,150,000	02/03/21	\$128.68	CELLO BAG CO	C/LI	Industrial(Heavy)	2	Y	
070	020	380600	0095	13,942	3100926	\$1,800,000	02/16/21	\$129.11	THE TOBIN BUILDING	CA	Office Building	3	34	Use-change after sale; not in ratio
070	010	918800	0153	125,044	3105508	\$17,700,000	03/03/21	\$141.55	OAKESDALE CENTER BLDGS B, C AND E	CO	Office Park	2	Y	
070	010	922890	0035	5,750	3106279	\$1,069,121	03/19/21	\$185.93	RENTON COMMUNITY HEALTH CTR	CA	Medical/Dental Of	1	Y	
070	030	788880	0150	24,229	3108033	\$4,950,000	03/24/21	\$204.30	ROBBINS	M1	Industrial(Light)	1	Y	
070	050	122204	9037	67,120	3110851	\$10,000,000	04/13/21	\$148.99	LONG PAINTING	I1	Industrial(Gen Pur	1	Y	
070	030	022310	0036	16,040	3111755	\$3,400,000	04/14/21	\$211.97	406 Evans Black Drive Building	TUC-TOD	Warehouse	1	Y	
070	050	122204	9085	34,158	3113425	\$5,625,000	04/22/21	\$164.68	Cascade Heating & Treatment/Ramco	I1	Industrial(Gen Pur	1	Y	
070	010	420440	0120	4,204	3132561	\$722,000	05/18/21	\$171.74	VACANT RETAIL BUILDING	CA	Retail Store	1	Y	
070	030	352304	9075	79,453	3121688	\$17,550,000	05/27/21	\$220.89	Savvy Mattress	TUC-WP	Warehouse	4	Y	
070	050	383000	0063	33,634	3121859	\$11,950,000	05/27/21	\$355.30	ADVANCED LADDERS/FIRESIDE HOME SOLUTIO	I1	Warehouse	2	Y	
070	050	383090	0060	47,890	3121871	\$9,375,000	05/27/21	\$195.76	PACIFIC METALS	I1	Warehouse	2	Y	

Improved Sales Calc for Area 070 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	020	150580	0010	3,094	3126613	\$750,000	06/03/21	\$242.40	CENTURY 321 PLAZA CONDOMINIUM	CD	Condominium(Off	1	Y	
070	020	784080	0165	2,176	3124094	\$640,000	06/09/21	\$294.12	LAW OFFICE	R-14	Office Building	2	Y	
070	020	569600	0276	2,916	3124941	\$785,000	06/10/21	\$269.20	SHOP/STORAGE & RES	CD	Warehouse	1	Y	
070	040	334040	4035	19,100	3125148	\$7,615,000	06/10/21	\$398.69	SEATTLE LUMBER COMPANY	IM	Warehouse	1	Y	
070	050	062205	9064	1,530	3127859	\$450,000	06/14/21	\$294.12	CUSTOM CABINET, INC.	I2	Industrial(Gen Pur	1	Y	
070	015	122304	9156	1,695	3127760	\$2,400,000	06/18/21	\$1,415.93	24/7 76 GAS STATION	CBPSO	Conv Store with G	3	Y	
070	040	362304	9110	60,916	3131560	\$32,321,774	07/07/21	\$530.60	IDC MEDICAL OFFICE BUILDING	CA	Medical/Dental Of	1	Y	
070	020	722930	0073	2,440	3140584	\$555,000	08/19/21	\$227.46	HANGAR 205 BAR	CA	Tavern/Lounge	1	Y	
070	010	182305	9212	57,582	3141742	\$18,025,000	08/26/21	\$313.03	LITHIA DODGE CHRYSLER	CA	Auto Showroom a	2	Y	
070	040	000580	0025	14,720	3142774	\$3,500,000	08/31/21	\$237.77	EASY RIDER BOAT CO VACANT	TUC-TOD	Industrial(Light)	2	Y	
070	020	723150	2330	9,800	3144602	\$1,600,000	09/01/21	\$163.27	Washington State Driver's License	CD	Retail Store	1	Y	
070	015	420440	0215	2,000	3147021	\$850,000	09/03/21	\$425.00	KURT'S AUTO REPAIR/SFR	CA	Service Building	1	Y	
070	010	192305	9053	9,540	3148239	\$3,200,000	09/14/21	\$335.43	Walkers Renton Mazda	CA	Auto Showroom a	1	Y	
070	010	192305	9061	40,640	3146823	\$4,000,000	09/20/21	\$98.43	SOUND FORD AUTO BODY	IM	Warehouse	1	34	Use-change after sale; not in ratio
070	020	182305	9046	24,168	3149295	\$3,490,000	09/28/21	\$144.41	BOMA	CD	Industrial(Light)	1	Y	
070	020	723150	2125	4,625	3165325	\$655,000	10/05/21	\$141.62	OFFICE/WHSE	CD	Industrial(Gen Pur	1	Y	
070	010	118000	1765	5,606	3154031	\$1,890,000	10/21/21	\$337.14	FELEG FOOD MART	NBP	Retail Store	2	Y	
070	010	214370	1041	3,178	3155856	\$699,000	10/27/21	\$219.95	RETAIL AND RESIDENCE	CN	Retail Store	1	Y	
070	020	784180	0085	13,046	3159335	\$1,500,000	11/09/21	\$114.98	RETAIL & CLINIC	CD	Retail Store	1	Y	
070	030	022320	0010	43,504	3159780	\$10,300,000	11/19/21	\$236.76	FURNITURE FACTORY/PUETZ GOLF	TUC-TOD	Retail(Big Box)	1	Y	
070	050	122204	9112	66,206	3161378	\$13,000,000	11/22/21	\$196.36	Bradlee	I1	Warehouse	1	Y	
070	050	887980	0050	62,037	3161921	\$13,775,000	12/01/21	\$222.04	ROTARY OFFSET PRESS	I1	Industrial(Heavy)	1	Y	
070	015	118000	0400	2,685	3163205	\$449,000	12/03/21	\$167.23	Carmody Company	NBP	Office Building	1	Y	
070	050	872755	0010	8,005	3163743	\$1,750,000	12/09/21	\$218.61	21817 88TH PLACE SOUTH CONDO	I2	Warehouse	1	Y	
070	050	619540	0160	18,040	3166811	\$3,725,000	12/27/21	\$206.49	Three Sigma MFG	I2	Industrial(Light)	1	Y	
070	050	012204	9015	26,390	3166538	\$10,140,826	12/29/21	\$384.27	KENTWOOD BUSINESS PARK	I2	Warehouse	1	Y	
070	030	262304	9083	10,258	3168817	\$2,500,000	01/12/22	\$243.71	US FOOD STOCKYARD	TUC-WP	Industrial(Heavy)	1	Y	
070	050	775980	0023	5,810	3170761	\$1,295,000	01/21/22	\$222.89	Info Systems Inc.	I2	Office Building	1	Y	
070	030	788880	0210	30,000	3176153	\$7,200,000	03/03/22	\$240.00	Quest	I2	Office Building	1	Y	
070	030	352304	9123	15,452	3177964	\$3,611,368	03/10/22	\$233.72	TWIN PEAKS/MIZUKI BUFFETT RESTAURANTS	TUC-CC	Retail Store	1	Y	
070	030	788890	0170	97,283	3179981	\$18,020,000	03/25/22	\$185.23	RIVERPOINT CORPORATE CENTER	C/LI	Office Building	2	Y	
070	030	022320	0040	23,600	3181421	\$5,300,000	03/31/22	\$224.58	GENERAL BUILDERS SUPPLY INC.	TUC-TOD	Warehouse	1	Y	
070	040	640760	0050	92,760	3182570	\$10,825,000	04/05/22	\$116.70	CAM INDUSTRIES	I1	Industrial(Gen Pur	1	Y	
070	030	788880	0580	45,779	3184411	\$15,550,000	04/15/22	\$339.68	FISERV	I2	Warehouse	1	Y	
070	050	775780	0070	4,310	3185451	\$2,180,000	04/22/22	\$505.80	MJ SEATTLE AUTO SALES	I2	Industrial(Gen Pur	1	Y	
070	030	022320	0030	25,380	3187185	\$6,500,000	04/25/22	\$256.11	VIDEO ONLY	TUC-TOD	Retail(Discount)	1	Y	
070	050	012204	9120	12,769	3187756	\$4,900,000	04/28/22	\$383.74	STERICYCLE	I2	Warehouse	1	Y	

Improved Sales Calc for Area 070 with Sales Used

5/24/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	010	000720	0173	6,000	3194050	\$2,475,793	05/10/22	\$412.63	GOOD NEIGHBOR TIRE - RENTON POINT S	CA	Auto Showroom a	2	Y	
070	010	000720	0173	6,000	3192418	\$2,938,834	05/13/22	\$489.81	GOOD NEIGHBOR TIRE - RENTON POINT S	CA	Auto Showroom a	2	Y	
070	030	022340	0042	33,825	3190456	\$10,100,000	05/18/22	\$298.60	PINCHIFF MECHANICAL.	TUC-WP	Warehouse	1	Y	
070	010	192305	9100	23,133	3195428	\$4,603,467	06/10/22	\$199.00	B&T WHOLESALE DISTRIBUTORS, INC.	IM	Warehouse	1	Y	
070	020	723150	1150	5,700	3198588	\$1,760,000	06/30/22	\$308.77	THE 212 OFFICE BUILDING	CD	Office Building	1	Y	
070	010	334040	2570	2,900	3199205	\$950,000	07/05/22	\$327.59	Pan Abode Cedar Homes	CA	Office Building	1	Y	
070	020	182305	9236	5,445	3200479	\$1,580,000	07/12/22	\$290.17	OFFICE BUILDING	CA	Office Building	1	Y	
070	020	784130	0020	9,600	3201167	\$2,400,000	07/18/22	\$250.00	RETAIL	CD	Retail Store	1	Y	
070	010	922890	0025	2,919	3203259	\$800,000	08/01/22	\$274.07	THIRD PLACE PROFESSIONAL BLDG	CA	Office Building	1	Y	
070	010	182305	9079	13,833	3209405	\$6,788,579	08/26/22	\$490.75	WALGREENS DRUG STORE	CA	Retail Store	1	Y	
070	050	744400	0101	5,100	3214132	\$1,650,000	10/12/22	\$323.53	B & B ELECTRIC	I1	Warehouse	1	Y	
070	005	000300	0115	23,336	3216554	\$4,300,000	11/01/22	\$184.26	Pop! Gourmet Popcorn	C/LI	Warehouse	1	Y	
070	030	262304	9091	13,656	3217274	\$2,950,000	11/10/22	\$216.02	Color Craft	TUC-WP	Warehouse	1	Y	
070	030	352304	9071	26,674	3218773	\$6,500,000	11/10/22	\$243.68	GEORGETOWN HOME & GARDENS	TUC-WP	Warehouse	1	Y	
070	015	122304	9128	2,882	3218466	\$1,200,000	11/18/22	\$416.38	CATFISH CORNER EXPRESS/MULTI-TENANT RET	CBPSO	Office Building	1	Y	
070	020	722950	0030	1,724	3219164	\$2,500,000	11/30/22	\$1,450.12	MINIT LUBE	CA	Mini Lube	1	Y	
070	010	192305	9064	24,288	3220585	\$6,400,000	12/12/22	\$263.50	B&T WHOLESALE DISTRIBUTORS, INC.	IM	Warehouse	1	Y	
070	015	758020	0440	2,268	3222158	\$610,000	12/20/22	\$268.96	H&R BLOCK/APARTMENT	CBPSO	Office Building	1	Y	

