

Commercial Revalue

2013 Assessment roll

AREA
55

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

Lloyd Hara, Assessor

2013 ANNUAL REVALUE REPORT

Cities of Federal Way, Des Moines and West Hill Area of Kent

COMMERCIAL AREA 55



Federal Way Transit Center

King County Department of Assessments



King County

Lloyd Hara, Assessor



King County

Department of Assessments

Accounting Division

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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

Executive Summary Report

Appraisal Date 1/1/13 - 2013 Assessment Roll

Geographic Appraisal Area:

- Area 55: Cities of Federal Way, Des Moines, Milton and West Hill neighborhood of Kent

The following appraiser did the valuation for this geographic area:

- Angelique Tinney – Commercial Appraiser I
- Marie Ramirez, Senior Appraiser reviewed the results for quality control.

Sales – Improved Analysis Summary

- Number of Sales: 70
- Range of Sales Dates: 1/2010 - 12/2012

<i>Sales – Improved Valuation Ratio Study Summary:</i>				
	<i>Mean Assessed Value</i>	<i>Mean Sale Price</i>	<i>Ratio</i>	<i>COD*</i>
<i>2012 Value</i>	\$758,600	\$802,700	94.5%	12.27%
<i>2013 Value</i>	\$762,400	\$796,300	95.7%	6.30%
<i>Change</i>	\$3,800		1.2%	-5.97%
<i>% Change</i>	-0.50%		1.26%	-48.67%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figure of -5.97% actually represents an improvement.

Sales used in Analysis: All improved sales that were verified as good that did not have characteristics changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: Sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; sales that had major renovation after sale, or have been segregated or merged since being purchased.

<i>Total Population - Parcel Summary Data:</i>				
<i>Area 55</i>	<i>2012 Value</i>	<i>2013 Value</i>	<i>Difference</i>	<i>Percent Change</i>
<i>Taxable</i>	\$ 1,334,483,658	\$ 1,339,498,400	\$ 5,014,742	0.38%
<i>Exempt</i>	\$ 1,019,708,500	\$ 1,025,884,595	\$ 6,176,095	0.61%
<i>Total Population</i>	\$ 2,354,192,158	\$ 2,365,382,995	\$ 11,190,837	0.48%

Number of Parcels in the Population: 1,781 including vacant parcels but excluding specialty parcels.

Conclusion and Recommendation:

Total assessed values for the 2013 revalue have increased on average of 0.48%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2013 Assessment Year.

Analysis Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: April 15, 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 other highest and best use 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 is as improved. In those properties where the property is not at its highest and best use, a minimal 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. During the interim, the improvements may add some value above the land as if vacant by providing some income before demolition is required for redevelopment.

The use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent or tenant when possible and within time constraints. Current data was verified and corrected when necessary via field inspection when deemed necessary. Research by Co-Star Comps, a real estate information service, was also utilized either in lieu of or in addition to the appraiser's contact with the parties to the transaction.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.
The following Departmental guidelines were considered and adhered to:

- Sales from January 2010 to December 2012 (at minimum) were considered in all analysis.
- No specific market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

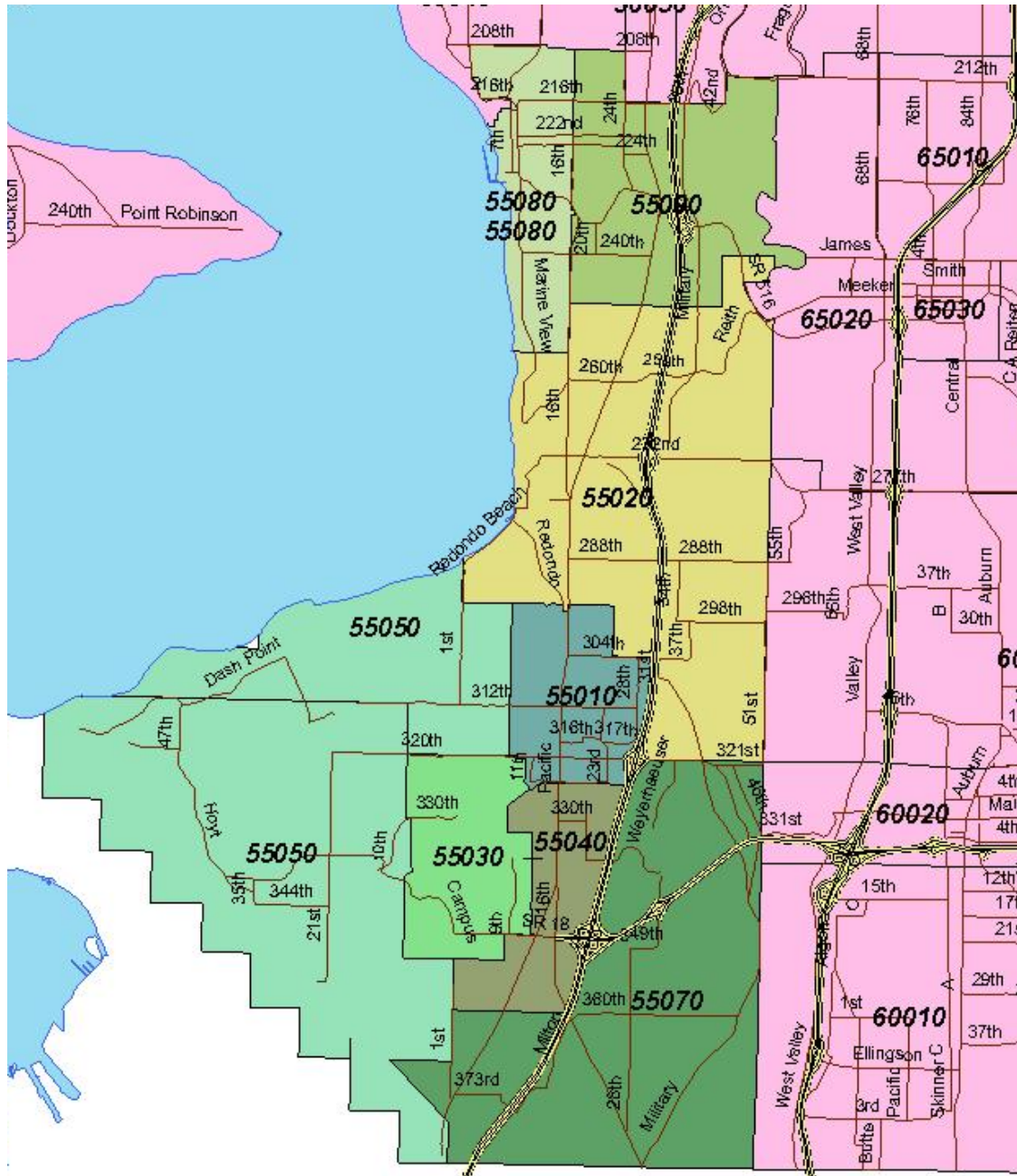
Identification of the Area

Name and Designation:

SOUTHWEST SUBURBS- Federal Way, Des Moines, Milton, West Hill area of Kent, Area 55

Boundaries:

The western boundary is Puget Sound and the western edge of Section 8, Township 22, Range 4. The northern boundary is South 208th Street. The eastern boundary begins at 24th Avenue South. It follows the Des Moines / SeaTac border to South 216th Street, then east to the hillside above the Kent Valley along 51st Avenue South. The southern boundary is the King/Pierce County line.



Neigh.	Area 55 Neighborhood Name	Neigh.	Area 55 Neighborhood Name
10	North Federal Way	50	Twin Lakes
20	Woodmont	70	East Campus/Milton
30	West Campus	80	Des Moines
40	South Federal Way	90	Midway

Maps:

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

Area Description:

Area 55 is comprised of the greater Federal Way, Des Moines and Milton areas, and includes the West Hill area of Kent. It is divided into eight neighborhoods described as follows:



Neighborhoods 10, 20, 40, 70 and 90 all have commercial land that is located on Pacific Highway South, a historical road of major influence in the area.

Neighborhood 55-10 North Federal Way

This neighborhood is the north Federal Way retail core featuring The Commons, formerly known as Sea-Tac Mall. Retail throughout Federal Way provides 43.5% of the city's employment. Federal Way, the fifth largest city in King County, and the eleventh largest in the state, is in the midst of an ambitious project to transform this area into a multi-use urban center. This neighborhood now boasts the Federal Way Transit Center and its dedicated connection to the I-5 carpool lanes.

Neighborhood 55-20 Woodmont

This neighborhood is Federal Way's northerly neighborhood along Pacific Highway South and Redondo. It is a southerly arm of Des Moines that lies along Puget Sound. This neighborhood has an abundance of retail stores, garage services, restaurants and few medical and office buildings. The Redondo neighborhood has a waterfront restaurant and waterfront park.



The Puget Sound views and beach in the Redondo area influence the value for the nearby multifamily land, and there is commercial zoned waterfront business and parks in this area.

Neighborhood 55-30 West Campus

This neighborhood is the SW Campus neighborhood home of the Weyerhaeuser business parks, the St. Francis Hospital, the US Postal Service Bulk Mail Center, Office Condos and the King County Aquatics Center that was built for the 1990 Goodwill Games.

Neighborhood 55-40 South Federal Way

This area is the Federal Way's southerly neighborhood along Pacific Highway South and north of Fife. The area around the South 348th Street interchange has a Wal-Mart Supercenter, Costco, Home Depot, Lowes, and Opus' Federal Way Crossings. It features the new Community Center with two indoor swimming pools. This is primarily a retail and industrial area of Federal Way.

Neighborhood 55-50 Twin Lakes

This neighborhood is located west of Federal Way which consists of mostly residential improvements. Some neighborhood retail stores and services, medical and office buildings are visible in this neighborhood as well as churches and public schools.

Neighborhood 55-70 East Campus

It is made up of the partly rural areas east and south of the Federal Way retail areas. This is where one finds the Weyerhaeuser world headquarters with its Rhododendron Botanical Garden & Pacific Rim Bonsai collection, the still developing East Campus office area, and World Vision, known as Christian Relief organization. It is also the home of Wild Waves/Enchanted Village entertainment theme park.

Neighborhood 55-80 Des Moines

This is the active downtown core of Des Moines which consists of retail, restaurants, and multi-family developments. Des Moines is the home of a large adult community population. There is an abundance of health care and retirement homes in the area. The Des Moines Marina has moorage for over 800 boats and a long fishing pier which draws an occasional crowd.



