

**Commercial Revalue**

**2012 Assessment roll**

# **AREA 70**

**King County, Department of Assessments  
Seattle, Washington**

**Lloyd Hara, Assessor**









## King County

Department of Assessments

Accounting Division

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

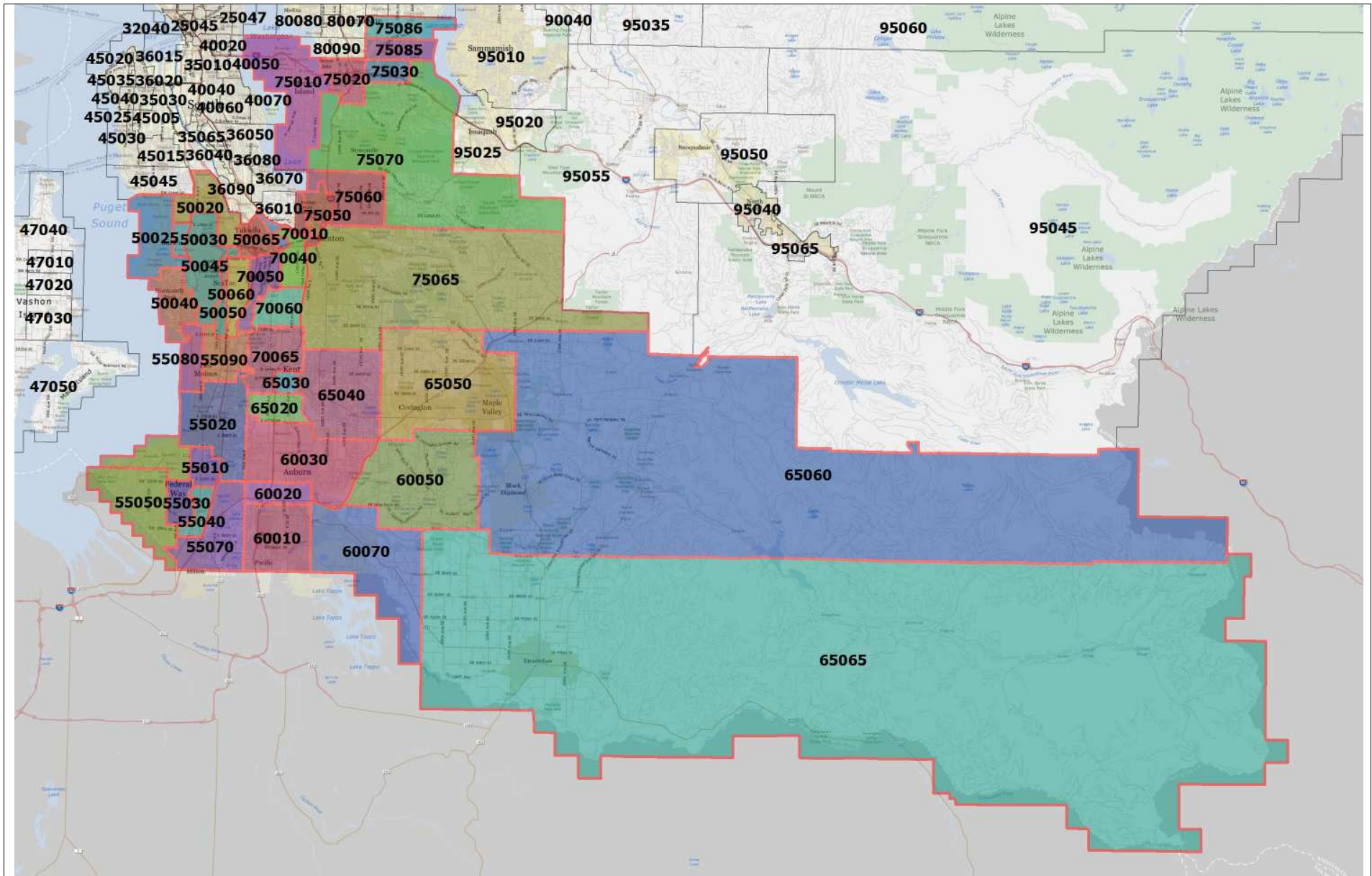
We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor



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## Executive Summary Report

Appraisal Date 1/1/2012 - 2012 Assessment Year

Geographic Area 70

Geographic Area Name: Renton, Tukwila, Kent Valley, & Unincorporated King County

Previous Physical Inspection: 2011

### Sales – Improved Summary:

Number of Sales: 55

Number of Sales used in the Ratio: 55

Range of Sales Dates: 01/01/2009 – 01/01/2012

### Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD
2011 Average Value	\$2,086,300	\$2,316,600	90.1%	11.51%
2012 Average Value	\$2,154,700	\$2,316,600	93.0%	9.44%
Change	\$68,400	0%	2.90%	-2.07%
% Change	3.29%	0%	3.21%	-17.98%

COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -17.98% represent improvement.

\*Sales used in Analysis: All improved sales which were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis.

### Population - Parcel Summary Data:

	Land	Improvements	Total
2011 Value	\$1,696,223,000	\$1,938,702,320	\$3,634,925,320
2012 Value	\$1,700,375,300	\$1,970,868,059	\$3,671,243,359
Percent Change	0.24%	1.66%	1.00%

Number of Parcels in the Population: 1978 including vacant parcels but excluding specialty parcels.



**Conclusion and Recommendation:**

All of the statistical ratios are within the IAAO standards. Since the values recommended in this report improve uniformity and assessment equity, we recommend posting these values for the 2012 assessment year.

## **Analysis Process**

**Effective Date of Appraisal: January 1, 2012**

**Date of Appraisal Report: August 15, 2012**

### **Highest and Best Use Analysis**

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

**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 value of the entire property 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 \$1,000.00 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 the present time, 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 use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

**Standards and Measurement of Data Accuracy:** Each sale was verified with one or more of the following market participants: 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.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2009 to 12/2011 were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## **Identification of the Area**

**Name or Designation:**        **Renton, Tukwila, Kent Valley, and  
Unincorporated King County**

### **Area 70**

#### **BOUNDARIES:**

Area 70 consists of the cities of Renton, Tukwila, Kent Valley, and unincorporated King County. It is bounded on the South beginning at the intersection of Kent/Des Moines Road and Frager Road. The boundary goes east towards SR 167 and then essentially follows SR 167 North to I-405. The area continues to go north along I-405 to the Green River, and then heads west toward Airport Way S (Renton Airport). The border continues west to Rainier Avenue South, it heads north along Rainier Avenue around the Renton Airport. The boundary ends at the edge of Lake Washington and then heads back south again along Rainier Avenue South towards Airport Way, then continues south towards SR 900 until it turns into Martin Luther King Jr. Way. The boundary stays on the south side of MLK (SR 900) until South 129<sup>th</sup> Street and then continues south towards the Southcenter Mall area. The boundary then continues south, on the east side of I-5 through the mall and stays on the east side of the Green River until it terminates at the point of beginning, Frager Road and Kent/Des Moines Road.

**Maps:**

A general map of the area is shown above. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.

### **Area Description:**

Area 70 encompasses Renton Valley, including the Central Business District, most of Tukwila and the Southcenter Mall area, and the Kent Valley Industrial area (excludes Kent Central Business District).

### **Area 70-10: North Renton and Portion of South Renton**

#### **Boundaries:**

This area begins in the most northerly portion of Renton west of the Renton Airport and continues along the south Lake Washington. The western boundary lies along Rainier Avenue to include the very northerly part of downtown Renton. Then it continues south through Grady way but excluding the downtown neighborhood of Renton. The eastern and southern boundaries stretch out along I-405.

#### **Neighborhood Description:**

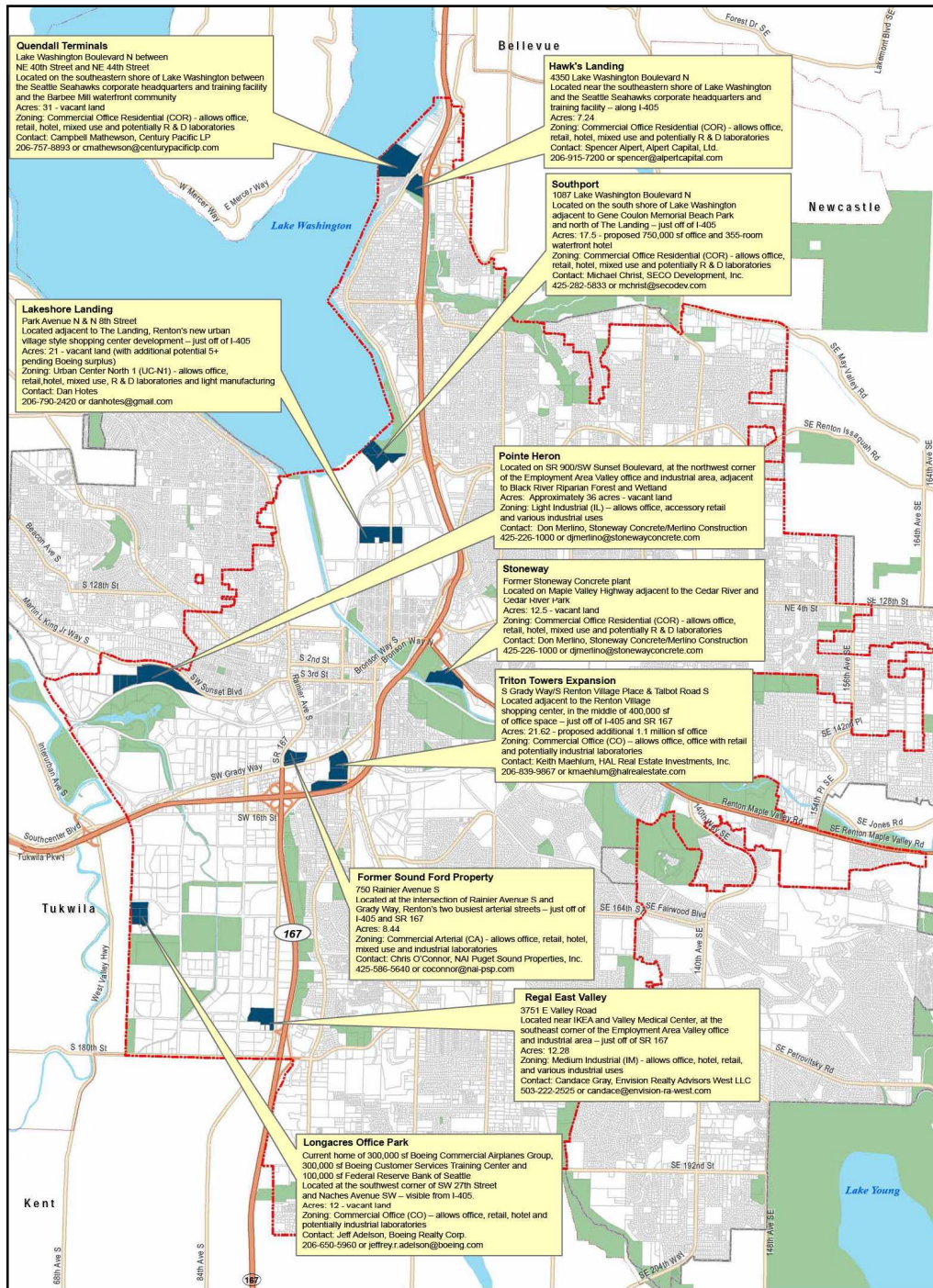
The north part of this neighborhood runs around the Renton Airport. This is mostly an older neighborhood consisting of single family residences that have been converted to office use, and small family owned retail businesses. The southern portion of the neighborhood runs along Rainier Avenue South, where Fred Meyers, Safeway and Wal-Mart are the major retail stores. This area also includes several large office complexes, and the automobile dealerships on Grady Way.

In the last few years, Sound Ford has downsized its operation and move across the street to the southwest corner of Grady Way and Rainier Avenue. The Saturn line of cars has ceased production which caused the closure of the Saturn Dealership. Both of these properties remain vacant. Sound Ford put up their property for sale about four years ago. As yet, there has been no interest in the property. The Saturn dealership also remains vacant.

There has been little new development in the area; however, the City of Renton has been buying up land along Rainier Avenue South to widen Rainier Avenue South. Roadwork is scheduled to begin in summer of 2012.

The old B & J's Espresso stand was demolished and a new Auto Zone was constructed.

The map on the following page shows certain development projects that are being offered for sale and for redevelopment.



Path: H:\ICED\Planning\GIS\GIS\_projects\economic\_development\major\_development\_sites\inxds\major\_development\_sites\_11x17\_April2012.mxd

0 0.5 1 Miles  
1:40,000

Date: 04/05/2012

## Major Development Sites

### Community & Economic Development

C. E. "Chip" Vincent  
Interim Administrator/Planning Director

Adriana Abramovich  
GIS Analyst



Major Development Sites  
City Limits  
PAA Boundary  
Parcels

The properties that are located in Area 70 are the Sound Ford and Triton Towers properties located in Neighborhood 10. Pointe Heron is located in Neighborhood 30. Regal East Valley and the Longacres property are located in Neighborhood 40.

### **Area 70-20: Renton Central Business District**

#### **Boundaries:**

It is located along the easterly side of Rainier Avenue and continues along the western side of Cedar River. Its southern boundary is S Grady Way, while Airport Way South serves as the northern boundary.

#### **Neighborhood Description:**

This area is the Commercial Business District of Renton known as Downtown Renton. It is comprised of mixed use properties with retail on the first floor and residential on the upper floors. Most of the buildings in this neighborhood were built prior to the 1960's and some were remodeled and updated to keep up with the changing economy. The demands in this area, evident of the new construction trend, are mostly mixed use and multi-family buildings. This is a neighborhood in transition.



Another new project in downtown Renton that is just starting and currently undergoing a site plan review is the Renton Memorial Stadium Renovation Project. The stadium located at 406 Logan Avenue north is comprised of two parcels equaling 14.45 acres, and the proposed development would be limited to 3.51 acres of the overall site. The upgrades and remodels would include improvements to the plaza, landscaping, fencing, utilities, earthquake safety, accessibility, and façade improvements. New construction would include a new concession stand, restrooms, field storage area, covered viewing area, new press box and sign. The existing stands, restrooms, ticket booth, boiler building, press box and old sign will be demolished.

