

Commercial Revalue

2014 Assessment roll

AREA
60

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

Lloyd Hara, Assessor



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2014 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 2014 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2014 2014 Assessment Year

Geographic Area 60

Geographic Name: Auburn, Pacific, Algona and adjacent area

Previous Physical Inspection: 2013

Sales – Improved Summary:

Number of Sales: 48*

Number of Sales used in the Ratio: 48

Range of Sales Dates: 01/01/2011– 12/31/2013

Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD
2013 Average Value	\$1,146,700	\$1,244,200	92.2%	13.25%
2014 Average Value	\$1,181,400	\$1,244,200	95.0%	9.95%
Change	+\$34,700		+2.80%	-3.74%
% Change	+3.03%		+3.04%	28.23%

COD is a measure of uniformity, the lower the number the better the uniformity. The negative 3.74% for the change in the COV reflects a major improvement.

**Sales used in Analysis: All improved sales which were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Time adjustments were not made due to a lack of ample sales activity that would allow time trend analysis.*

Population - Parcel Summary Data:

	Land	Imps	Total
2013 Value	\$624,322,900	\$1,048,699,600	\$1,673,022,600
2014 Value	\$653,601,600	\$1,052,137,800	\$1,705,739,400
Percent Change	+4.69%	+0.33%	+1.96%

Number of Parcels in the Population: 1,829 including vacant parcels but excluding specialty parcels.

Conclusion and Recommendation:

All of the statistical ratios are within the IAAO standards. Since the values recommended in this report improve uniformity and assessment equity, we recommend posting these values for the 2014 assessment year.

Areas within Northwest King County and Responsible Appraisers

The following appraiser did the valuation for this geographic area:

- Robert M. Rosenberger – Commercial Appraiser II

The process and results were reviewed for quality control and administrative purposes by Marie Ramirez, Senior Appraiser.

Analysis Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 24, 2014

The following appraiser did the valuation for geographic area 60:

Robert M. Rosenberger

Highest and Best Use Analysis

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

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000.00 is assigned to the improvements.

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

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

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

The following Departmental guidelines were considered and adhered to:

- Sales from 01/01/2011- to -12/31/2013 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- Time adjustments were not made to sales due to the lack of sales activity with which to consider for time trend analysis.

IDENTIFICATION OF THE AREA

Name or Designation: Area 60 - Southeast King County

Boundaries: This area is located in the Southern portion of King County. The northern boundary is 277th Street South to the Green River. The boundary then follows the Green River south to S.E. 288th Street, then due east. The east boundary line starts at 216th Ave S.E., and then follows the half section line which corresponds to 220th Ave S.E. until it hits the S.E. Auburn Black Diamond Road. From there it heads west for a short distance, and then follows 196th Ave S.E. all the way to the Pierce County line. The southern boundary follows the King/Pierce County line to the western boundary which is 51st Avenue South.

The Cities of Algona, Auburn, & Pacific, the Muckleshoot Indian Reservation, and a portion of unincorporated King County are located within Area 60.

Map:

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

Area Description:

Area 60 which contains Auburn, Algona, Pacific, and adjacent unincorporated areas, is divided into eight neighborhoods which are described as follows:

Neighborhood 5; South Auburn Sub Area 5 is bounded by Highway 18 to the north, R Street S.E. to the east, 21st Street S.E. to the south, and A Street S.E. to the west. This includes the Les Gove Park campus, but is mostly composed of the retail strip along south Auburn Way which serves as the gateway to the Muckleshoot Reservation. The King County Housing authority recently completed a \$10,000,000 renovation of the subsidized housing along M Street South.



Climbing Wall at the Les Gove Community Center

Neighborhood 10; Pacific, Algona, & the Auburn Boeing Plant Sub Area 10 is bounded by Outlet Collection Way to the north, by A Street S.E. to the east, by the King/Pierce County line to the south, and by 51st Avenue South to the west. This area is dominated by industrial uses from the Boeing plant and the Safeway Distribution Center in Auburn, warehouses in Algona, to the machine shops in Pacific.

Neighborhood 15; White River Sub Area 15 is bounded to the north by 21st Street S.E., by R Street S.E. on the east, by the Pierce County line on the south, and by A Street S.E. on the west. This neighborhood is dominated by low rise apartment buildings interspersed with mobile home courts. There are also some retail and industrial uses along A Street S.E.

Neighborhood 20; Downtown Auburn Sub Area 20 is bounded on the south by Highway 18 and by the Auburn Airport to the north, by the Green River and R Street to the east, and by the railroad tracks adjoining C Street to the west. As mentioned in the land analysis by neighborhood of this report, downtown Auburn is starting to emerge as a distinct retail and transit center. Many downtown single family residences have been converted into office or retail space, reflecting the growth of business surrounding them. The higher values are found along the principle arterial streets and in the CBD, central business district of Auburn.

Neighborhood 25; Outlet Connection & Vicinity Sub Area 25 is bounded by Highway 18 to the north, by C Street S.W. to the east, by Outlet Collection Way to the south until Highway 167 (the Valley Freeway), and then south along 348th Street to the west boundary, 51st Avenue South. This is the home of the Outlet Connection (formerly the Supermall) which boasts a Nordstrom outlet, a Wal-Mart Supercenter, and a 17 screen movie theater. An extensive remodeling project featuring new stores such as Nike Factory and H&M was completed on October 17th.

Neighborhood 30; Emerald Downs Sub Area 30 is bounded to the north by South 277th Street, by B Street N.W. on the east, by Highway 18 on the south, and by 51st Avenue South on the west. Aside from the single family residences on the west hill, this neighborhood is overwhelmingly industrial, with the exception of the Emerald Downs horse racing track in the middle.

Neighborhood 35; North Auburn Sub Area 35 is bounded to the north by South 277th Street, by the Green River on the east, by 22nd Street Northeast on the south, and by B Street N.W. on the west. Commercial development snakes along Auburn Way N. with numerous car dealerships present. The rest of the area supports light and heavy industrial uses.

Neighborhood 40; Green River Lying to the east of Auburn's urban core, Sub Area 50 is bounded to the north by Southeast 288th Street, to the east by 196th Avenue Southeast, by the county line to the south, and by R Street and the Green River to the west. While this area is mostly rural and recreational, it includes the Muckleshoot Reservation with its attendant Casino, Green River Community College, Pacific Raceways, Washington National Golf Course, and Druid's Glen Golf Course.

In 2012, the King County Council approved making the Pacific Raceways Master Plan a demonstration project which will allow the county staff to process their complex, multi-phase master planned development.

Following is the parcel count for Area 60 broken down by number of parcels found in each neighborhood.

AREA-NEIGHBORHOOD	PARCEL COUNT
60-05	116
60-10	222
60-15	77
60-20	359
60-25	58
60-30	296
60-35	296
60-40	405
TOTAL PARCELS	1,829

Physical Inspection Area:

The Physically Inspected area for 2014 consisted of Neighborhood 20 (Downtown). Within this area there are three hundred fifty-nine (359) parcels, excluding improved Specialty parcels. This area was physically inspected for the 2014 assessment year as required by WAC 458-07-0154(a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value.

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 17.19% and a Coefficient of Dispersion (COD) of 13.25%. The assessment level as indicated by the weighted mean was 92.2%. This indicated that the assessment levels were low, and the uniformity was slightly off.

The ratio study was repeated after application of the 2014 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from a previous 17.19% to a new 11.50%. The COD was improved from 13.25% to 9.51%. The assessment level was raised from 92.2% to 95.0% for the weighted mean.

SCOPE OF DATA:

Land Value Data:

Land sales that occurred in Area 60, between the dates of January 1, 2011 and December 31, 2013, were investigated to determine if they were market transactions, useful in estimating land value. Twenty (20) arm's length land sales closed during this period in Area 60. These sales were given primary consideration for valuing land as of 1/1/2014. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sale Identification Section. Sales information is analyzed and investigated by the appraiser to determine if they are market transactions.

Of the twenty (20) land sales used in this analysis, eleven (11) or 55% took place in 2011, five (5) or 25% took place in 2012 and the balance, four (4) sales or about 20% of the sales occurred in 2013. All sales were equally weighted.

The search for comparable land sales was made within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area. Location and zoning were the major factors considered for adjustments.

Improved Parcel Total Value Data:

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

Land Value

LAND SALES BY ZONING AND PRICE PER SQUARE FOOT				
<u>ZONING</u>	<u>SALES(NO)</u>	<u>HIGH/SF</u>	<u>LOW/SF</u>	<u>MEAN</u>
M-1	1		\$8.75/SF	NA
DUC	1		\$14.99	NA
C-1, C-3	13	\$18.52/SF	\$4.00/SF	\$10.59/SF
RO	1		\$13.65/SF	NA
RA5	1		\$.53/SF	NA

ZONING DISTRICTS AND DESIGNATIONS

City of Algona

- C-1 Community Commercial District**
- C-2 Heavy Commercial District**
- M-1 Light Industrial Use**
- RL Low Density Residential District**
- RM Medium Density Residential District**

City of Pacific

- RMH Multiple Family Residential District**
- BN Neighborhood Business District**
- BC Community Business District**
- IL Light Industrial District**
- IH Heavy Industrial District**

City of Auburn

- R-4 Multifamily Residential District**
- RMPH Residential Manufactured Home Park District**
- RO Residential Office**
- RO-H Residential Office-Hospital**
- CN Neighborhood Shopping District**
- C-1 Light Commercial District**
- C-2 Central Business District**
- C-3 Heavy Commercial District**
- M-1 Light Industrial District**
- M-2 Heavy Industrial District**
- BP Business Park District**

King County

- F Forest**
- RA-5 Rural 5 acre minimum lot size**

Land Analysis by Neighborhood:

Area 60-5 South Auburn

Two (2) land sales from this neighborhood were analyzed for the 2014 assessment year. One was a Commercial sale on Auburn Way South which represents the high end of the range. The other was an espresso drive-through on a large tract of land that was bought by the BigFoot Java chain only to be torn down for one of their distinctive structures. All Commercial parcels range from \$6.00 to \$15.00 per square foot. Any adjustments made were primarily done to improve equalization.

Area 60-10 Algona, Pacific, SW Auburn

Two (2) land sales from this neighborhood were analyzed for the 2014 assessment year. One was by O'Reilly Auto Parts on A Street S.E. This will result in a new store across the street from the recently constructed Autozone in the adjoining Neighborhood 15. The other sale involved hillside parcels on the west side of the valley. All Commercial parcels range from \$6.00 to \$15.00 per square foot. The industrial zoned properties assessed values ranging from \$5.00 to \$8.00 a square foot. These values are supported by previous sales. Any adjustments made were primarily done to improve equalization.

Area 60-15 White River

Two (2) land sales from this neighborhood were analyzed for the 2014 assessment year. One was one the east side of the A Street arterial and purchased by the aforementioned Autozone. The other involved a parcel that was on a side street. All Commercial parcels range from \$6.00 to \$15.00 per square foot. These values are supported by previous sales. Any adjustments made were primarily done to improve equalization.

Area 60-20 Downtown Auburn .

The Commercial Business District of Auburn, zoned DUC, was stagnant for many years – held back in part by competition from the nearby Outlet Collection (formerly Supermall). In order to spur growth, the City of Auburn partnered in the development of One Main Street Professional Plaza, an office condominium which now houses the Building Department. The previous mayoral administration also purchased a number of commercial properties in the CBD for potential redevelopment. After spending about \$30 per square foot to buy them, the city sold them late in the year for about half that amount – very close to their assessed value of \$15 per square foot.



