

**Commercial Revalue**

**2013 Assessment roll**

**AREA**  
**65**

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

**Lloyd Hara, Assessor**



## **King County**

**Department of Assessments**

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

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

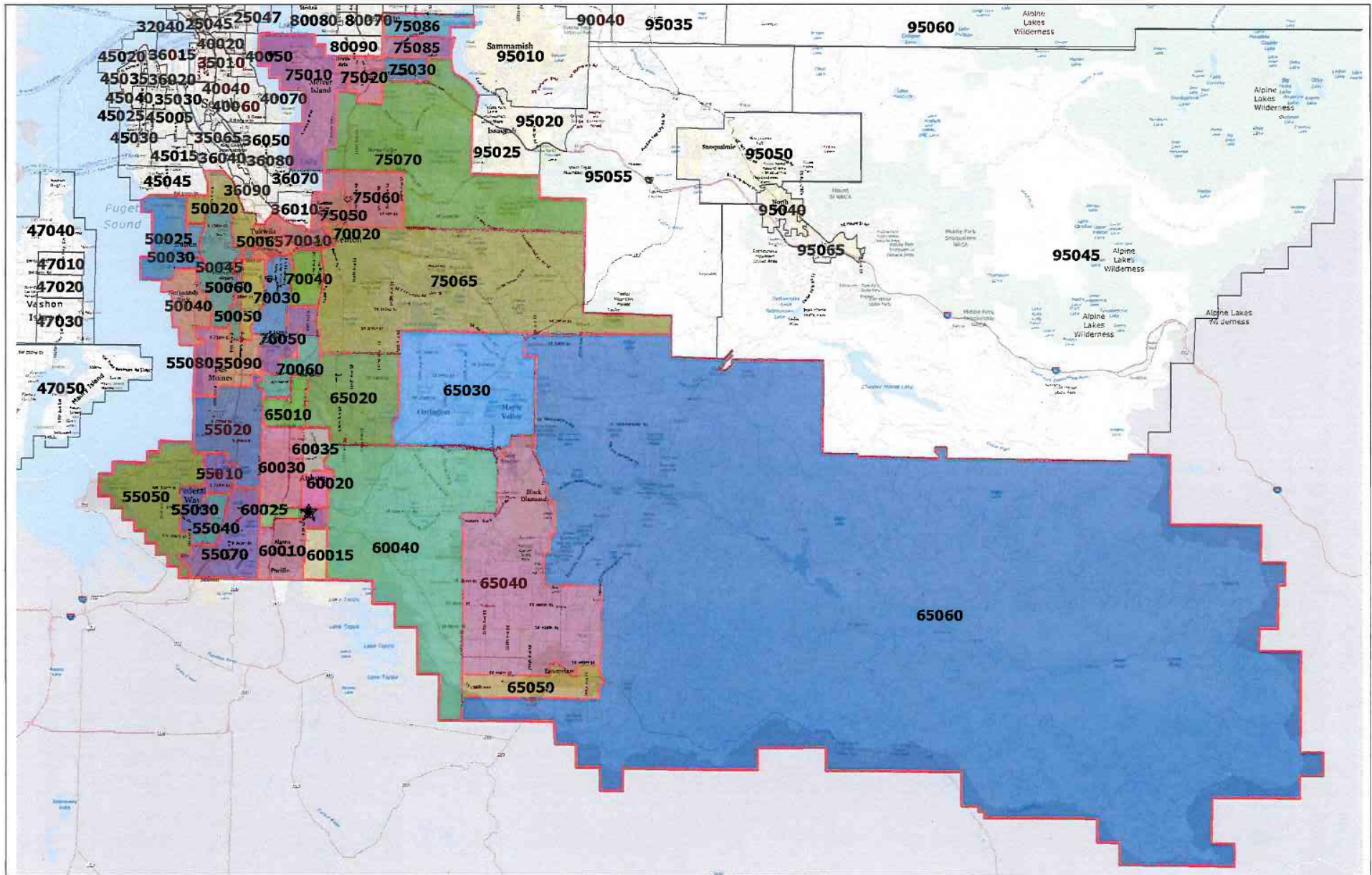
We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

Sincerely,

Lloyd Hara  
Assessor



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King County  
Assessment  
S  
4/19/13

## Executive Summary Report

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

**Geographic Area Name: SE King County**

**Previous Physical Inspection: 1/2012**

### **Sales – Improved Summary:**

Number of Sales: 35

Range of Sales Dates: 01/01/2010 – 12/31/2012

### **Sales – Ratio Study Summary:**

	Assessed Improved Value	Sale Price	Ratio	COD
<b>2012 Mean Value</b>	\$1,338,200	\$1,546,800	86.5%	7.53%
<b>2013 Mean Value</b>	\$1,419,800	\$1,546,800	91.8%	4.70%
<b>Change</b>	81,600		5.30%	-2.83%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figure –2.83% actually represents an improvement.

*\*\*Time adjustments were not made to sales due to lack of sales activity to accurately consider time trend analysis.*

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

### **Population - Parcel Summary Data:**

	Land	Imps	Total
<b>2012 Value</b>	\$834,201,800	\$1,354,539,300	\$2,188,741,100
<b>2013 Value</b>	\$902,948,700	\$1,389,867,900	\$2,292,816,600
<b>Percent Change</b>	+8.24%	+2.61%	+4.76%

Number of Parcels in the Population: 1986 including vacant parcels but excluding specialty parcels.

## **Conclusion and Recommendation:**

Increases in assessed values are primarily due to the following factors:

1. Parcel transfers between the commercial and residential divisions.
2. Major zoning changes such as mining and forestry to mixed-use commercial in Black Diamond, Covington, Enumclaw, and Maple Valley
3. Increase in industrial and commercial land values in the Kent Valley
4. Increase in mineral land values in unincorporated King County

The recommended values increase the assessment level to 91.8%. The measures of uniformity and equity are within the standards set forth by the IAAO. I recommend posting these values for the 2013 assessment year.

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## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2013

Date of Appraisal Report: April 2, 2013

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

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

**As if improved:** Based on neighborhood trends as well as 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 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. In those properties where the property is not at its highest and best use, a nominal value of \$1,000.00 is assigned to the improvements.

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

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

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

### **Special Assumptions and Limiting Conditions**

All three approaches to value were considered in this appraisal.

The following Departmental guidelines were considered and adhered to:

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- Time adjustments were not made to sales due to lack of sales activity with which to consider for time trend analysis

### **IDENTIFICATION OF THE AREA: AREA 65**

**NAME: CITIES of KENT, BLACK DIAMOND, COVINGTON, ENUMCLAW, MAPLE VALLEY, and UNINCORPORATED KING COUNTY**

#### **BOUNDARIES:**

Area 65 encompasses the southeast corner of King County. Approximate boundaries can be described as follows: The west is bounded by the West Valley Highway (also known as Highway 181) and the Green River. The northern boundary is SE 208<sup>th</sup> Street. The eastern boundary is the King / Kittitas County border. And the southern boundary is the King / Pierce County border. *Neighborhood boundaries in area 65 were reconfigured this year. Thus, parcel neighborhoods may have changed.*

#### **MAPS:**

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

#### **AREA DESCRIPTION:**

Area 65 is estimated to cover 570 square miles or one fourth of the County. It is the second largest area geographically. Approximately 40 square miles are incorporated within the cities of Black Diamond, Covington, Enumclaw, central Kent, and Maple Valley; the remaining 530 square miles are unincorporated.

The following chart shows the parcel count by neighborhood including the specialty land parcels in Area 65.

Area-Neighborhood	Parcel Count
65-10	514
65-20	570
65-30	461
65-40	366
65-50	411
65-60	214
Total	2536

Within area 65 is a mix of newer and older communities. The overall population is generally comprised of suburban, working class, families with a normal age and race distribution for King County. The table below illustrates some key units of comparison.<sup>1</sup>

City	Population	Median Age	Home Ownership Rate	Median Household Income	Median House Value
Black Diamond	4,151	40.4	N/A	\$100,246	\$314,700
Covington	17,575	34.7	84.6%	\$90,285	\$308,400
Enumclaw	10,669	38.9	65.1%	\$56,391	\$265,700
Kent	92,411	33.0	54.6%	\$58,622	\$300,500
Maple Valley	22,684	33.5	85.5%	\$98,264	\$342,400

Area 65 more adversely impacted by the economic downturn that occurred in 2009 and 2010 than the more populated neighborhoods of King County. Generally, smaller cities have less disposable income than major cities. Housing prices fell farther and have been slower to recover than Seattle or Bellevue. However, the economic outlook is good and appears to be turning around. There appears to be movement for more commercial development as evidenced by the high percentage of home ownership and recent commercial construction occurring in the Four Corners area.

### **Area 65-10: Central and South Kent – Valley**

Neighborhood 10 is located in the western portion of Area 65. It extends as far east as Central Avenue and includes Kent's downtown or historic district along with a piece of the industrial corridor. Kent is the largest city in area 65 but only the central and southeastern portions lie within this area's boundaries. The commercial development north of SE 259<sup>th</sup> is generally office and retail



development, with an area close to 240<sup>th</sup> that includes government services. The commercial area south of SE 259<sup>th</sup> is largely industrial.

Neighborhood 10 also has multifamily commercial development. In an effort to attract more, the city of Kent rezoned a portion of neighborhood 10 to stimulate development for such. Along with that, the Kent City Council passed an ordinance that waived the city's portion of property taxes for 6 years for businesses that obtain building permits for multi-family housing approved prior to 1/1/2015.

Development was sparse in 2012, below is what occurred:

- The city owned parking garage was demolished
- Five levees on the Green River were / are being repaired according to FEMA guidelines.

#### **Area 65-20: Kent East Hill**

Neighborhood 20 lies east of neighborhood 10. It includes Kent's East Hill and Lake Meridian commercial areas. This neighborhood is predominantly residential. Commercial properties in neighborhood 20 include multi-family, office, and retail space. It is bounded on the north by SE 225<sup>th</sup> Street, on the west by Central Avenue, on the south by SE 277<sup>th</sup> Street and on the east by 150<sup>th</sup> Avenue SE. Most commercially improved parcels are located along SR 515, which is commonly referred to as Benson Highway and along SR 516 or SE Kent-Kangley Road. Multifamily dwellings are located on smaller arterials just off the aforementioned thoroughfares.

Commercial development in 2012 includes the following:

- New construction of 4,330 square foot community building added to the Vallikee Apartment complex
- A 4,200 square foot Chase Bank

#### **Area 65-30: Covington and Maple Valley**

Neighborhood 30 includes the cities of Covington and Maple Valley along with a portion of unincorporated King County. This remains the fastest growing neighborhood of area 65 and one of the fastest growing neighborhoods in King County. In particular, the Four Corners area (where SE Kent-Kangley Road (SR 516) bisects the Maple Valley Highway (Highway 169)) saw the completion of the largest retail development in King County in 2012. Commercial properties in neighborhood 30 are primarily retail and office space.

### **Covington:**

Covington has a retail corridor that serves as a regional commercial area for southeast King County. The area along SE Kent-Kangley Road (*also known as Highway 516 and SE 272<sup>nd</sup> Street*) offers a wide range of services, including a hospital, large supermarkets, restaurants and medical offices for the surrounding eastern communities of Maple Valley, Ravensdale, and Black Diamond.

Commercial Development in 2012 includes:

- Valley Medical Center broke ground on a new 36,000 square foot emergency facility
- The site for the new 8,000 square foot Professional Arts office Building was graded
- Firestone Tire Service broke ground on an 8,500 square foot building
- Construction of Covington Community Park began in July 2012

### **Maple Valley:**

Maple Valley is located northeast of Covington and has a larger population than Covington. Similarly, the commercial properties in this area are generally office and retail. Most commercially improved parcels in Maple Valley are located along the Maple Valley / Black Diamond Highway and on SE Kent-Kangley Road. In December 2010 a zoning change for the Four Corners area was completed and in 2011 Fred Meyer broke ground on the largest, new retail project in the Central Puget Sound Region.<sup>1</sup> The new development is called Maple Valley Town Square. Maple Valley is rapidly developing the Four Corners area into a regional corridor for the surrounding communities.

Commercial development in 2012 includes:

- The completion of Maple Valley Town Square located on the northeast corner of Four Corners. It includes more than 225,000 square feet of retail space and is anchored by Fred Meyer
- On the northwest corner of Four Corners, Four Corners Square broke ground on an 18,000 square foot Grocery Outlet Store and a 48,000 square foot Hardware Store. Both are scheduled to open in early 2013.

### **Area 65-40: Black Diamond, North Enumclaw and Rural SE King County**

Neighborhood 40 is located southeast of neighborhood 30. It includes Black Diamond and the northern portion of Enumclaw. Southeast 440<sup>th</sup> Street represents the dividing line. Primary commercial development in Neighborhood 40 include, owner occupied office and retail businesses, farming, mining, and

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<sup>1</sup> Kidder Mathews-Real Estate Market Review, Seattle Retail 2011 3<sup>rd</sup> Quarter report

recreational services. Retail and office improvements are located along the Maple Valley / Black Diamond Highway (Highway 169), south of Four Corners. Other types of commercial properties largely lie outside the incorporated areas. As a result income data is sparse.

### **Black Diamond**

Black Diamond saw little commercial development in 2012. In 2010 Yarrow Bay proposed a development plan for the area that will take approximately 15 years to complete. Current plans include single family residences, multi-family and/or cluster housing, commercial with office / retail space, an industrial area, and government services. Development was delayed because of three primary lawsuits filed, intent on blocking it. Those three suits have been settled in Yarrow Bay's favor, with the last decision coming in late 2012. Yarrow Bay plans to break ground in early 2013 on Phase I, The Villages housing development.

### **Area 65-50: Enumclaw and Rural SE King County**

Neighborhood 50 includes central and southern Enumclaw and unincorporated King County. It is bounded on the north by SE 440<sup>th</sup> Street, the west by 196<sup>th</sup> Avenue SE, on the south by the King / Pierce County boundary and on the east by the 284<sup>th</sup> Avenue SE. Like neighborhood 40, this neighborhood is predominantly rural and unincorporated. Primary commercial development includes: dairy farming, mining, owner-occupied office / retail, and recreational properties.