The other main purchase was the Big 5 Sporting Goods building at 508 S Third Street, which is slated to be the new site for the Renton Public library. It is an ideal location as it is in the heart of downtown Renton, near the Piazza. The city is currently entertaining ideas for the old library for an alternate use. The building is unique in that it spans across the Cedar River; but the building itself is in need of repairs and seismic upgrading. These issues may not be completely resolved due to environmental concerns with respect to the Cedar River.



### **Area 70-30: Southwest Renton**

#### **Boundaries:**

The boundary runs along Martin Luther King Jr. Way to I-5 and runs southwest towards the Duwamish River southeast and stops at I-405.

#### **Neighborhood Description:**

This neighborhood remains mostly within the city limits of Renton. The area is industrial in nature, but most of the properties are city right of ways, and vacant unusable land. There are a few office properties along Grady Way and some retail along MLK. The area has the Black River Forest as its center point. The treatment plant and quarry are also in this area.

There has been little development in this area mostly due to the terrain. Much of this area is cliffs and hills which makes development challenging.

### **Area 70-40: South Renton**

#### **Boundaries:**

The boundary for this neighborhood is situated on the north side of South 180<sup>th</sup> Street and continues north to the south side of Grady Way. SR 167 is the eastern border of the neighborhood, while West Valley Highway is the western border. It also includes the parcels along Grady Way north of I-405 zoned commercial arterial.



### **Neighborhood Description:**

This area includes the southern portion of Renton which is predominantly industrial and office zoned properties. Part of this neighborhood was named the IKEA District in honor of IKEA Home Store, a major City of Renton community supporter.

At present there is no new development happening in this area.

### **Area 70-50: Tukwila – Southcenter Commercial District**

#### **Boundaries:**

This area includes the Southcenter area south of I-405 down to the northern boundary for the City of Kent. The western border is I-5, and the eastern border is East Valley Highway.

#### **Neighborhood Description:**

The majority of the parcels in this neighborhood are zoned Tukwila Urban Center. A few parcels located to the south and southeast are zoned Commercial Light Industrial. The southern section of this neighborhood is mostly improved with older warehouse/industrial buildings and warehouse discount stores. The north and west sections of this neighborhood are comprised of retail stores, office buildings and hospitality lodging.

### **Tukwila Valley South**

On June 9th 2009, the Tukwila City Council approved the Tukwila Valley South Development. This project is located between S 180<sup>th</sup> St and S 200<sup>th</sup> St just east of Interstate 5. The City of Tukwila annexed this land from King County. Current plans for development of the 512 acres of land is office, research and development, retail stores, restaurants, townhomes, and condominiums. The first phase of the project started during the summer of 2011 for the construction of new roads and other infrastructure necessary to the master plan development.



This is a significant undertaking and the timeline for the project is 25-30 years. “As an employment center, backers say, it could be in a league with Microsoft's Redmond campus, the University of Washington or Boeing's Everett plant.”<sup>1</sup>

During 2011, the portion of Frager Road that runs between S. 180<sup>th</sup> and S. 200<sup>th</sup> has been closed to thru traffic. Much of the last year has been working on water retention and site preparation. A new road will be built as an extension of Southcenter Parkway, and the Frager Road will be vacated as part of planned development.

The city of Tukwila announced in 2010 that they are planning a project called Tukwila Village. It is to be located at the intersection of Tukwila International Boulevard and South 144th Street. Tukwila Village is within 10 minutes of downtown Seattle, 5 minutes to SeaTac Airport, and close to the new light-rail station. The City of Tukwila designated six acres for this project that is to be a mixed-use, neighborhood center. Tukwila Village will include a branch of the nationally recognized King County Library System, the City's neighborhood police resource center and a plaza/park in combination with other retail, office, live/work, or residential space.

## **Area 70-60: North Kent Valley**

### **Boundaries:**

This neighborhood encompasses the northern section of Kent, running from S. 208<sup>th</sup> Street north to S 43<sup>rd</sup> Street/S. 180<sup>th</sup> Street. The eastern boundary is Highway 167 and western boundary is the Green River.

### **Neighborhood Description:**

Area 70 neighborhood 60 is the northern portion of the Kent Valley industrial area. This neighborhood has one of the largest concentrations of distribution, warehousing, and manufacturing facilities in North America. The entire Kent Valley Industrial area is home to more than 45 million square feet of building space.

There has been little redevelopment in this area. This area includes the excess land that Boeing redeveloped and sold off between 208<sup>th</sup> Street and 212<sup>th</sup> Street. However, much of that land remains vacant and available. Hopefully, as the economy begins to slowly turn around, the situation will turn around.

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<sup>1</sup> Seattletimes.com 3/27/2010

## **Area 70, Neighborhood 65**

### **Boundaries**

This is a new neighborhood created out of Area 65-10. This is the southern portion of the Kent Valley. The north boundary line is S. 208<sup>th</sup> Street, and the south boundary line is the Kent-Des Moines Road. The western boundary is the Green River, and the east boundary line is essentially SR-167.

### **Neighborhood Description.**

The industrial portion, located on the west side of the neighborhood, is mainly newer, higher quality industrial buildings and business parks that have been constructed over the last 10 years. The eastern side, towards SR 167, consists of older development that includes retail and office buildings. The neighborhood includes Kent Station and the ShowWare Center.



This image is a preliminary concept of what Kent City Center may look like upon completion.

In the works is the Kent City Center at 4<sup>th</sup> and West Smith. The property was foreclosed in October of 2010. In September 2011, the city council approved a lease to Goodman Real Estate, Inc. to develop the property. In October 2011, the unfinished parking garage was demolished. The plans are for a 5-story mixed use development consisting of 164 apartments and ground floor retail, as well as public and private parking.

There is a lease option to purchase in place for two years with \$100,000 paid to the city and the permits to demolish the existing improvements and an additional \$802,000 will be paid in two installments; \$540,000 is due at closing, with the remainder upon full occupancy.

## Howard Hanson Dam Flood Issues



Since 2009, an issue with the dam caused an increase in flood risk to the south Puget Sound area. The Green River runs through the Kent Valley, and will affect Neighborhood 40, 50, 60 and 65. As of the beginning of 2011, the US Army Corps of Engineers reported that the issues with the dam had been resolved and fixed. However, there are still issues, particularly downstream, in the more rural areas. As part of an article on the City of Tukwila's flood watch site, it is recommended that people retain

their flood insurance until the dam has been proven to hold a flood pool.

How has this affected the real estate market in this area? This is a good question. Valerie A. Dreas, Commercial Appraiser for the King County Assessor's Office sent out emails to 35 Brokers that work in the Kent Valley area, asking them the question. We received back 12 responses, with 10 of the Brokers stating that the issue with the dam and possible flooding is pretty much resolved. Only two stated that they had seen people move out of the Valley, or ask for reduced rates to stay.



As for the unsightly visqueen and sand barriers that have been set up along the river, the City of Tukwila Planners stated that those would be removed over the next year. Monitoring is going to continue and some levy work is still needed along the shoreline, but the risk of flooding continues to go down.

## Area 70 Population counts

The following is the parcel count for Area 70 broken down by number of parcels found in each neighborhood.

Area Neighborhood	Parcel Counts	Percent
70-10	133	6.79
70-20	294	14.81
70-30	106	5.39
70-40	286	14.55
70-50	282	13.84
70-60	328	16.69
70-65	549	27.94
<b>Total</b>	<b>1,978</b>	<b>100.00%</b>

*\*This total does not include specialty parcels*

## Physical Inspection Area:

Area 70-60 was physically inspected for 2012 assessment year as required by WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. This area is identified on the map included in this report. A total of 328 parcels (vacant and improved but excluding specialty parcels) were inspected for this year. The boundaries of the general neighborhood may be delineated as follows:

Northern: S. 180<sup>th</sup> Street/S. 43<sup>rd</sup> Street  
Southern: S. 208<sup>th</sup> Street  
Eastern: SR-167  
Western: Green River

## Preliminary Ratio Analysis

A Preliminary Ratio Study was done for January of 2012. The study included sales of improved parcels showing a weighted mean ratio of 90.1%. The study was also repeated after application of the 2012 recommended values. The results are included in the validation section of this report. The weighted mean remained stable at 93.0%; while the COD is 9.44%. The PRD is 1.00. All are within IAAO parameters. Summary table of statistical ratios are located at the end of this report.

## **Scope of Data**

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

### **Land Value Data:**

Vacant sales from 1/2009 to 12/2011 were given primary consideration for valuing land.

## **ZONING DISTRICTS AND DESIGNATIONS:**

### **City of Renton**

#### **Residential/Multi Family Mixed Use Centers**

(RC) Resource Conservation  
(R-1) Residential 1du/ac  
(R-4) Residential 4du/ac  
(R-8) Residential 8du/ac  
(RMH) Residential Manufactured Homes  
(R-10) Residential 10du/ac  
(R-14) Residential 14du/ac  
(RM-F) Residential Multi-Family  
(RM-T) Resi. Multi-Family Traditional  
(RM-U) Resi. Multi-Family Urban Center

#### **Mixed Use Commercial Centers**

(CV) Center Village  
(UC-N1) Urban Center North 1  
(UC-N2) Urban Center North 2  
(CD) Center Downtown  
(COR) Commercial/Office/Residential  
(CA) Commercial Arterial  
(CO) Commercial Office

(CN) Commercial Neighborhood

### **Industrial**

(IL) Industrial Light

(IM) Industrial Medium

(IH) Industrial Heavy

### **City Of Tukwila**

### **Residential/Multi Family Mixed Use Centers**

(LDR) Low Density Residential

(MDR) Medium Density Residential

(HDR) High Density Residential

### **Mixed Use Commercial Centers**

(O) Office

(MUO) Mixed Use Office

(RCC) Residential Commercial Center

(NCC) Neighborhood Commercial Center

(RC) Regional Commercial

(RCM) Regional Commercial Mixed Use

(TUC) Tukwila Urban Center

(TVS) Tukwila Valley South

### **Industrial**

(C/LI) Commercial Light Industrial

(LI) Light Industrial

(HI) Heavy Industrial

(MIC/L) Manufacturing Industrial Center/Light Industrial

(MIC/H) Manufacturing Industrial Center/Heavy Industrial

### **City of Kent**

### **Agricultural**

(A-10) Agricultural

(SR-1) Residential Agricultural District

(AG) Agricultural General District

### **Residential**

(SR-3) Single Family

(SR-4.5) Single Family

(SR 6) Single Family

(SR-8) Single Family

### **Multi-Family**

(MR-D) Duplex Multifamily Residential District  
(MR-T12) Multifamily Residential Townhouse District  
(MR-T16) Multifamily Residential Townhouse District  
(MR-G) Low Density Multifamily Residential District  
(MR-M) Medium Density Multifamily Residential District  
(MR-H) High Density Multifamily Residential District  
(MHP) Mobile Home Park Combining District  
(PUD) Planned Unit Development

### **Commercial Centers**

(NCC) Neighborhood Convenience Commercial District  
(CC) Community Commercial District  
(DC) Downtown Commercial District  
(DCE) Downtown Commercial Enterprise District  
(DCE-T) Downtown Commercial Enterprise District – Transitional Overlay  
(CM-1) Commercial Manufacturing – 1 District  
(CM-2) Commercial Manufacturing – 2 District  
(GC) General Commercial District  
(O) Office District  
(GWC) Gateway Commercial

### **Industrial**

(MA) Industrial Agricultural District  
(M1) Industrial Park District  
(M1-C) Industrial Park/Commercial  
(M2) Limited Industrial District  
(M3) General Industrial District

### **Unincorporated King County**

#### **Residential/Multi Family**

(R1) Residential 1du/ac  
(R6) Residential 6du/ac  
(R8) Residential 8du/ac  
(R10) Residential 10du/ac  
(R12) Residential 12du/ac  
(R18) Residential 18du/ac  
(R48) Residential 48du/ac

#### **Commercial/Industrial**

(O) Office  
(CB)Community Business



(I) Industrial

**Land Value**

**Land Sales, Analysis, Conclusions**

Twenty-six vacant land sales have occurred in all of Area 70 from 1/2009 to 12/2011. Overall, there were eight sales which warrant primary consideration in the revaluation of land in Area 70. Eighteen sales were excluded after sales verification because they were non-market transaction and were not relied on to set market value estimates for 1/1/2012. Sales were analyzed based on zoning, location and lot size. When possible, each neighborhood was valued based on sales within that neighborhood. In the absence of sales in a subject neighborhood, sales from other competing neighborhoods were given consideration. Vacant sales were given primary consideration for valuing land. We also gave consideration to improved properties that were purchased for land value only; the intention being to demolish the existing improvements and redevelop.

Location and zoning were the major factors considered for adjustments. The following table shows the majority of land sales used in this report.

<b>Land Sales by Neighborhood Zoning and Price Per Square Foot</b>					
<b>Neighborhood</b>	<b>Zoning</b>	<b>Sale Count</b>	<b>High Sale</b>	<b>Low Sale</b>	<b>Average Sale</b>
10	CA	1	\$63.06	\$63.06	\$63.06
20	CD	2	\$49.60	\$40.43	\$45.01
30		0			
40	IM	1	\$12.76	\$12.76	\$12.76
50		0			
60	M1	1	\$9.89	\$9.89	\$9.89
65	GC-MU	1	\$23.03	\$23.03	\$23.03
	GWC	2	\$23.65	\$7.45	\$15.55

The recommended land values for all land parcels in area 70 for the 2012-assessment year generate a total change from the 2011 assessments of +0.24%. The total assessed land value for the 2011 assessment year for Area 70 is \$1,696,223,000. The total recommended assessed land value for the 2012-assessment year is \$1,700,375,300.

The recommended land value ranges for Area 70 by zone and jurisdiction and can be found on the Land Value Table insert.

## Discussion of Land Sales

The following is a discussion of the sales and value analysis for each neighborhood in Area 70:

### **Area 70-10: Renton, West of CBD**

One land sale occurred in the months from 1/2009 to 12/2011 in this neighborhood. Comparable land sales from competing neighborhoods were also used in the analysis of land values in this neighborhood. The following are the detailed analysis of these sales:

- Sale one is a parcel improved with an espresso stand. The buyer, AutoZone approached the seller and offered to buy the property. The buyer and seller agreed on the sales price using the seller's 2 year old appraisal of the property. The buyer's intent is to build a new Autozone retail store. This sale is at the very high end of the market and does not appear to be representative of the market for 1/1/2011 valuation.