One Main Street Professional Plaza

A total of six (6) land sales took place in this neighborhood during the past three years. They ranged from \$8.00 to \$15.82 per square foot. The highest was on Auburn Way N., the others were on side streets. These sales are in line with previous assessed values. Any adjustments made here were primarily done to improve equalization. Current assessed value for commercial land predominately ranges from \$10.00 to \$20.00 a square foot. The higher values are found along the principal arterial streets and in the CBD (Central Business District). Current assessed values for industrial zoned land in this neighborhood predominately range from \$5.00 to \$8.00 a square foot.

Area 60-25 Outlet Collection

Three (3) land sales from this neighborhood were analyzed for the 2012 assessment year. The only one on the Outlet Collection property represents the high end of the range at \$18.52 per square foot. That purchase was for the construction of a new Panda Express quick serve restaurant, and some line retail. Lower values are along West Valley Highway which is characterized by specialty businesses such as farm supply. All Commercial parcels range from \$6.00 to \$15.00 per square foot. These values are supported by previous sales. Any adjustments made were primarily done to improve equalization.

Area 60-30 Emerald Downs

Two (2) land sales from this sub area were analyzed. One of the transactions was by the City of Auburn of a wetland parcel for \$.50 per square foot. The other was a warehouse site needing fill

that sold for \$5.50 per square foot. That parcel is going to have a 144,000 square foot laundry facility. Industrial zoned properties in this area are predominately assessed from \$5.00 to \$7.50 a square foot, excepting the wetland properties. Any adjustments made were primarily to improve equalization.

Area 60-35 North Auburn

One (1) land sale from this sub area was analyzed. This was for a commercially zoned parcel by O’Reilly Auto Parts for \$13.17 per square foot. Industrial zoned properties in this area are predominately assessed from \$5.00 to \$8.00 per square foot, excluding the wetland properties. Few values were increased along Auburn Way North and 15th Street NE. Current assessed values are within the range of multi-family zoned land values in similar competing neighborhoods. The commercial zoned values range from \$8.00 to \$15.00 a square foot. Properties with good visibility and high traffic volume are in demand. Any adjustments made were primarily to improve equalization.

Area 60-40 Green River

Two (2) land sales took place in this neighborhood during the last three years. One was a grandfathered auto storage site on residential acreage (One dwelling per five acres) bisected by transmission lines. No general conclusions could be drawn from this one anomalous sale. The other sale was for the land beneath the Neuwaukum Grange. Minor adjustments were made to improve equalization with similar zoned commercial properties in this neighborhood.

Land Value Conclusions, Recommendations and Validation:

Land values were estimated based on the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area. Adjustments were made in prior assessment years to land values of properties with wetland or sensitive areas that are subject to the Sensitive Area Ordinance (SAO).

The total land assessed value (specialty land included) for Area 60 Assessment Year 2013 was \$777,676,800 and the total recommended land assessed value for Assessment Year 2014 is \$781,129,700. This increase is approximately one half percent (0.44%) in total assessed land value.

	2013 Total	2014Total	\$ Increase	% Change
Land Value	\$777,676,800	\$781,129,700	\$3,452,900	+0.44%

*The above totals represent land values excluding the specialty land parcels.

Property Types Zone		Neighborhoods							
		60-5	60-10	60-15	60-20	60-25	60-30	60-35	60-40
Some selected values lie outside these ranges, due to special considerations		South Auburn	Algona, Pacific, SW Auburn	White River	Downtown Auburn	Supermall	Emerald Downs	North Auburn	Green River
Industrial Land	Auburn - M1, M2, EP	\$2.50	\$4.00 - \$6.00	\$4.00 - \$6.00	\$5.00 - \$7.00	\$4.00 - \$5.00	\$5.00 - \$6.00	\$5.00 - \$8.00	\$5.00 - \$7.50
	Algona - M1		\$4.00 - \$6.00			\$4.00 - \$6.00			
	Pacific - IL, IH		\$4.00 - \$6.00						
	Unincorporated KC - I								\$0.50 - \$1.50
Commercial Land	Auburn - CN, C1, C2, C3, BP	\$5.00 - \$16.00	\$5.00 - \$15.00	\$5.00 - \$15.00	\$10.00 - \$20.00	\$5.00 - \$15.00	\$6.00 - \$18.00	\$6.00 - \$12.00	\$5.00 - \$10.00
	Algona - C1, C2		\$3.00 - \$9.00			\$3.00 - \$9.00			
	Pacific - BN, BC,		\$5.00 - \$7.00						
	Unincorporated KC - NB		\$5.00 - \$7.00			\$5.00 - \$7.00			\$4.50 - \$5.50
Multi-Family Land	Auburn - R10, R20	\$4.00 - \$6.00	\$10.00 - \$15.00	\$4.00 - \$8.00	\$6.00 - \$16.00	\$10.00 - \$15.00	\$6.00 - \$16.00	\$3.50 - \$5.00	\$2.00 - \$8.00
	Algona RL, RM		\$2.25 - \$5.50			\$2.25 - \$5.50			
	Pacific - RML, RMH		\$2.25 - \$5.50						
	Unincorporated KC								
Residential Land	Auburn - R1, R5, RO, ROH	\$3.00 - \$10.00	\$3.00 - \$10.00	\$1.50 - \$3.50	\$3.00 - \$15.00	\$3.00 - \$10.00	\$4.00 - \$6.00	\$3.50 - \$15.00	\$1.50 - \$5.00
	Algona - RL, RM		\$1.00 - \$3.00			\$1.00 - \$3.00			
	Pacific - RS		\$1.00 - \$6.00						
	Unincorporated KC - RA5								\$0.50 - \$4.00
	Site Value- RO, ROH	\$75,000		\$75,000-\$100,000	\$75,000-\$100,000		\$75,000-\$100,000		\$40,000-\$75,000
	Site Value- RM, RML, RMH			\$75,000-\$100,000	\$75,000-\$100,000		\$75,000-\$100,000		\$40,000-\$75,000

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

Improved Parcel Total Values:

Improved Value Data:

Commercial improved sales dating from January 2011 to December 2013 were considered in the evaluation of Area 60's improved properties. Forty-eight (48) arm's length improved sales took place during this period. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. The sales used in Area 60, all were fair market "arm's length" transactions reflecting market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison approach model description

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. The sales comparison approach is preferred when there are adequate sales data. The model for sales comparison is based on four characteristics, 1) predominant use, i.e. zoning, 2) effective year built, 3) quality and 4) size. These characteristics are taken from the Assessor's records. A search was made for sales data that most closely fit the subject property within each geographic area. From January 2011 thru December 2013 there were 48 improved sales in Area 60; all were fair market "arm's length" transactions reflective of market conditions. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales comparison calibration

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

The table following illustrates market transactions of the typical property types in area 60.

PROPERTY TYPE	SALE PRICE RANGE LOW-HIGH	MEAN SALE PRICE/UNIT
Office Buildings (1)	Sale Price Range/Sq Ft -\$160	Mean Sales Price/Sq Ft-\$160
Retail Stores (3)	Sale Price Range/Sq Ft -\$100 to \$154	Mean Sales Price/Sq Ft-\$124
Storage Warehouse (22)	Sale Price Range/Sq Ft -\$63 to \$258	Mean Sales Price/Sq Ft-\$112
Industrial Condos(1)	Sale Price Range/Sq Ft -\$136	Mean Sales Price/Sq Ft-\$136
Day Care (1)	Sale Price Range/Sq Ft - \$160	Mean Sales Price/Sq Ft - \$160
Medical Office (6)	Sale Price Range/Sq Ft -\$86 to \$216	Mean Sales Price/Sq Ft- \$166
Airport Leasehold Hangars (5)	Sale Price Range/Sq Ft - \$50 to \$67	Mean Sale Price/Sq Ft - \$59

Land to building ratio was utilized in the income approach when excess land was applicable to the parcels assessed.

Cost approach model description

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

Cost calibration

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

Income capitalization approach model description

Income tables were developed for all neighborhoods in Area 60 for income capitalization. The list of tables created for each neighborhood is contained in the appendix to this report. “No income” tables were created for properties where the income approach is not applicable; examples of these types of properties are churches, schools, fire stations and for those special use properties where no income information exists.

The Income Approach was considered a reliable approach to valuation throughout Area 60 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate publications and websites.

Income approach calibration

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

The economic rents used in the income tables were derived from rents, expenses and rates collected in the market place, i.e. data collected in the field both actual and asking, market sales data and fee appraisals, journals, publications and the Rental Survey. The tables used are included in the Addenda of this report. The following table shows the rental rates, vacancy, expenses and capitalization rates for the various property types found in Area 60.

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

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area’s rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	-	5.25%	Reg. Mall – Class A
			-	-	N/A	Reg. Mall – Class B
			-	-	6.00%	Community Retail – Class A
			-	-	6.50%	Community Retail – Class B
			-	-	6.25%	Neighborhood Retail – Class A
			-	-	6.72%	Neighborhood Retail – Class B
RERC-CCIM: Investment Trends Quarterly	4Q 2013	West Region	8.00%	-	-	Office CBD
			7.50%	-	-	Office Suburban
			-	7.30%	-	Industrial Warehouse
			-	7.30%	-	Flex
			-	-	7.20%	Retail
Colliers Office Highlights	Q4 2013	Seattle/PS	8.00%	-	-	CBD Office
			8.00%	-	-	Suburban Office
Costar	Yr. End 2013	King County	5.11%	-	-	SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10%
			6.14%	-	-	SP=\$5mil. +; Cap. Rate = 1%-10%
			-	6.02%	-	SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10%
			-	6.60%	-	SP=\$5mil. +; Cap. Rate = 1%-10%
			-	-	6.71%	SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10%
			-	-	6.75%	SP=\$5mil. +; Cap. Rate = 1%-10%
The Boulder Net Lease Report	4Q 2013	Pacific Region	-	-	6.63%	Big Box “Overall”
Chainlinks Realty Advisors	Q4 2013	Pacific Region	-	-	6.60%	Shopping Centers All Types
			-	-	6.60%	Shopping Center (Neigh. & Comm. Cntrs.)
			-	-	6.00%	Drug Store
			-	-	5.70%	Quick Service Rest.
			-	-	6.00%	Jr. Big Box - (20,000/SF - 39,999/SF)
			-	-	7.30%	Mid. Big Box - (40,000/SF - 79,999/SF)
			-	-	7.20%	Mega Big Box - (80,000/SF +)