Overview photo of Downtown Des Moines

Neighborhood 55-90 Midway

This is the Midway neighborhood that splits between Des Moines and Kent. It includes Highline Community College which serves 9,500 students on an 80-acre campus. The western portion of Pacific Highway South strip is in the City of Des Moines and the eastern portion is in the City of Kent. This neighborhood has abundance of service garages, storage warehouses, retail stores and a few office buildings.

Physically Inspected Area:

The area physically inspected for **2013** assessment year as required by WAC 458-07-015 is identified as area **55-20 Woodmont**.

The Woodmont neighborhood is Federal Way's northerly neighborhood along Pacific Highway South. It is a southerly section of Des Moines that lies along Puget Sound, and includes the Redondo waterfront neighborhood. This area has an abundance of retail stores, restaurants, automobile service garages, and few medical and office buildings. The Redondo neighborhood has a waterfront restaurant and waterfront park.

An exterior observation of the properties was made to verify the accuracy and completeness of the property characteristic data that affect value. A total of 308 parcels (vacant and improved, but excluding specialty parcels) were inspected for this year. The boundaries of the general neighborhood may be delineated as follows:

55-20 Woodmont

Northerly:	South 248 th Street
Southerly:	South 296 th St on the West of I-5 and South 320 th St on the East of I-5
Easterly:	51 st Avenue South
Westerly:	The Puget Sound

Preliminary Ratio Analysis

A ratio study was completed just prior to the application of the 2013 recommended values. This study benchmarks the current assessment level using 2012 posted values. The study was also repeated after application of the 2013 recommended values. The results are included in the validation section of this report, showing an improvement of the Coefficient of Dispersion (COD) from 12.27% to 6.30%. The weighted mean ratio which is a statistical measure of assessment level went from 94.5% to 95.7%. The Price-related Differential (PRD) went from 0.99 to 1.01. A discussion of the ratio measurements is included in the Model Validation section at the end of this report.

Scope of Data

Land Value Data:

Vacant sales from 1/1/2010 to 12/31/2012 were given primary consideration for valuing land. Twelve (12) arm's length land sales closed during this period in Area 55. These sales were given consideration for valuing land as of 1/1/2013. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Sales information are analyzed and investigated by the appraiser to determine if they are market transactions.

Improved Parcel Total Value Data:

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

Land Value

Land Sales, Analysis, Conclusions

Twelve confirmed vacant land sales occurred in Area 55 between 1/1/2010 and 12/31/2012. These sales were considered for the valuation of vacant land in Area 55. Six sales occurred since the previous assessment date of 1/1/2012 and four after 7/1/2012.

Neighborhood 55-10: North Federal Way

There are two land sales that occurred in 2010 in this neighborhood. Sales from competing market areas as well as older sales in this neighborhood were used in developing land values for 2013.

- **E# 2465433** is located at 2104 South 320th across the SeaTac Mall. This property is zoned CC for City Center. It sold for \$36.65/SF on 11/2010. The appraiser considers this a "Tear Down".
- **E# 2565533** is located along 28th Ave S, close to S 317th ST. It is zoned RM2400 for Multi-Family housing. It is adjacent to Interstate 5. It sold for \$6.25/SF on 09/21/2012. It is marketed as being able to develop 29 units.

The typical value range for Commercial land is between \$8/SF to \$25/SF and Multi-Family land is valued between \$5/SF to \$10/SF. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	10	092104	9142	73,473	2565533	\$459,000	09/21/12	\$6.25	RM2400
55	10	092104	9271	20,465	2465433	\$750,000	11/02/10	\$36.65	CC

Neighborhood 55-20: Woodmont;**South Des Moines, North Federal Way and West Hill of Kent**

There are two land sales that occurred in 2012 in this neighborhood. Sales from competing market areas, as well as older sales, were used in developing land values for 2013.

- **E# 2424829** is located along S. 320th now owned by KC Fire Protection District. It is zoned RM2400 for Multi-Family housing adjacent to power lines. It sold for \$5.66/SF in 01/08/2010.
- **E# 2530028** is located on Pacific Highway South near the 263rd block. This property is zoned CC for Community Commercial. It sold for \$22.10/SF on 2/7/2012. The property had an older retail store that was removed and now re-developed to a medical facility; it is classified as a “Tear Down” sale.

The typical value range for Commercial land in this neighborhood is between \$5/SF to \$14/SF. Industrial land is valued between \$5/SF to \$6/SF and Multi-Family land is valued between \$4/SF to \$11/SF. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	20	282204	9191	73,310	2530028	\$1,620,000	02/07/12	\$22.10	C-C
55	20	551560	0005	829,924	2424829	\$4,700,000	01/08/10	\$5.66	RM2400

Neighborhood 55-30: West Campus, Federal Way

There were no new vacant land sales in the West Campus area between 1/10 and 12/12. Sales from competing market areas as well as older sales were used in developing land values for 2013.

The typical value range for Commercial land in this neighborhood is between \$6/SF to \$9/SF. Industrial land is valued between \$4.50/SF to \$8/SF and Multi-Family land is valued between \$4.50/SF to \$8/SF. The majority of land values remain unchanged and some properties were equalized.

Neighborhood 55-40: South Federal Way

There are three vacant land sales in the South Federal Way area. Sales from competing market areas, as well as older sales were also used in developing land values for 2013.

- **E# 2475154** is located on S 343rd St. in Federal Way. It is zoned CE for Commercial Enterprise. It sold for \$13.67/SF in 01/10/2011.
- **E# 2382480** is located at 33333 Pacific Highway S sold for \$8.76/SF and is zoned BC for Community Business. This parcel is heavily impacted by wetland/stream on approximately 50% of the property.

- **E# 2586044** is located on Enchanted Parkway near S 356th St, sold for \$16.69/SF on 12/13/12, and is zoned CE for Commercial Enterprise.

The typical value range for Commercial land in this neighborhood is between \$5/SF to \$16/SF. Industrial land is valued between \$4.50/SF to \$10/SF and Multi-Family land is valued between \$4/SF to \$6/SF. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	40	172104	9047	104,544	2570147	\$916,000	10/17/12	\$8.76	BC
55	40	202104	9168	32,910	2475154	\$450,000	01/10/11	\$13.67	CE
55	40	282104	9106	110,812	2586044	\$1,850,000	12/13/12	\$16.69	CE

Neighborhood 55-50: Twin Lakes, Federal Way

There were two land sales that occurred in 2010 and 2012. Sales from competing market areas as well as older sales were used in developing land values for 2013.

- **E# 2430361** is located at 201 SW 356th St. sold for \$7.28/SF on 2/25/10, and is zoned BN for Neighborhood Business. Permitted for 120,000 SF of heated storage.
- **E# 2526685** is located at 700 SW Campus Dr sold for \$2.94/SF on 1/17/12, and is zoned RM 3600 for multi-family or small lot residential zoning. This is a multi-parcel sale.

The typical value range for Commercial land in this neighborhood is between \$6/SF to \$14/SF and Multi-Family land is valued between \$3/SF to \$9/SF. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	50	192104	9008	976,927	2526685	\$2,875,000	01/17/12	\$2.94	RM3600
55	50	252103	9010	96,184	2430361	\$700,000	02/25/10	\$7.28	BN

Neighborhood 55-70: East Campus, Federal Way and Milton

There were no new vacant sales in the East Campus/Milton area between 1/10 and 12/12. Sales from competing market areas as well as older sales were used in developing land values for 2013.

The typical value range for Commercial land in this neighborhood is between \$2.75/SF to \$9/SF. Industrial land is valued between \$3/SF to \$9/SF and Multi-Family land is valued between \$2/SF to \$11/SF. The majority of land values remain unchanged and some properties were equalized.

Neighborhood 55-80: Des Moines

One land sales occurred in 2011. Sales from competing market areas as well as older sales were used in developing land values for 2013.

- **E# 2523436** is located at 22644 7th Ave. S. sold for \$17.78/SF and is zoned D-C for Downtown Commercial. This is a multi-parcel sale. This is a foreclosure.

The typical value range for Commercial land in this neighborhood is between \$9/SF to \$25/SF. Multi-Family land is valued between \$5/SF to \$36/SF, with values at the higher end of the range having Puget Sound views and close proximity to the marina and waterfront parks. There is no Industrial zoned land in this area. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	80	200660	0993	9,000	2523436	\$160,000	12/15/11	\$17.78	D-C

Neighborhood 55-90: Midway, Des Moines and West Hill of Kent

There are two land sales that occurred in 2011 and 2012 in this neighborhood. Sales from competing market as well as older sales were used in developing land values for 2013.

- **E# 2566568** is located on Pacific Highway South near the 222nd block. This property is zoned PR-C1 for Pacific Ridge Commercial. It sold for 13.84/SF on 9/24/2012. The property had an older house used for retail and office that the new owner has plans for re-developed to an affordable housing apartment community; it is classified as a “Tear Down” sale.
- **E# 2524542** is located at Pacific Highway South near 242nd St S. It sold for \$5.89/SF and it is a multi-parcel sale that has two parcels that are not adjoining to each other. One is zoned MTC-1 for Midway Transit Community 1 and is 30,946sf. The second parcel is 3,000sf and zoned MHP, Mobile Home Park, it is across the street from the main parcel. This sale occurred post foreclosure, and is low relative to other sales.

The typical value range for Commercial land in this neighborhood is between \$6/SF to \$24/SF. Industrial land is valued between \$2/SF to \$6/SF. Multi-Family land is valued between \$5/SF to \$14/SF, with those at the higher end of the range being in Redondo with Puget Sound views. The majority of land values remain unchanged and some properties were equalized.

Area	Neighborhood	Major	Minor	Land Area Square Ft	Excise #	Sale Price	Sale Date	SP / Land Area	Zoning
55	90	215640	0223	46,883	2566568	\$649,000	09/24/12	\$13.84	PR-C1
55	90	360360	0440	33,946	2524542	\$200,000	12/20/11	\$5.89	MHP

Land Value Conclusions, Recommendations and Validation:

Land values were estimated based on the sales comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales, current market listings, and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar competing neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Overall only minor adjustments were made to land values in Area 55 due to new information, segregations, mergers, changes in use or zoning and transfer from residential to commercial. The majority of value change is equalizing government owned properties within residential zoning, and small lots less than 10,000 square feet of multifamily zoning were equalized to similar properties of residential zoning. Many properties with wetlands were identified and adjusted based on jurisdictional mapping.

The recommended land values for the **2013** assessment year generate a total change from the **2012** assessment of **2.30%** increase. The previous total value was **\$1,675,069,654** (including specialty land parcels). The new recommended total value is **\$1,713,675,395**.