Improved Sales Calc for Area 070 with Sales Not Used

5/24/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	010	192305	9027	7,522	3036492	\$560,000	02/27/20	\$74.45	SEATTLE SUPER SUPPLEMENTS / THAI RESTAUR	CA	Retail Store	1	52	Statement to dor
070	040	302305	9027	2,480	3036509	\$640,000	02/27/20	\$258.06	BRIGHT VIEW LANDSCAPING	CA	Service Building	1	52	Statement to dor
070	030	022320	0042	4,500	3044119	\$259,883	04/17/20	\$57.75	BEST KITCHEN	TUC-TOD	Warehouse	1	51	Related party, friend, or neighbor
070	020	723150	1770	11,236	3046795	\$23,050	04/22/20	\$2.05	POST OFFICE	CD	Post Office/Post Service	1	63	Sale price updated by sales id group
070	020	723150	1720	12,470	3055482	\$2,490	05/08/20	\$0.20	SERVICE LINEN SUPPLY	CD	Retail(Discount)	1	68	Non-gov't to gov't
070	040	362304	9073	20,000	3093843	\$1,171,000	09/30/20	\$58.55	HAYDEN MANUFACTURING COMPANY	M2	Warehouse	1	52	Statement to dor
070	030	788880	0480	45,525	3092076	\$2,675,000	12/23/20	\$58.76	JF SHELTON CO	M2	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
070	015	217200	0671	2,400	3093534	\$4,400,000	01/04/21	\$1,833.33	7-ELEVEN	NBP	Conv Store with Gas	1	1	Personal property included
070	040	312305	9097	2,725	3095949	\$2,500,000	01/25/21	\$917.43	SHELL	GC	Conv Store with Gas	1	1	Personal property included
070	010	192305	9061	40,640	3113296	\$47,000	04/21/21	\$1.16	MCCLENDON HARDWARE WAREHOUSE	IM	Warehouse	1	52	Statement to dor
070	030	343050	0020	1,984	3130175	\$2,550,000	06/29/21	\$1,285.28	Jiffy Lube	TUC-WP	Mini Lube	1	59	Bulk portfolio sale
070	050	112204	9045	23,200	3135806	\$4,000,000	07/22/21	\$172.41	S & S WELDING INC #1	I1	Industrial(Gen Purpose)	1	1	Personal property included
070	010	420440	0225	1,228	3160138	\$85,406	11/18/21	\$69.55	Precision Motors	CA	Auto Showroom and Lo	1	66	Condemnation/eminent domain
070	015	420440	0261	11,442	3162702	\$1,463	12/04/21	\$0.13	MATHEWSON'S AUTOMOTIVE	CA	Service Building	1	68	Non-gov't to gov't
070	020	380600	0110	3,424	3164777	\$4,256	12/15/21	\$1.24	Tommy's Cafe	CA	Restaurant/Lounge	1	24	Easement or right-of-way
070	020	380600	0110	3,424	3164778	\$13,744	12/15/21	\$4.01	Tommy's Cafe	CA	Restaurant/Lounge	1	24	Easement or right-of-way
070	020	182305	9080	1,956	3165746	\$11,310	12/21/21	\$5.78	ROYAL ORCHID	CA	Restaurant/Lounge	1	68	Non-gov't to gov't
070	030	262304	9024	25,814	3170962	\$5,050,000	01/28/22	\$195.63	LAZY BOY/PRO GOLF RETAIL	TUC-CC	Retail Store	1	51	Related party, friend, or neighbor
070	050	122204	9014	18,258	3181407	\$5,316,119	03/31/22	\$291.17	POZZI BROS (TRANSIT WAREHOUSE)	I3	Warehouse	1	51	Related party, friend, or neighbor
070	050	012204	9043	26,848	3201301	\$4,450,000	07/06/22	\$165.75	TORO	I2	Warehouse	1	51	Related party, friend, or neighbor
070	020	722950	0030	1,724	3205470	\$1,425,000	08/13/22	\$826.57	MINIT LUBE	CA	Mini Lube	1	4	Presale
070	020	722950	0030	1,724	3205469	\$900,000	08/15/22	\$522.04	MINIT LUBE	CA	Mini Lube	1	22	Partial interest (1/3, 1/2, etc.)
070	010	132304	9087	71,057	3208325	\$11,104,000	08/26/22	\$156.27	RIVERTECH CORPORATE CENTER	CO	Office Building	1	59	Bulk portfolio sale
070	015	023100	0011	25,050	3209079	\$2,300,000	08/30/22	\$91.82	HOLY TEMPLE EVANGELISTIC CENTER	CBPSO	Grocery Store	2	2	1031 trade
070	030	262304	9104	3,000	3216239	\$7,900,000	10/21/22	\$2,633.33	CHEVRON EXTRA MILE	TUC-RC	Conv Store with Gas	1	1	Personal property included

Vacant Sales Calc for Area 070 with Sales Used

5/24/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	005	000320	0003	100,623	3040345	\$2,100,000	03/20/20	\$20.87	6400 Corporate Center	O	Office Building	1	Y	
070	005	336590	1035	81,335	3216305	\$9,012,329	10/05/22	\$110.81	The Great American Casino	C/LI	Restaurant/Loung	1	Y	
070	005	336590	1690	88,321	3049650	\$2,900,000	06/01/20	\$32.83	VACANT INDUSTRIAL LAND W/TEARDOWN SFR	C/LI	Single Family(C/I Z	5	Y	
070	010	000720	0123	15,007	3170895	\$1,100,000	01/26/22	\$73.30	APPLIANCE STORE	CA	Retail Store	2	Y	
070	010	182305	9165	58,065	3182311	\$990,000	03/25/22	\$17.05	VACANT MFR LAND W/TEARDOWN	RM-F	Vacant(Multi-fami	1	Y	
070	010	242304	9061	27,175	3166461	\$1,450,000	12/21/21	\$53.36	GUYS R.V. STORAGE	IM	Mini Warehouse	1	Y	
070	010	922890	0045	19,742	3189100	\$1,200,000	05/06/22	\$60.78	LDS SOCIAL CENTER	CA	Church/Welfare/R	1	Y	
070	015	132304	9071	12,786	3044591	\$79,975	04/27/20	\$6.25	VACANT MFR LAND	R24	Vacant(Multi-fami	1	Y	
070	015	217200	0685	55,860	3140684	\$260,000	08/19/21	\$4.65	VACANT MFR LAND	R24	Vacant(Multi-fami	1	Y	
070	020	000720	0157	27,666	3060237	\$1,200,000	07/28/20	\$43.37	Faith Temple Community Church	CD	Church/Welfare/R	2	Y	
070	020	000720	0168	6,000	3046530	\$250,000	05/11/20	\$41.67	VACANT COMMERCIAL LAND	CD	Vacant(Commerci	2	Y	
070	020	172305	9136	58,730	3071348	\$3,200,000	09/18/20	\$54.49	4 PLEX	R-14	4-Plex	4	Y	
070	020	722950	0064	5,152	3108460	\$204,000	03/26/21	\$39.60	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	1	Y	
070	020	722950	0065	23,256	3207246	\$690,000	08/15/22	\$29.67	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	2	Y	
070	020	722950	0065	23,256	3211220	\$685,000	09/23/22	\$29.45	VACANT COMMERCIAL LAND	CA	Vacant(Commerci	2	Y	
070	020	723150	2025	6,000	3058316	\$275,000	07/17/20	\$45.83	VACANT LAND	CD	Vacant(Multi-fami	2	Y	
070	020	784080	0235	10,995	3046988	\$260,000	05/08/20	\$23.65	PARKING FOR TEAM PROPERTIES	R-14	Parking(Assoc)	1	Y	
070	030	352304	9061	260,436	3159666	\$20,400,000	11/19/21	\$78.33	ACT III THEATER	TUC-WP	Movie Theater	1	Y	
070	040	242304	9071	20,212	3164703	\$394,100	12/15/21	\$19.50	BOEING LONGACRES PARK VACANT	IM	Vacant(Industrial)	1	Y	
070	040	242304	9088	44,444	3089743	\$500,000	12/16/20	\$11.25	BOEING WAREHOUSE	TUC-TOD	Warehouse	1	Y	
070	040	334040	5150	19,120	3031766	\$360,000	01/21/20	\$18.83	VACANT INDUSTRIAL LAND	IM	Vacant(Industrial)	1	Y	
070	050	012204	9014	122,622	3043381	\$4,500,000	04/14/20	\$36.70	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y	
070	050	112204	9065	353,707	3115209	\$10,300,000	04/30/21	\$29.12	KOA CAMPGROUND	I1	Campground	1	Y	
070	050	142204	9001	685,009	3088617	\$24,600,000	12/11/20	\$35.91	BRIDGE POINT KENT 300	I1	Warehouse	1	Y	
070	050	631500	0040	756,012	3077510	\$23,577,000	10/16/20	\$31.19	VACANT INDUSTRIAL LAND	I3	Industrial(Light)	2	Y	
070	050	775780	0031	22,111	3222315	\$365,000	12/28/22	\$16.51	FERRELL'S FIRE EQUIPMENT	I2	Retail Store	1	Y	
070	050	775780	0101	30,510	3030775	\$750,000	01/14/20	\$24.58	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y	
070	050	775780	0122	151,589	3180980	\$2,011,680	03/21/22	\$13.27	VACANT INDUSTRIAL LAND W/TEARDOWN	I2	Vacant(Industrial)	1	Y	
070	050	775980	0030	34,213	3137295	\$637,500	07/21/21	\$18.63	VACANT INDUSTRIAL LAND	I2	Vacant(Industrial)	1	Y	