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2013	National	6.26%	7.10%	6.65%	Overall
			7.28%	7.94%	7.28%	Sq.Ft. - <50k
			7.09% - 7.23%	7.61% - 7.99%	7.09% - 7.23%	Sq.Ft. - 50k-200k
			6.10%	6.73%	6.20%	Sq.Ft. - 200k+
PWC / Korpaz	4Q 2013	National	6.45%	-	-	CBD Office - (4.00% - 9.00%)
			6.98%	-	-	Sub. Office - (5.00% - 9.50%)
			7.71%	-	-	Medical Office - (5.50% - 11.00%)
			-	7.83%	-	Flex/R&D - (6.25% - 10.00%)
			-	6.22%	-	Warehouse - (5.00 - 7.75%)
			-	-	6.56%	A+ = 5.46%; A = 5.92%; B+ = 6.71%
			-	-	6.67%	Power Center - (5.50% - 8.00%)
			-	-	6.98%	Neigh. Strip Cntrs. - (5.00% - 10.00%)
IRR: Viewpoint for 2014	Yr. End 2013	Seattle	7.37%	-	-	<u>Institutional Grade Properties</u>
			8.01%	-	-	CBD Office – Class A
			7.68%	-	-	CBD Office – Class B
			8.23%	-	-	Suburban Office – Class A
			-	-	-	Suburban Office – Class B
			-	7.50%	-	Industrial – Class A
			-	8.09%	-	Industrial – Class B
			-	8.01%	-	Flex Industrial – Class A
			-	8.53%	-	Flex Industrial – Class B
			-	-	7.01%	Reg. Mall – Class A
			-	-	N/A	Reg. Mall – Class B
			-	-	7.26%	Community Retail – Class A
			-	-	7.72%	Community Retail – Class B
			-	-	7.41%	Neighborhood Retail – Class A
			-	-	7.93%	Neighborhood Retail – Class B

NATIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC-CCIM: Investment Trends Quarterly	4Q 2013	National	7.70% 8.00% - - -	- - 7.80% 7.90% -	- - - - 7.50%	Office CBD Office Suburban Industrial Warehouse Flex Retail
Colliers International Office/Industrial Highlights	Q4 2013	National	7.27% 7.81% - - -	- - 7.50% 6.10% 7.22%	- - - - -	CBD Office Suburban Office\ U.S. Total Seattle/Puget Sound West Region
IAAO Webinar Cap. Rate Report	Yr End 2013	National	- - 7.20% - - - - - -	- - - - - - - -	- - - 7.40% 7.20% 7.40% 7.50% 7.20% 6.70% 6.40% 7.00%	<u>"Transactions over \$2.5mil"</u> <u>(Real Cap Anal)</u> Single Tenant Office Big Box Grocery/Supermarket Anchored Strip Malls Unanchored Strip Malls Power Center Drug Stores Malls Average – All Subcategories
Calkain: Net Lease Economic Report	Yr End 2013	National	- - - - -	- - - - -	6.70% 7.10% 6.60% 7.30% 7.45% 5.95%	Overall (Average) Drug Store Quick Service Rest. Restaurant Big Box Banks
The Boulder Group: Net Lease Market Report	4Q 2013	National West Region	7.70% - - - - - -	8.00% - - - - - -	7.02% 7.10% 6.25% 7.50% 7.05% 7.18% 7.58% 6.63%	Overall (Average) Big Box "Overall" Big Box "Investment Grade" Big Box "Non-Investment Grade" Jr. Big Box - (20,000/SF – 39,999/SF) Mid. Big Box - (40,000/SF – 79,999/SF) Mega Big Box - (80,000/SF +) Overall (Average)
Cassidy/Turley: Single Tenant Net Lease Overview	3Q 2013	National	- - - - -	7.60% - - - -	- 6.90% 6.90% 7.60% 7.90% 7.50%	Industrial Drug Store Quick Service Rest. Jr. Big Box - (20,000/SF – 39,999/SF) Mid. Big Box - (40,000/SF – 79,999/SF) Mega Big Box - (80,000/SF +)

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

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from established guidelines.

The following table is the results of an analysis of this information. This table stratifies the major property types for each neighborhood and the income parameters that were typically used.

Neighborhood	Property Type	Rent Range	Vacancy & Credit Loss	Expense Range	Capitalization Rate Range
5	Office	\$11 to \$23	13%	35%	6% to 9%
	Retail	\$9 to \$20	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5.0%	10%	5% to 9%
	Restaurant	\$8 to \$18	7.5%	15%	6% to 9%
	Markets	\$6.50 to \$12.50	7.5%	10%	6% to 9%
	Medical/Dental	\$13 to \$25	10%	35%	6% to 9%
10	Office	\$11 to \$23	13%	35%	6% to 9%
	Retail	\$8 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5%	10%	5% to 9%
	Restaurant	\$8 to \$18	7.5%	15%	6% to 9%
	Markets	\$6.50 to \$12.50	7.5%	10%	6% to 9%
	Medical/Dental	\$13 to \$25	10%	35%	6% to 9%
15	Office	\$11 to \$23	13%	35%	6% to 9%
	Retail	\$8 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5%	10%	5% to 9%
	Restaurant	\$8 to \$18	7.5%	15%	6% to 9%
	Markets	\$6.50 to \$12.50	7.5%	10%	6% to 9%
	Medical/Dental	\$13 to \$25	10%	35%	6% to 9%
20	Office	\$12 to \$24	13%	30%	6% to 9%
	Retail	\$12 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5%	10%	5% to 9%
	Restaurant	\$12 to \$24	7.5%	15%	6% to 9%
	SuperMarkets	\$7 to \$13	7.5%	10%	6% to 9%
	Medical/Dental	\$14 to \$26	10%	35%	6% to 9%
25	Office	\$12 to \$24	13%	30%	6% to 9%
	Retail	\$12 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$6	5%	10%	5% to 9%
	Restaurant	\$12 to \$24	7.5%	15%	6% to 9%
	SuperMarkets	\$7 to \$13	7.5%	10%	6% to 9%
	Medical/Dental	\$14 to \$26	10%	35%	6% to 9%
30	Office	\$10 to \$22	13%	30%	6% to 9%
	Retail	\$9 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5%	10%	5% to 9%
	Restaurant	\$12 to \$24	7.5%	15%	6% to 9%
	SuperMarkets	\$6 to \$12	7.5%	10%	6% to 9%
	Medical/Dental	\$14 to \$26	10%	35%	6% to 9%

35	Office	\$12 to \$24	13%	30%	6% to 9%
	Retail	\$12 to \$18	7.5%	10%	6% to 9%
	Warehouse/Indus	\$3 to \$8	5%	10%	6% to 9%
	Restaurant	\$12 to \$24	7.5%	15%	6% to 9%
	SuperMarkets	\$7 to \$13	7.5%	10%	6% to 9%
	Medical/Dental	\$14 to \$26	10%	35%	6% to 9%
40	Office	\$10 to \$22	12%	30%	6% to 9%
	Retail	\$9 to \$18	7 %	10%	6% to 10.5%
	Warehouse/Indus	\$3 to \$6	5%	10%	6% to 9%
	Restaurant	\$10 to \$22	7%	15%	6% to 9%
	SuperMarkets	\$6.5 to \$9.5	7%	10%	6% to 10.5%
	Medical/Dental	\$12 to \$24	10%	35%	6% to 9%

Mobile home parks were valued at a market rate of price per pad. The Assessor analyzed mobile home park sales and determined the following brackets per pad: double wide pads range from \$50,000 to \$65,000 per pad depending on the location and condition of the site, single wide pads were valued between \$35,000 to \$50,000 per pad depending on location and condition of the site, and RV pads were valued at \$25,000 a pad. A compilation of mobile home parks sales used in this analysis is on file in the Assessor's office.

Reconciliation and or validation study of calibrated value models

A ratio study was created for Area 60. The results of the ratio study showed compliance with IAAO assessments standards and indicated that Area 60 was at a proper assessment level. Equity between improved parcels has been improved as shown by the improvement in the C.O.V from 17.19% to 11.50%, the C.O.D. from 13.25% to 9.51%, and the Assessment Level was raised to 95.0% from 92.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2013 and 2014 Ratio Analysis charts and are shown in the chart below:

	2013 Ratio	2014 Ratio	Change
Assessment Level	92.2%	95.0%	+2.80
Coefficient of Dispersion	13.25%	9.51%	-3.74
Coefficient of Variation	17.19%	11.50%	-5.69
Standard Deviation	0.1550	0.1091	-0.0459
Price Related Differential	0.98	1.00	0.02

All parcels were individually reviewed by the area appraiser for correctness of the table application. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guideline.

Model Validation

Total Value Conclusions, Recommendations and Validation:

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

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

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available.

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

The total assessed value for assessment year 2013 was \$1,673,022,600. The total recommended assessed value for the 2014 assessment year is \$1,705,739,400. They are presented in the following chart. Application of these recommended values for the 2014 assessment year results in a total percentage change from the 2013 assessments of +1.96%. This increase is due partly to market changes over time and the previous assessment levels.

PROPERTY	2013Total	2014 Total	\$ Increase and or Decrease	% Change
Land Value	\$624,322,900	\$653,601,600	\$29,278,700	+4.69%
Total Value	\$1,673,022,600	\$1,705,739,400	\$32,716,800	+1.96%

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 WA. 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

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

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 WA. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
- 3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
- 4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
- 5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
- 6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
- 7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
- 8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
- 9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
- 10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
- 11. An attempt to segregate personal property from the real estate in this appraisal has been made.*
- 12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
- 13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
- 14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
- 15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

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

CERTIFICATION:

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

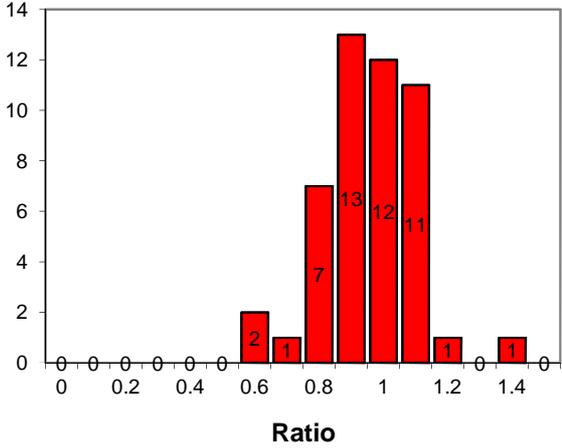
- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no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



