

Commercial Revalue

2014 Assessment roll

AREA
70

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

Lloyd Hara, Assessor



South Renton &
Renton CBD



Tukwila -
Southcenter

And



Kent Valley

AREA 70 – Commercial Valuation – 2014



King County

Department of Assessments

Accounting Division

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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 Name: Area 70

South Renton & CBD, Tukwila - Southcenter, Kent Valley, & Unincorporated
King County

Previous Physical Inspection: 2013

Sales – Improved Summary:

Number of Sales: 77

Number of Sales used in the Ratio: 72

Range of Sales Dates: 01/01/2011 – 02/10/2014

Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD
2013 Weighted Average Value	\$3,036,900	\$3,362,800	90.3%	12.60%
2014 Weighted Average Value	\$3,237,500	\$3,362,800	96.3%	7.32%
Change	\$200,600	0%	6.0%	-5.28%
% Change	6.61%	0%	6.64%	-41.90%

COD is a measure of uniformity, the lower the number the better the uniformity. Based on the numbers here, we have greater uniformity in the current year's assessment.

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

Population - Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$1,518,734,550	\$1,681,897,165	\$3,200,631,715
2014 Value	\$1,630,095,600	\$1,753,761,300	\$3,383,856,900
Percent Change	7.33%	4.27%	5.72%

Number of Parcels in the Population: 1,750 including vacant parcels but excluding government owned and 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 South King County and Responsible Appraisers

Executive Summary- Marie Ramirez, Senior Appraiser

The following appraiser did the valuation for this geographic area:

Valerie A. Dreas – Commercial Appraiser

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: May 14, 2014

The following appraisers did the valuation for geographic area 70:

Valerie A. Dreas – Commercial Appraiser I

Highest and Best Use Analysis

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

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

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

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

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 2/10/2014 were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation: **South Renton & CBD, Tukwila Southcenter, Kent Valley, and Unincorporated King County**

Area 70

BOUNDARIES:

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

Maps:

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

Area Description:

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

Area 70-10: West of Renton Airport, west of Renton CBD, north of I-405

Boundaries:

This area begins in the most northern portion of Renton west of the Renton Airport and continues along South Lake Washington. The western boundary lies along Rainier Avenue to include the very northern part of downtown Renton. Then it continues south through Grady way but excluding the downtown neighborhood of Renton. The eastern and southern boundaries stretch out along I-405 to I-5, and west along Sunset/MLK to the South Seattle border.

Neighborhood Description:

The north part of this neighborhood runs around the Renton Airport. This is mostly an older neighborhood consisting of single family residences that have been converted to office use, and small family owned retail businesses. The southern portion of the neighborhood runs along Rainier Avenue South, where Fred Meyers, Safeway and Walmart are the major retail stores. This area also includes several large office complexes, and the automobile dealerships on Grady Way. The stretch along Sunset (SR 900) consists of single and multi-family housing, the Black River Forest area and industrial properties.



New WSADA Office

New development in the area consists of a new auto sales office on Grady Way, the remodeling of the old Saturn Dealership by Walker Subaru, the extension of Walmart on 7th Avenue, and the remodeling of the Lincoln Dealership at 7th & Rainier.



Facing Rainier & Grady Way

The widening of Rainier Avenue is completed.

The former Draper Valley industrial building on 7th was purchased by NW Gourmet Foods and heavily remodeled for food processing. The old Billy McHales on 7th was demolished. No other major development has occurred in this area over the last year.



NW Gourmet Foods



Rivertech - \$12 million

There were 12 improved sales in Neighborhood 10 between 1/1/2011 and 2/10/2014. Two sales in 2011, two sales in 2012, 7 in 2013, and 1 in 2014. Sales prices ranged from \$305,000 to \$12 million.

Area 70-20: Renton Central Business District

Boundaries:

This neighborhood is located along the eastern side of Rainier Avenue and continues along the western side of Cedar River. The southern boundary is S Grady Way, while Airport Way South serves as the northern boundary.

Neighborhood Description:

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



Vacant Service Garage on Logan -

Valley Counseling purchased a new building on Wells and rehabbed the property significantly for their new offices.

Several properties along Main Street have been offered for sale for redevelopment, with two -- a gas station at Main and 2nd and an old repair shop -- were purchased.





The Dinner Train Depot was also purchased by the Renton Chamber of Commerce for their new office.

There were a total of 11 sales in this neighborhood between 1/1/2011 and 2/10/2014. Two sales occurred in 2011, seven sales occurred in 2012, and two sales occurred in 2013. Sales prices ranged from \$120,000 to \$2,095,000.

Area 70-30: Tukwila – Southcenter Commercial/Industrial District

Boundaries:

The neighborhood includes the Southcenter area south of I-405 down to South 212th Street in Kent. The western border is I-5, and the eastern border is West Valley Highway.

Neighborhood Description:

The neighborhood consists of the Southcenter Mall area and goes south into the Tukwila industrial area, and into the northern most part of the Kent Valley. This area also includes the Segale development and the new extension of Southcenter Parkway from 180th to 200th Street which replaces Frager Road as the arterial access to 200th from Southcenter. Most of the properties are shopping centers and big box retail near the mall area, while ancillary uses are commercial warehouse, office, small strip center retail, and industrial uses.



A new hotel is being constructed off of Andover Park West.

The new Sound Transit/Amtrak station at Longacres is being constructed.



Segale Properties continues to develop the land south of 180th Street. A new road has been built that connects to Orilla and Military Road South and the new Southcenter Parkway extension to S. 200th has been completed.

The newest construction project is the Stryker Business Park at S. 212 and 59th Place South. The development is planned for four new industrial distribution warehouses; two of which have already been completed and are available for lease.



There were 12 sales of properties between 1/1/2011 and 2/10/2014. Three sales occurred in 2011, three sales in 2012, and six sales occurred in 2013. Sales prices ranged from \$1.1 million to \$12 million.

Area 70-40: Southeast Renton, North Kent Valley

Boundaries:

The boundary for this neighborhood is I-405 to the north and South 192nd Avenue to the south, West Valley Highway to the west, and SR 167 to the east.

Neighborhood Description:

This area includes the southeast portion of Renton which is predominantly industrial and office zoned properties. Part of this neighborhood was named the IKEA District in honor of IKEA Home Store, a major City of Renton community supporter. The neighborhood continues through the north Kent industrial area which is predominantly small industrial properties and small commercial retail properties.

Old Motorsports is being converted to new auto dealership.



There were 13 sales that occurred between 1/1/2011 and 2/10/2014. Five sales occurred in 2011; one sale in 2012; 6 sales occurred in 2013, and 1 sale in 2014. Sales prices ranged from \$990,000 to \$10.5 million.

Area 70-50: West Kent Valley Industrial

Boundaries:

This neighborhood borders the south side of 192nd, running west to West Valley Highway/68th Avenue and then south to 212th, west again to the Green River and then south to Kent-Des Moines Road, then runs east to 84th Avenue South, and heads north to S. 228th Street and then east again to 76th Avenue S until S 212th Street, and then runs east along 212th Street to SR 167.

Neighborhood Description:

Neighborhood 50 is the north and west portion of the Kent Valley industrial area. This neighborhood has one of the largest concentrations of distribution, warehousing, and manufacturing facilities in North America. The entire Kent Valley Industrial area is home to more than 45 million square feet of building space.

There has been little redevelopment in this area. This area includes the excess land that Boeing redeveloped and sold between 208th Street and 212th Street. However, much of that land remains vacant and available.



Also, Inc. has completed their new building at S 204th and 68th Avenue South.

There were 16 sales in this neighborhood between 1/1/2011 and 2/10/2014. Two sales occurred in 2011; six sales occurred in 2012; and eight sales occurred in 2013. Sales prices ranged from \$215,000 to \$26 million.



Retail strip sold for \$5.1 million.

Area 70: Neighborhood 60

Boundaries

The boundary runs from SR 167 east along 212th Street to S 76th Street, and then south along 76th to S 228th Street, then west to 64th Avenue South and then south to James Street and then west to the Green River and then south to Kent Des-Moines road and east back to SR 167.

Neighborhood Description.

The neighborhood consists of new industrial development and old retail neighborhoods along SR 167. This area *excludes* the Kent CBD area and Kent Station. The Showare Center is within this neighborhood.

There is no significant development happening in this area.

There were 13 sales that occurred in this neighborhood between 1/1/2011 and 2/10/2014. One sale occurred in 2011; six sales in 2012; and six sales in 2013. Sales ranged from \$240,000 to \$7.9 million.

Area 70 Population counts

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

Area Neighborhood	Parcel Counts	Percent
70-10	346	20.2%
70-20	255	14.9%
70-30	277	16.0%
70-40	251	14.7%
70-50	243	14.2%
70-60	342	20.0%
Total	1,714	100.00%

**This total does not include specialty or government parcels*

Physical Inspection Area:

Properties in Neighborhoods 10 were physically inspected for 2014 assessment year as required by WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. A total of 346 parcels (vacant and improved but excluding specialty and government owned parcels) were inspected for this year. The general boundaries of the neighborhood may be delineated as follows:

Northern: Renton Ave N, west of Lake Washington
Southern: 16th Avenue
Eastern: Renton Avenue North, east along Grady Way to Benson
Western: Interurban Avenue

A list of inspected parcels is included in the Addenda of this report.

Preliminary Ratio Analysis

A Preliminary Ratio Study was done for January of 2014. The study included sales of improved parcels showing a weighted mean ratio of 90.3%. The study was also repeated after application of the 2014 recommended values. The results are included in the validation section of this report. The weighted mean remained stable at 96.3%; while the COD is 7.32%. The PRD is 1.02. All are within IAAO parameters. Summary table of statistical ratios are located at the end of this report.

Scope of Data

Improved Parcel Total Value Data:

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

Land Value Data:

Vacant sales from 1/1/2011 to 2/10/2014 were given primary consideration for valuing land.

ZONING DISTRICTS AND DESIGNATIONS:

City of Renton

Residential/MFR Mixed Use Centers

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

Mixed Use Commercial Centers

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

Industrial

(IL) Industrial Light
(IM) Industrial Medium
(IH) Industrial Heavy

City Of Tukwila

Residential/MFR Mixed Use Centers

(LDR) Low Density Residential
(MDR) Medium Density Residential
(HDR) High Density Residential

Mixed Use Commercial Centers

(O) Office
(MUO) Mixed Use Office
(RCC) Residential Commercial Center
(NCC) Neighborhood Commercial Center
(RC) Regional Commercial

(RCM) Regional Commercial Mixed Use
(TUC) Tukwila Urban Center
(TVS) Tukwila Valley South

Industrial

(C/LI) Commercial Light Industrial
(LI) Light Industrial
(HI) Heavy Industrial
(MIC/L) Mfg Industrial Center/Light Industrial
(MIC/H) Mfg Industrial Center/Heavy Industrial

City of Kent

Agricultural

(A-10) Agricultural
(SR-1) Residential Agricultural District
(AG) Agricultural General District

Residential

(SR-3) Single Family
(SR-4.5) Single Family
(SR 6) Single Family
(SR-8) Single Family

Multi-Family

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

Commercial Centers

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

Industrial

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

Unincorporated King County

Residential/Multi Family

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

Commercial/Industrial

(O) Office
 (CB) Community Business
 (I) Industrial

Land Value

Land Sales, Analysis, Conclusions

There were seventeen sales between 1/1/2011 and 2/10/2014 considered in the revaluation of land in Area 70. Nineteen sales were excluded after sales verification because they were non-market transactions and were not relied on to set market value estimates for 1/1/2014. Sales were analyzed based on zoning, location and lot size. When possible, each neighborhood was valued based on sales within that neighborhood. In the absence of sales in a subject neighborhood, sales from other competing neighborhoods were given consideration. Vacant sales were given primary consideration for valuing land. We also gave consideration to improved properties that were purchased for land value only; the intention is to demolish the existing improvements and redevelop.

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

Land Sales by Neighborhood Zoning and Price Per Square Foot					
Neighborhood	Zoning	Sale Count	High Sale	Low Sale	Median Sale
10	CA	3	\$39.50	\$28.70	\$33.57
	IM	1	\$12.76	\$12.76	\$12.76
20	CD	3	\$22.65	\$47.92	\$24.24
30	TUC	2	\$15.95	\$18.19	\$17.07
	M1	1	\$7.15	\$7.15	\$7.15
40		0			
50	M1	1	\$9.89	\$9.89	\$9.89
60	CM-1	1	\$8.88	\$8.88	\$8.88

Land Sales by Neighborhood Zoning and Price Per Square Foot					
Neighborhood	Zoning	Sale Count	High Sale	Low Sale	Average Sale
60	GWC	1	\$7.45	\$7.45	\$7.45
	GC	1	\$20.58	\$20.58	\$20.58
	DCE	1	\$36.25	\$36.25	\$36.25
	SR-1	1	\$1.24	\$1.24	\$1.24
	MRT-16	1	\$1.12	\$1.12	\$1.12

The recommended land values for all land parcels in area 70 for the 2014 assessment year generate a total change from the 2013 assessments of +7.33%. The total assessed land value for the 2013 assessment year for Area 70 is \$1,518,734,550. The total recommended assessed land value for the 2014 assessment year is \$1,630,095,600.

Discussion of Land Sales

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

Area 70-10: Renton, West of CBD

Four land sales occurred in the months from 1/1/2011 to 2/10/2014 in this neighborhood. Comparable land sales from competing neighborhoods were also used in the analysis of land values in this neighborhood. The following are the detailed analysis of these sales:

Sale one is a parcel zoned IM. We were unable to confirm the details with the parties, but all indications are that this is a market sale.

Sale two had an old building that was subsequently torn down by the City of Renton for the street widening project. The Seller stated that the buyer intended to build a restaurant on the property. Currently the property is being used for staging for the street widening project.

Sale three is a parcel improved with a small used car building used by Hyundai of Renton. The buyer stated that he purchased the property for the land and did not give any consideration for the building.

Sale four is a parcel with a small building that was a used car lot – McGee Auto Sales. The property was purchased for land value only and is planned for redevelopment in the future. (As of the date of this report, a building permit application is being processed to build a mixed use retail office building on the site.)

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
1	070	010	334040	4805	14,500	2492996	\$ 185,000	05/24/11	\$12.75	IM
2	070	010	922890	0005	8,784	2524859	\$ 347,000	12/08/11	\$39.50	CA
3	070	010	192305	9096	92,347	2570837	\$2,650,000	10/24/12	\$28.70	CA
4	070	010	182305	9100	12,659	2582446	\$ 425,000	12/26/12	\$33.57	CA

Industrial zoned property in Neighborhood 10 ranges from \$1 to \$20/sf. Commercial zoned properties in this area are assessed from \$13 to \$29 per square foot depending on the size and arterial location. Multi-family zoned parcels are generally located in the older sections of this neighborhood. These parcels are smaller lots and usually require two or more to develop. Multi-family zoned land is assessed from \$2.50 to \$20 per square foot while single family residential land is \$6.50 to \$12/sf.

Please note that lands that are impacted by wetlands, right-of-ways, or topography are given nominal values of \$1 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Area 70-20: Renton Central Business District

Three land sales occurred in this neighborhood.

Sale five is a parcel zoned CD. Buyer stated it was purchased as an investment. The property is used for paved parking and is leased to a neighboring property.

Sale six consists of two parcels of land that has a building on it. Buyer stated that the property was slated for redevelopment; though no details were known.

Sale seven consists of 4 parcels that had an old gas station on the property. This was purchased for redevelopment.

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
5	070	020	723150	1320	6,622	2620533	\$150,000	07/24/13	\$22.65	CD
6	070	020	784130	0165	9,600	2647788	\$460,000	12/20/13	\$47.92	CD
7	070	020	723150	1230	29,500	2649032	\$714,000	01/07/14	\$24.24	CD

There is no industrial zoned land in the Renton CBD. Commercially zoned properties in this area are assessed from \$1 to \$40 per square foot depending on the size and arterial location.

Multi-family zoned parcels are assessed from \$22 to \$27 per square. There is no single family residential zoning in downtown Renton.

Please note the land that is impacted by wetlands, right-of-ways, or topography are given nominal values of \$1 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Area 70-30: Tukwila Southcenter

Three land sales occurred in the period from 1/1/2011 to 2/10/2014 in this area.

Sale eight is a vacant parcel located on Upland Drive in the industrial/retail area of Southcenter. The property will be developed into a hotel.

Sale nine is a bulk sale of 17 parcels purchased from Boeing to build the Stryker Business Park. The property had some parcels that are used for drainage and retention ponds. There were 3 buildings on the property that were to be demolished at an unconfirmed amount.

Sale ten is a vacant parcel located at the corner of Andover Park East and Treck Drive. The property was a cash sale and the proposed development is office/retail.

Based on sales that occurred during this time, the TUC zoning was the only properties that had value increases along Andover Park E and West. Properties in this specific area went from \$16/sf to \$17.50/sf.

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
8	070	030	883650	0030	119,157	2580245	\$1,900,000	12/19/12	\$15.95	TUC
9	070	030	660007	0080	2,954,968	2587875	\$21,117,497	02/05/13	\$07.15	M1
10	070	030	022340	0070	140,205	2615915	\$2,550,748	06/28/13	\$18.19	TUC

Commercial zoned properties in this area are assessed from \$1 to \$30 per square foot. Industrial properties in this area are \$1 to \$9.50/sf. Multi-family zoning in this area is \$1 to \$3. Single family residential land is \$1/sf.

Please note the land that is impacted by wetlands, right-of-ways, or topography are given nominal values of \$1.00 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Area 70-40: Southeast Renton, North Kent Industrial Valley, East of the Green River

No sales occurred in this area. We relied on sales from area 30 and 50 to value the land.

Industrial zoned property in Neighborhood 40 ranges from \$1.00 to \$26/sf. Commercial zoned properties in this area are assessed from \$1 to \$30 per square foot depending on the size and arterial location. There is no single or multi-family residential zoning in this area.

Please note the land that is impacted by wetlands, right-of-ways, or topography are given nominal values of \$1.00 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Area 70-50: West Kent Valley Industrial

This area has the greatest concentration of industrial properties in Area 70. One land sale occurred in the months from 1/1/2011 to 2/10/2014 in this area.

Sale eleven is a vacant parcel located at the corner of S 204th and 68th Avenue S. The property sold with SEPA approval in place, but no plans or permits.