### **Enumclaw**

The City of Enumclaw is the regional market place for Southeast King and Northeast Pierce County. It offers a wide range of services, including a hospital, large supermarkets, automobile showrooms, restaurants and motels. Three state highways serve the city of Enumclaw and neighborhood 50: SR-164, SR-169 and SR-410. SR-164 links Enumclaw with Auburn which has access to Highway 167 (the Valley Freeway) and Interstate 5 to the west. SR-169 travels north from Enumclaw to Renton and Interstate 405. SR-410 connects Enumclaw with Tacoma on the west and winds around Mt Rainier to Yakima on the east.

Commercial development in 2012 includes:

- New Kidney dialysis facility

### **Area 65-60: Rural unincorporated southeast King County**

This is an easterly and rural neighborhood. Neighborhood 60 is bounded on the north by SE 208<sup>th</sup> Street, on the west, east of the Maple Valley / Black Diamond Highway, on the south by the King / Pierce County Line, and on the east by the

King / Kittitas County line. It includes the unincorporated towns of Cumberland, Ravensdale, Selleck, and a portion of Green Water. Neighborhood 60 is geographically one of the largest neighborhoods in King County but it is sparsely populated. It contains some of King County's old mining and logging towns. The predominant commercial development includes: farming, mining, limited office / retail, and recreational properties.

Commercial development in 2012 includes:

- Planning has begun to install two multipurpose fields at Ravensdale Park

## **PHYSICAL INSPECTION AREA:**

Neighborhood 10 was physically inspected for the 2013 assessment year as required by WAC 458- 07-015 4 (a). Exterior observations of the properties were made to verify the accuracy and completeness of characteristic data that affect value. Surveys for rental information were sent to property owners. Rental information was obtained from the aforementioned, property agents, and various publications. The neighborhood was described in detail in the previous section.

## **PRELIMINARY RATIO ANALYSIS:**

A Preliminary ratio study was done prior to revaluation. The study included sales of improved parcels and showed a Coefficient of Variation (COV) of 12.59% and a Coefficient of Dispersion (COD) of 7.53%. The assessment level as indicated by the weighted mean was 86.5%. A ratio study was repeated after application of the 2013 recommended values. The results are included in the validation section of this report. They show an improvement in the COV to 6.83%. The COD has improved to 4.70%. The assessment level, weighted mean was raised to 91.8%.

## **SCOPE OF DATA**

### **LAND VALUE DATA**

Vacant commercial land sales in Area 65 dated 1/1/2010 to 12/31/2012 were given primary consideration. Older sales as well as transactions from neighboring areas were considered; these sales do not appear in the list of "Vacant Sales for Area 65 Used", but can be found in adjoining commercial area reports. Fifteen arm's length, land sales closed during this period. These sales were given primary consideration for valuing land as of 1/1/2013. Older sales were given less weight. Active listings were considered as well.

## LAND USE

The table below is a breakdown of parcel usage by neighborhood, as defined by predominant use and assigned to the commercial division. The data provides an overview of the current use of parcels in Area 65, excluding specialties.

Neighborhood	Commercial Use	Industrial Use	MultiFamily/ Other Residential Use	Government / Regional Land Use
10	55%	21%	2%	22%
20	58%	8%	8%	26%
30	55%	13%	5%	27%
40	34%	33%	7%	26%
50	65%	19%	4%	12%
60	24%	24%	14%	38%

## IMPROVED PARCEL TOTAL VALUE DATA:

*(See Improvement Section)*

## LAND VALUE

## ZONING DESIGNATIONS

### Agricultural

A 10	Agricultural 10 acres minimum per dwelling
A 35	35 Minimum acre lot size
AG	Agriculture General
F	Forest
M	Mining
MA	Industrial Agriculture
MP	Mineral – Property has specific standards for development
PUB	Public / Open Space
R1	Residential / One unit per acre
RA5	Residential Agriculture / One unit per 5 acres
RA 10	Residential Agriculture / One unit per 10 acres
SR 1	Residential Agriculture
UR	Urban Reserve
US R1	Urban Separator

### Commercial

CB	Community Units Business
CB 1	Central Business District 1

CB 2	Central Business District 2
CC	Community Commercial
CC-MU	Community Commercial mixed use
DC	Downtown Commercial
DCE	Downtown Commercial Enterprise
GC	General Commercial
GC – MU	General Commercial Mixed Use
GO	General Office
GO-H	General Office - Hospital
GWC	Gateway Commercial
H	Hospital Zone
HBC	Highway Business and Commercial District
MU	Mixed Use
NB	Neighborhood Business
NBP	Neighborhood Business Park
NC	Neighborhood Commercial
NCC	Neighborhood Convenience Commercial
O	Office
O-MU	Office Mixed Use
P	Public
TC	Town Center

### **Industrial**

B / IP	Business Industrial Park
BP	Business Park
CM 1	Commercial Manufacturing
CM 2	Commercial Manufacturing
I	Industrial
IL	Industrial (Light)
IND	Industrial
IP	Industrial Park
M 1	Manufacturing Industrial Park
M 2	Limited Commercial

### **Multi-Family**

MDR8	Medium Density Residential / 8 units per acre
MHO	Mixed Housing / Office
MHP	Mobile Home Park
MRD	Duplex multi-family residential
MRG	Garden density multi-family residential
MRM	Medium density multi-family residential
MRT	Townhouse / Condo / multi-family residential
R-4	Residential - Multifamily
R 12	Residential 12 units per acre
R 18	Residential 18 units per acre

## Residential

MDR8	Medium Density Residential / 8 units per acre
R-2	Moderate Density single-family
R 4	Residential 4 dwelling units per acre
R 6	Residential 6 dwelling units per acre
R 8	Residential 8 dwelling units per acre
RA 5	Rural area 5 acre minimum lot size
SR 4.5	Single Family Residential
SR 6	Single Family Residential
SR 8	Single Family Residential

## Land Sales Analysis by Neighborhood:

Sales from 2010, 2011, and 2012 of vacant commercial properties were analyzed to determine if changes in the assessed value of land was warranted for the 2013 assessment year. The transactions listed below are the basis for land valuation in the area. If there were no current land sales, previous years' land sales were used along with sales in other similar neighborhoods to support the current valuation.

Aside from the sales listed below, sales of commercial land in southeast King County adversely impacted by wetlands or sensitive areas were also studied. Impacted portions of said properties were valued between \$0.50 and \$2.00 a square foot depending on location, jurisdictions' development requirements, and severity of impact. Non-impacted portions were valued at market.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.
065	010	000660	0030	93,218	2482742	\$925,000	03/07/11	\$9.92	M1	1
065	020	679220	0010	57,614	2492274	\$1,600,000	05/20/11	\$27.77	CC	1
065	020	736660	0005	13,121	2581636	\$420,000	12/20/12	\$32.01	CC	1
065	030	152206	9039	522,124	2543584	\$2,050,000	05/15/12	\$3.93	SC	2
065	030	179631	0110	44,845	2485327	\$350,000	04/01/11	\$7.80	MC	1
065	030	252205	9270	45,120	2539928	\$910,000	04/23/12	\$20.17	MC	1
065	030	262205	9063	68,924	2463776	\$625,000	10/22/10	\$9.07	CC	2
065	030	275220	0005	43,995	2526760	\$300,000	01/13/12	\$6.82	NBP	1
065	030	352205	9215	891,740	2538660	\$4,000,000	04/05/12	\$4.49	GC	1
065	030	362205	9002	114,998	2442763	\$195,000	05/21/10	\$1.70	MHO	1
065	030	362205	9186	435,600	2470071	\$5,009,400	12/08/10	\$11.50	TC	1
065	030	362205	9207	41,498	2557913	\$763,899	08/06/12	\$18.41	MC	1
065	030	808130	0010	121,371	2520443	\$1,100,000	11/28/11	\$9.06	BP	2
065	040	112106	9112	267,894	2451570	\$595,052	07/23/10	\$2.22	R4	3
065	040	122106	9012	3,657,733	2451563	\$8,462,847	07/23/10	\$2.31	R4	15

## **Neighborhood 65-10**

There was one land sale in Neighborhood 10 between 2010 and 2012.

- E # 2482742: Purchased for \$925,000 or \$9.92 a square foot, it is a larger industrial property that abuts the Green River. At the time of sale the property had an older warehouse that was subsequently torn down. The property will be used as part of a levee to prevent damage if the Howard Hansen Dam were to fail.

There were a significant number of sales that occurred in adjacent areas as well as sales from previous years. As a result land values for commercially zoned property (retail and office) were increased from \$12 to \$15 a square foot to \$14 to \$18 a square foot, multi-family land was equalized at \$6 to \$8 a square foot and industrial properties increased to from \$6.50 to \$8.25 a square foot to \$7.25 to \$9 a square foot.

## **Neighborhood 65-20**

Two land sales occurred in this neighborhood between 1/1/2010 and 12/31/2012.

- E # 2492274: This parcel was purchased for \$1,600,000 or \$27.77 a square foot. It is a 57,614 square foot corner site and is zoned CC, Community Commercial. The subject is located on the southeast corner of SE Kent-Kangley Road and 132<sup>nd</sup> Avenue SE.
- E # 2581636: Another corner site. This property is located on the southeast corner of 104<sup>th</sup> Avenue SE (Benson Highway or Highway 515) and SE 240<sup>th</sup> St. The site is 13,121 square feet. It was purchased for \$420,000 or \$32.01 a square foot

Commercial land values increased in this area and ranged from \$8.00 to \$25.00 a square foot. Industrial land values generally stayed unchanged and ranged from \$6.00 to \$11.00 a square foot. Likewise multifamily properties also stayed unchanged and ranged from \$4.00 to \$11.00 a square foot.

## **Neighborhood 65-30**

Ten land sales occurred in this neighborhood between 1/1/2010 and 12/31/2012.

- E # 2463776: This parcel was purchased for \$625,000 or \$9.07 a square foot. It is a multi-parcel sale with two commercially zoned properties on the north side of SE Kent-Kangley Road. The property totals 68,924



square feet and is approximately one and half miles west of the commercial corridor in Covington.

- E # 2442763: The subject was purchased for \$195,000 or \$1.70 a square foot. It is a raw, wetland, parcel adjacent to multi-family and commercially zoned properties on SE Wax Road on the south side of SE Kent-Kangley in Covington. It is 114,998 square feet.
- E # 2485327: This parcel was purchased for \$350,000 or \$7.80 a square foot. It is a raw, landlocked parcel located southeast of the MultiCare Medical Center. It is 44,845 square feet and is zoned MC, Mixed Commercial.
- E # 2470071: This parcel was purchased for \$5,009,400 or \$11.50 a square foot. It is located close to Costco. The site is 435,600 square feet and is zoned TC, Town Center
- E # 2520443: This parcel was purchased for \$1,100,000 or \$9.06 a square foot. The sale included two properties on the north side of the Maple Valley / Black Diamond Highway. The property has no frontage on the Highway and totals 121,371 square feet. It is zoned BP, Business Park
- E # 2557913: This property was purchased for \$763,899 or \$18.41 a square foot. It is a pad in Covington that was under contract for the preceding two years for an Elephant Car Wash. The site is 41,498 square feet and is zoned MC, Mixed Commercial
- E # 2539928: Purchased for \$910,000 or \$20.17 a square foot. It is located in Covington north of SE Kent Kangley Road on Wax Road. The site is 45,120 square feet and is zoned MC, Mixed Commercial.
- E # 2538660: The subject was purchased for \$4,000,000 or \$4.49 a square foot. Previously this land was zoned I, Industrial and it is adjacent to the Bonneville Power Station and vacant raw land. The site is 891,740 square feet. It is zoned GC, General Commercial
- E # 2526760: This parcel was purchased for \$300,000 or \$6.82 by Foley's Produce to operate as a fruit stand. The site is 43,995 square feet and has frontage on the Maple Valley / Black Diamond Highway, several miles north of Four Corners. It is zoned NBP, Neighborhood Business Property
- E # 2543584: Subject includes two parcels currently used for mining. Purchase was 522,124 square feet for \$2,050,000 or \$3.93 a square foot.

Property was going through a rezone at time of purchase agreement and was rezoned SC, service commercial.

Land values remained largely unchanged in 2012, except where equalization occurred. Commercially zoned properties were valued between \$7 and \$25 a square foot. High and medium density residential property values were equalized between \$5.50 and \$7 a square foot depending on the zoning. Industrial and agricultural properties, with the exception of mining properties, largely remained unchanged and were equalized taking into account location, zoning, and size. Mining properties were increased from \$0.25 to \$2.00 a square foot to \$0.50 to \$4.00 a square foot.

### **Neighborhood 65-40**

Two sales occurred in this neighborhood between 1/1/2010 and 12/31/2012.

- E #2451570: The sales' price for the parcels involved was \$595,052 or \$2.22 a square foot. The subject is 267,894 square feet in Black Diamond consisting of three parcels with three different zonings. This is part of the land purchased by Yarrow Bay.
- E # 2451563: The sales' price for the properties involved was \$8,462,847 or \$2.31 a square foot. The subject includes 3,657,733 square feet in Black Diamond consisting of portions from 15 parcels with several different zones. It was also purchased by Yarrow Bay for future development.

Land located in Black Diamond with commercial zoning saw no change in value except to equalize with adjacent parcels. Mining properties were increased and new values ranged from \$0.50 to \$2.00 a square foot. Other industrial property remained largely unchanged except where equalization was necessary. Industrial property was valued from \$0.50 to \$1.00 a square foot, residential land was valued between \$0.30 and \$6.00 a square foot, and agricultural land values ranged from \$0.20 to \$1.00 a square foot. Commercial property values ranged from \$1.00 to \$10.00 a square foot.

### **Neighborhood 65-50**

There were no land sales in this neighborhood.