Area 55	2012 Total Land	2013 Total Land	\$ Increase	% Change
Land Values	\$1,675,069,654	\$1,713,675,395	\$38,605,741	+2.30%

A list of Vacant Land Sales used and those considered not reflective of market (Sales Not Used) are included in the addendum section of this report.

Typical Land Value Ranges- by Neighborhood and Land Use for 2013 Revaluation										
Property Types	Land Zoning	Area 55 Neighborhoods								
		55-10	55-20	55-30	55-40	55-50	55-70	55-80	55-90	
		North Federal Way	Woodmont	West Campus	South Federal Way	Twin Lakes	East Campus	Des Moines	Midway	
Industrial Land	<i>\$/Square Foot Range:</i>									
	Federal Way: CP-1, BP, MP	None	5.00-6.00	4.50-8.00	4.50-10.00	None	3.00-9.00	None	2.00-6.00	
	Des Moines: B-P									
	King County: I, IP, IS, M									
	Milton: M-1									
Commercial Land	Kent: M1, M1-C, M2, M3, MA									
	<i>\$/Square Foot Range:</i>	8.00-25.00	5.00-14.00	6.00-9.00	5.00-16.00	6.00-14.00	2.75-9.00	9.00-25.00	6.00-24.00	
	Federal Way: PO, OP, CC, CF, BC, BN, CE, GC									
	Des Moines: B-C, C-C, G-D, H-C, N-C, PR-C1, PR-C2									
	King County: CB, NB, OP, OS, CM-2, NBP									
Multi-Family Land	Milton: B, MX									
	Kent: GC, O, NCC, CC, MTC-1, MTC-2, MCR									
	<i>\$/Square Foot Range:</i>	5.00-10.00	4.00-11.00	4.50-8.00	4.00-6.00	3.00-9.00	2.00-11.00	5.00-36.00	5.00-14.00	
	Federal Way: RM1800, RM2400, RM3600									
	Des Moines: RA-3600, RM-1800, RM-2400, RM-900, PR-R									
Residential Land	King County: R-12, R-18, R-24, R-48									
	Milton: RM									
	Kent: SR-1, SR-2, MR-M, MR-G, MHP, MRH, MRT-16									
	<i>\$/Square Foot Range:</i>	1.50-3.00	1.50-9.00	1.50-2.00	1.50-3.00	1.50-9.00	1.00-6.00	2.00-12.00	2.00-8.00	
	Federal Way: SE, RS15.0, RS5.0, RS35.0, RS7.2, RS9.6									
	Des Moines: RS-15000, RS-7200, RS-8400, RS-9600, R-SER-SR									
	King County: R1, R-4, R-6, R-8, RA-10, RA-2.5, RA-5, R4									
	Milton: RS									
	Kent: SR-4.5, SR-6									
Please note that this table is a summary of "typical" land values and is therefore not all inclusive.										

Improved Parcel Total Values:

Improved Value Data:

Commercial improved sales dating from January 2010 through December 2012 were considered in the evaluation of Area 55's improved properties. Seventy (70) arm's length improved sales occurred during this period. The sales were obtained from Excise Tax Records, and verified with property owners, Costar, Brokers and Agents. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison approach

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. The sales comparison approach is most reliable when there is adequate sales data. The model for sales comparison was based on the following characteristics from the Assessor's records: commercial use, building section uses, neighborhood, year built/effective age, and net rentable area of the improvement. Properties were grouped with data that most resembled each other to equalize values within each predominant property use type. Tables were developed for property types in a tabular form based on the variables mentioned above.

The definition of market value includes the concept of willing buyers and sellers not under undue pressure to buy or sell. Buyers need both a willingness and ability to buy. Buyers are willing to buy because of anticipated future benefits from ownership. Their ability to buy is also tied to the availability of credit. Thus with reduced availability of credit and less confidence in the immediate future benefits of ownership, buyers' demand has dropped and is beginning to recover. On the other hand, sellers are faced with the decision to sell now or sell later. The overall long-term economic prospects in the Greater Seattle Area remain optimistic. An owner who either purchased during the 2007 to 2008 high levels, or is considering the value of the property at that time, is reluctant to sell at a loss when the buyers' demand drops off sharply. Most owners would prefer to hold the property and wait for the anticipated long-term recovery. An owner would typically sell at a loss for one of two reasons, (1) the owner's individual financial situation or plans requires the sale of the asset, or (2) the seller anticipates being forced to sell at a much greater loss in the future. Thus most sales during this rapid downturn phase do not meet the criteria of a willing seller. The market remained primarily unchanged this year for this area, which may be showing a stabilization of the market.

Sales of different property types are broken down as follows:

The value change for offices show a very slight downward market trend, and the 2013 recommended value is a decrease of 1.78% for this category. The sub category of medical office has a change of 1.67% increase. Retail is the strongest segment in this market area, the 2013

recommended value for retail shows an increase of 2.6%. Industrial properties experienced very minimal increase in values of 0.12%.

Cost approach model description

Cost estimates were automatically calculated via the Marshall & Swift Valuation modeling system on all properties. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon for special use properties where comparable sales data as well as income/expense information is not available. These properties are typically exempt properties such as schools, churches, fire stations and public utility buildings. Non-exempt buildings that are valued by the cost method might be fraternal halls, special use buildings like carwashes or performance theaters, and new construction projects.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall & Swift valuations to specific buildings by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

The income approach can be considered a reliable approach to valuation throughout Area 55 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate publications and websites. Income tables were developed for all neighborhoods in Area 55 for income capitalization. The list of tables created for each neighborhood is contained in the appendix to this report. "No income" tables were created for properties where the income approach is not applicable and for those special use properties where no income information exists.

Tables were developed with rents, vacancies, expenses, and capitalization rates as a function of effective year built and quality of the improvements. When a property has more than one use, such as 1,200 SF restaurant, 1,000 SF office, and 5,000 SF retail, separate tables were generally applied to each section. Land value is then deducted from the total values from the income approach to arrive at the improvement value.

The following tables summarize the income valuation model for each neighborhood in Area 55:

Typical Income Model Parameters:				
Area 55-10 North Federal Way				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$11 to \$21	10-20%	10%-35%	7.25% to 8.25%
Retail/Mixed Use	\$11 to \$20	10%	10%	7.75% to 8.25%
Industrial/Warehouse	\$4.50 to \$8	10%	10%	7.75% to 8.25%
Area 55-20 Woodmont				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$9 to \$22	10-20%	10%-35%	7.75% to 8.25%
Retail/Mixed Use	\$9 to \$17	10%	10%	7.75% to 8.25%
Industrial/Warehouse	\$4.75 to \$8	10%	10%	7.75% to 8.25%
Area 55-30 West Campus				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$9 to \$23	10-20%	10%-35%	7.75% to 8.50%
Retail/Mixed Use	\$11 to \$20	10%	10%	7.50% to 8.25%
Industrial/Warehouse	\$4.25 to \$11	10%	10%	7.75% to 8.50%
Area 55-40 South Federal Way				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$7 to \$24	10-20%	10%-35%	7.75% to 8.50%
Retail/Mixed Use	\$10 to \$19	10%	10%	7.50% to 8.50%
Industrial/Warehouse	\$3.50 to \$9	10%	10%	7.75% to 8.50%
Area 55-50 Twin Lakes				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$7 to \$22	10-20%	10%-35%	7.75% to 8.50%
Retail/Mixed Use	\$11 to \$19	10%	10%	7.50% to 8.25%
Industrial/Warehouse	\$4.50 to \$8	10%	10%	7.75% to 8.25%
Area 55-70 East Campus & Milton				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$9 to \$22	10-20%	10%-35%	7.75% to 8.25%
Retail/Mixed Use	\$8 to \$15	10%	10%	7.75% to 8.50%
Industrial/Warehouse	\$4 to \$8	10%	10%	7.75% to 8.50%
Area 55-80 Des Moines				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$7 to \$22	10-20%	10%-35%	7.75% to 8.50%
Retail/Mixed Use	\$11 to \$21	10%	10%	7.00% to 8.50%
Industrial/Warehouse	\$4 to \$9	10%	10%	7.75% to 8.25%
Area 55-90 Midway				
Property Type	Rent/SF Range	Vacancy Rate/ Collection Loss	Expense Rate- % of EGI	Capitalization Rate
Office/Medical Office	\$8 to \$22	10-20%	10%-35%	7.75% to 8.50%
Retail/Mixed Use	\$9 to \$17	10%	10%	7.00% to 8.50%
Industrial/Warehouse	\$3.50 to \$8	10%	10%	7.75% to 8.50%

Income approach calibration

The previous year's tables were calibrated after setting economic rents, vacancy rates, expenses, and capitalization rates by using adjustments based on size, effective age, section use and construction quality as recorded in the Assessor's records. The economic rents used in the income tables were derived from rents, expenses and rates collected in the market place. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements. The previous year's tables were modified for the 2013 revalue to reflect perceived changes in the market rents, vacancies, expenses and capitalization rates.

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

Vacancy: Previous Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Previous 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: Previous 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 – 16th Annual Real Estate Trends. The effective year built and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year built (lets say, 1960) will typically warrant a higher capitalization rate, and a building in better condition and a higher effective year built (lets say, 2010) will warrant a lower capitalization rate.

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

Seattle & Pacific Northwest Capitalization Rates						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	4Q 2012	Seattle	5.48%	5.77%	6.42%	
PWC / Korpaz	4Q 2012	PNW	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.	1Q 2013	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	4Q 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
Colliers International Office Highlights	4Q 2012	Puget Sound	4.40% 7.40%	- -	- -	CBD Office Suburban Office

All parcels were individually reviewed to select which approach to value best reflects market value. All of the factors used to establish value by the model were subject to adjustment. The income approach to value was considered to be a reliable indicator of value for the majority of improved properties.

However, the market approach was used for the following commercial properties: daycares, mobile home parks, commercial condominiums, and single family residences converted to offices or single family residences on commercial zoning.

Market rents may vary based on location, age of the property, property type, and other factors specific or unique to a property.

The market value for daycares was between \$100 and \$205 per square foot. Generally daycares that are part of a national chain and are of higher quality were valued at a higher price. Small family-owned daycares were valued at the lower end, and tend to be older buildings.

Mobile home parks were also valued at a market rate of price per pad. Double wide pads range from \$45,000 to \$50,000 per pad depending on the location and condition of the site. Single wide pads were valued between \$25,000 to \$50,000 per pad depending on location and condition of the site. RV pads were valued at \$25,000 a pad.