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
11	070	050	012204	9123	256,030	2504984	\$2,531,618	08/09/11	\$9.89	M1

Industrial zoned property in Neighborhood 50 ranges from \$1.00 to \$18.25/sf. Commercial zoned properties in this area are assessed from \$8.75 to \$18.00 per square foot depending on the size and arterial location. Multi-family zoned parcels are assessed from \$6.00 to \$8.50 per square foot while single family residential land is \$1/sf.

Please note the land that is impacted by wetlands, right-of-ways, or topography are given nominal values of \$1 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Area 70-60: East Kent Valley, along SR 167

This neighborhood is a mix of newer industrial development and older commercial properties just north of the Kent CBD. Six land sales occurred for the period between 1/1/2011 to 2/10/2014 in this neighborhood. Comparable land sales from competing neighborhoods and geographic area 65 were used in the analysis of all land values in this neighborhood.

Sale 12 is a purchase to build a Tai Kwon Do studio. Property had several offers. This was an REO sale, but price was based on appraisal and broker’s price opinion.

Sale 13 was a purchase by the tenant of leased land.

Sale 14 was a three parcel purchase by Heritage Bank to construct a new bank.

Sale 15 was a purchase of land that has a creek and wetlands. No indication as to how much is useable. There were no unusual sale conditions.

Sale 16 was a purchase of single family residential land that was purchased as open space.

Sale 17 was a purchase of multi-family land for development.

	Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld Area	Zone
12	070	060	775980	0030	34,213	2507686	\$255,000	08/26/11	\$7.45	GWC
13	070	060	132204	9365	7,007	2534006	\$144,210	03/15/12	\$20.58	GC
14	070	060	132204	9130	23,449	2571892	\$850,000	10/31/12	\$36.25	DCE
15	070	060	775780	0160	88,955	2632284	\$790,000	09/26/13	\$8.88	CM-1
16	070	060	232204	9006	1,599,088	2477242	\$1,975,000	1/24/11	\$1.24	SR-1
17	070	060	775780	0221	547,776	2649342	\$612,315	1/7/14	\$1.12	MRT-16

Industrial zoned property in this neighborhood indicates a range of values from \$1.00 to \$14.25 per square foot. Commercially zoned land is assessed from \$1.00 to \$20.00 per square foot. Multifamily land is assessed from \$1.00 to \$11.50 per square foot. Single family land is \$2.25 per square foot.

Please note the land that is impacted by wetlands, right-of-ways, or topography are given nominal values of \$1.00 per sf or flat valued if 100% impacted. Land value can vary on a price per square foot due to location and size.

Land Value Conclusions, Recommendations and Validation:

Area 70 encompasses four jurisdictions with many varying zoning codes. Zoning was considered in determining the market value of the land for assessment purpose. Renton, Kent, Tukwila, and unincorporated King County are the major contributors of this zoning in their respective jurisdictions. In 2013 land values still show some strength in market demand in neighborhoods 10, 30 and 60.

However, it should be noted that Area 70 is the smallest geographic valuation area among the South County jurisdictions; that’s because it is also one of the densest areas with more than 2,600 commercial properties (including government and specialties). Viable vacant land for development is scarce. Most of the remaining vacant land typically has issues with wetlands and sloping or is being used for right of way and water retention. Recent vacant land sales are properties that were turned over from Boeing and purchased by others for development. Other parcels, particularly in the downtown Renton area, were previously developed property purchased for land value, with the improvements being slated for demolition or held for future redevelopment.

Given this, another valuation technique was employed by the Assessor for this area to determine if land values should be modified. This is called the “land extraction method.” This method takes viable improved sales and extracts land values by deducting the depreciated cost of the improvements, site improvements and entrepreneurial incentive. The method is most reliable when dealing with improved properties nearing the end of their economic life, or brand new properties where little depreciation has occurred.

Thirty-six improved sales occurred in Area 70 between 1/1/2011 to 2/10/2014, all with various zonings. The land extraction method was employed with these properties to test whether changes in land values is warranted given the lack of data samples for vacant sales. The Assessor found that there were a number of good sales where the extraction method could be employed. Multiple property sales were not always viable and properties that were not near the end or at the beginning of their economic life needed to be used with caution.

The Assessor found that there was sufficient evidence based on this methodology to support the current land value conclusions – but not enough viable evidence to recommend major modifications to land values. Most of the viable extraction sales basically supported current values. There is one exception in Neighborhood 30 – Southcenter Mall area. Several new land sales have occurred for the TUC zoning along Andover Park East and West. These sales indicated that an increase in land value was warranted and the price per square foot was increased from \$16/sf to \$17.50/sf.

The Assessor evaluated properties impacted by wetlands and topography and they were valued similarly. Using appraisal judgment as well as aerial and topographic maps, the Assessor determined the percent impact and applied a percentage decrease in land value based on the extent of sloping for sloped property. Wetlands were determined by using current wetlands map for each of the jurisdictions and the Assessor’s mapping program to calculate the amount of wetlands impact. The reason is that these parcels may not be 100% buildable, but the impacted portions do have some value for density calculations, open space buffers or water retention needs. Appraisal judgment was not used in cases where a delineation study was provided to the Assessor. Whole parcels that are 100% used for water retention were valued at \$1,000.

The Assessor also revalued right of way parcels. All right of way parcels were adjusted to reflect the same value as neighboring parcels.

Area 70	2013 Total Land	2014 Total Land	\$ Increase	% Change
Land Values	\$1,518,734,550	\$1,630,095,600	\$111,361,100	+7.33%

A list of sales used and not used for vacant land sales follows.

Land Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code	Remarks
								Area						
070	010	334040	4805	14,500	2492996	\$185,000	05/24/11	\$12.76		VACANT LAND	IM	1	Y	
070	010	922890	0005	8,784	2524859	\$347,000	12/08/11	\$39.50		DONUT SHOP	CA	1	Y	
070	010	192305	9096	92,347	2570837	\$2,650,000	10/25/12	\$28.70		HYUNDAI OF RENTON	CA	1	Y	
070	010	182305	9100	12,659	2582446	\$425,000	12/26/12	\$33.57		MC GEE AUTO SALES	CA	1	Y	
070	020	723150	1320	6,622	2620533	\$150,000	07/24/13	\$22.65		VACANT LAND	CD	1	Y	
070	020	784130	0165	9,600	2647788	\$460,000	12/20/13	\$47.92		VACANT LAND	CD	2	Y	
070	020	723150	1230	29,500	2649032	\$715,000	01/07/14	\$24.24		VACANT LAND	CD	4	Y	
070	030	883650	0030	119,157	2580245	\$1,900,000	12/19/12	\$15.95		VACANT	TUC	1	Y	
070	030	660007	0080	2,954,968	2587875	\$21,117,497	02/05/13	\$7.15		Boeing	M1	17	Y	
070	030	022340	0070	140,205	2615915	\$2,550,748	06/28/13	\$18.19		ANDOVER EXEC PARK BLDGS 1, 3, 5	TUC	1	Y	
070	050	012204	9123	256,030	2504984	\$2,531,616	08/09/11	\$9.89		VACANT	M1	1	Y	
070	060	232204	9006	1,599,088	2477242	\$1,975,000	01/24/11	\$1.24		VACANT OPEN SPACE	SR-1	2	34	Use-change after sale; not in ratio
070	060	775980	0030	34,213	2507686	\$255,000	08/26/11	\$7.45		Vacant Land	GWC	1	Y	
070	060	132204	9365	7,007	2534006	\$144,210	03/15/12	\$20.58		VACANT COMMERCIAL	GC	1	Y	
070	060	132204	9130	23,449	2571892	\$850,000	10/31/12	\$36.25		Vacant Land	DCE	3	Y	
070	060	775780	0160	88,955	2632284	\$790,000	09/26/13	\$8.88		VACANT	CM-1	1	Y	
070	060	775780	0221	547,776	2649342	\$612,315	01/07/14	\$1.12		Vacant Land	MRT16	4	Y	

Land Sales Not Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	060	775780	0210	91,350	2481622	\$121,414	01/25/11	\$1.33	SERVICE STEEL - WETLAND	CM-1	1	51	Related party, friend, or neighbor
070	040	312305	9162	46,366	2484852	\$300,000	03/22/11	\$6.47	VACANT LAND	GC	2	33	Lease or lease-hold
070	060	775780	0041	104,566	2492389	\$635,000	05/19/11	\$6.07	SFR TEAR DOWN	GWC	4	61	Financial institution resale
070	030	022204	9047	200,376	2527280	\$877	11/02/11	\$0.00	VACANT	M1	1	24	Easement or right-of-way
070	030	660021	0340	665,719	2527279	\$2,560	11/02/11	\$0.00	VACANT WETLAND - TRACT A	M1	1	24	Easement or right-of-way
070	010	000720	0003	19,920	2519408	\$305,000	11/17/11	\$15.31	VACANT	CA	1	63	Sale price updated by sales id group
070	030	660021	0230	161,628	2534842	\$1,105	03/08/12	\$0.01	VACANT LAND	M1	1	24	Easement or right-of-way
070	060	775780	0155	547,776	2536456	\$450,000	03/28/12	\$0.82	VACANT LAND	MRT16	4	61	Financial institution resale
070	060	383200	0405	23,147	2557148	\$244,824	08/01/12	\$10.58	VACANT	GC-MU	2	23	Forced sale
070	020	182305	9262	28,048	2567227	\$67,232	09/25/12	\$2.40	PARK - N - RIDE LOT	CD	1	18	Quit claim deed
070	010	242304	9128	16,933	2588686	\$23,220	12/31/12	\$1.37	VACANT LAND (PORTION IS DRAINAGE)	CO	3	11	Corporate affiliates
070	010	242304	9100	10,450	2609965	\$4,800	05/31/13	\$0.46	VACANT LAND	IM	1	24	Easement or right-of-way
070	020	723150	1230	29,500	2612956	\$496,000	06/20/13	\$16.81	VACANT LAND	CD	4	63	Sale price updated by sales id group
070	040	000020	0001	366,775	2620224	\$350,000	07/24/13	\$0.95	VACANT ALONG THE RAILROAD/WETLAND	M2	1	22	Partial interest (1/3, 1/2, etc.)
070	030	788880	0080	336,240	2639197	\$7,800	10/16/13	\$0.02	Custom Control / Stratex Bldg	M1	1	24	Easement or right-of-way
070	030	788880	0080	336,240	2639198	\$87,200	10/16/13	\$0.26	Custom Control / Stratex Bldg	M1	1	24	Easement or right-of-way
070	040	242304	9086	8,000	2639628	\$14,100	11/05/13	\$1.76	VACANT LAND (OPERATING PROPER)	CO	1	24	Easement or right-of-way
070	030	788880	0130	47,480	2640729	\$4,662	11/06/13	\$0.10	RIVERBEND INDUSTRIAL PARK	M1	1	24	Easement or right-of-way
070	040	088670	0010	1,160,557	2644351	\$1,653,910	12/06/13	\$1.43	VACANT LAND	CO	9	24	Easement or right-of-way

Valuation of Improved Parcels

Improved Value Data

Commercial improved sales dating from 1/1/2011 to 2/10/2014 were considered in the evaluation of Area 70's improved properties. Seventy-seven arm's length improved sales have occurred during this period. Five sales are not included in the ratio study as the improvements changed their use after the sale and the current assessed value is not reflective of the sales price at the time of sale. The sales were obtained from Excise Tax Records, Costar, Brokers and Agents. These sales were organized by market segments based on predominant use. Based on sales analysis, each segment reflected a market price per square foot of net rentable area. The sales price range served to establish a general upper and lower market boundary for the various property types within each subject area.

Sales Comparison Approach Model Description

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

The sales comparison approach was deemed the most reliable method of valuation for convenience stores, car washes, day care facilities, and mobile home parks.

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

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

Property Type	No. of Sales	High/Low Range/SF	*Median Sales Price/SF
Auto Dealership	1	\$258.98	\$258.98
Automotive Center	1	\$162.28	\$162.28
Church	1	\$100.34	\$100.34
Dental Office	3	\$213.33 to \$329.28	\$319.00
Discount Store	1	\$53.32	\$53.32
Fast Food Restaurant	1	\$127.52	\$127.52
Garage, Service Repair	4	\$110.29 to \$307.69	\$163.26
Industrial Engineering Bldg	1	\$145.96	\$145.96
Industrial Flex Bldg	2	\$82.24 to \$204.36	\$143.30
Industrial Light Mfg	6	\$59.42 to \$119.66	\$68.51
Line Retail	2	\$163.30 to \$266.49	\$214.90
Medical Office	2	\$160 to \$205.48	\$182.74
Mixed Use Retail/Residential	1	\$117.22	\$117.22
Mobile Home Park	1	\$48,063/pad	\$48,063/pad
Office Buildings	12	\$100.75 to \$223.96	\$167.93
Restaurant, Table Service	1	\$188.32	\$188.32
Retail Store	2	\$161.46 to \$204.32	\$182.89
Storage Warehouse	18	\$62.97 to \$216.01	\$93.42
Shopping Center	1	\$112.28	\$112.28
Transit Warehouse	2	\$59.25 to \$206.06	\$132.66
Warehouse, Distribution	14	\$60.79 to \$170.01	\$82.69

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

Sales Comparison Calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach and established an analysis of sales within each neighborhood. Market areas may change for certain property type; i.e., large regional malls are scarce, and the market area for these types of properties may extend countywide or extend into other counties. Conversely, small retail stores or small family business operations will have a market area that is more localized, providing there are sales. Individual prices were applied based on various characteristics deemed appropriate by the market for each property type.

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 or not appropriate. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method include fraternal halls, auto dealerships, and on-going new construction.

Cost Calibration

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

Income Capitalization Approach Model Description

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

Market Analysis

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

The Assessor performed a market survey of lease rates for newly leased properties in 2013. Issues discussed were asking versus what was realized and along with any concessions that were given for the differing property types. Not all leases were confirmed with a property owner or Broker, but a sufficient sampling was found for each of the property types to give a good indication of the reliability of the published data. Effective rent is the actual rental rate being received by the property owner after allowance for rent concessions, i.e., free rent or higher than usual tenant improvement allowances. The common concession is free rent for all the property types. The concession will typically be one month free for every year leased. Retail properties were most likely to have the tenant improvement concessions. Rent concessions were noted in our lease survey, but not considered due to the assumption that all properties are leased at market rates, with market vacancy, and market capitalization rate.

The Assessor has access to various publications for the three main property types – office, retail and industrial. The Assessor gives greater weight to publications that focus on the Seattle or Puget Sound market area. Little weight is given to national publications.

The Puget Sound area is considered one of the top three investment markets in the U.S.¹ Essentially the Kent Valley is split into four main areas: Renton, Tukwila, Kent and Auburn. Both Kent and Tukwila have similar vacancy rates for their industrial property types, while Renton has lower vacancy rates. The Assessor's survey results show a median rate per month of \$0.44/sf for warehouse space in Renton; \$0.50/sf for Tukwila; and \$0.42/sf for Kent which is slightly lower. However, the lease rates fluctuate depending on size of the tenancy and amenities. Capitalization rates for Class B and C industrial properties are between 5.75% and 7.0% for the entire Seattle area.

Office vacancy rates in the Renton, Tukwila and Kent areas appear to have worsened during 2013. Most survey data focuses on Class A property. Kent is still struggling with vacancies at 13%, while Tukwila and Renton has gone up to 13% for Class B and 8% for Class C properties. The survey results for Kent show that triple net rates range between \$12 to \$12.50 per year with some properties as high as \$18/sf. However, there were very few leases contracted during 2013; so the sample size is small. Renton's office rates are \$10.50 to \$18/sf on a triple net basis. Tukwila is showing a range of \$9 to \$17/sf on a triple net basis.

Again, location, age of building, and tenancy size will cause the lease rate to fluctuate. Capitalization rates for office properties in the Seattle area range from 6.50% to 8.50% for Class B and C properties. (There are very few, if any, Class A properties in the South County area.)

As for retail properties in the Southend, the vacancy rates rose slightly over 2013; Kent Valley is 4.5% while Renton/Tukwila is 5.9%. The Assessor's market survey shows \$9 to \$38/sf lease rates for the Tukwila area, \$14 to \$28/sf for the Renton area, and \$9 to \$25/sf for the Kent area. Capitalization rates range from 6.25% to 7.75%.

Overall, the office market appears to be still struggling. The retail market has remained fairly stable through the economic downturn and continues to remain somewhat flat. The industrial market in the Kent Valley is showing the greatest amount of improvement. There are more sales of industrial property this year than any other property type.

A change in the valuation of office properties is the switch to using a triple net rate versus gross. Most office properties are leased on a gross or modified gross. However, the range in the expenses for these buildings, even those of similar age, was pretty wide. It became difficult to stratify effectively. So, the Assessor took the gross lease rate and deducted the stated triple net expense rate from each property². After doing this, the range for office properties became pretty tight and could be more effectively stratified for age and size.

¹ "Industrial market is buzzing – even for spec"; Seattle Times - Real Estate; pg 3; June 27, 2013.

² Stated NNN rates are based on CBA reported data or taken from income and expense information provided by the property owner.