Land values in this neighborhood were equalized. Industrially zoned properties ranged from \$3.00 to \$5.50 a square foot, commercially zoned property (retail and office) ranged from \$7.00 to \$10.00 a square foot. Property zoned for multi-

family was valued between \$1.00 and \$6.00 a square foot. Any adjustments made to land values were done so to improve equalization.

## Neighborhood 65-60

There were no land sales in this neighborhood.

Mining properties in this neighborhood were increased. New values range from \$0.25 to \$1.00 a square foot. All other industrially zoned properties ranged from \$3.00 to \$5.50 a square foot. Commercially zoned property (retail and office) was valued from \$4.00 to \$10 a square foot, and property zoned for multi-family was valued between \$1.00 and \$6.00 a square foot. Any adjustments made to land values were done so to improve equalization.

## Land Value Conclusions, Recommendations, and Validation.

Land values were assessed using the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made using recent land sales to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser may adjust for particular characteristics and conditions as they occur in the valuation area.

The total recommended land value for the 2013 Assessment year is \$902,948,700. The total 2012 Assessment year land value for this area was \$834,201,800. The percent change increase from the 2012 assessed value to the 2013 recommended assessed value is 2.43%. The increase in land values is due primarily to increases in value of industrial property in the Kent Valley, commercial property in Kent, and mining properties in unincorporated King County. ***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.***

Area 65	2011 Total Land	2012 Total Land	Increase in \$	% Change
Land Values	\$834,201,800	\$902,948,700	\$68,746,900	8.24%

Below is a general summary of land values used for Area 65

Property Types	Zone Jurisdiction/ Zone	Zone					
		65-10	65-20	65-30	65-40	65-50	65-60
Industrial Land	Kent - M1, M1-C, M2, CM-2	Downtown Kent	Kent East Hill	Covington, Maple Valley, and Unincorporated King County	Black Diamond, No. Enunclaw and Unincorporated King County	Central and South Enunclaw and Unincorporated King County	Unincorporated King County
	Black Diamond - B/P, IND						
	Covington - I						
	Enunclaw - IL						
Commercial Land	Maple Valley - BP	\$14.00 to \$18.00 per square foot	\$6.50 to \$25.00 per square foot	\$3.00 to \$27.00 per square foot	\$1.25 to \$10.00 per square foot	\$1.00 to \$10.00 per square foot	\$1.00 to \$10.00 per square foot
	King County - I, JP						
	Kent - CC, CC-MU, DC, DCE, GC, GC-MU, NCC, O.O-MU						
	Black Diamond - CC, MFD, NC, TC						
Multi-Family Land	Covington - CC, GC, MC, NC, TC	\$8.00 per square foot	\$1.00 to \$8.00 per square foot	\$5.00 to \$12.00 per square foot	\$2.25 per square foot	\$2.50 to \$8.00 per square foot	\$2.25 to \$5.00 per square foot
	Enunclaw -CB1, CB2, GO, GO-H, H, HBC, NB						
	Maple Valley - CB, CC, MU, NB, O, P, SC						
	King County - NB, NBP						
Residential Land	Kent - MHP, MR-D, MRG, MR-M, MRT12, MRT16, SR-1	N/A	\$2.25 to \$11.00 per square foot	\$2.25 to \$6.00 per square foot	\$1.00 to \$8.00 per square foot	\$1.00 to \$7.00 / per square foot	\$0.50 to \$20.00 per square foot
	Black Diamond - MDR8						
	Covington - MHO						
	Enunclaw - RMHP						
Agricultural, Mining, Forest	Maple Valley - R-12, R-18, R-24	\$1.00 to \$2.25 per square foot	\$1.00 per square foot	\$1.00 to \$6.00 per square foot	\$0.20 to \$5.00 per square foot	\$0.20 to \$10.00 per square foot	\$0.15 to \$6.00 per square foot
	King County - RA5P						
	Kent - SR-2, SR-3, SR-4.5, SR-6, SR-8						
	Black Diamond - R4, R6						
	Covington - R4, R6, R8						
	Enunclaw - R-2, R-3, R-4						
	Maple Valley - R-4, R-6						
	King County - RA5, RA5SO, R1						
	Kent - AG, SR1						
	Black Diamond - PUB						
	Covington - M, USR1						
	Enunclaw - P						
	Maple Valley - PRO						
	King County - A 10, A 35, F, M, MP, RA2.5, RA 5, RA 10, UR, UR50						

## **Improved Parcel Total Values:**

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

Improved sales' information is collected and analyzed similar to vacant land parcels. Sales' information is obtained from excise tax affidavits. Property characteristics are verified for all sales when possible. Area sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information may reside in the Assessor's Real Property Database, the appraiser's files, separate studies, and local, county, and state statutes.

### **Sales comparison approach model description:**

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. It 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: present use, neighborhood, year built, quality of construction, land to building ratio, and net rentable area of the improvement. Properties were grouped with data that most resembled each other in order to equalize values within each predominant property use type.

Improved commercial sales dating from 1/1/2010 to 12/31/2012 were considered in the valuation. There were thirty-nine (39) arm's length improved sales during this period. Four of those sales were not used in the ratio study because the improvement's characteristics changed after the sale. All sales' data was obtained from excise tax records and verified with property owners, CoStar, brokers and agents whenever possible. Transactions from neighboring geographic areas were utilized in the sales analysis as well. They are not included here, but can be found in the reports for neighboring areas in South King County.

In general, the market approach was utilized for properties where income/expense data was unavailable and the cost approach wasn't reflective of market value. Mobile home parks, single family residences converted to commercial use, daycares, office and warehouse condominiums and other improved properties with unique building characteristics fall into this category. 145 parcels were valued using this approach. The table below summarizes the models created for this year's valuation. The market rate applied to a given property is a function of its location and building characteristics

Property Type	Unit of Comparison	Value Range per Unit
Mobile Home Park	Price per Pad	\$35,000 to \$75,000
Service garages and Mini-lubes	per square foot of net rentable area	\$175 to \$250
Converted Single Family Residences	per square foot of net rentable area	\$160 to \$250
Day care facilities	per square foot of net rentable area	\$180 to \$210
Office Condominiums	per square foot of net rentable area	\$125 to \$200
Warehouse Condominiums	per square foot of net rentable area	\$90 to \$125

### Cost approach model description

The Marshall & Swift Commercial Cost Estimator was used to calculate the cost approach on all improved properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the U. S. western region and the Seattle area. Cost estimates were relied upon for schools, churches, government buildings and special purpose properties such as automotive dealerships where there is limited income data or comparable sales.

### Income capitalization approach model description

Income capitalization tables were developed for each neighborhood within Area 65. They include income approach parameters for typical retail, office, restaurant, and industrial properties. The parameters are stratified by the age and quality of the improvements, as well as location. In the absence of improved sales, the income and cost approaches are heavily relied upon. The table below summarizes the income approach parameters for the entire area.

Neighborhood	Property Type	Rent Range	Vacancy & Credit Loss	Expense Range	Capitalization Rate Range
10	Office	\$11 to \$26	10 to 15%	10 to 30%	7 to 8.5%
	Retail	\$12 to \$24	10 to 15%	10%	7 to 8.25%
	Warehouse	\$4 to \$14	5 to 6%	10%	6.5 to 8%
	Restaurants	\$12 to \$32	5 to 10%	10%	7 to 8.25%
20	Office	\$12 to \$26	10 to 15%	10 to 30%	7 to 8.5%
	Retail	\$12 to \$24	10 to 15%	10%	7 to 8.25%
	Warehouse	\$4 to \$14	5 to 6%	10%	6.5 to 8%
	Restaurants	\$13 to \$32	5 to 10%	10%	7 to 8.5%

30	Office	\$14 to \$24	10%	10 to 15%	7 to 9%
	Retail	\$15 to \$23	10%	10%	7.5 to 8.5%
	Warehouse	\$3.25 to \$16	5 to 10%	7 to 10%	7 to 8.25%
	Restaurants	\$12 to \$25	5 -10%	10%	7.5 to 8.5%
40	Office	\$12 to \$24	10%	30%	6 to 9%
	Retail	\$9 to \$23	10 to 15%	10 to 20%	7 to 9%
	Warehouse	\$3.25 to \$7	10%	10%	6 to 9%
	Restaurants	\$8.50 to \$23	5 to 20%	10 to 20%	7 to 9%
50	Office	\$10 to \$24	10%	30%	6 to 9%
	Retail	\$9 to \$21	10 to 15%	10 to 20%	7 to 9%
	Warehouse	\$3.25 to \$7	10 to 30%	10%	6 to 9%
	Restaurants	\$8.50 to \$21	5%	10 to 20%	7 to 9%
60	Office	\$10 to \$24	10%	30%	7 to 9%
	Retail	\$9 to \$15	10 to 15%	10 to 20%	7 to 9%
	Warehouse	\$3 to \$7	10%	10%	6 to 9%
	Restaurants	\$8.5 to \$15	5%	10 - 20%	6 to 9%

## Income approach calibration

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

**Income:** The rents utilized in the tables are the appraisers best estimate of market rent for a given property type. The figures were derived from published sources (Commercial MLS, Officespace.com, Craigslist), interviews with property owners and leasing agents, and actual rental agreements obtained from property owners via surveys and the appeal process.

**Vacancy:** Vacancy rates used were derived mainly from published sources, actual rent rolls from properties in the area and by personal observation.

**Expenses:** Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Triple net expenses were utilized for the majority of property types. Full Service expenses were used for some offices and mini-storage units..

**Capitalization Rates:** Capitalization rates were determined by local published market surveys, such as: CoStar, Real Estate Analytics, Colliers International and Integra Realty Resources. Other national reports include: Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute and Cushman & Wakefield Annual Real Estate Trends. They were also extracted from sales within the area. 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 will typically warrant a higher capitalization rate, and a building in better condition and a higher effective year built will warrant a lower capitalization rate.

The following table summarizes reported capitalization rates from various regional market reports.

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



## Reconciliation

The Appraiser reviewed the appropriateness of the application of the valuation models before final values were selected for each parcel. The area Appraiser may have adjusted any or all of the parameters used to establish value. Final values were based on the Appraiser's judgment of the appropriateness of the method.

## Model Validation

### Total Value Conclusions, Recommendations and Validation:

King County is faring better than the rest of the nation in terms of job growth and recovery from the downturn in property values. With steps taken to reinforce the Howard Hanson Dam, commercial land in the Kent Valley showed some upward movement. As a result, land values for taxable and exempt values in southeast King County were increased in 2013. In unincorporated King County, a number of mines sold supporting increases in land values there as well.

Statistically, the total assessment level increased to 91.8%. This is within the standards set forth by the International Association of Assessing Officers (IAAO). Coefficient of Dispersion and Variation, which are the most common measures of statistical uniformity, also, experienced positive adjustments. Overall, uniformity measures are within IAAO standards.

	2012 Ratio	2013 Ratio	Change
Assessment Level	86.50%	91.80%	+5.30
Coefficient of Dispersion	7.53%	4.70%	-2.83
Coefficient of Variation	12.59%	6.83%	-5.76
Standard Deviation	11.81%	6.37%	-5.44
Price Related Differential	1.08	1.02	-0.06

The table below shows the overall value change for Area 65.

Area 65	Year 2012	Year 2013	Difference	% Change
Taxable Values	\$1,546,863,500	\$1,627,773,600	\$80,910,100	+5.23%
Exempt Values	\$650,246,900	\$664,694,800	\$14,447,900	+2.22%
Total Assessed Value	\$2,197,110,400	\$2,292,468,200	\$95,358,000	+4.34%

# **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, 3<sup>rd</sup> Addition, Appraisal Institute.**

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

## **Assumptions and Limiting Conditions:**

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accordance with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.

13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

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

### **CERTIFICATION:**

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*

- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*

*Mary Subal*

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Area 065 - SE King County  
2013 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
000660-0063	5,109,500	5,500,000	4/23/2012	0.9290	0.0273
000660-0083	2,846,700	3,330,000	4/18/2012	0.8549	0.1015
112106-9073	599,100	610,000	12/26/2012	0.9821	0.0258
134930-0037	504,000	525,000	11/19/2012	0.9600	0.0037
152205-9034	6,602,500	6,900,000	1/30/2010	0.9569	0.0006
162206-9031	8,920,400	13,000,000	10/12/2012	0.6862	0.2701
172205-9039	960,100	1,020,000	11/27/2012	0.9413	0.0150
172205-9079	586,500	590,000	11/10/2010	0.9941	0.0377
192007-9125	421,200	455,000	2/26/2010	0.9257	0.0306
236180-0140	132,000	150,000	5/23/2012	0.8800	0.0763
236180-0170	389,600	395,000	6/8/2010	0.9863	0.0300
242006-9398	254,900	230,000	12/21/2012	1.1083	0.1519
242006-9442	107,200	135,000	11/20/2012	0.7941	0.1622
242006-9494	740,800	755,000	12/22/2011	0.9812	0.0249
242006-9497	671,500	673,000	4/28/2010	0.9978	0.0415
252206-9105	143,400	149,950	11/8/2011	0.9563	0.0000
261100-0120	2,147,700	2,250,000	6/1/2010	0.9545	0.0018
261100-0130	1,958,300	1,975,000	6/7/2012	0.9915	0.0352
262006-9163	468,700	500,000	12/20/2010	0.9374	0.0189
282205-9125	630,500	625,000	7/28/2011	1.0088	0.0525
292205-9087	1,126,300	1,130,000	11/17/2010	0.9967	0.0404
362205-9074	2,117,700	3,300,000	5/18/2011	0.6417	0.3146
382800-0235	100,800	103,000	3/5/2012	0.9786	0.0223
783080-0030	209,800	310,000	12/19/2012	0.6768	0.2795
783080-0052	5,174,400	5,400,000	9/26/2011	0.9582	0.0019
783080-0128	209,500	225,000	12/12/2012	0.9311	0.0252
800460-0050	165,000	125,000	9/6/2012	1.3200	0.3637
800460-0130	253,800	255,000	4/7/2010	0.9953	0.0390
800510-0085	994,200	998,500	7/6/2010	0.9957	0.0394
800610-0255	525,400	630,000	3/20/2012	0.8340	0.1224
917960-0705	198,000	200,000	1/9/2012	0.9900	0.0337
917960-0810	118,500	130,000	10/12/2010	0.9115	0.0448
917960-1480	786,200	850,000	9/27/2012	0.9249	0.0314
917960-1691	279,000	302,500	10/4/2011	0.9223	0.0340
982570-0745	383,000	410,000	7/14/2011	0.9341	0.0222