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
1	070	010	182305	9082	24,578	2462235	\$1,550,000	9/11/10	\$63.06	CA

Commercially zoned properties in this area are assessed from \$13.00-\$35.00 per square foot depending on the size and arterial location. Those CA zoned parcels located in the Downtown core are valued at \$30.00-\$35.00/sf. Multi-family zoned parcels are generally located in the older sections of this neighborhood. These parcels are smaller lots and usually require two or more to develop. Multi-family zoned land is assessed from \$9.00-\$15.00 per square foot.

### **Area 70-20: Renton Central Business District**

Two land sales were considered and have occurred between 1/2009 and 12/2011 in this area. Both are zoned (CD) Center Downtown. Development in the downtown area of Renton has generated most of the land value adjustments in this neighborhood since 2005 and is still the biggest influential factor for this revalue period. Some potential investors and developers have temporarily halted their construction plans due to the economic recession; however a few are continuing their plans for development. High demand for mixed-use development in this neighborhood still exists due to great amenities available to downtown living but not in the foreseeable future.

- Sale one is in the core of downtown Renton located on Wells Avenue South. The improvement was severely damaged in a fire in June 2009. The parcel subsequently sold and the improvements were demolished.
- Sale two was listed along with minor 0014 on 8/09 for \$694,500 for both parcels and per realtor was marketed as "great location, next to new high-end mid-rise apts, 1-2 block to park, senior center, shopping district, parking & transit center". Eventually both parcels sold for a total of \$405,000. The price was split between the two, \$30,500 for vacant lot #0015 and \$374,500 for #0014 (a single family residence). A minimal amount was attributed to the total value for improvement based on HBU of the parcel for this zoning designation.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
070	020	723150	1175	2,520	2402554	\$125,000	07/27/09	\$49.60	CD
070	020	000720	0015	10,018	2395900	\$405,000	6/2/2009	\$40.43	CD

Commercial Arterial zoned properties in this area are assessed from \$15.00-\$40.00 per square foot. Downtown Commercial zoned properties are assessed at \$36.00 - \$40.00 per square foot depending on lot size. Multi-family zoned parcels are usually smaller lots and may require two or more to develop. Multi-family zoned land is assessed at \$22.00 to \$27.00 per square foot.

#### **Area 70-30: Southwest Renton**

There were no sales between 1/2009 and 12/2011 in this area. Most of the properties in this area are located between Grady Way South and Martin Luther King Jr. Way, terminating at I-5. Land sales that occurred in neighboring areas such as Area 70-40 which is the South Renton area and includes properties along Grady Way towards Rainier Avenue and heads west along I-405 are considered Neighborhood 30. Consideration is given to sales in Area 50, which is the South Seattle and North Tukwila area, as well for the market analysis.

#### **Area 70-40: South Renton**

One land sale occurred in the months from 1/2009 to 12/2011 in this area.

- Sale one is an Industrial zoned parcel located just north of I-405.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
070	040	334040	4805	14,500	2442996	\$185,000	5/24/11	\$12.76	IM

The west Renton area south of Grady Way and north of I-405 are properties zoned 'CA' with an automotive overlay. The City of Renton has designated this area for development in the automotive industry such as car repairs, dealerships, etc. The land parcels in this area are valued from \$10.00 to \$20.00 per square foot. Commercially zoned property along Rainier Avenue South is valued from \$16.00-\$20.00 per square foot. Comparable land sales from neighborhoods 10, 20, & 30 were also used in the analysis of commercially zoned parcels in this neighborhood. Industrially zoned land here is valued from \$3.00 to \$8.50 per square foot.

#### **Area 70-50: Tukwila – Southcenter Commercial District**

This is predominantly retail in nature with some industrial warehouse parcels. No land sales occurred in the months from 1/2009 to 12/2011.

Commercially zoned properties are predominantly assessed from \$4.50 to \$25.00 per square foot. This neighborhood is primarily established retail influenced by a Regional Shopping Center. Warehouse distribution and storage warehouses still exist in the older section of this neighborhood. Some old warehouses were demolished, renovated, or converted to retail or wholesale establishments.

The industrial parcels south of Tukwila are mostly undeveloped and are in sensitive areas. As of 12/2009, the City of Tukwila annexed and rezoned all these parcels to Tukwila Valley South (TVS). Almost all of the land in this area is owned by the Segale Company. This new zoning must conform to the Mixed-Use Development Master Plan approved by the city. Potential uses of this zoning vary from multi-family, office to retail, and research/development center to high end service center types of property. The parcels in this area are valued at \$1.00 to \$6.00 per square foot depending on the location and restriction designation on the property.

The industrial area east of this neighborhood (east side of the Green River) is assessed from \$6.50 to \$12.00 per square foot.

#### **Area 70-60: North Kent Valley**

This neighborhood is predominantly industrial properties. One land sale occurred for the period between 1/2009 and 12/2011 in this neighborhood. Comparable land sales from competing neighborhoods and geographic area 65 were used in the analysis of all land values in this neighborhood.

- Sale one is a vacant parcel located near 208<sup>th</sup> Street.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
070	060	012204	9123	256030	2504984	\$2,531,616	8/9/11	\$9.89	M1

Industrially zoned property in this neighborhood along with similarly zoned land in the northern portion of Area 65 indicate a range of values from \$3.00-\$10.00 per square foot. Commercially zoned land is assessed from \$4.50 to \$25.00 per square foot. There is no Multi-family or residentially zoned land in this area.

#### **Area 70-65: South Kent Valley**

This neighborhood is a mix of newer industrial development and older commercial properties just north of the Kent CBD. Three land sales occurred for the period between 1/2009 and 12/2011 in this neighborhood. Comparable land sales from competing neighborhoods and geographic area 60 were used in the analysis of all land values in this neighborhood.

- Sale 1 is a used car lot. The buyer purchased it to store some of his inventory.
- Sale 2 is a purchase by the City of Kent to be used for street widening.
- Sale 3 is a purchase to build a Tai Kwon Do studio. Property had several offers, but this was the best one. This was an REO sale, but price was based on appraisal and broker's price opinion.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
070	065	543620	0900	8,249	2460951	\$190,000	9/15/10	\$23.03	M1
070	065	775780	0091	17,466	2427028	\$413,000	12/30/09	\$23.65	GWC
070	065	775980	0030	34,213	2507686	\$255,000	8/26/11	\$7.45	GWC

Industrially zoned property in this neighborhood along with similarly zoned land in the northern portion of Area 65 indicates a range of values from \$6.00 to \$12.00 per square foot. Commercially zoned land is assessed from \$5.00 to \$17.00 per square foot. Multifamily land is assessed from \$6.00 to \$10.00 per square foot. Agricultural and single family land is \$1.00 to \$2.25 per square foot.

#### **Land Value Conclusions, Recommendations and Validation:**

Area 70 encompasses four jurisdictions with many varying zoning codes. Zoning was considered in determining the market value of the land for assessment purpose. Renton, Kent, Tukwila, and unincorporated King County are the major contributors of this zoning in their

respective jurisdictions. In 2011 land values still show some strength in market demand in neighborhoods 10, 20 and 50.

In general, the available land sales in Area 70 support no increase in assessed value for specific zoning types and neighborhood locations. We did make some adjustments in certain areas, such as the Renton CBD. The recommended assessed land value changes reflect equalization of properties of the same zoning within the neighborhoods, or segregation/merger changes, and the rezoning of some neighborhoods including the Tukwila South Project.

<b>Area 70</b>	<b>2011 Total Land</b>	<b>2012 Total Land</b>	<b>\$ Increase</b>	<b>% Change</b>
Land Values	\$1,696,223,000	\$1,700,375,300	\$4,152,300	+0.24%

**Insert land value table**

**Insert vacant sales used**



**Insert vacant sales not used**

## **Valuation of Improved Parcels**

### **Improved Value Data**

Commercial improved sales dating from January 2009 to December 2011 were considered in the evaluation of Area 70's improved properties. Fifty-six (56) arm's length improved sales have occurred during this period. One sale is not included in the ratio study as the improvement changed its use after the sale and the current assessed value is not reflective of the sales price at the time of sale. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

### **Sales Comparison Approach Model Description**

All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristics adjusted when necessary. The resulting data was stratified according to use, location, effective year, size, and quality of construction in order to establish appropriate ranges of price per square foot to use as guidelines. In addition to setting parameters for the market approach to value, the sales validate the income approach model. Data gathered during the verification process along with other resources assist in calibrating the components of the income model: rental rates, vacancy and collection losses, operating expenses, and capitalization rates. The results are tested against the sales population, adjusted when appropriate, and reconciled to produce a credible income valuation model.

The sales comparison approach was deemed the most reliable method of valuation for commercial condominium units, single-family residences that have been converted for commercial use, day care facilities, and mobile home parks.

The sales comparison model is based on four data sources from the Assessor's records; occupancy or section use codes, effective year, quality of construction, and size. Most weight was given to comparable sales within each geographic neighborhood and expanded to include the surrounding competing neighborhoods within the geographic area.

Sales were organized into market segments based on predominate use. Based on a sales analysis, each segment reflected a market price per square foot of net rentable area. These sales price ranges served to establish a general upper and lower market boundary for the various property types within each subject area.

Property Type	No. of Sales	High/Low Range/SF	*Median Sales Price/SF
Bar/Tavern	1	\$116.74	\$116.74
Dental Office	2	\$213.33 to \$342.26	\$277.80
Discount Store	2	\$70.20 to \$215.47	\$142.84
Garage Service Repair	4	\$97.75 to \$211.17	\$139.77
Industrial Light MFG	4	\$59.42 to \$84.69	\$70.77
Mixed Use – Retail/Residential	1	\$117.22	\$117.22
Office Buildings	10	\$92.67 to \$268.75	\$188.56
Retail Store	8	\$75.89 to \$238.34	\$137.94
Storage Warehouse	18	\$62.97 to \$186.27	\$98.53
Supermarket	1	\$112.28	\$112.28
Transit Warehouse	1	\$206.06	\$206.06
Warehouse Distribution	5	\$60.79 to \$110.60	\$75.25

\*Median is used instead of average in order to compensate for extreme highs and lows in prices per square foot.

### **Sales Comparison Calibration**

Calibration of the coefficients utilized in the models applied via the sales comparison approach and established an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market.

### **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. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, auto dealerships, and on-going new construction.

### **Cost Calibration**

The Marshall & Swift Valuation modeling system, which is built in the Real Property Application, is calibrated to the region and the Seattle area.

### **Income Capitalization Approach Model Description**

The Income Approach was considered a reliable approach to valuation throughout Area 70 for improved property types where income and expense data is available to ascertain market

rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estates' publications and websites.

## **Market Analysis**

The main property types that we deal with are office, retail, industrial warehouse and industrial flex properties. (Industrial flex is defined as industrial buildings with a greater than 30% office ratio.) Some publications will lump all of the southend together in their data, some will break them down between cities. Renton and Tukwila will typically be lumped together, or will stand on their own individually. Kent and Auburn will be lumped together or stand on their own individually. Thus, determining appropriate lease rates, capitalization rates and vacancy rates can be difficult. More weight is given to those publications that break down to specific areas and property types than ones that lump together areas and property characteristics.

We performed a market survey of lease rates for newly leased properties in 2011. We discussed issues of asking versus what was realized and then discussed any concessions that were given for the differing property types. We also asked about vacancy for each of the properties that were contacted. Not all leases were confirmed with a property owner or Broker, but a sampling was found for each of the property types to give a good indication of the reliability of the published data. Effective rent is the actual rental rate being received by the property owner after allowance for rent concessions, i.e., free rent or higher than usual tenant improvement allowances. The common concession is free rent and this is typical for all the property types. The concession will typically be one month of free rent for every year leased. Retail properties were most likely to have the tenant improvement concessions.

Based on our research and analysis, we found that Neighborhood 10, 20, 30 and 40 (Renton) have the lowest vacancy rates and the market is slowly improving for office and industrial vacancies. Retail still struggles a bit, particularly with tenants asking for a high level of tenant improvements to be carried by the landlord.

Neighborhood 50 is the Tukwila Southcenter Mall area. This area has a high level of retail and industrial properties. There are some straight office buildings. The Tukwila office market improved somewhat, but capitalization rates have not gone down. Several property owners that we talked to stated that their vacancies were getting better, but lease rates were pretty much the same. The industrial properties that were listed for a number of years have now been leased, causing vacancy to get better by the date of valuation. However, retail still struggles. Lease rates have gone down somewhat; concessions are high, causing effective rent to be slightly lower.

Neighborhood 60 and 65 is essentially the Kent Valley industrial area. One thing that should be noted is that vacancy rates for all property types are higher in Kent than in Renton and Tukwila. These two neighborhoods run from S.180<sup>th</sup>/43<sup>rd</sup> Street, south to the Kent Des Moines Road. We found that properties that were further north had less vacancy issues than those at the

south end. This is true for both office and industrial properties. Lease rates were fairly consistent, but we found an interesting trend: lease rates in the south portion tend to be higher than in the north section. This issue was discussed with several Brokers, and while most of them stated they could not explain it, a few mentioned that the south portion of the Kent Valley industrial area has newer properties, more industrial flex, and the office build outs are more high-end than in the north portion. The explanation is certainly plausible.

One change in the valuation of office properties is the switch to using a triple net rate versus gross. Most office properties are leased on a gross or modified gross. However, the range in the expenses for these buildings, even those of similar age, was pretty wide. It became difficult to stratify effectively. So, we took the gross rate and deducted the stated triple net rate from each property that had leases. When we did this, we found that the range for office properties became pretty tight and the range could be more effectively accounted for due to age and size.

The following tables are the results of an analysis of this information. The tables stratify the major property types for each area and the income parameters that were typically used.