Income Approach Calibration

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

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

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

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

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

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

The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield rental and expense information only. As a supplement, lease information is

SEATTLE / PACIFIC NW CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC-CCIM: Investment Trends Quarterly	4Q 2013	West Region	8.00% 7.50% - - -	- - 7.30% 7.30% -	- - - - 7.20%	Office CBD Office Suburban Industrial Warehouse Flex Retail
Colliers Office Highlights	Q4 2013	Seattle/PS	8.00% 8.00%	- -	- -	CBD Office Suburban Office
Costar	Yr. End 2013	King County	5.11% 6.14% - - - -	- - 6.02% 6.60% - -	- - - - 6.71% 6.75%	SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10% SP=\$5mil. +; Cap. Rate = 1%-10% SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10% SP=\$5mil. +; Cap. Rate = 1%-10% SP=\$1mil. - \$5mil.; Cap. Rate = 1%-10% 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% 6.60% 6.00% 5.70% 6.00% 7.30% 7.20%	Shopping Centers All Types Shopping Center (Neigh. & Comm. Cntrs.) 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 +)
NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	Yr. End 2013	National	6.26% 7.28% 7.09% - 7.23% 6.10%	7.10% 7.94% 7.61% - 7.99% 6.73%	6.65% 7.28% 7.09% - 7.23% 6.20%	Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+
PWC / Korpaz	4Q 2013	National	6.45% 6.98% 7.71% - - - -	- - - 7.83% 6.22% - -	- - - - - 6.56% 6.67% 6.98%	CBD Office - (4.00% - 9.00%) Sub. Office - (5.00% - 9.50%) Medical Office - (5.50% - 11.00%) Flex/R&D - (6.25% - 10.00%) Warehouse - (5.00 - 7.75%) A+ = 5.46%; A = 5.92%; B+ = 6.71% Power Center - (5.50% - 8.00%) Neigh. Strip Ctrs. - (5.00% - 10.00%)
IRR: Viewpoint for 2014	Yr. End 2013	Seattle	7.37% 8.01% 7.68% 8.23% - - - - - - - -	- - - - 7.50% 8.09% 8.01% 8.53% - - - -	- - - - - - - - 7.01% N/A 7.26% 7.72% 7.41% 7.93%	Institutional Grade Properties" CBD Office - Class A CBD Office - Class B Suburban Office - Class A Suburban Office - Class B Industrial - Class A Industrial - Class B Flex Industrial - Class A Flex Industrial - Class B Reg. Mall - Class A Reg. Mall - Class B Community Retail - Class A Community Retail - Class B Neighborhood Retail - Class A Neighborhood Retail - Class B
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

SEATTLE / PACIFIC NW CAP RATES							
Source	Date	Location	Office	Industrial	Retail	Remarks	
IAAO Webinar Cap. Rate Report	Yr End 2013	National	-	-	-	<i>"Transactions over \$2.5mil"</i>	
			-	-	-	<i>(Real Cap Anal)</i>	
			7.20%	-	-	Single Tenant Office	
			-	-	7.40%	Big Box	
			-	-	7.20%	Grocery/Supermarket	
			-	-	7.40%	Anchored Strip Malls	
			-	-	7.50%	Unanchored Strip Malls	
			-	-	7.20%	Power Center	
			-	-	6.70%	Drug Stores	
			-	-	6.40%	Malls	
-	-	7.00%	Average – All Subcategories				
Calkain: Net Lease Economic Report	Yr End 2013	National	-	-	6.70%	Overall (Average)	
			-	-	7.10%	Drug Store	
			-	-	6.60%	Quick Service Rest.	
			-	-	7.30%	Restaurant	
			-	-	7.45%	Big Box	
			-	-	5.95%	Banks	
The Boulder Group: Net Lease Market Report	4Q 2013	National	7.70%	8.00%	7.02%	Overall (Average)	
			-	-	7.10%	Big Box "Overall"	
			-	-	6.25%	Big Box "Investment Grade"	
			-	-	7.50%	Big Box "Non-Investment Grade"	
			-	-	7.05%	Jr. Big Box - (20,000/SF – 39,999/SF)	
			-	-	7.18%	Mid. Big Box - (40,000/SF – 79,999/SF)	
			-	-	7.58%	Mega Big Box - (80,000/SF +)	
			-	-	6.63%	Overall (Average)	
		West Region	-	-	-	-	Industrial
		Cassidy/Turley: Single Tenant Net Lease Overview	3Q 2013	National	-	7.60%	-
-	-				6.90%	Quick Service Rest.	
-	-				6.90%	Jr. Big Box - (20,000/SF – 39,999/SF)	
-	-				7.60%	Mid. Big Box - (40,000/SF – 79,999/SF)	
-	-				7.90%	Mega Big Box - (80,000/SF +)	
-	-				7.50%	Overall (Average)	

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

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

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

Reconciliation

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

	2013 Ratio	2014 Ratio
Assessment Level	90.3%	96.3%
Coefficient of Dispersion	12.60%	7.32%
Coefficient of Variation	15.57%	9.77%
Standard Deviation	14.21%	9.55%
Price Related Differential	1.01	1.02

Model Validation

Total Value Conclusions, Recommendations and Validation:

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

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

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

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the

parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 96.3%. The standard statistical measures of valuation performance are all within IAAO guidelines. Seventy-two arms-length sales generate an assessment level (weighted mean) of 96.3% and is within IAAO guidelines. These are presented both in the Executive Summary and in the 2013 and 2014 Ratio Analysis charts included in this report.

The total assessed value for the 2013 assessment year for Area 70 was \$3,200,631,715. The total recommended assessed value for the 2014 assessment year is \$3,383,856,900. Application of these recommended values for the 2014 assessment year results in an average total change from the 2013 assessments of 5.72%.

Total Assessed Value Chart

	Land	Improvements	Total
2013 Value	\$1,518,734,550	\$1,681,897,165	\$3,200,631,715
2014 Value	\$1,630,095,600	\$1,753,761,300	\$3,383,856,900
Percent Change	7.33%	4.27%	5.72%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge

the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

CERTIFICATION:

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

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



Valerie A. Dreas
Deputy Assessor

Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000140-0023	1,516,000	1,500,000	1/15/2013	1.0107	0.0900
000140-0035	2,996,000	2,882,000	10/28/2011	1.0396	0.1189
000580-0028	770,000	1,300,000	8/22/2013	0.5923	0.3283
012204-9049	4,137,700	4,050,000	9/26/2011	1.0217	0.1010
012204-9053	4,090,200	5,100,000	5/28/2013	0.8020	0.1186
012204-9062	3,735,000	3,850,000	2/7/2013	0.9701	0.0495
022204-9029	2,061,100	2,600,000	8/22/2012	0.7927	0.1279
022310-0031	1,556,300	1,222,000	6/24/2013	1.2736	0.3530
022310-0037	3,125,700	3,216,000	12/2/2011	0.9719	0.0513
022320-0051	987,700	1,100,000	12/12/2012	0.8979	0.0227
022330-0010	10,585,600	12,050,000	3/29/2013	0.8785	0.0421
022340-0045	2,335,300	2,685,000	10/23/2013	0.8698	0.0509
062205-9005	5,286,000	4,995,937	4/13/2011	1.0581	0.1374
118000-2795	307,000	305,000	8/26/2011	1.0066	0.0859
122204-9013	26,558,900	26,650,000	1/9/2012	0.9966	0.0760
122204-9021	1,347,200	1,500,000	1/13/2012	0.8981	0.0225
122204-9094	402,500	450,000	5/29/2013	0.8944	0.0262
122204-9114	7,422,100	9,750,000	2/17/2012	0.7612	0.1594
125370-0200	1,592,200	1,900,000	5/8/2013	0.8380	0.0826
125370-0400	4,992,500	5,600,000	11/5/2013	0.8915	0.0291
125381-0081	4,473,200	6,600,000	2/10/2014	0.6778	0.2429
132304-9087	11,438,900	12,000,000	2/15/2013	0.9532	0.0326
182205-9250	621,400	790,000	5/29/2013	0.7866	0.1340
182305-9073	1,524,300	1,500,000	1/31/2014	1.0162	0.0956
182305-9254	5,357,600	4,575,000	5/3/2013	1.1711	0.2504
192305-9031	4,543,600	6,000,000	12/3/2013	0.7573	0.1634
214610-0030	2,318,700	3,125,000	11/4/2013	0.7420	0.1786
312305-9013	7,854,600	10,500,000	2/25/2013	0.7481	0.1726
312305-9060	1,960,300	1,850,000	11/3/2011	1.0596	0.1390
312305-9082	9,060,000	9,000,000	12/1/2011	1.0067	0.0860
312305-9092	3,067,100	3,072,500	5/8/2012	0.9982	0.0776
312305-9114	1,927,200	1,600,000	12/2/2013	1.2045	0.2839
331900-0020	3,063,800	3,350,000	7/3/2013	0.9146	0.0060
334040-3615	1,934,300	1,929,000	4/29/2013	1.0027	0.0821
334040-4470	1,933,000	2,300,000	12/18/2012	0.8404	0.0802
352304-9074	3,683,200	3,725,000	10/25/2011	0.9888	0.0682
362304-9013	1,161,900	1,200,000	2/3/2011	0.9683	0.0476
362304-9027	1,845,100	2,402,400	7/19/2011	0.7680	0.1526
362304-9099	1,307,000	1,822,000	9/16/2013	0.7173	0.2033
383040-0010	1,518,000	1,730,000	10/17/2012	0.8775	0.0432
383090-0260	1,113,200	1,500,000	9/22/2011	0.7421	0.1785
383090-0320	2,851,700	2,929,000	12/6/2012	0.9736	0.0530
383090-0380	3,321,000	3,384,000	12/6/2012	0.9814	0.0608
392680-0040	2,430,000	2,450,000	9/16/2013	0.9918	0.0712
543620-0023	4,560,200	4,566,000	12/12/2012	0.9987	0.0781
543620-0042	7,653,200	7,900,000	4/26/2013	0.9688	0.0481

Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
2014 Assessment Year

543620-0461	1,415,000	1,800,000	1/13/2012	0.7861	0.1345
631500-0360	2,326,900	3,000,000	2/29/2012	0.7756	0.1450
722930-0035	978,900	1,200,000	12/14/2012	0.8158	0.1049
722930-0055	978,900	900,000	6/19/2012	1.0877	0.1670
722930-0070	375,200	310,000	8/10/2012	1.2103	0.2897
722930-0625	114,900	120,000	5/18/2012	0.9575	0.0369
723150-0775	1,664,800	1,546,000	1/31/2011	1.0768	0.1562
723150-1920	1,404,000	2,095,000	3/16/2013	0.6702	0.2504
723150-1970	881,700	790,000	11/19/2012	1.1161	0.1955
723150-2330	616,300	638,000	9/5/2013	0.9660	0.0454
775780-0034	2,079,400	2,300,000	10/24/2013	0.9041	0.0165
775780-0120	222,400	240,000	2/28/2012	0.9267	0.0060
784080-0115	245,800	270,000	9/12/2012	0.9104	0.0102
784080-0125	346,900	320,000	10/17/2011	1.0841	0.1634
784180-0135	532,600	516,050	8/29/2012	1.0321	0.1115
788880-0430	3,155,900	3,050,000	5/1/2012	1.0347	0.1141
788880-0535	2,539,300	2,690,000	2/8/2013	0.9440	0.0234
788890-0111	2,163,300	2,842,000	9/23/2013	0.7612	0.1594
883480-0010	3,647,000	4,290,000	12/5/2012	0.8501	0.0705
883480-0080	2,614,200	3,041,875	7/11/2013	0.8594	0.0612
883480-0090	6,255,400	8,285,000	10/22/2013	0.7550	0.1656
883660-0081	952,600	990,000	10/19/2011	0.9622	0.0416
886700-0045	916,100	1,220,000	12/4/2013	0.7509	0.1697
886700-0109	133,400	215,000	8/27/2013	0.6205	0.3002
887980-0035	2,032,000	2,800,000	9/23/2013	0.7257	0.1949
918800-0070	1,738,400	2,150,000	2/1/2012	0.8086	0.1121

Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
2014 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
South Crew	1/1/2013	4/17/2014	1/1/11 - 03/31/14
Area	Appr ID:	Prop Type:	Trend used?: Y / N
70	VDRE	Improvement	N
SAMPLE STATISTICS			
<i>Sample size (n)</i>	72		
<i>Mean Assessed Value</i>	3,036,900		
<i>Mean Sales Price</i>	3,362,800		
<i>Standard Deviation AV</i>	3,699,780		
<i>Standard Deviation SP</i>	3,904,312		
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>	0.913	<p>These figures reflect measurements before posting new values.</p>	
<i>Median Ratio</i>	0.921		
<i>Weighted Mean Ratio</i>	0.903		
UNIFORMITY			
<i>Lowest ratio</i>	0.5923		
<i>Highest ratio:</i>	1.2736		
<i>Coefficient of Dispersion</i>	12.60%		
<i>Standard Deviation</i>	0.1421		
<i>Coefficient of Variation</i>	15.57%		
<i>Price-related Differential</i>	1.01		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.877		
<i>Upper limit</i>	0.970		
95% Confidence: Mean			
<i>Lower limit</i>	0.880		
<i>Upper limit</i>	0.945		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	1116		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.1421		
Recommended minimum:	31		
<i>Actual sample size:</i>	72		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	35		
<i># ratios above mean:</i>	37		
<i>z:</i>	0.11785113		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

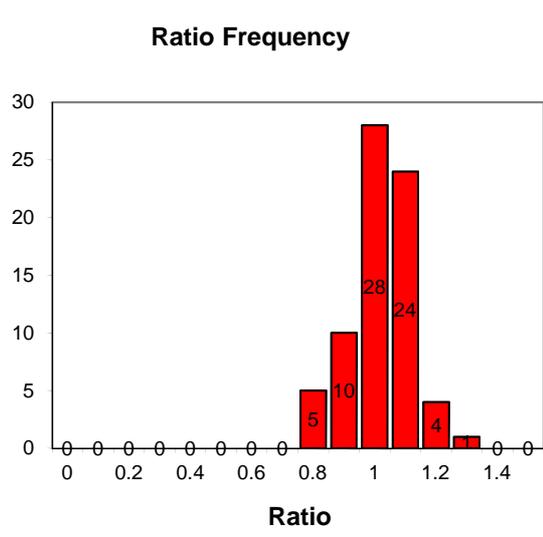
Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000140-0023	1,544,200	1,500,000	#####	1.0295	0.0423
000140-0035	3,229,200	2,882,000	#####	1.1205	0.1333
000580-0028	1,277,900	1,300,000	#####	0.9830	0.0041
012204-9049	4,502,700	4,050,000	#####	1.1118	0.1246
012204-9053	4,001,800	5,100,000	#####	0.7847	0.2025
012204-9062	3,904,000	3,850,000	2/7/2013	1.0140	0.0269
022204-9029	2,586,800	2,600,000	#####	0.9949	0.0078
022310-0031	1,202,100	1,222,000	#####	0.9837	0.0034
022310-0037	2,923,100	3,216,000	#####	0.9089	0.0782
022320-0051	921,900	1,100,000	#####	0.8381	0.1491
022330-0010	10,662,700	12,050,000	#####	0.8849	0.1023
022340-0045	2,871,900	2,685,000	#####	1.0696	0.0825
062205-9005	5,312,800	4,995,937	#####	1.0634	0.0763
118000-2795	314,100	305,000	#####	1.0298	0.0427
122204-9013	27,694,300	26,650,000	1/9/2012	1.0392	0.0520
122204-9021	1,425,600	1,500,000	#####	0.9504	0.0367
122204-9094	397,900	450,000	#####	0.8842	0.1029
122204-9114	7,720,300	9,750,000	#####	0.7918	0.1953
125370-0200	1,890,000	1,900,000	5/8/2013	0.9947	0.0076
125370-0400	5,379,100	5,600,000	#####	0.9606	0.0266
125381-0081	6,001,700	6,600,000	#####	0.9093	0.0778
132304-9087	11,861,500	12,000,000	#####	0.9885	0.0013
182205-9250	780,000	790,000	#####	0.9873	0.0002
182305-9073	1,592,400	1,500,000	#####	1.0616	0.0745
182305-9254	4,480,200	4,575,000	5/3/2013	0.9793	0.0079
192305-9031	5,315,200	6,000,000	#####	0.8859	0.1013
214610-0030	2,593,600	3,125,000	#####	0.8300	0.1572
312305-9013	9,345,500	10,500,000	#####	0.8900	0.0971
312305-9060	2,105,200	1,850,000	#####	1.1379	0.1508
312305-9082	9,417,900	9,000,000	#####	1.0464	0.0593
312305-9092	2,986,900	3,072,500	5/8/2012	0.9721	0.0150
312305-9114	1,670,400	1,600,000	#####	1.0440	0.0569
331900-0020	3,326,200	3,350,000	7/3/2013	0.9929	0.0058
334040-3615	2,110,400	1,929,000	#####	1.0940	0.1069
334040-4470	2,444,600	2,300,000	#####	1.0629	0.0757
352304-9074	3,793,500	3,725,000	#####	1.0184	0.0312
362304-9013	1,131,600	1,200,000	2/3/2011	0.9430	0.0441
362304-9027	1,872,900	2,402,400	#####	0.7796	0.2075
362304-9099	1,730,900	1,822,000	#####	0.9500	0.0371
383040-0010	1,800,000	1,730,000	#####	1.0405	0.0533
383090-0260	1,222,000	1,500,000	#####	0.8147	0.1725
383090-0320	2,978,500	2,929,000	#####	1.0169	0.0298
383090-0380	3,454,900	3,384,000	#####	1.0210	0.0338
392680-0040	2,430,500	2,450,000	#####	0.9920	0.0049
543620-0023	4,560,200	4,566,000	#####	0.9987	0.0116
543620-0042	7,745,300	7,900,000	#####	0.9804	0.0067

Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
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543620-0461	1,776,500	1,800,000	#####	0.9869	0.0002
631500-0360	2,524,100	3,000,000	#####	0.8414	0.1458
722930-0035	982,800	1,200,000	#####	0.8190	0.1681
722930-0055	982,800	900,000	#####	1.0920	0.1049
722930-0070	383,000	310,000	#####	1.2355	0.2483
722930-0625	118,000	120,000	#####	0.9833	0.0038
723150-0775	1,649,200	1,546,000	#####	1.0668	0.0796
723150-1920	2,044,600	2,095,000	#####	0.9759	0.0112
723150-1970	855,000	790,000	#####	1.0823	0.0951
723150-2330	701,900	638,000	9/5/2013	1.1002	0.1130
775780-0034	2,199,700	2,300,000	#####	0.9564	0.0308
775780-0120	223,200	240,000	#####	0.9300	0.0571
784080-0115	236,300	270,000	#####	0.8752	0.1120
784080-0125	341,300	320,000	#####	1.0666	0.0794
784180-0135	530,000	516,050	#####	1.0270	0.0399
788880-0430	3,269,200	3,050,000	5/1/2012	1.0719	0.0847
788880-0535	2,786,300	2,690,000	2/8/2013	1.0358	0.0487
788890-0111	2,871,200	2,842,000	#####	1.0103	0.0231
883480-0010	3,901,200	4,290,000	#####	0.9094	0.0778
883480-0080	2,937,100	3,041,875	#####	0.9656	0.0216
883480-0090	6,321,400	8,285,000	#####	0.7630	0.2241
883660-0081	1,020,100	990,000	#####	1.0304	0.0433
886700-0045	964,100	1,220,000	#####	0.7902	0.1969
886700-0109	207,800	215,000	#####	0.9665	0.0206
887980-0035	2,746,000	2,800,000	#####	0.9807	0.0064
918800-0070	2,012,400	2,150,000	2/1/2012	0.9360	0.0511