Vacant Sales Calc for Area 070 with Sales Not Used

3/24/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
070	005	295490	0357	880	3117022	\$1,500	04/29/21	\$1.70	VACANT MFR LAND	MDR	Vacant(Multi-fam)	1	18	Quit claim deed
070	010	182305	9234	14,400	3186489	\$48,059	04/19/22	\$3.34	MCDONALDS Secondary w/Primary on 9227	CA	Parking(Assoc)	1	63	Sale price updated by sales id group
070	010	242304	9054	16,933	3221350	\$290,000	12/14/22	\$17.13	VACANT COMMERCIAL LAND	CO	Vacant(Commerci	3	18	Quit claim deed
070	010	420440	0225	4,250	3160204	\$12,984	11/18/21	\$3.06	Precision Motors	CA	Auto Showroom a	1	24	Easement or right-of-way
070	010	420440	0225	4,250	3160205	\$22,111	11/18/21	\$5.20	Precision Motors	CA	Auto Showroom a	1	24	Easement or right-of-way
070	015	420440	0261	37,395	3162700	\$33,561	12/04/21	\$0.90	MATHEWSON'S AUTOMOTIVE	CA	Service Building	2	24	Easement or right-of-way
070	015	420440	0261	20,725	3162701	\$1,876	12/04/21	\$0.09	MATHEWSON'S AUTOMOTIVE	CA	Service Building	1	24	Easement or right-of-way
070	020	182305	9063	39,174	3174534	\$600,524	01/27/22	\$15.33	CAR CLUB INC	CA	Auto Showroom a	1	24	Easement or right-of-way
070	020	182305	9063	39,174	3177963	\$32,776	02/07/22	\$0.84	CAR CLUB INC	CA	Auto Showroom a	1	24	Easement or right-of-way
070	020	182305	9067	23,300	3174585	\$30,798	02/03/22	\$1.32	VACANT COMMERCIAL LAND	CA	Restaurant/Loung	1	24	Easement or right-of-way
070	020	182305	9080	16,800	3165747	\$16,916	10/27/21	\$1.01	ROYAL ORCHID	CA	Restaurant/Loung	1	24	Easement or right-of-way
070	020	182305	9080	16,800	3165748	\$4,774	12/21/21	\$0.28	ROYAL ORCHID	CA	Restaurant/Loung	1	24	Easement or right-of-way
070	030	262304	9132	37,984	3215920	\$11,498	10/27/22	\$0.30	Midland Drive @ Southcenter	TUC-WP	Right of Way/Utili	1	67	Gov't to non-gov't
070	030	788890	0120	394,995	3194730	\$12,000	06/10/22	\$0.03	GLACIER BUSINESS PARK	C/LI	Warehouse	2	24	Easement or right-of-way
070	030	788890	0140	153,385	3191131	\$95,000	05/18/22	\$0.62	Bralco Metals	C/LI	Warehouse	1	24	Easement or right-of-way
070	030	788890	0150	52,521	3182938	\$17,000	04/06/22	\$0.32	SAYBOLT/INNOVISION CUISINE	C/LI	Industrial Park	1	24	Easement or right-of-way
070	030	788890	0164	146,768	3176227	\$90,000	03/01/22	\$0.61	THOMPSON TILE	C/LI	Industrial(Gen Pur	1	24	Easement or right-of-way

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	000020	0001	7421 S 180TH ST
70	40	000020	0003	S 180TH ST
70	40	000020	0006	7211 S 180TH ST
70	40	000020	0007	7209 S 180TH ST
70	40	000020	0008	18000 72ND AVE S
70	40	000020	0012	18000 72ND AVE S
70	40	000020	0013	7600 S 192ND ST
70	40	000020	0014	7450 S 192ND ST
70	40	000020	0015	7400 S 192ND ST
70	40	000020	0017	18012 WEST VALLEY HWY S
70	40	000020	0035	19443 76TH AVE S
70	40	000020	0036	7500 S 192ND ST
70	40	000020	0037	19026 72ND AVE S
70	40	000020	0038	19100 WEST VALLEY HWY S
70	40	000020	0039	19443 76TH AVE S
70	40	000020	0040	6851 S 190TH ST
70	40	000020	0041	19030 WEST VALLEY HWY S
70	40	000020	0042	19027 72ND AVE S
70	40	000320	0007	610 TUKWILA PKWY
70	40	000320	0025	600 TUKWILA PKWY
70	40	000580	0004	WEST VALLEY HWY
70	40	000580	0007	LONGACRES DR SW
70	40	000580	0008	7437 S 158TH ST
70	40	000580	0009	7301 S 158TH ST
70	40	000580	0010	15500 WEST VALLEY HWY
70	40	000580	0011	15616 WEST VALLEY HWY
70	40	000580	0012	15643 WEST VALLEY HWY
70	40	000580	0014	15666 WEST VALLEY HWY
70	40	000580	0017	OAKESDALE AVE SW
70	40	000580	0019	1055 S GRADY WAY
70	40	000580	0020	LONGACRES DR SW
70	40	000580	0023	15660 NELSON PL
70	40	000580	0025	15666 WEST VALLEY HWY
70	40	000580	0026	15701 NELSON PL
70	40	000580	0027	LONGACRES DR SW
70	40	000580	0028	15668 WEST VALLEY HWY
70	40	000580	0029	15700 NELSON PL
70	40	000580	0032	15650 WEST VALLEY HWY
70	40	000580	0033	WEST VALLEY HWY
70	40	000580	0034	15665 NELSON PL
70	40	000580	0035	15701 NELSON PL
70	40	000580	0036	7300 S 163RD ST
70	40	000580	0037	640 STRANDER BLVD
70	40	000580	0038	16200 WEST VALLEY HWY
70	40	088670	0025	LONGACRES DR SW
70	40	088670	0055	LONGACRES DR SW
70	40	088670	0075	SW 27TH ST
70	40	088670	0090	SW 27TH ST
70	40	088670	0160	SW 27TH ST
70	40	088670	0180	OAKESDALE AVE SW
70	40	088670	0230	1900 OAKESDALE AVE SW
70	40	088670	0240	OAKESDALE AVE SW

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	088670	0250	OAKESDALE AVE SW
70	40	088670	0260	OAKESDALE AVE SW
70	40	088670	0320	2985 NACHES AVE SW
70	40	088670	0330	1201 SW 27TH ST
70	40	088670	0340	NACHES AVE SW
70	40	088670	0390	SW 27TH ST
70	40	125360	0010	3401 EAST VALLEY RD
70	40	125360	0020	3701 EAST VALLEY RD
70	40	125360	0030	3751 EAST VALLEY RD
70	40	125360	0050	200 SW 41ST ST
70	40	125360	0060	3950 LIND AVE SW
70	40	125360	0070	3400 LIND AVE SW
70	40	125370	0310	7622 S 188TH ST
70	40	125370	0360	7601 S 190TH ST
70	40	125370	0370	7651 S 190TH ST
70	40	125370	0400	19041 80TH AVE S
70	40	125370	0405	7620 S 192ND ST
70	40	125370	0470	19001 80TH AVE S
70	40	125370	0490	7600 S 192ND ST
70	40	125370	0495	S 192ND ST
70	40	125371	0060	7513 S 180TH ST
70	40	125372	0013	7812 S 186TH PL
70	40	125372	0014	18201 80TH AVE S
70	40	125372	0015	18203 80TH AVE S
70	40	125372	0016	18191 80TH AVE S
70	40	125372	0017	80TH AVE S
70	40	125372	0030	18601 80TH AVE S
70	40	125379	0010	2900 LIND AVE SW
70	40	125379	0020	3002 LIND AVE SW
70	40	125380	0010	2915 EAST VALLEY RD
70	40	125380	0015	2701 EAST VALLEY RD
70	40	125380	0020	3001 EAST VALLEY RD
70	40	125380	0021	2951 EAST VALLEY RD
70	40	125380	0030	3351 EAST VALLEY RD
70	40	125380	0032	3351 EAST VALLEY RD
70	40	125380	0034	3051 EAST VALLEY RD
70	40	125380	0035	3005 EAST VALLEY RD
70	40	125380	0050	400 SW 34TH ST
70	40	125380	0080	400 SW 34TH ST
70	40	125380	0090	200 SW 29TH ST
70	40	125380	0120	2700 LIND AVE SW
70	40	125380	0230	EAST VALLEY RD
70	40	125381	0040	501 SW 39TH ST
70	40	125381	0042	701 SW 39TH ST
70	40	125381	0050	3901 RAYMOND AVE SW
70	40	125381	0060	901 SW 39TH ST
70	40	125381	0081	701 SW 34TH ST
70	40	125381	0085	3601 LIND AVE SW
70	40	125381	0090	2705 LIND AVE SW
70	40	125381	0240	3902 OAKESDALE AVE SW
70	40	125381	0260	1001 SW 34TH ST
70	40	125381	0300	3804 SW 38TH ST

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	125381	0305	3603 OAKESDALE AVE SW
70	40	125381	0310	3802 SW 38TH ST
70	40	125381	0320	3805 SW 38TH ST
70	40	125381	0330	3803 SW 38TH ST
70	40	125381	0340	3808 SW 38TH ST
70	40	125381	0350	3806 SW 38TH ST
70	40	125381	0390	OAKESDALE AVE SW
70	40	125381	0400	3802 SW 38TH ST
70	40	192305	9095	2101 LIND AVE SW
70	40	219310	0090	2600 LIND AVE SW
70	40	219310	0100	2600 LIND AVE SW
70	40	242304	9023	15660 NELSON PL
70	40	242304	9028	MONSTER RD SW
70	40	242304	9029	7301 S 158TH ST
70	40	242304	9034	825 INDUSTRY DR
70	40	242304	9086	1901 SW 16TH ST
70	40	242304	9088	15470 NELSON PL
70	40	242304	9090	15450 NELSON PL
70	40	242304	9129	RAYMOND AVE SW
70	40	242304	9131	1206 SW 16TH ST
70	40	242304	9136	SW 16TH ST
70	40	242304	9137	LONGACRES DR SW
70	40	242304	9138	SW 16TH ST
70	40	252304	9001	1150 SW 27TH ST
70	40	252304	9004	SW 27TH ST
70	40	252304	9006	7350 S 163RD ST
70	40	252304	9007	No Situs Address
70	40	252304	9010	16711 WEST VALLEY HWY
70	40	252304	9019	3101 OAKESDALE AVE SW
70	40	252304	9020	17450 WEST VALLEY HWY
70	40	252304	9021	17300 WEST VALLEY HWY
70	40	252304	9022	WEST VALLEY HWY
70	40	252304	9023	WEST VALLEY HWY
70	40	252304	9024	WEST VALLEY HWY
70	40	252304	9027	16235 WEST VALLEY HWY
70	40	252304	9033	17500 WEST VALLEY HWY
70	40	252304	9037	OAKESDALE AVE SW
70	40	252304	9042	3301 OAKESDALE AVE SW
70	40	252304	9044	17000 WEST VALLEY HWY
70	40	252304	9045	16650 WEST VALLEY HWY
70	40	252304	9049	WEST VALLEY HWY
70	40	252304	9050	16420 WEST VALLEY HWY
70	40	252304	9052	17100 WEST VALLEY HWY
70	40	252304	9053	SW 27TH ST
70	40	252304	9054	3906 OAKESDALE AVE SW
70	40	252304	9055	17100 WEST VALLEY HWY
70	40	252304	9059	WEST VALLEY HWY
70	40	252304	9084	16550 WEST VALLEY HWY
70	40	252304	9085	16600 WEST VALLEY HWY
70	40	252304	9086	16700 WEST VALLEY HWY
70	40	252304	9087	SW 27TH ST
70	40	252304	9088	WEST VALLEY HWY

