

**Commercial Revalue**

**2013 Assessment roll**

# **AREA**

# **75**

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

**Lloyd Hara, Assessor**



## **King County**

**Department of Assessments**

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

Dear Property Owners:

Property assessments for the 2013 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.

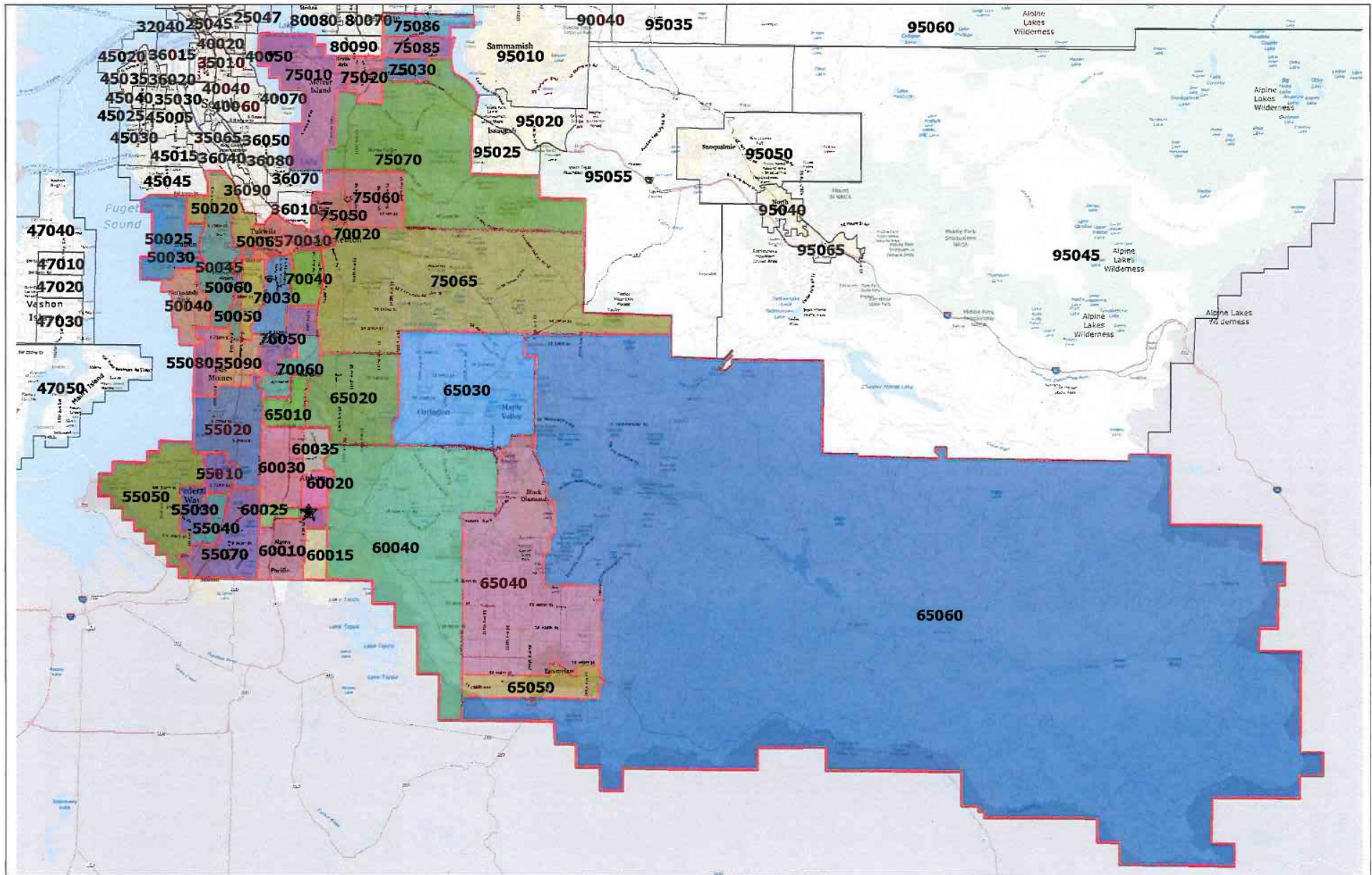
We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background 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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King County  
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## Executive Summary Report

**Appraisal Date:** 1/1/2013 for the 2013 Assessment Year

**Geographic Area:** 75

**Geographic Area Name:** Mercer Island, I-90 Corridor, Renton, and North Kent

**Previous Physical Inspection:** 2012

**Improved Sales Summary:** There were 30\* sales used from 1/1/2010 to 12/31/2012

### Sales Ratio Study Summary

	Improved Value	Sale Price	Ratio	COD
2012 Mean Value	\$2,165,800	\$2,500,300	86.60%	14.25%
2013 Mean Value	\$2,295,400	\$2,500,300	91.80%	5.97%
% Change	5.98%	-	6.00%	-58.11%

Coefficient of Dispersion (COD) is a measure of uniformity and the lower the number, the better the uniformity of property values. It is a standard statistical measure of the relative dispersion of the sample data about the mean of the data. The negative change in the COD represents an improvement.

\*All improved sales which were verified as good market transactions were used in the analysis. Note that time adjustments were not made due to lack of ample sales activity needed in order to make a meaningful time trend analysis.

The above ratio study results are based on a small sample size of verified market sales as they relate to the large population of improved parcels in the area. Consequently, the ratio study may not be a reliable tool for measuring the revaluation results of the overall commercial population within this geographic area for the 2013 Assessment Year.

### Parcel Population Summary

Area 75	2012	2013	Difference	% Change
Total Taxable	\$1,739,232,675	\$1,794,086,000	\$54,853,325	3.15%
Total Exempt	\$2,363,291,900	\$2,415,038,100	\$51,746,200	2.19%
Total Values	\$4,102,524,575	\$4,209,124,100	\$106,599,525	2.60%

Number of Parcels in the Population: 1,615 including vacant parcels but excluding specialty parcels.

## **Conclusion and Recommendation**

The recommended valuation level for the 2013 Assessment Year improved to 91.80%, a 6.00% improvement from the prior year. All of the statistical measures of uniformity used are within the IAAO standards. Since the values recommended in this report improve uniformity and assessment equity, we recommend posting these values for the 2013 Assessment Year.

Note that the year over year value change can be influenced by several factors as follow:

1. New construction or remodeling projects being completed (which can add significant value).
2. Variations in the Marshall & Swift Cost Estimator when using the cost approach to value.
3. Residential to commercial use conversions.
4. Parcel transfers between the commercial and residential divisions.
5. Zoning changes.
6. Segregations or mergers of parcels which change the overall size and valuation basis for a parcel.

## Analysis Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: April 17, 2013

### 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 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.

**Standards and Measurement of Data Accuracy:** Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected when necessary via field inspection.

**Special Assumptions and Limiting Conditions:** All three approaches to value were considered in this appraisal.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- A meaningful time trend analysis was not conducted due to a lack of data. Therefore, time adjustments were not made to the sales population.

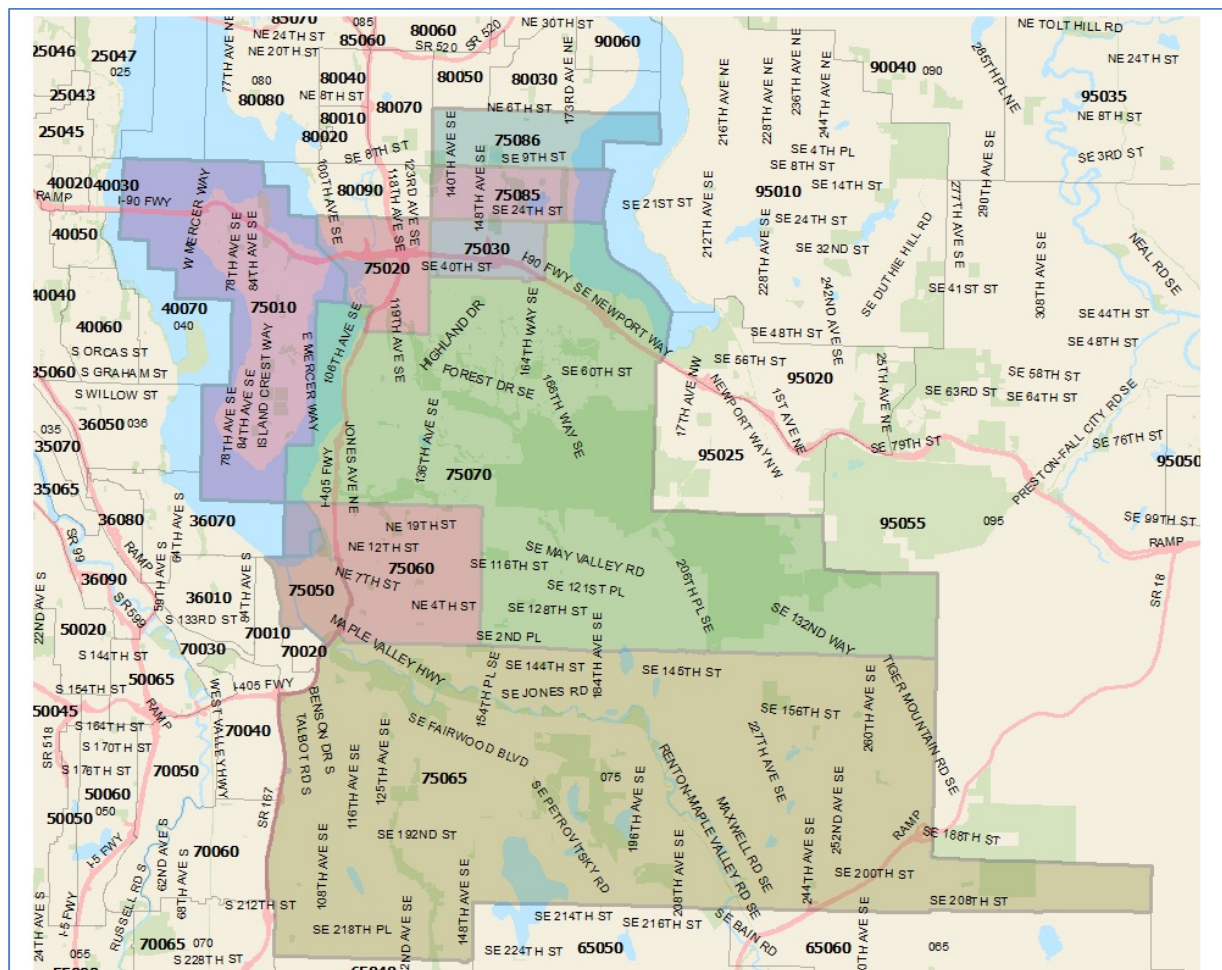


## Identification of the Area

### Boundaries:

- West – Mercer Island and Lake Washington. Rainier Ave, the Cedar River and I-405 once south of the Maple Valley Highway.
- North – SE 24<sup>th</sup> St to 132<sup>nd</sup> Ave NE to NE 8<sup>th</sup> St in Bellevue
- East – West Lake Sammamish Parkway north of I-90 and Issaquah Hobart Rd SE to the south
- South – SE 224th St in Kent

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



## Area Description

Area 75 is composed of the following areas: Mercer Island, Factoria, the Lake Hills and Kelsey Creek areas within Suburban Bellevue, the I-90 Corridor west of Issaquah, Lakemont, Eastgate, Somerset, Newport Hills, Newcastle, Kennydale, the Renton Highlands, portions of downtown Renton, the unincorporated Maple Valley area, Fairwood, the Cascade and Benson Hill neighborhoods of Renton, and the Panther Lake neighborhood of northern Kent. All of the area is considered suburban however, some

areas such as the I-90 Corridor and parts of Renton, have a larger business district than others. The area is unique in that it encompasses such a broad range of neighborhoods from high value properties in Mercer Island and parts of Suburban Bellevue to the more rural parts of Maple Valley and Renton.

### **MERCER ISLAND: Area 75-10**

**Boundaries:** The city of Mercer Island is an island located between Seattle and Bellevue.

- Boundaries include the entire island.

#### **Neighborhood Description**

Mercer Island is an upscale community located in Lake Washington between Seattle and Bellevue. It is connected by I-90 to both cities. Downtown Mercer Island has gone through an extensive makeover over the last several years. It consists of a blend of newer and outdated office, retail and mixed use buildings. Some of the properties with outdated buildings will continue to be redeveloped to their highest and best use as commercial financing becomes more available. The south end of the island also features a redeveloped neighborhood shopping center with a mix of retail and office space. Several years ago, Sound Transit also completed a new Park and Ride along I-90 which helped jumpstart several new developments that added hundreds of new apartments and condominiums to the town center and provided new office and retail space.

East Link light rail will go from Seattle to the Bel-Red/Overlake area of Bellevue. Construction is expected to start in 2015, with service in 2023. The City of Mercer Island is seeking a developer to partner for a transit oriented development that would work in conjunction with the coming light rail station. It would be located on the south side of I-90 in the retail corridor and would be within walking distance of the station. Another recent project is located in the central business district and is called Avaria. It is a mixed-use residential-retail building consisting of 166 residential apartments with ground floor retail, restaurants and a public plaza. It is located just northwest of the Starbucks on 76<sup>th</sup> Ave SE. Dollar Development has announced that it will break ground on the 85 unit second phase of The Mercer downtown. The steel and concrete five story building will have 1,800 square feet of retail space and will feature a sky bridge to the existing Phase I building. The project should be completed in mid-2013. QFC held its grand re-opening in October after completion of a renovation and modernization of the store.

There was also one published lease in 2012. Menchie's Frozen Yogurt leased 1,685 sf of retail space at 2650 77th Ave SE.

The primary zone codes in Mercer Island are TC, P, MF-2, MF-3, CO, B, PBZ, and a variety of residential codes.

### **BELLEVUE: Area 75-20, 75-30, 75-85 & 75-86**

**Boundaries:** Includes the southern portion of the city of Bellevue from Lake Washington to Lake Sammamish.

- West – 100<sup>th</sup> Ave SE
- North – NE 8<sup>th</sup> ST
- East – West Lake Sammamish Parkway
- South – SE 48<sup>th</sup> ST



## **Neighborhood Description**

Areas 75-20 Factoria, 75-30 Bellevue/I-90 Corridor, 75-85 Lake Hills, and 75-86 Crossroads, comprise the Suburban Bellevue neighborhoods contained in this report. South Bellevue is a busy and often congested area because of its numerous shopping centers. It offers most major services as well as ample employment opportunities to its residents. Each of these neighborhoods represents a distinct market within the south portions of the Suburban Bellevue market.

In Area 75-20, the big news has been the changes at T-Mobile with the AT&T merger not being approved, the hiring of a new CEO, and the announcement of a possible merger with Metro PCS out of Texas. The merger will likely go through in early 2013 however layoffs will likely occur which could have an effect on local businesses. The Factoria Mall has continued to add new tenants and made big news with the opening of the Walmart store in the old Mervyn's location. However, the mall did lose the Children's Quest Museum as they moved to downtown Bellevue to a much larger space. Factoria Village has stayed nearly full and as of year-end there was just one small vacant space. This shopping center is so popular that the parking lot fills up during busy times. Other news in Factoria is a new \$40-\$45M transfer and recycling station that will be built sometime in 2013. The location is still being firmed up.

To the east in Area 75-30, there has been little development activity other than a new multistory parking garage at the Toyota dealership and speculation about what will fill the former Bally's Athletic Club building location which remains vacant. The office buildings along I-90 have had a slight stabilization in vacancies and retail in this neighborhood is stable.

Area 75-85 has seen the opening of the Walmart and LA Fitness at Kelsey Creek Shopping Center as it went through a full redevelopment in 2012. The vacant former K-mart building was sitting dormant for years due to the strict rules of needing to daylight the creek that runs under the property. The owner, PMF Investments, successfully worked with the City of Bellevue to get this requirement waived which gave the green light to redevelop the property. A new line retail building was also opened and the center is getting much higher retail rents than the area has seen in some time. Key Bank still plans, but has yet to build, its new branch on the corner of 148<sup>th</sup> adjacent to the Kelsey Creek Shopping Center.

To the north, in the Lake Hills neighborhood of Area 75-86, the 1950's era Lake Hills Shopping Center is continuing to lease up its office space after the major renovation and construction in 2011. The three phase center is now called Lake Hills Village. There has been word that Phase II, originally scheduled for late 2011, may break ground sometime in 2013. Otherwise, there was little commercial activity in this neighborhood.

There was just one published lease consummated throughout the four neighborhoods. Dr. Song Optometrist Inc. leased 2,450 square feet of space at 17 148th Ave SE which is across the street to the west of Kelsey Creek Shopping Center in a medical building.

The primary commercial zoning codes in Factoria are: F1, F2, F3, CB, O, R10, R20 and R30. The primary commercial zoning codes along the I-90 Corridor are: CB, O, OLB, LI, R5, R10, and R20. Southeast Bellevue and Lake Hills neighborhoods remain mostly residential communities and offer much smaller and more unassuming shopping and service facilities. The primary zoning codes in Lake Hills are CB, NB, O, PO, R5, R10, R15, R20, and R30.

## **RENTON: Area 75-50, 75-60 & 75-65**

**Boundaries:** Portions of Renton, Kent and the Maple Valley are located south of Bellevue, east and south of Lake Washington to the unincorporated Maple Valley area.

- West – Lake Washington Blvd North, Rainier Ave and Highway 167
- North –SE 27<sup>th</sup> ST and SE 136<sup>th</sup> ST
- East – 276<sup>th</sup> Ave SE
- South –SE 208<sup>th</sup> ST, Airport Way, the Cedar River

## **Neighborhood Description**

The city of Renton, composed of Areas 75-50, 75-60 and 75-65, is located in King County and accessible by I-405, SR 167, SR 169, and I-5. The principal employers in Renton are Boeing, Valley Medical Center, Renton School District, Paccar, and the Federal Aviation Association. The employment base in Renton continues to diversify with high tech companies as well as many jobs in the service sector. Each of the three neighborhoods represents a distinct market within Renton.

Boeing's announcement that the newer 737 Max would be made in Renton was certainly great news for the entire Renton area. However, there are still concerns given that Boeing has purchased large amounts of land in South Carolina, so the Renton area still has some lingering concerns about Boeing's long term plans for the area. On the transportation side, recently completed I-405 has helped traffic flow considerably and has improved access into and out of downtown Renton.

Area 75-50 is the newest addition to Area 75 and was formerly part of Area 70-10. It encompasses the Renton Airport, The Landing, and all properties North/Northeast of the Cedar River to the I-405 border. This is a unique area as it isn't the same market as the core of downtown Renton and is a different market than the Renton Highlands to the east.

In Area 75-50, market activity is relatively flat other than continued progress at The Landing, the new outdoor shopping center which includes an LA Fitness gym and Regal 16 Cineplex at the south end of Lake Washington. Several new restaurants and larger retailers such as Ross and Cost Plus leased space in 2012 and all the medium and large spaces are full. There are a number of smaller spaces still available however they are filling up with more restaurants and shops each month. Also, the Renton Stadium underwent a \$9.3M renovation and the City of Renton is preparing to remodel or replace its 4,000 square foot Aerospace Training Center at the Renton Airport. Finally, Boeing announced it will be building a 567 stall parking lot on Logan Street across from its Renton operations. Otherwise, there was little development activity in this market.

Area 75-60 covers the Renton Highlands business districts along Sunset Boulevard and N.E. 4<sup>th</sup> Street. This area has a great deal of commercial properties consisting of retail, restaurants, industrial sites, and an abundance of multi-family units. Many of the newer residential developments in Renton are in this area. Along Sunset Boulevard, many buildings are still aged and this section is no longer the primary commercial center for the Renton Highlands, although vacancies are low and the area has a high traffic count.