Area 070 - S Renton CBD, Tukwila Southcenter, Kent Valley
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Quadrant/Crew:	Appr date :	Date:	Sales Dates:		
South Crew	1/1/2014	4/17/2014	1/1/11 - 03/31/14		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
70	VDRE	Improvement	N		
SAMPLE STATISTICS					
<i>Sample size (n)</i>	72	 <p style="text-align: center;">Ratio Frequency</p> <p style="text-align: center;">Ratio</p>			
<i>Mean Assessed Value</i>	3,237,500				
<i>Mean Sales Price</i>	3,362,800				
<i>Standard Deviation AV</i>	3,850,312				
<i>Standard Deviation SP</i>	3,904,312				
ASSESSMENT LEVEL					
<i>Arithmetic mean ratio</i>	0.977	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> These figures reflect measurements after posting new values. </div>			
<i>Median Ratio</i>	0.987				
<i>Weighted Mean Ratio</i>	0.963				
UNIFORMITY					
<i>Lowest ratio</i>	0.7630				
<i>Highest ratio:</i>	1.2355				
<i>Coefficient of Dispersion</i>	7.32%				
<i>Standard Deviation</i>	0.0955				
<i>Coefficient of Variation</i>	9.77%				
<i>Price-related Differential</i>	1.02				
RELIABILITY					
95% Confidence: Median					
<i>Lower limit</i>	0.972				
<i>Upper limit</i>	1.014				
95% Confidence: Mean					
<i>Lower limit</i>	0.955				
<i>Upper limit</i>	0.999				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	1116				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.0955				
Recommended minimum:	14				
<i>Actual sample size:</i>	72				
Conclusion:	OK				
NORMALITY					
Binomial Test					
<i># ratios below mean:</i>	29				
<i># ratios above mean:</i>	43				
<i>z:</i>	1.532064693				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	010	118000	2795	2,602	2507762	\$305,000	08/26/11	\$117.22	OFFICE/APARTMENT	CBP	1	Y	
070	010	000140	0035	44,355	2516445	\$2,882,000	10/28/11	\$64.98	HOLCAM	I	1	Y	
070	010	918800	0070	9,725	2528622	\$2,150,000	02/01/12	\$221.08	WASHINGTON TECHNICAL CENTER	IM	1	Y	
070	010	334040	4470	8,881	2579968	\$2,300,000	12/18/12	\$258.98	SATURN OF RENTON	CA	1	Y	
070	010	000140	0023	28,574	2584700	\$1,500,000	01/15/13	\$52.50	VALSPAR	I	1	Y	
070	010	132304	9087	73,132	2589428	\$12,000,000	02/15/13	\$164.09	RIVERTECH CORPORATE CENTER	CO	1	Y	
070	010	334040	4890	2,280	2594984	\$370,000	03/21/13	\$162.28	LEE'S JAPANESE AUTO SERVICE	IM	1	34	Use-change after sale; not in ratio
070	010	334040	3615	13,216	2603313	\$1,929,000	04/29/13	\$145.96	1420 BUILDING	IM	2	Y	
070	010	182305	9254	68,556	2604000	\$4,575,000	05/03/13	\$66.73	ACME POULTRY CO	IM	1	Y	
070	010	214610	0030	34,560	2639447	\$3,125,000	11/04/13	\$90.42	REI WAREHOUSE	IM	1	Y	
070	010	192305	9031	19,500	2643958	\$6,000,000	12/03/13	\$307.69	Vacant autodealership	CA	1	Y	
070	010	182305	9073	8,240	2652371	\$1,500,000	01/31/14	\$182.04	Gene Meyer Towing	CA	2	Y	
070	020	723150	0775	11,537	2480653	\$1,546,000	01/31/11	\$134.00	TAYLORS AUTO BODY	CD	1	Y	
070	020	784080	0125	1,500	2515791	\$320,000	10/17/11	\$213.33	DENTAL CLINIC	CD	1	Y	
070	020	722930	0625	941	2545015	\$120,000	05/18/12	\$127.52	SUB SHOP	CD	1	Y	
070	020	722930	0055	6,372	2549472	\$900,000	06/19/12	\$141.24	GREEN EARTH HEALTH FOODS	CA	2	Y	
070	020	722930	0070	1,920	2559040	\$310,000	08/10/12	\$161.46	SAWDUST SHOPPE, INC	CA	2	Y	
070	020	784180	0135	5,143	2562148	\$516,050	08/29/12	\$100.34	CHRIST SCIENCE CHURCH	CD	1	Y	
070	020	784080	0115	1,314	2564212	\$270,000	09/12/12	\$205.48	CLINIC (CONVERTED RESIDENCE)	CD	1	Y	
070	020	723150	1970	5,000	2575599	\$790,000	11/19/12	\$158.00	MPI MARKETING	CD	2	Y	
070	020	722930	0035	6,372	2580796	\$1,200,000	12/14/12	\$188.32	Vacant	CA	2	Y	
070	020	723150	1920	11,424	2596737	\$2,095,000	03/16/13	\$183.39	221 WELLS BUILDING	CD	1	Y	
070	020	723150	2330	9,800	2629202	\$638,000	09/05/13	\$65.10	RETAIL AND WAREHOUSE	CD	1	Y	
070	030	788890	0164	67,338	2507427	\$4,240,000	08/24/11	\$62.97	THOMPSON TILE	C/LI	1	26	Imp changed after sale; not in ratio
070	030	352304	9074	61,280	2515740	\$3,725,000	10/25/11	\$60.79	SILO WAREHOUSE	TUC	1	Y	
070	030	022310	0037	15,740	2520999	\$3,216,000	12/02/11	\$204.32	BAKER BLVD RETAIL	TUC	1	Y	
070	030	788880	0430	45,436	2541662	\$3,050,000	05/01/12	\$67.13	Kawneer	M2	1	Y	
070	030	022204	9029	25,868	2560029	\$2,600,000	08/22/12	\$100.51	Windustrial	M1	1	Y	
070	030	022320	0051	5,776	2582497	\$1,100,000	12/12/12	\$190.44	FARMERS OFFICE BUILDING	TUC	1	Y	
070	030	362304	9087	62,250	2587800	\$5,900,000	01/31/13	\$94.78	CARLYLE INC	TUC	1	34	Use-change after sale; not in ratio
070	030	788880	0535	32,709	2588819	\$2,690,000	02/08/13	\$82.24	American Reprographics	M1	1	Y	
070	030	022330	0010	162,450	2596771	\$12,050,000	03/29/13	\$74.18	ANDOVER DISTRIBUTION CENTER	TUC	1	Y	
070	030	022310	0031	14,825	2614516	\$1,222,000	06/24/13	\$82.43	GLASS DOCTOR	TUC	3	Y	
070	030	788890	0111	23,751	2631749	\$2,842,000	09/23/13	\$119.66	WAREHOUSE	C/LI	1	Y	
070	030	022340	0045	25,386	2638236	\$2,685,000	10/23/13	\$105.77	KELLY-GOODWIN HARDWOODS	TUC	2	Y	
070	040	362304	9013	8,000	2477768	\$1,200,000	02/03/11	\$150.00	LOTTO - SHELLAN BLDG	C/LI	1	Y	
070	040	362304	9027	24,024	2503709	\$2,402,400	07/19/11	\$100.00	WAREHOUSE	M2	1	Y	
070	040	883660	0081	11,400	2516452	\$990,000	10/19/11	\$86.84	WAREHOUSE	M1	1	Y	
070	040	312305	9060	22,020	2520489	\$1,850,000	11/03/11	\$84.01	WHITE CAP PRO-CONTRACTOR SU	GC	2	Y	
070	040	312305	9082	80,160	2520877	\$9,000,000	12/01/11	\$112.28	GREAT WALL SHOPPING MALL	GC	1	Y	
070	040	312305	9092	21,117	2543161	\$3,072,500	05/08/12	\$145.50	VALLEY 3900 BUILDING	CA	1	Y	
070	040	312305	9013	61,760	2590700	\$10,500,000	02/25/13	\$170.01	FEDEX	M2	1	Y	
070	040	000580	0028	3,948	2627432	\$1,300,000	08/22/13	\$329.28	West Valley Dental Office	TUC	1	Y	
070	040	362304	9099	18,220	2631484	\$1,822,000	09/16/13	\$100.00	HARRISON EQUIPMENT	M2	1	Y	
070	040	392680	0040	15,003	2631357	\$2,450,000	09/16/13	\$163.30	RESTAURANT AND RETAIL	CO	1	Y	
070	040	125370	0400	89,066	2640132	\$5,600,000	11/05/13	\$62.87	WESTERN INSULFOAM	M2	1	Y	
070	040	312305	9114	10,000	2644782	\$1,600,000	12/02/13	\$160.00	MOUNT RAINIER KIDNEY CENTER	CO	1	Y	
070	040	125381	0081	62,010	2653093	\$6,600,000	02/10/14	\$106.43	SMURFIT RECYCLING	IL	1	Y	
070	050	062205	9005	24,245	2488181	\$4,995,937	04/13/11	\$206.06	WATKINS MOTOR LINES	M2	1	Y	
070	050	012204	9049	68,160	2511301	\$4,050,000	09/26/11	\$59.42	JH CARR AND SONS	M2	1	Y	
070	050	122204	9013	385,773	2526002	\$26,650,000	01/09/12	\$69.08	O'DONNELL BUSINESS PARK	M1	2	Y	
070	050	122204	9021	13,600	2527350	\$1,500,000	01/13/12	\$110.29	PHELPS TIRE COMPANY	M2	1	Y	
070	050	122204	9114	93,523	2530648	\$9,750,000	02/17/12	\$104.25	KENT CORPORATE PARK 72	M1	1	Y	
070	050	631500	0360	50,635	2532770	\$3,000,000	02/29/12	\$59.25	COLONIAL CEDAR INC	M2	1	Y	
070	050	383040	0010	9,999	2571481	\$1,730,000	10/17/12	\$173.02	KENT PAIR CONDOMINIUM	M3	1	Y	
070	050	883480	0010	50,500	2577673	\$4,290,000	12/05/12	\$84.95	CLASSIC	M1	1	Y	
070	050	012204	9062	59,440	2588342	\$3,850,000	02/07/13	\$64.77	WAREHOUSE	M2	1	Y	
070	050	125370	0200	21,000	2604521	\$1,900,000	05/08/13	\$90.48	OKI BEARING	M2	1	Y	
070	050	012204	9053	19,138	2608730	\$5,100,000	05/28/13	\$266.49	WEST VALLEY RETAIL/OFFICE-WE	M1	1	Y	
070	050	331900	0020	42,351	2616423	\$3,350,000	07/03/13	\$79.10	Westport Supply	M3	1	Y	
070	050	883480	0080	38,400	2617608	\$3,041,875	07/11/13	\$79.22	CUSTOM DISTRIBUTORS INC	M2	1	Y	
070	050	886700	0109	960	2627952	\$215,000	08/27/13	\$223.96	Converted SFR	M3	1	Y	
070	050	883480	0090	79,000	2637694	\$8,285,000	10/22/13	\$104.87	WAREHOUSE	M2	2	Y	
070	050	886700	0045	5,648	2644402	\$1,220,000	12/04/13	\$216.01	Pilchuck Contractor Inc	M3	2	Y	
070	060	383090	0260	15,000	2510665	\$1,500,000	09/22/11	\$100.00	IDA	M3	1	Y	
070	060	543620	0461	9,350	2526762	\$1,800,000	01/13/12	\$192.51	EXHIBITION AUTO MOTIVE	GC	1	Y	
070	060	775780	0120	1,334	2532666	\$240,000	02/28/12	\$179.91	Entry Systems, Inc.	CM-1	1	Y	
070	060	383000	0007	13,400	2567857	\$1,350,000	10/04/12	\$100.75	OFFICE BUILDING	GWC	1	26	Imp changed after sale; not in ratio
070	060	383090	0320	38,088	2577831	\$2,929,000	12/06/12	\$76.90	Procoat Protective Coating	M3	1	Y	
070	060	383090	0380	46,975	2577838	\$3,384,000	12/06/12	\$72.04	PRO CAST PROTECTIVE COATING	M3	1	Y	
070	060	543620	0023	684	2578827	\$4,566,000	12/12/12	\$6,675.44	CIRCLE K MOBILE HOME PARK (Se	MHP	1	Y	
070	060	543620	0042	97,373	2601537	\$7,900,000	04/26/13	\$81.13	Choices NW	M1	1	Y	
070	060	122204	9094	2,202	2609335	\$450,000	05/29/13	\$204.36	Green Building Materials Warehouse	GWC	1	Y	
070	060	182205	9250	6,000	2608515	\$790,000	05/29/13	\$131.67	STG WHSE	CM-1	1	Y	
070	060	132204	9124	22,320	2622247	\$1,190,000	07/26/13	\$53.32	Crossroads Appliance	GC	1	26	Imp changed after sale; not in ratio
070	060	887980	0035	24,963	2632981	\$2,800,000	09/23/13	\$112.17	NORTHWEST PUMP	M1	1	Y	
070	060	775780	0034	20,608	2637801	\$2,300,000	10/24/13	\$111.61	Yancy Pallet Inc	CM-1	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	020	723150	0775	11,537	2480653	\$1,546,000	01/31/11	\$134.00	TAYLORS AUTO BODY	CD	1	Y	
070	040	362304	9013	8,000	2477768	\$1,200,000	02/03/11	\$150.00	LOTTO - SHELLAN BLDG	C/LI	1	Y	
070	050	062205	9005	24,245	2488181	\$4,995,937	04/13/11	\$206.06	WATKINS MOTOR LINES	M2	1	Y	
070	040	362304	9027	24,024	2503709	\$2,402,400	07/19/11	\$100.00	WAREHOUSE	M2	1	Y	
070	030	788890	0164	67,338	2507427	\$4,240,000	08/24/11	\$62.97	THOMPSON TILE	C/LI	1	26	Imp changed after sale; not in ratio
070	010	118000	2795	2,602	2507762	\$305,000	08/26/11	\$117.22	OFFICE/APARTMENT	CBP	1	Y	
070	060	383090	0260	15,000	2510665	\$1,500,000	09/22/11	\$100.00	IDA	M3	1	Y	
070	050	012204	9049	68,160	2511301	\$4,050,000	09/26/11	\$59.42	JH CARR AND SONS	M2	1	Y	
070	020	784080	0125	1,500	2515791	\$320,000	10/17/11	\$213.33	DENTAL CLINIC	CD	1	Y	
070	040	883660	0081	11,400	2516452	\$990,000	10/19/11	\$86.84	WAREHOUSE	M1	1	Y	
070	030	352304	9074	61,280	2515740	\$3,725,000	10/25/11	\$60.79	SILO WAREHOUSE	TUC	1	Y	
070	010	000140	0035	44,355	2516445	\$2,882,000	10/28/11	\$64.98	HOLCAM	I	1	Y	
070	040	312305	9060	22,020	2520489	\$1,850,000	11/03/11	\$84.01	WHITE CAP PRO-CONTRACTOR SU	GC	2	Y	
070	040	312305	9082	80,160	2520877	\$9,000,000	12/01/11	\$112.28	GREAT WALL SHOPPING MALL	GC	1	Y	
070	030	022310	0037	15,740	2520999	\$3,216,000	12/02/11	\$204.32	BAKER BLVD RETAIL	TUC	1	Y	
070	050	122204	9013	385,773	2526002	\$26,650,000	01/09/12	\$69.08	O'DONNELL BUSINESS PARK	M1	2	Y	
070	050	122204	9021	13,600	2527350	\$1,500,000	01/13/12	\$110.29	PHELPS TIRE COMPANY	M2	1	Y	
070	060	543620	0461	9,350	2526762	\$1,800,000	01/13/12	\$192.51	EXHIBITION AUTO MOTIVE	GC	1	Y	
070	010	918800	0070	9,725	2528622	\$2,150,000	02/01/12	\$221.08	WASHINGTON TECHNICAL CENTER	IM	1	Y	
070	050	122204	9114	93,523	2530648	\$9,750,000	02/17/12	\$104.25	KENT CORPORATE PARK 72	M1	1	Y	
070	060	775780	0120	1,334	2532666	\$240,000	02/28/12	\$179.91	Entry Systems, Inc.	CM-1	1	Y	
070	050	631500	0360	50,635	2532770	\$3,000,000	02/29/12	\$59.25	COLONIAL CEDAR INC	M2	1	Y	
070	030	788880	0430	45,436	2541662	\$3,050,000	05/01/12	\$67.13	Kawneer	M2	1	Y	
070	040	312305	9092	21,117	2543161	\$3,072,500	05/08/12	\$145.50	VALLEY 3900 BUILDING	CA	1	Y	
070	020	722930	0625	941	2545015	\$120,000	05/18/12	\$127.52	SUB SHOP	CD	1	Y	
070	020	722930	0055	6,372	2549472	\$900,000	06/19/12	\$141.24	GREEN EARTH HEALTH FOODS	CA	2	Y	
070	020	722930	0070	1,920	2559040	\$310,000	08/10/12	\$161.46	SAWDUST SHOPPE, INC	CA	2	Y	
070	030	022204	9029	25,868	2560029	\$2,600,000	08/22/12	\$100.51	Windustrial	M1	1	Y	
070	020	784180	0135	5,143	2562148	\$516,050	08/29/12	\$100.34	CHRIST SCIENCE CHURCH	CD	1	Y	
070	020	784080	0115	1,314	2564212	\$270,000	09/12/12	\$205.48	CLINIC (CONVERTED RESIDENCE)	CD	1	Y	
070	060	383000	0007	13,400	2567857	\$1,350,000	10/04/12	\$100.75	OFFICE BUILDING	GWC	1	26	Imp changed after sale; not in ratio
070	050	383040	0010	9,999	2571481	\$1,730,000	10/17/12	\$173.02	KENT PAIR CONDOMINIUM	M3	1	Y	
070	020	723150	1970	5,000	2575599	\$790,000	11/19/12	\$158.00	MPI MARKETING	CD	2	Y	
070	050	883480	0010	50,500	2577673	\$4,290,000	12/05/12	\$84.95	CLASSIC	M1	1	Y	
070	060	383090	0320	38,088	2577831	\$2,929,000	12/06/12	\$76.90	Procoat Protective Coating	M3	1	Y	
070	060	383090	0380	46,975	2577838	\$3,384,000	12/06/12	\$72.04	PRO CAST PROTECTIVE COATING	M3	1	Y	
070	030	022320	0051	5,776	2582497	\$1,100,000	12/12/12	\$190.44	FARMERS OFFICE BUILDING	TUC	1	Y	
070	060	543620	0023	684	2578827	\$4,566,000	12/12/12	\$6,675.44	CIRCLE K MOBILE HOME PARK (Se	MHP	1	Y	
070	020	722930	0035	6,372	2580796	\$1,200,000	12/14/12	\$188.32	Vacant	CA	2	Y	
070	010	334040	4470	8,881	2579968	\$2,300,000	12/18/12	\$258.98	SATURN OF RENTON	CA	1	Y	
070	010	000140	0023	28,574	2584700	\$1,500,000	01/15/13	\$52.50	VALSPAR	I	1	Y	
070	030	362304	9087	62,250	2587800	\$5,900,000	01/31/13	\$94.78	CARLYLE INC	TUC	1	34	Use-change after sale; not in ratio
070	050	012204	9062	59,440	2588342	\$3,850,000	02/07/13	\$64.77	WAREHOUSE	M2	1	Y	
070	030	788880	0535	32,709	2588819	\$2,690,000	02/08/13	\$82.24	American Reprographics	M1	1	Y	
070	010	132304	9087	73,132	2589428	\$12,000,000	02/15/13	\$164.09	RIVERTECH CORPORATE CENTER	CO	1	Y	
070	040	312305	9013	61,760	2590700	\$10,500,000	02/25/13	\$170.01	FEDEX	M2	1	Y	
070	020	723150	1920	11,424	2596737	\$2,095,000	03/16/13	\$183.39	221 WELLS BUILDING	CD	1	Y	
070	010	334040	4890	2,280	2594984	\$370,000	03/21/13	\$162.28	LEE'S JAPANESE AUTO SERVICE	IM	1	34	Use-change after sale; not in ratio
070	030	022330	0010	162,450	2596771	\$12,050,000	03/29/13	\$74.18	ANDOVER DISTRIBUTION CENTER	TUC	1	Y	
070	060	543620	0042	97,373	2601537	\$7,900,000	04/26/13	\$81.13	Choices NW	M1	1	Y	
070	010	334040	3615	13,216	2603313	\$1,929,000	04/29/13	\$145.96	1420 BUILDING	IM	2	Y	
070	010	182305	9254	68,556	2604000	\$4,575,000	05/03/13	\$66.73	ACME POULTRY CO	IM	1	Y	
070	050	125370	0200	21,000	2604521	\$1,900,000	05/08/13	\$90.48	OKI BEARING	M2	1	Y	
070	050	012204	9053	19,138	2608730	\$5,100,000	05/28/13	\$266.49	WEST VALLEY RETAIL/OFFICE-WE	M1	1	Y	
070	060	122204	9094	2,202	2609335	\$450,000	05/29/13	\$204.36	Green Building Materials Warehouse	GWC	1	Y	
070	060	182205	9250	6,000	2608515	\$790,000	05/29/13	\$131.67	STG WHSE	CM-1	1	Y	
070	030	022310	0031	14,825	2614516	\$1,222,000	06/24/13	\$82.43	GLASS DOCTOR	TUC	3	Y	
070	050	331900	0020	42,351	2616423	\$3,350,000	07/03/13	\$79.10	Westport Supply	M3	1	Y	
070	050	883480	0080	38,400	2617608	\$3,041,875	07/11/13	\$79.22	CUSTOM DISTRIBUTORS INC	M2	1	Y	
070	060	132204	9124	22,320	2622247	\$1,190,000	07/26/13	\$53.32	Crossroads Appliance	GC	1	26	Imp changed after sale; not in ratio
070	040	000580	0028	3,948	2627432	\$1,300,000	08/22/13	\$329.28	West Valley Dental Office	TUC	1	Y	
070	050	886700	0109	960	2627952	\$215,000	08/27/13	\$223.96	Converted SFR	M3	1	Y	
070	020	723150	2330	9,800	2629202	\$638,000	09/05/13	\$65.10	RETAIL AND WAREHOUSE	CD	1	Y	
070	040	362304	9099	18,220	2631484	\$1,822,000	09/16/13	\$100.00	HARRISON EQUIPMENT	M2	1	Y	
070	040	392680	0040	15,003	2631357	\$2,450,000	09/16/13	\$163.30	RESTAURANT AND RETAIL	CO	1	Y	
070	030	788890	0111	23,751	2631749	\$2,842,000	09/23/13	\$119.66	WAREHOUSE	C/LI	1	Y	
070	060	887980	0035	24,963	2632981	\$2,800,000	09/23/13	\$112.17	NORTHWEST PUMP	M1	1	Y	
070	050	883480	0090	79,000	2637694	\$8,285,000	10/22/13	\$104.87	WAREHOUSE	M2	2	Y	
070	030	022340	0045	25,386	2638236	\$2,685,000	10/23/13	\$105.77	KELLY-GOODWIN HARDWOODS	TUC	2	Y	
070	060	775780	0034	20,608	2637801	\$2,300,000	10/24/13	\$111.61	Yancy Pallet Inc	CM-1	1	Y	
070	010	214610	0030	34,560	2639447	\$3,125,000	11/04/13	\$90.42	REI WAREHOUSE	IM	1	Y	
070	040	125370	0400	89,066	2640132	\$5,600,000	11/05/13	\$62.87	WESTERN INSULFOAM	M2	1	Y	
070	040	312305	9114	10,000	2644782	\$1,600,000	12/02/13	\$160.00	MOUNT RAINIER KIDNEY CENTER	CO	1	Y	
070	010	192305	9031	19,500	2643958	\$6,000,000	12/03/13	\$307.69	Vacant autodealership	CA	1	Y	
070	050	886700	0045	5,648	2644402	\$1,220,000	12/04/13	\$216.01	Pilchuck Contractor Inc	M3	2	Y	
070	010	182305	9073	8,240	2652371	\$1,500,000	01/31/14	\$182.04	Gene Meyer Towing	CA	2	Y	
070	040	125381	0081	62,010	2653093	\$6,600,000	02/10/14	\$106.43	SMURFIT RECYCLING	IL	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks		
070	010	334040	4805	14,500	2492996	\$185,000	05/24/11	\$12.76	VACANT LAND	IM	1	Y			
070	010	922890	0005	8,784	2524859	\$347,000	12/08/11	\$39.50	DONUT SHOP	CA	1	Y			
070	010	192305	9096	92,347	2570837	\$2,650,000	10/25/12	\$28.70	HYUNDAI OF RENTON	CA	1	Y			
070	010	182305	9100	12,659	2582446	\$425,000	12/26/12	\$33.57	MC GEE AUTO SALES	CA	1	Y			
070	020	723150	1320	6,622	2620533	\$150,000	07/24/13	\$22.65	VACANT LAND	CD	1	Y			
070	020	784130	0165	9,600	2647788	\$460,000	12/20/13	\$47.92	VACANT LAND	CD	2	Y			\$31.60
070	020	723150	1230	29,500	2649032	\$715,000	01/07/14	\$24.24	VACANT LAND	CD	4	Y			
070	030	883650	0030	119,157	2580245	\$1,900,000	12/19/12	\$15.95	VACANT	TUC	1	Y			
070	030	660007	0080	2,954,968	2587875	\$21,117,497	02/05/13	\$7.15	Boeing	M1	17	Y			
070	030	022340	0070	140,205	2615915	\$2,550,748	06/28/13	\$18.19	ANDOVER EXEC PARK BLDGS 1, 3, 5	TUC	1	Y			
070	050	012204	9123	256,030	2504984	\$2,531,616	08/09/11	\$9.89	VACANT	M1	1	Y			
070	060	232204	9006	1,599,088	2477242	\$1,975,000	01/24/11	\$1.24	VACANT OPEN SPACE	SR-1	2	34	Use-change after sale; not in ratio		
070	060	775980	0030	34,213	2507686	\$255,000	08/26/11	\$7.45	Vacant Land	GWC	1	Y			
070	060	132204	9365	7,007	2534006	\$144,210	03/15/12	\$20.58	VACANT COMMERCIAL	GC	1	Y			
070	060	132204	9130	23,449	2571892	\$850,000	10/31/12	\$36.25	Vacant Land	DCE	3	Y			
070	060	775780	0160	88,955	2632284	\$790,000	09/26/13	\$8.88	VACANT	CM-1	1	Y			
070	060	775780	0221	547,776	2649342	\$612,315	01/07/14	\$1.12	Vacant Land	MRT16	4	Y			