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	252304	9090	WEST VALLEY HWY
70	40	302305	9007	2301 LIND AVE SW
70	40	302305	9027	3412 EAST VALLEY RD
70	40	302305	9066	2251 LIND AVE SW
70	40	302305	9067	3400 E VALLEY RD
70	40	302305	9070	3100 EAST VALLEY RD
70	40	302305	9082	3750 EAST VALLEY RD
70	40	302305	9083	2250 LIND AVE SW
70	40	302305	9084	2319 LIND AVE SW
70	40	302305	9085	2994 EAST VALLEY RD
70	40	302305	9090	3330 EAST VALLEY RD
70	40	302305	9091	EAST VALLEY RD
70	40	302305	9092	3820 EAST VALLEY RD
70	40	302305	9094	3000 EAST VALLEY RD
70	40	302305	9096	2940 EAST VALLEY RD
70	40	302305	9098	2960 EAST VALLEY RD
70	40	302305	9099	EAST VALLEY RD
70	40	302305	9101	2200 EAST VALLEY RD
70	40	302305	9103	2500 EAST VALLEY HWY S
70	40	302305	9118	3650 EAST VALLEY RD
70	40	302305	9132	2300 EAST VALLEY RD
70	40	302305	9133	2400 EAST VALLEY RD
70	40	312305	9007	4424 EAST VALLEY RD
70	40	312305	9011	4224 EAST VALLEY RD
70	40	312305	9013	18201 88TH AVE S
70	40	312305	9014	18126 EAST VALLEY HWY S
70	40	312305	9018	19000 EAST VALLEY HWY S
70	40	312305	9031	18709 EAST VALLEY HWY S
70	40	312305	9032	4000 EAST VALLEY RD
70	40	312305	9033	18129 EAST VALLEY HWY S
70	40	312305	9054	18547 EAST VALLEY HWY S
70	40	312305	9055	18441 EAST VALLEY HWY S
70	40	312305	9059	19122 84TH AVE S
70	40	312305	9060	18211 EAST VALLEY HWY S
70	40	312305	9079	9021 S 180TH ST
70	40	312305	9082	18230 EAST VALLEY HWY S
70	40	312305	9092	3900 EAST VALLEY RD
70	40	312305	9097	8815 S 180TH ST
70	40	312305	9098	18727 EAST VALLEY HWY S
70	40	312305	9105	18030 EAST VALLEY HWY S
70	40	312305	9109	18010 EAST VALLEY HWY S
70	40	312305	9113	18110 EAST VALLEY HWY S
70	40	312305	9114	4242 EAST VALLEY RD
70	40	312305	9117	18255 EAST VALLEY HWY S
70	40	312305	9118	18015 EAST VALLEY HWY S
70	40	312305	9121	8621 S 180TH ST
70	40	312305	9130	19118 84TH AVE S
70	40	312305	9131	8639 S 190TH ST
70	40	312305	9132	8638 S 192ND ST
70	40	312305	9139	8939 S 190TH ST
70	40	312305	9144	18226 EAST VALLEY HWY S
70	40	312305	9151	8819 S 180TH ST

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	312305	9161	18251 EAST VALLEY HWY S
70	40	312305	9162	18234 EAST VALLEY HWY S
70	40	312305	9163	18232 EAST VALLEY HWY S
70	40	312305	9165	84TH AVE S
70	40	312305	9176	18128 EAST VALLEY HWY S
70	40	334040	0425	1900 LIND AVE SW
70	40	334040	0585	1901 EAST VALLEY RD
70	40	334040	3146	1520 TAYLOR AVE SW
70	40	334040	3326	1700 LIND AVE SW
70	40	334040	3327	1800 LIND AVE SW
70	40	334040	3328	1850 LIND AVE SW
70	40	334040	3600	1400 MAPLE AVE SW
70	40	334040	3605	1402 MAPLE AVE SW
70	40	334040	3615	1420 MAPLE AVE SW
70	40	334040	3625	1420 MAPLE AVE SW
70	40	334040	3635	MAPLE AVE SW
70	40	334040	3645	234 SW 16TH ST
70	40	334040	3655	208 SW 16TH ST
70	40	334040	3670	1501 TAYLOR AVE SW
70	40	334040	3690	1400 MAPLE AVE SW
70	40	334040	3805	1415 MAPLE AVE SW
70	40	334040	3885	316 SW 16TH ST
70	40	334040	3890	316 SW 16TH ST
70	40	334040	3925	1401 MAPLE AVE SW
70	40	334040	4003	1602 RAYMOND AVE SW
70	40	334040	4005	SW 16TH ST
70	40	334040	4035	500 SW 16TH ST
70	40	334040	5150	1500 RAYMOND AVE SW
70	40	334040	5305	OAKESDALE AVE SW
70	40	334040	6120	1120 SW 16TH ST
70	40	334040	6125	SW 16TH ST
70	40	334040	6255	1200 SW 16TH ST
70	40	334040	6256	1120 SW 16TH ST
70	40	334040	6260	900 SW 16TH ST
70	40	334040	6261	900 SW 16TH ST
70	40	334040	6430	800 SW 16TH ST
70	40	358529	0020	18015 71ST AVE S
70	40	362304	9002	7400 SW 43RD ST
70	40	362304	9011	17900 WEST VALLEY HWY
70	40	362304	9013	7200 S 180TH ST
70	40	362304	9027	8214 S 192ND ST
70	40	362304	9034	7310 SW 43RD ST
70	40	362304	9035	7300 SW 43RD ST
70	40	362304	9036	7320 SW 43RD ST
70	40	362304	9037	2140 SW 43RD ST
70	40	362304	9039	7100 SW 43RD ST
70	40	362304	9040	18506 80TH PL S
70	40	362304	9042	1508 SW 43RD ST
70	40	362304	9045	SW 43RD ST
70	40	362304	9046	18915 EAST VALLEY HWY S
70	40	362304	9049	18701 80TH PL S
70	40	362304	9050	19115 84TH AVE S

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	362304	9051	19001 84TH AVE S
70	40	362304	9054	18421 80TH PL S
70	40	362304	9055	18801 84TH AVE S
70	40	362304	9057	17700 WEST VALLEY HWY
70	40	362304	9060	17800 WEST VALLEY HWY
70	40	362304	9062	17820 WEST VALLEY HWY
70	40	362304	9068	S 190TH ST
70	40	362304	9072	19115 84TH AVE S
70	40	362304	9073	19056 80TH AVE S
70	40	362304	9075	18905 84TH AVE S
70	40	362304	9076	18825 EAST VALLEY HIGHWAY
70	40	362304	9078	8040 S 192ND ST
70	40	362304	9082	18800 80TH PL S
70	40	362304	9084	18821 84TH AVE S
70	40	362304	9086	7979 S 180TH ST
70	40	362304	9090	7600 S 192ND ST
70	40	362304	9091	18101 80TH AVE S
70	40	362304	9092	8206 S 192ND ST
70	40	362304	9096	18020 80TH AVE S
70	40	362304	9097	17750 WEST VALLEY HWY
70	40	362304	9098	8256 S 192ND ST
70	40	362304	9099	8230 S 192ND ST
70	40	362304	9100	8009 S 180TH ST
70	40	362304	9101	8041 S 180TH ST
70	40	362304	9102	80TH PL S
70	40	362304	9103	80TH PL S
70	40	362304	9104	OAKESDALE AVE SW
70	40	362304	9108	1200 SW 43RD ST
70	40	362304	9109	OAKESDALE AVE SW
70	40	362304	9110	1412 SW 43RD ST
70	40	362304	9111	1600 SW 43RD ST
70	40	362304	9114	1250 SW 43RD ST
70	40	362304	9115	SW 43RD ST
70	40	362304	9116	18802 80TH AVE S
70	40	362304	9413	S 190TH ST
70	40	392680	0010	4208 LIND AVE SW
70	40	392680	0020	330 SW 43RD ST
70	40	392680	0030	4201 EAST VALLEY RD
70	40	392680	0040	101 SW 41ST ST
70	40	630849	0060	LIND AVE SW
70	40	630850	0090	SW 34TH ST
70	40	630850	0100	OAKESDALE AVE SW
70	40	630850	0110	SW 34TH ST
70	40	640760	0010	18404 72ND AVE S
70	40	640760	0050	18420 68TH AVE S
70	40	640760	0130	7011 S 182ND ST
70	40	640760	0160	7115 S 182ND ST
70	40	640760	0170	18215 72ND AVE S
70	40	640760	0180	7201 S 182ND ST
70	40	640760	0190	72ND AVE S
70	40	640760	0195	7223 S 182ND ST
70	40	640760	0200	7235 S 182ND ST

AREA 70 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
70	40	883660	0020	18608 72ND AVE S
70	40	883660	0021	18630 72ND AVE S
70	40	883660	0030	18648 72ND AVE S
70	40	883660	0040	7030 S 188TH ST
70	40	883660	0050	18640 68TH AVE S
70	40	883660	0051	6900 S 188TH ST
70	40	883660	0055	7010 S 188TH ST
70	40	883660	0080	18815 72ND AVE S
70	40	883660	0081	7123 S 188TH ST
70	40	883660	0090	18840 72ND AVE S
70	40	883660	0095	18802 72ND AVE S
70	40	883660	0100	18852 72ND AVE S
70	40	883660	0102	19002 72ND AVE S
70	40	883660	0110	7046 S 190TH ST
70	40	883660	0130	6822 S 190TH ST
70	40	883660	0160	7043 S 190TH ST
70	40	883660	0170	19016 72ND AVE S