There is a proposed 15,000/SF library to be constructed on Renton Housing Authority owned land near Sunset and Harrington slated for a 2014 opening. Currently, the Sunset Terrace with 100 units of low income housing resides at this location and the city has applied with HUD to relocate this 49 year old, 7.3 acre community so it can be redeveloped into as many as 500 mixed income units and will allow for other improvements along this corridor. Also, the Renton School District is planning an \$18.6M Early Childhood Learning Center at 1800 Index Ave NE. It will replace the Hillcrest Early Childhood Center that is on the site now.

Northeast 4<sup>th</sup> Street is the more desirable shopping and commercial center with high-end grocery stores, coffee houses, and other retail services to benefit the residents of new single-family homes, condominium, and apartment dwellers in this area. There was a new Firestone Tire Center built off 4<sup>th</sup> adjacent to the Safeway Center and a new mixed use condo project just south of NE 4<sup>th</sup> St. with retail/office that will occupy the bottom floor. City of Renton's Highlands Task Force continues to assess development potential for the Renton Highlands area (both the Sunset Boulevard and NE 4<sup>th</sup> Street corridors). There is also a planned phase-in of street widening on NE 4<sup>th</sup> Street in the Highlands area but thus far it has not broken ground. Finally, the QFC on NE 4<sup>th</sup> Street will be adding a fuel station sometime in 2013. Overall, there was not much new commercial activity in this neighborhood.

Most of the commercial zoning codes in this area consist of CA, CC, CN, CO, CS, RM-1, RM-C, R8, R-10, IL, and IL-P.

Area 75-65 covers the Benson Hill, Fairwood, and Panther Lake areas of Renton, Kent, and portions of unincorporated King county near Highway 169. This area offers primarily residential living with neighborhood shopping centers, office buildings, medical office buildings, schools, and churches. This is the most southern portion of area 75 that still has large tracts of vacant land and timber among the residential housing stocks.

In the Benson Hill area, there are a number of medical offices adjacent to the Valley Medical Center. Valley Medical inked a new deal with UW Medicine and is now cobranded as UW Medicine Valley Medical Center. North of here on 108<sup>th</sup> Ave, the Eagle Ridge project completed. It is a four story building with 117 apartment units. Key Bank opened a brand new branch located in the heart of Fairwood. Also, just south of the Fairwood retail area at the northwest corner of Southeast 180th Street and 140th Avenue Southeast, a 28 unit condo project is planned.

The first 11 townhomes in Habitat for Humanity's East King County's La Fortuna development were built on Petrovitsky Road. This is the first of four phases and will include 41 homes when complete in 2016. A proposed \$19M performing arts center and other updates at Liberty High School are underway. There was little additional new development in this neighborhood. Lindbergh High School continues to get site improvements including a new drop off location and repaving 8 of its 37 acres. A 75 unit apartment project called Heritage Hills Apartments on Puget Drive was announced. King County Housing Authority announced plans for a multifamily housing adjacent to its Vantage Glen manufactured housing project at 18100 107th Place S.E. in Renton.

There were just three published leases completed in the neighborhood. On 4/19/2012, Isola Investments leased 1,522 square feet of office space, American Fast Freight leased 2,017 square feet of office space, and Pacific ID leased 2,785 square feet of office space at 1400 Talbot Road S. from Renton Plaza Associates.

Most of the commercial zoning codes in this area are: CBSO, CC, CD, CN, COR, IL, M, MP, NB, NBSO, OSO, P-1 and abundant multi-family/residential zoning codes: R12SO, R14, R18SO, RMC, etc.

### **NEWCASTLE & NEWPORT HILLS: Area 75-70**

**Boundaries:** The city of Newcastle and Newport hills area located south of I-90 from Lake Washington to May Valley.

- West – Lake Washington
- North –Allen Street, SE 24<sup>th</sup> ST and Lake Sammamish
- East – Issaquah Hobart Road SE
- South –SE 136<sup>th</sup> ST and 27<sup>th</sup> ST in Kenndale

## **Neighborhood Description**

The City of Newcastle, Area 75-70, was incorporated in September of 1994 after a group of citizens sought autonomy from King County. It has an area of 4.4 square miles. Newcastle was home to coal mines between 1863 and 1963. Newcastle has continued to experience healthy growth. The city's business community is most adequately described as a retail service economy and provides a retail core for neighborhood commercial activity. This area is most comparable to south Bellevue.

The opulent Newcastle Golf Club is open to the public and is situated directly on one of the former large coal mines. The planned development of 56 Townhomes along Lake Boren, formerly a mobile home park, had its first 14 units completed. The new \$5.8M, 11,000 SF Newcastle Library south of the Safeway complex was also completed. The Rainier Moving Systems building sold at a premium in order to be converted into a self-storage facility.

Mutual Materials Brick Plant has put its site up for sale. With nearly 30 acres usable of land, it is the largest parcel of developable land in the neighborhood if not the entire Newcastle and Bellevue areas. This is exciting news for Newcastle given what the development could bring to the area.

The primary zoning codes are CB, LOS, MU, O, R4, R6, R8, R12, and R24. The schools are served by the Issaquah and Renton School Districts.

Newport Hills is located south of Factoria along the I-405 corridor. This community offers easy freeway access. It was largely developed in the 1960's and 1970's and consists mostly of residential housing with apartments and condominiums. Newport Hills has its own community shopping center which caters to neighborhood commercial activity and a swim club. The city is working with the residents and business owners in the Newport Hills area in order to come up with ideas for development as the shopping center continues to suffer 40% vacancy rates.

In Kenneydale, the new project application submitted for the Kenneydale Apartments has had no sign of breaking ground. It would be a mixed-use building with 230 apartment units, 2,500/SF of commercial space, and a single-story, 40,000/SF structure for artist/incubator space. Quendall Terminals announced that the project will not have any office space and there will be fewer residences than planned. The latest update is 692 residential units, 30,600 square feet of retail and restaurant space and nearly 1,340 parking stalls in 10 buildings. The highest building will be 64 feet tall. The site is a large, 21 acres redevelopment of a Superfund site on Lake Washington in Renton, just south of the Seahawks Headquarters. The owners have spent over \$7M cleaning up the site thus far.

## **Physical Inspection Area**

The northern half of neighborhood 75-65 was physically inspected this year given its size. The inspections consisted of 340 parcels. This area was physically inspected for the 2013 Assessment Year as required by WAC 458-07-0154(a). An exterior observation of the properties was made to verify the accuracy and the completeness of property characteristics data that affect value. It starts just north of the Maple Valley Highway (Highway 169), is bordered by I-405 to the west, extends east to Maple Valley, and extends south to the Panther Lake area at the Kent and Renton borders. This is one of the largest geographic neighborhoods within Area 75 and has a wide variety of property types. Most are small to mid-size commercial structures including industrial warehouses, neighborhood shopping centers, smaller stand-alone retail buildings, smaller office buildings, and a number of existing apartment and condo buildings.

## **Preliminary Ratio Analysis**

A Preliminary Ratio Study was done in April of 2013. The study included sales of improved parcels and showed a Coefficient of Variation (COV) of 17.66%, a Coefficient of Dispersion (COD) of 14.25%, a Weighted Mean Ratio (WM) of 86.6%, and a Price Related Differential (PRD) of 1.04%.

The study was also repeated after application of the 2013 recommended values. The results are included in the validation section of this report and show a COV of 8.03%, a COD of 5.97%, a WM of 91.80% and a PRD of 1.03%.

All four statistical measurements improved with the COV and COD improving substantially. The ratios are within the acceptable range and were affected by the slight increase of values of Area 75. Note that these statistical measurements can be affected by the following factors as they relate to the year over year value changes:

1. Construction cost variances. Marshall & Swift's cost model rose for the year for some categories of properties valued via Replacement Cost New Less Depreciation. There are many high value properties such as schools and churches that are valued via the cost approach so this helped cause the total value for the area rise.
2. New construction or remodeling projects being completed (which can add significant value).
3. Residential to commercial use conversions.
4. Parcel transfers between the commercial and residential divisions.
5. Zoning changes.
6. The comparison of contaminated value to market value for contaminated properties.
7. Segregations or mergers of parcels which change the overall size and valuation basis for a parcel.

## **Scope of Data**

### **Land Value Data**

Vacant sales from January 2010 through December 2012 were given primary consideration for valuing land. Historical sales going back to 2008 were included in the land report in order to provide additional perspective on land values in the area. Note that some parcels are impacted by wetlands, topography, streams, unusual jurisdictional requirements or other impacts. Although there are exceptions based on appraiser judgment, the land value for parcels with issues or impacts is typically the amount of usable area valued at the market rate per square foot for that zoning. For example, a 10,000/SF parcel that has a zoning valued at \$30/SF would normally be valued at \$300,000. However if this parcel has topography impacting 20% of the land, it would be valued at 8,000/SF times \$30/SF for a value of \$240,000.

### **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. There are a variety of methods the appraiser uses to verify sales. These include online research of news articles, use of CoStar, calling or sending letters to the purchaser and seller, inquiring with owners or tenants on site, contacting the real estate broker or contacting the property manager. Characteristic data is verified for all sales and an exterior observation of the properties is made to verify the completeness of property characteristics data that affect value. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedure manual, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

## Land Values

### Neighborhoods and Sales

The following is a breakdown of each neighborhood and a summary of the new sales considered. The assessor considered these and historic sales along with an analysis of current market listings as the primary method of establishing the new assessed land values for each neighborhood. When viewing the valuation increase or decrease for each area, note that there are a number of government, non-profit, and other tax exempt parcels that are part of the land population. At times, there are value changes in these exempt parcels that were done to equalize the assessed values with surrounding parcels of similar zoning. Also there are sometimes transfers of properties into the commercial department that are revalued as commercial rather than residential land which can lead to a year over year increase in value for a given parcel. Finally there are also zoning changes and segregations or mergers of parcels that can impact land values in an area. Combined, these can impact the overall increase or decrease for an area.

### Area 75-10 Mercer Island

Over the last five years, downtown Mercer Island has undergone major transformation where commercial space and multi-family units were created. In 2011, commercial land began to trade again. Parcel 531510-1425, the Windermere building, is considered a tear down sale and a mid to long term redevelopment holding given that the land value surpasses the total value of the property via the income approach. Parcel 531510-0505, the Hudsman Center, also has improvements (retail, restaurant, etc.) that are obsolete. The parcel to the North of the Hudsman is the Avaria, a six story mixed use development underway. This is the highest and best use for the property. Now that the commercial sector has stabilized, expect to see more developments like this on Mercer Island. Vacant land prices for commercially zoned parcels in Mercer Island are still between \$75 and \$100 per SF in the downtown core area when adjusted for usable area.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price/SQ FT
531510-1425	Jul-11	\$3,700,000	40,795	TC	Downtown	\$90.70
122404-9111	Sep-11	\$375,000	19,602	MF-2	Downtown	\$19.13 (limited to 6 units due to topography, etc.; \$62,500/unit; \$76.53/SF based on usable area)
531510-0505	Nov-11	\$8,000,000	82,020	TC	Downtown	\$97.54
531510-1165	Jul -11	\$1,400,000	20,835	B	Downtown	\$67.19

The overall year over year change in commercial land values on Mercer Island is 0.4%.

### Areas 75-20 Factoria; 75-30 Bellevue/I-90 Corridor; 75-85 Lake Hills; 75-86 Crossroads

These areas comprise the Bellevue markets north and south of I-90. Commercial construction has been fairly flat in these areas with the exception of several remodels and the Phase I completion of the Lake Hills Village. Land prices are mostly flat due to so few land transactions occurring at this time; only one transpired in 2010. However, there were two land sales in prime locations that commanded a premium value for two separate Key Bank sites. These two sales (the \$82.49/SF and \$80.00/SF sales on the grid) were at the very high end of the market as they are at key, high traffic sites. They were both former Shell gas stations that sold with the improvements removed and the soil cured from any contamination.



Neighborhoods 75-85 and 75-86 are primarily residential areas with neighborhood shopping centers. Area 75-20 is Factoria and remains the primary shopping and commercial center of south Bellevue. Area 75-30 is primarily made up of the I-90 office buildings and warehouses just north of the freeway. Vacant land prices for commercially zoned parcels in Factoria and along the I-90 Corridor are between \$17 and \$83 per SF. In the Crossroads area, commercial parcels are between \$22 and \$80 per SF.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
128362-0060	Aug-09	\$2,800,000	33,944	OLB	I-90 / E Bellevue	\$82.49
352505-9057	Sep-09	\$1,800,000	22,500	NB	Crossroads	\$80.00
022785-0030	Jan-10	\$1,353,000	31,996	R-30	Factoria	\$42.29
032405-9151	Aug-12	\$325,000	108,943	R-20	Suburban Bellevue	\$2.98 (5,000/SF of usable area; \$65/SF counting only usable area.

The collective year over year value change of commercial land parcels in these combined market areas is 0.3%.

#### **Area 75-50 North Renton; 75-60 Renton Highlands; 75-65 Renton/Fairwood**

Demand for vacant land has tapered in the Renton area with the shift in the commercial real estate market. There was one land sale last year on NE 4<sup>th</sup> St in the Renton Highlands and it will be the site of a new Firestone Auto Center.

Commercially zoned parcels sold for \$12 to \$80 per SF, Multifamily zone parcels sold for \$12 to \$32 per SF, and Mineral and Residential land sold for \$0.26/SF to \$3/SF depending on location, lot size, topography, etc.

Land sales for this area are as follow:

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
312305-9094	Jan-08	\$1,100,000	87,120	CO	Renton/Talbot	\$12.63
322305-9040	Jan-08	\$1,100,000	92,782	R24	Renton	\$11.86
247390-0010	Jan-09	\$3,300,000	53,013	CB	Fairwood	\$80.68
032205-9033	Sep-09	\$250,000	84,942	R6	Renton/Panther Lake	\$2.94
177623-0280	Feb-10	\$100,000	6,895	CA	Highlands	\$14.50
162305-9098	Mar-10	\$1,750,000	70,219	CA	Highlands	\$24.92
092305-9131	Mar-10	\$357,000	13,503	RM-F	Highlands	\$26.44
092305-9058	Aug-10	\$450,000	38,768	CV	Highlands	\$11.61
088661-0010	Aug-10	\$10,004,404	816,686	OLB	North Renton	\$12.25
092305-9050	Sept-11	\$875,000	53,013	CA	Highlands	\$16.51
332306-9081; 332306-9082	Sept-12	\$385,000	1,829,520	50% M 50% RA5	Maple Valley Hwy Area	\$0.21 (8 acres unusable so adjusted value is \$0.26/SF)
232305-9210; 232305-9211	May-12	\$1,653,000	131,454	CA	Maple Valley Hwy Area	\$12.57

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
292305-9178	May-12	\$1,000,000	41,420	CA	Benson Hill	\$24.14
152305-9124	Dec-12	\$470,000	22,092	CA	Highlands	\$21.27
332306-9016	Dec-12	\$1,500,000	3,903,411	M	Maple Valley Hwy Area	\$0.38

The collective year over year value change of commercial land parcels in these combined market areas is 0.8%.

### **75-70 Newcastle/Kennydale/Maple Valley area**

There has been little to no vacant parcel sale activity in the Newcastle and Kennydale area.

Vacant land prices for commercially zoned parcels in this area range from \$7 to \$43 per SF.

Parcel Number	Sale Date	Sale Price	Lot Size	Zoning	Neighborhood	Price / SQ FT
334570-0057	Apr-09	\$165,000	38,840 (6,000 usable)	CA	Newcastle	\$27.50/SF usable area; \$4.25/SF including wetlands
334210-3270	Jun-09	\$447,500	19,564	CN	Kennydale	\$22.87
282405-9108	Dec-10	\$1,795,000	229,125	MU	Newcastle	\$7.83

The collective year over year value change of commercial land parcels in the market areas is 1.64%.

## **Land Sales, Analysis, Conclusions**

Within Geographic Area 75, which has 2,525 parcels of land (including the Specialty areas), there were 15 land sales that occurred during the last three years. These land sales combined with market data, discussions with real estate experts and property owners, and land listings were used to determine the indicated market ranges for each neighborhood based on zoning. Given the scarcity of recent commercial land sales, sales from 2008 and 2009 as well as land sales in adjacent commercial neighborhoods were also given consideration. In Area 75, the market for land has been relatively quiet as very few land sales have occurred given the limited demand from buyers looking to develop commercial property. The exception is Mercer Island, where several key land purchases for future redevelopment have occurred.

The recommended land value for the 2012 Assessment Year resulted in an increase of 0.7% from the previous year. The previous assessed value of \$3,800,150,084 increased to \$3,826,731,040. Consideration must be given to the fact that the overall year over year value can be skewed by several factors as follow:

1. Parcel transfers occur between the commercial and residential divisions.
2. Zoning changes.
3. The comparison of contaminated value to market value for contaminated properties.
4. Segregations or mergers of parcels which change the overall size and valuation basis for a parcel.

All of these have an impact on the collective assessed land value change for the area.

	2012 Total	2013 Total	\$ Change	% Change
Total Land Values	\$3,800,150,084	\$3,826,731,040	\$26,580,956	0.7%

A list of vacant land sales used and those considered not reflective of market (titled Sales Not Used), are included in the addendum section of this report.

Neighborhoods										
Property Types	Zone	75-10 Mercer Island	75-20 Factoria	75-30 Bellevue/L-90 Corridor	75-50 North Renton	75-60 Renton Highlands	75-65 Renton/Fairwood/Kent	75-70 Newcastle/Kenytal e/Nagle Valley	75-85 Lake Hills	75-86 Crossroads
Industrial Land	Bellevue: LI		\$8.00-\$22.00/SF	\$13.00-\$35.00/SF						
	Newcastle: MU, MU/L, MU/R							\$1.75-\$20.00/SF		
	Issaquah: IC, M									
	Renton: IH, IM, IL				\$10.00-\$18.00/SF	\$7.00-\$8.00/SF	\$7.00/SF			
	King County: I, IP, IS, M						\$25-\$77.00/SF	\$50-\$85/SF		
	Kent: MI, ML, CMI, CM2							\$50-\$85/SF		
Commercial Land	Mercer Island: B, PEZ, CO, P, TIC	\$12.00-\$50.00/SF								
	Bellevue: CB, FI, F2, F3, CC, NB, O, OLB, OLB-OS, OP, P, PO		\$15.00-\$45.00/SF	\$15.00-\$45.00/SF				\$8.00-\$30.00/SF \$1.75-\$27.00/SF	\$19.00-\$24.00/SF	\$18.00-\$45.00/SF
	Newcastle: CB, LOS, MU, MU-L, R, MU-C, NB, O									
	Issaquah: CF-E, CF-F, CF-OS, CBD, PO, R, U-V, UV-EV							\$5.00-\$10.00/SF		
	Renton: CA, CC, CD, CN, CO, COR, CS				\$5.00-\$28.00/SF	\$1.00-\$20.00/SF	\$1.00-\$25.00/SF	\$1.25-\$38.00/SF		
	King County: CB, NB, NBP, O, OP, OS			\$13.00-\$43.00/SF			\$3.00-\$20.00/SF	\$8.00-\$15.00/SF		
	Kent: CC, CC-MU, DC, DCE, CC, CC-E, MU, NC, NCC, O, O, MU						\$4.00-\$15.00/SF			
	Mercer Island: ME-2L, ME-2, ME-3	\$19.00-\$75.00/SF								
	Bellevue: R-10, R-15, R-20, R-30		\$2.00-\$35.00/SF	\$12.00-\$18.00/SF				\$1.25-\$40.00/SF \$13.00-\$17.00/SF	\$1.25-\$20.00/SF	\$3.00-\$20.00/SF
	Newcastle: R-12, R-18, R-24, R-48									
Multi-Family Land	Issaquah: ME-M, ME-H, MU/R									
	Renton – CV, RMH, R-14, RM-C, RM-N, RM-LU, RMH, RMF, UC-NL, UC-N2					\$2.00-\$33.00/SF	\$1.00-\$11.00/SF			
	King County – RI-2, RI-2P, R24, RI-8, R48				\$16.00-\$20.00/SF		\$50-\$14.00/SF	\$12.00/SF		
	Kent: MHP, MRD, MRG, MRM, MRT12, MRT16						\$1.75-\$10.00/SF			
	Mercer Island: R-8.4, R-9.6, R-12, R-15	\$3.00-\$60.00/SF								
	Bellevue: R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-6		\$4.00-\$40.00/SF	\$5.00-\$14.00/SF				\$1.25-\$40.00/SF	\$2.00-\$14.00/SF	\$50-\$14.00/SF
	Newcastle: R-1, R-4, R-6							\$50-\$17.00/SF		
	Renton – R-1, R-4, R-5, R-8, R-10				\$10.00-\$35.00/SF	\$1.00-\$25.00/SF	\$1.50-\$17.00/SF	\$2.00-\$25.00/SF		
	King County – RI, RA2.5, R4, RA5, RA5P, R6, R6P, R8, RA10			\$13.00/SF			\$0.15-\$8.00/SF	\$35-\$18.00/SF		
	Kent: SR-1, SR-4.5, SR-6, SR-8			\$13.00/SF			\$1.25-\$8.00/SF	\$35-\$18.00/SF		

## Improved Parcel Total Values

### Sales Comparison Approach Model Description

When sufficient sales are present, the sales approach is the most reliable of the three approaches to valuation. The sales price ranges helped establish a general upper and lower market boundary for the various property types within each subject area. The sales are organized into market segments based on predominate use and each segment reflected a market price per square foot of net rentable area. The sales comparison model was also based on occupancy use, age, condition, and size. There are 30 improved sales in Area 75 considered fair market transactions reflective of market conditions, which was a slight improvement from the 2012 Assessment Year when there were just 24 improved sales.