Commercial condominiums were also valued using a market rate between \$108 and \$205 a square foot depending on the location, age, and quality of the improvement. Warehouse condominiums are valued at the market rate of \$132 per square foot.

Likewise, single family residences mostly older homes transferred from residential were either valued using cost approach (replacement cost new less depreciation) using Marshall and Swift applications or the market rate approach between \$100 and \$175 a square foot depending on location, age, and condition.

Ratio studies were done for the entire geographic Area 55. The results show compliance with IAAO standards with regard to uniformity and overall assessment level.

Reconciliation

The Appraiser made a review of the appropriateness of the application of the valuation models before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. Economic (market) rents used in the income model were derived from the current market place. The Appraiser made the determination of value based on the Appraiser's judgment of the appropriateness of the method for each property.

<i>Area 55</i>	2012 Ratios	2013 Ratios	Change
Assessment Level	94.5%	95.7%	1.2%
Coefficient of Dispersion	12.27%	6.30%	-5.97%
Coefficient of Variation	20.10%	9.63%	-10.47%
Standard Deviation	18.79%	9.27%	-9.52
Price Related Differential	.99	1.01	0.02

The above ratios are all within the IAAO assessment standards and indicate that Area 55 has a proper assessment level. The recommended values represent the appraiser's best estimate of appropriate assessed values as of the assessment date. Any subsequent sales after the date of this report may not validate or invalidate these value estimates because the market has and will continue to change since the assessment date.

Model Validation

Total Value Conclusions, Recommendations and Validation

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

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

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available. The cost approach was also considered together with the other approaches, particularly for properties with more recently built improvements.

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

The new assessment level (weighted mean) is 95.7%. This assessment level is within the IAAO guidelines and uniformity measures of valuation performance are all at IAAO guidelines. All are presented both in the Executive Summary and in the 2012 and 2013 Ratio Analysis charts included in this report.

The total assessed value for the 2012 assessment year for Area 55 was \$2,354,192,158. The total recommended assessed value for the 2013 assessment year is \$2,365,382,995.

Application of these recommended values for the **2013** assessment year results in a total percentage change from the **2012** assessments of **0.48%**. The improved market sales show a stabilizing trend, the overall slight increase reflects land adjustments due to zoning, seg/merge and equalization of land value.

<i>Total Population - Parcel Summary Data:</i>				
<i>Area 55</i>	<i>2012 Value</i>	<i>2013 Value</i>	<i>Difference</i>	<i>Percent Change</i>
<i>Taxable</i>	\$ 1,334,483,658	\$ 1,339,498,400	\$ 5,014,742	0.38%
<i>Exempt</i>	\$ 1,019,708,500	\$ 1,025,884,595	\$ 6,176,095	0.61%
<i>Total Population</i>	\$ 2,354,192,158	\$ 2,365,382,995	\$ 11,190,837	0.48%

USPAP COMPLIANCE

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

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

year. The assessed valuation of the property shall be considered as of July 31st of that year.

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. 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 is 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:*

Angelaque Timony

4/18/2013

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
042104-9007	449,300	681,000	6/21/2011	0.6598	0.2698
072104-9244	3,039,600	3,200,000	4/21/2010	0.9499	0.0203
092104-9102	1,053,900	799,900	8/17/2012	1.3175	0.3880
092104-9221	2,949,300	2,000,000	6/14/2012	1.4747	0.5451
150050-0140	1,669,800	1,500,000	4/20/2012	1.1132	0.1836
172104-9081	626,900	1,350,000	5/2/2011	0.4644	0.4652
200660-0130	896,700	1,100,000	7/7/2011	0.8152	0.1144
200900-2295	233,300	300,000	5/14/2010	0.7777	0.1519
200900-4125	562,900	407,632	1/12/2011	1.3809	0.4513
200900-4725	315,000	415,000	6/15/2011	0.7590	0.1705
200900-4780	961,500	970,000	2/29/2012	0.9912	0.0617
200900-4782	384,300	331,800	12/7/2010	1.1582	0.2287
200900-4815	565,000	565,000	3/6/2012	1.0000	0.0704
200900-4820	521,800	515,000	8/18/2011	1.0132	0.0836
212104-9048	573,200	350,000	6/26/2012	1.6377	0.7081
212204-9112	206,700	240,000	3/31/2011	0.8613	0.0683
215640-0040	1,007,900	1,315,000	3/25/2010	0.7665	0.1631
215640-0301	2,378,000	4,400,000	6/1/2011	0.5405	0.3891
222204-9153	182,800	253,114	8/30/2011	0.7222	0.2074
233145-0015	788,000	785,000	1/5/2010	1.0038	0.0742
250060-0005	2,851,300	3,005,198	1/11/2010	0.9488	0.0192
250060-0622	183,700	330,000	5/16/2012	0.5567	0.3729
250140-0010	183,000	230,000	8/6/2012	0.7957	0.1339
269330-0020	181,000	203,700	4/8/2010	0.8886	0.0410
269330-0040	154,000	173,500	6/30/2010	0.8876	0.0420
269330-0050	181,000	196,500	2/11/2011	0.9211	0.0085
269330-0070	183,000	195,500	4/26/2010	0.9361	0.0065
269330-0080	183,000	198,750	9/9/2012	0.9208	0.0088
269330-0100	213,000	229,750	2/11/2011	0.9271	0.0025
269330-0110	116,000	131,250	3/3/2010	0.8838	0.0458
269330-0120	99,000	106,500	7/15/2011	0.9296	0.0000
269330-0130	99,000	111,000	7/17/2012	0.8919	0.0377
269330-0190	149,000	161,100	6/16/2011	0.9249	0.0047
269330-0200	99,000	106,500	9/16/2011	0.9296	0.0000
269330-0230	122,000	109,485	4/25/2012	1.1143	0.1847
269330-0250	99,000	106,500	12/2/2010	0.9296	0.0000
269330-0260	149,000	152,000	10/17/2011	0.9803	0.0507
269330-0280	124,000	132,500	11/18/2010	0.9358	0.0063
269330-0310	99,000	110,500	10/29/2012	0.8959	0.0336
269330-0320	99,000	106,500	6/11/2012	0.9296	0.0000
269330-0350	108,000	121,836	4/21/2010	0.8864	0.0431
269330-0370	149,000	161,100	7/22/2011	0.9249	0.0047
269330-0390	99,000	105,000	5/14/2012	0.9429	0.0133
269330-0400	124,000	132,500	12/15/2010	0.9358	0.0063
269330-0410	124,000	132,500	7/1/2011	0.9358	0.0063
269330-0430	149,000	161,100	10/24/2011	0.9249	0.0047

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

269330-0440	149,000	161,100	10/17/2011	0.9249	0.0047
269330-0530	99,000	110,500	10/18/2012	0.8959	0.0336
269330-0580	179,000	189,250	7/27/2010	0.9458	0.0163
269330-0590	179,000	189,250	6/10/2011	0.9458	0.0163
269330-0610	179,000	185,475	8/21/2012	0.9651	0.0355
269330-0620	179,000	183,750	12/2/2011	0.9741	0.0446
282204-9062	957,600	905,000	9/15/2011	1.0581	0.1285
292104-9125	491,200	605,000	9/28/2012	0.8119	0.1177
304020-0081	462,900	475,000	12/19/2012	0.9745	0.0449
332204-9164	340,200	440,000	7/14/2010	0.7732	0.1564
514900-0010	276,913	275,000	2/15/2012	1.0070	0.0774
514900-0090	199,342	210,000	1/19/2011	0.9492	0.0197
768280-0246	183,600	212,500	5/10/2012	0.8640	0.0656
797880-0020	367,400	280,000	12/18/2012	1.3121	0.3826
889700-0085	957,100	1,100,000	12/21/2012	0.8701	0.0595
926450-0036	387,000	448,000	2/28/2011	0.8638	0.0657
926480-0160	1,002,000	1,188,000	11/30/2010	0.8434	0.0861
926480-0210	3,922,000	3,608,769	10/26/2012	1.0868	0.1572
926500-0120	9,490,600	8,918,825	6/9/2010	1.0641	0.1345
926501-0030	1,558,000	1,700,000	3/31/2010	0.9165	0.0131
926501-0060	5,134,100	5,500,000	12/15/2010	0.9335	0.0039
926925-0040	182,800	305,500	12/24/2012	0.5984	0.3312
926925-0090	270,100	287,500	9/25/2012	0.9395	0.0099
926925-0150	270,100	320,000	9/29/2010	0.8441	0.0855

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
South Crew	1/1/2012	5/9/2013	1/1/10 - 12/31/12
Area	Appr ID:	Prop Type:	Trend used?: Y / N
55	ATIN	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	70		
Mean Assessed Value	758,600		
Mean Sales Price	802,700		
Standard Deviation AV	1,423,643		
Standard Deviation SP	1,424,861		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.935		
Median Ratio	0.930		
Weighted Mean Ratio	0.945		
UNIFORMITY			
Lowest ratio	0.4644		
Highest ratio:	1.6377		
Coefficient of Dispersion	12.27%		
Standard Deviation	0.1879		
Coefficient of Variation	20.10%		
Price-related Differential	0.99		
RELIABILITY			
95% Confidence: Median		These figures reflect measurements before posting new values.	
Lower limit	0.916		
Upper limit	0.939		
95% Confidence: Mean			
Lower limit	0.891		
Upper limit	0.979		
SAMPLE SIZE EVALUATION			
N (population size)	911		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1879		
Recommended minimum:	53		
Actual sample size:	70		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	39		
# ratios above mean:	31		
z:	0.836660027		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.5-0.6	3
0.6-0.7	1
0.7-0.8	6
0.8-0.9	15
0.9-1.0	30
1.0-1.1	6
1.1-1.2	3
1.2-1.3	0
1.3-1.4	3
1.4-1.5	2