Property Type	Typical Annual Rent/SF	Gross or Triple Net Rent	VAC/ Coll. Loss %	Expense Rate per Sq. Ft. %	Overall Capitalization Rate Range
Small Office (100 -5000)	\$10.00 - \$19.50	NNN	5%	10%	6.0%
Medium Office (5001-50,000)	\$8.50 \$16.50	NNN	10% - 20%	10%	7.0%
Large Office (50,001-99,999)	\$8.50 - \$15.50	NNN	12% - 20%	10%	7.25% - 7.50%
Small Warehouses (under 44,000 SF)	\$3.50 - \$8.00	NNN	7% -12%	10%	7.25% - 8.0%
Medium Warehouse (44,001-75,000sf)	\$3.50 - \$8.00	NNN	7% - 12%	10%	7.5% - 8.0%
Larger Warehouses (75,001SF-100,000)	\$3.60 - \$8.00	NNN	7% - 18%	10%	7.5% - 8.0%
Line Retail	\$13.00 - \$26.00	NNN	8% - 10%	10%	8.0% - 9.0%
Retail/Mixed Use	\$10.00 - \$21.00	NNN	8%	10%	7.5% - 9.0%

Property Type	Typical Annual Rent/SF	Gross or Triple Net Rent	VAC/ Coll. Loss %	Expense Rate per Sq. Ft. %	Overall Capitalization Rate Range
Service Garage (100 - 5,000sf)	\$6.00 - \$10.50	NNN	5%	10%	7.75% - 8.75%
Service Garage (5,001 – 99,999)	\$6.50 - \$14.00	NNN	5%	10%	7.75% - 8.75%

Stratification adjustments for the parameters listed were based on quality of construction, effective year, net rentable area and location.

### **Income Approach Calibration**

The models were calibrated after setting base rents by using adjustments on size, quality of construction, and the effective year. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements. For properties where sales and income/expense data was not available, the Cost Approach was utilized.

**Income:** Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

**Vacancy:** Vacancy rates used were derived mainly from published sources tempered by personal observation and discussions with property owners and Brokers.

**Expenses:** Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses within the valuation models.

**Capitalization Rates:** Capitalization rates were determined by local published market surveys, such as CoStar, Real Estate Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute, and Cushman & Wakefield. The effective year and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year built (let say, 1960) will typically warrant a higher capitalization rate, and a building in better condition and a higher effective year built (let say, 2010) will warrant a lower capitalization rate.

The Income Approach was considered a reliable approach to valuation throughout Area 70 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estates' publications and websites.

The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield rental and expense information only. As a supplement, lease information is gathered from Costar and other websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

The following table recaps the rates as reported by these publications:

SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2011	Seattle	7.14%	7.27%	7.58%	
		Pacific Region	6.32%	7.03%	7.14%	
PWC – Korpaz	4Q 2011	Pacific NW	7.57%	-	-	Range = 5.5% to 12.00%
CBRE – Capital Markets Cap. Rate survey.	Aug.-11					CBRE professional's opinion of where cap rates are likely to trend in the 2 <sup>nd</sup> 1/2 of 2011 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	5.00% - 5.50% 6.00% - 7.00% 6.50% - 7.00% 7.00% - 8.00% 5.50% - 6.25% 6.00% - 7.60% 6.50% - 7.50% 7.00% - 8.00%	- - - - - - - -	- - - - - - - -	CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Class A Class A - Value Added Class B Class B - Value Added Class A (Neigh./Comm. w/Grocery) Class B (Neigh./Comm. w/Grocery)
	Mar.-12					
		Seattle	5.50% - 5.75% 6.00% - 7.00% 6.50% - 7.00%	- - -	- - -	CBD - Class A CBD - Class A – Value Added CBD - Class B

SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			7.00% - 8.00%	-	-	CBD - Class B – Value Added
			5.50% - 6.25%	-	-	Suburban - Class A
			6.00% - 8.00%	-	-	Suburban - Class A – Value Added
			6.50% - 7.50%	-	-	Suburban - Class B
			7.00% - 8.00%	-	-	Suburban - Class B – Value Added
			-	5.25% - 5.50%	-	Class A
			-	6.00% - 6.50%	-	Class A - Value Added
			-	6.00% - 6.50%	-	Class B
			-	6.50% - 7.00%	-	Class B - Value Added
				-	5.00% - 6.25%	Class A (Neigh./Comm.)
				-	5.00% - 6.25%	Class A (Neigh./Comm.) – Value Added
					6.25% - 7.25%	Class B (Neigh./Comm.)
					6.25% - 7.25%	Class B (Neigh./Comm.) – Value Added
Real Capital Analytics	4Q 2011	Seattle	7.60%	7.20%	7.20%	
	Yr. End 2011	Seattle	6.80%	7.30%	7.40%	
IRR Viewpoint for 2012	Yr. End 2011	Seattle	6.00%	-	-	“Institutional Grade Properties”
			6.50%	-	-	CBD Office
			-	8.25% - 8.75%	-	Suburban Office
			-	7.00%	-	Manuf./Bulk/R&D
			-	-	6.50% - 7.50%	Office/Warehouse
			-	-	7.50%	Reg./Comm. Mall
			-	-	-	Neigh. Strip Ctrs.
Reis Quarterly Reports	4th Qtr 2011	Seattle	6.60%	-	8.50%	
Colliers International Office Highlights	Q4 2011	Seattle - Puget Sound	6.36%	-	-	CBD Office
			7.94%	-	-	Suburban Office
Terranomics Chainlinks Retail Advisors	Fall 2011	Pacific Region	-	-	7.00%	Shopping Centers (All Types)

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2011	National	6.53%	7.65%	7.00%	Overall
			7.84%	8.92%	8.14%	Sq.Ft. = <50k
			7.16% - 7.74%	7.62% - 8.15%	7.39% - 7.68%	Sq.Ft. = 50k-200k
			6.33%	7.52%	6.66%	Sq.Ft. = 200K+
Korpaz (PWC)	4Q 2011	National	6.84%	-	-	CBD Office
			7.43%	-	-	Sub. Office
			-	7.48% - 8.71%	-	Flex/R&D/Whse
			-	-	7.23% - 7.35%	Regional Mall /Power Center
			-	-	7.16%	Neigh. Strip Ctrs
Real Capital Analytics	4Q 2011	National	7.20%	7.60%	7.50%	
	Yr End 2011	National	7.30%	7.80%	7.50%	
IRR Viewpoint for 2012	Yr End 2011	National	7.98%	-	-	CBD Office - (Range 5.25% - 12.75%)
			8.13%	-	-	Sub. Office - (Range 6.50% - 10.00%)
			-	8.46%	-	R&D - (Range 6.75% - 9.50%)
			-	8.22%	-	Off./Whse. - (Range 6.75% - 10.00%)
			-	-	7.56% - 7.83%	Reg./Comm. Mall - (Range 5.75% - 9.50%)
			-	-	7.96%	Neigh. Strip Ctrs. - (Range 5.75% - 9.25%)



Emerging Trends in Real Estate 2011	August 2011	National	6.32% (CBD) 7.77% (Suburban)	7.02% - 7.59% (Office/Whse./R&D)	6.66% - 7.43% (Reg. Mall/Power Ctr.) 7.12% (Neigh./Comm. Ctr.)	
RERC-CCIM Investment Trends Quarterly	4Q 2011	National W. Region	6.40% 5.70% - 6.60% 7.00%	7.40% 6.70% - 7.40% 7.10%	7.70% 6.70% - 7.10% 7.40%	RERC Realized Cap Rates NCREIF Implied Cap Rates
Marcus & Millichap  (Net Lease Single-Tenant Retail Report)	1 <sup>st</sup> Half 2011	National	N/A	N/A	7.30% 7.70% 8.90%	Drug Store Quick Service Rest. Casual Dining
Calkin Site Service (Net Lease Single-Tenant Retail Report)	Yr End 2011	National	N/A	N/A	7.69% 7.40% 7.50% 7.50%	Overall (Average) Drug Store Quick Service Rest. Big Box

All parcels were individually reviewed for correctness of the model application before final value selection. All of 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 comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and capitalization 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 established guidelines.

Ratio studies were done for the entire geographic Area 70. The results show compliance with IAAO assessment standards and indicate that Area 70 has a proper assessment level.

## Reconciliation

The area appraiser made a review of the appropriateness of the application of the valuation models before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents, as established by the income model, were used as a guide in establishing the market rental rates used. The market rental rates applied varied somewhat but fall within an acceptable range of variation from the established guideline. Market price per square foot as calculated from the market table and was considered in addition to the economic income derived from the income tables. The appraiser made the determination of value based on the appraiser's judgment of the appropriateness of the method for each property. For quality control purposes an administrative review of the selected values was made by Marie Ramirez, Senior Appraiser.

	2011 Ratio	2012 Ratio
Assessment Level	90.1%	93.0%
Coefficient of Dispersion	11.51%	9.44%
Coefficient of Variation	14.52%	11.66%
Standard Deviation	13.13%	10.84%
Price Related Differential	1.00	1.00

## Model Validation

### Total Value Conclusions, Recommendations and Validation:

The market sales approach is considered the most reliable indicator of value when comparable sales are available.

The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales. Data from surveys and publications were also considered in the application of the income model.

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available. And this approach was also used on some parcels that have excess land.

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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 by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 92.9%. The standard statistical measures of valuation performance are all within IAAO guidelines. Fifty-five arms-length sales generate an assessment level (weighted mean) of 93% and is within IAAO guidelines. These are presented both in the Executive Summary and in the 2011 and 2012 Ratio Analysis charts included in this report.

The total assessed value for the 2011 assessment year for Area 70 was \$3,634,925,320. The total recommended assessed value for the 2012 assessment year is \$3,671,243,359. Application of these recommended values for the 2012 assessment year results in an average total change from the 2011 assessments of 1.00%.

### Total Assessed Value Chart

Revalue	2011	2012	Change(\$)	Change (%)
Land	\$1,696,233,000	\$1,700,375,300	\$4,142,300	0.24%
Improvements	\$1,938,702,230	\$1,970,868,059	\$32,165,82	1.66%
Total Value	\$3,634,925,320	\$3,671,243,359	\$36,318,039	1.00%

## USPAP Compliance

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### Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. 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.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

### Definition and date of value estimate:

#### Market Value

The basis of all assessments is the true and fair value of 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 date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of 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 not permitted, for that property being 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 on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish 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 owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish 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 state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock 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 the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st 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.

## **Property Rights Appraised: Fee Simple**

### **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 U.S. 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, 3<sup>rd</sup> 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. 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. No engineering survey has been made by the appraiser. 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 provision of 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 which may or may not be present on or near the property. The existence of such substances may have an effect on 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 value to the assessor.
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, although 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 which 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 in accordance with 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 body of the report) however; due to lack of access and time few received interior inspections.

**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. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home 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 in 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 body of the report.

**CERTIFICATION:**

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I certify that, to the best of my 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed, and this report has 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 to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:



Valerie A. Dreas  
Commercial Appraiser I

# Assessed Land Value Table

## Area 70

Property Types	Zone	Neighborhoods						
		70-10	70-20	70-30	70-40	70-50	70-60	70-65
		Renton, West of CBD	Downtown Renton	SW Renton	South Renton	Tukwila-Southcenter Commercial District	North Kent Valley	South Kent Valley
Industrial Land	Tukwila – C/LI , HI, LI, TVS, MIC/L, MIC/H			\$1.00 to \$2.50 / SF	\$1.00 to \$3.00 / SF	\$3.00 to \$12.00 / SF	\$8.00 / SF	
	Renton – IH, IM, IL	N/A	N/A	\$1.50 to \$10.50 / SF	\$3.00 to \$8.50 / SF			
	King County – I, IP, IS, M			\$1.00 to \$3.00 / SF				
	Kent - M1, M1-C, M2, M3, MA					\$9.00 to \$25.00 / SF	\$3.00 to \$10.00 / SF	\$6.00 to \$12.00 / SF
Commercial Land	Tukwila – O, MUO, RCC, NCC, RC, RCM, TUC,					\$4.50 to \$25.00 / SF		
	Renton – CO, CC, CN, CS, CD, COR, CA	\$13.00 to \$35.00 / SF	\$15.00 to \$40.00 / SF		\$10.00 to \$20.00 / SF			
	King County – CB, NB, OP, OS			\$16.00 to \$20.00 / SF				
	Kent - GC, CC-MU, CM-1, GWC, NCC , O,					\$30.00 / SF	\$10.00 to \$18.00 / SF	\$5.00 to \$17.00 / SF
Multi-Family Land	Tukwila – HDR, MDR,					N/A		
	Renton – RM-I, R-12, R-14, RM-C, RM-N, RM-U, RMH, RM-F	\$9.00 to \$15.00 / SF	\$22.00 to \$27.00 / SF		\$1.00 to \$5.00 / SF			
	Kent - MHP, MR-D, MR-G, MR-H, MR-M, MR-T							\$6.00 to \$10.00 / SF
	King County – R-12, R-24, R-18, R-48	\$10.00 to \$20.00 / SF		\$2.50 to \$5.50 / SF				
Residential Land	Tukwila – LDR,					N/A		
	Renton – R-1, R-5, R-8, R-10,	\$5.00 to \$10.00 / SF	N/A	N/A	N/A			
	Kent - SR-1							\$1.00 to \$2.25 / SF
	King County – R1, R-4, R-6, R-8, RA-10, RA-2.5, RA-5,							
Agricultural Land	King County - A10							\$1.00 to \$2.25 / SF

## Vacant Sales for Area 070 with Sales Used

07/10/2012

No.	Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	070	010	182305	9082	24,578	2462235	\$1,550,000	09/22/10	\$63.06	B&J'S ESPRESSO	CA	1	Y	
2	070	020	000720	0015	10,018	2395900	\$405,000	06/02/09	\$40.43	VACANT LAND	CD	2	Y	
3	070	020	723150	1175	2,520	2402554	\$125,000	07/27/09	\$49.60	RETAIL	CD	1	Y	
4	070	040	334040	4805	14,500	2492996	\$185,000	05/24/11	\$12.76	VACANT LAND	IM	1	Y	
5	070	060	012204	9123	256,030	2504984	\$2,531,616	08/09/11	\$9.89	VACANT	M1	1	Y	
6	070	065	543620	0900	8,249	2460951	\$190,000	09/15/10	\$23.03	USED CAR LOT	GC-MU	1	Y	
7	070	065	775780	0091	17,466	2427028	\$413,000	12/30/09	\$23.65	VACANT PARCEL	GWC	1	Y	
8	070	065	775980	0030	34,213	2507686	\$255,000	08/26/11	\$7.45	Vacant Land	GWC	1	Y	