There were several categories of properties in Area 75 where the sales comparison approach was used. Below is a list of property types where the sales comparison approach was the dominant valuation method used:

Property Type	Value Range
Mobile Home/RV Parks	\$30,000-\$60,000/Pad
Day Cares	\$170/SF-\$220/SF
Mini Lube Auto Centers	\$325/SF-\$390/SF
Airplane Hangars	\$85/SF
Banks	\$175/SF-\$350/SF

### Sales Comparison Calibration

The search for comparable sales occurred within each geographic neighborhood and was expanded to include the surrounding neighborhoods within the geographic area. Location, quality, and effective year were factors considered for adjustment.

### Cost Approach Model Description

The Marshall & Swift Commercial Estimator was used to calculate valuation estimates for all properties via the cost approach to value. This approach is either Replacement Cost New (RCN) or Replacement Cost New Less Depreciation (RCNLD). Many exempt properties are valued using the cost approach including schools, libraries, community centers, churches, fire stations, and public utility buildings. The cost approach is often used as the initial valuation indicator for new construction projects and also for special use properties where no income data or market data exists.

### Cost Calibration

The Marshall & Swift Valuation modeling system built into the Real Property Application is calibrated to the western region and the Seattle area. Depreciation is also based on studies done by Marshall & Swift Valuation Service for the various property types and section uses. Typically, a commercial building will have a life of 35-50 years depending on the construction quality and type of building.

## **Income Capitalization Approach Model Description**

Economic income information was collected predominately from the market place via in person visits, phone or email conversations with property owners, tenants, property managers; market reporting services such as CoStar, Officespace.com, Loopnet, and CBA; and from fee appraisals, journals, and publications. This data helps in the formulation of Economic income tables that help assure a uniform approach to valuation. They stratified by effective year and building quality for each applicable property type. Tables were created for retail, office, medical/dental office, service garage, warehouses, light industrial, supermarkets and other property types that had sufficient data. A 'no income' table was created to include those properties where the income approach is not applicable or that were valued via another method due to lack of income data.

## **Income Approach Calibration**

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective year built, and construction quality as recorded in the Assessor's records.

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), owner provided rent rolls, 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.

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 for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service 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 – 16<sup>th</sup> Annual Real Estate Trends. The effective year built and condition of each building determines the capitalization rate used by the appraiser. 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 next page shows a table that summarizes this data for both the Puget Sound and National markets.



SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2012	Seattle	5.48%	5.77%	6.42%	
		Pacific Region	6.38%	7.15%	6.61%	
PWC / Korpaz	4Q 2012	Pac. NW	6.96% 8.42% 6.50% 7.42%	- - - -	- - - -	Range = 4.5% to 10.00% (Inst. Grade) Range = 5.0% to 12.00% (Non-Inst. Grade) CBD Office Suburban Office
CBRE: Capital Markets Cap. Rate survey.	Aug.-12					CBRE professional's opinion of where cap rates are likely to trend in the 2 <sup>nd</sup> ½ of 2012 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	5.50% - 5.75% 6.00% - 7.00% 6.50% - 7.00% 7.00% - 8.00% 5.50% - 6.25% 6.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00% - - - - - - - -	- - - - - - - - 5.25% - 5.50% 6.00% - 6.25% 6.00% - 6.50% 7.00% - 7.50% - - -	- - - - - - - - - - - - - 5.50% - 6.75% 5.75% - 7.75% 6.00% - 7.50% 6.00% - 8.50%	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 A (Neigh./Comm.) – Value Added Class B (Neigh./Comm. w/Grocery) Class B (Neigh./Comm.) – Value Added
	Feb.-13					
		Seattle	5.00% - 5.75% 6.00% - 7.00% 5.50% - 6.50% 7.00% - 8.00% 6.00% - 6.50% 6.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00% - - - -	- - - - - - - - 5.00% - 5.75% 6.00% - 6.75% - -	- - - - - - - - - - 5.50% - 5.75% 6.50% - 7.50%	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 B Class A (Neigh./Comm. w/Grocery) Class B (Neigh./Comm. w/Grocery)
Real Capital Analytics	4Q 2012	Seattle	5.10% - -	- 7.60% -	- - N/A	5.80% - Prior 12 mos. (thru Q4 '12) 6.90% - Prior 12 mos. (thru Q4 '12) 6.40% - Prior 12 mos. (thru Q4 '12)
IRR: Viewpoint for 2013	Yr. End 2012	Seattle	5.50% 6.00% - - -	- - 6.00% 6.00% - 7.50% -	- - - - 6.00% 6.00%	<u>"Institutional Grade Properties"</u> CBD Office Suburban Office Industrial Industrial/Flex Reg./Comm. Mall Neigh. Retail
Marcus & Millichap	Yr. End 2012	National	- - -	- - -	5.90% 7.90% 7.70%	Urban Properties Regional Malls Strip Centers
Colliers International Office Highlights	Q4 2012	Seattle - Puget Sound	4.40% 7.40%	- -	- -	CBD Office Suburban Office
Costar	Yr. End 2012	King County	6.68% - -	- 7.50% -	- - 7.17%	Size <100k/SF; CapRate <15%; \$/SF >\$100/SF Size <100k/SF; CapRate <15%; \$/SF >\$20/SF Size <100k/SF; CapRate <15%; \$/SF >\$100/SF

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	4Q 2012	National	6.03% 7.65% 7.06% - 7.08% 5.80%	7.80% 8.50% 8.02% - 12.72% 7.14%	7.36% 10.62% 6.69% - 7.02% 6.71%	Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+
PWC / Korpaz	4Q 2012	National	6.70% 7.42% 7.84% - - - - -	- - - 8.54% 6.73% - - -	- - - - - 6.83% 6.98% 7.06%	CBD Office - (4.25% - 10.00%) Sub. Office - (5.00% - 10.50%) Medical Office - (5.75% - 11.00%) Flex/R&D - (7.12% - 8.54%) Warehouse - (5.00 - 10.00%) Regional Mall - (4.50% - 10.00%) Power Center - (6.00% - 8.75%) Neigh. Strip Ctrs. - (5.25% - 9.50%)
Real Capital Analytics	4Q 2012	National	6.80% - -	- 7.60% -	- - 7.00%	7.10% - Prior 12 mos. (thru Q4 '12) 7.70% - Prior 12 mos. (thru Q4 '12) 7.01% - Prior 12 mos. (thru Q4 '12)
IRR: Viewpoint for 2013	Yr. End 2012	National	7.65% 7.91% - - - -	- - 7.75% 8.30% - -	- - - - 7.28% - 7.60% 7.66%	"Institutional Grade Properties" CBD Office - (Range 5.00% - 10.50%) Sub. Office - (Range 6.00% - 9.00%) Industrial - (Range 6.00% - 9.75%) Flex Industrial - (Range 6.75% - 9.50%) Reg./Comm. Mall - (Range 6.00% - 8.75%) Neigh. Strip Ctrs. - (Range 6.00% - 9.00%)
RERC-CCIM: Investment Trends Quarterly	4Q 2012	National W. Region	6.30% 5.20% - 6.20% 6.30%	7.40% 6.30% - 7.00% 7.00%	7.10% 6.20% - 6.70% 5.70%	RERC Realized Cap Rates NCREIF Implied Cap Rates
Colliers International Office/Industrial Highlights	Q4 2012	National	7.40% 7.80% - -	- - 7.79% 7.75%	- - - -	CBD Office Suburban Office\ U.S. Total West Region
Marcus & Millichap	Yr.End 2012	National	- - - - - -	- - - - - -	5.90% 7.90% 7.70% High 7.00% Low 7.00% Low 7.00%	Urban Properties Regional Malls Strip Centers Net Lease - Big Box Net Lease - Drug Store Net Lease - Quick Service Rest.
Calkain: Net Lease Economic Report	Yr End 2012	National	- - - - - -	- - - - - -	7.18% 7.04% 7.20% 7.25% 8.00% 6.07%	Overall (Average) Drug Store Quick Service Rest. Restaurant Big Box Banks
The Boulder Group: Net Lease Market Report	4Q 2012	National	8.04%	8.15%	7.25%	Overall (Average)
Cassidy/Turley: Single Tenant Net Lease Overview	3Q 2012	National	- - - - -	- - - - -	6.90% 6.80% 7.10% 8.20% 7.70% 6.40%	Industrial Drug Store Quick Service Rest. Jr. Big Box - (20,000K/SF - 39,999/SF) Mid. Big Box - (40,000K/SF - 79,999/SF) Mega Big Box - (80,000/SF +)

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 75 to develop the income model. The range of capitalization rates in the income model for Area 75 reflects the variety of properties in this area.

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited

to be valued via the income approach. Property types in Area 75 that are valued by the income approach include, but are not limited to, offices, retail stores, industrial and mixed-use buildings.

### Income Parameters Used

A summary of the income parameters used for the income capitalization tables is below. Please note that the summary shows the combined ranges for all neighborhoods in Area 75.

Land Use	Rent Range Per Sq Ft	Vacancy/Collection Loss Percentage	Expense Rate	Capitalization Rate
Medical/Dental Office	\$17.00 - \$31.00	7% - 12%	10% - 42%	6.75% - 8.50%
Office	\$11.50 - \$30.00	7% - 14%	10% - 47%	6.50% - 8.75%
Warehouse/Storage	\$4.25 - \$10.00	7% - 10%	10%	6.75% - 9.25%
Industrial/Manufacturing	\$4.25 - \$14.50	7% - 10%	10%	6.75% - 9.25%
Auto Service/Repair	\$7.00 - \$20.00	7% - 10%	10%	6.75% - 9.25%
Retail Stores	\$9.50 - \$29.00	7% - 9%	10%	6.75% - 9.00%
Line Retail	\$11.50 - \$29.00	7% - 9%	10%	6.75% - 8.75%
Discount Stores & Supermarkets	\$8.25 - \$19.00	7% - 10%	7% - 10%	6.75% - 8.75%
Convenience Stores	\$12.50 - \$29.00	7% - 9%	10%	6.75% - 8.75%
Restaurant/Fast Food	\$14.50 - \$33.00	7% - 10%	10%	6.75% - 8.75%

### Reconciliation

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 cap rates were ascertained from sales, and along with data from surveys and publications, those parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances.

### Model Validation

Total Value Conclusions, Recommendations and Validation:

Overall, the area experienced a slight increase in values. Several categories of properties such as medical offices, some retail buildings, mobile home parks, some restaurants and day cares were increased in order to bring them to market value. Office and industrial properties were mostly flat throughout Area 75. Overall, market activity is fairly quiet except for the projects talked about earlier in the report.

The new assessment level, as measured by the weighted mean, is 91.80% for the 1,615 parcels in Area 75. The standard statistical measures of valuation performance are presented both in the Executive Summary

and in the Ratio Analysis charts included in this report and are within the standards set by the International Association of Assessment Officers (IAAO).

	2012 Total	2013 Total	\$ Change	% Change
<b>Total Taxable</b>	\$1,739,232,675	\$1,794,086,000	\$54,853,325	3.15%
<b>Total Exempt</b>	\$2,363,291,900	\$2,415,038,100	\$51,746,200	2.19%
<b>Total Value</b>	\$4,102,524,575	\$4,209,124,100	\$106,599,525	2.60%

**Note:** Additional details and information regarding aspects of the valuations and the report are retained in the working files kept in the Assessor's office.

# USPAP Compliance

## Client and Intended Use of the Appraisal

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others 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**

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. [1961 c 15 §84.36.005]

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. [1989 c 246 § 4]

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 definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the 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

I certify that, to the best of my knowledge and belief:

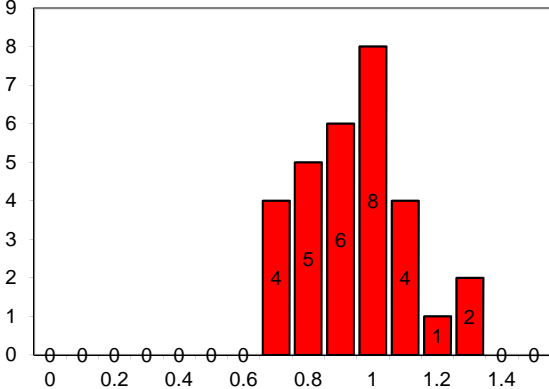
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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:

Physical inspection revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification and new construction evaluation.

Area 075 - I-90 Corridor to Kent  
2013 Assessment Year

<i><b>Parcel Number</b></i>	<i><b>Assessed Value</b></i>	<i><b>Sale Price</b></i>	<i><b>Sale Date</b></i>	<i><b>Ratio</b></i>	<i><b>Diff: Median</b></i>
516970-0115	1,974,000	2,580,000	12/28/2012	0.7651	0.1305
761680-0050	1,365,800	2,035,000	12/24/2012	0.6712	0.2245
352505-9075	1,019,600	1,300,000	12/20/2012	0.7843	0.1113
418230-0110	102,500	125,000	12/20/2012	0.8200	0.0756
008700-0333	779,700	800,000	12/14/2012	0.9746	0.0790
220710-0725	385,900	560,000	11/5/2012	0.6891	0.2065
756510-0005	4,567,500	4,250,000	9/24/2012	1.0747	0.1791
022405-9010	985,400	840,000	8/6/2012	1.1731	0.2775
334570-0060	1,021,400	1,063,000	6/20/2012	0.9609	0.0652
272405-9076	2,925,100	4,567,000	6/12/2012	0.6405	0.2551
112305-9073	600,400	495,000	5/14/2012	1.2129	0.3173
082405-9212	2,108,100	3,339,000	4/5/2012	0.6314	0.2643
172305-9105	346,300	350,000	2/29/2012	0.9894	0.0938
761680-0400	428,300	545,000	11/9/2011	0.7859	0.1097
152305-9031	5,130,800	5,650,000	9/1/2011	0.9081	0.0125
722400-0155	1,058,300	875,000	6/13/2011	1.2095	0.3139
545330-0166	1,383,500	1,630,000	5/27/2011	0.8488	0.0468
162305-9089	5,702,600	6,050,000	5/23/2011	0.9426	0.0470
545230-0395	829,800	1,075,000	3/25/2011	0.7719	0.1237
418230-0080	72,300	95,000	3/24/2011	0.7611	0.1346
334330-1100	1,860,000	1,999,900	1/18/2011	0.9300	0.0344
032305-9044	1,535,900	1,850,000	1/5/2011	0.8302	0.0654
092405-9012	1,413,000	1,600,000	12/16/2010	0.8831	0.0125
102405-9046	895,900	845,000	11/30/2010	1.0602	0.1646
082305-9096	489,100	525,000	8/12/2010	0.9316	0.0360
082305-9129	321,100	300,000	8/10/2010	1.0703	0.1747
418230-0080	72,300	90,000	5/19/2010	0.8033	0.0923
142370-0931	725,800	725,000	4/12/2010	1.0011	0.1055
112405-9015	23,146,000	27,000,000	4/5/2010	0.8573	0.0384

Area 075 - I-90 Corridor to Kent  
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:																																								
South Crew	1/1/2012	4/16/2013	1/1/10 - 12/31/12																																								
Area	Appr ID:	Prop Type:	Trend used?: Y / N																																								
75	CSAV	Improvement	N																																								
SAMPLE STATISTICS																																											
Sample size (n)	30	<div>Ratio Frequency</div> 																																									
Mean Assessed Value	2,165,800																																										
Mean Sales Price	2,500,300																																										
Standard Deviation AV	4,210,723																																										
Standard Deviation SP	4,897,612																																										
ASSESSMENT LEVEL																																											
Arithmetic mean ratio	0.897	<div>These figures reflect measurements before posting new values.</div> <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>																																									
Median Ratio	0.896																																										
Weighted Mean Ratio	0.866																																										
UNIFORMITY																																											
Lowest ratio	0.6314																																										
Highest ratio:	1.2129																																										
Coeffient of Dispersion	14.25%																																										
Standard Deviation	0.1584																																										
Coefficient of Variation	17.66%																																										
Price-related Differential	1.04																																										
RELIABILITY																																											
95% Confidence: Median																																											
Lower limit	0.803																																										
Upper limit	0.961																																										
95% Confidence: Mean																																											
Lower limit	0.841																																										
Upper limit	0.954																																										
SAMPLE SIZE EVALUATION																																											
N (population size)	979																																										
B (acceptable error - in decimal)	0.05																																										
S (estimated from this sample)	0.1584																																										
Recommended minimum:	39																																										
Actual sample size:	30																																										
Conclusion:	Uh-oh																																										
NORMALITY																																											
Binomial Test																																											
# ratios below mean:	15																																										
# ratios above mean:	15																																										
z:	-0.182574186																																										
Conclusion:	Normal*																																										
*i.e., no evidence of non-normality																																											

Area 075 - I-90 Corridor to Kent  
2013 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>
516970-0115	2,464,600	2,580,000	12/28/2012	0.9553	0.0001
761680-0050	1,649,600	2,035,000	12/24/2012	0.8106	0.1448
418230-0110	121,300	125,000	12/20/2012	0.9704	0.0150
352505-9075	1,242,200	1,300,000	12/20/2012	0.9555	0.0001
008700-0333	779,700	800,000	12/14/2012	0.9746	0.0192
220710-0725	494,400	560,000	11/5/2012	0.8829	0.0725
756510-0005	4,232,100	4,250,000	9/24/2012	0.9958	0.0404
022405-9010	883,200	840,000	8/6/2012	1.0514	0.0960
334570-0060	1,021,400	1,063,000	6/20/2012	0.9609	0.0055
272405-9076	3,501,800	4,567,000	6/12/2012	0.7668	0.1886
112305-9073	533,500	495,000	5/14/2012	1.0778	0.1224
082405-9212	3,165,500	3,339,000	4/5/2012	0.9480	0.0074
172305-9105	337,200	350,000	2/29/2012	0.9634	0.0080
761680-0400	535,800	545,000	11/9/2011	0.9831	0.0277
152305-9031	5,221,100	5,650,000	9/1/2011	0.9241	0.0313
722400-0155	954,000	875,000	6/13/2011	1.0903	0.1349
545330-0166	1,452,600	1,630,000	5/27/2011	0.8912	0.0642
162305-9089	5,827,900	6,050,000	5/23/2011	0.9633	0.0079
545230-0395	917,500	1,075,000	3/25/2011	0.8535	0.1019
418230-0080	81,940	95,000	3/24/2011	0.8625	0.0929
334330-1100	1,852,000	1,999,900	1/18/2011	0.9260	0.0294
032305-9044	1,598,100	1,850,000	1/5/2011	0.8638	0.0916
092405-9012	1,413,000	1,600,000	12/16/2010	0.8831	0.0723
102405-9046	895,900	845,000	11/30/2010	1.0602	0.1048
082305-9096	505,400	525,000	8/12/2010	0.9627	0.0073
082305-9129	296,300	300,000	8/10/2010	0.9877	0.0323
418230-0080	81,940	90,000	5/19/2010	0.9104	0.0450
142370-0931	752,100	725,000	4/12/2010	1.0374	0.0820
112405-9015	24,302,800	27,000,000	4/5/2010	0.9001	0.0553
082205-9228	1,747,400	1,850,000	3/2/2010	0.9445	0.0109