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	010	956480	0175	14,049	2516110	\$1,900,000	10/26/11	\$135.24	RETAIL (VACANT)	CA	1	61	Financial institution resale
070	010	182305	9038	53,550	2531911	\$17,500,000	02/29/12	\$326.80	BOB BRIDGE TOYOTA	CA	1	8	Questionable per appraisal
070	010	118000	1765	5,606	2659412	\$1,200,000	03/21/14	\$214.06	RETAIL/OFFICE BUILDING	CB	1		Not verified yet
070	020	784180	0195	12,185	2495667	\$525,000	06/13/11	\$43.09	BIG 5 SPORTING GOODS	CD	2	17	Non-profit organization
070	020	722930	0545	0	2512333	\$2,000,000	09/29/11	\$0.00	TOUCHDOWNS BAR & GRILL	CA	2	1	Personal property included
070	020	723150	1335	5,850	2520044	\$420,000	11/22/11	\$71.79	FIN N BONE BAR & GRILL	CD	1	5	Full sales price not reported
070	020	784180	0155	2,947	2521746	\$377,303	12/05/11	\$128.03	RENTON FLOWER SHOP	CD	1	63	Sale price updated by sales id group
070	020	182305	9052	6,390	2529802	\$19,272	01/12/12	\$3.02	SPIRIT OF WASHINGTON DINNER	CA	1	24	Easement or right-of-way
070	020	000720	0115	3,828	2552272	\$388,630	07/03/12	\$101.52	VINO's RISTORANTE	CA	2	63	Sale price updated by sales id group
070	020	784180	0155	2,947	2553876	\$220,000	07/11/12	\$74.65	RENTON FLOWER SHOP	CD	1	8	Questionable per appraisal
070	020	784180	0185	8,564	2587849	\$600,000	01/28/13	\$70.06	ST. PAUL MINISTRIES	CD	1	17	Non-profit organization
070	020	723150	1145	5,000	2602555	\$348,326	04/24/13	\$69.67	DOWNTOWN RENTON ANTIQUE M	CD	1	31	Exempt from excise tax
070	020	569600	0030	10,743	2612955	\$440,000	06/20/13	\$40.96	Vacant service garage	CD	2	63	Sale price updated by sales id group
070	020	182305	9063	1,549	2655483	\$1,577,000	02/25/14	\$1,018.08	WALKERS RENTON SUBARU	CA	1		Not verified yet
070	020	723150	2210	17,750	2657935	\$935,000	03/13/14	\$52.68	RENTON WESTERN WEAR	CD	1		Not verified yet
070	020	569600	0030	10,743	2660800	\$635,000	03/31/14	\$59.11	Vacant service garage	CD	1		Not verified yet
070	030	788880	0540	94,485	2476858	\$3,300,000	01/28/11	\$34.93	GREEN GARDEN FOOD PROD	M1	1	55	Shell
070	030	788880	0540	94,485	2476864	\$4,181,200	01/28/11	\$44.25	GREEN GARDEN FOOD PROD	M1	1	55	Shell
070	030	262304	9093	44,937	2549144	\$3,100,000	06/18/12	\$68.99	CENVEO	TUC	1	23	Forced sale
070	030	788890	0030	701,267	2549620	\$67,277,550	06/21/12	\$95.94	CASCADE BUSINESS PARK - BUILD	CLLI	8	59	Bulk portfolio sale
070	030	262304	9071	44,680	2577470	\$5,096,000	12/04/12	\$114.06	CENTER PLACE	TUC	3	22	Partial interest (1/3, 1/2, etc.)
070	030	788880	0140	47,321	2641775	\$14,178	11/14/13	\$0.30	Stress-Tek	M1	1	24	Easement or right-of-way
070	030	262304	9097	27,784	2648057	\$950,000	12/26/13	\$34.19	TRIANGLE PACIFIC	TUC	1	57	Selling or buying costs affecting sa
070	030	262304	9098	24,009	2654397	\$2,490,000	02/16/14	\$103.71	PACIFIC POWER TECH, LLC	TUC	1		Not verified yet
070	030	022310	0080	11,626	2659384	\$1,900,000	03/27/14	\$163.43	ANDOVER COMMERCIAL REAL ESTTUC	TUC	1		Not verified yet
070	040	312305	9013	61,760	2515492	\$5,000,000	09/29/11	\$80.96	FEDEX	M2	1	59	Bulk portfolio sale
070	040	362304	9046	44,525	2552505	\$3,600,000	07/06/12	\$80.85	Golden International Import	M2	1	N	
070	040	000020	0037	138,296	2636101	\$7,000,000	10/11/13	\$50.62	LASER PRINT	M2	2	8	Questionable per appraisal
070	040	883660	0130	96,525	2649996	\$7,852,000	01/15/14	\$81.35	WEST VALLEY DISTRIBUTION CENT	M1	1		Not verified yet
070	040	088670	0320	36,000	2661324	\$6,600,000	04/04/14	\$183.33	BANK OF AMERICA OPERATION CECO	M1	1		Not verified yet
070	050	062205	9039	9,600	2503643	\$1,836,050	08/01/11	\$191.26	SIGNAL ELECTRIC	M2	1	18	Quit claim deed
070	050	631500	0420	13,962	2546144	\$950,000	05/10/12	\$68.04	WAREHOUSE	M2	1	59	Bulk portfolio sale
070	050	012204	9050	1,124	2619757	\$195,000	07/09/13	\$173.49	AUKEEN DRIVELINES	M2	1	N	
070	060	775780	0044	16,400	2482956	\$1,158,000	03/14/11	\$70.61	APPLIED INDUSTRIAL TECHNOLOG	GWC	1	61	Financial institution resale
070	060	775780	0070	4,310	2491374	\$65,840	04/22/11	\$15.28	COMMERCIAL SERVICE	GWC	1	52	Statement to dor
070	060	543620	0040	1,109	2498995	\$12,000	06/16/11	\$10.82	BUILDING	GC-MU	1	18	Quit claim deed
070	060	383090	0330	29,520	2503480	\$2,500,000	07/08/11	\$84.69	BUYKEN METAL PRODUCTS	M3	1	51	Related party, friend, or neighbor
070	060	543620	0564	27,580	2521216	\$1,400,000	11/28/11	\$50.76	PACIFIC WEST SPORT&RACQUET	GC	1	59	Bulk portfolio sale
070	060	132204	9085	19,240	2523143	\$1,783,000	12/13/11	\$92.67	JAMES STREET OFFICE CENTER	GC-MU	1	8	Questionable per appraisal
070	060	232204	9061	3,920	2539722	\$220,000	04/02/12	\$56.12	VAC CONV STORE	GC-MU	1	22	Partial interest (1/3, 1/2, etc.)
070	060	543620	0564	27,580	2560630	\$1,400,000	08/22/12	\$50.76	BALLY'S FITNESS CLUB	GC	1	17	Non-profit organization
070	060	543620	0040	1,109	2587743	\$18,333	12/22/12	\$16.53	Caveman Kitchens	GC-MU	1	52	Statement to dor
070	060	132204	9168	41,455	2653596	\$3,572,000	02/13/14	\$86.17	WAREHOUSE	M3	1		Not verified yet
070	060	132204	9229	41,201	2653531	\$7,425,000	02/13/14	\$180.21	US WEST BUS RESOURCES	M2	1		Not verified yet

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
070	060	775780	0210	91,350	2481622	\$121,414	01/25/11	\$1.33	SERVICE STEEL - WETLAND	CM-1	1	51	Related party, friend, or neighbor
070	040	312305	9162	46,366	2484852	\$300,000	03/22/11	\$6.47	VACANT LAND	GC	2	33	Lease or lease-hold
070	060	775780	0041	104,566	2492389	\$635,000	05/19/11	\$6.07	SFR TEAR DOWN	GWC	4	61	Financial institution resale
070	030	022204	9047	200,376	2527280	\$877	11/02/11	\$0.00	VACANT	M1	1	24	Easement or right-of-way
070	030	660021	0340	665,719	2527279	\$2,560	11/02/11	\$0.00	VACANT WETLAND - TRACT A	M1	1	24	Easement or right-of-way
070	010	000720	0003	19,920	2519408	\$305,000	11/17/11	\$15.31	VACANT	CA	1	63	Sale price updated by sales id group
070	030	660021	0230	161,628	2534842	\$1,105	03/08/12	\$0.01	VACANT LAND	M1	1	24	Easement or right-of-way
070	060	775780	0155	547,776	2536456	\$450,000	03/28/12	\$0.82	VACANT LAND	MRT16	4	61	Financial institution resale
070	060	383200	0405	23,147	2557148	\$244,824	08/01/12	\$10.58	VACANT	GC-MU	2	23	Forced sale
070	020	182305	9262	28,048	2567227	\$67,232	09/25/12	\$2.40	PARK - N - RIDE LOT	CD	1	18	Quit claim deed
070	010	242304	9128	16,933	2588686	\$23,220	12/31/12	\$1.37	VACANT LAND (PORTION IS DRAINAGE)	CO	3	11	Corporate affiliates
070	010	242304	9100	10,450	2609965	\$4,800	05/31/13	\$0.46	VACANT LAND	IM	1	24	Easement or right-of-way
070	020	723150	1230	29,500	2612956	\$496,000	06/20/13	\$16.81	VACANT LAND	CD	4	63	Sale price updated by sales id group
070	040	000020	0001	366,775	2620224	\$350,000	07/24/13	\$0.95	VACANT ALONG THE RAILROAD/WETLAND	M2	1	22	Partial interest (1/3, 1/2, etc.)
070	030	788880	0080	336,240	2639197	\$7,800	10/16/13	\$0.02	Custom Control / Stratex Bldg	M1	1	24	Easement or right-of-way
070	030	788880	0080	336,240	2639198	\$87,200	10/16/13	\$0.26	Custom Control / Stratex Bldg	M1	1	24	Easement or right-of-way
070	040	242304	9086	8,000	2639628	\$14,100	11/05/13	\$1.76	VACANT LAND (OPERATING PROPERLY)	CO	1	24	Easement or right-of-way
070	030	788880	0130	47,480	2640729	\$4,662	11/06/13	\$0.10	RIVERBEND INDUSTRIAL PARK	M1	1	24	Easement or right-of-way
070	040	088670	0010	1,160,557	2644351	\$1,653,910	12/06/13	\$1.43	VACANT LAND	CO	9	24	Easement or right-of-way