Robert M. Rosenberger, Commercial Appraiser II

Area 060 - Auburn
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000080-0029	822,900	800,000	1/4/2011	1.0286	0.1134
395390-0150	164,100	200,000	1/11/2011	0.8205	0.0948
302105-9095	477,800	445,000	1/28/2011	1.0737	0.1584
012780-0030	350,000	335,000	2/28/2011	1.0448	0.1295
333990-0880	593,900	675,000	3/10/2011	0.8799	0.0354
030040-0350	126,700	129,000	4/28/2011	0.9822	0.0669
173580-0400	763,000	918,000	7/14/2011	0.8312	0.0841
030080-0270	107,100	126,500	7/29/2011	0.8466	0.0686
333990-0821	364,300	385,000	9/23/2011	0.9462	0.0310
030040-0250	50,000	63,500	10/6/2011	0.7874	0.1279
936000-0191	671,000	900,000	10/18/2011	0.7456	0.1697
030040-0400	90,200	105,000	10/21/2011	0.8590	0.0562
049250-0215	2,741,300	2,750,000	12/5/2011	0.9968	0.0816
112104-9034	1,728,800	1,935,000	12/12/2011	0.8934	0.0218
665500-0010	1,814,400	1,850,000	1/11/2012	0.9808	0.0655
335340-3005	893,000	922,000	1/19/2012	0.9685	0.0533
936000-0131	4,623,900	4,300,000	2/1/2012	1.0753	0.1601
158060-0250	2,676,000	2,542,239	2/10/2012	1.0526	0.1373
158060-0250	2,676,000	2,600,000	2/17/2012	1.0292	0.1140
000400-0087	952,700	1,020,000	2/22/2012	0.9340	0.0187
314160-0170	566,700	550,000	3/28/2012	1.0304	0.1151
512540-0040	753,300	675,000	5/23/2012	1.1160	0.2007
030351-0040	1,667,700	1,610,000	6/27/2012	1.0358	0.1206
012104-9005	1,648,300	1,643,000	9/19/2012	1.0032	0.0880
030150-0270	2,065,500	2,100,000	10/2/2012	0.9836	0.0683
984330-0016	255,700	315,000	10/18/2012	0.8117	0.1035
391500-0060	228,000	250,000	11/19/2012	0.9120	0.0033
158260-0014	2,249,800	2,300,000	12/19/2012	0.9782	0.0629
000400-0039	3,231,300	3,775,000	12/24/2012	0.8560	0.0593
030351-0140	1,482,600	1,450,000	1/18/2013	1.0225	0.1072
733140-0675	428,600	560,000	2/25/2013	0.7654	0.1499
733140-0476	486,900	350,000	2/27/2013	1.3911	0.4759
714000-0010	1,053,000	1,275,000	3/29/2013	0.8259	0.0894
945200-0070	448,900	550,000	4/16/2013	0.8162	0.0991
173580-0125	181,700	184,000	5/1/2013	0.9875	0.0722
212105-9043	301,300	300,000	5/29/2013	1.0043	0.0891
030300-0080	200,800	390,000	5/30/2013	0.5149	0.4004
030131-0070	117,300	165,000	6/13/2013	0.7109	0.2044
030150-0030	2,902,600	3,160,000	6/26/2013	0.9185	0.0033
936000-0092	848,800	1,150,000	7/5/2013	0.7381	0.1772
202105-9025	559,600	695,000	7/12/2013	0.8052	0.1101
936000-0131	4,623,900	5,675,000	7/30/2013	0.8148	0.1005
936000-0110	2,968,600	3,040,960	8/30/2013	0.9762	0.0609
733140-0131	407,900	575,000	10/10/2013	0.7094	0.2059
333940-0120	1,800,000	2,723,000	11/29/2013	0.6610	0.2542
030131-0060	89,800	105,000	12/4/2013	0.8552	0.0600
514310-0100	591,000	792,000	12/24/2013	0.7462	0.1691
446340-0351	193,700	364,000	12/30/2013	0.5321	0.3831

Quadrant/Crew:	Appr date :	Date:	Sales Dates:		
South Crew	1/1/2014	4/14/2014	1/1/11 - 12/31/13		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
60	BROS	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	48	<p style="text-align: center;">Ratio Frequency</p> 			
Mean Assessed Value	1,146,700				
Mean Sales Price	1,244,200				
Standard Deviation AV	1,171,776				
Standard Deviation SP	1,254,862				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.902	<p style="text-align: center;">These figures reflect measurements before posting new values.</p>			
Median Ratio	0.915				
Weighted Mean Ratio	0.922				
UNIFORMITY					
Lowest ratio	0.5149				
Highest ratio:	1.3911				
Coefficient of Dispersion	13.25%				
Standard Deviation	0.1550				
Coefficient of Variation	17.19%				
Price-related Differential	0.98				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.831				
Upper limit	0.982				
95% Confidence: Mean					
Lower limit	0.858				
Upper limit	0.946				
SAMPLE SIZE EVALUATION					
N (population size)	996				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1550				
Recommended minimum:	37				
Actual sample size:	48				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	23				
# ratios above mean:	25				
z:	0.144337567				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Area 060 - Auburn
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000080-0029	822,900	800,000	1/4/2011	1.0286	0.0523
395390-0150	165,000	200,000	1/11/2011	0.8250	0.1513
302105-9095	474,100	445,000	1/28/2011	1.0654	0.0891
012780-0030	350,000	335,000	2/28/2011	1.0448	0.0685
333990-0880	593,900	675,000	3/10/2011	0.8799	0.0965
030040-0350	139,400	129,000	4/28/2011	1.0806	0.1043
173580-0400	763,000	918,000	7/14/2011	0.8312	0.1452
030080-0270	124,000	126,500	7/29/2011	0.9802	0.0039
333990-0821	364,300	385,000	9/23/2011	0.9462	0.0301
030040-0250	55,000	63,500	10/6/2011	0.8661	0.1102
936000-0191	671,400	900,000	10/18/2011	0.7460	0.2303
030040-0400	99,300	105,000	10/21/2011	0.9457	0.0306
049250-0215	2,816,700	2,750,000	12/5/2011	1.0243	0.0479
112104-9034	1,728,800	1,935,000	12/12/2011	0.8934	0.0829
665500-0010	1,814,400	1,850,000	1/11/2012	0.9808	0.0044
335340-3005	939,900	922,000	1/19/2012	1.0194	0.0431
936000-0131	4,623,900	4,300,000	2/1/2012	1.0753	0.0990
158060-0250	2,644,500	2,542,239	2/10/2012	1.0402	0.0639
158060-0250	2,644,500	2,600,000	2/17/2012	1.0171	0.0408
000400-0087	1,088,600	1,020,000	2/22/2012	1.0673	0.0909
314160-0170	566,700	550,000	3/28/2012	1.0304	0.0540
512540-0040	720,400	675,000	5/23/2012	1.0673	0.0909
030351-0040	1,667,700	1,610,000	6/27/2012	1.0358	0.0595
012104-9005	1,863,100	1,643,000	9/19/2012	1.1340	0.1576
030150-0270	2,186,100	2,100,000	10/2/2012	1.0410	0.0647
984330-0016	256,400	315,000	10/18/2012	0.8140	0.1624
391500-0060	245,900	250,000	11/19/2012	0.9836	0.0073
158260-0014	2,366,000	2,300,000	12/19/2012	1.0287	0.0524
000400-0039	3,261,900	3,775,000	12/24/2012	0.8641	0.1122
030351-0140	1,410,000	1,450,000	1/18/2013	0.9724	0.0039
733140-0675	477,300	560,000	2/25/2013	0.8523	0.1240
733140-0476	432,400	350,000	2/27/2013	1.2354	0.2591
714000-0010	1,053,000	1,275,000	3/29/2013	0.8259	0.1504
945200-0070	493,200	550,000	4/16/2013	0.8967	0.0796
173580-0125	189,000	184,000	5/1/2013	1.0272	0.0508
212105-9043	301,300	300,000	5/29/2013	1.0043	0.0280
030300-0080	319,300	390,000	5/30/2013	0.8187	0.1576
030131-0070	135,800	165,000	6/13/2013	0.8230	0.1533
030150-0030	2,902,600	3,160,000	6/26/2013	0.9185	0.0578
936000-0092	940,900	1,150,000	7/5/2013	0.8182	0.1582
202105-9025	556,900	695,000	7/12/2013	0.8013	0.1750
936000-0131	4,623,900	5,675,000	7/30/2013	0.8148	0.1615
936000-0110	3,026,800	3,040,960	8/30/2013	0.9953	0.0190
733140-0131	479,900	575,000	10/10/2013	0.8346	0.1417
333940-0120	2,160,000	2,723,000	11/29/2013	0.7932	0.1831
030131-0060	104,000	105,000	12/4/2013	0.9905	0.0142
514310-0100	744,600	792,000	12/24/2013	0.9402	0.0362
446340-0351	297,500	364,000	12/30/2013	0.8173	0.1590

Quadrant/Crew:	Appr date :	Date:	Sales Dates:														
South Crew	1/1/2014	4/14/2014	1/1/11 - 12/31/13														
Area	Appr ID:	Prop Type:	Trend used?: Y / N														
60	BROS	Improvement	N														
SAMPLE STATISTICS																	
Sample size (n)	48	<p style="text-align: center;">Ratio Frequency</p> <table border="1"> <caption>Ratio Frequency Data</caption> <thead> <tr> <th>Ratio Bin</th> <th>Frequency</th> </tr> </thead> <tbody> <tr><td>0.8 - 0.9</td><td>2</td></tr> <tr><td>0.9 - 1.0</td><td>17</td></tr> <tr><td>1.0 - 1.1</td><td>10</td></tr> <tr><td>1.1 - 1.2</td><td>17</td></tr> <tr><td>1.2 - 1.3</td><td>1</td></tr> <tr><td>1.3 - 1.4</td><td>1</td></tr> </tbody> </table>		Ratio Bin	Frequency	0.8 - 0.9	2	0.9 - 1.0	17	1.0 - 1.1	10	1.1 - 1.2	17	1.2 - 1.3	1	1.3 - 1.4	1
Ratio Bin	Frequency																
0.8 - 0.9	2																
0.9 - 1.0	17																
1.0 - 1.1	10																
1.1 - 1.2	17																
1.2 - 1.3	1																
1.3 - 1.4	1																
Mean Assessed Value	1,181,400																
Mean Sales Price	1,244,200																
Standard Deviation AV	1,178,045																
Standard Deviation SP	1,254,862																
ASSESSMENT LEVEL																	
Arithmetic mean ratio	0.949																
Median Ratio	0.976																
Weighted Mean Ratio	0.950																
UNIFORMITY																	
Lowest ratio	0.7460																
Highest ratio:	1.2354																
Coefficient of Dispersion	9.51%																
Standard Deviation	0.1091																
Coefficient of Variation	11.50%																
Price-related Differential	1.00																
RELIABILITY																	
95% Confidence: Median		<div style="border: 1px solid black; padding: 5px;"> These figures reflect measurements after posting new values. </div>															
Lower limit	0.880																
Upper limit	1.019																
95% Confidence: Mean																	
Lower limit	0.918																
Upper limit	0.980																
SAMPLE SIZE EVALUATION																	
N (population size)	996																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.1091																
Recommended minimum:	19																
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Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	23																
# ratios above mean:	25																
z:	0.144337567																
Conclusion:	Normal*																
*i.e., no evidence of non-normality																	