Area 075 - I-90 Corridor to Kent  
2013 Assessment Year

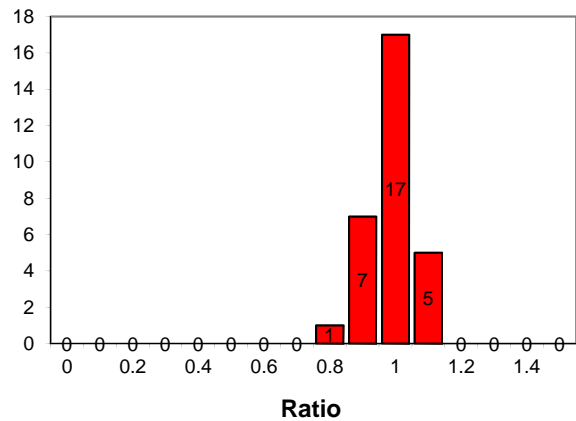
Quadrant/Crew:	Appr date :	Date:	Sales Dates:
South Crew	1/1/2013	4/16/2013	1/1/10 - 12/31/12
Area	Appr ID:	Prop Type:	Trend used?: Y / N
75	CSAV	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	30		
Mean Assessed Value	2,295,400		
Mean Sales Price	2,500,300		
Standard Deviation AV	4,411,239		
Standard Deviation SP	4,897,612		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.945		
Median Ratio	0.955		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.7668		
Highest ratio:	1.0903		
Coefficient of Dispersion	5.97%		
Standard Deviation	0.0759		
Coefficient of Variation	8.03%		
Price-related Differential	1.03		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.910		
Upper limit	0.970		
95% Confidence: Mean			
Lower limit	0.918		
Upper limit	0.972		
SAMPLE SIZE EVALUATION			
N (population size)	979		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0759		
Recommended minimum:	40		
Actual sample size:	30		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	13		
# ratios above mean:	17		
z:	0.547722558		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.8	1
0.9	7
1.0	17
1.1	5

These figures reflect measurements after posting new values.

Ratio Frequency



These figures reflect measurements after posting new values.



## Improvement Sales for Area 075 with Sales Used

04/18/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	060	516970	0115	10,674	2582456	\$2,580,000	12/28/12	\$241.71	RENTON HIGHLANDS LINE RETAIL BUI	CA	1	Y	
075	065	761680	0050	6,701	2582265	\$2,035,000	12/24/12	\$303.69	VALLEY WOMENS CLINIC	CO	1	Y	
075	050	418230	0110	1,367	2581835	\$125,000	12/20/12	\$91.44	LANE HANGAR CONDOMINIUM	IM	2	Y	
075	086	352505	9075	4,913	2581190	\$1,300,000	12/20/12	\$264.60	OFFICE BLDG.	O	1	Y	
075	065	008700	0333	4,000	2580355	\$800,000	12/14/12	\$200.00	BENSON HILL DENTAL CLINIC	CN	1	Y	
075	085	220710	0725	1,590	2572977	\$560,000	11/05/12	\$352.20	OFFICE	R-20	2	Y	
075	050	756510	0005	36,950	2565709	\$4,250,000	09/24/12	\$115.02	VILLAGE SQUARE SHOPPING CENTER (	CA	6	Y	
075	085	022405	9010	2,966	2557969	\$840,000	08/06/12	\$283.21	CANTRILL MEETING HALL (VACANT OF	PO	1	Y	
075	070	334570	0060	16,140	2552500	\$1,063,000	06/20/12	\$65.86	J&M Machine Warehouse	CA	1	Y	
075	070	272405	9076	38,550	2548523	\$4,567,000	06/12/12	\$118.47	RAINIER MOVING SYSTEMS INC	MU/I	1	Y	
075	070	112305	9073	14,000	2543876	\$495,000	05/14/12	\$35.36	VALLEY MACHINE SHOP	RA5	1	Y	
075	020	082405	9212	16,060	2537690	\$3,339,000	04/05/12	\$207.91	BELLEVUE CHRISTIAN CHURCH	R-4	1	Y	
075	050	172305	9105	1,800	2532551	\$350,000	02/29/12	\$194.44	SUNSET CAR SALES	CA	1	Y	
075	065	761680	0400	2,500	2517882	\$545,000	11/09/11	\$218.00	VALLEY COUNSELING CENTER	CO	1	Y	
075	060	152305	9031	18,670	2508290	\$5,650,000	09/01/11	\$302.62	HILLCREST SQUARE	CA	3	Y	
075	050	722400	0155	9,741	2496072	\$875,000	06/13/11	\$89.83	UNITED RENTALS	CA	2	Y	
075	030	545330	0166	10,696	2493941	\$1,630,000	05/27/11	\$152.39	CONSTRUCTIONEERING N.W.	LI	1	Y	
075	060	162305	9089	29,232	2492998	\$6,050,000	05/23/11	\$206.96	EASTWAY CENTER LINE RETAIL	CA	1	Y	
075	010	545230	0395	2,642	2483842	\$1,075,000	03/25/11	\$406.89	DENTAL & OFFICE BLDG	TC	1	Y	
075	050	418230	0080	964	2485121	\$95,000	03/24/11	\$98.55	LANE HANGAR CONDOMINIUM	IM(P)	1	Y	
075	070	334330	1100	10,489	2475018	\$1,999,900	01/18/11	\$190.67	KIEWITT CONSTRUCTION	CA	1	Y	
075	060	032305	9044	7,314	2473644	\$1,850,000	01/05/11	\$252.94	KINDER CARE	CA	1	Y	
075	020	092405	9012	15,575	2472090	\$1,600,000	12/16/10	\$102.73	NORTH COAST STORAGE	LI	1	Y	
075	030	102405	9046	6,262	2468527	\$845,000	11/30/10	\$134.94	CANDY CANE COPY & PRINT MART	OLB	1	Y	
075	060	082305	9096	2,400	2454440	\$525,000	08/12/10	\$218.75	MIKES PLACE	CN	1	Y	
075	050	082305	9129	2,163	2453644	\$300,000	08/10/10	\$138.70	EXTREME PLEASURE	CA	1	Y	
075	050	418230	0080	964	2443921	\$90,000	05/19/10	\$93.36	LANE HANGAR CONDOMINIUM	IM(P)	1	Y	
075	065	142370	0931	6,136	2437219	\$725,000	04/12/10	\$118.16	OFFICE BUILDING	R-8	3	Y	
075	030	112405	9015	86,128	2435472	\$27,000,000	04/05/10	\$313.49	Legacy I-90	O	1	Y	
075	065	082205	9228	9,354	2431267	\$1,850,000	03/02/10	\$197.78	CHURCH	R6	1	Y	

## Improvement Sales for Area 075 with Sales not Used

04/18/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	070	122405	9008	13,268	2577751	\$3,375	11/27/12	\$0.25	VASA PARK	R-5	1	24	Easement or right-of-way
075	010	531510	1095	7,638	2574552	\$432,020	11/14/12	\$56.56	Mercer Island Business Center	TC	1	51	Related party, friend, or neighbor
075	060	722750	0550	3,674	2566992	\$150,000	09/26/12	\$40.83	TAVERN & APEX AUTO REPAIR	CV	1	51	Related party, friend, or neighbor
075	086	246030	0270	3,410	2561507	\$17,052	08/23/12	\$5.00	FAIRLAKE PROFESSIONAL PLAZA	O	1	24	Easement or right-of-way
075	086	246030	0255	3,765	2566218	\$14,359	07/25/12	\$3.81	FAIRLAKE PROFESSIONAL PLAZA	O	1	24	Easement or right-of-way
075	065	192306	9029	1,550	2542302	\$384,000	04/26/12	\$247.74	BAC CONSTRUCTION	RA5	1	63	Sale price updated by sales id group
075	010	769844	0020	0	2527071	\$1,600,000	01/13/12	\$0.00	7800 PLAZA	TC	7	63	Sale price updated by sales id group
075	030	102405	9067	38,059	2521213	\$3,800,000	11/28/11	\$99.84	BALLLY'S TOTAL FITNESS	OLB	1	59	Bulk portfolio sale
075	070	322405	9049	71,400	2511811	\$8,320	09/22/11	\$0.12	FORMER PAN ABODE SITE	COR	1	24	Easement or right-of-way
075	070	072306	9043	1,200	2513807	\$125,000	09/02/11	\$104.17	SUNSET MATERIALS	RA5	1	24	Easement or right-of-way
075	060	152305	9031	10,200	2508291	\$2,700,000	09/01/11	\$264.71	HILLCREST SQUARE	CA	1	22	Partial interest (1/3, 1/2, etc.)
075	060	092305	9231	16,056	2508297	\$1,350,000	08/31/11	\$84.08	Renton Diamond Plaza	CA	1	61	Financial institution resale
075	060	162305	9083	7,320	2491172	\$480,000	05/06/11	\$65.57	D & D FLOOR COVERING	CA	1	15	No market exposure
075	065	344490	0010	5,760	2488583	\$2,000	04/15/11	\$0.35	LK YOUNGS BAPTIST CHURCH	RA2.5	1	24	Easement or right-of-way
075	065	082205	9300	39,250	2486527	\$450,000	04/08/11	\$11.46	IMP ON 9120	CB	4	51	Related party, friend, or neighbor
075	065	082205	9300	39,250	2486528	\$450,000	04/08/11	\$11.46	IMP ON 9120	CB	4	51	Related party, friend, or neighbor
075	010	860440	0110	514	2476465	\$90,000	01/27/11	\$175.10	THOMAS CENTER CONDOMINIUM	TC	1	33	Lease or lease-hold
075	085	883890	0200	33,289	2475388	\$13,424	01/11/11	\$0.40	EASTSIDE FREE METHODIST CHURCH	R-5	1	24	Easement or right-of-way
075	050	072305	9007	322,589	2473071	\$528,874	12/20/10	\$1.64	RENTON AIRPORT	IM(P)	1	33	Lease or lease-hold
075	065	152306	9039	4,962	2473765	\$2,995	11/08/10	\$0.60	LC KIER CO	NB	1	24	Easement or right-of-way
075	065	082205	9120	35,250	2465140	\$983,333	10/29/10	\$27.90	ORCHARD PLAZA RETAIL	CB	4	22	Partial interest (1/3, 1/2, etc.)
075	065	082205	9120	35,250	2465142	\$983,333	10/29/10	\$27.90	ORCHARD PLAZA RETAIL	CB	4	22	Partial interest (1/3, 1/2, etc.)
075	030	128362	0010	141,590	2458923	\$80,000	09/13/10	\$0.57	EASTGATE OFFICE CENTER	OLB	1	24	Easement or right-of-way
075	065	292305	9110	1,248	2450091	\$240,000	07/12/10	\$192.31	WEST AND SONS TOWING	CA	1	51	Related party, friend, or neighbor
075	010	860440	0100	581	2452718	\$140,000	06/30/10	\$240.96	THOMAS CENTER CONDOMINIUM	B	1	33	Lease or lease-hold
075	030	102405	9003	22,121	2444383	\$7,855	05/13/10	\$0.36	Childcare - daycare center - Bui	R-5	1	15	No market exposure
075	065	312305	9090	2,850	2435729	\$400,000	03/31/10	\$140.35		RM-F	1	15	No market exposure
075	060	518210	0008	14,820	2432158	\$7,189,542	03/12/10	\$485.12	WALGREENS PHARMACY STORE	CA	3	46	Non-representative sale

## Area 75 Land Value Table

Neighborhoods										
Property Types	Zone	75-10 Mercer Island	75-20 Factoria	75-30 Bellevue/I-90 Corridor	75-50 North Renton	75-60 Renton Highlands	75-65 Renton/Fairwood/ Kent	75-70 Newcastle/Kennydale/ Maple Valley	75-85 Lake Hills	75-86 Crossroads
Industrial Land	Bellevue: LI		\$8.00-\$22.00/SF	\$13.00-\$35.00/SF						
	Newcastle: MU, MU/I, MU-R							\$1.75-\$20.00/SF		
	Issaquah: IC, M									
	Renton: IH, IM, IL				\$10.00-\$18.00/SF	\$7.00-\$8.00/SF	\$7.00/SF			
	King County: I, IP, IS, M						\$.25-\$7.00/SF	\$.50-\$.85/SF		
	Kent: M1, M1, CM1, CM2							\$.50-\$.85/SF		
Commercial Land	Mercer Island: B, PBZ, CO, P, TC	\$12.00-\$90.00/SF								
	Bellevue: CB, F1, F2, F3, GC, NB, O, OLB, OLB-OS, OP, P, PO		\$15.00-\$45.00/SF	\$15.00-\$45.00/SF				\$8.00-\$30.00/SF	\$19.00-\$24.00/SF	\$18.00-\$45.00/SF
	Newcastle: CB, LOS, MU, MU-R, MU-C, NB, O							\$1.75-\$27.00/SF		
	Issaquah: CF-E, CF-F, CF-OS, CBD, PO, R, U-V, UV-EV							\$5.00-\$10.00/SF		
	Renton: CA, CC, CD, CN, CO, COR, CS				\$5.00-\$28.00/SF	\$1.00-\$20.00/SF	\$1.00-\$25.00/SF	\$1.25-\$38.00/SF		
	King County: CB, NB, NBP, O, OP, OS			\$13.00-\$43.00/SF			\$3.00-\$20.00/SF	\$8.00-\$15.00/SF		
	Kent: CC, CC-MU, DC, DCE, GC, GC-E, MU, NC, NCC, O, O-MU						\$4.00-\$15.00/SF			
Multi-Family Land	Mercer Island: MF-2L, MF-2, MF3	\$19.00-\$75.00/SF								
	Bellevue: R-10, R-15, R-20, R-30		\$2.00-\$35.00/SF	\$12.00-\$18.00/SF				\$1.25-\$40.00/SF	\$1.25-\$20.00/SF	\$3.00-\$20.00/SF
	Newcastle: R-12, R-18, R-24, R-48							\$13.00-\$17.00/SF		
	Issaquah: MF-M, MF-H, MUR							\$3.00-\$17.00/SF		
	Renton – CV, RM-I, R-14, RM-C, RM-N, RM-U, RMH, RMF, UC-N1, UC-N2					\$2.00-\$33.00/SF	\$1.00-\$11.00/SF			
	King County – R12, R12P, R24, R18, R48				\$16.00-\$20.00/SF		\$.50-\$14.00/SF	\$12.00/SF		
	Kent: MHP, MRD, MRG, MRM, MRT12, MRT16						\$1.75-\$10.00/SF			
Residential Land	Mercer Island: R-8.4, R-9.6, R-12, R-15	\$3.00-\$60.00/SF								
	Bellevue: R-1, R-1.8, R-2.5, R-3.5, R-4, R-5, R-6		\$4.00-\$40.00/SF	\$5.00-\$14.00/SF				\$1.25-\$40.00/SF	\$2.00-\$14.00/SF	\$.50-\$14.00/SF
	Newcastle: R-1, R-4, R-6							\$.50-\$17.00/SF		
	Renton – R-1, R-4, R-5, R-8, R-10				\$10.00-\$35.00/SF	\$1.00-\$25.00/SF	\$1.50-\$17.00/SF	\$2.00-\$25.00/SF		
	King County – R1, RA2.5, R4, RA5, RA5P, R6, R6P, R8, RA10			\$13.00/SF			\$0.15-\$8.00/SF	\$.35-\$18.00/SF		
	Kent: SR-1, SR-4.5, SR-6, SR-8			\$13.00/SF			\$1.25-\$8.00/SF	\$.35-\$18.00/SF		

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	010	122404	9111	19,602	2509647	\$375,000	09/14/11	\$19.13	Vacant Multifamily Land (Planned	MF-2	1	Y	
075	010	531510	0166	20,835	2500802	\$1,400,000	07/15/11	\$67.19	Vacant Commercial Land	B	2	Y	
075	010	531510	0505	82,020	2517673	\$8,000,000	11/08/11	\$97.54	Hudsman Center	TC	1	Y	
075	010	531510	1425	40,795	2501504	\$3,700,000	07/15/11	\$90.70	WINDERMERE OFFICE PLAZA	TC	1	Y	
075	020	022785	0030	31,996	2427192	\$1,353,000	01/29/10	\$42.29	ANDREW'S GLEN AT ST MARGARET	R-30	1	Y	
075	020	162405	9198	12,555	2428277	\$2,050,000	02/08/10	\$163.28	40th Lane Townhomes	R-30	1	Y	
075	050	088661	0010	816,686	2452966	\$10,004,404	08/03/10	\$12.25	BOEING 10-90	UC-N1	2	Y	
075	060	092305	9050	53,013	2508722	\$875,000	09/06/11	\$16.51	VACANT LAND	CA	1	Y	
075	060	152305	9124	22,092	2579804	\$470,000	12/17/12	\$21.27	VACANT COMMERCIAL	CA	1	Y	
075	065	232305	9210	131,454	2545566	\$1,653,000	05/25/12	\$12.57	VACANT LAND	CA	2	Y	
075	065	292305	9178	41,420	2543961	\$1,000,000	05/10/12	\$24.14	VACANT LAND	CA	1	Y	
075	065	332306	9016	3,903,411	2581957	\$1,500,000	12/27/12	\$0.38	QUALITY AGGREGATORS/PCL CONS	M	1	Y	
075	065	332306	9081	1,829,520	2565874	\$385,000	09/12/12	\$0.21	VACANT MINERAL LAND (WETLAND	M	2	Y	
075	070	282405	9014	288,404	2527021	\$2,205,000	01/13/12	\$7.65	NEWCASTLE/LAKE BOREN DEVELO	MU	1	Y	
075	085	032405	9151	108,943	2562375	\$325,000	08/30/12	\$2.98	VACANT LAND (WETLAND & TOPO IN	R-20	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
075	070	052306	9030	4,487,551	2582060	\$1,000,000	12/28/12	\$0.22	VACANT LAND	RA5	1	31	Exempt from excise tax
075	086	342505	9087	34,042	2576317	\$8,873	11/01/12	\$0.26	VACANT LAND	R-1.8	1	24	Easement or right-of-way
075	070	052306	9031	1,655,280	2533945	\$437,000	03/12/12	\$0.26	VACANT LAND	M	1	31	Exempt from excise tax
075	060	152305	9002	73,181	2522780	\$100,000	12/09/11	\$1.37	VACANT LAND	CA	2	51	Related party, friend, or neighbor
075	060	152305	9002	73,181	2522784	\$100,000	12/07/11	\$1.37	VACANT LAND	CA	2	51	Related party, friend, or neighbor
075	085	032405	9151	108,943	2501866	\$50,000	07/14/11	\$0.46	VACANT	R-20	1	15	No market exposure
075	065	272305	9049	73,180	2493871	\$85,000	05/27/11	\$1.16	VACANT LAND	R18	1	15	No market exposure
075	065	152306	9056	52,707	2483828	\$1,863	03/11/11	\$0.04	VACANT LAND	NB	1	24	Easement or right-of-way
075	065	222306	9095	273,556	2478106	\$5,000	12/01/10	\$0.02	VACANT LAND	NB	1	24	Easement or right-of-way
075	065	222306	9086	6,534	2468860	\$500	11/04/10	\$0.08	ROAD - UNDIVDED INT	NB	1	32	\$1,000 sale or less
075	065	212305	9072	156,917	2453023	\$120,000	08/03/10	\$0.76	VACANT LAND	R-14	1	18	Quit claim deed