### Vacant Sales for Area 070 with Sales not Used

07/10/2012

[illegible]

Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
000140-0035	2,845,100	2,882,000	10/28/2011	0.9872	0.0617
000580-0029	658,100	850,000	8/18/2010	0.7742	0.1512
000720-0029	726,100	940,000	5/7/2009	0.7724	0.1530
012204-9049	3,775,500	4,050,000	9/26/2011	0.9322	0.0068
022300-0045	2,005,000	1,800,000	12/17/2009	1.1139	0.1884
022310-0037	2,110,200	3,216,000	12/2/2011	0.6562	0.2693
062205-9005	5,469,000	4,995,937	4/13/2011	1.0947	0.1692
118000-2795	380,300	305,000	8/26/2011	1.2469	0.3214
122204-9114	7,551,300	9,750,000	2/17/2012	0.7745	0.1510
125372-0013	6,198,700	6,796,095	12/16/2010	0.9121	0.0134
132204-9357	2,858,700	3,653,000	7/1/2009	0.7826	0.1429
182305-9107	430,100	440,000	10/4/2010	0.9775	0.0521
192305-9062	1,516,300	1,900,000	4/30/2010	0.7981	0.1274
252304-9021	1,679,500	1,890,000	2/5/2010	0.8886	0.0368
312305-9033	10,624,800	11,075,000	1/14/2009	0.9593	0.0339
312305-9060	1,777,500	1,850,000	11/3/2011	0.9608	0.0354
312305-9082	7,403,000	9,000,000	12/1/2011	0.8226	0.1029
334040-3670	518,600	600,000	1/20/2010	0.8643	0.0611
334040-3925	251,900	380,000	7/20/2010	0.6629	0.2626
334040-4590	480,500	488,750	12/31/2010	0.9831	0.0577
334040-7101	3,105,000	3,105,000	5/14/2010	1.0000	0.0746
352304-9074	3,790,800	3,725,000	10/25/2011	1.0177	0.0922
362304-9013	1,128,000	1,200,000	2/3/2011	0.9400	0.0146
362304-9027	1,683,800	2,402,400	7/19/2011	0.7009	0.2246
383090-0210	1,997,100	1,850,000	12/8/2010	1.0795	0.1541
383090-0260	1,163,500	1,500,000	9/22/2011	0.7757	0.1498
383090-0290	1,798,900	1,800,000	10/25/2010	0.9994	0.0739
383090-0310	1,644,200	1,722,000	5/24/2010	0.9548	0.0294
383090-0330	2,137,900	2,500,000	7/8/2011	0.8552	0.0703
418230-0080	67,500	90,000	5/19/2010	0.7500	0.1754
420440-0210	747,300	832,000	9/3/2010	0.8982	0.0273
543620-0521	1,509,100	1,825,000	3/4/2009	0.8269	0.0985
543620-0846	10,836,600	11,675,000	12/21/2009	0.9282	0.0027
543620-1305	549,100	650,000	10/1/2010	0.8448	0.0807
543620-1320	360,000	430,000	7/16/2010	0.8372	0.0882
723150-0775	1,405,500	1,546,000	1/31/2011	0.9091	0.0163
723150-1145	467,700	457,500	6/30/2009	1.0223	0.0968
723150-1225	512,100	500,000	10/5/2010	1.0242	0.0988
723150-1910	864,600	850,000	5/8/2009	1.0172	0.0917
723150-2466	504,200	475,000	1/25/2010	1.0615	0.1360
775780-0034	1,908,800	2,000,000	2/11/2009	0.9544	0.0290
775780-0170	976,500	1,075,000	7/20/2010	0.9084	0.0171
775780-0204	674,100	675,000	1/6/2009	0.9987	0.0732
775780-0208	640,600	810,000	11/24/2010	0.7909	0.1346
783980-0090	324,900	460,000	12/23/2010	0.7063	0.2191
784080-0120	347,100	436,364	1/22/2010	0.7954	0.1300

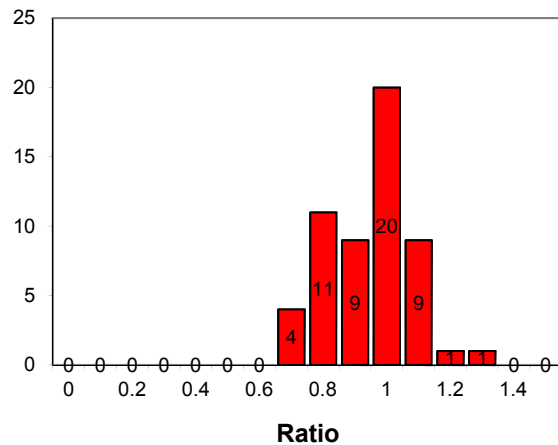
Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

784080-0125	318,400	320,000	10/17/2011	0.9950	0.0696
784130-0020	872,400	1,350,000	6/23/2009	0.6462	0.2792
788880-0440	2,633,500	2,700,000	9/28/2010	0.9754	0.0499
788890-0164	3,923,900	4,240,000	8/24/2011	0.9254	0.0000
883660-0080	1,407,200	2,140,000	1/30/2009	0.6576	0.2679
883660-0081	853,300	990,000	10/19/2011	0.8619	0.0635
922890-0005	367,000	347,000	12/8/2011	1.0576	0.1322
928614-0020	1,968,100	1,974,379	7/29/2009	0.9968	0.0714
956480-0175	2,000,000	1,900,000	10/26/2011	1.0526	0.1272

Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>		<b>Sales Dates:</b>
<b>South Crew</b>	<b>1/1/2011</b>	<b>8/1/2012</b>		<b>1/1/09 - 07/31/12</b>
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>
<b>70</b>	<b>VDRE</b>	<b>Improvement</b>	<b>N</b>	
<b>SAMPLE STATISTICS</b>				
<b>Sample size (n)</b>	55			
<b>Mean Assessed Value</b>	2,086,300			
<b>Mean Sales Price</b>	2,316,600			
<b>Standard Deviation AV</b>	2,397,914			
<b>Standard Deviation SP</b>	2,653,497			
<b>ASSESSMENT LEVEL</b>				
<b>Arithmetic mean ratio</b>	0.904			
<b>Median Ratio</b>	0.925			
<b>Weighted Mean Ratio</b>	0.901			
<b>UNIFORMITY</b>				
<b>Lowest ratio</b>	0.6462			
<b>Highest ratio:</b>	1.2469			
<b>Coefficient of Dispersion</b>	11.51%			
<b>Standard Deviation</b>	0.1313			
<b>Coefficient of Variation</b>	14.52%			
<b>Price-related Differential</b>	1.00			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>		These figures reflect measurements before posting new values.		
Lower limit	0.855			
Upper limit	0.975			
<b>95% Confidence: Mean</b>				
Lower limit	0.869			
Upper limit	0.939			
<b>SAMPLE SIZE EVALUATION</b>				
<b>N (population size)</b>	1123			
<b>B (acceptable error - in decimal)</b>	0.05			
<b>S (estimated from this sample)</b>	0.1313			
<b>Recommended minimum:</b>	27			
<b>Actual sample size:</b>	55			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	24			
# ratios above mean:	31			
<b>z:</b>	0.809039835			
<b>Conclusion:</b>	Normal*			
*i.e., no evidence of non-normality				

Ratio Frequency



Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
000140-0035	2,873,900	2,882,000	10/28/2011	0.9972	0.0595
000580-0029	717,300	850,000	8/18/2010	0.8439	0.0938
000720-0029	762,500	940,000	5/7/2009	0.8112	0.1265
012204-9049	4,022,900	4,050,000	9/26/2011	0.9933	0.0557
022300-0045	1,954,900	1,800,000	12/17/2009	1.0861	0.1484
022310-0037	2,868,600	3,216,000	12/2/2011	0.8920	0.0457
062205-9005	5,100,864	4,995,937	4/13/2011	1.0210	0.0834
118000-2795	336,100	305,000	8/26/2011	1.1020	0.1643
122204-9114	8,046,400	9,750,000	2/17/2012	0.8253	0.1124
125372-0013	6,109,100	6,796,095	12/16/2010	0.8989	0.0387
132204-9357	2,737,000	3,653,000	7/1/2009	0.7492	0.1884
182305-9107	413,800	440,000	10/4/2010	0.9405	0.0028
192305-9062	1,520,700	1,900,000	4/30/2010	0.8004	0.1373
252304-9021	1,751,200	1,890,000	2/5/2010	0.9266	0.0111
312305-9033	9,740,000	11,075,000	1/14/2009	0.8795	0.0582
312305-9060	1,861,000	1,850,000	11/3/2011	1.0059	0.0683
312305-9082	8,997,900	9,000,000	12/1/2011	0.9998	0.0621
334040-3670	509,800	600,000	1/20/2010	0.8497	0.0880
334040-3925	367,200	380,000	7/20/2010	0.9663	0.0287
334040-4590	483,300	488,750	12/31/2010	0.9888	0.0512
334040-7101	3,141,500	3,105,000	5/14/2010	1.0118	0.0741
352304-9074	3,998,600	3,725,000	10/25/2011	1.0734	0.1358
362304-9013	1,131,400	1,200,000	2/3/2011	0.9428	0.0052
362304-9027	1,811,700	2,402,400	7/19/2011	0.7541	0.1835
383090-0210	1,972,700	1,850,000	12/8/2010	1.0663	0.1287
383090-0260	1,140,500	1,500,000	9/22/2011	0.7603	0.1773
383090-0290	1,801,600	1,800,000	10/25/2010	1.0009	0.0632
383090-0310	1,565,900	1,722,000	5/24/2010	0.9093	0.0283
383090-0330	2,132,700	2,500,000	7/8/2011	0.8531	0.0846
418230-0080	72,300	90,000	5/19/2010	0.8033	0.1343
420440-0210	743,900	832,000	9/3/2010	0.8941	0.0435
543620-0521	1,601,700	1,825,000	3/4/2009	0.8776	0.0600
543620-0846	11,107,400	11,675,000	12/21/2009	0.9514	0.0137
543620-1305	599,800	650,000	10/1/2010	0.9228	0.0149
543620-1320	364,800	430,000	7/16/2010	0.8484	0.0893
723150-0775	1,578,300	1,546,000	1/31/2011	1.0209	0.0832
723150-1145	501,800	457,500	6/30/2009	1.0968	0.1592
723150-1225	517,000	500,000	10/5/2010	1.0340	0.0964
723150-1910	845,800	850,000	5/8/2009	0.9951	0.0574
723150-2466	485,600	475,000	1/25/2010	1.0223	0.0847
775780-0034	1,875,300	2,000,000	2/11/2009	0.9377	0.0000
775780-0170	978,800	1,075,000	7/20/2010	0.9105	0.0271
775780-0204	689,900	675,000	1/6/2009	1.0221	0.0844
775780-0208	619,000	810,000	11/24/2010	0.7642	0.1735
783980-0090	354,300	460,000	12/23/2010	0.7702	0.1674
784080-0120	316,600	436,364	1/22/2010	0.7255	0.2121



Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

784080-0125	319,500	320,000	10/17/2011	0.9984	0.0608
784130-0020	1,156,200	1,350,000	6/23/2009	0.8564	0.0812
788880-0440	2,933,000	2,700,000	9/28/2010	1.0863	0.1486
788890-0164	4,154,300	4,240,000	8/24/2011	0.9798	0.0421
883660-0080	1,525,000	2,140,000	1/30/2009	0.7126	0.2250
883660-0081	929,900	990,000	10/19/2011	0.9393	0.0016
922890-0005	307,400	347,000	12/8/2011	0.8859	0.0518
928614-0020	1,823,200	1,974,379	7/29/2009	0.9234	0.0142
956480-0175	2,235,000	1,900,000	10/26/2011	1.1763	0.2387

Area 070 - Renton, Tukwila, Kent Valley  
2012 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:		
South Crew	1/1/2012	8/1/2012	1/1/09 - 07/31/12		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
70	VDRE	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	55	<div>Ratio Frequency</div>			
Mean Assessed Value	2,154,700				
Mean Sales Price	2,316,600				
Standard Deviation AV	2,452,064				
Standard Deviation SP	2,653,497				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.929	<div>These figures reflect measurements after posting new values.</div>			
Median Ratio	0.938				
Weighted Mean Ratio	0.930				
UNIFORMITY					
Lowest ratio	0.7126				
Highest ratio:	1.1763				
Coefficient of Dispersion	9.44%				
Standard Deviation	0.1084				
Coefficient of Variation	11.66%				
Price-related Differential	1.00				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.892				
Upper limit	0.993				
95% Confidence: Mean					
Lower limit	0.901				
Upper limit	0.958				
SAMPLE SIZE EVALUATION					
N (population size)	1123				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1084				
Recommended minimum:	19				
Actual sample size:	55				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	27				
# ratios above mean:	28				
z:	0				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