Area 065 - SE King County  
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
South Crew	1/1/2012	4/2/2013	1/1/10 - 12/31/12
Area	Appr ID:	Prop Type:	Trend used?: Y / N
65	MGUB	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	35		
Mean Assessed Value	1,338,200		
Mean Sales Price	1,546,800		
Standard Deviation AV	2,043,401		
Standard Deviation SP	2,608,534		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.938		
Median Ratio	0.956		
Weighted Mean Ratio	0.865		
UNIFORMITY			
Lowest ratio	0.6417		
Highest ratio:	1.3200		
Coefficient of Dispersion	7.53%		
Standard Deviation	0.1181		
Coefficient of Variation	12.59%		
Price-related Differential	1.08		
RELIABILITY			
95% Confidence: Median		These figures reflect measurements before posting new values.	
Lower limit	0.929		
Upper limit	0.982		
95% Confidence: Mean			
Lower limit	0.899		
Upper limit	0.977		
SAMPLE SIZE EVALUATION			
N (population size)	1114		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1181		
Recommended minimum:	22		
Actual sample size:	35		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	15		
# ratios above mean:	20		
z:	0.676123404		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.7-0.8	3
0.8-0.9	1
0.9-1.0	3
1.0-1.1	25
1.1-1.2	1
1.2-1.3	1
1.3-1.4	0
1.4-1.5	1

Ratio

Area 065 - SE King County  
2013 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
000660-0063	5,152,500	5,500,000	4/23/2012	0.9368	0.0049
000660-0083	3,118,800	3,330,000	4/18/2012	0.9366	0.0051
112106-9073	581,600	610,000	12/26/2012	0.9534	0.0117
134930-0037	509,000	525,000	11/19/2012	0.9695	0.0278
152205-9034	6,602,500	6,900,000	1/30/2010	0.9569	0.0152
162206-9031	11,356,500	13,000,000	10/12/2012	0.8736	0.0681
172205-9039	976,400	1,020,000	11/27/2012	0.9573	0.0155
172205-9079	551,300	590,000	11/10/2010	0.9344	0.0073
192007-9125	421,200	455,000	2/26/2010	0.9257	0.0160
236180-0140	132,000	150,000	5/23/2012	0.8800	0.0617
236180-0170	390,600	395,000	6/8/2010	0.9889	0.0472
242006-9398	226,400	230,000	12/21/2012	0.9843	0.0426
242006-9442	110,900	135,000	11/20/2012	0.8215	0.1202
242006-9494	692,400	755,000	12/22/2011	0.9171	0.0246
242006-9497	664,300	673,000	4/28/2010	0.9871	0.0454
252206-9105	148,100	149,950	11/8/2011	0.9877	0.0460
261100-0120	2,138,200	2,250,000	6/1/2010	0.9503	0.0086
261100-0130	1,949,600	1,975,000	6/7/2012	0.9871	0.0454
262006-9163	468,700	500,000	12/20/2010	0.9374	0.0043
282205-9125	618,800	625,000	7/28/2011	0.9901	0.0484
292205-9087	1,126,300	1,130,000	11/17/2010	0.9967	0.0550
362205-9074	2,338,400	3,300,000	5/18/2011	0.7086	0.2331
382800-0235	99,100	103,000	3/5/2012	0.9621	0.0204
783080-0030	257,400	310,000	12/19/2012	0.8303	0.1114
783080-0052	5,200,200	5,400,000	9/26/2011	0.9630	0.0213
783080-0128	208,000	225,000	12/12/2012	0.9244	0.0173
800460-0050	104,600	125,000	9/6/2012	0.8368	0.1049
800460-0130	252,500	255,000	4/7/2010	0.9902	0.0485
800510-0085	994,200	998,500	7/6/2010	0.9957	0.0540
800610-0255	525,400	630,000	3/20/2012	0.8340	0.1077
917960-0705	199,500	200,000	1/9/2012	0.9975	0.0558
917960-0810	119,300	130,000	10/12/2010	0.9177	0.0240
917960-1480	792,600	850,000	9/27/2012	0.9325	0.0092
917960-1691	279,000	302,500	10/4/2011	0.9223	0.0194
982570-0745	386,100	410,000	7/14/2011	0.9417	0.0000

Area 065 - SE King County  
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
South Crew	1/1/2013	4/2/2013	1/1/10 - 12/31/12
Area	Appr ID:	Prop Type:	Trend used?: Y / N
65	MGUB	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	35		
Mean Assessed Value	1,419,800		
Mean Sales Price	1,546,800		
Standard Deviation AV	2,342,798		
Standard Deviation SP	2,608,534		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.932		
Median Ratio	0.942		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.7086		
Highest ratio:	0.9975		
Coefficient of Dispersion	4.70%		
Standard Deviation	0.0637		
Coefficient of Variation	6.83%		
Price-related Differential	1.02		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.926		
Upper limit	0.963		
95% Confidence: Mean			
Lower limit	0.911		
Upper limit	0.953		
SAMPLE SIZE EVALUATION			
N (population size)	1114		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0637		
Recommended minimum:	6		
Actual sample size:	35		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	12		
# ratios above mean:	23		
z:	1.690308509		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.8	6
0.9	6
1.0	28

Ratio

These figures reflect measurements after posting new values.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	065	010	000660	0063	74,530	2540370	\$5,500,000	04/23/12	\$73.80	Warehouse - Storage	CM-2	1 Y	
2	065	010	000660	0083	24,396	2539984	\$3,330,000	04/18/12	\$136.50	Signal Electric (Some Wetland)	M2	1 Y	
3	065	010	134930	0037	6,691	2577496	\$525,000	11/19/12	\$78.46	NORTHWEST DRY WALL	DCE	1 Y	
4	065	010	261100	0120	21,702	2444080	\$2,250,000	06/01/10	\$103.68	SPACEWALL INDUSTRIES	M2	1 Y	
5	065	010	261100	0130	23,835	2548947	\$1,975,000	06/07/12	\$82.86	Market Northwest	M2	1 Y	
6	065	010	917960	0705	1,456	2525846	\$200,000	01/09/12	\$137.36	AFFORDABLE ACCT & TAX SERV	DCE	1 Y	
7	065	010	917960	0810	650	2462222	\$130,000	10/12/10	\$200.00	DEPOT BARBER SHOP	DCE	1 Y	
8	065	010	917960	1480	5,808	2567128	\$850,000	09/27/12	\$146.35	Olympic Printing	DCE	1 Y	
9	065	010	917960	1691	1,968	2513059	\$302,500	10/04/11	\$153.71	WESTERNCO DONUTS	GC	1 Y	
10	065	010	982570	0745	1,915	2503676	\$410,000	07/14/11	\$214.10	DENTAL OFFICE	DCE	1 Y	
11	065	020	172205	9039	6,309	2576448	\$1,020,000	11/27/12	\$161.67	Jimmy 'T's' TAVERN	CC-MU	1 Y	
12	065	020	172205	9079	3,391	2466791	\$590,000	11/10/10	\$173.99	Medical Office	O	1 Y	
13	065	020	282205	9125	4,500	2504134	\$625,000	07/28/11	\$138.89	OFFICE BUILDING	CC	1 Y	
14	065	020	292205	9087	5,928	2468056	\$1,130,000	11/17/10	\$190.62	MIDDLEBROOK PROF BLDG	O	1 Y	
15	065	020	292205	9333	4,163	2524901	\$850,000	12/30/11	\$204.18	VENTURE BANK	O	1 26	Imp changed after sale; not in ratio
16	065	020	382800	0235	576	2533556	\$103,000	03/05/12	\$178.82	HAIR SALON	CM-2	1 Y	
17	065	020	783080	0030	540	2582506	\$310,000	12/19/12	\$574.07	TWIN PEAKS ESPRESSO	CC	1 Y	
18	065	020	783080	0052	26,979	2511246	\$5,400,000	09/26/11	\$200.16	LINE RETAIL	CC	3 Y	
19	065	020	783080	0128	832	2579223	\$225,000	12/12/12	\$270.43	DENTAL OFFICE	CC-MU	1 Y	
20	065	030	162206	9031	45,953	2568762	\$13,000,000	10/12/12	\$282.90	WILDERNESS VILLAGE SHOPPING	CB	5 Y	
21	065	030	212206	9149	33,010	2533572	\$3,900,000	02/27/12	\$118.15	CAPSTONE OFFICE BUILDING	O	1 26	Imp changed after sale; not in ratio
22	065	030	362205	9074	7,195	2492419	\$3,300,000	05/18/11	\$458.65	PUERTA VALLARTA & RETAIL	MC	1 Y	
23	065	040	112106	9073	14,280	2583551	\$610,000	12/26/12	\$42.72	BLACK DIAMOND AUTO WRECKING	CC	1 Y	
24	065	040	242006	9442	3,690	2576137	\$135,000	11/20/12	\$36.59	YOUTH CLUB HOUSE	R-4	1 Y	
25	065	050	192007	9125	1,872	2430670	\$455,000	02/26/10	\$243.06	SELF SERVICE CAR WASH	IL	1 Y	
26	065	050	236180	0130	3,178	2585487	\$395,000	01/16/13	\$124.29	MacRae's Indian Books	CB2	1 Y	
27	065	050	236180	0140	1,500	2545853	\$150,000	05/23/12	\$100.00	ROY'S JEWELRY	CB2	1 Y	
28	065	050	236180	0170	5,000	2447146	\$395,000	06/08/10	\$79.00	ANTIQUE MALL	CB2	1 Y	
29	065	050	236180	0225	2,500	2429228	\$160,600	02/16/10	\$64.24	DISCOUNT STORE	CB2	1 26	Imp changed after sale; not in ratio
30	065	050	242006	9398	2,160	2583476	\$230,000	12/21/12	\$106.48	TRUCK REPAIR	IL	1 Y	
31	065	050	242006	9494	4,202	2523980	\$755,000	12/22/11	\$179.68	THE PRINTER INC.	HBC	2 Y	
32	065	050	242006	9497	7,500	2439410	\$673,000	04/28/10	\$89.73	GATEWAY AUTOMOTIVE & LA CO	CB2	2 Y	
33	065	050	262006	9163	3,100	2473949	\$500,000	12/20/10	\$161.29	DOLEZAL CHIROPRACTIC CLINIC	GO	1 Y	
34	065	050	800460	0050	5,000	2563534	\$125,000	09/06/12	\$25.00	QUALITY LINEN (VACANT)	CB1	1 Y	
35	065	050	800460	0130	2,400	2436959	\$255,000	04/07/10	\$106.25	HEALTH CORNER	CB2	1 Y	
36	065	050	800510	0085	6,000	2449683	\$998,500	07/06/10	\$166.42	FAMILY CARE CLINIC	CB2	2 Y	
37	065	050	800510	0650	6,000	2513195	\$375,000	10/04/11	\$62.50	RETAIL	CB2	1 26	Imp changed after sale; not in ratio
38	065	050	800610	0255	2,464	2535089	\$630,000	03/20/12	\$255.68	ENUMCLAW FAMILY DENTISTRY	CB1	1 Y	
39	065	060	252206	9105	1,125	2517979	\$149,950	11/08/11	\$133.29	CEDAR RIVER TAXIDERM	NBP	1 Y	