Ratio

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

<i>Parcel Number</i>	<i>Assessed Value</i>	<i>Sale Price</i>	<i>Sale Date</i>	<i>Ratio</i>	<i>Diff: Median</i>
042104-9007	606,500	681,000	6/21/2011	0.8906	0.0640
072104-9244	2,924,600	3,200,000	4/21/2010	0.9139	0.0406
092104-9102	799,800	799,900	8/17/2012	0.9999	0.0453
092104-9221	2,528,000	2,000,000	6/14/2012	1.2640	0.3094
150050-0140	1,774,100	1,500,000	4/20/2012	1.1827	0.2281
172104-9081	646,300	675,000	5/2/2011	0.9575	0.0029
200660-0130	1,121,700	1,100,000	7/7/2011	1.0197	0.0651
200900-2295	301,000	300,000	5/14/2010	1.0033	0.0487
200900-4125	457,600	407,632	1/12/2011	1.1226	0.1680
200900-4725	343,700	415,000	6/15/2011	0.8282	0.1264
200900-4780	984,000	970,000	2/29/2012	1.0144	0.0598
200900-4782	332,600	331,800	12/7/2010	1.0024	0.0478
200900-4815	546,000	471,000	3/23/2011	1.1592	0.2047
200900-4815	546,000	565,000	3/6/2012	0.9664	0.0118
200900-4820	543,300	515,000	8/18/2011	1.0550	0.1004
212104-9048	378,200	350,000	6/26/2012	1.0806	0.1260
215640-0040	961,700	1,315,000	3/25/2010	0.7313	0.2233
215640-0301	3,161,600	4,400,000	6/1/2011	0.7185	0.2360
222204-9153	221,400	253,114	8/30/2011	0.8747	0.0799
233145-0015	784,000	785,000	1/5/2010	0.9987	0.0441
250060-0005	2,787,700	3,005,198	1/11/2010	0.9276	0.0270
250060-0622	333,300	330,000	5/16/2012	1.0100	0.0554
250140-0010	201,400	230,000	8/6/2012	0.8757	0.0789
269330-0020	185,200	203,700	4/8/2010	0.9092	0.0454
269330-0040	157,200	173,500	6/30/2010	0.9061	0.0485
269330-0050	185,200	196,500	2/11/2011	0.9425	0.0121
269330-0070	187,500	195,500	4/26/2010	0.9591	0.0045
269330-0080	187,200	198,750	9/9/2012	0.9419	0.0127
269330-0100	217,700	229,750	2/11/2011	0.9476	0.0070
269330-0110	118,500	131,250	3/3/2010	0.9029	0.0517
269330-0120	100,800	106,500	7/15/2011	0.9465	0.0081
269330-0130	100,800	111,000	7/17/2012	0.9081	0.0465
269330-0190	152,800	161,100	6/16/2011	0.9485	0.0061
269330-0200	100,800	106,500	9/16/2011	0.9465	0.0081
269330-0230	125,100	109,485	4/25/2012	1.1426	0.1880
269330-0250	100,800	106,500	12/2/2010	0.9465	0.0081
269330-0260	152,800	152,000	10/17/2011	1.0053	0.0507
269330-0280	126,700	132,500	11/18/2010	0.9562	0.0016
269330-0310	100,800	110,500	10/29/2012	0.9122	0.0424
269330-0320	100,800	106,500	6/11/2012	0.9465	0.0081
269330-0350	110,200	121,836	4/21/2010	0.9045	0.0501
269330-0370	152,800	161,100	7/22/2011	0.9485	0.0061
269330-0390	100,800	105,000	5/14/2012	0.9600	0.0054
269330-0400	126,700	132,500	12/15/2010	0.9562	0.0016
269330-0410	126,700	132,500	7/1/2011	0.9562	0.0016
269330-0430	152,800	161,100	10/24/2011	0.9485	0.0061

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

269330-0440	152,800	161,100	10/17/2011	0.9485	0.0061
269330-0530	100,800	110,500	10/18/2012	0.9122	0.0424
269330-0580	183,400	189,250	7/27/2010	0.9691	0.0145
269330-0590	183,400	189,250	6/10/2011	0.9691	0.0145
269330-0610	183,400	185,475	8/21/2012	0.9888	0.0342
269330-0620	183,400	183,750	12/2/2011	0.9981	0.0435
282204-9062	980,100	905,000	9/15/2011	1.0830	0.1284
292104-9125	547,200	605,000	9/28/2012	0.9045	0.0501
304020-0081	456,900	475,000	12/19/2012	0.9619	0.0073
332204-9164	410,400	440,000	7/14/2010	0.9327	0.0219
514900-0010	270,500	275,000	2/15/2012	0.9836	0.0291
514900-0090	194,800	210,000	1/19/2011	0.9276	0.0270
768280-0246	202,500	212,500	5/10/2012	0.9529	0.0016
797880-0020	299,000	280,000	12/18/2012	1.0679	0.1133
889700-0085	1,109,400	1,100,000	12/21/2012	1.0085	0.0540
926450-0036	404,200	448,000	2/28/2011	0.9022	0.0524
926480-0160	1,207,100	1,188,000	11/30/2010	1.0161	0.0615
926480-0210	3,595,200	3,608,769	10/26/2012	0.9962	0.0417
926500-0120	8,863,700	8,918,825	6/9/2010	0.9938	0.0392
926501-0030	1,608,300	1,700,000	3/31/2010	0.9461	0.0085
926501-0060	4,990,900	5,500,000	12/15/2010	0.9074	0.0471
926925-0040	202,500	305,500	12/24/2012	0.6628	0.2917
926925-0090	284,700	287,500	9/25/2012	0.9903	0.0357
926925-0150	296,400	320,000	9/29/2010	0.9263	0.0283

Area 055 - Federal Way, Des Moines, Milton, West Hill of Kent
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:	
South Crew	1/1/2013	5/9/2013	1/1/10 - 12/31/12	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
55	ATIN	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	70			
Mean Assessed Value	762,400			
Mean Sales Price	796,300			
Standard Deviation AV	1,355,013			
Standard Deviation SP	1,422,353			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.963			
Median Ratio	0.955			
Weighted Mean Ratio	0.957			
UNIFORMITY				
Lowest ratio	0.6628			
Highest ratio:	1.2640			
Coefficient of Dispersion	6.30%			
Standard Deviation	0.0927			
Coefficient of Variation	9.63%			
Price-related Differential	1.01			
RELIABILITY				
95% Confidence: Median		These figures reflect measurements after posting new values.		
Lower limit	0.946			
Upper limit	0.969			
95% Confidence: Mean				
Lower limit	0.941			
Upper limit	0.984			
SAMPLE SIZE EVALUATION				
N (population size)	911			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.0927			
Recommended minimum:	14			
Actual sample size:	70			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	42			
# ratios above mean:	28			
z:	1.553797192			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Ratio Frequency

Ratio	Frequency
0.7	2
0.8	4
0.9	4
1.0	46
1.1	12
1.2	4
1.3	1

Improvement Sales for Area 055 with Sales Used

05/09/2013

Sale No.	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	055	010	092104	9102	7,680	2560610	\$799,900	08/17/12	\$104.15	FEDERAL WAY PROFESSIONAL CE	BC	2	Y	
2	055	010	092104	9221	22,609	2548425	\$2,000,000	06/14/12	\$88.46	FEDERAL WAY PLAZA (RETAIL)	CC	1	Y	
3	055	010	172104	9081	5,365	2489932	\$1,350,000	05/02/11	\$251.63	MASTER SHON'S TAE KWON DO	CF	1	Y	
4	055	020	042104	9007	6,656	2497743	\$681,000	06/21/11	\$102.31	WILSON TROPHY CO.	BC	1	Y	
5	055	020	212204	9112	1,488	2485443	\$240,000	03/31/11	\$161.29	SERVICE BLDG (WHSE)	GC	1	Y	
6	055	020	282204	9062	9,550	2511015	\$905,000	09/15/11	\$94.76	MAZDA'S & MORE!	GC	1	Y	
7	055	020	304020	0081	3,658	2580998	\$475,000	12/19/12	\$129.85	C + W TAX CO.	BC	2	Y	
8	055	020	332204	9164	2,400	2451292	\$440,000	07/14/10	\$183.33	R U TAN	BN	1	Y	
9	055	020	768280	0246	0	2543406	\$212,500	05/10/12	\$0.00	SINGLE FAMILY RESIDENCE	MTC-1	1	Y	
10	055	030	233145	0015	14,907	2425019	\$785,000	01/05/10	\$52.66	EMERALD PROFESSIONAL CONDCOP	OP	1	Y	
11	055	030	926450	0036	4,506	2481805	\$448,000	02/28/11	\$99.42	WEST CAMPUS CONDOMINIUM ME	PO	1	Y	
12	055	030	926480	0160	11,556	2469635	\$1,188,000	11/30/10	\$102.80	FEDERAL WAY COMMUNITY CENT	OP	1	Y	
13	055	030	926480	0210	31,757	2571662	\$3,608,769	10/26/12	\$113.64	OFFICE	OP	1	Y	
14	055	030	926500	0120	69,528	2449507	\$8,918,825	06/09/10	\$128.28	PARK CENTER II	OP	1	Y	
15	055	030	926501	0030	10,653	2435347	\$1,700,000	03/31/10	\$159.58	FEDERAL WAY OFFICE	OP	1	Y	
16	055	030	926501	0060	35,400	2470890	\$5,500,000	12/15/10	\$155.37	Golden Stone Office	OP	1	Y	
17	055	030	926925	0040	988	2581771	\$305,500	12/24/12	\$309.21	WEST HILL COURT CONDOMINIUM	OP	1	Y	
18	055	030	926925	0090	1,460	2566705	\$287,500	09/25/12	\$196.92	WEST HILL COURT CONDOMINIUM	OP	1	Y	
19	055	030	926925	0150	1,520	2460315	\$320,000	09/29/10	\$210.53	WEST HILL COURT CONDOMINIUM	OP	1	Y	
20	055	040	150050	0140	9,985	2539568	\$1,500,000	04/20/12	\$150.23	Indoor Garden Depot	BC	1	Y	
21	055	040	212104	9048	4,150	2550469	\$350,000	06/26/12	\$84.34	FEDERAL CONSTRUCTION CO	CE	1	Y	
22	055	040	250140	0010	1,330	2558833	\$230,000	08/06/12	\$172.93	FEDERAL WAY PROFESSIONAL BL	BC	1	Y	
23	055	040	269330	0020	0	2436345	\$203,700	04/08/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
24	055	040	269330	0040	0	2449489	\$173,500	06/30/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
25	055	040	269330	0050	0	2478868	\$196,500	02/11/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
26	055	040	269330	0070	0	2439036	\$195,500	04/26/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
27	055	040	269330	0080	0	2564615	\$198,750	09/09/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
28	055	040	269330	0100	0	2478770	\$229,750	02/11/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
29	055	040	269330	0110	0	2432401	\$131,250	03/03/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
30	055	040	269330	0120	0	2503372	\$106,500	07/15/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
31	055	040	269330	0130	0	2555273	\$111,000	07/17/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
32	055	040	269330	0190	0	2496626	\$161,100	06/16/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
33	055	040	269330	0200	0	2512027	\$106,500	09/16/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
34	055	040	269330	0230	0	2540134	\$109,485	04/25/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
35	055	040	269330	0250	0	2469177	\$106,500	12/02/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	