No.	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Prodrominant Use	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	070	065	775780	0204	9,666	2376771	\$675,000	01/06/09	\$69.83	Storage Warehouse	PUGET SOUND LIFT TRUCK	CM-1	1	Y	
2	070	060	312305	9033	46,467	2376976	\$11,075,000	01/14/09	\$238.34	Retail Store	ORILLIA STATION - RETAIL	GC	1	Y	
3	070	060	883660	0080	19,500	2378507	\$2,140,000	01/30/09	\$109.74	Storage Warehouse	WASHINGTON POTTERY COMPAN	M1	1	Y	
4	070	065	775780	0034	20,608	2379813	\$2,000,000	02/11/09	\$97.05	Storage Warehouse	FNW MANUFACTURING	CM-1	1	Y	
5	070	065	543620	0521	12,540	2382450	\$1,825,000	03/04/09	\$145.53	Garage Service Repair	BOWEN-SCARFF AUTO BODY	GC	2	Y	
6	070	020	000720	0029	9,368	2390409	\$990,000	05/07/09	\$100.34	Storage Warehouse	HARPER ENGINEERING CO	CA	1	Y	
7	070	020	723150	1910	11,200	2390855	\$850,000	05/08/09	\$75.89	Retail Store	LOUISA BLDG	CD	1	Y	
8	070	020	784130	0020	9,600	2396655	\$1,350,000	06/23/09	\$140.63	Retail Store	RETAIL	CD	1	Y	
9	070	020	723150	1145	5,000	2397876	\$457,500	06/30/09	\$91.50	Retail Store	DOWNTOWN RENTON ANTIQUE M	CD	1	Y	
10	070	065	132204	9357	33,030	2398130	\$3,653,000	07/01/09	\$110.60	Warehouse Distribution	GRAPHIC IMPRESSIONS	M3	1	Y	
11	070	065	928614	0020	18,216	2403775	\$1,974,379	07/29/09	\$108.39	Storage Warehouse	WEST VALLEY @ 212TH - BLDG K	M1-C	1	Y	
12	070	050	022300	0045	17,588	2423992	\$1,800,000	12/17/09	\$102.34	Retail Store	FED EX / Kinkos	TUC	1	Y	
13	070	065	543620	0846	54,183	2422581	\$11,675,000	12/21/09	\$215.47	Discount Store	LA FITNESS	GC	1	Y	
14	070	040	334040	3670	2,752	2426725	\$600,000	01/20/10	\$218.02	Office Building	OFFICE BUILDING	IM	1	Y	
15	070	020	784080	0120	1,646	2427003	\$436,364	01/22/10	\$265.11	Office Building	LAW OFFICE	CD	1	Y	
16	070	020	723150	2466	3,215	2426961	\$475,000	01/25/10	\$147.74	Office Building	RAINIER PACIFIC REALTY	CD	1	Y	
17	070	050	252304	9021	21,025	2427960	\$1,890,000	02/05/10	\$89.89	storage Warehouse	PACIFIC NORTHWEST SALES & RE	C/LI	2	Y	
18	070	040	192305	9062	18,321	2439164	\$1,900,000	04/30/10	\$103.71	Warehouse Distribution	HORIZON LANDSCAPING EQUIPME	IM	1	Y	
19	070	040	334040	7101	25,128	2441248	\$3,105,000	05/14/10	\$123.57	Office Building	EARLINGTON OFFICE PARK	CO	1	Y	
20	070	065	383090	0310	19,270	2443497	\$1,722,000	05/24/10	\$89.36	Storage Warehouse	WAREHOUSE	M3	1	Y	
21	070	065	543620	1320	1,600	2452534	\$430,000	07/16/10	\$268.75	Office Building	SFR CONVERTED TO OFFICE	GC-MU	1	Y	
22	070	040	334040	3925	2,040	2450946	\$380,000	07/20/10	\$186.27	Storage Warehouse	POPA'S ROOFING CO.	IM	1	Y	
23	070	065	775780	0170	11,950	2451260	\$1,075,000	07/20/10	\$89.96	Storage Warehouse	WAREHOUSE	CM-1	2	Y	
24	070	050	000580	0029	6,600	2456503	\$850,000	08/18/10	\$128.79	Storage Warehouse	A-L WELDING PRODUCTS	TUC	1	Y	
25	070	065	122204	9094	2,202	2457300	\$465,000	08/31/10	\$211.17	Garage Service Repair	EAST VALLEY AUTO REBUILD	GWC	1 26		Imp changed after sale; not in ratio
26	070	010	420440	0210	4,176	2457914	\$832,000	09/03/10	\$199.23	Office Building	CASS BLDG	CA	1	Y	
27	070	060	788880	0440	41,200	2460335	\$2,700,000	09/28/10	\$65.53	Storage Warehouse	H & H DISTRIBUTION	M2	1	Y	
28	070	065	543620	1305	3,654	2462827	\$650,000	10/01/10	\$177.89	Office Building	Office Building	GC-MU	2	Y	
29	070	010	182305	9107	1,760	2462721	\$440,000	10/04/10	\$250.00	Office Building	SFR CONVERTED TO OFFICE	CA	1	Y	
30	070	020	723150	1225	4,283	2461702	\$500,000	10/05/10	\$116.74	Bar/Tavern	SLIDERS BAR AND GRILL	CD	1	Y	
31	070	065	383090	0290	23,515	2464505	\$1,800,000	10/25/10	\$76.55	Industrial Light MFG	BENTON EQUIPMENT INC.	M3	1	Y	
32	070	065	132204	9053	39,887	2464596	\$2,800,000	10/27/10	\$70.20	Discount Store	GALLERY FURNITURE	GC	3 34		Use-change after sale; not in ratio
33	070	065	775780	0208	6,624	2467872	\$810,000	11/24/10	\$122.28	Storage Warehouse	CARLOS PRINTING CONCEPTS	CM-1	1	Y	
34	070	065	383090	0210	26,981	2469913	\$1,850,000	12/08/10	\$68.57	Warehouse Distribution	MIKRON INDUSTRIES	M3	1	Y	
35	070	060	125372	0013	90,318	2471640	\$6,796,095	12/16/10	\$75.25	Warehouse Distribution	CARQUEST AUTO PARTS	M2	1	Y	
36	070	020	783980	0090	1,344	2472965	\$460,000	12/23/10	\$342.26	Dental Office	DENTAL CLINIC	CD	1	Y	
37	070	040	334040	4590	5,000	2473373	\$488,750	12/31/10	\$97.75	Garage Service Repair	SATURN OF RENTON USED CAR S	CA	1	Y	
38	070	020	723150	0775	11,537	2480653	\$1,546,000	01/31/11	\$134.00	Garage Service Repair	TAYLORS AUTO BODY	CD	1	Y	
39	070	050	362304	9013	8,000	2477768	\$1,200,000	02/03/11	\$150.00	Office Building	LOTTO - SHELLAN BLDG	C/LI	1	Y	
40	070	060	062205	9005	24,245	2488181	\$4,995,937	04/13/11	\$206.06	Transit Warehouse	WATKINS MOTOR LINES	M2	1	Y	
41	070	065	383090	0330	29,520	2503480	\$2,500,000	07/08/11	\$84.69	Industrial Light MFG	BUYKEN METAL PRODUCTS	M3	1	Y	
42	070	060	362304	9027	24,024	2503709	\$2,402,400	07/19/11	\$100.00	Storage Warehouse	WAREHOUSE	M2	1	Y	
43	070	060	788890	0164	67,338	2507427	\$4,240,000	08/24/11	\$62.97	Storage Warehouse	THOMPSON TILE	C/LI	1	Y	
44	070	010	118000	2795	2,602	2507762	\$305,000	08/26/11	\$117.22	Mixed Use - Retail/Residential	OFFICE/APARTMENT	CBP	1	Y	
45	070	065	383090	0260	15,000	2510665	\$1,500,000	09/22/11	\$100.00	Storage Warehouse	IDA	M3	1	Y	
46	070	060	012204	9049	68,160	2511301	\$4,050,000	09/26/11	\$59.42	Industrial Light MFG	JH CARR AND SONS	M2	1	Y	
47	070	020	784080	0125	1,500	2515791	\$320,000	10/17/11	\$213.33	Dental Office	DENTAL CLINIC	CD	1	Y	
48	070	060	883660	0081	11,400	2516452	\$990,000	10/19/11	\$86.84	Storage Warehouse	WAREHOUSE	M1	1	Y	
49	070	050	352304	9074	61,280	2515740	\$3,725,000	10/25/11	\$60.79	Warehouse Distribution	SILO WAREHOUSE	TUC	1	Y	
50	070	010	956480	0175	14,049	2516110	\$1,900,000	10/26/11	\$135.24	Retail Store	RETAIL (VACANT)	CA	1	Y	
51	070	030	000140	0035	44,355	2516445	\$2,882,000	10/28/11	\$64.98	Industrial Light MFG	HOLCAM	I	1	Y	
52	070	060	312305	9060	22,020	2520489	\$1,850,000	11/03/11	\$84.01	Storage Warehouse	WHITE CAP PRO-CONTRACTOR SLUG	GC	2	Y	
53	070	060	312305	9082	80,160	2520877	\$9,000,000	12/01/11	\$112.28	Supermarket	GREAT WALL SHOPPING MALL	GC	1	Y	
54	070	050	022310	0037	15,740	2520999	\$3,216,000	12/02/11	\$204.32	Retail Store	BAKER BLVD RETAIL	TUC	1	Y	
55	070	010	922890	0005	1,872	2524859	\$347,000	12/08/11	\$185.36	Retail Store	DONUT SHOP	CA	1	Y	
56	070	065	132204	9085	19,240	2523143	\$1,783,000	12/13/11	\$92.67	Office Building	JAMES STREET OFFICE CENTER	GC-MU	1	Y	
57	070	065	122204	9114	93,523	2530648	\$9,750,000	02/17/12	\$104.25	Storage Warehouse	KENT CORPORATE PARK 72	M1	1	Y	

No.	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	070	010	000720	0190	8,736	2481647	\$38,700	12/15/10	\$4.43	SHUCK'S AUTO SUPPLY & MALES	CA	1	31	Exempt from excise tax
2	070	010	000720	0190	8,736	2481648	\$7,500	12/25/10	\$0.86	SHUCK'S AUTO SUPPLY & MALES	CA	1	24	Easement or right-of-way
3	070	010	182305	9052	6,390	2529802	\$19,272	01/12/12	\$3.02	SPIRIT OF WASHINGTON DINNER	CA	1	24	Easement or right-of-way
4	070	010	182305	9052	6,390	2532776	\$854,952	02/24/12	\$133.80	SPIRIT OF WASHINGTON DINNER	CA	1		
5	070	010	182305	9089	24,948	2402495	\$550	07/28/09	\$0.02	FIRST BAPTIST CHURCH	R-10	1	24	Easement or right-of-way
6	070	010	182305	9149	4,141	2473219	\$570,600	12/23/10	\$137.79	RETAIL OR OFFICE SPACE	CA	1	17	Non-profit organization
7	070	020	000720	0157	7,005	2464358	\$800,000	09/28/10	\$114.20	FUNERAL HOME	CD	2	17	Non-profit organization
8	070	020	380600	0095	16,730	2464994	\$2,000,000	10/29/10	\$119.55	THE TOBIN BUILDING	CA	3	13	Bankruptcy - receiver or trustee
9	070	020	722930	0055	3,100	2549472	\$900,000	06/19/12	\$290.32	GREEN EARTH HEALTH FOODS	CA	1		
10	070	020	722930	0545	0	2512333	\$2,000,000	09/29/11	\$0.00	TOUCHDOWNS BAR & GRILL	CA	2	1	Personal property included
11	070	020	722930	0625	941	2545015	\$120,000	05/18/12	\$127.52	SUB SHOP	CD	1		
12	070	020	723150	1335	5,850	2520044	\$420,000	11/22/11	\$71.79	FIN N BONE BAR & GRILL	CD	1	5	Full sales price not reported
13	070	020	784180	0155	2,947	2521746	\$377,303	12/05/11	\$128.03	RENTON FLOWER SHOP	CD	1	63	Sale price updated by sales id group
14	070	020	784180	0195	12,185	2495667	\$525,000	06/13/11	\$43.09	BIG 5 SPORTING GOODS	CD	2	17	Non-profit organization
15	070	040	182305	9038	53,550	2531911	\$17,500,000	02/29/12	\$326.80	BOB BRIDGE TOYOTA	CA	1		
16	070	040	302305	9070	20,000	2455393	\$159,729	07/23/10	\$7.99	IMPERIALS BINGO / SILVER DOLLA	CA	1	33	Lease or lease-hold
17	070	040	312305	9092	21,117	2543161	\$3,072,500	05/08/12	\$145.50	VALLEY 3900 BUILDING	CA	1		
18	070	040	312305	9114	10,000	2474541	\$7,816	03/15/10	\$0.78	MOUNT RAINIER KIDNEY CENTER	CO	1	24	Easement or right-of-way
19	070	040	918800	0070	9,725	2528622	\$1,800,000	02/01/12	\$185.09	WASHINGTON TECHNICAL CENTE	IM	1		
20	070	050	022310	0090	41,500	2462720	\$3,823,000	10/13/10	\$92.12	VACANT SHELL BLDG.	TUC	1	61	Financial institution resale
21	070	050	262304	9093	44,937	2549144	\$3,100,000	06/18/12	\$68.99	CENVEO	TUC	1		
22	070	050	262304	9106	93,240	2394545	\$6,147,951	06/11/09	\$65.94	ANDOVER EAST BUSINESS CENTE	TUC	1	59	Bulk portfolio sale
23	070	060	022204	9012	0	2468095	\$2,356	08/19/10	\$0.00	VACANT LAND (SEE 9052)	M1	1	24	Easement or right-of-way
24	070	060	022204	9012	0	2468097	\$675	08/19/10	\$0.00	VACANT LAND (SEE 9052)	M1	1	24	Easement or right-of-way
25	070	060	062205	9039	9,600	2503643	\$1,836,050	08/01/11	\$191.26	SIGNAL ELECTRIC	M2	1	18	Quit claim deed
26	070	060	312305	9013	61,760	2515492	\$5,000,000	09/29/11	\$80.96	FEDEX	M2	1	59	Bulk portfolio sale
27	070	060	362304	9082	3,960	2452815	\$1,285,000	07/29/10	\$324.49	MCDOWELL NORTHWEST	M2	1	46	Non-representative sale
28	070	060	631500	0102	87,760	2464806	\$16,180,000	10/29/10	\$184.37	GREENRIVER CORPORATE PARK	M2	4	59	Bulk portfolio sale