SP /										Par. Ver.		Remarks		
Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	NRA	Property Name	Zone	Ct.		Code	
1	065	010	002470	0010	30,490	2503651	\$25,000	12/17/10	\$0.82	ACCESS IND. PK. BLDG. B	M2	1	24	Easement or right-of-way
2	065	010	261100	0070	7,550	2431078	\$367,500	03/02/10	\$48.68	OXYGEN SALES & SERVICE	M2	1	51	Related party, friend, or neighbor
3	065	010	295190	0015	3,453	2528441	\$40,000	01/27/12	\$11.58	KIEL MORTGAGE	DCE	1	63	Sale price updated by sales id group
4	065	010	346280	0145	3,850	2512576	\$416,000	09/28/11	\$108.05	OFFICE	CM-2	1	61	Financial institution resale
5	065	010	346280	0147	2,016	2510102	\$210,000	09/15/11	\$104.17	Office Building	CM-2	1	61	Financial institution resale
6	065	010	917960	0731	1,060	2485907	\$95,000	04/05/11	\$89.62	SFR CONVERTED TO RESTAURAN	GC	1	61	Financial institution resale
7	065	010	917960	1470	11,352	2512396	\$860,000	09/27/11	\$75.76	KENT PUBLIC MARKET	DCE	1	61	Financial institution resale
8	065	010	917960	1540	5,560	2520480	\$560,000	11/17/11	\$100.72	MOTORCYCLEMANIAX	GC-MU	1	51	Related party, friend, or neighbor
9	065	010	917960	1576	849	2571615	\$85,000	09/26/12	\$100.12	REAL ESTATE OFFICE	GC-MU	1	63	Sale price updated by sales id group
10	065	010	982570	1480	5,880	2496673	\$500	05/27/11	\$0.09	FRONTIER BANK	DC	1	24	Easement or right-of-way
11	065	010	982570	1480	5,880	2502985	\$500	05/27/11	\$0.09	FRONTIER BANK	DC	1	24	Easement or right-of-way
12	065	020	000660	0038	0	2557249	\$8,000	03/24/12	\$0.00	VALLEY MANOR MOBILE HOME PA	MHP	1	24	Easement or right-of-way
13	065	020	000660	0065	3,076	2548901	\$2,500	03/09/12	\$0.81	SUNSET SEPTIC TANK CO	CM-2	1	24	Easement or right-of-way
14	065	020	000660	0070	3,040	2494823	\$5,000	04/18/11	\$1.64	CLOUD 9 TAVERN	CM-2	1	24	Easement or right-of-way
15	065	020	000660	0090	910	2503589	\$5,000	07/21/11	\$5.49	CHIROPRACTIC CLINIC	CM-2	1	24	Easement or right-of-way
16	065	020	116400	0100	2,200	2447712	\$175,000	06/21/10	\$79.55	KENT REALTY + CPA OFFICE	O	1	15	No market exposure
17	065	020	172205	9065	5,050	2563764	\$65,500	09/11/12	\$12.97	BENSON CENTER VET CLINIC	CC	1	24	Easement or right-of-way
18	065	020	172205	9111	107,042	2435177	\$112,530	04/01/10	\$1.05	BENSEN SHOPPING CENTER	CC-MU	1	52	Statement to dor
19	065	020	192205	9266	9,216	2481067	\$750,000	03/01/11	\$81.38	Liberty Ridge Church	MR-D	1	17	Non-profit organization
20	065	020	282205	9118	3,068	2536741	\$150,000	03/27/12	\$48.89	SFR- Converted to Office / Reta	CC	1	61	Financial institution resale
21	065	020	292205	9245	10,755	2521170	\$1,435,000	11/29/11	\$133.43	APTS & OFFICES	O-MU	3	17	Non-profit organization
22	065	020	292205	9329	11,004	2562205	\$768,000	08/28/12	\$69.79	EAST HILL CARRIAGE MALL BLDG	CC	1	23	Forced sale
23	065	020	382800	0465	976	2486727	\$500	03/22/11	\$0.51	BILL'S LOCKSMITH SERVICE	CM-2	1	24	Easement or right-of-way
24	065	020	382800	0465	976	2490899	\$500	04/26/11	\$0.51	BILL'S LOCKSMITH SERVICE	CM-2	1	24	Easement or right-of-way
25	065	020	783080	0050	33,440	2431255	\$1,200,000	02/23/10	\$35.89	Discount Store - Vacant	CC	1	8	Questionable per appraisal
26	065	020	783080	0136	2,172	2431205	\$270,084	03/02/10	\$124.35	UNITED MORTGAGE	CC-MU	1	61	Financial institution resale
27	065	020	783080	0136	2,172	2478898	\$236,036	02/15/11	\$108.67	UNITED MORTGAGE	CC-MU	1	61	Financial institution resale
28	065	020	783080	0275	2,570	2532226	\$400,000	02/24/12	\$155.64	DAY CARE - TOYNK LEARNING AC	O-MU	2	61	Financial institution resale
29	065	030	262205	9168	31,138	2447266	\$2,000	05/17/10	\$0.06	CHURCH OF ST JOHN	R6	1	24	Easement or right-of-way
30	065	030	412700	0870	2,968	2527396	\$49,740	01/11/12	\$16.76	RESIDENCE	BP	3	31	Exempt from excise tax
31	065	040	152106	9060	336	2520744	\$100,000	11/29/11	\$297.62	VACANT - OFFICE	NC	1	51	Related party, friend, or neighbor
32	065	040	242006	9542	40,000	2538867	\$1,400,000	04/05/12	\$35.00	WAREHOUSE	IL	1	51	Related party, friend, or neighbor
33	065	040	242006	9602	7,200	2557822	\$275,000	08/02/12	\$38.19	WAREHOUSE	IL	1	13	Bankruptcy - receiver or trustee
34	065	040	396690	0110	1,820	2481857	\$102,000	03/03/11	\$56.04	ENUMCLAW CHURCH OF CHRIST	CB1	1	52	Statement to dor
35	065	040	614210	0130	3,420	2447378	\$275,000	06/23/10	\$80.41	SAINT CATHERINES EPISCOPAL C	UR	3	17	Non-profit organization
36	065	050	001250	0010	7,015	2565106	\$597,075	09/11/12	\$85.11	CRYSTAL RESTAURANT	HBC	1	63	Sale price updated by sales id group
37	065	050	236180	0096	2,600	2461512	\$161,000	10/06/10	\$61.92	SCHOOL DIST ADM BLDG	CB2	1	31	Exempt from excise tax
38	065	050	236180	0096	2,600	2481178	\$181,000	02/22/11	\$69.62	SCHOOL DIST ADM BLDG	CB2	1	23	Forced sale
39	065	050	236180	0175	2,500	2542054	\$205,000	04/26/12	\$82.00	ENUMCLAW MUSIC	CB2	2	51	Related party, friend, or neighbor
40	065	050	242006	9061	3,000	2539954	\$215,000	04/19/12	\$71.67	TAE KWON DO	CB2	1	23	Forced sale
41	065	050	242006	9523	3,270	2536914	\$120,000	03/29/12	\$36.70	CASCADE AUTOMOTIVE	CB1	1	22	Partial interest (1/3, 1/2, etc.)
42	065	050	252006	9095	1,245	2555639	\$190,000	07/24/12	\$152.61	TEAR DOWN	HBC	1	61	Financial institution resale
43	065	050	252006	9116	1,296	2486621	\$590,000	04/12/11	\$455.25	VACANT RETAIL STORE	HBC	1	31	Exempt from excise tax
44	065	050	252006	9123	6,970	2552423	\$525,000	07/03/12	\$75.32	APLINE PLAZA BUILDING	HBC	1	61	Financial institution resale
45	065	050	800510	0075	6,000	2425867	\$318,000	01/13/10	\$53.00	THE FLOWER MARKET	CB2	1	17	Non-profit organization
46	065	060	282007	9007	35,734	2508104	\$2,600,000	08/31/11	\$72.76	WEYERHAEUSER WHITE RIVER TRIP	IP	3	27	Timber and forest land
47	065	060	322207	9010	41,283	2469776	\$2,000	11/18/10	\$0.05	LAKE RETREAT BAPTIST CAMP	RA5	1	24	Easement or right-of-way

Property Types	Zone						
	Jurisdiction/ Zone	65-10	65-20	65-30	65-40	65-50	65-60
		Downtown Kent	Kent East Hill	Covington, Maple Valley, and Unincorporated King County	Black Diamond, No. Enumclaw and Unincorporated King County	Central and South Enumclaw and Unincorporated King County	Unincorporated King County
Industrial Land	Kent - M1, M1-C, M2, CM-2	\$4.00 to \$9.00	\$4.50 TO \$9.00	\$1.50 to \$3.00	\$2.00 TO \$5.50	\$0.20 to \$5.00	\$0.25 to \$4.00
	Black Diamond - B/IP, IND	per square foot	per square foot	per square foot	per square foot	per square foot	per square foot
	Covington - I						
	Enumclaw - IL						
	Maple Valley - BP						
	King County – I, IP						
Commercial Land	Kent - CC, CC-MU, DC, DCE, GC, GC-MU, NCC, O,O-MU	\$14.00 to \$18.00	\$6.50 to \$25.00	\$3.00 to \$27.00	\$1.25 to \$10.00	\$1.00 to \$10.00	\$1.00 to \$10.00
	Black Diamond - CC, MPD, NC, TC	per square foot	per square foot	per square foot	per square foot	per square foot	per square foot
	Covington - CC, GC, MC, NC, TC						
	Enumclaw -CB1, CB2, GO, GO-H, H, HBC, NB						
	Maple Valley - CB, CC, MU, NB, O, P, SC						
	King County – NB, NBP						
Multi-Family Land	Kent - MHP, MR-D, MRG, MR-M, MRT12, MRT16, SR-1	\$8.00	\$1.00 to \$8.00	\$5.00 to \$12.00	\$2.25	\$2.50 to \$8.00	\$2.25 to \$5.00
	Black Diamond - MDR8	per square foot	per square foot	per square foot	per square foot	per square foot	per square foot
	Covington - MHO						
	Enumclaw - RMHP						
	Maple Valley - R-12, R-18, R-24						
	King County – RA5P						
Residential Land	Kent - SR-2, SR-3, SR-4.5, SR-6, SR-8	N/A	\$2.25 to \$11.00	\$2.25 to \$6.00	\$1.00 to \$8.00	\$1.00 to \$7.00 /	\$0.50 to \$20.00
	Black Diamond - R4, R6		per square foot	per square foot	per square foot	per square foot	per square foot
	Covington - R4, R6, R8						
	Enumclaw - R-2, R-3, R-4						
	Maple Valley - R-4, R-6						
	King County – RA5, RA5SO, R1						
Agricultural, Mining,Forest	Kent - AG, SR1	\$1.00 to \$2.25	\$1.00	\$1.00 to \$6.00	\$0.20 to \$5.00	\$0.20 to \$10.00	\$0.15 to \$6.00
	Black Diamond - PUB	per square foot	per square foot	per square foot	per square foot	per square foot	per square foot
	Covington - M, USR1						
	Enumclaw - P						
	Maple Valley - PRO						
	King County - A 10, A 35, F, M, MP, RA2.5, RA 5, RA 10, UR, URSO						

SP / Ld.											Par.	Ver.	Remarks	
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	Area	Property Name	Zone	Ct.	Code		
1	065	010	000660	0030	93,218	2482742	\$925,000	03/07/11	\$9.92	VACANT / TEAR DOWN	M1	1	Y	
2	065	020	679220	0010	57,614	2492274	\$1,600,000	05/20/11	\$27.77	VACANT CORNER LOT	CC	1	Y	
3	065	020	736660	0005	13,121	2581636	\$420,000	12/20/12	\$32.01	VACANT COMMERCIAL (CORNER)	CC	1	Y	
4	065	030	152206	9039	522,124	2543584	\$2,050,000	05/15/12	\$3.93	VACANT LAND	SC	2	Y	
5	065	030	179631	0110	44,845	2485327	\$350,000	04/01/11	\$7.80	Vacant Land	MC	1	Y	
6	065	030	252205	9270	45,120	2539928	\$910,000	04/23/12	\$20.17	VACANT LAND	MC	1	Y	
7	065	030	262205	9063	68,924	2463776	\$625,000	10/22/10	\$9.07	VACANT LAND / TEAR DOWN	CC	2	Y	
8	065	030	275220	0005	43,995	2526760	\$300,000	01/13/12	\$6.82	VACANT LAND (FOLEY'S PRODUCE)	NBP	1	Y	
9	065	030	352205	9215	891,740	2538660	\$4,000,000	04/05/12	\$4.49	VACANT PARCEL	GC	1	Y	
10	065	030	362205	9002	114,998	2442763	\$195,000	05/21/10	\$1.70	VACANT - WETLANDS	MHO	1	Y	
11	065	030	362205	9186	435,600	2470071	\$5,009,400	12/08/10	\$11.50	VACANT	TC	1	Y	
12	065	030	362205	9207	41,498	2557913	\$763,899	08/06/12	\$18.41	ELEPHANT CAR WASH	MC	1	26	Imp changed after sale; not in ratio
13	065	030	808130	0010	121,371	2520443	\$1,100,000	11/28/11	\$9.06	TEARDOWN / SERVICE GARAGE	BP	2	Y	
14	065	040	112106	9112	267,894	2451570	\$595,052	07/23/10	\$2.22	Vacant Land	R4	3	29	Seg/merge after sale; not in ratio
15	065	040	122106	9012	3,657,733	2451563	\$8,462,847	07/23/10	\$2.31	Vacant Land	R4	15	29	Seg/merge after sale; not in ratio

SP / Ld.														
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks	
1	065	010	000440	0005	219,978	2478717	\$7,500	02/07/11	\$0.03	VACANT- RAILROAD	M2	1	24	Easement or right-of-way
2	065	010	000660	0079	113,665	2433305	\$95,500	03/10/10	\$0.84	VACANT-WETLAND	M2	1	51	Related party, friend, or neighbor
3	065	020	162205	9113	174,240	2567297	\$697,450	09/28/12	\$4.00	KENT EAST HILL NURSERY	NCC	1	51	Related party, friend, or neighbor
4	065	020	212205	9051	61,420	2567292	\$337,500	09/28/12	\$5.49	VACANT LAND	NCC	1	51	Related party, friend, or neighbor
5	065	030	162206	9030	103,237	2571037	\$6,000	06/22/12	\$0.06	VACANT LAND	MU	1	24	Easement or right-of-way
6	065	030	162206	9172	27,971	2460854	\$307,600	09/24/10	\$11.00	VACANT LAND	CB	1	51	Related party, friend, or neighbor
7	065	030	808130	0080	38,781	2530183	\$85,000	02/10/12	\$2.19	VACANT LAND	BP	1	24	Easement or right-of-way
8	065	030	362205	9207	41,498	2512633	\$700,000	09/15/11	\$16.87	VACANT LAND	MC	1	25	Fulfillment of Contract Deed



## Properties Physically Inspected in Area 65 for 2013 ReValue

Major	Minor	PredominantUse	TaxStat
000440	0003	OFFICE BUILDING (344)	T
000440	0004		T
000440	0005		O
000440	0006		O
000440	0015	GARAGE, STORAGE (326)	T
000440	0016		T
000440	0020	STORAGE WAREHOUSE (406)	T
000440	0026		T
000440	0028	GARAGE, SERVICE REPAIR (528)	X
000440	0030	STORAGE WAREHOUSE (406)	T
000440	0031	GARAGE, STORAGE (326)	T
000660	0012	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0016	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0017	STORAGE WAREHOUSE (406)	T
000660	0018		X
000660	0019	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0020	STORAGE WAREHOUSE (406)	T
000660	0024	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0027		O
000660	0028		O
000660	0029		O
000660	0030		T
000660	0040		T
000660	0045		T
000660	0063	STORAGE WAREHOUSE (406)	T
000660	0064	DISCOUNT STORE (319)	T
000660	0068	WAREHOUSE, DISTRIBUTION (407)	T
000660	0071		T
000660	0073	OFFICE BUILDING (344)	T
000660	0074	STORAGE WAREHOUSE (406)	T
000660	0075		T
000660	0079		T
000660	0080		T
000660	0081		T
000660	0082	STORAGE WAREHOUSE (406)	T
000660	0083	STORAGE WAREHOUSE (406)	T
000660	0086	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0087	WAREHOUSE, DISTRIBUTION (407)	T
000660	0102	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0103	STORAGE WAREHOUSE (406)	T
000660	0109	INDUSTRIAL LIGHT MANUFACTURING (495)	T
000660	0110		X
000660	0111	INDUSTRIAL LIGHT MANUFACTURING (495)	T