	A	B	C	D	E	F	G
1	Major	Minor	PropName	Zoning	VacImpAcy	PresentUse	AddLine
2	000720	0001	VACANT LAND - City of Renton	RC	VAC	Vacant(Commercial)	79 LOGAN AVE S
3	000720	0112	VACANT LAND - City of Renton	RC	VAC	Vacant(Commercial)	HOUSER WAY S
4	000720	0192	VACANT LAND	RM-F	VAC	Vacant(Multi-family)	803 CEDAR AVE S
5	008700	0301	4 plex	R-14	IMP	Apartment	10707 SE 170TH ST
6	008700	0302	4 Plex	R-14	IMP	Townhouse Plat	10708 SE 170TH ST
7	008700	0303	Duplex	R-14	IMP	Duplex	10732 SE 170TH ST
8	008700	0304	ROAD (END OF DEAD END)	R-14	VAC	Right of Way/Utility, Road	
9	008700	0316	B & L WEST VW REPAIR SHOP	R-14	IMP	Service Building	16827 108TH AVE SE
10	008700	0330	BENSON HILL DENTAL CLINIC	CN	IMP	Medical/Dental Office	16651 108TH AVE SE
11	008700	0333	BENSON HILL DENTAL CLINIC	CN	IMP	Medical/Dental Office	16655 108TH AVE SE
12	008700	0335	EMPTY RETAIL/OFFICE BUILDING (FORMER SFR) SPLIT ZONING	CN	IMP	Retail Store	16627 BENSON RD S
13	008800	0005	GATEWAY POINTE APTS	RM-F	IMP	Apartment	1455 S PUGET DR
14	008800	0047	BOOSTER PUMP STATION	R-8	IMP	Utility, Public	11245 SE 160TH ST
15	008800	0075	CASCADE JEHOVAH'S WITNESS CHURCH	R-8	IMP	Church/Welfare/Relig Srvc	16011 116TH AVE SE
16	008800	0080	RENTON CHURCH OF GOD	R-8	IMP	Church/Welfare/Relig Srvc	16045 116TH AVE SE
17	008800	0320	CEDAR RIDGE CHURCH	R-8	IMP	Church/Welfare/Relig Srvc	11411 SE 164TH ST
18	008800	0531	CROSS & CROWN LUTHERAN CHURCH	R-8	IMP	Church/Welfare/Relig Srvc	10940 SE 168TH ST
19	008800	0635	OFFICE BUILDING	R-8	IMP	Office Building	3016 BENSON RD S
20	008800	0651	CASCADES AUTO REPAIR	R-8	IMP	Service Building	3100 BENSON RD S
21	012206	9065	HOBART COMMUNITY CHURCH	RA5	IMP	Church/Welfare/Relig Srvc	27524 SE 200TH ST
22	024740	0000	APLOMADO CONDOMINIUM	R-8	IMP	Condominium(Residential)	2207 SE 8TH DR
23	029050	0000	ASHBURN CONDOMINIUM	R-14	IMP	Condominium(Residential)	4900 TALBOT RD S
24	032205	9054	SOOS CREEK KENNELS	SR-1	IMP	Vet/Animal Control Srvc	13426 SE 208TH ST
25	032205	9190	LAKE YOUNGS ELEMENTARY SCHOOL	R6	IMP	School(Public)	19660 142ND AVE SE
26	042205	9014	KENTRIDGE SR HIGH SCHOOL	SR-6	IMP	School(Public)	12430 SE 208TH ST
27	042205	9041	ST STEPHEN THE MARTYR CHURCH	R6SO	IMP	Church/Welfare/Relig Srvc	13055 SE 192ND ST
28	042205	9095	FIRE STATION	SR-6	IMP	Governmental Service	20717 132ND AVE SE
29	052205	9031	208TH STREET STATION	CC-MU	IMP	Retail(Line/Strip)	10700 SE 208TH ST
30	052205	9039	PANTHER LAKE PROFESSIONAL CENTER	CC-MU	IMP	Medical/Dental Office	10920 SE 208TH ST
31	052205	9040	PANTERA LAGO ESTATES MHP (166 Spaces)	MHP	IMP	Mobile Home Park	11436 SE 208TH ST
32	052205	9044	CASCADE APTS	MR-G	IMP	Apartment	20402 106TH AVE SE
33	052205	9046	NURSERY	R-4	IMP	Greenhse/Nrsry/Hort Srvc	19401 102ND AVE SE
34	052205	9051	HOMESTEAD APTS	MR-H	IMP	Apartment	20617 108TH AVE SE
35	052205	9054	SPRING BROOK CHURCH OF CHRIST	R-8	IMP	Church/Welfare/Relig Srvc	10421 SE 192ND ST
36	052205	9056	VACANT LAND (FUTURE SITE OF NEW RETAIL/OFFICE BLDG)	CC-MU	VAC	Vacant(Commercial)	20400 108TH AVE SE
37	052205	9063	SFR-Teardown ON COMMERCIAL LAND	CC-MU	VAC	Single Family(C/I Zone)	11024 SE 208TH ST
38	052205	9079	VACANT LAND	MR-M	VAC	Vacant(Multi-family)	10837 SE 204TH ST
39	052205	9087	UYETTA'S NURSERY	R-1	IMP	Farm	19605 106TH AVE SE
40	052205	9097	ALBERTSONS	CC-MU	IMP	Grocery Store	20652 108TH AVE SE
41	052205	9098	PANTHER LAKE CENTER	CC-MU	IMP	Shopping Ctr(Community)	20662 108TH AVE SE
42	052205	9101	PANTHER LAKE CENTER	CC-MU	IMP	Shopping Ctr(Nghbrhood)	20632 108TH AVE SE
43	052205	9106	PANTHER LAKE CENTER	CC-MU	IMP	Shopping Ctr(Nghbrhood)	10820 SE 208TH ST
44	052205	9174	LATTER DAY SAINTS CHURCH	R-1	IMP	Church/Welfare/Relig Srvc	19714 106TH AVE SE
45	052205	9177	PANTHER LAKE COMMUNITY CHURCH	SR-6	IMP	Church/Welfare/Relig Srvc	10630 SE 204TH ST
46	052205	9202	CIRCLE K	CC-MU	IMP	Conv Store with Gas	20727 108TH AVE SE
47	052205	9225	VACANT LAND	MR-H	VAC	Vacant(Multi-family)	
48	052205	9248	LINE RETAIL	CC-MU	IMP	Retail(Line/Strip)	20712 108TH AVE SE
49	052205	9250	COUNTRY SQUIRE APTS	MR-G	IMP	Apartment	10835 SE 200TH ST
50	052205	9251	COUNTRY SQUIRE APTS	MR-G	IMP	Apartment	10837 SE 200TH ST
51	052205	9252	COUNTRY SQUIRE APTS	MR-G	IMP	Apartment	10839 SE 200TH ST
52	052205	9254	JACK IN THE BOX REST	CC-MU	IMP	Restaurant(Fast Food)	20746 108TH AVE SE
53	052205	9290	The Ridge @ Panther Lake	MR-H	IMP	Apartment	20609 108TH AVE SE
54	052205	9314	PARK 208 MOBILE HOME PARK (15 SPACES)	MHP	ACCY	Mobile Home Park	11320 SE 208TH ST
55	052205	9321	PANTERA LAGO MHP (22 SPACES; DW)	MHP	ACCY	Mobile Home Park	11436 SE 208TH ST
56	062205	9059	SPRINGBROOK ELEMENTARY	SR-6	IMP	School(Public)	20035 100TH AVE SE
57	062206	9015	CITY OF SEATTLE WATER DEPARTMENT	RA5	ACCY	Governmental Service	18015 SE LAKE YOUNGS RD
58	062206	9061	FIRE STATION	RA5S	IMP	Governmental Service	19002 SE PETROVITSKY RD
59	062206	9069	PUMP STATION	RA5	ACCY	Utility, Public	20410 184TH AVE SE
60	062206	9080	CEDAR RIVER WATER & SEWER DISTRICT ADMINISTRATION BLDG	RA5	IMP	Utility, Public	18421 SE PETROVITSKY RD
61	062206	9084	CEDAR RIVER WATER & SEWER DISTRICT	RA5	IMP	Utility, Public	18300 SE LAKE YOUNGS RD
62	062207	9037	HOBART MKT GAS & PO	NB	IMP	Conv Store with Gas	20304 276TH AVE SE
63	062207	9051	VACANT LAND	NB	VAC	Vacant(Multi-family)	
64	062207	9132	VACANT LAND	NB	VAC	Vacant(Commercial)	
65	062207	9133	VACANT LAND	NB	VAC	Vacant(Commercial)	
66	073780	0000	BENSON THE CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1425 S PUGET DR
67	073850	0010	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11118 SE 223RD ST
68	073850	0020	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11112 SE 223RD ST
69	073850	0030	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11026 SE 223RD ST
70	073850	0040	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11020 SE 223RD ST
71	073850	0050	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	10944 SE 223RD ST
72	073850	0060	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	10927 SE 223RD ST
73	073850	0070	BENSON EAST APARTMENTS 18 UNITS	SR-6	IMP	Apartment	10805 SE 222ND PL
74	073850	0080	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10942 SE 223RD PL
75	073850	0090	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10936 SE 223RD LN
76	073850	0100	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10932 SE 223RD LN
77	073850	0110	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10928 SE 223RD LN

	A	B	C	D	E	F	G
78	073850	0120	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10924 SE 223RD LN
79	073850	0130	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10920 SE 223RD LN
80	073850	0140	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10912 SE 223RD PL
81	073850	0150	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10909 SE 223RD PL
82	073850	0160	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10915 SE 223RD PL
83	073850	0170	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10925 SE 223RD PL
84	073850	0180	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10931 SE 223RD PL
85	073850	0190	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10939 SE 223RD PL
86	073850	0200	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10943 SE 223RD PL
87	073850	0210	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10930 SE 223RD PL
88	073850	0220	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10919 SE 223RD LN
89	073850	0230	BENSON EAST DUPLEX	SR-6	IMP	Duplex	10929 SE 223RD LN
90	073850	0240	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11021 SE 223RD PL
91	073850	0250	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11025 SE 223RD PL
92	073850	0260	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11029 SE 223RD PL
93	073850	0270	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11033 SE 223RD PL
94	073850	0280	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11037 SE 223RD PL
95	073850	0290	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11036 SE 223RD PL
96	073850	0300	BENSON EAST 4 PLEX	SR-6	IMP	4-Plex	11024 SE 223RD PL
97	073900	0007	DIVINE PEACE LUTHERAN CHURCH	R-10	IMP	Church/Welfare/Relig Srvc	17251 128TH AVE SE
98	073900	0050	VACANT MULTIFAMILY LAND	RM-F	VAC	Vacant(Multi-family)	
99	073900	0051	STONEBROOK PHASE II	RM-F	IMP	Apartment	12316 SE PETROVITSKY RD
100	073900	0055	VACANT MULTIFAMILY LAND	RM-F	VAC	Single Family(C/I Zone)	
101	073900	0056	Stonebrook Apartments	RM-F	IMP	Apartment(Mixed Use)	12210 SE PETROVITSKY RD
102	073900	0060	Stonebrook Apartments	RM-F	VAC	Apartment	12210 SE PETROVITSKY RD
103	073900	0066	MISSION RIDGE APTS	RM-F	IMP	Apartment	12000 SE PETROVITSKY RD
104	073945	0000	BENSON HILL TOWNHOME	MR-H	IMP	Condominium(Residential)	10925 SE 208TH ST
105	082205	9005	PANTHER LAKE SCHOOL	CC-MU	IMP	School(Public)	20831 108TH AVE SE
106	082205	9018	River of Life Fellowship	SR-6	IMP	Church/Welfare/Relig Srvc	10615 SE 216TH ST
107	082205	9029	GALILEE BAPTIST CHURCH	SR-6	IMP	Church/Welfare/Relig Srvc	11517 SE 208TH ST
108	082205	9031	Panther Lake Elementary School	SR-6	IMP	School(Public)	10200 SE 216TH ST
109	082205	9035	INDIGO SPRINGS APPT- 50% WETLANDS	MR-G	IMP	Apartment	11101 SE 208TH ST
110	082205	9040	BENSON VILLAGE PH I - 100 UNITS	MR-H	IMP	Apartment	10820 SE 211TH PL
111	082205	9054	ESPRESSO STAND	CC-MU	ACCY	Restaurant(Fast Food)	
112	082205	9056	KINDER CARE LEARNING CENTER	CC-MU	IMP	Daycare Center	20845 108TH AVE SE
113	082205	9092	CREATIVE CAFE DESIGNS	CC-MU	IMP	Retail Store	20855 108TH AVE SE
114	082205	9118	ISLAMIC CENTER OF KENT	CC-MU	IMP	Church/Welfare/Relig Srvc	20857 108TH AVE SE
115	082205	9120	ORCHARD PLAZA RETAIL (ASSOC W/9300 & 9301)	CC-MU	IMP	Retail(Line/Strip)	20930 108TH AVE SE
116	082205	9149	ORCHARD PLAZA RETAIL	CC-MU	IMP	Retail Store	20844 108TH AVE SE
117	082205	9226	ACCESS RD	CC-MU	VAC	Right of Way/Utility, Road	108TH AVE SE
118	082205	9228	CHURCH	SR-6	IMP	Church/Welfare/Relig Srvc	10410 SE 216TH ST
119	082205	9247	SAFeway MARKET PLACE	CC-MU	IMP	Grocery Store	20830 108TH AVE SE
120	082205	9280	DIGITAL MUSIC SYSTEMS	CC-MU	IMP	Office Building	21009 108TH AVE SE
121	082205	9285	BRITTNEY LANE TOWNHOMES	MR-G	IMP	Apartment	
122	082205	9289	BENSON VILLAGE PHASE II	MR-H	IMP	Apartment	10820 SE 211TH PL
123	082205	9300	ORCHARD PLAZA RETAIL LAND (IMPS ON 9120)	CC-MU	VAC	Retail(Line/Strip)	21000 108TH AVE SE
124	082205	9301	ORCHARD PLAZA RETAIL (IMP ON 9120)	CC-MU	VAC	Retail(Line/Strip)	21000 108TH AVE SE
125	082205	9302	RETAIL BUILDING	CC-MU	IMP	Retail Store	21080 108TH AVE SE
126	092205	9103	VACANT LAND	MR-G	VAC	Vacant(Multi-family)	20800 116TH AVE SE
127	092205	9104	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
128	092205	9107	SOOS CREEK ELEM SCHOOL	SR-6	IMP	School(Public)	12651 SE 218TH PL
129	092205	9112	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
130	092205	9113	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
131	092205	9114	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
132	092205	9118	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
133	092205	9119	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
134	092205	9123	4 PLEX	MR-G	IMP	4-Plex	11645 SE 208TH ST
135	092205	9144	CHRISTIAN CHURCH	SR-6	IMP	Church/Welfare/Relig Srvc	21620 116TH AVE SE
136	092205	9182	EMERALD PARK ELEMENTARY SCHOOL	SR-8	IMP	School(Public)	11800 SE 216TH ST
137	094290	0000	BORGATA CONDO	R-14	IMP	Apartment	420 S 50TH ST
138	102205	9083	Office Bldg (old fire station)	SR-1	IMP	Governmental Service	21006 132ND AVE SE
139	102205	9180	ELEMENTARY SCHOOL	SR-4.5	IMP	School(Public)	22300 132ND AVE SE
140	108550	0000	BRIDGER	R-8	IMP	Single Family(Res Use/Zone)	
141	111610	0010	FOURPLEX	CA	IMP	4-Plex	17622 109TH AVE SE
142	111610	0020	FOURPLEX	CA	IMP	4-Plex	17628 109TH AVE SE
143	131600	0000	CAMPEN SPRINGS	R-14	IMP	Condominium(Residential)	4760 TALBOT RD S
144	132305	9038	LIBERTY HIGH SCHOOL	R4	IMP	School(Public)	16655 SE 136TH ST
145	142370	0922	OFFICE BUILDING (ASSOC W/9030)	CA	IMP	Office Building	16710 116TH AVE SE
146	142370	0931	OFFICE BUILDING (ASSOC w/9030)	CA	IMP	Office Building	16720 116TH AVE SE
147	142370	0941	NEWBERRY REALTY OFFICE BUILDING	CA	IMP	Office Building	11626 SE 168TH ST
148	142417	0000	CASCADE PARK PH 01 CONDOMINIUM	RM-F	IMP	Condominium(Residential)	17521 118TH AVE SE
149	143240	1000	BRIGHTER FUTURE LEARNING CENTER	R-8	IMP	Daycare Center	11635 SE 170TH PL
150	152305	9014	MAPLEWOOD GOLF COURSE	RC	IMP	Golf Course	4000 MAPLE VALLEY HWY
151	152305	9169	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
152	152306	9009	PUGET POWER SUB STATION	RA5	ACCY	Utility, Public	14010 ISSAQUAH-HOBART RD SE
153	152306	9039	HOME & TWO WAREHOUSE/OFFICE BUILDINGS	NB	IMP	Warehouse	23831 SE TIGER MOUNTAIN RD
154	152306	9056	VACANT LAND	NB	VAC	Vacant(Commercial)	
155	152306	9070	23800 MHP (56 PADS + SFR; SW/DW)	RA5	IMP	Mobile Home Park	23800 SE TIGER MOUNTAIN RD
156	152306	9115	TIGER MT COUNTRY STORE	NB	IMP	Conv Store with Gas	14331 ISSAQUAH-HOBART RD SE
157	152306	9141	WAKINIKONA HAWAIIAN CLUB	RA5	ACCY	Park, Private(Amuse Ctr)	