Improved Sales Calc for Area 075 with Sales Used

5/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	020	092405	9142	3,128	3095182	\$2,770,000	01/20/21	\$885.55	Fast Formula 1	CB	Mini Lube	1	Y	
075	020	092405	9227	2,400	3048887	\$1,051,000	05/27/20	\$437.92	7-ELEVEN	CB	Conv Store without	1	Y	
075	020	102405	9123	63,351	3157065	\$29,350,000	11/05/21	\$463.29	DELPHI BLDG	OLB2	Office Building	1	Y	
075	020	112405	9007	191,837	3128673	\$78,000,000	06/24/21	\$406.60	SUNSET VILLAGE SHOPPING CENTER & TOYOTA OF BELLEV	CB	Shopping Ctr(Nghl	2	Y	
075	020	220150	1413	4,756	3050166	\$6,100,000	06/04/20	\$1,282.59	VEHICLE EMISSION	NMU	Service Building	1	Y	
075	020	220550	0620	64,837	3036168	\$23,575,000	02/22/20	\$363.60	CRESTWOOD CORPORATE PLAZA	O	Office Building	1	Y	
075	020	545330	0230	32,129	3159573	\$15,425,000	11/19/21	\$480.10	BIOCONTROL SYSTEMS	O	Office Building	1	Y	
075	020	545330	0250	35,713	3081585	\$11,736,719	11/09/20	\$328.64	TOP LINE IMPORTS	LI	Warehouse	1	Y	
075	040	172305	9074	2,970	3167033	\$1,375,000	12/30/21	\$462.96	CHINESE VILLAGE RESTAURANT	CA	Restaurant/Loung	1	Y	
075	040	182305	9198	15,023	3165161	\$2,500,000	12/15/21	\$166.41	WHSE/ OFFICE BUILDING (ASSOC W/9206)	UC	Industrial(Gen Pur	2	Y	
075	040	334210	1395	6,304	3097098	\$1,250,000	01/07/21	\$198.29	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/R	2	Y	
075	040	334210	1395	6,304	3111651	\$1,350,000	04/14/21	\$214.15	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/R	2	Y	
075	040	334330	0642	2,620	3155164	\$1,000,050	10/22/21	\$381.70	Retail Store, Apt & Storage	R-6	Retail Store	1	Y	
075	040	334330	1140	17,240	3152821	\$4,700,000	10/18/21	\$272.62	44 RENTON SHOPPING & OFFICE CENTER	CA	Retail Store	1	Y	
075	040	334570	0060	16,140	3141380	\$2,500,000	08/24/21	\$154.89	J&M Machine Warehouse	CA	Industrial(Gen Pur	1	Y	
075	040	418230	0140	903	3076511	\$90,000	10/09/20	\$99.67	LANE HANGAR CONDOMINIUM	IM	Air Terminal and H	1	Y	
075	040	722400	0240	1,715	3137582	\$700,000	08/02/21	\$408.16	OFFICE BUILDING	R-10	Office Building	1	Y	
075	040	722400	0755	1,408	3055990	\$480,000	07/06/20	\$340.91	SFR CONVERTED TO OFFICE	CA	Single Family(C/I U	1	Y	
075	060	032305	9012	3,108	3215953	\$1,000,000	10/26/22	\$321.75	NORTHWESTY AUTO REPAIR	CA	Service Building	1	Y	
075	060	032305	9283	5,357	3127000	\$1,575,000	06/17/21	\$294.01	CCI Building	CA	Office Building	1	Y	
075	060	042305	9095	16,723	3207936	\$6,400,000	09/01/22	\$382.71	RITE AID (RENTON HIGHLANDS)	CV	Retail Store	1	Y	
075	060	042305	9181	1,475	3200711	\$450,000	07/07/22	\$305.08	HIGHLAND VETERINARY HOSPITAL	RM-F	Vet/Animal Control	1	Y	
075	060	082305	9096	2,400	3032660	\$660,000	01/28/20	\$275.00	MIKES PLACE TAVERN	CN	Restaurant/Loung	1	Y	
075	060	102305	9117	1,312	3053950	\$680,000	06/05/20	\$518.29	INSURANCE AGENCY	CA	Retail Store	1	Y	
075	060	102305	9303	9,279	3222694	\$2,800,000	12/27/22	\$301.76	HIGHLAND EAST CENTER	CA	Retail Store	1	Y	
075	060	516970	0129	2,370	3149592	\$520,000	10/01/21	\$219.41	OFFICE BUILDING (Converted SFR)	CA	Office Building	1	Y	
075	060	722750	0620	9,462	3193985	\$2,000,000	06/01/22	\$211.37	LINE RETAIL (ASSOC W/0625)	CV	Retail Store	2	Y	
075	065	008800	0635	2,180	3086927	\$650,000	10/30/20	\$298.17	OFFICE BUILDING	R-8	Office Building	1	Y	
075	065	202305	9126	3,960	3109311	\$1,125,000	04/01/21	\$284.09	MEDICAL CLINIC	CA	Office Building	1	Y	
075	065	232305	9029	4,296	3155990	\$4,750,000	10/26/21	\$1,105.68	VALLEY VIEW MHP (45 PADS + DUPLEX+ GAR; 40 SW/5 DW	R-8	Mobile Home Park	1	Y	
075	065	232305	9210	25,372	3156417	\$15,000,000	11/03/21	\$591.20	CEDAR RIVER STATION	CA	Retail(Line/Strip)	2	Y	
075	065	247330	0070	4,470	3128002	\$1,340,000	06/24/21	\$299.78	3 Res Units, Office, and 4 Storage Units	O	Apartment(Mixed	1	Y	
075	065	247390	0020	16,892	3130832	\$7,200,000	06/30/21	\$426.24	RITE AID (FAIRWOOD STORE)	CB	Retail Store	1	Y	
075	065	247390	0020	16,892	3222030	\$7,590,000	12/28/22	\$449.33	RITE AID (FAIRWOOD STORE)	CB	Retail Store	1	Y	
075	065	312305	9006	32,627	3166251	\$10,800,000	12/13/21	\$331.01	PACIFIC MEDICAL CENTER RENTON	CO	Medical/Dental O	4	Y	
075	065	312305	9025	4,174	3222126	\$1,625,000	12/12/22	\$389.31	EYE TO EYE OPTICAL & DUPLEX	CO	Medical/Dental O	1	Y	

Improved Sales Calc for Area 075 with Sales Used

5/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	065	322305	9084	2,131	3058913	\$1,047,000	07/10/20	\$491.32	SPRING GLEN VET'S CLINIC	CA	Vet/Animal Control	1	Y	
075	065	761680	0030	16,837	3187282	\$8,350,000	04/28/22	\$495.93	MEDICAL OFFICE BUILDING (ASSOC W/0040, 0170 & 0180)	CO	Medical/Dental Office	3	Y	
075	070	152306	9039	7,722	3187333	\$1,450,000	04/30/22	\$187.78	OFFICE BUILDING	NB	Office Building	1	Y	
075	070	152306	9070	3,450	3082933	\$6,370,000	11/13/20	\$1,846.38	SW 21, DW 34 TW 1 & SFR	RA5	Mobile Home Park	1	Y	
075	070	165650	0045	2,378	3157393	\$455,000	11/05/21	\$191.34	RESIDENCE	NB	Single Family(C/I Z)	1	Y	
075	070	292306	9027	3,830	3167364	\$500,000	01/03/22	\$130.55	GARAGES (ASSOC W/302306-9019)	RA2.5	Service Building	2	Y	

Improved Sales Calc for Area 075 with Sales Not Used

6/7/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	531510	1076	8,340	3092654	\$4,200,000	01/04/21	\$503.60	QWest Warehouse	TC	Utility, Public	1	18	Quit claim deed
075	010	531510	1235	1,168	3176197	\$660,000	02/18/22	\$565.07	TULLY'S COFFEE SHOP	TC	Restaurant(Fast F	1	63	Sale price updated by sales id group
075	010	531510	1235	1,168	3186080	\$660,000	04/07/22	\$565.07	TULLY'S COFFEE SHOP	TC	Restaurant(Fast F	1	63	Sale price updated by sales id group
075	010	860440	0100	581	3194127	\$10	05/25/22	\$0.02	THOMAS CENTER CONDOMINIUM	TC	Condominium(Off	1	18	Quit claim deed
075	010	860440	0110	514	3194134	\$10	05/25/22	\$0.02	THOMAS CENTER CONDOMINIUM	TC	Condominium(Off	1	18	Quit claim deed
075	020	132405	9109	19,990	3210276	\$11,000,000	09/16/22	\$550.28	FRENCH IMMERSION SCHOOL OF WASHINGTON	R-20	School(Private)	1	44	Tenant
075	020	142405	9049	12,771	3162856	\$900,000	12/08/21	\$70.47	EASTGATE CONGREGATIONAL CHURCH	R-5	Church/Welfare/R	1	15	No market exposure
075	020	162405	9057	41,500	3074279	\$35,000	09/17/20	\$0.84	NEWPORT COVENANT CHURCH	R-5	Church/Welfare/R	2	24	Easement or right-of-way
075	020	162405	9057	41,500	3121388	\$445,500	05/26/21	\$10.73	NEWPORT COVENANT CHURCH	R-5	Church/Welfare/R	2	24	Easement or right-of-way
075	020	220050	0510	3,223	3221215	\$5,750,000	12/15/22	\$1,784.05	KOREAN RESTAURANT	NMU	Restaurant/Loung	1	46	Non-representative sale
075	035	331650	0295	5,187	3218894	\$8,000,000	11/17/22	\$1,542.32	NEW HOPE MINISTRIES	R-1.8	Church/Welfare/R	1	64	Sales/leaseback
075	035	352505	9047	30,802	3169366	\$18,500,000	12/28/21	\$600.61	JEWISH DAY SCHOOL	R-1.8	School(Private)	2	64	Sales/leaseback
075	040	172305	9129	2,976	3036502	\$400,000	02/27/20	\$134.41	SUNSET CARS	CA	Auto Showroom a	2	52	Statement to dor
075	040	212405	9052	0	3102347	\$2,500	02/21/21	\$0.00	PUGET POWER SUBSTATION	R-1	Utility, Public	1	24	Easement or right-of-way
075	040	212405	9067	2,400	3108995	\$699,200	03/09/21	\$291.33	JAX DOG DROP	NB	Retail Store	1	11	Corporate affiliates
075	040	292405	9002	233,630	3196991	\$80,000	06/07/22	\$0.34	QUENDALL TERMINALS	COR	Industrial(Heavy)	3	24	Easement or right-of-way
075	040	334210	1395	6,304	3111277	\$1,100,000	04/13/21	\$174.49	KENNYDALE METHODIST CHURCH	R-10	Church/Welfare/R	2	46	Non-representative sale
075	040	606125	0020	23,330	3164114	\$23,000,000	12/14/21	\$985.86	NEWCASTLE COMMONS	MU-R	Retail(Line/Strip)	2	15	No market exposure
075	060	102305	9303	9,279	3055019	\$675,000	06/18/20	\$72.74	HIGHLAND EAST CENTER	CA	Retail Store	1	18	Quit claim deed
075	060	518210	0039	3,000	3176870	\$242,367	03/03/22	\$80.79	Van's Auto Repair	CA	Service Building	1	18	Quit claim deed
075	060	722780	0425	175,207	3056793	\$20,225	06/01/20	\$0.12	RENTON TECHNICAL COLLEGE	CA	School(Public)	2	67	Gov't to non-gov't
075	065	008700	0330	2,852	3066704	\$750,000	08/19/20	\$262.97	BENSON HILL DENTAL CLINIC	CN	Medical/Dental O	1	15	No market exposure
075	065	202305	9068	9,352	3220623	\$3,785,000	12/14/22	\$404.73	LIVING CHRISTIAN HOPE FELLOWSHIP	R-8	Church/Welfare/R	2	17	Non-profit organization
075	065	322305	9201	2,100	3163340	\$250,000	11/12/21	\$119.05	PIZZA HUT AND PET GROOMING	CA	Retail Store	1	51	Related party, friend, or neighbor
075	065	512690	0326	4,756	3187679	\$995,000	04/13/22	\$209.21	CEDAR RIVER MARKET	CN	Grocery Store	1	15	No market exposure
075	065	662340	0232	8,052	3141413	\$881,000	08/18/21	\$109.41	JOHNSONS WELL DRILLING	R-14	Warehouse	1	12	Estate administrator, guardian, or e
075	070	202306	9044	3,224	3032295	\$340,000	01/29/20	\$105.46	FIRE STATION	RA5	Governmental Ser	1	67	Gov't to non-gov't
075	070	322306	9035	2,092	3070124	\$150,000	09/02/20	\$71.70	Red Dog Saloon	NB	Tavern/Lounge	2	51	Related party, friend, or neighbor