000660	0112	STORAGE WAREHOUSE (406)	T
000660	0113	STORAGE WAREHOUSE (406)	T
000660	0114	STORAGE WAREHOUSE (406)	T
000660	0115		T
000660	0116	WAREHOUSE, DISTRIBUTION (407)	T
000660	0117	WAREHOUSE, DISTRIBUTION (407)	T
000680	0009		O
000680	0010		O
000680	0011		O
000680	0016	STORAGE WAREHOUSE (406)	T
000680	0036	GARAGE, STORAGE (326)	O
000680	0044	GARAGE, SERVICE REPAIR (528)	T
000680	0054		O
000680	0062	OFFICE BUILDING (344)	T
002470	0000	WAREHOUSE, DISTRIBUTION (407)	
002470	0010	WAREHOUSE, DISTRIBUTION (407)	T
002470	0020	WAREHOUSE, DISTRIBUTION (407)	T
020000	0110	WAREHOUSE, DISTRIBUTION (407)	T
020000	0115	INDUSTRIAL LIGHT MANUFACTURING (495)	T
134930	0006		T
134930	0007	STORAGE WAREHOUSE (406)	T
134930	0010		T
134930	0035		O
134930	0037	WAREHOUSE, DISTRIBUTION (407)	T
134930	0045		X
134930	0060		T
184970	0005	COLD STORAGE FACILITIES (447)	T
184970	0010		T
184970	0050		X
184970	0115		T
184970	0135	GARAGE, STORAGE (326)	T
184970	0145	Residence (348)	T
184970	0155	FAST FOOD RESTAURANT (349)	T
184970	0165	MULTIPLE RESIDENCE (LOW RISE) (352)	T
184970	0175	LINE RETAIL (860)	T
184970	0206	BARBER SHOP (384)	T
184970	0215	OFFICE BUILDING (344)	T
184970	0225	OFFICE BUILDING (344)	T
186390	0005		O
242204	9002		T
242204	9011	OFFICE BUILDING (344)	T
242204	9012	STORAGE WAREHOUSE (406)	T
242204	9014		T
242204	9018		X
242204	9020	Residence (348)	T
242204	9023	OFFICE BUILDING (344)	T
242204	9028		T

242204	9029		T
242204	9030		T
242204	9033		T
242204	9055		O
242204	9056		T
242204	9057	STORAGE WAREHOUSE (406)	T
242204	9058		O
242204	9059		T
242204	9060	INDUSTRIAL LIGHT MANUFACTURING (49	T
242204	9063	OPEN OFFICE (820)	T
242204	9064	DISCOUNT STORE (319)	T
242204	9066		T
242204	9070		T
242204	9075	BANK (304)	T
242204	9090	STORAGE WAREHOUSE (406)	T
242204	9096	OFFICE BUILDING (344)	T
242204	9097		T
242204	9111	JAIL-CORRECTIONAL FACILITY (335)	T
242204	9116		X
242204	9118		O
242204	9121	OFFICE BUILDING (344)	T
242204	9123	RETAIL STORE (353)	T
242204	9129		T
242204	9135	CLUBHOUSE (311)	T
242204	9136		X
242204	9151	STORAGE WAREHOUSE (406)	T
242204	9158		T
242204	9167		T
242204	9169	RETAIL STORE (353)	T
242204	9175		T
242204	9182		T
242204	9186		X
242204	9187		X
242204	9189		X
242204	9191		T
242204	9197	MIXED USE OFFICE (840)	T
242204	9198		T
256996	0000	CONDO, OFFICE (845)	
256996	0010	CONDO, OFFICE (845)	T
256996	0020	CONDO, OFFICE (845)	T
261100	0070	STORAGE WAREHOUSE (406)	T
261100	0080	WAREHOUSE, DISTRIBUTION (407)	T
261100	0100	WAREHOUSE, DISTRIBUTION (407)	T
261100	0120	INDUSTRIAL LIGHT MANUFACTURING (49	T
261100	0130	INDUSTRIAL LIGHT MANUFACTURING (49	T
261100	0140	WAREHOUSE, DISTRIBUTION (407)	T
261100	0150	WAREHOUSE, DISTRIBUTION (407)	T

261100	0170	WAREHOUSE, DISTRIBUTION (407)	T
261100	0180	STORAGE WAREHOUSE (406)	T
261100	0190		X
261100	0200		X
295190	0015	OFFICE BUILDING (344)	T
295190	0025		T
295190	0051		T
295190	0060	OFFICE BUILDING (344)	T
346280	0024	OFFICE BUILDING (344)	T
346280	0025	EQUIPMENT (SHOP) BUILDING (470)	T
346280	0030		X
346280	0090	WAREHOUSE, DISTRIBUTION (407)	T
346280	0095	OFFICE BUILDING (344)	T
346280	0100	INDUSTRIAL LIGHT MANUFACTURING (495)	T
346280	0110	OPEN OFFICE (820)	T
346280	0145	CHURCH (309)	T
346280	0147	OFFICE BUILDING (344)	T
346280	0150	DISCOUNT STORE (319)	T
346280	0155	STORAGE WAREHOUSE (406)	T
346280	0165	STORAGE WAREHOUSE (406)	T
346280	0166	STORAGE WAREHOUSE (406)	T
346280	0172		O
346280	0176		O
346280	0181		T
346280	0190	INDUSTRIAL LIGHT MANUFACTURING (495)	T
368690	0035		X
382800	0005		T
382800	0035	OFFICE BUILDING (344)	T
382800	0075	OFFICE BUILDING (344)	T
382800	0160	INDUSTRIAL LIGHT MANUFACTURING (495)	T
382800	0255	RETAIL STORE (353)	T
382800	0260	WAREHOUSE, DISTRIBUTION (407)	T
382800	0280	STORAGE WAREHOUSE (406)	T
382800	0285		T
382800	0300		T
382800	0325	INDUSTRIAL LIGHT MANUFACTURING (495)	T
382800	0340	BAR/TAVERN (442)	T
382800	0355	GARAGE, SERVICE REPAIR (528)	T
382800	0395	LINE RETAIL (860)	T
383098	0070		T
538560	0005	JUNIOR HIGH SCHOOL (ENTIRE) (366)	X
543620	0270		X
543620	0280		T
543620	0300		T
543620	0320		T
543620	0341	OFFICE BUILDING (344)	T
543620	1085		X

543620	1095		X
543620	1175		X
543620	1185		X
600000	0010		T
600000	0020		T
600000	0021		T
600000	0022		T
600000	0030		T
600000	0031		T
600000	0040		T
600000	0050		T
600000	0051		T
600000	0052		T
600000	0060		T
600000	0061		T
600000	0063		X
600000	0070		T
600000	0080		X
600000	0092		X
619530	0000	WAREHOUSE, DISTRIBUTION (407)	
619530	0010	WAREHOUSE, DISTRIBUTION (407)	T
619530	0020	WAREHOUSE, DISTRIBUTION (407)	T
669300	0010		T
714280	0021	BANK (304)	T
714280	0025	RETAIL STORE (353)	T
714280	0135	PARKING STRUCTURE (345)	T
716520	0005		T
716520	0006		T
716520	0060	OFFICE BUILDING (344)	T
716520	0075	OFFICE BUILDING (344)	T
716520	0076		T
716520	0090		T
917960	0005	GARAGE, SERVICE REPAIR (528)	T
917960	0020	OPEN OFFICE (820)	T
917960	0045	CONVENIENCE MARKET (419)	T
917960	0065	RETAIL STORE (353)	T
917960	0070	FAST FOOD RESTAURANT (349)	T
917960	0085		T
917960	0121	GARAGE, STORAGE (326)	T
917960	0122	GARAGE, SERVICE REPAIR (528)	T
917960	0125	INDUSTRIAL FLEX BUILDINGS (453)	T
917960	0170		T
917960	0175	WAREHOUSE OFFICE (810)	T
917960	0200		T
917960	0210		T
917960	0215		T
917960	0235	STORAGE WAREHOUSE (406)	T

917960	0245		T
917960	0250	EQUIPMENT SHED (472)	T
917960	0260	WAREHOUSE SHOWROOM STORE (534)	T
917960	0285	STORAGE WAREHOUSE (406)	T
917960	0300		T
917960	0301	OFFICE BUILDING (344)	T
917960	0451	LIGHT COMMERCIAL UTILITY BUILDING (42)	T
917960	0600	GARAGE, SERVICE REPAIR (528)	T
917960	0610	WAREHOUSE DISCOUNT STORE (458)	T
917960	0635	DISCOUNT STORE (319)	T
917960	0670	RETAIL STORE (353)	T
917960	0695	GARAGE, SERVICE REPAIR (528)	T
917960	0705	OFFICE BUILDING (344)	T
917960	0710		T
917960	0720	GARAGE, SERVICE REPAIR (528)	T
917960	0731	RESTAURANT, TABLE SERVICE (350)	T
917960	0765	GARAGE, SERVICE REPAIR (528)	T
917960	0775	LABORATORIES (496)	T
917960	0790	APARTMENT (300)	T
917960	0795	OPEN OFFICE (820)	T
917960	0800		T
917960	0805	OFFICE BUILDING (344)	T
917960	0806	MARKET (340)	T
917960	0810	RETAIL STORE (353)	T
917960	0815	DISCOUNT STORE (319)	T
917960	0825	RETAIL STORE (353)	T
917960	0850		T
917960	0860	MARKET (340)	T
917960	0895	CHURCH (309)	T
917960	0930		T
917960	0950		T
917960	0960		T
917960	0970		T
917960	0990	CHURCH (309)	T
917960	1005	DENTAL OFFICE/CLINIC (444)	T
917960	1015		T
917960	1025		T
917960	1035	OFFICE BUILDING (344)	T
917960	1045	MEDICAL OFFICE (341)	T
917960	1050	DENTAL OFFICE/CLINIC (444)	T
917960	1080		T
917960	1100	MEDICAL OFFICE (341)	T
917960	1145	DENTAL OFFICE/CLINIC (444)	T
917960	1160	DENTAL OFFICE/CLINIC (444)	T
917960	1170	DENTAL OFFICE/CLINIC (444)	T
917960	1180		T
917960	1215	MEDICAL OFFICE (341)	T

917960	1225	BARBER SHOP (384)	T
917960	1240	MEDICAL OFFICE (341)	T
917960	1245	RETAIL STORE (353)	T
917960	1255	MIXED USE RETAIL (830)	T
917960	1280	RESTAURANT, TABLE SERVICE (350)	T
917960	1295	RETAIL STORE (353)	T
917960	1315	OPEN OFFICE (820)	T
917960	1325		T
917960	1335		T
917960	1340		T
917960	1350		T
917960	1355		T
917960	1360		T
917960	1365	Residence (348)	T
917960	1380		T
917960	1385	GOVERNMENT COMMUNITY SERVICE BU X	
917960	1405	RETAIL STORE (353)	T
917960	1420	BAR/TAVERN (442)	T
917960	1470	OPEN OFFICE (820)	T
917960	1480	RETAIL STORE (353)	T
917960	1490		T
917960	1515	STORAGE WAREHOUSE (406)	T
917960	1530	GARAGE, SERVICE REPAIR (528)	T
917960	1540	WAREHOUSE SHOWROOM STORE (534)	T
917960	1565	RESTAURANT, TABLE SERVICE (350)	T
917960	1576	OFFICE BUILDING (344)	T
917960	1585		T
917960	1610	EQUIPMENT (SHOP) BUILDING (470)	T
917960	1625		T
917960	1635	STORAGE WAREHOUSE (406)	T
917960	1655	OFFICE BUILDING (344)	T
917960	1670	FAST FOOD RESTAURANT (349)	T
917960	1691	RESTAURANT, TABLE SERVICE (350)	T
917960	1705	OFFICE BUILDING (344)	T
917960	1725	GARAGE, SERVICE REPAIR (528)	T
917960	1735	FAST FOOD RESTAURANT (349)	T
917960	1745		T
917960	1755	DISCOUNT STORE (319)	T
917960	1805		T
917960	1815	OFFICE BUILDING (344)	T
917960	1840		T
917960	1845		T
917960	1855		T
917960	1880		T
917960	1945		T
917960	1955		T
917960	1965		T

917960	1980	LINE RETAIL (860)	T
917960	2020	MARKET (340)	T
917960	2090		T
917960	2095		T
917960	2110		T
917960	2120		T
917960	2130		T
919710	0050		O
919710	0052		T
919710	0092	FIRE STATION (STAFFED) (322)	X
919710	0400		X
982570	0005	OFFICE BUILDING (344)	T
982570	0025		X
982570	0030	OFFICE BUILDING (344)	T
982570	0060		T
982570	0085	OFFICE BUILDING (344)	T
982570	0090	CHURCH (309)	X
982570	0105	DISCOUNT STORE (319)	T
982570	0115		T
982570	0116	LINE RETAIL (860)	T
982570	0120	RETAIL STORE (353)	T
982570	0121	RESTAURANT, TABLE SERVICE (350)	T
982570	0125	RESTAURANT, TABLE SERVICE (350)	T
982570	0126	MULTIPLE RESIDENCE (LOW RISE) (352)	T
982570	0130	MULTIPLE RESIDENCE (LOW RISE) (352)	T
982570	0135	OFFICE BUILDING (344)	X
982570	0149	OFFICE BUILDING (344)	T
982570	0165	LINE RETAIL (860)	T
982570	0180	LIBRARY, PUBLIC (337)	T
982570	0235	DISCOUNT STORE (319)	T
982570	0245	OFFICE BUILDING (344)	T
982570	0265	DISCOUNT STORE (319)	T
982570	0275	RETAIL STORE (353)	T
982570	0280	DISCOUNT STORE (319)	T
982570	0285	LINE RETAIL (860)	T
982570	0286	BAR/TAVERN (442)	T
982570	0345	OFFICE BUILDING (344)	T
982570	0355	DISCOUNT STORE (319)	T
982570	0360	DISCOUNT STORE (319)	T
982570	0365	LINE RETAIL (860)	T
982570	0370	OFFICE BUILDING (344)	T
982570	0380	DISCOUNT STORE (319)	T
982570	0385		T
982570	0390		T
982570	0391	LINE RETAIL (860)	T
982570	0395		X
982570	0405		T