Improvement Sales for Area 055 with Sales Used

05/09/2013

Sale No.	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
36	055	040	269330	0260	0	2514588	\$152,000	10/17/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
37	055	040	269330	0280	0	2467817	\$132,500	11/18/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
38	055	040	269330	0310	0	2572424	\$110,500	10/29/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
39	055	040	269330	0320	0	2550815	\$106,500	06/11/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
40	055	040	269330	0350	0	2438199	\$121,836	04/21/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
41	055	040	269330	0370	0	2502948	\$161,100	07/22/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
42	055	040	269330	0390	0	2543827	\$105,000	05/14/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
43	055	040	269330	0400	0	2471102	\$132,500	12/15/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
44	055	040	269330	0410	0	2499703	\$132,500	07/01/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
45	055	040	269330	0430	0	2515149	\$161,100	10/24/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
46	055	040	269330	0440	0	2514529	\$161,100	10/17/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
47	055	040	269330	0530	0	2570134	\$110,500	10/18/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
48	055	040	269330	0580	0	2452953	\$189,250	07/27/10	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
49	055	040	269330	0590	0	2496294	\$189,250	06/10/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
50	055	040	269330	0610	0	2560088	\$185,475	08/21/12	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
51	055	040	269330	0620	0	2520990	\$183,750	12/02/11	\$0.00	GARAGETOWN FEDERAL WAY	CE	1	Y	
52	055	040	292104	9125	3,000	2567216	\$605,000	09/28/12	\$201.67	Vacant Retail Bldg	CE	1	Y	
53	055	040	797880	0020	1,632	2581959	\$280,000	12/18/12	\$171.57	CPA OFFICE/DIRECT TV	BC	1	Y	
54	055	040	889700	0085	8,650	2581181	\$1,100,000	12/21/12	\$127.17	COMPLETE COLLISION CENTER	CE	1	Y	
55	055	050	072104	9244	17,188	2439247	\$3,200,000	04/21/10	\$186.18	FEDERAL WAY MEDICAL CENTER	PO	1	Y	
56	055	080	200660	0130	6,990	2499799	\$1,100,000	07/07/11	\$157.37	ANDREWS BROS BLDG	D-C	1	Y	
57	055	080	200900	2295	2,230	2441701	\$300,000	05/14/10	\$134.53	CHRYSTAL THREADS	D-C	1	Y	
58	055	080	200900	4125	5,940	2475139	\$407,632	01/12/11	\$68.62	WAREHOUSE	D-C	2	Y	
59	055	080	200900	4725	1,964	2497041	\$415,000	06/15/11	\$211.30	BEAUTY SALON	D-C	1	Y	
60	055	080	200900	4780	10,650	2532216	\$970,000	02/29/12	\$91.08	Vacant Restaurant	D-C	1	Y	
61	055	080	200900	4782	4,876	2470108	\$331,800	12/07/10	\$68.05	TYPEWRITER SHOP & APARTMENT	D-C	1	Y	
62	055	080	200900	4815	5,081	2533787	\$565,000	03/06/12	\$111.20	RETAIL BUILDING	D-C	1	Y	
63	055	080	200900	4820	4,280	2506196	\$515,000	08/18/11	\$120.33	Dog House Restaurant	D-C	2	Y	
64	055	080	514900	0010	2,505	2531238	\$275,000	02/15/12	\$109.78	MARINA PROFESSIONAL CENTER	D-C	1	Y	
65	055	080	514900	0090	1,804	2475643	\$210,000	01/19/11	\$116.41	MARINA PROFESSIONAL CENTER	D-C	1	Y	
66	055	090	215640	0040	15,372	2434588	\$1,315,000	03/25/10	\$85.55	ASSEMBLY OF GOD CHURCH	RS-9600	2	Y	
67	055	090	215640	0301	24,020	2493963	\$4,400,000	06/01/11	\$183.18	BARTELL DRUGS	PR-C1	1	Y	
68	055	090	222204	9153	1,140	2523605	\$253,114	08/30/11	\$222.03	DARI-HUT DRIVE-IN	CC	1	Y	
69	055	090	250060	0005	16,205	2424984	\$3,005,198	01/11/10	\$185.45	COMPREHENSIVE HEALTH EDUCATION	PR-C1	1	Y	
70	055	090	250060	0622	3,600	2547727	\$330,000	05/16/12	\$91.67	P.R. SHANNON CO	H-C	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
055	010	042104	9040	7,298	2537039	\$780,000	03/28/12	\$106.88	LIGHTHOUSE KOREAN REFORME	BC	1	17	Non-profit organization
055	010	042104	9106	8,601	2540066	\$6,500	01/06/10	\$0.76	OFFICE BUILDING	BC	1	24	Easement or right-of-way
055	010	092104	9106	2,200	2468861	\$970	10/26/10	\$0.44	AL HOLZ TRANSMISSION	BC	1	24	Easement or right-of-way
055	010	092104	9189	3,956	2481364	\$350,000	03/01/11	\$88.47	VETERINARY-PODIATRIC CLINIC-A	CF	1	61	Financial institution resale
055	010	255817	0130	2,875	2540068	\$3,000	01/05/10	\$1.04	HOME EXPRESSIONS-RETAIL	BC	1	24	Easement or right-of-way
055	010	785360	0210	3,000	2540067	\$4,000	02/14/10	\$1.33	7-11/LOCKSHOP	BC	1	24	Easement or right-of-way
055	010	785360	0220	14,418	2453280	\$4,200	07/19/10	\$0.29	NEW LUMBER & HARDWARE CO	BC	1	24	Easement or right-of-way
055	010	785360	0240	13,032	2445269	\$3,240	05/19/10	\$0.25	RHODES PLAZA	BC	1	24	Easement or right-of-way
055	020	032104	9170	7,290	2591304	\$500	02/03/13	\$0.07	WESTHILL CHURCH	R4	1	24	Easement or right-of-way
055	020	092104	9160	0	2558279	\$123,250	08/08/12	\$0.00	SINGLE FAMILY RESIDENCE	OP	1	22	Partial interest (1/3, 1/2, etc.)
055	020	212204	9015	4,036	2525505	\$650,000	12/27/11	\$161.05	SPECIAL INTEREST AUTO WORKS	CM-2	1	51	Related party, friend, or neighbor
055	020	551560	0165	2,784	2535476	\$250,000	03/14/12	\$89.80	ST. NICHOLAS MONTESSORI SCH	R4	1	15	No market exposure
055	020	551560	0165	2,784	2515767	\$500	10/21/11	\$0.18	ST. NICHOLAS MONTESSORI SCH	R4	1	24	Easement or right-of-way
055	020	720480	0184	0	2587253	\$15,000	01/23/13	\$0.00	CAR WASH	BC	1	22	Partial interest (1/3, 1/2, etc.)
055	020	768280	0055	2,330	2490651	\$162,500	05/02/11	\$69.74	SFR	GC	1	N	
055	020	768280	0065	650	2520770	\$25,000	11/15/11	\$38.46	SFR	GC	1	52	Statement to dor
055	020	768280	0246	0	2497452	\$93,500	06/23/11	\$0.00	SINGLE FAMILY RESIDENCE	GC	1	12	Estate administrator, guardian, or e
055	020	953820	0080	3,212	2600934	\$535,000	04/15/13	\$166.56	CASH 1	CM-2	1		
055	030	172104	9038	77,531	2521215	\$3,500,000	11/28/11	\$45.14	BALLY'S HEALTH AND TENNIS CLU	OP	1	59	Bulk portfolio sale
055	030	202104	9058	34,000	2435105	\$1,155	03/16/10	\$0.03	FEDERAL WAY REGIONAL LIBRAR	OP	1	16	Government agency
055	030	926480	0150	39,516	2514525	\$5,000	09/07/11	\$0.13	OMNI OFFICE BUILDING	OP	1	24	Easement or right-of-way
055	030	926500	0258	19,725	2540130	\$1,375,000	04/25/12	\$69.71	CAMPUS SQUARE OFC PARK BLD	OP	1	46	Non-representative sale
055	030	926500	0340	51,704	2473352	\$4,429,947	12/30/10	\$85.68	Cedar Park at West Campus	OP	1	23	Forced sale
055	030	926500	0350	12,440	2543633	\$578,000	05/14/12	\$46.46	WINDEMERE PLAZA	OP	1	46	Non-representative sale
055	030	926500	0385	12,700	2510728	\$925,000	09/14/11	\$72.83	OFFICE BUILDING	OP	1	62	Auction sale
055	040	212104	9048	4,150	2541559	\$348,823	01/06/12	\$84.05	Skyline Mail Carriers	CE	1	63	Sale price updated by sales id group
055	050	072104	9209	10,094	2598853	\$7,494	03/27/13	\$0.74	FIRE DIST #39	RS7.2	1	24	Easement or right-of-way
055	050	142103	9095	3,065	2507097	\$460,000	08/24/11	\$150.08	ESPRESSO & RETAIL	BN	1	61	Financial institution resale
055	050	232103	9003	41,980	2565043	\$500	08/28/12	\$0.01	BRIGADOON ELEMENTARY SCHO	RS9.6	1	24	Easement or right-of-way
055	070	215480	0020	10,488	2584623	\$1,434,000	01/11/13	\$136.73	EAST CAMPUS TERRACE	OP-1	1		
055	080	200660	0100	10,572	2521276	\$450,000	12/05/11	\$42.57	THEATRE & STORE	D-C	1	10	Tear down
055	080	514900	0020	811	2442255	\$80,000	05/18/10	\$98.64	MARINA PROFESSIONAL CENTER	D-C	1	23	Forced sale
055	080	514900	0060	983	2463777	\$70,000	10/20/10	\$71.21	MARINA PROFESSIONAL CENTER	D-C	1	46	Non-representative sale
055	090	152204	9162	280	2533929	\$40,000	03/14/12	\$142.86	PET CEMETERY	IP	1	23	Forced sale
055	090	215640	0321	3,300	2527584	\$205,000	12/30/11	\$62.12	RETAIL BUILDING	PR-C1	1	52	Statement to dor