Vacant Sales Calc for Area 075 with Sales Used

5/22/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	010	531510	1219	7,200	3098226	\$1,300,000	02/05/21	\$180.56	BASKIN-ROBBINS	TC	Restaurant(Fast Food)	1	Y	
075	010	545230	0156	19,169	3221842	\$3,300,000	12/20/22	\$172.15	MERCER PARK PROF BLDG	MF-2	Medical/Dental Office	1	Y	
075	010	545230	1387	11,084	3102471	\$3,599,500	03/01/21	\$324.75	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUNT)	TC	Service Building	4	Y	
075	020	092405	9052	13,426	3221909	\$2,836,025	12/20/22	\$211.23	TACO BELL	CB	Restaurant(Fast Food)	1	Y	
075	020	220550	0610	15,270	3036513	\$2,000,000	02/25/20	\$130.98	ADLER & GIERSCH LAW OFFICE	O	Office Building	1	Y	
075	035	352505	9061	380,850	3091461	\$3,100,000	12/23/20	\$8.14	VACANT LAND	R-10	Vacant(Commercial)	1	Y	
075	035	883890	0271	35,100	3067061	\$1,300,000	08/28/20	\$37.04	VACANT LAND	NB	Vacant(Commercial)	1	Y	
075	040	182305	9264	47,081	3133788	\$1,850,000	07/19/21	\$39.29	Vacant Land	UC	Vacant(Industrial)	1	Y	
075	040	334210	0170	8,160	3083892	\$2,300,000	11/19/20	\$281.86	HAIR SALON & APT	CN	Apartment	1	Y	
075	040	334210	3270	39,128	3066993	\$1,750,000	08/27/20	\$44.73	Vacant Commercial Land	R-6	Vacant(Commercial)	2	Y	
075	040	334450	0365	40,765	3178802	\$300,000	03/17/22	\$7.36	VACANT LAND	RM-F	Vacant(Multi-family)	2	Y	
075	040	722400	0865	5,896	3035228	\$295,000	02/19/20	\$50.03	PARKING FOR MINOR 0881	CA	Parking(Assoc)	1	Y	
075	060	102305	9068	24,095	3137476	\$1,700,000	08/05/21	\$70.55	SFR Teardown (Listed For Sale as Mixed Use Development)	CA	Single Family(Res Use/2	1	Y	
075	060	722780	1205	434,643	3043907	\$15,500,000	04/17/20	\$35.66	GREATER HILANDS SHOPPING CENTER (ASSOC W/1405)	CV	Shopping Ctr(Nghbrhoc	5	Y	
075	065	202305	9119	79,589	3214083	\$625,000	10/12/22	\$7.85	VACANT LAND	R-14	Vacant(Commercial)	2	Y	
075	065	312305	9051	43,560	3028845	\$1,800,000	01/03/20	\$41.32	VACANT LAND	CO	Vacant(Commercial)	1	Y	

Vacant Sales Calc for Area 075 with Sales Not Used

5/22/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
075	020	700010	0210	466,142	3161626	\$40,000	11/05/21	\$0.09	VACANT LAND - OPEN USE	R-1	Vacant(Commercial)	1	24	Easement or right-of-way
075	040	088661	0070	220,673	3172769	\$4,500,000	02/09/22	\$20.39	VACANT COMMERCIAL LAND	UC	Vacant(Commercial)	1	74	Contamination
075	060	722780	1785	47,603	3145737	\$1,900,000	09/14/21	\$39.91	VACANT LAND	CV	Vacant(Commercial)	1	67	Gov't to non-gov't
075	065	212305	9072	156,917	3108772	\$85,000	03/30/21	\$0.54	VACANT LAND	R-14	Vacant(Multi-family)	1	46	Non-representative sale
075	065	272305	9051	102,029	3136644	\$29,326,379	07/28/21	\$287.43	VILLAGE CONCEPTS AT FAIRWOOD	R24	Vacant(Commercial)	1	22	Partial interest (1/3, 1/2, etc.)
075	065	312305	9159	72,284	3166252	\$1,339,000	12/20/21	\$18.52	EXCESS PARKING (ASSOC W/9006)	CO	Parking(Assoc)	2	11	Corporate affiliates
075	065	761680	0220	23,340	3044284	\$90,000	04/22/20	\$3.86	VACANT LAND	CO	Vacant(Commercial)	2	51	Related party, friend, or neighbor

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	10	012404	9018	COMMUNITY CENTER	8236 SE 24TH ST
75	10	062405	9014	LUTHER BURBANK PARK-EXEMPT	2040 84TH AVE SE
75	10	072405	9016	COVENANT SHORES	9150 FORTUNA DR
75	10	072405	9089	PORT OF SE 36TH ST	8800 SE 36TH ST
75	10	072405	9115	SHOREWOOD HEIGHTS	3209 SHOREWOOD DR
75	10	072405	9117	VACANT LAND (TOPO)	9021 N MERCER WAY
75	10	082405	9039	PSE SUBSTATION	10075 E MERCER WAY
75	10	082405	9045	PARKING FOR CHURCH - assoc. parcel 151560-001	3700 E MERCER WAY
75	10	082405	9310	EAST CHANNEL BRIDGE LAUNCH	
75	10	086900	0000	BLUE SKY VISTA CONDOMINIUM	2800 75TH AVE SE
75	10	122404	9055	MERCER ISLAND PRESBYTERIAN CHURCH	3605 84TH AVE SE
75	10	122404	9057	MERCER ISLAND PRESBYTERIAN CHURCH PARKING	
75	10	122404	9068	MERCERDALE FIELD & RECYCLE CENTER (TOPO)	3205 77TH AVE SE
75	10	122404	9071	CenturyLink EXCHANGE BLDG	3853 84TH AVE SE
75	10	122404	9111	32 20 Crest	3220 81ST PL SE
75	10	129880	0000	CALKINS 3 CONDOMINIUM	2802 61ST AVE SE
75	10	138530	0000	CARLTON OF MERCER ISLAND CONDOMINIUM	2760 76TH AVE SE
75	10	151560	0010	HERZEL-NER-TALMID CONGREG	3700 E MERCER WAY
75	10	151560	0080	PSE NARROW TRIANGLE-OP	3701 E MERCER WAY
75	10	152900	0000	CHATEAU CONDOMINIUM	2930 76TH AVE SE
75	10	157470	0020	GROVELAND BEACH PARKING LOT-EX	7700 SE 58TH ST
75	10	182405	9005	MERCER ISLAND HIGH SCHOOL	9100 SE 42ND ST
75	10	182405	9006	NORTHWOOD ELEMENTARY SCHOOL	4030 86TH AVE SE
75	10	182405	9043	KING COUNTY POOL	8815 SE 40TH ST
75	10	182405	9045	Boys & Girls Club of Mercer Island	4120 86TH AVE NE
75	10	192405	9040	ISLAND PARK ELEMENTARY	5437 ISLAND CREST WAY
75	10	201990	0000	DEVINGTON THE CONDOMINIUM	7600 SE 29TH ST
75	10	210700	0010	CHURCH PARKING	3700 E MERCER WAY
75	10	217450	2425	MI BOYS & GIRLS CLUB	2825 W MERCER WAY
75	10	217450	3185	APT	2751 61ST AVE SE
75	10	217450	3210	ISLAND TERRACE (8 UNITS)	6106 SE 28TH ST
75	10	228550	0000	8025 SE 33RD PLACE CONDOMINIUM	8025 SE 33RD PL
75	10	228555	0000	8035 MERCER ISLAND CONDOMINIUM	8035 SE 33RD PL
75	10	252404	9015	LAKERIDGE ELEMENTARY SCH-EX	8215 SE 78TH ST
75	10	252404	9144	ISLANDER MIDDLE SCHOOL	8225 SE 72ND ST
75	10	252404	9320	STORM WATER DETENTION	
75	10	265550	0045	OGDEN BUILDING (EAST ISLAND)	9311 SE 36TH ST
75	10	265550	0055	Vacant, Associated Parking with 0065	9421 SE 36TH ST
75	10	265550	0057	COUNTRY VILLAGE DAYCARE	9423 SE 36TH ST
75	10	265550	0065	BRIGHT HORIZONS DAYCARE	9555 SE 36TH ST
75	10	265550	0075	MERCER ISLAND CITY HALL	9611 SE 36TH ST
75	10	265550	0095	9675 BUILDING (EAST ISLAND)	9675 SE 36TH ST
75	10	265550	0097	9655 OFFICE BUILDING (EAST ISLAND)	9655 SE 36TH ST
75	10	265550	0110	GLOBE OFFICE BUILDING (EAST ISLAND)	9725 SE 36TH ST
75	10	265550	0115	FRENCH AMERICAN SCHOOL	3795 E MERCER WAY
75	10	265550	0137	JEWISH COMM CENTER	3801 E MERCER WAY
75	10	265550	0185	CITY OF MERCER ISLAND	9601 SE 36TH ST
75	10	302405	9054	SUNNY BEAM SCHOOL	6835 SE 68TH ST
75	10	302405	9095	PSE Substation	8477 SE 68TH ST
75	10	302405	9111	KING CO FIRE STATION	
75	10	302405	9117	GREENWOOD VILLAGE QFC STORE	8421 SE 68TH ST
75	10	302405	9168	STORAGE COURT OF MERCER ISLAND	8501 SE 68TH ST
75	10	302405	9225	MERCER VILLAGE SHOPPING CENTER	8411 SE 68TH ST
75	10	302405	9226	CHEVRON	8421 SE 68TH ST
75	10	330770	0190	METHODIST CHURCH	7070 SE 24TH ST
75	10	362110	0000	ISLAND COURT CONDOS CONDOMINIUM	3239 80TH AVE SE
75	10	362250	0126	ST MONICAS CHURCH	4301 88TH AVE SE
75	10	362300	0000	ISLAND HABITAT CONDOMINIUM	2933 76TH AVE SE
75	10	362910	0000	ISLANDAIRE THE CONDOMINIUM	2920 76TH AVE SE
75	10	362912	0000	ISLANDIAN THE CONDOMINIUM	3055 80TH AVE SE