	A	B	C	D
	Major	Minor	PropName	AddrLine
1				
2	000140	0001	CRESTON POINT	13445 MARTIN LUTHER KING JR WAY S
3	000140	0002	RR R/W	13001 BEACON-COAL MINE RD S
4	000140	0003	RR R/W	12901 BEACON-COAL MINE RD S
5	000140	0006	VAC LAND-WETLAND	13001 BEACON-COAL MINE RD S
6	000140	0007	VACANT LAND	13300 BEACON-COAL MINE RD S
7	000140	0008	VACANT LAND	13350 BEACON-COAL MINE RD S
8	000140	0009	SUNSET VIEW APARTMENT	2101 SW SUNSET BLVD
9	000140	0011	LAND ASSOC with minor 0001	13445 MARTIN LUTHER KING JR WAY S
10	000140	0017	VACANT LAND	13300 BEACON-COAL MINE RD S
11	000140	0023	VALSPAR	13535 68TH AVE S
12	000140	0035	HOLCAM	13536 BEACON-COAL MINE RD S
13	000140	0041	VACANT LAND	13301 MARTIN LUTHER KING JR WAY S
14	000720	0003	VACANT	XXXX 3rd Avenue N
15	000720	0101	SHELL & TACO BELL	300 RAINIER AVE S
16	000720	0123	Retail appliance store	115 S 3RD ST
17	000720	0124	Sleepless Coffee	107 S 3RD ST
18	000720	0126	FIRESTONE STORE	351 RAINIER AVE S
19	000720	0132	PARKING FOR TIRE STORE	219 S 3RD ST
20	000720	0137	Vacant lot	XXXX 3rd Avenue N
21	000720	0142	TAILOR SHOP & APARTMENT	205 S 3RD ST
22	000720	0149	DIAMOND LIL'S RESTAURANT	361 RAINIER AVE S
23	000720	0151	PARKING FOR DIAMOND LIL'S	331 RAINIER AVE S
24	000720	0165	FREDDIES CLUB	111 S 3RD ST
25	000720	0173	GOODYEAR TIRE STORE	219 S 3RD ST
26	000720	0190	O'reilly Autoparts	307 RAINIER AVE S
27	000720	0209	SHOPPING CENTER	405 RAINIER AVE S
28	008200	0000	AIRPORT VIEW	406 TAYLOR AVE NW
29	018200	0195	VACANT LAND	12401 MARTIN LUTHER KING JR WAY S
30	018200	0310	VACANT LAND	12603 55TH AVE S
31	018200	0335	FOSTER COMMONS	5700 S 129TH ST
32	019430	0000	ALTAMONTE	611 SW 5TH CT
33	037200	0005	CHINOOK APARTMENTS	8711 S 114TH ST
34	037200	0015	14 UNIT APARTMENT	11420 87TH AVE S
35	037200	0076	4-plex	11415 88TH AVE S
36	037200	0094	Lavoz Hispanic Newspaper	11401 RAINIER AVE S
37	037200	0115	OFFICE/RETAIL/APARTMENT	11427 RAINIER AVE S
38	037200	0130	RETAIL/OFFICE BUILDING	11435 RAINIER AVE S
39	037200	0135	RETAIL & 8 UNITS	11441 RAINIER AVE S
40	037200	0140	WHY GROCERY	11449 RAINIER AVE S
41	090300	0000	BOKARA BY THE LAKE CONDOMINIUM	801 RAINIER AVE N
42	118000	0400	Carmody Company	11301 RAINIER AVE S
43	118000	1765	RETAIL/OFFICE BUILDING	11463 RAINIER AVE S
44	118000	2765	BOARDED UP SFR, UNLIVEABLE	XXXX Rainier Ave S
45	118000	2795	OFFICE/APARTMENT	11707 RAINIER AVE S
46	118000	2940	PS BUSINESS PARK RENTON	879 RAINIER AVE N
47	132304	9006	VACANT LAND	XXXX Martin Luther King Jr. Rd
48	132304	9009	VACANT LAND	1110 MONSTER RD SW
49	132304	9010	VACANT LAND	8001 SW SUNSET BLVD
50	132304	9020	Right of Way	RoW follows Black River Forest
51	132304	9086	500 Powell	500 POWELL AVE SW
52	132304	9087	RIVERTECH CORPORATE CENTER	500 NACHES AVE SW
53	142304	9008	RR R/W	13001 BEACON-COAL MINE RD S
54	142304	9041	RR R/W	12901 BEACON-COAL MINE RD S
55	142304	9042	RR R/W	13001 BEACON-COAL MINE RD S
56	142304	9043	RR R/W	12901 BEACON-COAL MINE RD S
57	142304	9044	VACANT LAND	13003 BEACON-COAL MINE RD S
58	142304	9048	VACANT LAND	XXXX Martin Luther King Jr. Rd
59	172305	9183	SAM'S CLUB - RENTON (ECON. UNIT FOR IMPS ON	xxxx Grady Way
60	182305	9011	WATSON SECURITY	155 RAINIER AVE S
61	182305	9013	Subway/Jackson Hewitt	225 RAINIER AVE S
62	182305	9017	EMERITUS AT RENTON (RENTON VILLA)	71 SW VICTORIA ST
63	182305	9018	REGENCY AT RENTON REHAB CENTER	80 SW 2ND ST
64	182305	9033	RAINIER PLAZA	236 HARDIE AVE SW
65	182305	9034	VACANT LAND	351 HARDIE AVE SW
66	182305	9036	VACANT LAND (BETWEEN RR R/WS)	800 SW 7TH ST
67	182305	9038	BOB BRIDGE TOYOTA	150 SW 7TH ST
68	182305	9053	PLUM TREE PARK	200 SW 5TH PL
69	182305	9069	VACANT LAND (USED WITH 9212)	585 RAINIER AVE S
70	182305	9073	Gene Meyer Towing	225 RAINIER AVE S
71	182305	9074	South Lake European Auto Repair	205 RAINIER AVE S
72	182305	9079	WALGREENS DRUG STORE	275 RAINIER AVE S
73	182305	9082	Auto Zone	175 RAINIER AVE S
74	182305	9089	FIRST BAPTIST CHURCH	255 HARDIE AVE SW

	A	B	C	D
	Major	Minor	PropName	AddrLine
1				
75	182305	9090	ASPHALT PARKING	RAINIER AVE S
76	182305	9092	VICTORIA APTS	140 HARDIE AVE SW
77	182305	9100	Cash for Gold	60 SW SUNSET BLVD
78	182305	9107	SFR CONVERTED TO OFFICE	272 HARDIE AVE SW
79	182305	9118	MCLENDON'S HARDWARE STORE - RENTON	440 RAINIER AVE S
80	182305	9123	Starbucks & BROWN BEAR CARWASH	621 RAINIER AVE S
81	182305	9131	BROWN BEAR CAR WASH/Chevron Gas Station	77 RAINIER AVE S
82	182305	9133	BOB BRIDGE OLDSMOBILE	650 RAINIER AVE S
83	182305	9135	MAZATLAN RESTAURANT	540 RAINIER AVE S
84	182305	9136	PARKING FOR LINE RETAIL	530 RAINIER AVE S
85	182305	9137	VACANT LAND	549 SHATTUCK AVE S
86	182305	9138	RAINIER VILLAGE	530 RAINIER AVE S
87	182305	9149	People's Insurance	280 HARDIE AVE SW
88	182305	9151	RESIDENCE/COMMERCIAL USE	557 SHATTUCK AVE S
89	182305	9156	Vacant Parking w/9135	540 RAINIER AVE S
90	182305	9157	VETERINARY CLINIC	504 RENTON CENTER WAY SW
91	182305	9164	MONEYTREE STORE	528 RAINIER AVE S
92	182305	9165	RESIDENCE/COMMERCIAL LAND	430 MAPLE AVE SW
93	182305	9168	Cycle Works	485 RAINIER AVE S
94	182305	9169	JACK IN THE BOX	479 RAINIER AVE S
95	182305	9173	Dental Office	529 SHATTUCK AVE S
96	182305	9180	VACANT LAND	567 SHATTUCK AVE S
97	182305	9185	8-UNIT APT	609 SHATTUCK AVE S
98	182305	9189	Vacant Retail	439 RAINIER AVE S
99	182305	9191	Cascadia Apartments	621 SHATTUCK AVE S
100	182305	9211	CURRAN PLAZA	20 SW 7TH ST
101	182305	9212	LITHIA DODGE CHRYSLER	560 HARDIE AVE SW
102	182305	9213	MIDAS MUFFLERS	265 RAINIER AVE S
103	182305	9215	FRED MEYER - RENTON	325 RAINIER AVE S
104	182305	9218	FRED MEYER - Adjoining Retail space	465 RAINIER AVE S
105	182305	9219	RETAIL (FITNESS) BUILDING	325 RAINIER AVE S
106	182305	9227	MCDONALDS	73 RAINIER AVE S
107	182305	9234	MCDONALDS PARKING (Minor 9227)	59 RAINIER AVE S
108	182305	9250	RR OP IN SW 1/4 OF SW 1/4	RR Spur behind 600 SW 7th ST
109	182305	9251	OFFICE BUILDING	550 SW 7TH ST
110	182305	9252	WORKSOURCE RENTON	440 SW 7TH ST
111	182305	9254	NW Gourmet Foods	600 SW 7TH ST
112	182305	9258	I HOP RESTAURANT	610 RAINIER AVE S
113	182305	9261	KFC/A&W	604 RAINIER AVE S
114	182305	9266	RAINIER VILLAGE (IMP IS ON 9138	530 RAINIER AVE S
115	182305	9270	HARPER ENGINEERING	700 SW 7TH ST
116	182305	9273	PIZZA HUT	261 RAINIER AVE S
117	192305	9001	TRITON TOWER TWO	700 S RENTON VILLAGE PL
118	192305	9002	VACANT LAND	810 SHATTUCK AVE S
119	192305	9017	POPEYES RESTAURANT	105 SW 7TH ST
120	192305	9021	RENTON HONDA	200 SW GRADY WAY
121	192305	9023	TRITON TOWER THREE	707 S GRADY WAY
122	192305	9024	VACANT LAND	423 S 7TH ST
123	192305	9025	RENTON COIL SPRING	423 S 7TH ST
124	192305	9027	SEATTLE SUPER SUPPLEMENTS / THAI RESTAURANT	707 RAINIER AVE S
125	192305	9029	LINE RETAIL	757 RAINIER AVE S
126	192305	9030	WAREHOUSE	865 LIND AVE SW
127	192305	9031	Vacant autodealership	201 S 7TH ST
128	192305	9034	BANKER AUTO REBUILD	405 S 7TH ST
129	192305	9035	SOUND FORD	750 RAINIER AVE S
130	192305	9038	A-1 AUTO MOVERS	415 S 7TH ST
131	192305	9043	RENTON VILLAGE	601 S GRADY WAY
132	192305	9044	LES SCHWAB TIRES	710 RAINIER AVE S
133	192305	9047	KIA OF RENTON	900 LIND AVE SW
134	192305	9048	WALMART - RENTON	743 RAINIER AVE S
135	192305	9053	SOUND SUBARU/PEUGEOT	720 RAINIER AVE S
136	192305	9054	CHEVRON EXTRA MILE	301 S GRADY WAY
137	192305	9056	KAYE SMITH	501 SW 7TH ST
138	192305	9058	PARKING	749 RAINIER AVE S
139	192305	9060	LIND PLAZA	720 LIND AVE SW
140	192305	9061	MCCLENDON HARDWARE WAREHOUSE	715 LIND AVE SW
141	192305	9062	HORIZON LANDSCAPING EQUIPMENT	955 LIND AVE SW
142	192305	9063	Sound Collision	750 RAINIER AVE S
143	192305	9064	B&T WHOLESALE DISTRIBUTORS, INC.	846 LIND AVE SW
144	192305	9067	RENTON HONDA SERVICE CENTER	858 LIND AVE SW
145	192305	9068	Sound Ford	200 S GRADY WAY
146	192305	9070	ARCO AMPM	710 S GRADY WAY
147	192305	9072	JIMMY MAC'S & CASCADE BANK	121 S 7th St

	A	B	C	D
1	Major	Minor	PropName	AddrLine
148	192305	9073	AUTO CENTER/USA MINI-MART	765 RAINIER AVE S
149	192305	9074	WALKER'S RENTON MITISUBSHI	200 S GRADY WAY
150	192305	9078	PLAZA 451	451 SW 10TH ST
151	192305	9080	RENTON HONDA	250 SW 10TH ST
152	192305	9082	RENTON HONDA	300 SW 10TH ST
153	192305	9084	GRADY WAY AUTO CENTER	500 SW GRADY WAY
154	192305	9085	RENTON KIA PARKING	200 SW GRADY WAY
155	192305	9087	DIABETES & THYROID CENTER	723 SW 10TH ST
156	192305	9092	CAR WASH	501 S 7TH ST
157	192305	9094	PUGET POWER SUBSTATION	xxx Benson Rd
158	192305	9096	HYUNDAI OF RENTON	700 S GRADY WAY
159	192305	9100	B&T WHOLESALE DISTRIBUTORS, INC.	850 Lind Ave SW
160	192305	9101	RENTON VILLAGE RETAIL	365 S GRADY WAY
161	192305	9102	WELLS FARGO BANK	355 S GRADY WAY
162	192305	9103	APPLEBEES RESTAURANT	375 S GRADY WAY
163	192305	9104	VACANT LAND	xxx Rainier Ave S
164	192305	9105	Discount Tire Store	361 S GRADY WAY
165	202305	9007	SAM'S CLUB - RENTON (Econ. Units on 915460-0010	901 S 7TH ST
166	214370	0011	VACANT LAND	313 SW SUNSET BLVD
167	214370	0012	PARKING	315 SW SUNSET BLVD
168	214370	0019	VET HOSPITAL	203 SW SUNSET BLVD
169	214370	0021	SERVICE GARAGE REPAIR	215 SW SUNSET BLVD
170	214370	0040	335 LIND AVE SW APTS	335 LIND AVE SW
171	214370	0046	CRESTVIEW APTS	295 LIND AVE SW
172	214370	0050	VACANT LAND	317 LIND AVE SW
173	214370	0055	USED CAR SALES / RESIDENCE	315 SW SUNSET BLVD
174	214370	1040	FOURPLEX	373 EARLINGTON AVE SW
175	214370	1041	RETAIL AND RESIDENCE	700 SW 4TH PL
176	214370	1165	HANDLY CHIROPRACTIC	620 SW SUNSET BLVD
177	214370	1215	Wasatch Hills	510 STEVENS AVE SW
178	214370	2195	VACANT LAND	515 SW 5TH PL
179	214480	0856	NACELLE	51 HAYES PL SW
180	214480	0863	APT-12 UNITS	201 TAYLOR AVE NW
181	214600	0010	NORTHWEST CORPORATE PARK - EARLINGTON	710 THOMAS AVE SW
182	214600	0020	BURLINGTON NORTHERN SPUR TRACK	725 SW 7TH ST
183	214600	0030	WAREHOUSE	705 SW 7TH ST
184	214600	0040	NORTHWEST FORKLIFT	838 SENECA AVE SW
185	214600	0041	WAREHOUSE	601 SW 7TH ST
186	214600	0050	RYERSON STEEL	600 SW 10TH ST
187	214600	0060	BURLINGTON NORTHERN SPUR TRACK	525 SW 7TH ST
188	214610	0010	AIR PRODUCTS & CHEMICALS	950 POWELL AVE SW
189	214610	0012	Orca Bay	900 POWELL AVE SW
190	214610	0015	E J BARTELLS CO	700 POWELL AVE SW
191	214610	0020	OPERATING PROPERTY R R TRACK	901 SW 7TH ST
192	214610	0030	REI WAREHOUSE	813 THOMAS AVE SW
193	214610	0031	GRINNELL	875 SW 7TH ST
194	214610	0033	EARLINGTON BUSINESS PARK	933 THOMAS AVE SW
195	217200	0390	RR R/W	13001 BEACON-COAL MINE RD S
196	217200	0400	RR R/W	13001 BEACON-COAL MINE RD S
197	217200	0410	RR R/W	13001 BEACON-COAL MINE RD S
198	217200	0428	VACANT LAND	5515 S 129TH ST
199	217200	0430	VACANT LAND	12929 BEACON-COAL MINE RD S
200	217200	0432	RR R/W	13000 BEACON-COAL MINE RD S
201	217200	0450	VACANT LAND	5700 S 129TH ST
202	217200	0451	EMPIRE VIEW MOBILE HOME PARK	5711 S 129TH ST
203	217200	0470	VACANT LAND	5901 S 129TH ST
204	217200	0515	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
205	217200	0518	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
206	217200	0540	Service Bldg used for storage	13201 MARTIN LUTHER KING JR WAY S
207	217200	0545	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
208	217200	0551	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
209	217200	0560	WASHINGTON WRECKING	13115 MARTIN LUTHER KING JR WAY S
210	217200	0563	WASHINGTON WRECKING	12929 MARTIN LUTHER KING JR WAY S
211	217200	0605	VACANT LAND	12929 MARTIN LUTHER KING JR WAY S
212	217200	0611	King's Market	12923 MARTIN LUTHER KING JR WAY S
213	217200	0612	VUE MOBILE HOME PARK	12929 MARTIN LUTHER KING JR WAY S
214	217200	0616	SHELL FOOD MART	12911 MARTIN LUTHER KING JR WAY S
215	217200	0645	Vacant Land	12805 MARTIN LUTHER KING JR WAY S
216	217200	0646	VACANT LAND	12805 MARTIN LUTHER KING JR WAY S
217	217200	0648	VACANT LAND	6000 S 129TH ST
218	217200	0650	Global Auto Repair	12817 MARTIN LUTHER KING JR WAY S
219	217200	0665	Skyway Sports Bar	12833 MARTIN LUTHER KING JR WAY S
220	232304	9003	R/R R/W	14400 MONSTER RD SW