	A	B	C	D	E	F	G
158	152306	9157	DAYCARE	RA5	IMP	Single Family(Res Use/Zone)	23912 SE TIGER MOUNTAIN RD
159	162305	9017	VACANT COMMERCIAL LAND (FLAT & DRY)	CN	VAC	Vacant(Single-family)	
160	162305	9018	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
161	162305	9022	SUNNYDALE MHP (188 PADS; SW/DW)	RMH	IMP	Mobile Home Park	375 UNION AVE SE
162	162305	9036	VACANT LAND	COR	VAC	Vacant(Commercial)	
163	162305	9049	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	
164	162305	9051	PARK	RC	VAC	Park, Public(Zoo/Arbor)	
165	162305	9065	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
166	162305	9066	MAPLEWOOD	R-4	IMP	Park, Public(Zoo/Arbor)	3400 SE 6TH ST
167	162305	9126	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
168	162305	9137	VACANT LAND	RC	VAC	Vacant(Industrial)	
169	162305	9138	VACANT LAND	IL	VAC	Vacant(Industrial)	
170	162305	9139	VACANT LAND	RC	VAC	Vacant(Industrial)	
171	162680	0005	FOURPLEX	R-14	IMP	4-Plex	10804 SE 173RD ST
172	172305	9013	RENTON COMMUNITY CENTER	COR	IMP	Art Gallery/Museum/Soc Srvc	1519 BRONSON WAY N
173	172305	9014	VACANT LAND (ADJACENT TO CREEK)	COR	VAC	Vacant(Commercial)	MAPLE VALLEY HWY
174	172305	9015	CITY OF RENTON PARK LAND	RC	VAC	Park, Public(Zoo/Arbor)	1500 HOUSER WAY S
175	172305	9016	VACANT LAND (CITY OF RENTON)	RC	VAC	Vacant(Commercial)	81 LOGAN AVE S
176	172305	9026	STONEWAY SAND & GRAVEL LAND	COR	VAC	Industrial(Heavy)	
177	172305	9087	RIVIERA APTS	COR	IMP	Apartment	2205 MAPLE VALLEY HWY
178	172305	9103	CEDAR PLACE OFFICE BUILDING	COR	IMP	Office Building	2003 MAPLE VALLEY HWY
179	172305	9140	ASPHALT PAVING (ASSOC PARKING FOR 9147)	COR	ACCY	Parking(Assoc)	2431 MAPLE VALLEY HWY
180	172305	9147	RETAIL & RESTAURANT BUILDING (ASSOC W/9140)	COR	IMP	Retail Store	2439 MAPLE VALLEY HWY
181	172305	9158	BINGO HALL	COR	IMP	Club	2217 STATE ROUTE 169
182	172305	9173	OFFICE AND STORAGE SHEDS	COR	VAC	Office Building	
183	172305	9179	VACANT LAND (TRAIL)	RC	VAC	Vacant(Commercial)	
184	178920	0000	COUNTRY SQUIRE	MR-G	IMP	Condominium(Residential)	10842 SE 204TH ST
185	178925	0000	COUNTRY SQUIRE II	MR-G	IMP	Condominium(Residential)	10840 SE 204TH ST
186	192305	9090	VACANT LAND	CA	VAC	Vacant(Commercial)	1500 TALBOT RD S
187	192306	9026	SUNSET MATERIALS	I	IMP	Service Building	18825 SE RENTON-MAPLE VALLEY RD
188	192306	9029	OFFICE BUILDING (VACANT)	RA5	IMP	Office Building	18017 SE RENTON-MAPLE VALLEY RD
189	192306	9037	WATER DIST #90	RA5	ACCY	Utility, Public	19411 SE 145TH ST
190	192306	9079	KC WATER DISTRICT	RA5	IMP	Utility, Public	18420 SE JONES RD
191	202305	9010	VACANT LAND (OPERATING PROPERTY)	CA	VAC	Vacant(Multi-family)	
192	202305	9012	VACANT LAND (OPERATING PROPERTY)	RM-F	VAC	Vacant(Multi-family)	
193	202305	9013	VACANT LAND (OPERATING PROPERTY)	RM-F	VAC	Vacant(Multi-family)	
194	202305	9014	VACANT LAND (OPERATING PROPERTY)	RM-F	VAC	Vacant(Multi-family)	
195	202305	9015	PSE Property	RM-F	VAC	Vacant(Multi-family)	
196	202305	9016	VACANT LAND (OPERATING PROPERTY)	RM-F	VAC	Vacant(Multi-family)	
197	202305	9055	VACANT LAND	RM-F	VAC	Vacant(Multi-family)	1120 BENSON RD S
198	202305	9067	UNITED CHRISTIAN CHURCH	R-8	IMP	Church/Welfare/Relig Srvc	15509 116TH AVE SE
199	202305	9068	LIVING CHRISTIAN HOPE FELLOWSHIP	R-8	IMP	Church/Welfare/Relig Srvc	16015 116TH AVE SE
200	202305	9070	VACANT LAND (OPERATING PROPERTY)	RM-F	VAC	Vacant(Multi-family)	1100 BENSON RD S
201	202305	9071	PUGET SOUND ENERGY	R-8	IMP	Utility, Public	15461 100TH AVE SE
202	202305	9073	Assoc Land with 9080	R-8	VAC	Apartment	1205 GRANT AVE S
203	202305	9080	WOODCLIFFE APTS	RM-F	IMP	Apartment	1205 GRANT AVE S
204	202305	9082	Associated Land - USED WITH 9080	RM-F	VAC	Right of Way/Utility, Road	1205 GRANT AVE S
205	202305	9084	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
206	202305	9086	LODGE AT EAGLE RIDGE, THE	CA	IMP	Retirement Facility	1600 EAGLE RIDGE DR S
207	202305	9088	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
208	202305	9089	VACANT LAND	CA	VAC	Vacant(Commercial)	1300 TALBOT RD S
209	202305	9090	RENTON PLAZA	CA	IMP	Office Building	1400 TALBOT RD S
210	202305	9094	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
211	202305	9097	EAGLE RIDGE PROFESSIONAL CENTER	CA	IMP	Office Building	1611 EAGLE RIDGE DR S
212	202305	9109	WATER TOWER	R-8	ACCY	Utility, Public	11500 PUGET DR SE
213	202305	9111	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
214	202305	9112	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
215	202305	9113	BERKSHIRE APTS	RM-F	IMP	Apartment	1300 EAGLE RIDGE DR S
216	202305	9114	VACANT LAND	RM-F	VAC	Vacant(Multi-family)	1705 GRANT AVE S
217	202305	9116	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
218	202305	9118	HERITAGE HILL APARTMENTS	CA	IMP	Apartment	1300 S PUGET DR
219	202305	9119	VACANT LAND	CA	VAC	Vacant(Commercial)	S PUGET DR
220	202305	9124	76 / CIRCLE K	CA	IMP	Conv Store with Gas	2022 S PUGET DR
221	202305	9126	MEDICAL CLINIC	CA	IMP	Office Building	1920 S PUGET DR
222	202305	9127	WESTVIEW BUILDING	CA	IMP	Office Building	1900 S PUGET DR
223	202305	9131	VACANT LAND	CA	VAC	Vacant(Commercial)	1800 S PUGET DR
224	202305	9135	ENTERPRISE PLAZA	CA	IMP	Office Building	2000 BENSON RD S
225	202305	9147	2 DUPLEXES	RM-F	IMP	4-Plex	1512 S PUGET DR
226	202305	9148	2 DUPLEX BUILDINGS	RM-F	IMP	4-Plex	1524 S PUGET DR
227	202305	9155	Assoc Land with 9080	RM-F	VAC	Apartment	1205 GRANT AVE S
228	202305	9157	VACANT LAND (FUTURE APT SITE)	CA	VAC	Vacant(Commercial)	
229	202305	9162	VACANT PARCEL	CA	VAC	Vacant(Commercial)	
230	202306	9035	MAPLE HILLS ELEMENTARY SCHOOL	RA5	IMP	School(Public)	15644 204TH AVE SE
231	202306	9036	MAPLE HILLS PLAYFIELD	RA5	IMP	Park, Private(Amuse Ctr)	15256 204TH AVE SE
232	202306	9037	GRAVEL PIT	MP	VAC	Mining/Quarry/Ore Processing	15910 SE JONES RD
233	202306	9038	GRAVEL PIT	MP	VAC	Mining/Quarry/Ore Processing	19816 SE JONES RD
234	202306	9041	EVERGREEN COMMUNITY CHURCH	RA5	IMP	Church/Welfare/Relig Srvc	20112 SE 152ND ST
235	202306	9044	FIRE STATION	RA5	IMP	Governmental Service	20505 SE 152ND ST
236	202306	9099	VACANT LAND (OWNED BY EVERGREEN CHURCH)	RA5	VAC	Parking(Assoc)	
237	212305	9023	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	



	A	B	C	D	E	F	G
238	212305	9042	BPA POWER SUBSTATION	RC	ACCY	Utility, Public	2500 B SE ROYAL HILLS DR
239	212305	9055	ROYAL HILLS APTS	RM-F	IMP	Apartment	3000 SE ROYAL HILLS DR
240	212305	9057	TIFFANY PARK ELEMENTARY SCHOOL	R-8	IMP	School(Public)	1601 LAKE YOUNGS WAY SE
241	212305	9072	VACANT LAND	R-14	VAC	Vacant(Multi-family)	
242	212306	9016	CEDAR HILLS LANDFILL & TREATMENT CENTER	RA10	IMP	Utility, Public	16645 228TH AVE SE
243	214122	0000	EAGLE RIDGE	RM-F	IMP	Condominium(Residential)	1100 EAGLE RIDGE DR S
244	214200	0000	EAGLERIDGE ESTATES PH. 01 CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1633 EAGLE RIDGE DR S
245	222305	9003	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	
246	222305	9007	VACANT LAND	RC	VAC	Vacant(Commercial)	
247	222305	9008	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
248	222305	9009	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	
249	222305	9010	MAPLEWOOD GOLF COURSE	RC	IMP	Golf Course	4000 MAPLE VALLEY HWY
250	222305	9013	Archstone Cedar River Apts	R-14	IMP	Apartment	15205 140TH WAY SE
251	222305	9026	BN RR RW	RC	VAC	Right of Way/Utility, Road	14500 SE RENTON-MAPLE VALLEY RD
252	222305	9130	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	
253	222305	9131	VACANT LAND	RC	VAC	Vacant(Commercial)	
254	222305	9140	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
255	222305	9141	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	
256	222305	9153	MAPLEWOOD GOLF COURSE	RC	VAC	Golf Course	4000 MAPLE VALLEY HWY
257	222305	9163	DRAINAGE POND LAND	R-14	VAC	Vacant(Single-family)	
258	222305	9164	VACANT PARCEL	RC	VAC	Vacant(Multi-family)	140TH WAY SE
259	222306	9029	SAINT SAVA SERBIAN ORTHODOX CHURCH	RA5	IMP	Church/Welfare/Relig Srvc	14916 ISSAQUAH-HOBART RD SE
260	222306	9086	ROAD - UNDIVIDED INT	NB	VAC	Vacant(Commercial)	15126 CEDAR GROVE RD SE
261	222306	9095	VACANT LAND (WETLAND)	NB	VAC	Vacant(Commercial)	14412 CEDAR GROVE RD SE
262	222306	9097	ROAD-UNDIVIDED INT	NB	VAC	Vacant(Commercial)	15026 CEDAR GROVE RD SE
263	222306	9128	TIGER MOUNTAIN PROFESSIONAL BUILDING	NB	IMP	Office Building	14401 ISSAQUAH-HOBART RD SE
264	232305	9009	PARK	RC	VAC	Park, Public(Zoo/Arbor)	
265	232305	9020	WONDERLAND ESTATES MHP (108 PADS + APT; SW/DW)	RMH	IMP	Mobile Home Park	14645 SE RENTON-MAPLE VALLEY RD
266	232305	9021	NEW LIFE CHURCH	R-14	IMP	Church/Welfare/Relig Srvc	15711 152ND AVE SE
267	232305	9029	MAPLE VIEW MHP (50 PADS + DUPLEX+ GAR; SW/DW)	R-8	IMP	Mobile Home Park	16405 MAPLE VALLEY HWY
268	232305	9044	ALPINE NURSERY INC	R4	IMP	Retail Store	16023 SE 144TH ST
269	232305	9209	Valley Springs Apartments	R-14	IMP	Apartment	15300 SE 155TH PL
270	232305	9210	VACANT LAND	CA	VAC	Vacant(Commercial)	15221 MAPLE VALLEY HWY
271	232305	9211	VACANT LAND	CA	VAC	Vacant(Commercial)	15355 MAPLE VALLEY HWY
272	232978	0000	EMERALD CREST CONDOMINIUM	RMH	IMP	Condominium(M Home Pk)	15400 SE 155TH PL
273	236920	0030	RENTON II KINDERCARE	R-14	IMP	Daycare Center	11010 SE 176TH ST
274	242305	9005	MAYWOOD JUNIOR HIGH	R4	IMP	School(Public)	16924 SE 145TH ST
275	242305	9017	RIVERBEND MHP (106 PADS + 40 RV Sites; SW/DW)	RA5	IMP	Mobile Home Park	17410 SE RENTON-MAPLE VALLEY RD
276	242305	9023	BURLINGTON NORTHERN RAILWAY	RA5	VAC	Right of Way/Utility, Road	18000 SE RENTON-MAPLE VALLEY RD
277	242305	9037	CEDAR RAPIDS MARKET	RA5	IMP	Conv Store with Gas	18015 SE RENTON-MAPLE VALLEY RD
278	242305	9095	LAKE SAWYER TOWING (COTTAGES)	RA5	IMP	Service Building	18015 SE RENTON-MAPLE VALLEY RD
279	242306	9144	FIRE STATION	RA5	IMP	Governmental Service	15132 TIGER MOUNTAIN RD SE
280	246845	0000	FAIRWAY DRIVE CONDOMINIUM	R24SO	IMP	Condominium(Residential)	14401 SE PETROVITSKY RD
281	246870	0000	FAIRWAY GREENS CONDOMINIUM	R24SO	IMP	Condominium(Residential)	14900 SE 176TH ST
282	247060	0000	FAIRWAY VILLAGE CONDOMINIUM	R24SO	IMP	Condominium(Residential)	17412 147TH AVE SE
283	247290	0000	FAIRWOOD (0005) CONDO	R24SO	IMP	Apartment	14300 SE 171ST WAY
284	247300	1290	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	14300 SE FAIRWOOD BLVD
285	247300	1420	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	16816 146TH AVE SE
286	247300	3570	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17070 140TH AVE SE
287	247300	3580	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17070 140TH AVE SE
288	247300	3590	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17070 140TH AVE SE
289	247300	3600	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17070 140TH AVE SE
290	247300	3610	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17200 147TH AVE SE
291	247320	0280	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	14400 SE 170TH ST
292	247320	0290	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	15000 SE 170TH ST
293	247320	0300	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	15000 SE 170TH ST
294	247330	0010	OFFICE & APTS	O	IMP	4-Plex	13954 SE 173RD PL
295	247330	0020	4-PLEX	O	IMP	4-Plex	13956 SE 173RD PL
296	247330	0030	4-PLEX	O	IMP	4-Plex	13958 SE 173RD PL
297	247330	0040	4-PLEX	O	IMP	4-Plex	13960 SE 173RD PL
298	247330	0070	FAIRWOOD PARK ESCROW	O	IMP	4-Plex	17337 140TH AVE SE
299	247330	0080	4-PLEX	O	IMP	4-Plex	13959 SE 173RD PL
300	247330	0090	4-PLEX	O	IMP	4-Plex	13957 SE 173RD PL
301	247330	0100	OFFICE & APTS	O	IMP	4-Plex	13955 SE 173RD PL
302	247330	0110	Fourplex	O	IMP	4-Plex	13953 SE 173RD PL
303	247330	0120	4-PLEX	O	IMP	4-Plex	13951 SE 173RD PL
304	247337	2820	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	SE FAIRWOOD BLVD
305	247337	2825	FAIRWOOD COMMUNITY UNITED METHODIST CHURCH	R6	IMP	Church/Welfare/Relig Srvc	15255 SE FAIRWOOD BLVD
306	247337	2840	FAIRWOOD GOLF & COUNTRY CLUB	R6	VAC	Golf Course	17070 140TH AVE SE
307	247337	2850	FAIRWOOD GOLF & COUNTRY CLUB	R6SO	IMP	Golf Course	17070 140TH AVE SE
308	247390	0010	KEY BANK FAIRWOOD BRANCH	CB	IMP	Bank	13933 SE PETROVITSKY RD
309	247390	0020	RITE AID (FAIRWOOD STORE)	CB	IMP	Retail(Discount)	17609 140TH AVE SE
310	247390	0030	AUTO ZONE	CB	IMP	Retail Store	17625 140TH AVE SE
311	247410	0000	FAIRWOOD VILLA CONDOMINIUM	R24SO	IMP	Condominium(Residential)	14600 SE 176TH ST
312	252305	9028	RAINIER VALLEY CHRISTIAN SCHOOL OFFICES	RAZ.5 SO	IMP	Art Gallery/Museum/Soc Srvc	16707 174TH AVE SE
313	252305	9050	RAINIER VALLEY CHRISTIAN SCHOOL	RAZ.5 SO	IMP	School(Private)	16707 174TH AVE SE
314	252305	9086	VACANT LAND ASSOC W/RAINIER CHRISTIAN SCHOOL	RAZ.5 SO	VAC	Vacant(Single-family)	
315	257026	0000	536 MILL AVENUE SOUTH CONDOMINIUM	R-10	IMP	Condominium(Residential)	536 MILL AVE S
316	261680	0670	WATER TOWER	RA5	ACCY	Utility, Private(Radio/T.V.)	14240 228TH AVE SE
317	262305	9007	FAIRWOOD ELEMENTARY	R6	IMP	School(Public)	16600 148TH AVE SE