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	10	405760	0000	LAKE POINTE CONDOMINIUM	2929 81ST PL SE
75	10	413930	0230	Covenant Shores	9150 FORTUNA DR
75	10	413930	0250	VACANT LAND	9200 SE 36TH ST
75	10	418050	0000	LANDMARK PLAZA CONDOMINIUM	7930 SE 34TH ST
75	10	418090	0000	LANDMARK VILLA CONDOMINIUM	3030 80TH AVE SE
75	10	435130	0740	NW YESHIVA HIGH SCHOOL	5017 90TH AVE SE
75	10	445730	0325	KING CO WATER DIST 93	4350 88TH AVE SE
75	10	531510	0165	OFFICE & CONV HOUSE BUILDINGS	7420 SE 24TH ST
75	10	531510	0166	COMMERCIAL LAND (ASSOC W/1065; IMPS on 106	
75	10	531510	0201	VFW HALL	1836 72ND AVE SE
75	10	531510	0445	DENTAL CLINIC-Conv House	7419 SE 24TH ST
75	10	531510	0457	AEGIS MERCER ISLAND	
75	10	531510	0498	JWA Consulting	7426 SE 27TH ST
75	10	531510	0505	HADLEY MERCER ISLAND	2601 76TH AVE SE
75	10	531510	0525	AVIARA MIXED USE RESIDENTIAL OVER COMMERC	2441 76TH AVE SE
75	10	531510	0546	ISLAND CORPORATE CENTER	7525 SE 24TH ST
75	10	531510	0547	HAP'S	2411 76TH AVE SE
75	10	531510	0905	SUNRISE OF MERCER ISLAND	2959 76TH AVE SE
75	10	531510	1015	RIOT GAMES CORP. HEADQUARTERS (FMR. FARM	3003 77TH AVE SE
75	10	531510	1075	SHELL JACKSONS	2903 78TH AVE SE
75	10	531510	1076	QWest Warehouse	7700 SE 29TH ST
75	10	531510	1085	WELLS FARGO BANK	3001 78TH AVE SE
75	10	531510	1095	Mercer Island Business Center	3010 77TH AVE SE
75	10	531510	1096	Newell Court Apartments	3011 78TH AVE SE
75	10	531510	1105	Mercer Island Shopping Center (Rite Aid)	3023 78TH AVE SE
75	10	531510	1135	Islandia Shopping Center	3024 78TH AVE SE
75	10	531510	1137	CORRY'S DRY CLEANING	3006 78TH AVE SE
75	10	531510	1155	FIRE STATION	3030 78TH AVE SE
75	10	531510	1165	POST OFFICE	3040 78TH AVE SE
75	10	531510	1175	PSE SUB-STATION	3044 78TH AVE SE
75	10	531510	1185	QFC - MERCER ISLAND	7823 SE 28TH ST
75	10	531510	1206	AVELLINO APARTMENTS	2836 78TH AVE SE
75	10	531510	1215	ISLAND HOUSE - AEGIS LIVING	7810 SE 30TH ST
75	10	531510	1218	BANNER BANK	2918 78TH AVE SE
75	10	531510	1219	BASKIN-ROBBINS (TEAR DOWN)	2900 78TH AVE SE
75	10	531510	1235	TULLY'S COFFEE SHOP	7810 SE 27TH ST
75	10	531510	1245	ISLAND SQUARE APTS	2758 78TH AVE SE
75	10	531510	1250	Land with imps carried on parcel 531510-1245	
75	10	531510	1275	Walgreen's/Line Retail/Medical	7707 SE 27TH ST
75	10	531510	1295	US BANK BUILDING	2737 78TH AVE SE
75	10	531510	1305	MCDONALDS	2807 78TH AVE SE
75	10	531510	1316	Teardown - MUD BAY & VELOCE VELO RETAIL BUI	2750 77TH AVE SE
75	10	531510	1325	CHURCH	2728 77TH AVE SE
75	10	531510	1326	TEARDOWN - RETAIL, RESTAURANT, OFFICE MIX	2885 78TH AVE SE
75	10	531510	1335	Line Retail & Offices	7605 SE 27TH ST
75	10	531510	1345	GRACE PLACE - IMAGINE HOUSING	2720 76TH AVE SE
75	10	531510	1395	SEASON'S MARKET - MERCER ISLAND	2755 77TH AVE SE
75	10	531510	1425	WINDERMERE OFFICE PLAZA	2737 77TH AVE SE
75	10	531510	1435	VACANT PARCEL	2729 77TH AVE SE
75	10	531510	1440	KEY BANK OFFICE BUILDING	2731 77TH AVE SE
75	10	531510	1445	TABIT SQUARE	7667 SE 27TH ST
75	10	531510	1465	ALJOYA HOUSE AT MERCER ISLAND	2430 76TH AVE SE
75	10	531510	1475	Aljoya Building	2430 76TH AVE SE
75	10	531510	1476	Aljoya Building	2430 76TH AVE SE
75	10	531510	1477	Aljoya Building	2430 76TH AVE SE
75	10	531510	1485	ROBERT E WHITE BLDG	2448 76TH AVE SE
75	10	531510	1491	THE MERCER (ECON UNIT)	7650 SE 27TH ST
75	10	531510	1493	THE MERCER (ECON UNIT)	2558 76TH AVE SE
75	10	531510	1495	STARBUCKS COFFEE	7620 SE 27TH ST
75	10	531510	1506	ENGEL & VOLKERS (REAL ESTATE)	2690 76TH AVE SE

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	10	531510	1535	Parking Lot for minor 1491	
75	10	531510	1536	CHEVRON EXTRA MILE	7655 SUNSET HWY
75	10	531510	1605	77 Central Building (LAND)	
75	10	531510	1615	77 CENTRAL BLDG LAND (IMPS ON 1626)	7785 SUNSET HWY
75	10	531510	1625	VACANT PARCEL	
75	10	531510	1626	77 Central Apts - mixed use	2630 77TH AVE SE
75	10	531510	1635	PARK & RIDE	
75	10	545030	0160	HOLY TRINITY LUTHERAN CHURCH	8501 SE 40TH ST
75	10	545146	0000	MERCER ISLAND TOWNHOUSES CONDOMINIUM	3304 81ST PL SE
75	10	545150	0000	MERCER ISLE CONDOMINIUM	2500 81ST AVE SE
75	10	545230	0025	MERCER PARK APTS	3021 81ST PL SE
75	10	545230	0040	ISLAND CREST APTS	3030 81ST PL SE
75	10	545230	0055	ISLAND CREST APTS	3050 81ST PL SE
75	10	545230	0080	THE ISLANDER	3045 81ST PL SE
75	10	545230	0105	4 PLEX	3033 81ST PL SE
75	10	545230	0126	MERCER VIEW APTS	3015 81ST PL SE
75	10	545230	0156	MERCER PARK PROF BLDG	3003 81ST PL SE
75	10	545230	0166	THE HALVERSON OFFICE BLDG	3035 ISLAND CREST WAY
75	10	545230	0200	5 UNIT APARTMENT BLDG	3043 81ST PL SE
75	10	545230	0215	WEST WINDS 22 UNIT APT	3059 ISLAND CREST WAY
75	10	545230	0305	LUNDBERG BUILDING	3003 80TH AVE SE
75	10	545230	0310	CALEDONIAN BUILDING	3023 80TH AVE SE
75	10	545230	0335	EARLY WORLD MONTESSORI	3027 80TH AVE SE
75	10	545230	0365	BOSSI JONES BLDG	7834 SE 32ND ST
75	10	545230	0380	SHELL SERVICE CENTER	7833 SE 28TH ST
75	10	545230	0395	DENTAL & OFFICE BLDG	2815 80TH AVE SE
75	10	545230	0405	MEDICAL CLINIC	2825 80TH AVE SE
75	10	545230	0416	RETAIL	2827 80TH AVE SE
75	10	545230	0420	80TH AVE PROF BLDG	2955 80TH AVE SE
75	10	545230	0455	BAYLEY BUILDING	8005 SE 28TH ST
75	10	545230	0470	ISLAND CREST PLAZA	8015 SE 28TH ST
75	10	545230	0540	OFFICE BUILDING	2856 80TH AVE SE
75	10	545230	0555	BANK OF AMERICA	2830 80TH AVE SE
75	10	545230	0572	ASSOCIATED PARKING FOR -0555	
75	10	545230	0640	ROSAUER PLAZA	2835 82ND AVE SE
75	10	545230	1382	MERCER ISLAND CAR SPA	2730 80TH AVE SE
75	10	545230	1385	Chase Building	7900 SE 28TH ST
75	10	545230	1387	MERCER ISLAND SERVICE CENTER (SPLIT ACCOUN	2728 80TH AVE SE
75	10	545380	0005	MERCER VIEW TERRACE	7505 SE 28TH ST
75	10	545380	0010	ISLAND LANAI	2820 75TH AVE SE
75	10	545380	0016	THE CLARICE	2811 75TH PL SE
75	10	545380	0020	MERCER TOWER	2805 75TH PL SE
75	10	545380	0025	MERCER MANOR	2717 76TH AVE SE
75	10	545401	0160	MERCER VILLAGE - PARKING LOT	
75	10	545880	0005	THRIFT SHOP	7710 SE 34TH ST
75	10	545900	0450	MERCERDALE PROFESSIONAL CENTER	3236 78TH AVE SE
75	10	545900	0456	PARKING MERCER ISL COVENANT CHCH	78TH AVE SE
75	10	545900	0460	MERCER ISLAND COVENANT CHURCH	3200 78TH AVE SE
75	10	545910	0000	MERCERDALE PARK CONDOMINIUM	2980 76TH AVE SE
75	10	556960	0000	MONACO VILLA CONDOMINIUM	2929 76TH AVE SE
75	10	558090	0000	MONTERRAT THE CONDOMINIUM	7660 N MERCER WAY
75	10	559450	0000	MONTESANO CONDOMINIUM	7549 SE 29TH ST
75	10	663320	0000	PARC MERCER CONDOMINIUM	2740 76TH AVE SE
75	10	664872	0120	HOLY REDEEMER LUTHERAN CHURCH	6001 ISLAND CREST WAY
75	10	721250	0000	REGENCY TERRACE THE CONDOMINIUM	8005 SE 33RD PL
75	10	731260	0000	RIDGEWOOD AT ISLAND CREST CONDOMINIUM	3200 81ST PL SE
75	10	735570	0185	SFR CONVERTED TO ROANOKE INN	1825 72ND AVE SE
75	10	759810	0111	PSE SUBSTATION	8845 SE 44TH ST
75	10	759810	0190	MERCER ISLAND LIBRARY	4408 88TH AVE SE
75	10	759810	0260	EMANUEL EPISCOPAL CHURCH	4400 86TH AVE SE

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	10	759810	0310	CONGREGATION SHEVET ACHIM	8685 SE 47TH ST
75	10	759810	0630	CONGREGATIONAL CHURCH	4545 ISLAND CREST WAY
75	10	769844	0000	7800 PLAZA CONDOMINIUM	7800 SE 27TH ST
75	10	860440	0000	THOMAS CENTER CONDOMINIUM	7433 1/2 SE 27TH ST
75	10	865121	0030	NEW HOPE INTERNATIONAL CHURCH	9170 SE 64TH ST
75	10	919500	0000	WATERCOURSE PLACE TOWHNHOUSES CONDOM	9310 SE 36TH ST
75	10	936570	0017	LDS CHURCH	4001 ISLAND CREST WAY
75	10	936570	0100	WEST MERCER ELEM	4141 81ST AVE SE
75	10	952030	0000	WOODLAKE APARTMENTS CONDOMINIUM	3284 80TH AVE SE
75	70	012305	9021	ISSAQUAH SCHOOLS MAY VALLEY SERVICE CENTE	16430 SE MAY VALLEY RD
75	70	032306	9009	ISSAQUAH CHRISTIAN CHURCH & RES	10328 ISSAQUAH-HOBART RD SE
75	70	032306	9018	FOOTHILLS BAPTIST CHURCH	10120 ISSAQUAH-HOBART RD SE
75	70	032306	9148	FIRST CHURCH OF CHRIST SCIENCE	9806 238TH WAY SE
75	70	032306	9153	Former TELECOMMUNICATIONS	11107 234TH AVE SE
75	70	032306	9160	VACANT	9700 238TH WAY SE
75	70	032306	9161	VACANT LAND (SINGLE FAMILY)	
75	70	042306	9017	RADIO & TV EQUIPMENT	10900 SQUAK MOUNTAIN RD
75	70	052306	9001	VACANT LAND	9600 RENTON-ISSAQUAH RD SE
75	70	052306	9017	PSE Vacant Land- MINERAL LAND	
75	70	052306	9018	PSE Vacant Land- MINERAL LAND	
75	70	052306	9024	VACANT MINERAL LAND	9838 RENTON-ISSAQUAH RD SE
75	70	052306	9028	VACANT LAND	
75	70	052306	9030	VACANT LAND	
75	70	052306	9031	KING COUNTY OPEN SPACE LAND	
75	70	052306	9032	PACIFIC TOPSOILS LAND (NEAR ISSAQUAH)	
75	70	062206	9015	CITY OF SEATTLE WATER DEPARTMENT	18015 SE LAKE YOUNGS RD
75	70	062206	9061	STORAGE GARAGE (Former Fire Dept Storage Buil	19002 SE PETROVITSKY RD
75	70	062206	9069	PUMP STATION	20410 184TH AVE SE
75	70	062206	9080	CEDAR RIVER WATER & SEWER DISTRICT ADMINIS	18421 SE PETROVITSKY RD
75	70	062206	9084	CEDAR RIVER WATER & SEWER DISTRICT	18300 SE LAKE YOUNGS RD
75	70	062306	9027	SQUAK MOUNTAIN RECYCLING (SHOP, GARAGE &	10430 RENTON-ISSAQUAH RD SE
75	70	062306	9031	KING COUNTY PARKS (COUGAR MT-SQUAK MT CO	10610 RENTON-ISSAQUAH RD SE
75	70	062306	9032	VACANT LAND	10208 RENTON-ISSAQUAH RD SE
75	70	062306	9052	KING COUNTY PARKS (COUGAR MT - SQUAK MT C	10610 RENTON-ISSAQUAH RD SE
75	70	063810	0005	VACANT	11205 164TH AVE SE
75	70	063810	0083	ESPLANADE MHP 23 DW, 5 SW 2 SFR	15520 SE 116TH ST
75	70	063810	0087	VACANT LAND ASSOC W/ -0083 ESPLANADE	
75	70	063810	0185	APOLLO ELEM SCHOOL	15025 SE 117TH ST
75	70	063810	0212	Church	11840 148TH AVE SE
75	70	063810	0220	RIDING STABLE	11818 148TH AVE SE
75	70	063810	0230	ROCKIN' HORSE DANCE BARN	11820 150TH AVE SE
75	70	072306	9001	KING COUNTY PARKS (COUGAR MT-SQUAK MT CO	10610 RENTON-ISSAQUAH RD SE
75	70	072306	9043	SUNSET MATERIALS	18011 SE RENTON-ISSAQUAH RD
75	70	082306	9103	VACANT ROAD EASEMENT TRACT	
75	70	102306	9016	FRATERNITY SNOQUALMIE	24050 SE 127TH ST
75	70	107961	0010	CASTLE ICE	12620 164TH AVE SE
75	70	107961	0020	BRIARWOOD SHOPPING CENTER	16420 SE 128TH ST
75	70	107961	0030	BRIARWOOD SHOPPING CENTER (LINE RETAIL)	12670 164TH AVE SE
75	70	107961	0040	EH FITNESS	16410 SE 128TH ST
75	70	107961	0050	VACANT RA5 LAND	
75	70	112305	9019	FIVE STAR COMMUNITY CLUB	15612 SE 128TH ST
75	70	112305	9028	KING COUNTY WATER DIST #90	15620 SE 128TH ST
75	70	112305	9073	VALLEY MACHINE SHOP	12221 164TH AVE SE
75	70	122305	9011	U-STORE	16612 SE 128TH ST
75	70	122305	9069	THE LANGUAGE CONNECTION	16436 SE 128TH ST
75	70	122305	9072	76 FOOD MART	16402 SE 128TH ST
75	70	152306	9009	PUGET POWER SUB STATION	14010 ISSAQUAH-HOBART RD SE
75	70	152306	9039	HOME & TWO WAREHOUSE/OFFICE BUILDINGS	23831 SE TIGER MOUNTAIN RD
75	70	152306	9056	VACANT LAND	
75	70	152306	9070	SW 21, DW 34 TW 1 & SFR	23800 SE TIGER MOUNTAIN RD