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
5	000020	0001	7421 S 180TH ST
6	000020	0013	7600 S 192ND ST
7	000020	0014	7450 S 192ND ST
8	000020	0015	7400 S 192ND ST
9	000020	0035	19443 76TH AVE S
10	000020	0036	7500 S 192ND ST
11	000020	0037	19026 72ND AVE S
12	000020	0038	19100 WEST VALLEY HWY S
13	000020	0039	19443 76TH AVE S
14	000020	0040	6851 S 190TH ST
15	000020	0041	19030 WEST VALLEY HWY S
16	000020	0042	19027 72ND AVE S
17	000020	0043	S 190TH ST
18	000020	0044	No Site Address
19	012204	9005	19639 84TH AVE S
20	012204	9010	19929 77TH AVE S
21	012204	9014	20045 84TH AVE S
22	012204	9015	20241 84TH AVE S
23	012204	9017	7401 S 194TH ST
24	012204	9018	7401 S 196TH ST
25	012204	9019	20000 77TH AVE S
26	012204	9021	20610 68TH AVE S
27	012204	9041	8300 S 206TH ST
28	012204	9042	19800 68TH AVE S
29	012204	9043	20224 80TH AVE S
30	012204	9049	8311 S 200TH ST
31	012204	9050	20435 84TH AVE S
32	012204	9053	20038 68TH AVE S
33	012204	9056	8029 S 200TH ST
34	012204	9057	8212 S 196TH ST
35	012204	9062	7820 S 200TH ST
36	012204	9070	8228 S 206TH ST
37	012204	9073	20063 84TH AVE S
38	012204	9077	19845 78TH AVE S
39	012204	9078	19600 76TH AVE S
40	012204	9079	19400 76TH AVE S
41	012204	9080	19611 84TH AVE S
42	012204	9088	19931 72ND AVE S
43	012204	9090	20213 84TH AVE S
44	012204	9091	20213 84TH AVE S
45	012204	9093	20201 84TH AVE S
46	012204	9095	8028 S 200TH ST
47	012204	9101	20207 84TH AVE S
48	012204	9103	7900 S 200TH ST
49	012204	9107	19620 76TH AVE S
50	012204	9113	No Site Address
51	012204	9117	8202 S 200TH ST
52	012204	9118	7415 S 206TH ST
53	012204	9119	20200 80TH AVE S
54	012204	9120	20320 80TH AVE S
55	012204	9121	19801 78TH AVE S

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
56	012204	9122	No Site Address
57	012204	9123	No Site Address
58	022204	9012	20000 RUSSELL RD S
59	022204	9029	19620 RUSSELL RD S
60	022204	9042	20000 RUSSELL RD S
61	022204	9047	20001 S 196TH ST
62	022204	9075	No Site Address
63	022204	9076	No Site Address
64	062205	9003	19420 84TH AVE S
65	062205	9004	19130 84TH AVE S
66	062205	9005	19604 84TH AVE S
67	062205	9039	9012 S 208TH ST
68	062205	9048	19440 84TH AVE S
69	062205	9050	8810 S 208TH ST
70	062205	9060	No Site Address
71	062205	9064	19642 84TH AVE S
72	062205	9076	8605 S 192ND ST
73	062205	9081	19432 84TH AVE S
74	062205	9107	19240 EAST VALLEY HWY S
75	062205	9108	19244 EAST VALLEY HWY S
76	062205	9109	19414 84TH AVE S
77	062205	9110	19416 84TH AVE S
78	062205	9111	19424 84TH AVE S
79	062205	9112	19422 84TH AVE S
80	062205	9120	20606 84TH AVE S
81	062205	9125	8615 S 192ND ST
82	062205	9136	8404 S 196TH ST
83	062205	9165	No Site Address
84	062205	9166	No Site Address
85	125370	0010	8001 S 194TH ST
86	125370	0030	8211 S 194TH ST
87	125370	0070	8247 S 194TH ST
88	125370	0090	8246 S 194TH ST
89	125370	0200	8702 S 192ND ST
90	125370	0210	8307 S 192ND ST
91	125370	0310	7622 S 188TH ST
92	125370	0360	7601 S 190TH ST
93	125370	0370	7651 S 190TH ST
94	125370	0400	19041 80TH AVE S
95	125370	0405	7620 S 192ND ST
96	125370	0440	19255 80TH AVE S
97	125370	0450	7818 NE 194TH ST
98	125370	0470	19001 80TH AVE S
99	125370	0490	7600 S 192ND ST
100	125370	0495	No Site Address
101	125370	0500	19301 80TH AVE S
102	125370	0510	19300 80TH AVE S
103	125371	0060	7513 S 180TH ST
104	125372	0013	7812 S 186TH PL
105	125372	0014	18201 80TH AVE S
106	125372	0015	18203 80TH AVE S

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
107	125372	0016	18191 80TH AVE S
108	125372	0017	No Site Address
109	125372	0030	18601 80TH AVE S
110	312305	9013	18221 84TH AVE S
111	312305	9014	18126 EAST VALLEY HWY S
112	312305	9018	19000 EAST VALLEY HWY S
113	312305	9031	18709 EAST VALLEY HWY S
114	312305	9033	18129 EAST VALLEY HWY S
115	312305	9054	18547 EAST VALLEY HWY S
116	312305	9055	18441 EAST VALLEY HWY S
117	312305	9059	19122 84TH AVE S
118	312305	9060	18211 EAST VALLEY HWY S
119	312305	9079	9021 S 180TH ST
120	312305	9082	18230 EAST VALLEY HWY S
121	312305	9098	18817 EAST VALLEY HWY S
122	312305	9105	18030 EAST VALLEY HWY S
123	312305	9113	18110 EAST VALLEY HWY S
124	312305	9117	18255 EAST VALLEY HWY S
125	312305	9121	8621 S 180TH ST
126	312305	9130	19118 84TH AVE S
127	312305	9131	8639 S 190TH ST
128	312305	9132	8638 S 192ND ST
129	312305	9139	8939 S 190TH ST
130	312305	9144	18226 EAST VALLEY HWY S
131	312305	9151	8819 S 180TH ST
132	312305	9161	18251 EAST VALLEY HWY S
133	312305	9162	18234 EAST VALLEY HWY S
134	312305	9163	18232 EAST VALLEY HWY S
135	312305	9165	No Site Address
136	312305	9176	18128 EAST VALLEY HWY S
137	331060	0005	19443 76TH AVE S
138	331060	0100	19056 72ND AVE S
139	331060	0185	19308 68TH AVE S
140	331060	0250	19430 68TH AVE S
141	331060	0260	6910 S 196TH ST
142	331060	0261	6912 S 196TH ST
143	331060	0285	19450 68TH AVE S
144	331060	0305	6942 S 196TH ST
145	331060	0325	7038 S 196TH ST
146	331060	0365	No Site Address
147	331060	0370	7116 S 196TH ST
148	331060	0375	7130 S 196TH ST
149	331060	0385	7130 S 196TH ST
150	331060	0425	No Site Address
151	362304	9027	8214 S 192ND ST
152	362304	9040	18506 80TH PL S
153	362304	9046	18915 EAST VALLEY HWY S
154	362304	9049	18701 80TH PL S
155	362304	9050	19115 84TH AVE S
156	362304	9051	19001 84TH AVE S
157	362304	9054	18421 80TH PL S

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
158	362304	9055	18801 84TH AVE S
159	362304	9068	No Site Address
160	362304	9072	19115 84TH AVE S
161	362304	9073	19056 80TH AVE S
162	362304	9075	18905 84TH AVE S
163	362304	9076	19007 84TH AVE S
164	362304	9078	8040 S 192ND ST
165	362304	9082	18800 80TH PL S
166	362304	9084	18821 84TH AVE S
167	362304	9086	7979 S 180TH ST
168	362304	9090	7600 S 192ND ST
169	362304	9091	18101 80TH AVE S
170	362304	9092	8206 S 192ND ST
171	362304	9096	18020 80TH AVE S
172	362304	9098	8256 S 192ND ST
173	362304	9099	8230 S 192ND ST
174	362304	9100	8009 S 180TH ST
175	362304	9101	8041 S 180TH ST
176	362304	9102	No Site Address
177	362304	9103	No Site Address
178	362304	9116	18802 80TH AVE S
179	362304	9413	No Site Address
180	382900	0007	6915 S 196TH ST
181	382900	0008	19633 70TH AVE S
182	382900	0009	19644 70TH AVE S
183	382900	0010	7031 S 196TH ST
184	382900	0015	7101 S 196TH ST
185	382900	0025	19616 68TH AVE S
186	382900	0030	6921 S 196TH ST
187	382900	0040	19600 68TH AVE S
188	382900	0055	19808 68TH AVE S
189	382900	0065	19830 68TH AVE S
190	631440	0021	20831 77TH AVE S
191	631440	0080	7351 S 206TH ST
192	631440	0101	20676 72ND AVE S
193	631440	0120	20424 72ND AVE S
194	631440	0121	20416 72ND AVE S
195	631440	0140	7414 S 206TH ST
196	631440	0200	20245 77TH AVE S
197	631440	0240	7350 S 206TH ST
198	631500	0020	7421 S 202ND ST
199	631500	0040	7409 S 202ND ST
200	631500	0102	20206 72ND AVE S
201	631500	0124	20000 72ND AVE S
202	631500	0125	2000 72ND AVE S
203	631500	0140	7400 S 202ND ST
204	631500	0141	20001 76TH AVE S
205	631500	0145	20007 76TH AVE S
206	631500	0150	No Site Address
207	631500	0219	7700 S 202ND ST
208	631500	0250	7701 S 200TH ST



	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
209	631500	0251	7816 S 202ND ST
210	631500	0252	7701 S 200TH ST
211	631500	0253	7816 S 202ND ST
212	631500	0260	7800 S 202ND ST
213	631500	0280	7848 S 202ND ST
214	631500	0284	20021 80TH AVE S
215	631500	0285	20021 80TH AVE S
216	631500	0300	7730 S 202ND ST
217	631500	0301	20233 80TH AVE S
218	631500	0350	7701 S 202ND ST
219	631500	0360	7800 S 206TH ST
220	631500	0380	20411 80TH AVE S
221	631500	0381	7830 S 206TH ST
222	631500	0400	20455 80TH AVE S
223	631500	0420	7822 S 208TH ST
224	631500	0421	7855 S 206TH ST
225	631500	0422	7829 S 206TH ST
226	631500	0440	7819 S 206TH ST
227	631500	0460	7808 S 208TH ST
228	640760	0010	18404 72ND AVE S
229	640760	0050	18420 68TH AVE S
230	640760	0130	No Site Address
231	640760	0160	7115 S 182ND ST
232	640760	0170	18215 72ND AVE S
233	640760	0180	7201 S 182ND ST
234	640760	0190	No Site Address
235	640760	0195	7223 S 182ND ST
236	640760	0200	7235 S 182ND ST
237	660021	0010	No Site Address
238	660021	0020	No Site Address
239	660021	0030	No Site Address
240	660021	0040	No Site Address
241	660021	0050	No Site Address
242	660021	0060	No Site Address
243	660021	0070	No Site Address
244	660021	0080	No Site Address
245	660021	0090	No Site Address
246	660021	0100	No Site Address
247	660021	0110	6324 S 199TH ST
248	660021	0120	No Site Address
249	660021	0130	No Site Address
250	660021	0140	19802 62ND AVE S
251	660021	0190	No Site Address
252	660021	0200	No Site Address
253	660021	0210	No Site Address
254	660021	0220	No Site Address
255	660021	0230	No Site Address
256	660021	0240	20205 59TH AVE S
257	660021	0270	No Site Address
258	660021	0320	No Site Address
259	660021	0330	No Site Address

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
260	660021	0340	No Site Address
261	660021	0350	No Site Address
262	660021	0360	20025 RUSSELL RD S
263	788880	0040	6412 S 190TH ST
264	788880	0060	6200 S 190TH ST
265	788880	0080	6020 S 190TH ST
266	788880	0090	5900 S 190TH ST
267	788880	0111	1901 62ND AVE S
268	788880	0130	6040 S 194TH ST
269	788880	0131	19221 62ND AVE S
270	788880	0132	19241 62ND AVE S
271	788880	0140	5920 S 194TH ST
272	788880	0150	5866 S 194TH ST
273	788880	0155	5872 S 194TH ST
274	788880	0160	5862 S 194TH ST
275	788880	0170	5858 S 194TH ST
276	788880	0180	5844 S 194TH ST
277	788880	0190	5820 S 194TH ST
278	788880	0200	19713 58TH PL S
279	788880	0210	19823 58TH PL S
280	788880	0330	19015 66TH AVE S
281	788880	0350	19206 64TH AVE S
282	788880	0360	19014 64TH AVE S
283	788880	0430	19437 66TH AVE S
284	788880	0440	19411 66TH AVE S
285	788880	0450	6403 S 194TH ST
286	788880	0460	6241 S 194TH ST
287	788880	0470	6203 S 194TH ST
288	788880	0480	19516 62ND AVE S
289	788880	0500	6051 S 194TH ST
290	788880	0535	5869 S 194TH ST
291	788880	0540	5851 S 194TH ST
292	788880	0550	19710 58TH PL S
293	788880	0560	19725 RUSSELL RD S
294	788880	0570	19715 RUSSELL RD S
295	788880	0580	19615 RUSSELL RD S
296	788890	0010	18436 CASCADE AVE S
297	788890	0030	18604 CASCADE AVE S
298	788890	0040	18449 CASCADE AVE S
299	788890	0060	6725 TODD BLVD
300	788890	0080	6700 S GLACIER ST
301	788890	0090	6601 S GLACIER ST
302	788890	0091	6701 S GLACIER ST
303	788890	0100	6601 S GLACIER ST
304	788890	0110	6545 S GLACIER ST
305	788890	0111	18475 OLYMPIC AVE S
306	788890	0120	6540 S GLACIER ST
307	788890	0121	18435 OLYMPIC AVE S
308	788890	0140	18325 OLYMPIC AVE S
309	788890	0150	18251 CASCADE AVE S
310	788890	0153	18370 OLYMPIC AVE S

	B	C	G
1	AREA 70-60 2012 PHYSICAL INSPECTION		
2			
3			
4	Major	Minor	AddrLine
311	788890	0155	18340 OLYMPIC AVE S
312	788890	0162	18260 OLYMPIC AVE S
313	788890	0164	6700 RIVERSIDE DR
314	788890	0170	18200 CASCADE AVE S
315	788890	0175	18300 CASCADE AVE S
316	883660	0020	18608 72ND AVE S
317	883660	0021	18630 72ND AVE S
318	883660	0030	18648 72ND AVE S
319	883660	0040	7030 S 188TH ST
320	883660	0050	18640 68TH AVE S
321	883660	0051	6900 S 188TH ST
322	883660	0055	7010 S 188TH ST
323	883660	0080	18815 72ND AVE S
324	883660	0081	7123 S 188TH ST
325	883660	0090	18840 72ND AVE S
326	883660	0095	18802 72ND AVE S
327	883660	0100	18852 72ND AVE S
328	883660	0102	19002 72ND AVE S
329	883660	0110	7046 S 190TH ST
330	883660	0130	6822 S 190TH ST
331	883660	0160	7043 S 190TH ST
332	883660	0170	19016 72ND AVE S