	A	B	C	D	E	F	G
318	262305	9044	VACANT LAND	R24	VAC	Vacant(Multi-family)	SE 176TH ST
319	268065	0000	GAINSBOROUGH COMMONS CONDOMINIUM	R-14	IMP	Condominium(Residential)	17405 116TH AVE SE
320	272305	9009	FAIRWOOD LIBRARY	R6	IMP	Governmental Service	17009 140TH AVE SE
321	272305	9012	PEBBLE COVE	R18	IMP	Apartment	17600 134TH AVE SE
322	272305	9014	FAIRWOOD GOLF & COUNTRY CLUB	R24	IMP	Golf Course	17070 140TH AVE SE
323	272305	9015	FAIRWOOD CENTER	CB	IMP	Shopping Ctr(Community)	14300 SE 176TH ST
324	272305	9018	VACANT LAND	R6P	ACCY	Utility, Public	16601 140TH AVE SE
325	272305	9030	PUGET SOUND ENERGY SUB STATION	CB	VAC	Right of Way/Utility, Road	17518 140TH AVE SE
326	272305	9033	ARCO AMPM	CB	IMP	Conv Store with Gas	17200 140TH AVE SE
327	272305	9038	FAIRWOOD CENTER	CB	IMP	Shopping Ctr(Community)	14105 SE 171ST WAY
328	272305	9039	VACANT-WETLAND	R18SO	VAC	Vacant(Multi-family)	SE PETROVITSKY RD
329	272305	9040	FAIRWOOD CENTER - Bank of America	CB	IMP	Bank	17250 140TH AVE SE
330	272305	9041	FAIRWOOD CENTER	CB	IMP	Shopping Ctr(Community)	143RD AVE SE
331	272305	9042	FAIRWOOD CENTER - BLDG 'L'	CB	IMP	Shopping Ctr(Community)	17500 140TH AVE SE
332	272305	9043	SHELL SERVICE CENTER	CB	IMP	Service Station	14210 SE PETROVITSKY RD
333	272305	9044	FAIRWOOD CENTER - Chase Bank	CB	IMP	Bank	17314 140TH AVE SE
334	272305	9045	FAIRWOOD CENTER - MED-DENT CLINIC	CB	IMP	Medical/Dental Office	17220 140TH AVE SE
335	272305	9049	VACANT LAND (WETLAND & IMPACTED)	R18	VAC	Vacant(Multi-family)	SE PETROVITSKY RD
336	272306	9047	NORTHWEST PIPELINE	RA5	IMP	Utility, Private(Radio/T.V.)	16630 230TH AVE SE
337	282305	9004	LINDBERGH HIGH SCHOOL	R-8	IMP	School(Public)	16426 128TH AVE SE
338	282305	9009	CASCADE VILLAGE	CA	IMP	Shopping Ctr(Nghbrhood)	16950 116TH AVE SE
339	282305	9010	CASCADE VILLAGE	CA	IMP	Shopping Ctr(Nghbrhood)	17148 116TH AVE SE
340	282305	9024	THE MADISON	RM-F	IMP	Apartment	11908 SE 175TH ST
341	282305	9026	Emerald Heights	RM-F	IMP	Apartment	17100 120TH TER SE
342	282305	9030	PARKING LOT ASSOC W/0922 & 0931	CA	VAC	Parking(Assoc)	16720 116TH AVE SE
343	282305	9034	CASCADE ELEMENTARY SCHOOL	R-8	IMP	School(Public)	16022 116TH AVE SE
344	282305	9042	LINDBERGH HIGH SCHOOL ASSOC LAND	R-8	VAC	Vacant(Single-family)	
345	282305	9084	RENTON PARK ELEMENTARY	R-8	IMP	School(Public)	16828 128TH AVE SE
346	282305	9087	RENTON PARK CHAPEL	R-8	IMP	Church/Welfare/Relig Srvc	16760 128TH AVE SE
347	282305	9093	LINDBERGH HIGH SCHOOL ASSOC LAND	R-8	VAC	Vacant(Single-family)	
348	282305	9100	CASCADE CHILDREN'S MONTESSORI SCHOOL	CA	IMP	Daycare Center	17200 120TH AVE SE
349	282305	9114	PLAYGROUND	CA	ACCY	Park, Public(Zoo/Arbor)	116TH AVE SE
350	282305	9124	U S POST OFFICE	CA	IMP	Post Office/Post Service	17200 116TH AVE SE
351	282306	9009	CEDAR GROVE COMPOSTING	M	ACCY	Greenhse/Nrsry/Hort Srvc	17825 CEDAR GROVE RD SE
352	286825	0000	GRANT REGENCY CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1850 GRANT AVE S
353	289260	0038	Rolling Hills Townhomes	R-10	IMP	Apartment	16802 113TH LN SE
354	289260	0040	POWER SUB-STATION	R-10	ACCY	Utility, Public	11426 SE 169TH ST
355	289260	0051	7-ELEVEN	CA	IMP	Conv Store with Gas	11505 SE 168TH ST
356	292305	9009	VACANT LAND	CA	VAC	Vacant(Commercial)	10615 SE 172ND ST
357	292305	9011	Chianti Apts	RM-F	IMP	Apartment	17440 103RD AVE SE
358	292305	9012	PUBLIC STORAGE	CA	IMP	Mini Warehouse	10636 SE 174TH ST
359	292305	9015	BENSON DOWNS APARTMENTS	R-14	IMP	Apartment	11100 SE 176TH ST
360	292305	9017	KC FIRE DEPARTMENT HQ	CA	IMP	Service Building	10828 SE 176TH ST
361	292305	9019	BENSON ESTATES	R-10	IMP	Apartment	16818 108TH AVE SE
362	292305	9030	EURO INSTITUTE OF SKIN CARE	CA	IMP	Office Building	10900 SE 176TH ST
363	292305	9042	VACANT LAND	CA	VAC	Vacant(Commercial)	10635 SE 174TH ST
364	292305	9044	Vacant Land Assoc. w/ Chianti Apts	RM-F	VAC	Apartment	17440 103RD AVE SE
365	292305	9061	SPRING GLEN ELEMENTARY/ FRED NELSEN MIDDLE SCHOOL	R-8	IMP	School(Public)	2607 JONES AVE S
366	292305	9066	SHERWOOD CHIROPRACTIC CLINIC	CN	IMP	Office Building	16810 108TH AVE SE
367	292305	9072	VILLAGE CHAPEL	R-14	IMP	Church/Welfare/Relig Srvc	17418 108TH AVE SE
368	292305	9080	APARTMENT	R-14	IMP	Apartment	16935 116TH AVE SE
369	292305	9082	VACANT LAND	CN	VAC	Vacant(Commercial)	SE 168TH ST
370	292305	9088	Vacant land Assoc. w/ Chianti Apts	RM-F	VAC	Apartment	17440 103RD AVE SE
371	292305	9095	VACANT LAND (FORMER FIRE STATION)	CA	VAC	Governmental Service	
372	292305	9102	FIRST PRESBYTERIAN CHURCH OF RENTON	R-8	IMP	Church/Welfare/Relig Srvc	2640 BENSON RD S
373	292305	9110	WEST AND SONS TOWING	CA	IMP	Service Building	17426 BENSON DR SE
374	292305	9114	TERRA BUILDING	CA	IMP	Office Building	17422 BENSON DR SE
375	292305	9115	OFFICE BUILDING (CARRIED ON 9114)	CA	VAC	Parking(Assoc)	17424 108TH AVE SE
376	292305	9125	VALLEY HILL PLAZA SHOPPING CENTER	CA	IMP	Shopping Ctr(Community)	10660 SE 176TH ST
377	292305	9127	Vacant Land for Chianti Apts	RM-F	VAC	Apartment	17440 103RD AVE SE
378	292305	9134	The Aviator Apartments	CA	IMP	Apartment	10406 SE 174TH ST
379	292305	9143	SALON & OFFICE SPACE	R-14	IMP	Single Family(C/I Zone)	17223 116TH AVE SE
380	292305	9148	VACANT LAND	CA	VAC	Vacant(Commercial)	17249 BENSON RD S
381	292305	9150	GLENVIEW HEIGHTS	CA	IMP	Apartment	10405 SE 172ND ST
382	292305	9151	SUMMERHILL APTS	RM-F	IMP	Apartment	10415 SE 174TH ST
383	292305	9158	PETTET PROFESSIONAL CENTER	CA	IMP	Medical/Dental Office	10622 SE CARR RD
384	292305	9160	VALLEY DENTAL CENTER	CA	IMP	Medical/Dental Office	10700 SE 174TH ST
385	292305	9168	VACANT MULTIFAMILY LAND	R-14	VAC	Governmental Service	
386	292305	9174	VACANT LAND	CA	VAC	Vacant(Commercial)	17300 108TH AVE SE
387	292305	9176	FAMILY CIRCLE LEARNING CENTER	CA	IMP	Daycare Center	10717 SE 172ND ST
388	292305	9178	VACANT LAND (MINI STORAGE BEING BUILT)	CA	VAC	Vacant(Commercial)	10650 SE 174TH ST
389	292305	9197	VACANT CITY OF SEATTLE WATER R-8 LAND	R-8	VAC	Utility, Public	
390	292306	9005	VACANT MINERAL LAND	MP	VAC	Vacant(Industrial)	
391	292306	9006	VACANT MINERAL LAND	MP	VAC	Vacant(Industrial)	
392	292306	9009	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
393	292306	9019	VACANT LAND	M	VAC	Vacant(Industrial)	
394	292306	9027	GARAGES (ASSOC W/302306-9019)	RA2.5	IMP	Service Building	16121 RENTON-MAPLE VALLEY RD SE
395	292306	9080	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
396	292306	9082	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
397	292306	9083	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	

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398	292306	9084	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
399	298630	0000	GYRFALCON CONDOMINIUM	R-8	IMP	Condominium(Residential)	2462 SE 8TH PL
400	302305	9034	MEDICAL CLINIC-ON 312305-9065	CO	VAC	Parking(Assoc)	3401 TALBOT RD S
401	302305	9054	VALLEY INTERNAL MEDICINE ANNEX	CO	IMP	Medical/Dental Office	3721 TALBOT RD S
402	302305	9073	TALBOT HILL ELEMENTARY SCHOOL	R-8	IMP	School(Public)	2300 TALBOT RD S
403	302305	9109	VACANT LAND	CO	VAC	Vacant(Commercial)	17200 TALBOT RD S
404	302305	9110	CHILDRENS DENTISTRY & ORTHOPEDIC	CO	IMP	Medical/Dental Office	400 S 38TH CT
405	302305	9111	VALLEY VIEW PROFESSIONAL BUILDING	CO	IMP	Office Building	350 S 38TH CT
406	302306	9019	HOME (ASSOC W/9027)	NB	IMP	Single Family(C/I Zone)	16121 MAPLE VALLEY HWY
407	312305	9001	STORAGE YARD (TEAR DOWN)	R-8	IMP	Warehouse	9840 S CARR RD
408	312305	9006	PACIFIC MEDICAL CENTER RENTON	CO	IMP	Medical/Dental Office	601 S CARR RD
409	312305	9010	TALBOT CENTER	CO	IMP	Nursing Home	4430 TALBOT RD S
410	312305	9022		R-14	IMP	Single Family(Res Use/Zone)	4827 TALBOT RD S
411	312305	9023	SPRINGBROOK APARTMENTS	R-14	IMP	Apartment	5301 TALBOT RD S
412	312305	9025	EYE TO EYE OPTICAL & DUPLEX	CO	IMP	Medical/Dental Office	17916 TALBOT RD S
413	312305	9026	SPRINGBROOK PROFESSIONAL PARK (TOPO IMPACTS)	CO	IMP	Medical/Dental Office	17600 TALBOT RD S
414	312305	9040	VALLEY MEDICAL & DENTAL	CO	IMP	Medical/Dental Office	4300 TALBOT RD S
415	312305	9041	CRESTWOOD PARK PH #1	RM-F	IMP	Apartment	4600 DAVIS AVE S
416	312305	9044	VALLEY FAMILY PRACTICE	CO	IMP	Medical/Dental Office	4361 TALBOT RD S
417	312305	9051	VACANT LAND	CO	VAC	Vacant(Commercial)	
418	312305	9061	TALBOT ROAD MEDICAL CENTER	CO	IMP	Medical/Dental Office	4509 TALBOT RD S
419	312305	9065	VALLEY MEDICAL CENTER EMPLOYMENT OFFICE (ASSOC W/9034)	CO	IMP	Office Building	3901 TALBOT RD S
420	312305	9067	VACANT PARCEL	CO	VAC	Vacant(Commercial)	
421	312305	9069	ATTORNEYS OFFICE	CO	IMP	Office Building	4512 TALBOT RD S
422	312305	9073	SIKH TEMPLE	R-14	IMP	Church/Welfare/Relig Srvc	5200 TALBOT RD S
423	312305	9078	DCL TALBOT MEDICAL CENTER	CO	IMP	Medical/Dental Office	401 S 43RD ST
424	312305	9085	VACANT LAND	CO	VAC	Vacant(Commercial)	3901 TALBOT RD S
425	312305	9090	VACANT MULTIFAMILY LAND	RM-F	VAC	Single Family(Res Use/Zone)	
426	312305	9094	Vacant Commercial Land	CO	VAC	Vacant(Commercial)	
427	312305	9102	VACANT COMMERCIAL LAND (FUTURE VALLEY CENTER SITE)	CO	VAC	Office Building	
428	312305	9103	MEDICAL OFFICE	CO	IMP	Medical/Dental Office	17910 TALBOT RD S
429	312305	9111	VALLEY MEDICAL & DENTAL	CO	IMP	Medical/Dental Office	4300 TALBOT RD S
430	312305	9115	VACANT-WETLAND	R-14	VAC	Vacant(Single-family)	
431	312305	9126	VALLEY MEDICAL CENTER	CO	IMP	Medical/Dental Office	4445 TALBOT RD S
432	312305	9134	MEDICAL/DENTAL CLINIC	CO	IMP	Medical/Dental Office	17900 TALBOT RD S
433	312305	9135	PLASTIC & RECONSTRUCTIVE SURGEONS INC.	CO	IMP	Medical/Dental Office	17930 TALBOT RD S
434	312305	9136	VACANT LAND (HEAVY IMPACTS)	R-8	VAC	Vacant(Single-family)	S 177TH ST
435	312305	9152	MEDICAL OFFICES	CO	IMP	Office Building	17906 TALBOT RD S
436	312305	9153	Copper Ridge	RM-F	IMP	Apartment	4600 DAVIS AVE S
437	312305	9158	EXCESS PARKING (ASSOC W/9006)	CO	VAC	Parking(Assoc)	601 CARR RD
438	312305	9159	EXCESS PARKING (ASSOC W/9006)	CO	VAC	Parking(Assoc)	601 CARR RD
439	312305	9160	VACANT LAND	CO	VAC	Parking(Assoc)	601 CARR RD
440	322305	9016	FRED MEYER - RENTON	CA	IMP	Shopping Ctr(Community)	17605 108TH AVE SE
441	322305	9020	VANTAGE GLEN MHP (PADS VALUED ON 9361)	RMH	IMP	Mobile Home Park	18100 107TH PL SE
442	322305	9035	76 AUTO CARE	CN	IMP	Service Station	19044 108TH AVE SE
443	322305	9040	REDTOWN APARTMENTS	CA	IMP	Apartment	10436 SE CARR RD
444	322305	9048	AMERICAN BROKERS REAL ESTATE	CA	IMP	Office Building	10915 SE 176TH ST
445	322305	9053	ALLSTATE INSURANCE	CA	IMP	Office Building	10500 SE CARR RD
446	322305	9054	WENDY'S	CA	IMP	Restaurant(Fast Food)	17816 108TH AVE SE
447	322305	9056	KING'S AUTO SERVICE	CA	IMP	Mini Lube	10909 SE 176TH ST
448	322305	9059	2 CONVERTED HOUSES	CN	IMP	Retail Store	19020 108TH AVE SE
449	322305	9063	NORTH BENSON PLAZA	CA	IMP	Retail(Line/Strip)	17605 108TH AVE SE
450	322305	9065	BENSON PLAZA (SHELL, AUTO, BANK, STARBUCKS)	CA	IMP	Conv Store with Gas	17901 108TH AVE SE
451	322305	9070	VISTA HEIGHTS MHP (30 PADS; DW)	R-8	VAC	Mobile Home Park	18415 108TH AVE SE
452	322305	9079	VACANT LAND (TOPO IMPACTS)	R-10	VAC	Vacant(Multi-family)	10043 SE CARR RD
453	322305	9081	NEW HORIZON SCHOOL (TOPO IMPACTS)	R-14	IMP	School(Private)	1111 S CARR RD
454	322305	9082	SPRINGFIELD APT	R-8	IMP	Apartment	18414 108TH AVE SE
455	322305	9084	SPRING GLEN VET'S CLINIC	CA	IMP	Vet/Animal Control Srvc	17604 110TH AVE SE
456	322305	9087	ARBYS RESTAURANT	CA	IMP	Restaurant(Fast Food)	17832 108TH AVE SE
457	322305	9090	DAIRY QUEEN	CA	IMP	Restaurant(Fast Food)	17824 108TH AVE SE
458	322305	9091	KING COUNTY FIRE STATION	CA	IMP	Governmental Service	18002 108TH AVE SE
459	322305	9104	SKIPPERS SEA FOOD	CA	IMP	Restaurant/Lounge	17808 108TH AVE SE
460	322305	9106	FIRE STATION	CA	VAC	Governmental Service	
461	322305	9119	MCDONALDS	CA	IMP	Restaurant(Fast Food)	17630 108TH AVE SE
462	322305	9120	O'REILLY AUTO/PLAY IT AGAIN SPORTS/CASH AMERICA	CA	IMP	Retail Store	17622 108TH AVE SE
463	322305	9132	MAC'S CLEANING	CA	IMP	Retail Store	10827 SE 176TH ST
464	322305	9145	CABIAO TOWNHOUSES	R-14	IMP	Townhouse Plat	10830 SE 192ND ST
465	322305	9149	BENSON HILL ELEMENTARY SCHOOL	R-8	IMP	School(Public)	
466	322305	9154	WESTVIEW VILLAGE APTS	CA	IMP	Apartment	17725 105TH PL SE
467	322305	9156	VACANT R-14 LAND (CITY OWNED)	R-14	VAC	Vacant(Multi-family)	
468	322305	9175	JIFFY LUBE	CA	IMP	Mini Lube	17642 108TH AVE SE
469	322305	9188	VACANT LAND	R-14	VAC	Vacant(Commercial)	108TH AVE SE
470	322305	9193	U.S. BANK	CA	IMP	Bank	17604 108TH AVE SE
471	322305	9194	KING OF KINGS LUTHERAN CHURCH	R-8	IMP	Church/Welfare/Relig Srvc	18207 108TH AVE SE
472	322305	9201	PIZZA HUT AND PET GROOMING	CA	IMP	Retail Store	17636 108TH AVE SE
473	322305	9205	PARKING LOT FOR MINOR 9048	CA	ACCY	Parking(Assoc)	10921 SE 176TH ST
474	322305	9237	TEXACO MART	CA	IMP	Conv Store with Gas	10545 SE CARR RD
475	322305	9242	Assoc with 9154 (Westview Village)	CA	VAC	Apartment	17815 105TH PL SE
476	322305	9256	CHURCH LAND	R-8	VAC	Vacant(Single-family)	
477	322305	9260	Assoc with 9154 (Westview Village)	RMH	VAC	Apartment	17815 105TH PL SE