Improvement Sales for Area 060 with Sales Used

04/24/2014

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	005	314160	0170	3,824	2536111	\$550,000	03/28/12	\$143.83	ADULT DENTAL CLINIC	C3	1	Y	
060	005	984330	0016	3,120	2570606	\$315,000	10/18/12	\$100.96	HOLT & ASSOCIATES	C3	1	Y	
060	005	192105	9197	19,421	2505512	\$1,650,000	08/16/11	\$84.96	WHITE RIVER PRESBYTERIAN CH	I	1	26	Imp changed after sale; not in ratio
060	010	012780	0030	2,466	2481243	\$335,000	02/28/11	\$135.85	ALGONA BUSINESS PARK CONDO	C1	1	Y	
060	010	030150	0030	34,236	2615723	\$3,160,000	06/26/13	\$92.30	OPUS PARK 167 SPECTRUM BLDG	C3	1	Y	
060	010	030150	0270	29,942	2567416	\$2,100,000	10/02/12	\$70.14	VISION X	C3	1	Y	
060	010	335340	3005	7,040	2526922	\$922,000	01/19/12	\$130.97	GENERAL EQUIP CO	IL	1	Y	
060	015	302105	9095	4,550	2477103	\$445,000	01/28/11	\$97.80	DON OLSON CONSTRUCTION	C3	1	Y	
060	015	665500	0010	12,000	2526429	\$1,850,000	01/11/12	\$154.17	MAC'S MART & DELI	C3	1	Y	
060	020	182105	9328	9,266	2505079	\$1,480,300	08/11/11	\$159.76	WINDERMERE REAL ESTATE OFFI	C1	1	26	Imp changed after sale; not in ratio
060	020	000080	0029	7,156	2474078	\$800,000	01/04/11	\$111.79	HONEST-1 AUTO CARE	C3	1	Y	
060	020	049250	0215	17,740	2522300	\$2,750,000	12/05/11	\$155.02	NEW EAR NOSE & THROAT CLINIC	DUC	1	Y	
060	020	173580	0125	2,140	2603530	\$184,000	05/01/13	\$85.98	DENTAL OFFICE (CONVERTED SFF	DUC	1	Y	
060	020	173580	0400	4,880	2501253	\$918,000	07/14/11	\$188.11	AUBURN REGIONAL MEDICAL CEN	DUC	1	Y	
060	020	395390	0150	1,130	2477108	\$200,000	01/11/11	\$176.99	BILT-RITE FENCING CO	DUC	1	Y	
060	020	733140	0131	4,900	2635762	\$575,000	10/10/13	\$117.35	QUALITY RENTALS	DUC	1	Y	
060	020	733140	0476	3,760	2591427	\$350,000	02/27/13	\$93.09	AUGURI RESTAURANT	DUC	1	Y	
060	020	733140	0675	2,596	2591584	\$560,000	02/25/13	\$215.72	AMY JL COOK, DDS	R7	1	Y	
060	020	333990	0821	2,412	2512129	\$385,000	09/23/11	\$159.62	DAY CARE	RO	1	Y	
060	020	333990	0880	3,230	2482643	\$675,000	03/10/11	\$208.98	BRUCE MOLEN ORTHODONTICS	RO	1	Y	
060	030	446340	0351	4,000	2647812	\$364,000	12/30/13	\$91.00	DUCT FABRICATORS	EP	1	Y	
060	030	030351	0040	15,704	2551374	\$1,610,000	06/27/12	\$102.52	OFFICE-WAREHOUSE	M1	1	Y	
060	030	030351	0140	14,100	2586703	\$1,450,000	01/18/13	\$102.84	COASTLINE BUILDING	M1	1	Y	
060	030	112104	9034	20,220	2522651	\$1,935,000	12/12/11	\$95.70	WAREHOUSE	M1	1	Y	
060	030	391500	0060	2,920	2575685	\$250,000	11/19/12	\$85.62	SEATTLE MECHANICAL	M1	1	Y	
060	030	714000	0010	8,775	2596954	\$1,275,000	03/29/13	\$145.30	RAINIER VIEW BUILDING A	M1	3	Y	
060	030	945200	0070	7,224	2600905	\$550,000	04/16/13	\$76.14	SALES ENTERPRISES INC	M1	1	Y	
060	030	012104	9005	20,952	2566458	\$1,643,000	09/19/12	\$78.42	LAUKALA BUILDING NO. 1	M2	2	Y	
060	030	030300	0080	2,835	2609040	\$390,000	05/30/13	\$137.57	NEW APOSTOLIC CHURCH	R5	1	Y	
060	035	000400	0039	16,054	2582538	\$3,775,000	12/24/12	\$235.14	MIKE SCARFF SUBARU	C3	1	Y	
060	035	512540	0040	6,782	2546282	\$675,000	05/23/12	\$99.53	RAINIER ARMS	C3	1	Y	
060	035	936000	0191	4,245	2514640	\$900,000	10/18/11	\$212.01	SCARFF AUTO SALES LOT	C3	1	Y	
060	035	030040	0250	1,000	2513187	\$63,500	10/06/11	\$63.50	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030040	0350	2,534	2499033	\$129,000	04/28/11	\$50.91	AUBURN AIRPORT HANGAR COND	LF	2	Y	
060	035	030040	0400	1,805	2514897	\$105,000	10/21/11	\$58.17	AUBURN AIRPORT HANGAR COND	LF	1	Y	
060	035	030080	0270	2,254	2503866	\$126,500	07/29/11	\$56.12	AUBURN HANGAR LEASEHOLD CC	LF	1	Y	
060	035	030131	0060	1,891	2646286	\$105,000	12/04/13	\$55.53	AUBURN FLYERS CONDO II	LF	1	Y	
060	035	030131	0070	2,470	2615291	\$165,000	06/13/13	\$66.80	AUBURN FLYERS CONDO II	LF	1	Y	
060	035	158260	0014	26,846	2581225	\$2,300,000	12/19/12	\$85.67	ARIMA BOAT MFG	M1	1	Y	
060	035	936000	0092	10,170	2616256	\$1,150,000	07/05/13	\$113.08	PRO SALES NW	M1	1	Y	
060	035	936000	0110	37,753	2627629	\$3,040,960	08/30/13	\$80.55	EASTPARK BULDING V	M1	1	Y	
060	035	936000	0131	67,764	2528407	\$4,300,000	02/01/12	\$63.46	PRIMUS INTERNATIONAL BUMSTR	M1	1	Y	
060	035	936000	0131	67,764	2622221	\$5,675,000	07/30/13	\$83.75	PRIMUS BUMSTEAD MANUFACTUR	M1	1	Y	
060	035	000400	0087	10,560	2531823	\$1,020,000	02/22/12	\$96.59	HILL STAMPING & MFG	M2	1	Y	
060	035	158060	0250	10,066	2530480	\$2,542,239	02/10/12	\$252.56	TRUSS SPAN	M2	1	Y	
060	035	158060	0250	10,066	2530472	\$2,600,000	02/17/12	\$258.30	TRUSS SPAN	M2	1	Y	
060	035	514310	0100	7,872	2647257	\$792,000	12/24/13	\$100.61	GLEASONS CUSTOM CABINET SH	M2	1	Y	
060	040	212105	9043	2,700	2609038	\$300,000	05/29/13	\$111.11	MAZATLAN MEXICAN TAQUERIA	C1	1	Y	
060	040	202105	9025	2,643	2617793	\$695,000	07/12/13	\$262.96	KEY BANK	CN	1	Y	
060	040	333940	0120	0	2643565	\$2,723,000	11/29/13	\$0.00	SHADY HILLS ESTATES MH PARK	RMHP	2	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	005	192105	9122	39,159	2482330	\$557,000	03/09/11	\$14.22	UNITED RENTALS	C1	2	Y	
060	005	192105	9047	69,169	2515484	\$450,000	10/19/11	\$6.51	BIGFOOT JAVA	C3	2	Y	
060	010	362104	9102	36,068	2549033	\$400,000	06/13/12	\$11.09	VACANT LAND	C3	1	Y	
060	010	335640	7890	625,195	2550969	\$2,500,000	06/28/12	\$4.00	VACANT LAND	C3	8	Y	
060	015	192105	9183	19,800	2479778	\$155,000	02/22/11	\$7.83	VACANT COMMERCIAL	C3	2	26	Imp changed after sale; not in ratio
060	015	665500	0013	36,065	2539144	\$520,000	04/16/12	\$14.42	AUTOZONE	C3	1	Y	
060	020	182105	9251	10,400	2484043	\$83,200	03/18/11	\$8.00	7-11 STORE	C1	1	Y	
060	020	605340	0520	17,580	2489538	\$240,000	04/29/11	\$13.65	VACANT LAND	RO	2	Y	
060	020	333990	0775	82,200	2523513	\$1,300,000	12/21/11	\$15.82	VACANT COMMERCIAL	C1	2	Y	
060	020	000080	0026	119,817	2586039	\$1,200,000	01/17/13	\$10.02	VACANT LAND	C3	1	Y	
060	020	781570	0280	9,286	2640249	\$139,200	11/07/13	\$14.99	BANK PARKING LOT	DUC	1	Y	
060	020	781570	0280	57,124	2647433	\$890,990	12/27/13	\$15.60	BANK PARKING LOT	DUC	10	Y	
060	025	335640	7930	135,175	2475550	\$816,667	01/12/11	\$6.04	VACANT LAND	C3	5	Y	
060	025	030150	0373	52,652	2492613	\$975,000	05/23/11	\$18.52	VACANT COMMERCIAL	C3	1	Y	
060	025	132104	9020	35,744	2516335	\$325,000	10/27/11	\$9.09	VACANT LAND	C3	1	Y	
060	030	122104	9042	418,068	2560270	\$2,300,000	08/17/12	\$5.50	VACANT INDUSTRIAL	C3	2	Y	
060	030	362204	9021	109,064	2625018	\$954,310	08/14/13	\$8.75	VACANT INDUSTRIAL	M1	1	Y	
060	035	936060	0227	36,443	2515787	\$480,000	10/17/11	\$13.17	VACANT COMMERCIAL LAND	C3	1	Y	
060	040	142105	9048	1,694,919	2498546	\$900,000	06/17/11	\$0.53	WEST COAST AUTO STORAGE	RA5	2	Y	
060	040	062006	9025	58,806	2559200	\$55,000	08/13/12	\$0.94	NEUWALKUM GRANGE	A10	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	010	030151	0190	35,136	2555227	\$2,275,000	07/19/12	\$64.75	PROFICIENT FOOD COMPANY	M1	1	8	Questionable per appraisal
060	020	639070	0060	5,316	2474953	\$2,650,000	01/06/11	\$498.50	One Main Street Professional Plaza C	DUC	1	8	Questionable per appraisal
060	020	733540	0075	3,744	2541961	\$395,000	05/01/12	\$105.50	UFCW LOCAL 81	RO	1	8	Questionable per appraisal
060	020	733140	0055	24,000	2551297	\$1,250,000	06/27/12	\$52.08	HERTIAGE BUILDING	DUC	1	13	Bankruptcy - receiver or trustee
060	020	869810	0140	5,500	2580020	\$300,000	12/14/12	\$54.55	APT & RETAIL	C2	1	17	Non-profit organization
060	030	030351	0200	20,040	2518129	\$634,500	10/24/11	\$31.66	TEECO PRODUCTS INC	M1	1	22	Partial interest (1/3, 1/2, etc.)
060	030	158060	0030	21,380	2598959	\$309,000	07/26/11	\$14.45	NU RAY METALS	M1	1	22	Partial interest (1/3, 1/2, etc.)
060	005	182105	9258	0	2503955	\$11,800	07/18/11	\$0.00	EAGLES LODGE	RO	1	24	Easement or right-of-way
060	005	192105	9092	43,730	2650973	\$2,000	12/19/13	\$0.05	GREEN RIVER HOMES	R10	1	24	Easement or right-of-way
060	020	182105	9214	2,289	2581657	\$3,000	06/27/12	\$1.31	IMAGES HAIR DESIGN	RO	1	24	Easement or right-of-way
060	020	333990	0778	7,360	2581656	\$3,000	08/08/12	\$0.41	AUTOZONE	C1	1	24	Easement or right-of-way
060	035	000100	0098	28,970	2589901	\$6,000	02/05/13	\$0.21	PARKSIDE PLAZA	C3	1	24	Easement or right-of-way
060	040	172106	9021	54,592	2603201	\$1,000	04/19/13	\$0.02	CAMP BERACHAH	RA5	1	24	Easement or right-of-way
060	005	192105	9114	21,296	2532051	\$1,600,000	02/29/12	\$75.13	AUBURN WAY FURNITURE	C1	2	31	Exempt from excise tax
060	035	514310	0100	7,872	2580524	\$300,000	12/11/12	\$38.11	GLEASONS CUSTOM CABINET SH	M2	1	31	Exempt from excise tax
060	040	202105	9052	1,776	2575899	\$44,088	11/02/12	\$24.82	MR. SUDSY CAR WASH	C3	1	31	Exempt from excise tax
060	040	212105	9043	2,700	2595092	\$239,000	03/08/13	\$88.52	PHO EVER	C1	1	31	Exempt from excise tax
060	005	192105	9073	39,780	2618415	\$3,700,000	07/16/13	\$93.01	AUBURN SHOPPING CENTER	C1	1	46	Non-representative sale
060	035	030131	0050	2,255	2610338	\$77,600	05/29/13	\$34.41	AUBURN FLYERS CONDO II	LF	1	46	Non-representative sale
060	035	030132	0070	2,654	2564144	\$240,000	09/04/12	\$90.43	AUBURN FLYERS CONDO III	LF	1	46	Non-representative sale
060	040	172105	9054	1,200	2548309	\$69,300	05/01/12	\$57.75	HANDER WOODWORKING	R10	1	49	Mobile home
060	005	314160	0300	2,496	2626174	\$100,000	08/21/13	\$40.06	OSTLUND ELECTRIC	C3	2	51	Related party, friend, or neighbor
060	010	030151	0010	65,100	2583904	\$4,400,000	10/31/12	\$67.59	WILSONART	M1	5	51	Related party, friend, or neighbor
060	010	954300	1470	3,456	2528364	\$336,900	01/31/12	\$97.48	MIXED USE	C1	1	56	Builder or developer sales
060	030	112104	9018	91,615	2529059	\$3,815,992	01/31/12	\$41.65	MEGA WEST CORPORATE PARK	M1	1	59	Bulk portfolio sale
060	005	858140	0100	1,728	2592725	\$135,000	03/05/13	\$78.13	STONE CANYON AUTO SALES	C3	1	61	Financial institution resale
060	020	048900	0015	3,820	2499783	\$360,000	06/28/11	\$94.24	OFFICE BLDG	DUC	1	61	Financial institution resale
060	020	048900	0085	16,888	2518280	\$650,000	11/03/11	\$38.49	MAX HOUSE	DUC	1	61	Financial institution resale
060	020	049200	0070	4,992	2577480	\$266,500	12/04/12	\$53.39	WOMENS & CHILDRENS CLINIC	DUC	1	61	Financial institution resale
060	020	182105	9331	3,828	2557170	\$485,000	07/31/12	\$126.70	REMAX REALTY	C1	1	61	Financial institution resale
060	020	639165	0010	14,600	2613153	\$1,667,000	06/17/13	\$114.18	THE 122 CONDO	DUC	19	61	Financial institution resale
060	020	733140	0007	2,366	2517635	\$220,000	11/07/11	\$92.98	RETAIL BUILDING	DUC	1	61	Financial institution resale
060	020	869810	0046	2,090	2646187	\$310,000	12/13/13	\$148.33	JOHNS DDS. DENTISTRY	C2	1	61	Financial institution resale
060	030	050100	0045	12,996	2581376	\$150,000	12/21/12	\$11.54	TOTAL AUTO FURNITURE	DUC	2	61	Financial institution resale
060	035	514310	0100	7,872	2609651	\$400,000	06/03/13	\$50.81	GLEASONS CUSTOM CABINET SH	M2	1	61	Financial institution resale
060	040	202105	9052	1,776	2589585	\$285,000	02/14/13	\$160.47	MR. SUDSY CAR WASH	C3	1	61	Financial institution resale
060	040	212105	9040	2,400	2590265	\$450,000	02/20/13	\$187.50	DAY AND NIGHT GROCERY	C1	2	61	Financial institution resale