	A	B	C	D
1	Major	Minor	PropName	AddrLine
221	232304	9005	R/R RW	14411 MONSTER RD SW
222	242304	9008	GRAPHIC PACKAGING - Renton Folding Carton Plant	601 MONSTER RD SW
223	242304	9025	STATE EMISSION TEST FACILITY	805 SW 10TH ST
224	242304	9027	VACANT LAND	7000 SW GRADY WAY
225	242304	9037	Lumineer	1400 MONSTER RD SW
226	242304	9044	VACANT LAND	1110 MONSTER RD SW
227	242304	9048	BOEING LONGACRES PARK	1300 SW 16TH ST
228	242304	9050	BOEING LONGACRES PARK VACANT	1316 SW 16TH ST
229	242304	9052	BOEING LONGACRES PARK VACANT	1404 SW 16TH ST
230	242304	9054	VACANT LAND	1349 SW GRADY WAY
231	242304	9055	BOEING LONGACRES PARK VACANT	1412 SW 16TH ST
232	242304	9061	GUYS R.V. STORAGE	1404 SW GRADY WAY
233	242304	9071	BOEING LONGACRES PARK VACANT	1432 SW 16TH ST
234	242304	9075	MANUFACTURES MINERAL CO	1215 MONSTER RD SW
235	242304	9099	AUTO SALES	901 SW 10TH ST
236	242304	9100	VACANT LAND	1801 MONSTER RD SW
237	242304	9104	PART OF SHELL GAS STATION	1100 SW GRADY WAY
238	242304	9106	MANUFACTURERS MINERAL CO	1215 MONSTER RD SW
239	242304	9107	PART OF SHELL GAS STATION	1100 SW GRADY WAY
240	242304	9108	VACANT LAND-SAO	1100 SW GRADY WAY
241	242304	9110	ENTERPRISE RENT-A-CAR	xxx SW Grady Way
242	242304	9113	AUTO SALES	920 SW GRADY WAY
243	242304	9117	Right of Way	1100 MONSTER RD SW
244	242304	9120	DISTRIBUTING COMPANY	589 MONSTER RD SW
245	242304	9121	warehouse	951 MONSTER RD SW
246	242304	9122	PLUMBERS & PIPEFITTERS TRAINING	595 MONSTER RD SW
247	242304	9123	405 Millennium Centre	1201 MONSTER RD SW
248	242304	9128	VACANT LAND (PORTION IS DRAINAGE DITCH)	1201 SW GRADY WAY
249	242304	9132	SHELL FOOD MART	1200 SW GRADY WAY
250	242304	9133	VACANT LAND	1301 SW GRADY WAY
251	242304	9134	VACANT LAND	1400 MONSTER RD SW
252	260300	0000	4TH PLACE CONDOMINIUMS	617 SW 4TH PL
253	334040	1630	HOLIDAY INN SELECT - RENTON	1 S GRADY WAY
254	334040	2465	PARKING AREA FOR SOUND MAZDA	101 SW GRADY WAY
255	334040	2510	PARKING AREA	125 SW GRADY WAY
256	334040	2525	PARKING AREA	SW GRADY WAY
257	334040	2545	PARKING AREA	260 SW 12TH ST
258	334040	2570	Pan Abode Cedar Homes	1100 MAPLE AVE SW
259	334040	2580	PARKING AREA	260 SW 12TH ST
260	334040	2595	PARKING AREA	260 SW 12TH ST
261	334040	2605	PARKING AREA	260 SW 12TH ST
262	334040	2670	SOUND FORD	101 SW GRADY WAY
263	334040	2720	Kennelly's Renton Auto Mart	55 SW 12TH ST
264	334040	2740	PARKING LOT	101 SW 12TH ST
265	334040	2755	PARKING LOT	109 SW 12TH ST
266	334040	2820	BROTHERTON CADILLAC	215 SW 12TH ST
267	334040	2850	PORTION OF BROTHERTON CADILLAC	225 SW 12TH ST
268	334040	2860	BROTHERTON CADILLAC USED AS CAR LOT	1212 MAPLE AVE SW
269	334040	2870	BROTHERTON CADILLAC USED AS CAR LOT	250 SW 13TH ST
270	334040	2885	PORTION OF BROTHERTON CADILLAC	215 SW 12TH ST
271	334040	2925	VACANT LAND (WITH OLD GARAGE)	End of 13th Ave SW
272	334040	2935	VACANT LAND	End of 13th Ave SW
273	334040	2945	VACANT LAND	End of 13th Ave SW
274	334040	2950	VACANT LAND	End of 13th Ave SW
275	334040	2960	VACANT LAND	End of 13th Ave SW
276	334040	2970	VACANT LAND	End of 13th Ave SW
277	334040	3146	KING KLEANING & DYE CO	1520 TAYLOR AVE SW
278	334040	3500	GOOD CHEVROLET FINANCING OFFICE	209 13TH AVE SW
279	334040	3545	PARKING (FOR MINOR 3500)	209 13TH AVE SW
280	334040	3555	SOUND FORD (PARKING)	209 13TH AVE SW
281	334040	3556	VACANT LAND	209 13TH AVE SW
282	334040	3605	DAHLBY CONSTRUCTION	1402 MAPLE AVE SW
283	334040	3615	Vital Securities	1420 MAPLE AVE SW
284	334040	3625	IMP ON MINOR 3615	1420 MAPLE AVE SW
285	334040	3635	VACANT LAND	xxx Maple Ave SW
286	334040	3645	Holmberg Company	234 SW 16TH ST
287	334040	3655	Club Sin Rock	208 SW 16TH ST
288	334040	3670	OFFICE BUILDING	1501 TAYLOR AVE SW
289	334040	3805	Sprint Communications	1415 MAPLE AVE SW
290	334040	3885	Tire Factory	316 SW 16TH ST
291	334040	3890	Cope & McPheters Marine Service	316 SW 16TH ST
292	334040	3925	Gordon & Associates	1401 MAPLE AVE SW
293	334040	4035	SEATTLE LUMBER COMPANY	500 SW 16TH ST

	A	B	C	D
1	Major	Minor	PropName	AddrLine
294	334040	4147	VACANT LAND	1201 LIND AVE SW
295	334040	4148	GENERAL TERRAZO CO	505 SW 12TH ST
296	334040	4150	JIM'S AUTOMOTIVE	511 SW 12TH ST
297	334040	4265	WALKER PARTS AND SERVICE CENTER	506 SW 13TH ST
298	334040	4285	JOHN DEERE	501 SW 12TH ST
299	334040	4395	GOOD CHEVROLET	325 SW 12TH ST
300	334040	4470	SATURN OF RENTON	555 SW GRADY WAY
301	334040	4590	A1 Custom	1201 LIND AVE SW
302	334040	4680	DEL-MAR BUILDING	1123 MAPLE AVE SW
303	334040	4705	RENTON WEST	607 SW GRADY WAY
304	334040	4730	VACANT LAND	621 SW GRADY WAY
305	334040	4785	AUTOMOTIVE ENGINE WHSE	1150 RAYMOND AVE SW
306	334040	4805	VACANT LAND	620 SW 12TH ST
307	334040	4845	Perma Dry Waterproofing	SW 12th Street
308	334040	4855	VACANT LAND	SW 12th Street
309	334040	4865		SW 12th Street
310	334040	4870		SW 12th Street
311	334040	4890	King Ocean Seafood	619 SW 12TH ST
312	334040	4925	VACANT LAND	Raymond Ave SW
313	334040	4945	VACANT LAND	710 SW 13TH ST
314	334040	4960	RENAISSANCE APOSTOLIC CHURCH	708 SW 13TH ST
315	334040	4970	VACANT LAND	700 SW 13TH ST
316	334040	4995	VACANT LAND (OLD RES)	616 SW 13TH ST
317	334040	5005	ENVISION	600 SW 13TH ST
318	334040	5025	VACANT LAND	600 SW 13TH ST
319	334040	5035	VACANT LAND	600 SW 13TH ST
320	334040	5150	VACANT LAND	1500 RAYMOND AVE SW
321	334040	6120	LONEACRES INDUSTRIAL PARK	1120 SW 16TH ST
322	334040	6256	LONEACRES INDUSTRIAL PARK	1120 SW 16TH ST
323	334040	6260	SOUTH 405 PLACE - Wetland	900 SW 16TH ST
324	334040	6261	SOUTH 405 PLACE	900 SW 16TH ST
325	334040	6430	SHUTTLE EXPRESS	800 SW 16TH ST
326	334040	6625	CUMMINS NORTHWEST DIESEL	811 SW GRADY WAY
327	334040	7101	EARLINGTON OFFICE PARK	1107 SW GRADY WAY
328	377920	0005	VACANT LAND	510 MONSTER RD SW
329	377920	0008	VACANT	6900 BEACON-COAL MINE RD S
330	377920	0009	VACANT LAND	6900 BEACON-COAL MINE RD S
331	377920	0010	VACANT LAND	6900 BEACON-COAL MINE RD S
332	377920	0011	VACANT LAND	6900 BEACON-COAL MINE RD S
333	377920	0015	VACANT LAND	6900 BEACON-COAL MINE RD S
334	377920	0020	VACANT LAND	6900 BEACON-COAL MINE RD S
335	377920	0040	BLACK RIVER QUARRY	500 MONSTER RD SW
336	377920	0045	VACANT LAND	500 MONSTER RD SW
337	377920	0050	VACANT LAND	6900 BEACON-COAL MINE RD S
338	377920	0053	VACANT LAND	6900 BEACON-COAL MINE RD S
339	377920	0056	VACANT LAND	6900 BEACON-COAL MINE RD S
340	377920	0120	VACANT LAND	6900 S 140TH ST
341	377920	0145	RR R/WAY	13001 BEACON-COAL MINE RD S
342	377920	0150	PUGET SOUND TRACTOR PARTS	515 MONSTER RD SW
343	377920	0155	RR R/W	13001 BEACON-COAL MINE RD S
344	377920	0160	RECYCLING & TRANSFER FACILITY	501 MONSTER RD SW
345	377920	0170	BLACK RIVER QUARRY	500 MONSTER RD SW
346	377920	0180	BLACK RIVER QUARRY	500 MONSTER RD SW
347	377920	0190	BLACK RIVER QUARRY	500 MONSTER RD SW
348	377920	0200	BLACK RIVER QUARRY	500 MONSTER RD SW
349	377920	0210	BLACK RIVER QUARRY	500 MONSTER RD SW
350	377920	0241	STATEWIDE RENT-A-FENCE	13728 BEACON-COAL MINE RD S
351	410020	0000	LAKE VISTA CONDOMINIUM	11323 RAINIER AVE S
352	413680	0135	PARKING LOT (USED WITH 118000-1765)	11463 RAINIER AVE S
353	413680	0140	RETAIL & APARTMENTS	11537 RAINIER AVE S
354	413680	0210	Office building	11625 RAINIER AVE S
355	413680	0230	OFFICE BUILDING	11613 RAINIER AVE S
356	413680	0240	VACANT LAND	11613 RAINIER AVE S
357	420240	0430	TAYLOR WEST APARTMENTS	401 TAYLOR PL NW
358	420240	0440	PARKING-TAYLOR WEST APARTMENT	TAYLOR PL NW
359	420240	1210	VACANT LAND	RAINIER AVE S
360	420240	1255	U-HAUL RENTALS	12601 RAINIER AVE S
361	420240	1335	RENCLIFFE APT	400 TAYLOR AVE NW
362	420240	1340	RENCLIFFE APT	390 TAYLOR AVE NW
363	420240	1400	Multi-tenant retail	415 RAINIER AVE N
364	420240	1425	B&B AUTO PARTS	401 RAINIER AVE N
365	420240	1500	CHANG'S MONGOLIAN GRILL	505 RAINIER AVE N
366	420240	1505	VACANT LAND	RAINIER AVE N

	A	B	C	D
1	Major	Minor	PropName	AddrLine
367	420440	0100	SERVICE GARAGES	365 RAINIER AVE N
368	420440	0120	RETAIL BUILDING	355 RAINIER AVE N
369	420440	0125	SUNRISE VIEW APT	114 NW 3RD PL
370	420440	0135	SKY LANAI APTS 48 UNITS	360 TAYLOR AVE NW
371	420440	0210	My Dental Center	333 RAINIER AVE N
372	420440	0215	Kurt's Auto Repair	321 RAINIER AVE N
373	420440	0225	Precision Motors	313 RAINIER AVE N
374	420440	0260	VACANT LAND	309 NELSON PL NW
375	420440	0261	MATHEWSON'S AUTOMOTIVE	271 RAINIER AVE N
376	420440	0262	PARKING FOR MATHEWSON'S AUTOMOTIVE	RAINIER AVE N
377	420440	0263	Marlene's Vegetable Stand	257 RAINIER AVE N
378	420440	0340	Ukrainian Christian Church	221 HARDIE AVE NW
379	420440	0355	ARCO AMPM	251 RAINIER AVE N
380	722940	0050	RR R/W	468 HARDIE AVE SW
381	722940	0060	RR R/W	469 HARDIE AVE SW
382	722950	0010	BROWN BEAR / CHEVRON ASSOCIATED PARKING	103 RAINIER AVE S
383	722950	0320	VACANT LAND	540 MONSTER RD SW
384	722950	0330	RR R/W	13001 BEACON-COAL MINE RD S
385	722950	0340	RR R/W	13001 BEACON-COAL MINE RD S
386	722950	0350	RR R/W	12901 BEACON-COAL MINE RD S
387	723160	0542	TRITON TOWER ONE	555 S RENTON VILLAGE PL
388	723160	0595	associated surface pkg lot for Two Renton Place	905 TALBOT RD S
389	723200	0010	Roxy Theater	25 S GRADY WAY
390	723200	0020	EVERGREEN BLDG	15 S GRADY WAY
391	733825	0000	RIVERS EDGE CONDOMINIUM	440 MAPLE AVE SW
392	811990	0000	SUNPOINTE TOWNHOMES CONDOMINIUM	833 SW SUNSET BLVD
393	866350	0005	CHEVRON FOOD MART	150 SW SUNSET BLVD
394	866350	0015	RENTON EMPORIUM (MIXED USE BUILDING - PARK	220 SW SUNSET BLVD
395	866350	0135	RENTON EMPORIUM (MIXED USE BUILDING)	220 SW SUNSET BLVD
396	915460	0005	CHEVRON HUNGRY BEAR, CAR WASH, XPRESS LU	800 S GRADY WAY
397	915460	0010	SAM'S CLUB - RENTON (ECON. UNIT FOR IMPS ON	S Grady Way
398	915460	0170	IMP IS LOCATED ON MINOR 0005	501 S 7TH ST
399	918800	0010	Witt Company	850 SW 7TH ST
400	918800	0020	WASHINGTON TECHNICAL CENTER	1000 SW 7TH ST
401	918800	0030	Stockyard	620 POWELL AVE SW
402	918800	0050	NORTHWEST HANDLING SYSTEMS INC	1100 SW 7TH ST
403	918800	0070	WASHINGTON TECHNICAL CENTER	947 POWELL AVE SW
404	918800	0071	WASHINGTON TECHNICAL CENTER	941 POWELL AVE SW
405	918800	0080	WASHINGTON TECHNICAL CENTER	711 POWELL AVE SW
406	918800	0090	WASHINGTON TECHNICAL CENTER	901 POWELL AVE SW
407	918800	0100	COMMUNITY HEALTH CENTERS OF KING COUNTY	955 POWELL AVE SW
408	918800	0110	VALLEY 405 OFFICE PARK	981 POWELL AVE SW
409	918800	0125	ENTERPRISE RENT A CAR	1027 POWELL AVE SW
410	918800	0140	Black River Corporate Park III	620 NACHES AVE SW
411	918800	0143	OAKESDALE CENTER	600 OAKESDALE AVE SW
412	918800	0145	BLACKRIVER 800	800 OAKESDALE AVE SW
413	918800	0147	BLACKRIVER CORPORATE PARK V	1000 OAKESDALE AVE SW
414	918800	0148	EXTENDED STAY DELUXE - TUKWILA	1150 OAKESDALE AVE SW
415	918800	0152	OAKESDALE CENTER	602 OAKESDALE AVE SW
416	918800	0153	Oakesdale Center Bldgs E and C	1300 SW 7TH ST
417	922890	0005	Vacant Land	120 S 3RD PL
418	922890	0015	PARKING for 000720-0165	120 S 3RD PL
419	922890	0025	THIRD PLACE PROFESSIONAL BLDG	130 S 3RD PL
420	922890	0035	RENTON COMMUNITY HEALTH CTR	138 S 3RD PL
421	922890	0045	LDS SOCIAL CENTER	220 S 3RD PL
422	922890	0065	VACANT COMMERCIAL	201 S 4TH PL
423	922890	0070	4TH PLACE PLAZA	203 S 4TH PL
424	956480	0170	VACANT	575 RAINIER AVE N
425	956480	0175	Food Bank	575 RAINIER AVE N
426	956480	0176	Titan Tires	515 RAINIER AVE S