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	70	152306	9115	TIGER MT COUNTRY STORE	14331 ISSAQUAH-HOBART RD SE
75	70	152306	9157	DAYCARE	23912 SE TIGER MOUNTAIN RD
75	70	165650	0005	MORGAN'S	16326 SE RENTON-ISSAQUAH RD
75	70	165650	0015	RENTON ISSAQUAH FOOD MART	16300 SE RENTON-ISSAQUAH RD
75	70	165650	0025	LAND (ASSOC W/0070)	16238 SE 112TH ST
75	70	165650	0045	TEAR DOWN RESIDENCE	16224 SE RENTON-ISSAQUAH RD
75	70	165650	0070	LIMOUSINE PARKING GARAGE	16238 SE RENTON-ISSAQUAH RD
75	70	165650	0510	JAYBERRY'S CAFE	16341 SE RENTON-ISSAQUAH RD
75	70	165650	0515	DO WORK (FITNESS STUDIO)	11423 164TH AVE SE
75	70	165650	0516	VAC LAND - 11400 BLK OF	11421 164TH AVE SE
75	70	172306	9038	PSE Substation	19600 SE 128TH ST
75	70	172306	9103		20720 SE MAY VALLEY RD
75	70	192306	9026	LAKESIDE PROPERTIES	
75	70	192306	9029	OFFICE BUILDING (VACANT)	18017 SE RENTON-MAPLE VALLEY RD
75	70	192306	9037	WATER DIST #90	19411 SE 145TH ST
75	70	192306	9079	KC WATER DISTRICT	18420 SE JONES RD
75	70	202306	9035	MAPLE HILLS ELEMENTARY SCHOOL	15644 204TH AVE SE
75	70	202306	9036	MAPLE HILLS PLAYFIELD	15256 204TH AVE SE
75	70	202306	9037	GRAVEL PIT	15910 SE JONES RD
75	70	202306	9038	GRAVEL PIT	19816 SE JONES RD
75	70	202306	9041	EVERGREEN COMMUNITY CHURCH	20112 SE 152ND ST
75	70	202306	9044	FIRE STATION	20505 SE 152ND ST
75	70	202306	9099	VACANT LAND (OWNED BY EVERGREEN CHURCH)	
75	70	212306	9016	CEDAR HILLS LANDFILL & TREATMENT CENTER	16645 228TH AVE SE
75	70	222306	9029	SAINT SAVA SERBIAN ORTHODOX CHURCH	14916 ISSAQUAH-HOBART RD SE
75	70	222306	9095	VACANT LAND (WETLAND)	14412 CEDAR GROVE RD SE
75	70	222306	9128	TIGER MOUNTAIN PROFESSIONAL BUILDING	14401 ISSAQUAH-HOBART RD SE
75	70	242305	9017	VACANT	
75	70	242305	9023	BURLINGTON NORTHERN RAILWAY	18000 SE RENTON-MAPLE VALLEY RD
75	70	242305	9037	CEDAR RAPIDS MARKET	18015 SE RENTON-MAPLE VALLEY RD
75	70	242305	9095	LAKE SAWYER TOWING (COTTAGES)	18015 SE RENTON-MAPLE VALLEY RD
75	70	242306	9144	FIRE STATION	15132 TIGER MOUNTAIN RD SE
75	70	252305	9028	SKYWAY CHURCH OF GOD	16707 174TH AVE SE
75	70	252305	9050	RAINIER VALLEY CHRISTIAN SCHOOL	16700 174TH AVE SE
75	70	252305	9086	GREENHOUSE ASSOC W/RAINER CHRISTIAN SCHO	
75	70	252405	9038	VACANT LAND	
75	70	261680	0670	WATER TOWER	14240 228TH AVE SE
75	70	272306	9047	NORTHWEST PIPELINE	16630 230TH AVE SE
75	70	282306	9009	CEDAR GROVE COMPOSTING	17825 CEDAR GROVE RD SE
75	70	292306	9005	VACANT MINERAL LAND	
75	70	292306	9006	VACANT MINERAL LAND	
75	70	292306	9009	VACANT MINERAL LAND	
75	70	292306	9019	VACANT LAND	
75	70	292306	9027	GARAGES (ASSOC W/302306-9019)	16121 RENTON-MAPLE VALLEY RD SE
75	70	292306	9080	VACANT MINERAL LAND	
75	70	292306	9082	VACANT MINERAL LAND	
75	70	292306	9083	VACANT MINERAL LAND	
75	70	292306	9084	VACANT MINERAL LAND	
75	70	302306	9019	HOME (ASSOC W/ 292306-9027)	16121 MAPLE VALLEY HWY
75	70	322306	9001	ANMARCO OFFICE/WAREHOUSE	17937 CEDAR GROVE RD SE
75	70	322306	9003	VACANT RA10 LAND	
75	70	322306	9023	PARK	
75	70	322306	9035	Red Dog Saloon	18605 SE RENTON-MAPLE VALLEY RD
75	70	322306	9037	VACANT LAND	18601 SE RENTON-MAPLE VALLEY RD
75	70	322306	9052	NW STEEL & RECYCLING	
75	70	322306	9070	NW STEEL & RECYCLING	18407 SE RENTON-MAPLE VALLEY RD
75	70	322306	9098	TRAILERS NORTHWEST INC	18417 SE RENTON-MAPLE VALLEY RD
75	70	322306	9104	TRUCK PERFORMANCE NORTHWEST	
75	70	322306	9152	SERVICE GARAGE (VACANT)	18455 SE RENTON-MAPLE VALLEY RD
75	70	332306	9001	PACIFIC TOPSOIL LEASED LAND	21700 SE LAKE FRANCIS RD

AREA 75 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
75	70	332306	9016	QUALITY AGGREGATORS/PCL CONSTRUCTION	22501 SE LAKE FRANCIS RD
75	70	332306	9030	STONEWAY ROCK & RECYCLE/CONSTRUCTION CO	17877 CEDAR GROVE RD SE
75	70	332306	9040	VACANT MINERAL LAND	
75	70	332306	9042	VACANT LAND	17635 CEDAR GROVE RD SE
75	70	332306	9077	VACANT MINERAL LAND	
75	70	332306	9078	VACANT MINERAL PARCEL (IMPACTED)	
75	70	332306	9079	VACANT RA5 & MINERAL LAND	SE LAKE FRANCIS RD
75	70	332306	9080	VACANT RA5 & MINERAL LAND	SE LAKE FRANCIS RD
75	70	338830	0300	HIGH VALLEY STABLE	19850 SE 127TH ST
75	70	338830	0610	PUMPHOUSE & WATER TOWER	20630 SE 123RD ST
75	70	344490	0010	LK YOUNGS BAPTIST CHURCH	20807 142ND AVE SE
75	70	352305	9009	LAKE YOUNGS WATER SHED	16205 SE PETROVITSKY RD
75	70	362305	9010	WATER TOWER	16733 SE OLD PETROVITSKY RD
75	70	362305	9105	SHERIFF LAND	16645 SE OLD PETROVITSKY RD
75	70	362305	9111	LAKE YOUNGS TRAIL PARK	
75	70	404840	0495	LAKE MCDONALD COMMTY ASSN	19830 SE 150TH ST
75	70	509540	0395	WATER TOWER	14645 203RD AVE SE
75	70	511280	0245	FIRE STATION	16855 194TH AVE SE
75	70	511290	0160	GRACE CHRISTIAN FELLOWSHIP	19030 SE 168TH ST
75	70	522930	0147	Kepler Feed & Recycling	16442 SE RENTON-ISSAQUAH RD
75	70	522930	0246	MAY VALLEY ALLIANCE CHURCH	16431 SE RENTON-ISSAQUAH RD
75	70	522930	0250	SERVICE GARAGE	16409 RENTON-ISSAQUAH RD SE
75	70	522930	0252	MAY VALLEY MANOR MHP (54 PADS; 41 SW, 13 D	11414 164TH AVE SE
75	70	523100	0100	PLUMB DOG MILLIONAIRE	16135 SE 113TH PL
75	70	556100	0780	WATER TANK	26409 SE 152ND ST
75	70	556100	0790	WATER TANK	26401 SE 152ND ST
75	70	556130	1550	MIRRORMONT COUNTRY CLUB	25500 SE MIRRORMONT DR
75	65	232305	9080	Montessori to be transferred from Res	15828 SE Jones Rd



King County

Department of Assessments

King Street Center
201 S. Jackson Street, KSC-AS-0708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
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John Wilson

Assessor

As we start preparations for the 2023 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2023 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson

South District

2023 Assessment Year



Department of Assessments