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
060	010	885600	3880	32,000	2607104	\$49,975	05/22/13	\$1.56	VACANT LAND 100% WETLAND	HC	1	15	No market exposure
060	010	335640	7915	92,780	2611247	\$400,000	06/05/13	\$4.31	VACANT LAND	C3	1	16	Government agency
060	040	182106	9058	76,026	2521098	\$877,500	11/17/11	\$11.54	VACANT LAND	NB	1	16	Government agency
060	035	936000	0183	138,036	2585737	\$161,500	01/14/13	\$1.17	VACANT INDUSTRIAL	M1	2	18	Quit claim deed
060	010	252104	9046	262,667	2522632	\$11,140	11/29/11	\$0.04	RIGHT OF WAY-PSE	OS/CA	1	24	Easement or right-of-way
060	020	781570	0135	14,300	2500141	\$115,000	07/05/11	\$8.04	PARKING LOT	DUC	1	24	Easement or right-of-way
060	030	132104	9024	476,464	2522631	\$3,804	11/29/11	\$0.01	PSP & L R/W	EP	1	24	Easement or right-of-way
060	040	092105	9094	26,037	2633942	\$2,070	09/18/13	\$0.08	VACANT LAND	C1	1	24	Easement or right-of-way
060	010	885600	3665	99,040	2581390	\$70,000	12/18/12	\$0.71	VACANT LAND 100% WETLAND	HC	1	51	Related party, friend, or neighbor
060	040	352105	9031	36,465	2639231	\$65,000	11/01/13	\$1.78	VACANT COMMERCIAL BUILDING	RA10	2	59	Bulk portfolio sale
060	015	312105	9068	54,885	2640451	\$18,500	10/29/13	\$0.34	VACANT LAND	R20	1	61	Financial institution resale
060	020	000080	0053	44,994	2513773	\$262,900	10/11/11	\$5.84	VACANT LAND	C3	1	61	Financial institution resale
060	020	781570	0005	48,600	2593469	\$1,425,000	03/13/13	\$29.32	VACANT LAND	DUC	6	61	Financial institution resale
060	020	781570	0095	7,280	2642658	\$130,000	11/15/13	\$17.86	VACANT COMMERCIAL	DUC	1	61	Financial institution resale
060	030	391500	0125	6,000	2593232	\$49,950	03/06/13	\$8.33	VACANT LAND	R20	1	61	Financial institution resale

	C	D	E	BJ	CO
1	Neighborhood	Major	Minor	PropName	SitusAddress
2	20	000080	0001	TIRE FACTORY	1901 AUBURN WAY N
3	20	000080	0005	AUBURN BUSINESS PARK	1801 AUBURN WAY N
4	20	000080	0006	THE TRUCK SHOP	1761 AUBURN WAY N
5	20	000080	0015	FREDDIE'S CLUB CASINO	333 15TH ST NE
6	20	000080	0019	AUTO SALES LOT	1619 AUBURN WAY N
7	20	000080	0022	ASSOCIATED PARKING	No Situs Address
8	20	000080	0026	VACANT LAND	No Situs Address
9	20	000080	0027	THIS TRUCK SHOP	1702 E ST NE
10	20	000080	0028	VACANT LAND	No Situs Address
11	20	000080	0029	HONEST-1 AUTO CARE	1535 AUBURN WAY N
12	20	000080	0030	U.S. BANK	401 15TH ST NE
13	20	000080	0034	FIRESTONE AUTO SERVICE	535 15TH ST NE
14	20	000080	0035	AUBURN AIRPORT PLAZA	402 16TH ST NE
15	20	000080	0037	VACANT	No Situs Address
16	20	000080	0038	MT. RAINIER NATIONAL BANK	2041 AUBURN WAY N
17	20	000080	0039	FLIGHTLINE CENTER	1911 AUBURN WAY N
18	20	000080	0042	GREASE MONKEY	202 15TH ST NE
19	20	000080	0047	VACANT BANK BUILDING	25 16TH ST NW
20	20	000080	0050	PRIME SQUARE LINE RETAIL	1525 A ST NW
21	20	000080	0053	VACANT COMMERCIAL	No Situs Address
22	20	000080	0057	VACANT COMMERCIAL	No Situs Address
23	20	000100	0008	AUBURN CHEVROLET	1600 AUBURN WAY N
24	20	000100	0015	RIO VERDE MOBILE ESTATES	1402 22ND ST NE
25	20	000100	0022	R & K PHOTO	1402 AUBURN WAY N
26	20	000100	0027	SUNSET DAEWO	2020 AUBURN WAY N
27	20	000100	0031	HOYT AUTO REBUILD	2019 I ST NE
28	20	000100	0032	CAR CORNER	1516 AUBURN WAY N
29	20	000100	0058	AUBURN VALLEY ANIMAL HOSPITAL	1306 HARVEY RD
30	20	000100	0063	WORLD GYM	1314 AUBURN WAY N
31	20	000100	0117	BIGFOOT JAVA	802 14TH ST NE
32	20	001900	0020	THE SPUNKY MONKEY RESTAURANT	124 2ND ST SE
33	20	001900	0050	ZIPPERDOODLE	201 2ND ST SE
34	20	001900	0092	DETACHED GARAGE	204 2ND ST SE
35	20	001900	0110	VACANT LAND IMPS ON MINOR 0105	No Situs Address
36	20	001900	0120	VACANT LAND IMPS ON MINOR 0105	No Situs Address
37	20	001900	0125	SINGER PRODUCTS	221 AUBURN WAY S
38	20	030046	0000	AUBURN CENTRAL PARKING GARAGE	No Situs Address
39	20	030046	0010	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
40	20	030046	0020	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
41	20	030046	0030	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
42	20	030046	0070	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
43	20	030046	0080	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
44	20	030046	0100	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
45	20	030046	0150	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
46	20	030046	0160	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
47	20	030046	0170	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
48	20	030046	0180	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
49	20	030046	0230	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
50	20	030046	0240	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
51	20	030046	0250	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
52	20	030046	0260	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST
53	20	030046	0280	AUBURN CENTRAL PARKING GARAGE	101 N DIVISION ST