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478	322305	9270	LINE RETAIL	CA	IMP	Retail Store	10827 SE 176TH ST
479	322305	9295	SPRING GLEN DAY CARE & PRE-SCHOL	CA	IMP	Daycare Center	17803 105TH PL SE
480	322305	9299	KENTUCKY FRIED CHICKEN	CA	IMP	Restaurant(Fast Food)	10433 SE CARR RD
481	322305	9330	TACO BELL	CA	IMP	Restaurant(Fast Food)	17809 108TH AVE SE
482	322305	9337	WATER TANK	R-1	ACCY	Utility, Public	
483	322305	9361	VANTAGE GLEN MHP (164 PADS; SW/DW; ASSOC 9020)	RMH	ACCY	Mobile Home Park	18102 107TH PL SE
484	322305	9362	KC HOUSING AUTHORITY LAND	RM-F	VAC	Vacant(Multi-family)	
485	322305	9363	KC HOUSING AUTHORITY LAND	RMH	VAC	Vacant(Multi-family)	
486	322305	9364	KC HOUSING AUTHORITY LAND	RMH	VAC	Vacant(Multi-family)	
487	322306	9001	ANMARCO OFFICE/WAREHOUSE	M	IMP	Service Building	17937 CEDAR GROVE RD SE
488	322306	9003	VACANT RA10 LAND	RA10	VAC	Vacant(Commercial)	
489	322306	9023	PARK	NB	VAC	Park, Public(Zoo/Arbor)	
490	322306	9035	VINNIE'S PUB AND GRILL	NB	IMP	Tavern/Lounge	18605 SE RENTON-MAPLE VALLEY RD
491	322306	9037	EXCESS PARKING FOR VINNIE'S BAR AND GRILL -9035	NB	VAC	Parking(Assoc)	18601 SE RENTON-MAPLE VALLEY RD
492	322306	9052	NW STEEL & RECYCLING	NB	IMP	Warehouse	
493	322306	9070	NW STEEL & RECYCLING	NB	IMP	Office Building	18407 SE RENTON-MAPLE VALLEY RD
494	322306	9098	SHOP & OFFICE	IP	IMP	Vacant(Industrial)	18429 RENTON-MAPLE VALLEY RD SE
495	322306	9104	TRUCK PERFORMANCE NORTHWEST	IP	IMP	Industrial(Light)	
496	322306	9152	SERVICE GARAGE (VACANT)	NB	IMP	Service Building	18455 SE RENTON-MAPLE VALLEY RD
497	325947	0000	HERITAGE AT FAIRWOOD CONDOMINIUM	R24SO	IMP	Condominium(Residential)	14100 SE 171ST WAY
498	326060	0000	HERITAGE VILLAGE CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1626 GRANT AVE S
499	326115	0000	HERON GLEN CONDOMINIUM	R-14	IMP	Condominium(Residential)	10824 SE 170TH ST
500	332305	9054	MEEKER JUNIOR HIGH SCHOOL	R6	IMP	School(Public)	12600 SE 192ND ST
501	332305	9077	FAIRWOOD ASSEMBLY OF GOD	R6	IMP	Church/Welfare/Relig Srvc	13120 SE 192ND ST
502	332306	9001	PACIFIC TOPSOIL LEASED LAND	M	VAC	Vacant(Industrial)	21700 SE LAKE FRANCIS RD
503	332306	9016	QUALITY AGGREGATORS/PCL CONSTRUCTION	M	ACCY	Vacant(Industrial)	22501 SE LAKE FRANCIS RD
504	332306	9030	STONEWAY ROCK & RECYCLE/CONSTRUCTION CO.	M	ACCY	Vacant(Industrial)	17655 CEDAR GROVE RD SE
505	332306	9040	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
506	332306	9042	VACANT LAND	RA5	VAC	Vacant(Industrial)	17635 CEDAR GROVE RD SE
507	332306	9077	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
508	332306	9078	VACANT MINERAL PARCEL (IMPACTED)	M	VAC	Vacant(Industrial)	
509	332306	9079	VACANT PARCEL	M	VAC	Vacant(Industrial)	
510	332306	9080	VACANT MINERAL LAND	M	VAC	Vacant(Industrial)	
511	332306	9081	VACANT SPLIT ZONED LAND (WETLAND IMPACTS)	M	VAC	Vacant(Industrial)	22710 SE LAKE FRANCIS RD
512	332306	9083	VACANT RA5 LAND (POSSIBLE WETLANDS)	RA5	VAC	Vacant(Single-family)	
513	337675	0000	MONTCLAIR HEIGHTS APTS	RM-F	IMP	Apartment	2223 BENSON RD S
514	342305	9001	KINDER CARE LEARNING CENTER (FAIRWOOD)	R6	IMP	Daycare Center	14725 SE PETROVITSKY RD
515	342305	9022	VACANT LAND	R6	VAC	Vacant(Single-family)	SE PETROVITSKY RD
516	342305	9023	CARRIAGE CREST ELEMENTARY	R6	IMP	School(Public)	18235 140TH AVE SE
517	342305	9047	SOO'S CREEK WATER DISTRICT	R6	IMP	Governmental Service	14616 SE 192ND ST
518	342305	9060	NATIVITY LUTHERAN CHURCH	R24	IMP	Church/Welfare/Relig Srvc	17707 140TH AVE SE
519	342305	9063	CHURCH PARKING LOT (SEE 332305-9077)	R6	ACCY	Church/Welfare/Relig Srvc	13206 SE 192ND ST
520	342305	9096	FAIRWOOD POND APTS	R24	IMP	Apartment	14700 SE PETROVITSKY RD
521	342305	9146	OFFICE & RETAIL BUILDING	CB	IMP	Office Building	14300 SE PETROVITSKY RD
522	342305	9160	FAIRWOOD PLAZA	CB	IMP	Shopping Ctr(Nghbrhood)	14400 SE PETROVITSKY RD
523	344490	0010	LK YOUNGS BAPTIST CHURCH	RA2.5	IMP	Church/Welfare/Relig Srvc	20807 142ND AVE SE
524	352305	9001	THE CARRIAGES AT FAIRWOOD DOWNS	R18SO	IMP	Apartment	15030 SE 179TH ST
525	352305	9009	LAKE YOUNGS WATER SHED	R6SO	ACCY	Utility, Public	16205 SE PETROVITSKY RD
526	352305	9030	RIDGEWOOD ELEMENTARY	R6SO	IMP	School(Public)	18030 162ND PL SE
527	352305	9040	FIRE STATION DIST 40	R6	IMP	Governmental Service	14810 SE PETROVITSKY RD
528	353010	0000	HUNTINGTON HEIGHTS CONDOMINIUM	R-14	IMP	Condominium(Residential)	11002 SE PETROVITSKY RD
529	362305	9007	PETROVITSKY PARK-KING CO PARK	R6SO	ACCY	Park, Public(Zoo/Arbor)	16600 SE PETROVITSKY RD
530	362305	9009	NORTHWOOD MIDDLE SCHOOL	R6SO	IMP	School(Public)	17007 SE 184TH ST
531	362305	9010	WATER TOWER	RA5SO	ACCY	Utility, Public	16733 SE OLD PETROVITSKY RD
532	362305	9098	RENTON CHRISTIAN CENTER	R6	IMP	School(Private)	16640 SE OLD PETROVITSKY RD
533	362305	9105	SHERIFF LAND	RA5	VAC	Park, Public(Zoo/Arbor)	16645 SE OLD PETROVITSKY RD
534	362305	9111	LAKE YOUNGS TRAIL PARK	RA5	ACCY	Park, Public(Zoo/Arbor)	
535	380900	0000	KELSEY COURT PH 01 CONDOMINIUM	R-14	IMP	Condominium(Residential)	10817 SE 172ND ST
536	395620	0000	LA FORTUNA MASTER	R-10	VAC	Vacant(Single-family)	
537	404840	0495	LAKE MCDONALD COMMTY ASSN	RA5	IMP	Park, Private(Amuse Ctr)	14975 198TH PL SE
538	509540	0395	WATER TOWER	RA5	ACCY	Utility, Public	14645 203RD AVE SE
539	511280	0245	FIRE STATION	RA2.5	IMP	Governmental Service	16855 194TH AVE SE
540	511290	0160	GRACE CHRISTIAN FELLOWSHIP	RA2.5	IMP	Church/Welfare/Relig Srvc	19030 SE 168TH ST
541	512690	0210	LAWN MOWER REPAIR SHOP	CN	IMP	Service Building	3217 SE 6TH ST
542	512690	0211	TACO TIME REGIONAL OFFICE	CN	IMP	Office Building	3300 MAPLE VALLEY HWY
543	512690	0215	MAPLEWOOD ESPRESSO DELI	CN	IMP	Restaurant(Fast Food)	3404 MAPLE VALLEY HWY
544	512690	0326	CEDAR RIVER MARKET (NEEDS LOCATION ADJUSTMENT)	CN	IMP	Grocery Store	3418 SE 6TH ST
545	512690	0327	BARBER SHOP	CN	IMP	Retail Store	3417 SE 6TH ST
546	512690	0505	HUMBLE OFFICE BUILDING	CN	IMP	Office Building	3500 MAPLE VALLEY HWY
547	541920	0000	MEADOWGLEN PH 01 CONDOMINIUM	MR-G	IMP	Condominium(Residential)	20814 114TH PL SE
548	547930	0000	MERRIHILL CONDOMINIUM	R48SO	IMP	Condominium(Residential)	13950 173RD PL SE
549	552920	0000	MILL AVENUE	R-10	IMP	4-Plex	512 MILL AVE S
550	556100	0780	WATER TANK	RA5	ACCY	Utility, Private(Radio/T.V.)	26409 SE 152ND ST
551	556100	0790	WATER TANK	RA5	VAC	Utility, Private(Radio/T.V.)	26401 SE 152ND ST
552	556130	1550	MIRRORMONT COUNTRY CLUB	RA5	IMP	Club	25500 SE MIRRORMONT DR
553	556890	0000	MOLASSES CREEK CONDOMINIUM	R-14	IMP	Condominium(Residential)	15150 140TH WAY SE
554	563590	0000	MORGAN COURT CONDOMINIUM	R-14	IMP	Single Family(Res Use/Zone)	18700 109TH AVE SE
555	572850	0010	EAST ELDER CARE FACILITY	R-1	IMP	Group Home	19633 106TH AVE SE
556	619780	0140	TRINITY BAPTIST CHURCH	R-4	IMP	Church/Welfare/Relig Srvc	18652 116TH AVE SE
557	619780	0160	TRINITY BAPTIST CHURCH	R-4	IMP	Church/Welfare/Relig Srvc	18652 116TH AVE SE



	A	B	C	D	E	F	G
558	619840	0020	ST THOMAS ORTHODOX CHURCH	R-4	IMP	Church/Welfare/Relig Srvc	11651 SE 188TH ST
559	638950	0000	ON THE GREEN AT FAIRWOOD CONDOMINIUM	R24SO	IMP	Condominium(Residential)	15100 SE 176TH ST
560	639180	0010	CHATEAU AT VALLEY CENTER	CO	IMP	Retirement Facility	4450 DAVIS AVE S
561	639180	0125	Chateau at Valley Center	CO	VAC	Retirement Facility	4320 DAVIS AVE S
562	661480	0000	PALM COURT CONDOMINIUM	R-14	IMP	Condominium(Residential)	17583 110TH LN SE
563	662340	0107	6-PLEX	CN	IMP	Apartment	19049 108TH AVE SE
564	662340	0111	4-PLEX & 4 SFR'S	R-14	IMP	4-Plex	19002 108TH AVE SE
565	662340	0150	VACANT LAND	MR-G	VAC	Vacant(Multi-family)	
566	662340	0151	VACANT LAND	MR-G	VAC	Vacant(Multi-family)	
567	662340	0165	VACANT COMMERCIAL LAND	CC-MU	VAC	Vacant(Commercial)	
568	662340	0166	NEW BEGINNINGS CHRISTIAN CHURCH	CC-MU	IMP	Church/Welfare/Relig Srvc	19300 108TH AVE SE
569	662340	0169	W.E. RUTH COMMERCIAL CENTER - PARCEL D	CC-MU	IMP	Office Building	19400 108TH AVE SE
570	662340	0170	W.E. RUTH REAL ESTATE	CC-MU	IMP	Office Building	19222 108TH AVE SE
571	662340	0171	VACANT LAND	CC-MU	VAC	Vacant(Commercial)	10819 SE 192ND ST
572	662340	0180	MEDICAL CENTER PARKING (ASSOC W/0185)	CN	VAC	Parking(Assoc)	19200 107TH AVE SE
573	662340	0181	Panther Creek Estates	RM-F	IMP	Apartment	19235 108TH AVE SE
574	662340	0183	192 BUILDING	CN	IMP	Office Building	19201 108TH AVE SE
575	662340	0185	BENSON ROAD MEDICAL CENTER (ASSOC W/0180)	CN	IMP	Medical/Dental Office	19221 108TH AVE SE
576	662340	0189	FOURPLEX	R-8	IMP	4-Plex	19238 107TH AVE SE
577	662340	0232	JOHNSONS WELL DRILLING	R-14	IMP	Warehouse	19411 108TH AVE SE
578	662340	0260	VACANT LAND w/ wetlands	MR-G	VAC	Vacant(Multi-family)	
579	662340	0332	CHURCH OFFICE	SR-1	IMP	Church/Welfare/Relig Srvc	19650 108TH AVE SE
580	662340	0341	FIRST EVANGELICAL PRESBYTERIAN CHURCH	SR-1	IMP	Church/Welfare/Relig Srvc	19800 108TH AVE SE
581	662340	0342	CHURCH PARKING LOT	SR-1	VAC	Parking(Assoc)	
582	670990	0000	PEREGRINE CONDOMINIUM	R-8	IMP	Condominium(Residential)	2321 SE 8TH DR
583	692820	0000	PUGET DRIVE CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1615 S PUGET DR
584	719609	0000	RED MILL I CONDOMINIUM	R18SO	IMP	Condominium(Residential)	17604 134TH LN SE
585	719610	0000	RED MILL II CONDOMINIUM	R18SO	IMP	Condominium(Residential)	17725 133RD PL SE
586	722140	0270	CHALET APTS	R-10	IMP	Apartment	606 MILL AVE S
587	722140	0281	VACANT LAND	R-10	VAC	Vacant(Multi-family)	610 MILL AVE S
588	722200	0041	CITY OF RENTON WATER	R-8	IMP	Utility, Public	730 S 19TH ST
589	722200	0061	CITY OF RENTON TENNIS COURTS AND RESERVOIR	R-8	ACCY	Park, Public(Zoo/Arbor)	701 S 19TH ST
590	722200	0070	PUGET SOUND ENERGY STATION 1376	R-8	IMP	Utility, Private(Radio/T.V.)	750 S 158TH ST
591	722200	0071	NORTHWEST PIPELINE CO	R-8	IMP	Utility, Private(Radio/T.V.)	800 S 21ST ST
592	722200	0130	PUMP STATION (RENTON WATER)	R-8	IMP	Park, Public(Zoo/Arbor)	1900 TALBOT RD S
593	722980	0005	Parking for Liberty High School	R4	VAC	Parking(Assoc)	
594	722980	0010	Parking for Liberty High School	R4	VAC	Parking(Assoc)	
595	722980	0015	Parking for Liberty High School	R4	VAC	Parking(Assoc)	13619 169TH AVE SE
596	722980	0020	Parking for Liberty High School	R4	VAC	Parking(Assoc)	
597	723000	0010	WATER TOWER	R4	ACCY	Utility, Public	18239 SE 136TH ST
598	723150	0310	APARTMENT	R-10	IMP	Apartment	412 MILL AVE S
599	723150	0320	APARTMENT	R-10	IMP	Apartment	422 MILL AVE S
600	723150	0325	APARTMENT	R-10	IMP	Apartment	426 MILL AVE S
601	723150	0330	GOLDEN VIEW APTS	R-10	IMP	Apartment	430 MILL AVE S
602	723150	0445	FOUR-PLEX	R-10	IMP	4-Plex	530 MILL AVE S
603	723160	0535	CENTURYLINK	R-8	IMP	Utility, Public	1450 SMITHERS AVE S
604	733100	0000	RIVER VALLEY CONDOMINIUM	R-14	IMP	Condominium(Residential)	15325 SE 155TH PL
605	739890	0000	ROLLING HILLS CONDOMINIUM	RM-F	IMP	Condominium(Residential)	2020 GRANT AVE S
606	756080	0010	FAIRWOOD SQUARE - LINE RETAIL	CB	IMP	Retail(Line/Strip)	17620 SE PETROVITSKY RD
607	756080	0015	FAIRWOOD SQUARE - LINE RETAIL	CB	IMP	Retail(Line/Strip)	14202 SE PETROVITSKY RD
608	756080	0018	FAIRWOOD SQUARE - ALBERTSONS	CB	IMP	Grocery Store	14215 SE PETROVITSKY RD
609	756080	0020	FAIRWOOD SQUARE - RETAIL (SHUCK'S AUTO SUPPLY/GREASE MONKEY)	CB	IMP	Retail Store	14239 SE PETROVITSKY RD
610	756080	0025	FAIRWOOD LANDING	R18SO	IMP	Apartment	14201 SE 177TH ST
611	761680	0010	VALLEY MEDICAL DAY SURGERY CENTER	CO	IMP	Medical/Dental Office	17820 TALBOT RD S
612	761680	0030	MEDICAL OFFICE BUILDING (ASSOC W/0040, 0170 & 0180)	CO	IMP	Medical/Dental Office	17800 TALBOT RD S
613	761680	0040	PARKING (USED WITH 0030)	CO	VAC	Parking(Assoc)	17800 TALBOT RD S
614	761680	0050	VALLEY WOMENS CLINIC	CO	IMP	Medical/Dental Office	17722 TALBOT RD S
615	761680	0080	PARKING (FOR 0290)	CO	ACCY	Parking(Assoc)	17700 TALBOT RD S
616	761680	0170	PARKING LOT (USED WITH 0030)	CO	ACCY	Parking(Assoc)	17829 97TH AVE S
617	761680	0180	PARKING LOT (USED WITH 0030)	CO	ACCY	Parking(Assoc)	17820 TALBOT RD S
618	761680	0220	VACANT LAND	CO	VAC	Vacant(Commercial)	9656 S CARR RD
619	761680	0230	VACANT LAND	CO	VAC	Vacant(Single-family)	9662 S CARR RD
620	761680	0290	PUGET SOUND CREDIT UNION (ASSOC W/0080)	CO	IMP	Office Building	17620 TALBOT RD S
621	761680	0400	KOREA ACCUPUNCTURE	CO	IMP	Office Building	9806 S CARR RD
622	761680	0410	VACANT COMMERCIAL LAND	CO	VAC	Vacant(Commercial)	9812 S CARR RD
623	761680	0420	VACANT COMMERCIAL LAND	CO	VAC	Vacant(Commercial)	9822 S CARR RD
624	770157	0000	SHADOW HAWK I	R-14	IMP	Condominium(Residential)	2900 ROYAL HILLS DR SE
625	770159	0000	SHADOW HAWK II PH 01	R-14	IMP	Condominium(Residential)	2910 ROYAL HILLS DR SE
626	770470	0000	SHAEEN CONDOMINIUM	R-8	IMP	Condominium(Residential)	2403 SE 8TH PL
627	780416	0000	629 CEDAR CONDOMINIUM	R-8	IMP	Condominium(Residential)	429 CEDAR AVE S
628	793100	0090	FLUORIDATION BLDG	RC	IMP	Utility, Public	5750 TALBOT RD S
629	793200	0015	GLENRIDGE ELEMENTARY SCHOOL	SR-6	ACCY	School(Public)	19405 120TH AVE SE
630	793370	0000	SPRING GLEN COURT CONDOMINIUM	R-14	IMP	Condominium(Residential)	17117 116TH AVE SE
631	794120	0020	5 UNIT APT	R-4	IMP	Apartment	19215 98TH AVE S
632	798850	0000	STEEPLE CHASE HILL CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1500 S 18TH ST
633	808338	0000	SUMMIT PARK CONDOMINIUM	R-14	IMP	Condominium(Residential)	440 S 51ST CT
634	812122	0000	SUNRISE AT BENSON CONDOMINIUM	MR-G	IMP	Condominium(Residential)	10825 SE 200TH ST
635	813520	0000	SUNSET RIDGE PH I CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1315 S PUGET DR
636	855910	0000	TALBOT PARK CONDOMINIUM	R-14	IMP	Condominium(Residential)	4700 TALBOT RD S
637	864410	0000	Regency Woods Apts	RM-F	IMP	Apartment	1805 GRANT AVE S

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638	864411	0000	Regency Woods Apts (Formerly Eagle Pointe Condo)	RM-F	IMP	Apartment	1111 EAGLE LN S
639	864412	0000	Regency Woods Apts	RM-F	IMP	Apartment	1200 S 18TH ST
640	864413	0000	Regency Woods Apts	RM-F	IMP	Apartment	1101 S 18TH ST
641	880240	0066	GARRISON PARK-KENT	SR-4.5	IMP	Park, Public(Zoo/Arbor)	9615 S 208TH ST
642	880240	0325	BENSON VILLAGE MHP (39 PADS; SW/DW)	MHP	ACCY	Mobile Home Park	22111 108TH AVE SE
643	880240	0345	CANYON VIEW MOBILE ESTATES MHP (93 PADS; SW/DW)	MHP	IMP	Mobile Home Park	22001 107TH AVE SE
644	885767	0010	VALLEY MEDICAL CENTER	CO	IMP	Hospital	400 S 43RD ST
645	885767	0020	VALLEY MEDICAL CENTER RADIATION & ONCOLOGY	CO	IMP	Hospital	400 S 43RD ST
646	885767	0030	VALLEY MEDICAL CENTER	CO	IMP	Hospital	400 S 43RD ST
647	885767	0040	VALLEY MEDICAL CENTER PARKING LOT	CO	VAC	Medical/Dental Office	
648	885767	0050	VALLEY MEDICAL CENTER PARKING LOT	CO	ACCY	Daycare Center	
649	885767	0060	VALLEY MEDICAL CENTER PARKING GARAGE	CO	IMP	Parking(Garage)	400 S 43RD ST
650	885767	0070	VALLEY MEDICAL CENTER MEDICAL ARTS CENTER	CO	IMP	Medical/Dental Office	4033 TALBOT RD S
651	885767	0080	VALLEY MEDICAL CENTER NW PAVILION	CO	IMP	Hospital	400 S 43RD ST
652	885767	0090	TALBOT PROFESSIONAL CENTER	CO	IMP	Medical/Dental Office	4011 TALBOT RD S
653	885767	0100	VALLEY MEDICAL CENTER	CO	IMP	Industrial(Heavy)	400 S 43RD ST
654	885767	0110	VALLEY PROFESSIONAL CENTER NORTH	CO	IMP	Medical/Dental Office	3915 TALBOT RD S
655	885825	0000	VALLEY VIEW HEIGHTS CONDOMINIUM	RM-F	IMP	Condominium(Residential)	4200 SMITHERS AVE S
656	889950	0000	VICTORIA PARK CONDOMINIUM	RM-F	IMP	Condominium(Residential)	1800 GRANT AVE S
657	894447	0000	VILLAGE GATE CONDOMINIUM	R-14	IMP	Condominium(Residential)	19163 110TH PL SE
658	929360	0000	WESTGATE CONDOMINIUM	RM-F	IMP	Condominium(Residential)	2300 BENSON RD S
659	947590	0000	WINDSONG ARBOR CONDOMINIUM	MR-M	IMP	Condominium(Residential)	11130 SE 208TH ST