982570	0410	OFFICE BUILDING (344)	T
982570	0415		T
982570	0445		T
982570	0505	RESTROOM BUILDING (432)	T
982570	0510		T
982570	0515		T
982570	0520		T
982570	0535		T
982570	0545	MEDICAL OFFICE (341)	T
982570	0555	MEDICAL OFFICE (341)	T
982570	0566	GOVERNMENT BUILDING (327)	T
982570	0605	CHURCH (309)	X
982570	0610		X
982570	0615		X
982570	0620		X
982570	0625		T
982570	0630		T
982570	0635	CHURCH (309)	X
982570	0645	DAY CARE CENTER (426)	X
982570	0675	CHURCH (309)	T
982570	0690	OFFICE BUILDING (344)	T
982570	0695	BARBER SHOP (384)	T
982570	0715	OFFICE BUILDING (344)	X
982570	0745	DENTAL OFFICE/CLINIC (444)	T
982570	0750	MULTIPLE RESIDENCE (LOW RISE) (352)	X
982570	0755	OFFICE BUILDING (344)	X
982570	0760		X
982570	0765		T
982570	0767	OFFICE BUILDING (344)	T
982570	0775	OFFICE BUILDING (344)	T
982570	0780	MEDICAL OFFICE (341)	T
982570	0790	MEDICAL OFFICE (341)	T
982570	0795		T
982570	0800		T
982570	0835	GOVERNMENT BUILDING (327)	T
982570	0875		T
982570	0890	BANK (304)	T
982570	0945		T
982570	0955	STORAGE WAREHOUSE (406)	T
982570	0960	OFFICE BUILDING (344)	T
982570	0969	OFFICE BUILDING (344)	T
982570	0985	OFFICE BUILDING (344)	T
982570	1001	BANK (304)	T
982570	1011		T
982570	1051	OFFICE BUILDING (344)	T
982570	1100	BANK (304)	T
982570	1110	BANK (304)	T

982570	1135	CHURCH WITH SUNDAY SCHOOL (308)	X
982570	1160	RESTAURANT, TABLE SERVICE (350)	T
982570	1165		T
982570	1175	OFFICE BUILDING (344)	T
982570	1255		X
982570	1270		X
982570	1275		X
982570	1276		X
982570	1290		X
982570	1295		X
982570	1335	OFFICE BUILDING (344)	T
982570	1340	OFFICE BUILDING (344)	T
982570	1345		T
982570	1380	OFFICE BUILDING (344)	T
982570	1381		T
982570	1415	OFFICE BUILDING (344)	T
982570	1425	OFFICE BUILDING (344)	T
982570	1426	OFFICE BUILDING (344)	T
982570	1460	BANK (304)	T
982570	1470	RETAIL STORE (353)	T
982570	1480	BANK (304)	T

<b>Taxpayername</b>	<b>SitusAddress</b>
BINFORD INVESTMENTS	26351 78TH AVE S
PAYMENT VICTOR	No Situs Address
PUGET SOUND ENERGY/ELEC	No Situs Address
UNION PACIFIC RAILROAD CO	No Situs Address
PETERSON LLC TROY	25923 78TH AVE S
BINFORD INVESTMENTS	No Situs Address
TOP-RUNG INVESTMENTS LLC	25924 78TH AVE S
TOP-RUNG INVESTMENTS LLC	No Situs Address
STATE OF WASHINGTON DOT	26620 68TH AVE S
PAYMENT VICTOR R	26205 78TH AVE S
PHELPS DONALD R	26311 78TH AVE S
SANFT LOUIE	831 5TH AVE S
ALLAN FAMILY LLC	925 5TH AVE S
V&S PROPERTIES & INVESTMENT	7641 S 259TH ST
KING COUNTY-PARKS	No Situs Address
T P D INVESTMENTS	825 CENTRAL AVE S
TL LEGACY LLC	917 CENTRAL AVE S
JCBLDG LLC	821 3RD AVE S
BNSF	No Situs Address
PUGET SOUND ENERGY/ELEC	No Situs Address
UNION PACIFIC RAILROAD	No Situs Address
KENT CITY OF	No Situs Address
NGU MINH+NGOC HA THI HO	No Situs Address
FERGUSON VERLA	No Situs Address
WAY TO SALVATION	1119 CENTRAL AVE S
CENTRAL AVENUE LLC	821 CENTRAL AVE S
913 CENTRAL LLC	913 CENTRAL AVE S
TL LEGACY LLC	No Situs Address
CENTRAL AVENUE LLC	829 CENTRAL AVE S
T P D INVESTMENTS	827 CENTRAL AVE S
JUSTICE LARRY M & VERLA	No Situs Address
GUTHMILLER BERNELL J+KATHRY	No Situs Address
TL LEGACY LLC	No Situs Address
KENT CITY OF	No Situs Address
AMRIK COMMERCIAL RENTALS LL	7752 S 259TH ST
HEAVY EQUIPMENT VENTURES IN	1001 3RD AVE S
JCBLDG LLC	807 3RD AVE S
PROPERTY OF THE BLESSINGS L	915 1ST AVE S
ALLAN FAMILY LLC	959 5TH AVE S
WILSON JEFFREY	906 3RD AVE S
TRANSFORM LTD	1004 3RD AVE S
KENT CITY OF	No Situs Address
LYNCH LAND CO %LYNCH JACK O	800 3RD AVE S

LYNCH LAND CO %LYNCH JACK O	811 1ST AVE S
LYNCH LAND CO %LYNCH JACK O	833 1ST AVE S
LYNCH LAND CO %LYNCH JACK O	848 3RD AVE S
JCBLDG LLC	No Situs Address
BBM PROPERTY L L C	926 5TH AVE S
HEINEN PROPERTIES LLC	840 5TH AVE S
BNSF	No Situs Address
PUGET SOUND ENERGY/ELEC	No Situs Address
UNION PACIFIC RAILROAD CO	No Situs Address
MONK DAVID W	27600 78TH AVE S
UNION PACIFIC RAILROAD	No Situs Address
UNION PACIFIC RAILROAD CO	No Situs Address
UNION PACIFIC RAILROAD	No Situs Address
UNION PACIFIC RAILROAD	No Situs Address
	7412 S 262ND ST
MERCHANT ENTERPRISES LLC	Condo Unit--See zero minor address
MERCHANT ENTERPRISES LLC	Condo Unit--See zero minor address
TRANSPORT REALTY INC	7226 S 262ND ST
VECTRA LLC	7404 S 262ND ST
UNION PACIFIC RAILROAD CO	No Situs Address
UNION PACIFIC RAILROAD CO	711 W TITUS ST
UNION PACIFIC RAILROAD CO	No Situs Address
UNION PACIFIC RAILROAD	No Situs Address
SCHLOSSER ROBERT+LINDA	725 W SAAR ST
DEPT OF TRANSPORTATION	No Situs Address
UNION PACIFIC RAILROAD CO	No Situs Address
WASHINGTON COLD STORAGE	621 RAILROAD AVE N
WASHINGTON COLD STORAGE	No Situs Address
CPSRTA (SOUND TRANSIT)	No Situs Address
KAY PARTNERS LLC	No Situs Address
MERRILL ALLEN J	No Situs Address
MERRILL ALLEN J	502 RAILROAD AVE N
CHUNG SEUNG K	501 CENTRAL AVE N
SIVERTS BRIAN L	503 CENTRAL AVE N
SIVERTS BRIAN L & GLADYS J	511 CENTRAL AVE N
PALERMO NELSON D & RHODA R	529 CENTRAL AVE N
ZELINSKY JERRY	603 CENTRAL AVE N
ALL CITY BAIL BOND CO INC%	607 CENTRAL AVE N
UNION PACIFIC RAILROAD	No Situs Address
CPSRTA (SOUND TRANSIT)	No Situs Address
BNSF	No Situs Address
HANDMAN MARK	202 1ST AVE S
JKEYES FRANKIE	No Situs Address
KENT CITY OF	No Situs Address
SMITH RANDALL C	316 1ST AVE S
SMITH RANDALL C	524 1ST AVE S
KC-ADULT DETENTION	No Situs Address

UNION PACIFIC RAILROAD CO	No Situs Address
KING COUNTY-TRANSIT	No Situs Address
KENT CITY OF	No Situs Address
PUGET SOUND ENERGY/ELEC	No Situs Address
KENT CITY OF	No Situs Address
BRUTSCHE FAMILY REV TRUST	426 NADEN AVE S
UNION PACIFIC RAILROAD	No Situs Address
PUGET SOUND ENERGY/ELEC	No Situs Address
WEST MEEKER L L C	804 W MEEKER ST
MEEKER STREET I LLC	716 W MEEKER ST
MEEKER STREET I LLC	704 W MEEKER ST
LUMBER LIQUIDATORS INC	No Situs Address
WEST MEEKER L L C	No Situs Address
U S BANK CORPORATE PROPERTI	305 N 4TH ST
PERKINS CHARLIE & SHIRLEY	No Situs Address
KPP PROPERTIES L L C	555 W SMITH ST
PUGET SOUND ENERGY/ELEC	No Situs Address
KC-ADULT DETENTION	401 6TH AVE N
KC-ADULT DETENTION	No Situs Address
WEST MEEKER L L C	No Situs Address
MEEKER CENTER PROPERTY L L	1006 W MEEKER ST
DEROUIN CLARENCE S	304 1ST AVE S
KC-ADULT DETENTION	No Situs Address
KENT CITY OF	525 N 4TH AVE
KENT CITY OF	No Situs Address
JAMIN I LLC	233 RAILROAD AVE S
UNION PACIFIC RAILROAD CO	No Situs Address
CPSRTA (SOUND TRANSIT)	No Situs Address
KEYES FRANKIE	218 1ST AVE S
PUGET SOUND ENERGY/ELEC	No Situs Address
BNSF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KING COUNTY-TRANSIT	No Situs Address
BNSF RAILWAY COMPANY	105 W SMITH ST
CITY OF KENT	No Situs Address
	524 W MEEKER ST
KENT CHAMER OF COMMERCE	Condo Unit--See zero minor address
KLEWENO MELVIN L JR	Condo Unit--See zero minor address
NISQUALLY REACH INVESTMENTS	25232 74TH AVE S
ROXFORD CORPORATION	25130 74TH AVE S
KETOLA HOLDINGS LLC	25121 74TH AVE S
CELSIUS JOINT VENTURE	25315 74TH AVE S
GREGORY REAL ESTATE FOUR LL	25329 74TH AVE S
CHANG GROUP LLC	25423 74TH AVE S
CHANG JEN-CHEN & HSOU-KING	25515 74TH AVE S

ROBINSON GERALD R+TERRY L	25713 74TH AVE S
MORSE INDUSTRIES	25811 74TH AVE S
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
MEAD PARTNERS LLC	203 MADISON AVE
ILLUFA LLC	No Situs Address
KSDC LLC	No Situs Address
MADDOCK DAVID P & PATRICIA	102 MADISON AVE
CHMIELINSKI HELEN H	26301 79TH AVE S
ALFRED VINSON LLC	26305 79TH AVE S
KING COUNTY-PARKS	No Situs Address
KEMP INVESTMENTS LLC	26330 79TH AVE S
KNUDSON GERALD	26220 79TH AVE S
HARSCO	7915 S 261ST ST
CASCADE OFFICE PLAZA LLC	1209 CENTRAL AVE S
PRIMERA IGLESIA BAUTISTA HI	1401 CENTRAL AVE S
LIN ERIC ROBERT	1405 CENTRAL AVE S
TOTEM BUSINESS PARK LLC	1501 CENTRAL AVE S
TOTEM BUSINESS PARK LLC	1531 CENTRAL AVE S
PLEMMONS INDUSTRIES INC	1621 CENTRAL AVE S
PLEMMONS INDUSTRIES INC	1609 CENTRAL AVE S
BNSF	No Situs Address
BNSF	No Situs Address
I & N TRANSPORTATION LLC	No Situs Address
GRAVES SPRAY SUPPLY INC	1862 IVES AVE
KENT CITY OF	No Situs Address
OLSEN DANIEL W	No Situs Address
JENSEN CURTIS & LOIS	540 RAILROAD AVE S
112 WILLIS LLC	112 WILLIS ST
FIELDS JOHN	710 RAILROAD AVE S
DALE EVELYN B	No Situs Address
JOHNSON DONALD R & JOHNSON	520 BRIDGES AVE S
JOHNSON DONALD R & JOHNSON	540 BRIDGES AVE S
S & L SWIFT LLC	No Situs Address
SWIFT S & L LLC	No Situs Address
SWIFT S & L LLC	215 E MORTON ST
S & L SWIFT LLC	621 CENTRAL AVE S
FAGG KATHLEEN+JOSEPH	No Situs Address
710 CENTRAL AVE S LLC	707 CENTRAL AVE S
TARAGON-KENT STATION LLC	No Situs Address
KENT SCHOOL DIST 415	620 CENTRAL AVE N
WA DOT	No Situs Address
COSBY JACK+BABARA J	No Situs Address
COSBY JACK+BARBARA J	No Situs Address
COSBY JACK+BARBARA J	No Situs Address
EDS NORTHWEST LLC	307 LINCOLN AVE
KENT CITY OF	No Situs Address

KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
WSDOT - UCO	No Situs Address
KENT CITY OF	No Situs Address
STATE OF WASHINGTON DOT	No Situs Address
STATE OF WASHINGTON DOT	No Situs Address
	25219 74TH AVE S
KETOLA HOLDINGS LLC	Condo Unit--See zero minor address
KELOTA JOHN M+MARIEN E	Condo Unit--See zero minor address
BENAROYA COMPANY LLC	No Situs Address
BANK OF AMERICA	311 N 4TH AVE
REIMAN RICHARD TRUST	321 W SMITH ST
CPSRTA (SOUND TRANSIT)	320 RAMSAY WAY
UNION PACIFIC RAILROAD CO	No Situs Address
UNION PACIFIC RAILROAD CO	No Situs Address
FHLSS LLC	724 W SMITH ST
COOK KAY	713 W HARRISON ST
HARRISON STREET L L C	No Situs Address
HARRISON STREET L L C	No Situs Address
AAA WASHINGTON	115 WILLIS ST
PROUTY JERRY W	414 RAILROAD AVE S
KOO SANG MO+IN SOOK	405 CENTRAL AVE S
CHON TAE WON+UN YI	415 CENTRAL AVE S
CHON TAE WON+UN YI	421 CENTRAL AVE S
STEWART CHARLES	No Situs Address
STUECKLE CLAYTON S+KATHRYN	339 RAILROAD AVE S
R & R PROPERTY LLC	325 RAILROAD AVE S
J & N PROPERTIES L L C	317 RAILROAD AVE S
BITONDO JAMES M+BROOKE DICKIN	No Situs Address
BITONDO JAMES M+DICKINSON,B	106 E TITUS ST
CONRAD KING	No Situs Address
GONNASON JEFFREY CURTIS	No Situs Address
GONNASON JEFFREY CURTIS	No Situs Address
GONNASON JAMES C	314 RAILROAD AVE S

GONNASON JAMES C	No Situs Address
GONNASON JAMES C	No Situs Address
GONNASON JAMES C	307 CENTRAL AVE S
GONNASON JAMES C	317 CENTRAL AVE S
SABOE KENNETH D	No Situs Address
SABOE KENNETH DUANE	327 CENTRAL AVE S
QWEST COMMUNICATIONS	204 STATE AVE S
SLAUGHTER CLAUDE	208 CENTRAL AVE S
WBLT LLC	320 E GOWE ST
MARTIN	222 CENTRAL AVE S
MR SHINE PROPERTIES LLC	232 RAILROAD AVE S
BRADLEY KENNETH R	220 RAILROAD AVE S
VALLEY TOOL COMPANY INC	214 RAILROAD AVE S
DINSDALE BILLY R+JOAN M	No Situs Address
MCINTYRE GEORGE	206 RAILROAD AVE S
JOHNSON SHU YAN+KEITH	216 E GOWE ST
BEYLAN PROPERTIES LLC	223 CENTRAL AVE S
VETERINARY TRANSPLANT SERVI	215 E TITUS ST
KIM MINJOO	203 E GOWE ST
PUGERUDE KENNETH & GLENDA	118 RAILROAD AVE S
PUGERUDE KENNETH & GLENDA	No Situs Address
GRAY ALAN L CPA PS	112 RAILROAD AVE S
JEFFERIES M KEVIN	110 RAILROAD AVE S
2008 COX FAMILY LLC	108 RAILROAD AVE S
EDC PROPERTIES L L C	100 RAILROAD AVE S
AULGUR-FAWCETT INVESTMENT	111 CENTRAL AVE S
PETER & DENH INVESTMENT LLC	No Situs Address
PETER & DENH INVESTMENT LLC	320 E MEEKER ST
FIRST CH OF CHRIST SCIENT	400 E MEEKER ST
KOSNOSKI JANICE	No Situs Address
E & K PROPERTIES LLC	No Situs Address
QWEST COMMUNICATIONS	No Situs Address
QWEST COMMUNICATIONS	No Situs Address
UNITY CHURCH	120 STATE AVE S
HODSON CHARLES G+MARION M	120 STATE AVE N
CB RICHARD ELLIS GROUP CP	No Situs Address
MULTICARE HEALTH SYSTEM	No Situs Address
MULTICARE HEALTH SYSTEM	424 E WARD ST
MULTICARE HEALTH SYSTEM	426 E WARD ST
DUBOIS J BAYARD D D S+MARCE	121 KENNEBECK AVE N
COMMUNITY HEALTH CENTERS OF	No Situs Address
COMMUNITY HEALTH CENTERS OF	403 E MEEKER ST
J AND J LLC	422 E SMITH ST
KNUTSON GREGORY W	432 E SMITH ST
TOLAS ANDREW G+G CAROLYN	431 E WARD ST
TOLAS ANDREW G+G CAROLYN	No Situs Address
CB RICHARD ELLIS GROUP CP	417 E WARD ST



J K JOINT VENTURE	106 CENTRAL AVE N
CORA PROPERTIES LLC	112 CENTRAL AVE N
LEE YOUNG KONG	116 CENTRAL AVE N
DEAN SU CHIN	204 CENTRAL AVE N
DEAN SU CHIN	212 CENTRAL AVE N
BONACI ROBERT	224 CENTRAL AVE N
ESMAIL AMIRALI H & ZAITOON	225 STATE AVE N
MULTICARE HEALTH SYSTEM	No Situs Address
MULTICARE HEALTH SYSTEM	No Situs Address
MULTICARE HEALTH SYSTEM	No Situs Address
MULTICARE HEALTH SYSTEM	No Situs Address
MULTICARE HEALTH SYSTEM	No Situs Address
E & K PROPERTIES LLC	215 STATE AVE N
KENT CITY OF	No Situs Address
KENT CITY OF	201 STATE AVE N
CII PROPERTIES	201 E MEEKER ST
MORRILL K W	114 RAILROAD AVE N
VIVIAN EBERLE LLC	206 RAILROAD AVE N
VIVIAN EBERLE LLC	216 RAILROAD AVE N
KENT CITY OF	No Situs Address
CAIN DOUGLAS+SHARON	211 CENTRAL AVE N
ROMANO MICHAEL S	203 CENTRAL AVE N
AZMM LLC	125 CENTRAL AVE N
ESTATE OF RR BOB GREIVE	105 CENTRAL AVE N
FIRST SAVINGS BANK NORTHWES	217 E MEEKER ST
CPSRTA (SOUND TRANSIT)	No Situs Address
KAY JON D+PEGGY S	322 RAILROAD AVE N
KAY JON D+PEGGY S	No Situs Address
STEWART GARRY G+DEBBIE J	406 RAILROAD AVE N
PIONEER PROPERTIES KENT LLC	204 E PIONEER ST
ZAGELOW ROBERT L TRUSTEE	415 CENTRAL AVE N
MAGGO PARMINDER+MOHANJIT	405 CENTRAL AVE N
JONES MICHAEL K	325 CENTRAL AVE N
KAY JON D+PEGGY S	315 CENTRAL AVE N
VIVOLO FAMILY L L C/ATTN: C	305 CENTRAL AVE N
VIVOLO FAMILY L L C/ATTN: C	No Situs Address
SOC OF ST VINCENT DE PAUL	306 CENTRAL AVE N
SCARSELLA FRANK A+MARIA L E	No Situs Address
SCARSELLA FRANK A	418 CENTRAL AVE N
SCARSELLA EMIL+FRANK SCARSE	No Situs Address
SCARSELLA FRANK A	No Situs Address
SCARSELLA FRANK A	No Situs Address
SCARSELLA FRANK A+MARIA L E	No Situs Address
KENT SCHOOL DIST 415	No Situs Address
KENT SCHOOL DISTRICT 415	No Situs Address
KENT SCHOOL DIST 415	No Situs Address

YI RONALD R & ANDREA O	427 E SMITH ST
HKO INC	403 E SMITH ST
KENT SCHOOL DIST 415	No Situs Address
KENT SCHOOL DISTRIC NO 415	No Situs Address
KENT SCHOOL DIST 415	No Situs Address
KENT SCHOOL DISTRICT #415	No Situs Address
KENT SCHOOL DISTRICT	No Situs Address
UNION PACIFIC RAILROAD	No Situs Address
BUTT CHARLES W+KRISTY E	No Situs Address
KENT FIRE DEPARTMENT REGION	504 W CROW ST
KENT CITY OF	No Situs Address
JOHNSON MYRON R	419 1ST AVE S
KENT LUTHERAN CHURCH	No Situs Address
LARCHER DAVID + LISA	410 2ND AVE S
KENT CITY OF	No Situs Address
MULLER & DOBSON L L C	316 2ND AVE S
KENT LUTHERAN CHURCH	336 2ND AVE S
WILKINS JOHN R+MARILYN N	235 1ST AVE S
KENT CITY OF	No Situs Address
NIRSCHL DENNIS M	223 1ST AVE S
MCELHERAN JUNE	213 1ST AVE S
LOUKAS ASIMO	215 1ST AVE S
GOURMET PROPERTIES LLC	211 1ST AVE S
MULTISERVICE CENTER	205 1ST AVE S
MULTI SERVICE CENTER	201 1ST AVE S
FEDERAL PLAZA LLC	216 W GOWE ST
KENT YOUTH & FAMILY SERVICE	232 2ND AVE S
JOHNSON KEITH R+CROCKETT PA	No Situs Address
KENT CITY OF	212 2ND AVE N
BEACAR LLC	215 W MEEKER ST
MEEKER ST LAW BUILDING LLC	425 W MEEKER ST
MBA HARRISON SQUARE II LLC	403 W MEEKER ST
DAHLGREN FAMILY LLC #12	316 W HARRISON ST
SHAMSELDIN CORPORATION	315 W MEEKER ST
SHAFFER LORIE K	303 W MEEKER ST
MORRILL KENT PROPERTY L L C	311 W MEEKER ST
KENT VALLEY PROF PLAZA LLC	424 W MEEKER ST
RO PO CHUAN+RO CHIU YU	412 W MEEKER ST
GOWE STREET LLC	406 W MEEKER ST
GOWE STREET LLC	328 W MEEKER ST
VALLEY CITIES COUNSELING AN	320 W MEEKER ST
INTERNATIONAL ASSOCIATION OF FI	316 W MEEKER ST
PEYTON ROBERT W III	No Situs Address
CHOU JIAN LI+SIO WAN	No Situs Address
NEWBY SANDRA	109 2ND AVE S
KENT CITY OF	No Situs Address
INTERNATIONAL ASSOCIATION OF FI	No Situs Address

GOWE STREET L L C	405 W GOWE ST
KENT VALLEY PROF PLAZA LLC	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
MBA HARRISON SQUARE II LLC	No Situs Address
KENT CITY OF	No Situs Address
KENT CITY OF	No Situs Address
MEEKER ST LAW BUILDING LLC	No Situs Address
MOSCHEL DOLORES D	233 2ND AVE S
ANDERSON J MARTIN	221 2ND AVE S
KENT CITY OF	No Situs Address
CCAS PROPERTY & CONST	307 2ND AVE S
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	304 3RD AVE S
CCAS PROPERTY & CONST	318 3RD AVE S
KENT FIRST KOREAN CHURCH	302 W SAAR ST
SAAR STREET HOLDINGS LLC	404 3RD AVE S
SKINNER MARLENE	422 3RD AVE S
WASHINGTON BAPTIST CONVENTN	409 3RD AVE S
TRAVIS A SORENSEN D M D PPL	331 3RD AVE S
CATHOLIC COMMUNITY SERVICES	No Situs Address
CCAS PROPERTY & CONST	321 3RD AVE S
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	No Situs Address
CCAS PROPERTY & CONST	404 W TITUS ST
KENT CITY OF	422 W TITUS ST
JOHNSEN KENNETH G	314 4TH AVE S
PEDIATRIC INTERIM CARE CENT	322 4TH AVE S
PEDIATRIC INTERIM CARE CENT	No Situs Address
PEDIATRIC INTERIM CARE CENT	No Situs Address
KENT CITY OF	220 4TH AVE S
HEART OF KENT PROPERTIES L	No Situs Address
KEY BANK OF WASHINGTON	505 W MEEKER ST
HEART OF KENT PROPERTIES L	No Situs Address
MEEKER STREET I LLC	624 W MEEKER ST
COLUMBIA HOLDINGS INC	613 W GOWE ST
NELSON PROPERTIES KENT LLC	604 W MEEKER ST
BROWN JO ANNE	512 W MEEKER ST
COLUMBIA STATE BANK	504 W MEEKER ST
BROWN JO ANNE	No Situs Address
SOUTH COUNTY AREA HUMAN	515 W HARRISON ST
D & N INC	505 W HARRISON ST
JPMORGAN CHASE BANK NATIONA	512 W SMITH ST

KENT SCHOOL DIST 415	317 4TH AVE S
GONZALEZ ROBERTO	504 W GOWE ST
GONZALEZ ROBERTO+ARACELI	No Situs Address
CHILDRENS HOME SOCIETY	No Situs Address
STATE OF WASHINGTON	No Situs Address
STATE OF WASHINGTON	No Situs Address
STATE OF WASHINGTON	No Situs Address
STATE OF WASHINGTON	No Situs Address
STATE OF WASHINGTON	No Situs Address
STATE OF WASHINGTON	No Situs Address
MASTERS 2000 LLC	333 5TH AVE S
WEBER DUANE L+MARCELLA R	327 5TH AVE S
WEBER DUANE L+MARCELLA R	No Situs Address
KENT DRYWALL INC	619 W SAAR ST
WEBER DUANE L+MARCELLA R	No Situs Address
GOWE STREET INVEST	606 W GOWE ST
D & L LLC	624 W GOWE ST
D & L LLC	616 W GOWE ST
FIRST INTERSTATE BANK	204 W MEEKER ST
DSB INVESTMENTS LLC	214 W MEEKER ST
UNION BANK	221 W GOWE ST