	C	D	E	BJ	CO
54	20	030060	0000	AUBURN DOWNS CENTER CONDO	No Situs Address
55	20	030060	0010	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
56	20	030060	0020	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
57	20	030060	0030	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
58	20	030060	0040	AUBURN DOWNS CENTER CONDO	2101 AUBURN WAY N
59	20	030345	0000	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
60	20	030345	0005	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
61	20	030345	0010	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
62	20	030345	0020	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
63	20	030345	0030	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
64	20	030345	0040	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
65	20	030345	0050	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
66	20	030345	0060	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
67	20	030345	0070	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
68	20	030345	0080	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
69	20	030345	0085	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
70	20	030345	0090	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
71	20	030345	0100	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
72	20	030345	0110	AUBURN MEDICAL OFFICE BUILDING CONDO	202 N DIVISION ST
73	20	048300	0005	WELLS FARGO BANK	101 AUBURN WAY N
74	20	048300	0130	RETAIL BUILDING	260 1ST ST NE
75	20	048300	0131	PAVED PARKING LOT	No Situs Address
76	20	048300	0160	RETAIL	20 B ST NE
77	20	048900	0015	OFFICE BLDG	341 E MAIN ST
78	20	048900	0025	OFFICE BUILDING	329 E MAIN ST
79	20	048900	0070	AUBURN THEATRE	10 AUBURN AVE
80	20	048900	0085	MAX HOUSE	101 E MAIN ST
81	20	048900	0095	ANTIQUES	125 E MAIN ST
82	20	048900	0105	TURNING POINT	131 E MAIN ST
83	20	049200	0020	NEUROLOGICAL CLINIC	225 N DIVISION ST
84	20	049200	0030	VACANT LAND	No Situs Address
85	20	049200	0057	AUBURN MEDICAL CENTER	201 N DIVISION ST
86	20	049200	0070	CLINIC	25 2ND ST NW
87	20	049200	0100	THE KEIMIG ASSOC	216 A ST NW
88	20	049200	0115	VACANT LAND	No Situs Address
89	20	049200	0135	DON SMALL & SONS UNION OIL	No Situs Address
90	20	049200	0175	DON SMALL & SONS UNION OIL	217 A ST NW
91	20	049200	0190	WAREHOUSE	107 2ND ST NW
92	20	049200	0205	VACANT LAND	No Situs Address
93	20	049200	0225	FELAND SAFE DEPOSIT CORP	201 A ST NW
94	20	049200	0235	COFFEE SHOP/BAKERY	129 A ST NW
95	20	049200	0285	WAREHOUSE	122 2ND AVE NW
96	20	049200	0305	AUBURN REGIONAL MEDICAL PLAZA	121 N DIVISION ST
97	20	049200	0480	KRANLICH INSURANCE	311 AUBURN AVE
98	20	049200	0481	PARKING LOT FOR MERRITT BUILDING	No Situs Address
99	20	049200	0497	GOLDEN SHEARS	103 3RD ST NE
100	20	049200	0610	VACANT BANK BUILDING	15 AUBURN AVE
101	20	049250	0100	HOSPITAL PARKING LOT	No Situs Address
102	20	049250	0135	VACANT LAND	No Situs Address
103	20	049250	0140	AUBURN AVE CLINIC	130 3RD ST NE
104	20	049250	0145	PARKING LOT FOR MINOR 0180.	No Situs Address
105	20	049250	0180	MEDICAL OFFICE & MRI BLDG	122 3RD ST NE
106	20	049250	0215	NEW EAR NOSE & THROAT CLINIC	101 2ND ST NE

	C	D	E	BJ	CO
107	20	049250	0240	AUBURN GENERAL HOSPITAL - PLAZA ONE	No Situs Address
108	20	049250	0260	Auburn General Hospital Parking Lot	No Situs Address
109	20	049250	0275	LAW OFFICES	29 1ST ST NE
110	20	049850	0005	AUBURN GENERAL HOSPITAL GARAGE	230 N DIVISION ST
111	20	072105	9005	PARKING	No Situs Address
112	20	072105	9010	24 HOUR FITNESS	905 AUBURN WAY N
113	20	072105	9021	CHICAGO WILLY'S	1202 AUBURN WAY N
114	20	072105	9022	AUBURN COURT RETAIL CENTER	1210 AUBURN WAY N
115	20	072105	9023	COMMERCIAL LAND(SFR'S)	No Situs Address
116	20	072105	9037	VACANT	No Situs Address
117	20	072105	9042	VACANT	No Situs Address
118	20	072105	9046	FRANCISCAN MEDICAL PAVILION	205 10TH ST NE
119	20	072105	9047	KID'S COUNTRY	101 D ST NE
120	20	072105	9052	UW Medicine Auburn Clinic	923 AUBURN WAY N
121	20	072105	9053	PUBLIC HEALTH/RETAIL	901 AUBURN WAY N
122	20	072105	9055	VACANT LAND	No Situs Address
123	20	072105	9056	Strom Drainage Area for Lowe's Center de	No Situs Address
124	20	098200	0075	ST MATHEWS EPISCOPAL CHURCH	123 L ST NE
125	20	098200	0130	NEIGHBORHOOD CHAPEL	209 M ST NE
126	20	122104	9014	VACANT LAND	No Situs Address
127	20	122104	9018	VACANT COMMERCIAL	No Situs Address
128	20	122104	9020	VACANT LAND 100% WETLAND	No Situs Address
129	20	122104	9028	VACANT LAND	No Situs Address
130	20	132104	9037	NORPLEX	111 3RD ST NW
131	20	132104	9057	MOHAWK PLASTICS	No Situs Address
132	20	132104	9093	MOHAWK PLASTICS WHSE	701 A ST NE
133	20	132104	9094	MOHAWK PLASTICS PKG DIV	701 A ST NE
134	20	132104	9095	WAREHOUSE	710 A ST NW
135	20	173580	0025	LDS SEMINARY BLDG	331 4TH ST NE
136	20	173580	0055	PENN AIR CONTROL	311 4TH ST NE
137	20	173580	0060	KLONTZ MORTUARY	410 AUBURN WAY N
138	20	173580	0080	BUDS & BLOOMS	405 AUBURN WAY N
139	20	173580	0090	DONUT & MUFFIN FACTORY	201 4TH ST NE
140	20	173580	0115	DANCE & MUSIC CENTER	306 AUBURN AVE
141	20	173580	0125	DENTAL OFFICE (CONVERTED SFR)	215 3RD ST NE
142	20	173580	0135	VACANT LOT	No Situs Address
143	20	173580	0185	OFFICE / RETAIL	310 AUBURN WAY N
144	20	173580	0190	VACANT LAND	No Situs Address
145	20	173580	0200	WAREHOUSE/OFFICE	311 3RD ST NE
146	20	173580	0245	BRATRUD MIDDLETON INS. OFFICE	230 AUBURN WAY N
147	20	173580	0246	NAPA AUTO PARTS	220 AUBURN WAY N
148	20	173580	0265	RETAIL CENTER	225 AUBURN WAY N
149	20	173580	0280	VACANT LAND	No Situs Address
150	20	173580	0285	VACANT LAND	No Situs Address
151	20	173580	0290	CASCADE SURGERY ASSOCIATES	No Situs Address
152	20	173580	0305	CLINIC	200 AUBURN AVE
153	20	173580	0315	VACANT LAND	No Situs Address
154	20	173580	0325	CALICO CAT RETAIL CENTER	201 AUBURN WAY N
155	20	173580	0361	VACANT LAND	No Situs Address
156	20	173580	0370	VACANT LAND	No Situs Address
157	20	173580	0400	SURGICAL ASSOCIATES NW	222 2ND ST NE
158	20	173580	0420	AUBURN COMMUNITY HEALTH CENTER	123 AUBURN AVE NE
159	20	182105	9004	OFFICE AND RETAIL	701 M ST NE

	C	D	E	BJ	CO
160	20	182105	9015	PRICE HELTON FUNERAL HOME	702 AUBURN WAY N
161	20	182105	9048	AMERICAN LIGHTING FIXTURE	295 E MAIN ST
162	20	182105	9062	COMSTOCK'S BOOKSHOP	255 E MAIN ST
163	20	182105	9069	PAYLESS SHOES	404 AUBURN WAY S
164	20	182105	9116	LITTLE CEASARS	415 AUBURN WAY N
165	20	182105	9120	SKAGEN BOATS	743 AUBURN WAY N
166	20	182105	9126	AUBURN VETERINARY HOSP	730 AUBURN WAY N
167	20	182105	9129	DMP ENGINEERING	726 AUBURN WAY N
168	20	182105	9137	OFFICE BUILDING	514 AUBURN WAY N
169	20	182105	9164	PARKING FOR TIRE STORE	No Situs Address
170	20	182105	9185	FOREIGN CAR REPAIR	725 AUBURN WAY N
171	20	182105	9187	COLORTYME	790 AUBURN WAY N
172	20	182105	9214	IMAGES HAIR DESIGN	1528 8TH ST NE
173	20	182105	9215	SAPPOROS TERIYAKI	512 AUBURN WAY N
174	20	182105	9222	RED LOTUS RESTAURANT	714 AUBURN WAY N
175	20	182105	9251	7-11 STORE	1302 8TH ST NE
176	20	182105	9261	LDS CHURCH	625 M ST NE
177	20	182105	9262	FIRST CHURCH OF CHRIST SCIENTIST	610 8TH ST NE
178	20	182105	9297	VACANT LAND	No Situs Address
179	20	182105	9317	8th STREET PROFESSIONAL BUILDING	1314 8TH ST NE
180	20	182105	9318	AUBURN PROFESSIONAL CENTER	1340 8TH ST NE
181	20	182105	9319	GREEN RIVER PROFESSIONAL CENTER	1346 8TH ST NE
182	20	182105	9328	EVERGREEN EYE CLINIC	700 M ST NE
183	20	182105	9329	EVERGREEN DENTAL CENTER	1320 8TH ST NE
184	20	182105	9331	REMAX REALTY	724 AUBURN WAY N
185	20	210020	0025	AUBURN MISSIONARY BAPTIST CHURCH	420 3RD ST NE
186	20	210020	0095	FLOWER SHOP	405 1ST ST NE
187	20	210020	0130	RETAIL	413 E MAIN ST
188	20	214980	0060	EAST MAIN PROFESSIONAL DENTAL CENTER	1268 E MAIN ST
189	20	214980	0077	FIRST UNITED METHODIST CHURCH	100 N ST NE
190	20	214980	0171	FREE METHODIST CHURCH	1312 2ND ST SE
191	20	257840	0050	STARBUCKS HARVEY ROAD	1420 HARVEY RD
192	20	257840	0070	WALGREENS	1416 HARVEY RD
193	20	257840	0090	IMAGE MASTERS	819 14TH ST NE
194	20	264800	0007	AUBURN COUNSELING CENTER	515 M ST NE
195	20	264800	0610	SFR CONVERTED OFFICE	105 M ST NE
196	20	264800	0885	LAW OFFICE	905 E MAIN ST
197	20	264800	0900	WAYNE D DUPONT DDS	925 E MAIN ST
198	20	264800	0920	TOMMY'S CENTER	959 E MAIN ST
199	20	264800	1060	MAIN STREET MARKET	1103 E MAIN ST
200	20	333990	0006	BENSON PROF CENTER	805 HARVEY RD
201	20	333990	0009	BRITTANY SQUARE	820 HARVEY RD
202	20	333990	0025	ROBERT W THOMPSON DDS	1305 8TH ST NE
203	20	333990	0037	TROTTERS RESTAURANT	825 HARVEY RD
204	20	333990	0040	ANN & ANNE FLOWERS	905 HARVEY RD
205	20	333990	0051	AUBURN ONE HOUR CLEANERS	911 HARVEY RD
206	20	333990	0055	COLORTRONICS	912 HARVEY RD
207	20	333990	0075	COMPUTER SOLUTIONS	906 HARVEY RD
208	20	333990	0250	921 HARVEY ROAD BLDG	921 HARVEY RD
209	20	333990	0270	AUBURN SPORTS & MARINE	820 AUBURN WAY N
210	20	333990	0285	Q TONER	904 AUBURN WAY N
211	20	333990	0305	"ST VINCENT DE PAUL"	926 AUBURN WAY N
212	20	333990	0331	AUBURN YOUTH RESORCES	702 10TH ST NE