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.	Ver. Code	Remarks
								Area	Property Name				
055	010	092104	9142	73,473	2565533	\$459,000	09/21/12	\$6.25	VACANT LAND	RM2400	1	Y	
055	010	092104	9271	20,465	2465433	\$750,000	11/02/10	\$36.65	KEY BANK DRIVE THRU	CC	1	Y	
055	020	282204	9191	73,310	2530028	\$1,620,000	02/07/12	\$22.10	SALVATION ARMY THRIFT STORE	C-C	1	Y	
055	020	551560	0005	829,924	2424829	\$4,700,000	01/08/10	\$5.66	VACANT LAND	RM2400	10	Y	
055	040	172104	9047	104,544	2570147	\$916,000	10/17/12	\$8.76	FEDERAL WAY MOTOR CO	BC	1	Y	
055	040	202104	9168	32,910	2475154	\$450,000	01/10/11	\$13.67	VACANT LAND	CE	2	Y	
055	040	282104	9106	110,812	2586044	\$1,850,000	12/13/12	\$16.69	L & R NURSERY	CE	1	Y	
055	050	192104	9008	976,927	2526685	\$2,875,000	01/17/12	\$2.94	VACANT MULTIPLE	RM3600	2	Y	
055	050	252103	9010	96,184	2430361	\$700,000	02/25/10	\$7.28	VACANT COMMERCIAL	BN	1	Y	
055	080	200660	0993	9,000	2523436	\$160,000	12/15/11	\$17.78	VACANT COMMERCIAL	D-C	2	Y	
055	090	215640	0223	46,883	2566568	\$649,000	09/24/12	\$13.84	HOUSE OF ART	PR-C1	1	Y	
055	090	360360	0440	33,946	2524542	\$200,000	12/20/11	\$5.89	VACANT MOBILE	MHP	2	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Par.	Ver.	Remarks
								Area			Ct.	Code	
055	020	042104	9088	20,423	2473424	\$192,500	12/30/10	\$9.43	Shell - MINI MART	BC	1	59	Bulk portfolio sale
055	020	092104	9139	414,034	2578504	\$1,669,486	12/07/12	\$4.03	Vacant	CBP	2	31	Exempt from excise tax
055	020	282204	9063	54,885	2484716	\$50,000	03/23/11	\$0.91	VACANT COMMERCIAL	GC	1	8	Questionable per appraisal
055	020	282204	9234	223,658	2495810	\$191,000	05/27/11	\$0.85	VACANT COMMERCIAL	C-C	1	24	Easement or right-of-way
055	020	342204	9258	3,450	2503557	\$6,000	07/27/11	\$1.74	NARROW STRIP ADJ TAV	R6	1	51	Related party, friend, or neighbor
055	020	768280	0100	189,590	2556957	\$356,250	07/27/12	\$1.88	VACANT LAND - 6% Wetland	MTC-1	2	31	Exempt from excise tax
055	040	172104	9004	150,732	2568308	\$1,050,000	10/03/12	\$6.97	VACANT COMMERCIAL	BC	1	61	Financial institution resale
055	040	202104	9088	41,998	2525025	\$350,000	12/29/11	\$8.33	VACANT	CE	1	51	Related party, friend, or neighbor
055	040	212104	9026	67,416	2482660	\$7,000	03/10/11	\$0.10	VACANT COMMERCIAL	BC	1	24	Easement or right-of-way
055	070	322104	9148	434,728	2527140	\$504,354	01/20/12	\$1.16	VACANT LAND	PD	1	63	Sale price updated by sales id group
055	070	442060	0025	45,457	2569740	\$325,385	10/18/12	\$7.16	VACANT INDUSTRIAL	CP-1	2	51	Related party, friend, or neighbor
055	070	506640	0621	189,050	2490827	\$160,000	05/06/11	\$0.85	VACANT LAND	R48	1	46	Non-representative sale
055	090	092204	9166	33,105	2523948	\$42,000	12/09/11	\$1.27	VACANT LAND	B-P	1	46	Non-representative sale

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo			
Area	Nbhd	Major	Minor SitusAddress
55	20	025305	0000 29418 PACIFIC HWY S
55	20	025305	0010 29418 PACIFIC HWY S
55	20	025305	0020 29418 PACIFIC HWY S
55	20	025305	0030 29347 18TH AVE S
55	20	032104	9030 29645 51ST AVE S
55	20	032104	9059 3225 S 288TH ST
55	20	032104	9061 4041 S 298TH ST
55	20	032104	9066 Vacant - No Situs Address
55	20	032104	9126 4966 S 298TH ST
55	20	032104	9170 29926 37TH AVE S
55	20	032104	9200 Vacant - No Situs Address
55	20	032104	9201 Vacant - No Situs Address
55	20	032104	9202 Vacant - No Situs Address
55	20	042104	9007 29223 PACIFIC HWY S
55	20	042104	9024 28815 PACIFIC HWY S
55	20	042104	9026 28822 PACIFIC HWY S
55	20	042104	9030 28817 MILITARY RD S
55	20	042104	9032 Vacant - No Situs Address
55	20	042104	9034 Vacant - No Situs Address
55	20	042104	9036 Vacant - No Situs Address
55	20	042104	9037 28855 MILITARY RD S
55	20	042104	9039 Vacant - No Situs Address
55	20	042104	9041 29005 PACIFIC HWY S
55	20	042104	9047 28835 PACIFIC HWY S
55	20	042104	9048 Vacant - No Situs Address
55	20	042104	9062 Vacant - No Situs Address
55	20	042104	9063 Vacant - No Situs Address
55	20	042104	9069 29209 PACIFIC HWY S
55	20	042104	9070 Vacant - No Situs Address
55	20	042104	9072 28872 PACIFIC HWY S
55	20	042104	9073 29100 PACIFIC HWY S
55	20	042104	9074 29001 PACIFIC HWY S
55	20	042104	9077 2902 S 298TH ST
55	20	042104	9081 Vacant - No Situs Address
55	20	042104	9082 29424 MILITARY RD S
55	20	042104	9086 Vacant - No Situs Address
55	20	042104	9088 Vacant - No Situs Address
55	20	042104	9099 2901 S 298TH ST
55	20	042104	9105 29130 PACIFIC HWY S
55	20	042104	9115 Vacant - No Situs Address
55	20	042104	9119 Vacant - No Situs Address
55	20	042104	9140 Vacant - No Situs Address
55	20	042104	9155 Vacant - No Situs Address
55	20	042104	9167 2405 S 300TH ST

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo			
Area	Nbhd	Major	Minor SitusAddress
55	20	042104	9172 Vacant - No Situs Address
55	20	042104	9174 Vacant - No Situs Address
55	20	042104	9188 30012 MILITARY RD S
55	20	042104	9200 Vacant - No Situs Address
55	20	042104	9222 Vacant - No Situs Address
55	20	042104	9223 Vacant - No Situs Address
55	20	042104	9231 3001 S 288TH ST
55	20	042104	9240 Vacant - No Situs Address
55	20	042104	9241 Vacant - No Situs Address
55	20	042104	9242 28866 PACIFIC HWY S
55	20	042104	9261 Vacant - No Situs Address
55	20	042104	9263 Vacant - No Situs Address
55	20	052104	9005 1000 S 289TH ST
55	20	052104	9009 Vacant - No Situs Address
55	20	052104	9094 515 S 288TH ST
55	20	052104	9226 Vacant - No Situs Address
55	20	092104	9139 Vacant - No Situs Address
55	20	092104	9140 Vacant - No Situs Address
55	20	092104	9160 Vacant - No Situs Address
55	20	092104	9187 3014 S 320TH ST
55	20	092104	9206 Vacant - No Situs Address
55	20	092104	9310 Vacant - No Situs Address
55	20	092104	9316 Vacant - No Situs Address
55	20	092104	9318 Vacant - No Situs Address
55	20	102104	9002 4200 S 308TH ST
55	20	102104	9012 Vacant - No Situs Address
55	20	125320	0025 24812 36TH AVE S
55	20	154760	0095 28616 48TH AVE S
55	20	212204	9014 Vacant - No Situs Address
55	20	212204	9015 24816 PACIFIC HWY S
55	20	212204	9016 25440 PACIFIC HWY S
55	20	212204	9018 Vacant - No Situs Address
55	20	212204	9029 Vacant - No Situs Address
55	20	212204	9033 Vacant - No Situs Address
55	20	212204	9044 25028 PACIFIC HWY S
55	20	212204	9051 24846 PACIFIC HWY S
55	20	212204	9053 25002 PACIFIC HWY S
55	20	212204	9054 Vacant - No Situs Address
55	20	212204	9055 Vacant - No Situs Address
55	20	212204	9056 Vacant - No Situs Address
55	20	212204	9112 Vacant - No Situs Address
55	20	212204	9113 25125 PACIFIC HWY S
55	20	212204	9117 Vacant - No Situs Address
55	20	212204	9137 Vacant - No Situs Address

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo				
Area	Nbhd	Major	Minor	SitusAddress
55	20	212204	9142	25447 PACIFIC HWY S
55	20	212204	9150	2505 S 252ND ST
55	20	212204	9151	25009 PACIFIC HWY S
55	20	212204	9152	24811 PACIFIC HWY S
55	20	212204	9153	25015 PACIFIC HWY S
55	20	212204	9154	25036 PACIFIC HWY S
55	20	212204	9156	24805 PACIFIC HWY S
55	20	212204	9160	25101 PACIFIC HWY S
55	20	212204	9162	Vacant - No Situs Address
55	20	212204	9163	25450 PACIFIC HWY S
55	20	212204	9165	Vacant - No Situs Address
55	20	212204	9166	Vacant - No Situs Address
55	20	212204	9167	25246 PACIFIC HWY S
55	20	212204	9168	Vacant - No Situs Address
55	20	212204	9183	Vacant - No Situs Address
55	20	212204	9189	25120 PACIFIC HWY S
55	20	212204	9193	25526 PACIFIC HWY S
55	20	222204	9097	Vacant - No Situs Address
55	20	222204	9111	Vacant - No Situs Address
55	20	222204	9143	Vacant - No Situs Address
55	20	222204	9151	25030 MILITARY RD S
55	20	272204	9003	Vacant - No Situs Address
55	20	272204	9005	3808 REITH RD
55	20	272204	9014	26512 MILITARY RD S
55	20	272204	9015	3212 S 272ND ST
55	20	272204	9032	3807 REITH RD
55	20	272204	9061	Vacant - No Situs Address
55	20	272204	9086	Vacant - No Situs Address
55	20	272204	9088	3640 S 272ND ST
55	20	272204	9112	4014 S 270TH ST
55	20	272204	9152	26630 40TH AVE S
55	20	272204	9157	3300 S 264TH ST
55	20	282204	9002	Vacant - No Situs Address
55	20	282204	9003	Vacant - No Situs Address
55	20	282204	9011	Vacant - No Situs Address
55	20	282204	9025	2021 S 260TH ST
55	20	282204	9033	26809 PACIFIC HWY S
55	20	282204	9045	Vacant - No Situs Address
55	20	282204	9046	27040 PACIFIC HWY S
55	20	282204	9050	25600 PACIFIC HWY S
55	20	282204	9053	26460 PACIFIC HWY S
55	20	282204	9056	27020 PACIFIC HWY S
55	20	282204	9062	26454 PACIFIC HWY S
55	20	282204	9063	Vacant - No Situs Address