AREA 70-60 2012 PHYSICAL INSPECTION		
Major	Minor	AddrLine
000020	0001	7421 S 180TH ST
000020	0013	7600 S 192ND ST
000020	0014	7450 S 192ND ST
000020	0015	7400 S 192ND ST
000020	0035	19443 76TH AVE S
000020	0036	7500 S 192ND ST
000020	0037	19026 72ND AVE S
000020	0038	19100 WEST VALLEY HWY S
000020	0039	19443 76TH AVE S
000020	0040	6851 S 190TH ST
000020	0041	19030 WEST VALLEY HWY S
000020	0042	19027 72ND AVE S
000020	0043	S 190TH ST
000020	0044	No Site Address
012204	9005	19639 84TH AVE S
012204	9010	19929 77TH AVE S
012204	9014	20045 84TH AVE S
012204	9015	20241 84TH AVE S
012204	9017	7401 S 194TH ST
012204	9018	7401 S 196TH ST
012204	9019	20000 77TH AVE S
012204	9021	20610 68TH AVE S
012204	9041	8300 S 206TH ST
012204	9042	19800 68TH AVE S
012204	9043	20224 80TH AVE S
012204	9049	8311 S 200TH ST
012204	9050	20435 84TH AVE S
012204	9053	20038 68TH AVE S
012204	9056	8029 S 200TH ST
012204	9057	8212 S 196TH ST
012204	9062	7820 S 200TH ST
012204	9070	8228 S 206TH ST
012204	9073	20063 84TH AVE S
012204	9077	19845 78TH AVE S
012204	9078	19600 76TH AVE S
012204	9079	19400 76TH AVE S
012204	9080	19611 84TH AVE S
012204	9088	19931 72ND AVE S
012204	9090	20213 84TH AVE S
012204	9091	20213 84TH AVE S
012204	9093	20201 84TH AVE S
012204	9095	8028 S 200TH ST
012204	9101	20207 84TH AVE S
012204	9103	7900 S 200TH ST
012204	9107	19620 76TH AVE S
012204	9113	No Site Address
012204	9117	8202 S 200TH ST
012204	9118	7415 S 206TH ST
012204	9119	20200 80TH AVE S
012204	9120	20320 80TH AVE S
012204	9121	19801 78TH AVE S
012204	9122	No Site Address
012204	9123	No Site Address
022204	9012	20000 RUSSELL RD S
022204	9029	19620 RUSSELL RD S
022204	9042	20000 RUSSELL RD S
022204	9047	20001 S 196TH ST
022204	9075	No Site Address
022204	9076	No Site Address
062205	9003	19420 84TH AVE S
062205	9004	19130 84TH AVE S
062205	9005	19604 84TH AVE S
062205	9039	9012 S 208TH ST
062205	9048	19440 84TH AVE S
062205	9050	8810 S 208TH ST
062205	9060	No Site Address

AREA 70-60 2012 PHYSICAL INSPECTION		
Major	Minor	AddrLine
062205	9064	19642 84TH AVE S
062205	9076	8605 S 192ND ST
062205	9081	19432 84TH AVE S
062205	9107	19240 EAST VALLEY HWY S
062205	9108	19244 EAST VALLEY HWY S
062205	9109	19414 84TH AVE S
062205	9110	19416 84TH AVE S
062205	9111	19424 84TH AVE S
062205	9112	19422 84TH AVE S
062205	9120	20606 84TH AVE S
062205	9125	8615 S 192ND ST
062205	9136	8404 S 196TH ST
062205	9165	No Site Address
062205	9166	No Site Address
125370	0010	8001 S 194TH ST
125370	0030	8211 S 194TH ST
125370	0070	8247 S 194TH ST
125370	0090	8246 S 194TH ST
125370	0200	8702 S 192ND ST
125370	0210	8307 S 192ND ST
125370	0310	7622 S 188TH ST
125370	0360	7601 S 190TH ST
125370	0370	7651 S 190TH ST
125370	0400	19041 80TH AVE S
125370	0405	7620 S 192ND ST
125370	0440	19255 80TH AVE S
125370	0450	7818 NE 194TH ST
125370	0470	19001 80TH AVE S
125370	0490	7600 S 192ND ST
125370	0495	No Site Address
125370	0500	19301 80TH AVE S
125370	0510	19300 80TH AVE S
125371	0060	7513 S 180TH ST
125372	0013	7812 S 186TH PL
125372	0014	18201 80TH AVE S
125372	0015	18203 80TH AVE S
125372	0016	18191 80TH AVE S
125372	0017	No Site Address
125372	0030	18601 80TH AVE S
312305	9013	18221 84TH AVE S
312305	9014	18126 EAST VALLEY HWY S
312305	9018	19000 EAST VALLEY HWY S
312305	9031	18709 EAST VALLEY HWY S
312305	9033	18129 EAST VALLEY HWY S
312305	9054	18547 EAST VALLEY HWY S
312305	9055	18441 EAST VALLEY HWY S
312305	9059	19122 84TH AVE S
312305	9060	18211 EAST VALLEY HWY S
312305	9079	9021 S 180TH ST
312305	9082	18230 EAST VALLEY HWY S
312305	9098	18817 EAST VALLEY HWY S
312305	9105	18030 EAST VALLEY HWY S
312305	9113	18110 EAST VALLEY HWY S
312305	9117	18255 EAST VALLEY HWY S
312305	9121	8621 S 180TH ST
312305	9130	19118 84TH AVE S
312305	9131	8639 S 190TH ST
312305	9132	8638 S 192ND ST
312305	9139	8939 S 190TH ST
312305	9144	18226 EAST VALLEY HWY S
312305	9151	8819 S 180TH ST
312305	9161	18251 EAST VALLEY HWY S
312305	9162	18234 EAST VALLEY HWY S
312305	9163	18232 EAST VALLEY HWY S
312305	9165	No Site Address
312305	9176	18128 EAST VALLEY HWY S

AREA 70-60 2012 PHYSICAL INSPECTION		
Major	Minor	AddrLine
331060	0005	19443 76TH AVE S
331060	0100	19056 72ND AVE S
331060	0185	19308 68TH AVE S
331060	0250	19430 68TH AVE S
331060	0260	6910 S 196TH ST
331060	0261	6912 S 196TH ST
331060	0285	19450 68TH AVE S
331060	0305	6942 S 196TH ST
331060	0325	7038 S 196TH ST
331060	0365	No Site Address
331060	0370	7116 S 196TH ST
331060	0375	7130 S 196TH ST
331060	0385	7130 S 196TH ST
331060	0425	No Site Address
362304	9027	8214 S 192ND ST
362304	9040	18506 80TH PL S
362304	9046	18915 EAST VALLEY HWY S
362304	9049	18701 80TH PL S
362304	9050	19115 84TH AVE S
362304	9051	19001 84TH AVE S
362304	9054	18421 80TH PL S
362304	9055	18801 84TH AVE S
362304	9068	No Site Address
362304	9072	19115 84TH AVE S
362304	9073	19056 80TH AVE S
362304	9075	18905 84TH AVE S
362304	9076	19007 84TH AVE S
362304	9078	8040 S 192ND ST
362304	9082	18800 80TH PL S
362304	9084	18821 84TH AVE S
362304	9086	7979 S 180TH ST
362304	9090	7600 S 192ND ST
362304	9091	18101 80TH AVE S
362304	9092	8206 S 192ND ST
362304	9096	18020 80TH AVE S
362304	9098	8256 S 192ND ST
362304	9099	8230 S 192ND ST
362304	9100	8009 S 180TH ST
362304	9101	8041 S 180TH ST
362304	9102	No Site Address
362304	9103	No Site Address
362304	9116	18802 80TH AVE S
362304	9413	No Site Address
382900	0007	6915 S 196TH ST
382900	0008	19633 70TH AVE S
382900	0009	19644 70TH AVE S
382900	0010	7031 S 196TH ST
382900	0015	7101 S 196TH ST
382900	0025	19616 68TH AVE S
382900	0030	6921 S 196TH ST
382900	0040	19600 68TH AVE S
382900	0055	19808 68TH AVE S
382900	0065	19830 68TH AVE S
631440	0021	20831 77TH AVE S
631440	0080	7351 S 206TH ST
631440	0101	20676 72ND AVE S
631440	0120	20424 72ND AVE S
631440	0121	20416 72ND AVE S
631440	0140	7414 S 206TH ST
631440	0200	20245 77TH AVE S
631440	0240	7350 S 206TH ST
631500	0020	7421 S 202ND ST
631500	0040	7409 S 202ND ST
631500	0102	20206 72ND AVE S
631500	0124	20000 72ND AVE S
631500	0125	2000 72ND AVE S

AREA 70-60 2012 PHYSICAL INSPECTION		
Major	Minor	AddrLine
631500	0140	7400 S 202ND ST
631500	0141	20001 76TH AVE S
631500	0145	20007 76TH AVE S
631500	0150	No Site Address
631500	0219	7700 S 202ND ST
631500	0250	7701 S 200TH ST
631500	0251	7816 S 202ND ST
631500	0252	7701 S 200TH ST
631500	0253	7816 S 202ND ST
631500	0260	7800 S 202ND ST
631500	0280	7848 S 202ND ST
631500	0284	20021 80TH AVE S
631500	0285	20021 80TH AVE S
631500	0300	7730 S 202ND ST
631500	0301	20233 80TH AVE S
631500	0350	7701 S 202ND ST
631500	0360	7800 S 206TH ST
631500	0380	20411 80TH AVE S
631500	0381	7830 S 206TH ST
631500	0400	20455 80TH AVE S
631500	0420	7822 S 208TH ST
631500	0421	7855 S 206TH ST
631500	0422	7829 S 206TH ST
631500	0440	7819 S 206TH ST
631500	0460	7808 S 208TH ST
640760	0010	18404 72ND AVE S
640760	0050	18420 68TH AVE S
640760	0130	No Site Address
640760	0160	7115 S 182ND ST
640760	0170	18215 72ND AVE S
640760	0180	7201 S 182ND ST
640760	0190	No Site Address
640760	0195	7223 S 182ND ST
640760	0200	7235 S 182ND ST
660021	0010	No Site Address
660021	0020	No Site Address
660021	0030	No Site Address
660021	0040	No Site Address
660021	0050	No Site Address
660021	0060	No Site Address
660021	0070	No Site Address
660021	0080	No Site Address
660021	0090	No Site Address
660021	0100	No Site Address
660021	0110	6324 S 199TH ST
660021	0120	No Site Address
660021	0130	No Site Address
660021	0140	19802 62ND AVE S
660021	0190	No Site Address
660021	0200	No Site Address
660021	0210	No Site Address
660021	0220	No Site Address
660021	0230	No Site Address
660021	0240	20205 59TH AVE S
660021	0270	No Site Address
660021	0320	No Site Address
660021	0330	No Site Address
660021	0340	No Site Address
660021	0350	No Site Address
660021	0360	20025 RUSSELL RD S
788880	0040	6412 S 190TH ST
788880	0060	6200 S 190TH ST
788880	0080	6020 S 190TH ST
788880	0090	5900 S 190TH ST
788880	0111	1901 62ND AVE S
788880	0130	6040 S 194TH ST

AREA 70-60 2012 PHYSICAL INSPECTION		
Major	Minor	AddrLine
788880	0131	19221 62ND AVE S
788880	0132	19241 62ND AVE S
788880	0140	5920 S 194TH ST
788880	0150	5866 S 194TH ST
788880	0155	5872 S 194TH ST
788880	0160	5862 S 194TH ST
788880	0170	5858 S 194TH ST
788880	0180	5844 S 194TH ST
788880	0190	5820 S 194TH ST
788880	0200	19713 58TH PL S
788880	0210	19823 58TH PL S
788880	0330	19015 66TH AVE S
788880	0350	19206 64TH AVE S
788880	0360	19014 64TH AVE S
788880	0430	19437 66TH AVE S
788880	0440	19411 66TH AVE S
788880	0450	6403 S 194TH ST
788880	0460	6241 S 194TH ST
788880	0470	6203 S 194TH ST
788880	0480	19516 62ND AVE S
788880	0500	6051 S 194TH ST
788880	0535	5869 S 194TH ST
788880	0540	5851 S 194TH ST
788880	0550	19710 58TH PL S
788880	0560	19725 RUSSELL RD S
788880	0570	19715 RUSSELL RD S
788880	0580	19615 RUSSELL RD S
788890	0010	18436 CASCADE AVE S
788890	0030	18604 CASCADE AVE S
788890	0040	18449 CASCADE AVE S
788890	0060	6725 TODD BLVD
788890	0080	6700 S GLACIER ST
788890	0090	6601 S GLACIER ST
788890	0091	6701 S GLACIER ST
788890	0100	6601 S GLACIER ST
788890	0110	6545 S GLACIER ST
788890	0111	18475 OLYMPIC AVE S
788890	0120	6540 S GLACIER ST
788890	0121	18435 OLYMPIC AVE S
788890	0140	18325 OLYMPIC AVE S
788890	0150	18251 CASCADE AVE S
788890	0153	18370 OLYMPIC AVE S
788890	0155	18340 OLYMPIC AVE S
788890	0162	18260 OLYMPIC AVE S
788890	0164	6700 RIVERSIDE DR
788890	0170	18200 CASCADE AVE S
788890	0175	18300 CASCADE AVE S
883660	0020	18608 72ND AVE S
883660	0021	18630 72ND AVE S
883660	0030	18648 72ND AVE S
883660	0040	7030 S 188TH ST
883660	0050	18640 68TH AVE S
883660	0051	6900 S 188TH ST
883660	0055	7010 S 188TH ST
883660	0080	18815 72ND AVE S
883660	0081	7123 S 188TH ST
883660	0090	18840 72ND AVE S
883660	0095	18802 72ND AVE S
883660	0100	18852 72ND AVE S
883660	0102	19002 72ND AVE S
883660	0110	7046 S 190TH ST
883660	0130	6822 S 190TH ST
883660	0160	7043 S 190TH ST
883660	0170	19016 72ND AVE S