	C	D	E	BJ	CO
213	20	333990	0507	VACANT	No Situs Address
214	20	333990	0550	AUBURN SPORTS & MARINE	No Situs Address
215	20	333990	0775	VACANT COMMERCIAL	No Situs Address
216	20	333990	0776	PICK QUICK	1118 AUBURN WAY N
217	20	333990	0778	AUTOZONE	No Situs Address
218	20	333990	0800	FOWLER CHIROPRACTIC	1035 HARVEY RD
219	20	333990	0821	DAY CARE	1015 HARVEY RD
220	20	333990	0822	Parking assoc. w/ Fowler Chiropractor	No Situs Address
221	20	333990	0825	MOLEN ORAL SURGERY MEDICAL BUILDING	1026 HARVEY RD
222	20	333990	0835	Res. Converted to Montisori School	1003 10TH ST NE
223	20	333990	0845	WM SUTTON DENTIST	1002 HARVEY RD
224	20	333990	0880	BRUCE MOLEN ORTHODONTICS	1110 HARVEY RD
225	20	333990	0890	GRANDMA'S CORNER GARAGE	1012 12TH ST NE
226	20	333990	0900	GRANDMA'S CORNER	922 12TH ST NE
227	20	333990	0901	GREEN RIVER MONTESSORI	1116 HARVEY RD
228	20	333990	0905	EVERGREEN EYE CENTER	1101 HARVEY RD
229	20	333990	0906	ACCELERATED COLLECTION SERVICE	1125 HARVEY RD
230	20	374760	0010	EDWARD JONES INVESTMENTS	840 E MAIN ST
231	20	391020	0005	SMOKE 1/2 PRICE	2120 AUBURN WAY N
232	20	391020	0015	"T'S " AUTO REPAIR	724 22ND ST NE
233	20	395390	0130	PNB EMPLOYEES PARKING	No Situs Address
234	20	395390	0150	BILT-RITE FENCING CO	303 A ST SW
235	20	540510	0025	MERRITT MEDICAL BUILDING	125 3RD ST NE
236	20	548570	0005	AUBURN CITY IMPORTS	1148 E MAIN ST
237	20	548570	0030	CHIROPRACTIC CENTER	1202 E MAIN ST
238	20	548570	0040	FIRST IMPRESSIONS HAIR SALON	1150 E MAIN ST
239	20	556820	0105	AUBURN LICENSE AGENCY	124 AUBURN WAY N
240	20	556820	0115	AMERICAN AUTOS	102 AUBURN WAY N
241	20	556820	0120	VACANT	No Situs Address
242	20	556820	0125	VACANT	No Situs Address
243	20	556820	0150	PARKS TV	331 1ST ST NE
244	20	556820	0155	LAW OFFICES	No Situs Address
245	20	556820	0180	BANK OF AMERICA	18 AUBURN WAY N
246	20	556820	0181	BANK OF AMERICA PARKING	No Situs Address
247	20	556820	0195	RETAIL/OFFICE BUILDING	2 AUBURN WAY N
248	20	556820	0205	LIFEGATE CHURCH	307 E MAIN ST
249	20	556820	0210	OFFICE/RETAIL	325 E MAIN ST
250	20	556820	0215	LIFEGATE KIDS THEATER	309 E MAIN ST
251	20	605340	0005	SAMS TIRE	423 AUBURN WAY N
252	20	605340	0045	SCARFF FORD DEALER	505 AUBURN WAY N
253	20	605340	0092	ISUZU TRUCK SALES	501 B ST NE
254	20	605340	0125	IZUZU AUTO SALES OFFICE	705 AUBURN WAY N
255	20	605340	0130	SCARFF'S USED ECONOMY LOT	711 AUBURN WAY N
256	20	605340	0150	WEAVER STORE	721 AUBURN WAY N
257	20	605340	0160	ST VINCENT de PAUL	717 AUBURN WAY N
258	20	605340	0165	VACANT LAND	No Situs Address
259	20	605340	0170	VACANT LAND	No Situs Address
260	20	605340	0195	SCARFF TRUCK SERVICE	119 7TH ST NE
261	20	605340	0270	ONE ELEVEN BUILDING	111 5TH ST NE
262	20	605340	0350	AUBURN CENTRAL CHIROPRACTIC	421 B ST NE
263	20	605340	0520	TERRY HOME	727 A ST NE
264	20	635000	0100	VACANT LAND	No Situs Address
265	20	635000	0105	RAILROAD PROPERTY	No Situs Address

	C	D	E	BJ	CO
266	20	639070	0000	ONE MAIN STREET PRO PLAZA CONDO	No Situs Address
267	20	639070	0010	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
268	20	639070	0020	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
269	20	639070	0030	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
270	20	639070	0040	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
271	20	639070	0050	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
272	20	639070	0060	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
273	20	639070	0090	ONE MAIN STREET PRO PLAZA CONDO	25 E MAIN ST
274	20	639165	0000	THE 122 CONDO	122 W MAIN ST
275	20	639165	0010	THE 122 CONDO	122 W MAIN ST
276	20	685870	0110	LAW OFFICE	901 E MAIN ST
277	20	685870	0120	CASCADE PLAZA	903 E MAIN ST
278	20	685870	0385	MESSIAH LUTHERAN CHURCH	410 H ST NE
279	20	733140	0006	LAW OFFICE & 3 APTS	14 A ST SE
280	20	733140	0007	RETAIL BUILDING	102 E MAIN ST
281	20	733140	0008	VACANT RETAIL STORE	106 E MAIN ST
282	20	733140	0030	RAINBOW CAFE	112 E MAIN ST
283	20	733140	0035	BANANAS ANTIQUES	120 E MAIN ST
284	20	733140	0055	HERITAGE BUILDING	124 E MAIN ST
285	20	733140	0080	CALVO BUILDING	2 B ST SE
286	20	733140	0110	THE ARCADE	222 E MAIN ST
287	20	733140	0131	QUALITY RENTALS	252 E MAIN ST
288	20	733140	0132	ROTTLES	238 E MAIN ST
289	20	733140	0133	ROTTLES	234 E MAIN ST
290	20	733140	0240	JP MORGAN CHASE BANK	24 A ST SE
291	20	733140	0315	PARKING LOT	No Situs Address
292	20	733140	0345	OFFICE BUILDING	116 A ST SE
293	20	733140	0380	WASHINGTON FEDERAL SAVINGS	206 A ST SE
294	20	733140	0400	VACANT LAND	No Situs Address
295	20	733140	0401	O'REILLY'S AUTO SUPPLY	222 A ST SE
296	20	733140	0405	KELLY'S PERSONAL TOUCH AND TRIPLEX	225 AUBURN WAY S
297	20	733140	0415	VACANT LAND	No Situs Address
298	20	733140	0424	AUBURN SHOPPING CNTR	102 CROSS ST SE
299	20	733140	0427	JIFFY LUBE	309 AUBURN WAY S
300	20	733140	0447	STIRP OF VACANT LAND	No Situs Address
301	20	733140	0450	BIGFOOT JAVA	407 AUBURN WAY S
302	20	733140	0470	AUBURN VALLEY BARBER SHOP	316 E MAIN ST
303	20	733140	0475	MASONIC TEMPLE	302 E MAIN ST
304	20	733140	0476	DON GIOVANNI	18 AUBURN WAY S
305	20	733140	0477	CUGINI FLORISTS	20 AUBURN WAY S
306	20	733140	0545	FRONTIER CLEANERS	126 AUBURN WAY S
307	20	733140	0550	DENTAL OFFICE AND 2ND FLR APT	309 2ND ST SE
308	20	733140	0576	TIMBERLAND SAVINGS BANK	202 AUBURN WAY S
309	20	733140	0598	ADVANCE TIL PAYDAY	216 AUBURN WAY S
310	20	733140	0605	CAR WASH	220 AUBURN WAY S
311	20	733140	0630	230 OFFICE BLDG	230 AUBURN WAY S
312	20	733140	0640	OFFICE BLDG	240 AUBURN WAY S
313	20	733140	0665	PARKING LOT FOR BURGER KING	No Situs Address
314	20	733140	0675	AMY JL COOK, DDS	321 4TH ST SE
315	20	733540	0075	CURRY & WILLIAMS	960 E MAIN ST
316	20	733540	0080	DENTAL CLINIC	1010 E MAIN ST
317	20	745992	0020	VALLEY BANK	1001 D ST NE
318	20	745992	0030	OFFICE BUILDING	1300 D ST NE

	C	D	E	BJ	CO
319	20	745992	0040	VACANT LAND	No Situs Address
320	20	780401	0000	620 M ST NE CONDO	620 M ST NE
321	20	780401	0010	620 M ST NE CONDO	620 M ST NE
322	20	780401	0020	620 M ST NE CONDO	620 M ST NE
323	20	781570	0005	VACANT LAND	No Situs Address
324	20	781570	0015	VACANT LAND	No Situs Address
325	20	781570	0020	VACANT LAND	No Situs Address
326	20	781570	0030	VACANT LAND	No Situs Address
327	20	781570	0047	PARKING GARAGE/RETAIL	16 DIVISION ST
328	20	781570	0070	ASSOCIATED PARKING	No Situs Address
329	20	781570	0075	VACANT BANK BUILDING	55 A ST SE
330	20	781570	0095	VACANT COMMERCIAL	No Situs Address
331	20	781570	0110	LIQUIDATION OUTLET	30 W MAIN ST
332	20	781570	0115	PARKING LOT	No Situs Address
333	20	781570	0120	SUNBREAK CAFE & BREAD COMPANY	22 A ST SW
334	20	781570	0135	PARKING LOT	No Situs Address
335	20	781570	0145	TRUIT BUILDING	102 W MAIN ST
336	20	781570	0165	MISC RETAIL AND APTS	124 W MAIN ST
337	20	781570	0280	BANK PARKING LOT	No Situs Address
338	20	781570	0340	HERFYS	201 A ST SE
339	20	781570	0350	QUEST COMMUNICATIONS	10 2ND ST SE
340	20	781570	0360	A STREET AUTOMOTIVE	225 A ST SE
341	20	781570	0370	PATRICIA BLDG	205 S DIVISION ST
342	20	781570	0380	GREEN RIVER MONTESSORI SCHOOL	10 2ND ST SW
343	20	781570	0390	R & D SMALL ENGINE REPAIR	222 A ST SW
344	20	781570	0420	AERO MACHINSTS UNION DIST #75	201 A ST SW
345	20	781620	0115	MAIN STREET GARAGE	123 W MAIN ST
346	20	869810	0005	RETAIL/OFFICE BUILDING	402 E MAIN ST
347	20	869810	0015	BARBER SHOP & OFFICE	412 E MAIN ST
348	20	869810	0025	VACANT LAND	No Situs Address
349	20	869810	0046	JOHNS DDS. DENTISTRY	110 D ST SE
350	20	869810	0070	ATTY'S & WA STATE	420 E MAIN ST
351	20	869810	0075	VERSOLENKO CLEANERS	430 E MAIN ST
352	20	869810	0130	APARTMENT & RETAIL	502 E MAIN ST
353	20	869810	0140	APT & RETAIL	510 E MAIN ST
354	20	869860	0070	KOSNOSKI EYE ASSOC.	604 E MAIN ST
355	20	869860	0125	PARKING USE WITH MI0126	No Situs Address
356	20	869860	0126	VICAR'S TV SERVICE/APTS	5 G ST SE
357	20	869860	0355	OFFICE BUILDING	824 E MAIN ST
358	20	917260	0005	B & G DRY CLEANERS	420 AUBURN WAY N
359	20	917260	0040	RESTAURANT	504 AUBURN WAY N
360	20	917260	0080	OFFICE	310 6TH ST NE
361	20	917260	0115	JOHNSON'S STOVE & PATIO	602 AUBURN WAY N
362	20	949920	0195	OFFICE CONV FROM RESIDENCE	14 M ST NE
363	20	949920	0197	MASTER TOUCH STUDIO	20 M ST NE
364	20	949920	0260	OFFICE BUILDING	1241 E MAIN ST