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo				
Area	Nbhd	Major	Minor	SitusAddress
55	20	282204	9064	27030 PACIFIC HWY S
55	20	282204	9068	25619 PACIFIC HWY S
55	20	282204	9093	1831 S 268TH ST
55	20	282204	9100	26715 MILITARY RD S
55	20	282204	9102	Vacant - No Situs Address
55	20	282204	9123	25802 PACIFIC HWY S
55	20	282204	9137	26454 16TH AVE S
55	20	282204	9140	26215 PACIFIC HWY S
55	20	282204	9153	27115 MILITARY RD S
55	20	282204	9154	27050 PACIFIC HWY S
55	20	282204	9155	Vacant - No Situs Address
55	20	282204	9191	Vacant - No Situs Address
55	20	282204	9203	26701 28TH AVE S
55	20	282204	9211	Vacant - No Situs Address
55	20	282204	9212	25820 PACIFIC HWY S
55	20	282204	9217	26015 PACIFIC HWY S
55	20	282204	9218	2427 S 260TH ST
55	20	282204	9219	26007 PACIFIC HWY S
55	20	282204	9234	Vacant - No Situs Address
55	20	282204	9235	Vacant - No Situs Address
55	20	282204	9236	Vacant - No Situs Address
55	20	282204	9237	Vacant - No Situs Address
55	20	282204	9244	Vacant - No Situs Address
55	20	282204	9245	Vacant - No Situs Address
55	20	282204	9255	Vacant - No Situs Address
55	20	282204	9256	Vacant - No Situs Address
55	20	292204	9065	25701 14TH PL S
55	20	304020	0005	Vacant - No Situs Address
55	20	304020	0055	Vacant - No Situs Address
55	20	304020	0060	Vacant - No Situs Address
55	20	304020	0065	Vacant - No Situs Address
55	20	304020	0070	29314 PACIFIC HWY S
55	20	304020	0079	Vacant - No Situs Address
55	20	304020	0081	29404 PACIFIC HWY S
55	20	304020	0088	29426 PACIFIC HWY S
55	20	304020	0093	29500 PACIFIC HWY S
55	20	322204	9009	Vacant - No Situs Address
55	20	322204	9098	27233 16TH AVE S
55	20	332204	9010	Vacant - No Situs Address
55	20	332204	9012	27454 PACIFIC HWY S
55	20	332204	9037	28715 18TH AVE S
55	20	332204	9040	Vacant - No Situs Address
55	20	332204	9055	27203 PACIFIC HWY S
55	20	332204	9057	28707 PACIFIC HWY S

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo			
Area	Nbhd	Major	Minor SitusAddress
55	20	332204	9060 27417 PACIFIC HWY S
55	20	332204	9062 Vacant - No Situs Address
55	20	332204	9070 2920 S 288TH ST
55	20	332204	9109 1718 S 288TH ST
55	20	332204	9111 27225 MILITARY RD S
55	20	332204	9119 28722 PACIFIC HWY S
55	20	332204	9120 Vacant - No Situs Address
55	20	332204	9123 Vacant - No Situs Address
55	20	332204	9124 28621 PACIFIC HWY S
55	20	332204	9132 28727 PACIFIC HWY S
55	20	332204	9139 Vacant - No Situs Address
55	20	332204	9141 Vacant - No Situs Address
55	20	332204	9151 28643 MILITARY RD S
55	20	332204	9155 28631 PACIFIC HWY S
55	20	332204	9158 28717 PACIFIC HWY S
55	20	332204	9159 1900 S 288TH ST
55	20	332204	9164 2408 S 288TH ST
55	20	332204	9170 27500 16TH AVE S
55	20	332204	9213 Vacant - No Situs Address
55	20	332204	9217 Vacant - No Situs Address
55	20	332204	9218 Vacant - No Situs Address
55	20	332204	9220 27525 PACIFIC HWY S
55	20	332204	9221 Vacant - No Situs Address
55	20	342204	9005 27616 46TH AVE S
55	20	342204	9027 4248 S 288TH ST
55	20	342204	9053 3418 S STAR LAKE RD
55	20	342204	9180 3212 S 288TH ST
55	20	342204	9246 Vacant - No Situs Address
55	20	342204	9258 Vacant - No Situs Address
55	20	342204	9285 Vacant - No Situs Address
55	20	401320	0064 30682 MILITARY RD S
55	20	432450	0590 Vacant - No Situs Address
55	20	432450	0591 S 248TH ST
55	20	551560	0005 Vacant - No Situs Address
55	20	551560	0010 Vacant - No Situs Address
55	20	551560	0015 Vacant - No Situs Address
55	20	551560	0020 Vacant - No Situs Address
55	20	551560	0025 Vacant - No Situs Address
55	20	551560	0026 Vacant - No Situs Address
55	20	551560	0030 Vacant - No Situs Address
55	20	551560	0035 Vacant - No Situs Address
55	20	551560	0037 3700 S 320TH ST
55	20	551560	0040 Vacant - No Situs Address
55	20	551560	0047 Vacant - No Situs Address

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo			
Area	Nbhd	Major	Minor SitusAddress
55	20	551560	0048 3820 S 320TH ST
55	20	551560	0050 31827 MILITARY RD S
55	20	551560	0051 Vacant - No Situs Address
55	20	551560	0052 Vacant - No Situs Address
55	20	551560	0055 Vacant - No Situs Address
55	20	551560	0060 Vacant - No Situs Address
55	20	551560	0065 Vacant - No Situs Address
55	20	551560	0068 Vacant - No Situs Address
55	20	551560	0070 Vacant - No Situs Address
55	20	551560	0080 Vacant - No Situs Address
55	20	551560	0081 Vacant - No Situs Address
55	20	551560	0086 Vacant - No Situs Address
55	20	551560	0090 Vacant - No Situs Address
55	20	551560	0091 Vacant - No Situs Address
55	20	551560	0165 31015 MILITARY RD S
55	20	552900	0230 28718 MILITARY RD S
55	20	720360	1546 Vacant - No Situs Address
55	20	720360	1585 Vacant - No Situs Address
55	20	720360	1695 28201 REDONDO BEACH DR S
55	20	720360	1705 28280 REDONDO BEACH DR S
55	20	720360	1753 28200 9TH AVE S
55	20	720360	1756 Vacant - No Situs Address
55	20	720360	1761 Vacant - No Situs Address
55	20	720360	1765 28210 REDONDO WAY S
55	20	720360	1766 Vacant - No Situs Address
55	20	720360	1771 28203 REDONDO BEACH DR S
55	20	720480	0010 2450 S STAR LAKE RD
55	20	720480	0025 27709 MILITARY RD S
55	20	720480	0041 Vacant - No Situs Address
55	20	720480	0164 Vacant - No Situs Address
55	20	720480	0166 Vacant - No Situs Address
55	20	720480	0167 27802 PACIFIC HWY S
55	20	720480	0180 Vacant - No Situs Address
55	20	720480	0183 27606 16TH AVE S
55	20	720480	0184 Vacant - No Situs Address
55	20	720480	0185 Vacant - No Situs Address
55	20	720480	0188 Vacant - No Situs Address
55	20	720480	0190 Vacant - No Situs Address
55	20	720480	0195 27721 PACIFIC HWY S
55	20	720480	0202 27820 PACIFIC HWY S
55	20	720480	0204 Vacant - No Situs Address
55	20	720540	0125 27905 PACIFIC HWY S
55	20	720540	0130 Vacant - No Situs Address
55	20	768280	0005 Vacant - No Situs Address

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo			
Area	Nbhd	Major	Minor SitusAddress
55	20	768280	0011 Vacant - No Situs Address
55	20	768280	0020 Vacant - No Situs Address
55	20	768280	0025 Vacant - No Situs Address
55	20	768280	0030 Vacant - No Situs Address
55	20	768280	0035 26421 PACIFIC HWY S
55	20	768280	0045 Vacant - No Situs Address
55	20	768280	0050 Vacant - No Situs Address
55	20	768280	0055 26430 PACIFIC HWY S
55	20	768280	0060 26448 PACIFIC HWY S
55	20	768280	0065 26632 PACIFIC HWY S
55	20	768280	0070 Vacant - No Situs Address
55	20	768280	0075 26650 PACIFIC HWY S
55	20	768280	0095 26830 PACIFIC HWY S
55	20	768280	0100 Vacant - No Situs Address
55	20	768280	0105 Vacant - No Situs Address
55	20	768280	0185 Vacant - No Situs Address
55	20	768280	0245 2028 S 272ND ST
55	20	768280	0246 27112 20TH PL S
55	20	768280	0247 Vacant - No Situs Address
55	20	768280	0248 2022 S 272ND ST
55	20	768280	0253 Vacant - No Situs Address
55	20	768280	0256 Vacant - No Situs Address
55	20	768380	0032 2530 S 298TH ST
55	20	796760	0210 27847 42ND AVE S
55	20	872992	0010 27400 PACIFIC HWY S
55	20	872992	0020 27320 PACIFIC HWY S
55	20	872992	0030 27400 PACIFIC HWY S
55	20	872992	0040 Vacant - No Situs Address
55	20	888095	0000 1645 S 288TH ST
55	20	888095	0010 1645 S 288TH ST
55	20	888095	0020 1645 S 288TH ST
55	20	929290	0310 Vacant - No Situs Address
55	20	953660	1110 26857 16TH AVE S
55	20	953660	2015 27010 15TH AVE S
55	20	953720	0005 26419 16TH AVE S
55	20	953820	0010 26002 PACIFIC HWY S
55	20	953820	0020 26022 PACIFIC HWY S
55	20	953820	0030 26100 PACIFIC HWY S
55	20	953820	0040 26110 PACIFIC HWY S
55	20	953820	0050 26200 PACIFIC HWY S
55	20	953820	0060 26210 PACIFIC HWY S
55	20	953820	0070 26108 PACIFIC HWY S
55	20	953820	0080 26136 PACIFIC HWY S
55	20	953820	0090 26238 PACIFIC HWY S

Physically Inspected Parcels
Area 55-20 Woodmont, Kent Westhill and Redondo

Geo				
Area	Nbhd	Major	Minor	SitusAddress
55	20	953820	0100	Vacant - No Situs Address