	A	B	C	D
	Major	Minor	PropName	AddrLine
1				
2	000140	0001	CRESTON POINT	13445 MARTIN LUTHER KING JR WAY S
3	000140	0002	RR R/W	13001 BEACON-COAL MINE RD S
4	000140	0003	RR R/W	12901 BEACON-COAL MINE RD S
5	000140	0006	VAC LAND-WETLAND	13001 BEACON-COAL MINE RD S
6	000140	0007	VACANT LAND	13300 BEACON-COAL MINE RD S
7	000140	0008	VACANT LAND	13350 BEACON-COAL MINE RD S
8	000140	0009	SUNSET VIEW APARTMENT	2101 SW SUNSET BLVD
9	000140	0011	LAND ASSOC with minor 0001	13445 MARTIN LUTHER KING JR WAY S
10	000140	0017	VACANT LAND	13300 BEACON-COAL MINE RD S
11	000140	0023	VALSPAR	13535 68TH AVE S
12	000140	0035	HOLCAM	13536 BEACON-COAL MINE RD S
13	000140	0041	VACANT LAND	13301 MARTIN LUTHER KING JR WAY S
14	000720	0003	VACANT	XXXX 3rd Avenue N
15	000720	0101	SHELL & TACO BELL	300 RAINIER AVE S
16	000720	0123	Retail appliance store	115 S 3RD ST
17	000720	0124	Sleepless Coffee	107 S 3RD ST
18	000720	0126	FIRESTONE STORE	351 RAINIER AVE S
19	000720	0132	PARKING FOR TIRE STORE	219 S 3RD ST
20	000720	0137	Vacant lot	XXXX 3rd Avenue N
21	000720	0142	TAILOR SHOP & APARTMENT	205 S 3RD ST
22	000720	0149	DIAMOND LIL'S RESTAURANT	361 RAINIER AVE S
23	000720	0151	PARKING FOR DIAMOND LIL'S	331 RAINIER AVE S
24	000720	0165	FREDDIES CLUB	111 S 3RD ST
25	000720	0173	GOODYEAR TIRE STORE	219 S 3RD ST
26	000720	0190	O'reilly Autoparts	307 RAINIER AVE S
27	000720	0209	SHOPPING CENTER	405 RAINIER AVE S
28	008200	0000	AIRPORT VIEW	406 TAYLOR AVE NW
29	018200	0195	VACANT LAND	12401 MARTIN LUTHER KING JR WAY S
30	018200	0310	VACANT LAND	12603 55TH AVE S
31	018200	0335	FOSTER COMMONS	5700 S 129TH ST
32	019430	0000	ALTAMONTE	611 SW 5TH CT
33	037200	0005	CHINOOK APARTMENTS	8711 S 114TH ST
34	037200	0015	14 UNIT APARTMENT	11420 87TH AVE S
35	037200	0076	4-plex	11415 88TH AVE S
36	037200	0094	Lavoz Hispanic Newspaper	11401 RAINIER AVE S
37	037200	0115	OFFICE/RETAIL/APARTMENT	11427 RAINIER AVE S
38	037200	0130	RETAIL/OFFICE BUILDING	11435 RAINIER AVE S
39	037200	0135	RETAIL & 8 UNITS	11441 RAINIER AVE S
40	037200	0140	WHY GROCERY	11449 RAINIER AVE S
41	090300	0000	BOKARA BY THE LAKE CONDOMINIUM	801 RAINIER AVE N
42	118000	0400	Carmody Company	11301 RAINIER AVE S
43	118000	1765	RETAIL/OFFICE BUILDING	11463 RAINIER AVE S
44	118000	2765	BOARDED UP SFR, UNLIVEABLE	XXXX Rainier Ave S
45	118000	2795	OFFICE/APARTMENT	11707 RAINIER AVE S
46	118000	2940	PS BUSINESS PARK RENTON	879 RAINIER AVE N
47	132304	9006	VACANT LAND	XXXX Martin Luther King Jr. Rd
48	132304	9009	VACANT LAND	1110 MONSTER RD SW
49	132304	9010	VACANT LAND	8001 SW SUNSET BLVD
50	132304	9020	Right of Way	RoW follows Black River Forest
51	132304	9086	500 Powell	500 POWELL AVE SW
52	132304	9087	RIVERTECH CORPORATE CENTER	500 NACHES AVE SW
53	142304	9008	RR R/W	13001 BEACON-COAL MINE RD S
54	142304	9041	RR R/W	12901 BEACON-COAL MINE RD S
55	142304	9042	RR R/W	13001 BEACON-COAL MINE RD S
56	142304	9043	RR R/W	12901 BEACON-COAL MINE RD S
57	142304	9044	VACANT LAND	13003 BEACON-COAL MINE RD S
58	142304	9048	VACANT LAND	XXXX Martin Luther King Jr. Rd
59	172305	9183	SAM'S CLUB - RENTON (ECON. UNIT FOR IMPS ON	xxxx Grady Way
60	182305	9011	WATSON SECURITY	155 RAINIER AVE S
61	182305	9013	Subway/Jackson Hewitt	225 RAINIER AVE S
62	182305	9017	EMERITUS AT RENTON (RENTON VILLA)	71 SW VICTORIA ST
63	182305	9018	REGENCY AT RENTON REHAB CENTER	80 SW 2ND ST
64	182305	9033	RAINIER PLAZA	236 HARDIE AVE SW
65	182305	9034	VACANT LAND	351 HARDIE AVE SW
66	182305	9036	VACANT LAND (BETWEEN RR R/WS)	800 SW 7TH ST
67	182305	9038	BOB BRIDGE TOYOTA	150 SW 7TH ST
68	182305	9053	PLUM TREE PARK	200 SW 5TH PL
69	182305	9069	VACANT LAND (USED WITH 9212)	585 RAINIER AVE S
70	182305	9073	Gene Meyer Towing	225 RAINIER AVE S
71	182305	9074	South Lake European Auto Repair	205 RAINIER AVE S
72	182305	9079	WALGREENS DRUG STORE	275 RAINIER AVE S
73	182305	9082	Auto Zone	175 RAINIER AVE S
74	182305	9089	FIRST BAPTIST CHURCH	255 HARDIE AVE SW

	A	B	C	D
	Major	Minor	PropName	AddrLine
1				
75	182305	9090	ASPHALT PARKING	RAINIER AVE S
76	182305	9092	VICTORIA APTS	140 HARDIE AVE SW
77	182305	9100	Cash for Gold	60 SW SUNSET BLVD
78	182305	9107	SFR CONVERTED TO OFFICE	272 HARDIE AVE SW
79	182305	9118	MCLENDON'S HARDWARE STORE - RENTON	440 RAINIER AVE S
80	182305	9123	Starbucks & BROWN BEAR CARWASH	621 RAINIER AVE S
81	182305	9131	BROWN BEAR CAR WASH/Chevron Gas Station	77 RAINIER AVE S
82	182305	9133	BOB BRIDGE OLDSMOBILE	650 RAINIER AVE S
83	182305	9135	MAZATLAN RESTAURANT	540 RAINIER AVE S
84	182305	9136	PARKING FOR LINE RETAIL	530 RAINIER AVE S
85	182305	9137	VACANT LAND	549 SHATTUCK AVE S
86	182305	9138	RAINIER VILLAGE	530 RAINIER AVE S
87	182305	9149	People's Insurance	280 HARDIE AVE SW
88	182305	9151	RESIDENCE/COMMERCIAL USE	557 SHATTUCK AVE S
89	182305	9156	Vacant Parking w/9135	540 RAINIER AVE S
90	182305	9157	VETERINARY CLINIC	504 RENTON CENTER WAY SW
91	182305	9164	MONEYTREE STORE	528 RAINIER AVE S
92	182305	9165	RESIDENCE/COMMERCIAL LAND	430 MAPLE AVE SW
93	182305	9168	Cycle Works	485 RAINIER AVE S
94	182305	9169	JACK IN THE BOX	479 RAINIER AVE S
95	182305	9173	Dental Office	529 SHATTUCK AVE S
96	182305	9180	VACANT LAND	567 SHATTUCK AVE S
97	182305	9185	8-UNIT APT	609 SHATTUCK AVE S
98	182305	9189	Vacant Retail	439 RAINIER AVE S
99	182305	9191	Cascadia Apartments	621 SHATTUCK AVE S
100	182305	9211	CURRAN PLAZA	20 SW 7TH ST
101	182305	9212	LITHIA DODGE CHRYSLER	560 HARDIE AVE SW
102	182305	9213	MIDAS MUFFLERS	265 RAINIER AVE S
103	182305	9215	FRED MEYER - RENTON	325 RAINIER AVE S
104	182305	9218	FRED MEYER - Adjoining Retail space	465 RAINIER AVE S
105	182305	9219	RETAIL (FITNESS) BUILDING	325 RAINIER AVE S
106	182305	9227	MCDONALDS	73 RAINIER AVE S
107	182305	9234	MCDONALDS PARKING (Minor 9227)	59 RAINIER AVE S
108	182305	9250	RR OP IN SW 1/4 OF SW 1/4	RR Spur behind 600 SW 7th ST
109	182305	9251	OFFICE BUILDING	550 SW 7TH ST
110	182305	9252	WORKSOURCE RENTON	440 SW 7TH ST
111	182305	9254	NW Gourmet Foods	600 SW 7TH ST
112	182305	9258	I HOP RESTAURANT	610 RAINIER AVE S
113	182305	9261	KFC/A&W	604 RAINIER AVE S
114	182305	9266	RAINIER VILLAGE (IMP IS ON 9138	530 RAINIER AVE S
115	182305	9270	HARPER ENGINEERING	700 SW 7TH ST
116	182305	9273	PIZZA HUT	261 RAINIER AVE S
117	192305	9001	TRITON TOWER TWO	700 S RENTON VILLAGE PL
118	192305	9002	VACANT LAND	810 SHATTUCK AVE S
119	192305	9017	POPEYES RESTAURANT	105 SW 7TH ST
120	192305	9021	RENTON HONDA	200 SW GRADY WAY
121	192305	9023	TRITON TOWER THREE	707 S GRADY WAY
122	192305	9024	VACANT LAND	423 S 7TH ST
123	192305	9025	RENTON COIL SPRING	423 S 7TH ST
124	192305	9027	SEATTLE SUPER SUPPLEMENTS / THAI RESTAURANT	707 RAINIER AVE S
125	192305	9029	LINE RETAIL	757 RAINIER AVE S
126	192305	9030	WAREHOUSE	865 LIND AVE SW
127	192305	9031	Vacant autodealership	201 S 7TH ST
128	192305	9034	BANKER AUTO REBUILD	405 S 7TH ST
129	192305	9035	SOUND FORD	750 RAINIER AVE S
130	192305	9038	A-1 AUTO MOVERS	415 S 7TH ST
131	192305	9043	RENTON VILLAGE	601 S GRADY WAY
132	192305	9044	LES SCHWAB TIRES	710 RAINIER AVE S
133	192305	9047	KIA OF RENTON	900 LIND AVE SW
134	192305	9048	WALMART - RENTON	743 RAINIER AVE S
135	192305	9053	SOUND SUBARU/PEUGEOT	720 RAINIER AVE S
136	192305	9054	CHEVRON EXTRA MILE	301 S GRADY WAY
137	192305	9056	KAYE SMITH	501 SW 7TH ST
138	192305	9058	PARKING	749 RAINIER AVE S
139	192305	9060	LIND PLAZA	720 LIND AVE SW
140	192305	9061	MCCLENDON HARDWARE WAREHOUSE	715 LIND AVE SW
141	192305	9062	HORIZON LANDSCAPING EQUIPMENT	955 LIND AVE SW
142	192305	9063	Sound Collision	750 RAINIER AVE S
143	192305	9064	B&T WHOLESALE DISTRIBUTORS, INC.	846 LIND AVE SW
144	192305	9067	RENTON HONDA SERVICE CENTER	858 LIND AVE SW
145	192305	9068	Sound Ford	200 S GRADY WAY
146	192305	9070	ARCO AMPM	710 S GRADY WAY
147	192305	9072	JIMMY MAC'S & CASCADE BANK	121 S 7th St

	A	B	C	D
1	Major	Minor	PropName	AddrLine
148	192305	9073	AUTO CENTER/USA MINI-MART	765 RAINIER AVE S
149	192305	9074	WALKER'S RENTON MITISUBSHI	200 S GRADY WAY
150	192305	9078	PLAZA 451	451 SW 10TH ST
151	192305	9080	RENTON HONDA	250 SW 10TH ST
152	192305	9082	RENTON HONDA	300 SW 10TH ST
153	192305	9084	GRADY WAY AUTO CENTER	500 SW GRADY WAY
154	192305	9085	RENTON KIA PARKING	200 SW GRADY WAY
155	192305	9087	DIABETES & THYROID CENTER	723 SW 10TH ST
156	192305	9092	CAR WASH	501 S 7TH ST
157	192305	9094	PUGET POWER SUBSTATION	xxx Benson Rd
158	192305	9096	HYUNDAI OF RENTON	700 S GRADY WAY
159	192305	9100	B&T WHOLESALE DISTRIBUTORS, INC.	850 Lind Ave SW
160	192305	9101	RENTON VILLAGE RETAIL	365 S GRADY WAY
161	192305	9102	WELLS FARGO BANK	355 S GRADY WAY
162	192305	9103	APPLEBEES RESTAURANT	375 S GRADY WAY
163	192305	9104	VACANT LAND	xxx Rainier Ave S
164	192305	9105	Discount Tire Store	361 S GRADY WAY
165	202305	9007	SAM'S CLUB - RENTON (Econ. Units on 915460-0010	901 S 7TH ST
166	214370	0011	VACANT LAND	313 SW SUNSET BLVD
167	214370	0012	PARKING	315 SW SUNSET BLVD
168	214370	0019	VET HOSPITAL	203 SW SUNSET BLVD
169	214370	0021	SERVICE GARAGE REPAIR	215 SW SUNSET BLVD
170	214370	0040	335 LIND AVE SW APTS	335 LIND AVE SW
171	214370	0046	CRESTVIEW APTS	295 LIND AVE SW
172	214370	0050	VACANT LAND	317 LIND AVE SW
173	214370	0055	USED CAR SALES / RESIDENCE	315 SW SUNSET BLVD
174	214370	1040	FOURPLEX	373 EARLINGTON AVE SW
175	214370	1041	RETAIL AND RESIDENCE	700 SW 4TH PL
176	214370	1165	HANDLY CHIROPRACTIC	620 SW SUNSET BLVD
177	214370	1215	Wasatch Hills	510 STEVENS AVE SW
178	214370	2195	VACANT LAND	515 SW 5TH PL
179	214480	0856	NACELLE	51 HAYES PL SW
180	214480	0863	APT-12 UNITS	201 TAYLOR AVE NW
181	214600	0010	NORTHWEST CORPORATE PARK - EARLINGTON	710 THOMAS AVE SW
182	214600	0020	BURLINGTON NORTHERN SPUR TRACK	725 SW 7TH ST
183	214600	0030	WAREHOUSE	705 SW 7TH ST
184	214600	0040	NORTHWEST FORKLIFT	838 SENECA AVE SW
185	214600	0041	WAREHOUSE	601 SW 7TH ST
186	214600	0050	RYERSON STEEL	600 SW 10TH ST
187	214600	0060	BURLINGTON NORTHERN SPUR TRACK	525 SW 7TH ST
188	214610	0010	AIR PRODUCTS & CHEMICALS	950 POWELL AVE SW
189	214610	0012	Orca Bay	900 POWELL AVE SW
190	214610	0015	E J BARTELLS CO	700 POWELL AVE SW
191	214610	0020	OPERATING PROPERTY R R TRACK	901 SW 7TH ST
192	214610	0030	REI WAREHOUSE	813 THOMAS AVE SW
193	214610	0031	GRINNELL	875 SW 7TH ST
194	214610	0033	EARLINGTON BUSINESS PARK	933 THOMAS AVE SW
195	217200	0390	RR R/W	13001 BEACON-COAL MINE RD S
196	217200	0400	RR R/W	13001 BEACON-COAL MINE RD S
197	217200	0410	RR R/W	13001 BEACON-COAL MINE RD S
198	217200	0428	VACANT LAND	5515 S 129TH ST
199	217200	0430	VACANT LAND	12929 BEACON-COAL MINE RD S
200	217200	0432	RR R/W	13000 BEACON-COAL MINE RD S
201	217200	0450	VACANT LAND	5700 S 129TH ST
202	217200	0451	EMPIRE VIEW MOBILE HOME PARK	5711 S 129TH ST
203	217200	0470	VACANT LAND	5901 S 129TH ST
204	217200	0515	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
205	217200	0518	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
206	217200	0540	Service Bldg used for storage	13201 MARTIN LUTHER KING JR WAY S
207	217200	0545	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
208	217200	0551	WASHINGTON WRECKING	13101 MARTIN LUTHER KING JR WAY S
209	217200	0560	WASHINGTON WRECKING	13115 MARTIN LUTHER KING JR WAY S
210	217200	0563	WASHINGTON WRECKING	12929 MARTIN LUTHER KING JR WAY S
211	217200	0605	VACANT LAND	12929 MARTIN LUTHER KING JR WAY S
212	217200	0611	King's Market	12923 MARTIN LUTHER KING JR WAY S
213	217200	0612	VUE MOBILE HOME PARK	12929 MARTIN LUTHER KING JR WAY S
214	217200	0616	SHELL FOOD MART	12911 MARTIN LUTHER KING JR WAY S
215	217200	0645	Vacant Land	12805 MARTIN LUTHER KING JR WAY S
216	217200	0646	VACANT LAND	12805 MARTIN LUTHER KING JR WAY S
217	217200	0648	VACANT LAND	6000 S 129TH ST
218	217200	0650	Global Auto Repair	12817 MARTIN LUTHER KING JR WAY S
219	217200	0665	Skyway Sports Bar	12833 MARTIN LUTHER KING JR WAY S
220	232304	9003	R/R R/W	14400 MONSTER RD SW

	A	B	C	D
1	Major	Minor	PropName	AddrLine
221	232304	9005	R/R RW	14411 MONSTER RD SW
222	242304	9008	GRAPHIC PACKAGING - Renton Folding Carton Plant	601 MONSTER RD SW
223	242304	9025	STATE EMISSION TEST FACILITY	805 SW 10TH ST
224	242304	9027	VACANT LAND	7000 SW GRADY WAY
225	242304	9037	Lumineer	1400 MONSTER RD SW
226	242304	9044	VACANT LAND	1110 MONSTER RD SW
227	242304	9048	BOEING LONGACRES PARK	1300 SW 16TH ST
228	242304	9050	BOEING LONGACRES PARK VACANT	1316 SW 16TH ST
229	242304	9052	BOEING LONGACRES PARK VACANT	1404 SW 16TH ST
230	242304	9054	VACANT LAND	1349 SW GRADY WAY
231	242304	9055	BOEING LONGACRES PARK VACANT	1412 SW 16TH ST
232	242304	9061	GUYS R.V. STORAGE	1404 SW GRADY WAY
233	242304	9071	BOEING LONGACRES PARK VACANT	1432 SW 16TH ST
234	242304	9075	MANUFACTURES MINERAL CO	1215 MONSTER RD SW
235	242304	9099	AUTO SALES	901 SW 10TH ST
236	242304	9100	VACANT LAND	1801 MONSTER RD SW
237	242304	9104	PART OF SHELL GAS STATION	1100 SW GRADY WAY
238	242304	9106	MANUFACTURERS MINERAL CO	1215 MONSTER RD SW
239	242304	9107	PART OF SHELL GAS STATION	1100 SW GRADY WAY
240	242304	9108	VACANT LAND-SAO	1100 SW GRADY WAY
241	242304	9110	ENTERPRISE RENT-A-CAR	xxx SW Grady Way
242	242304	9113	AUTO SALES	920 SW GRADY WAY
243	242304	9117	Right of Way	1100 MONSTER RD SW
244	242304	9120	DISTRIBUTING COMPANY	589 MONSTER RD SW
245	242304	9121	warehouse	951 MONSTER RD SW
246	242304	9122	PLUMBERS & PIPEFITTERS TRAINING	595 MONSTER RD SW
247	242304	9123	405 Millennium Centre	1201 MONSTER RD SW
248	242304	9128	VACANT LAND (PORTION IS DRAINAGE DITCH)	1201 SW GRADY WAY
249	242304	9132	SHELL FOOD MART	1200 SW GRADY WAY
250	242304	9133	VACANT LAND	1301 SW GRADY WAY
251	242304	9134	VACANT LAND	1400 MONSTER RD SW
252	260300	0000	4TH PLACE CONDOMINIUMS	617 SW 4TH PL
253	334040	1630	HOLIDAY INN SELECT - RENTON	1 S GRADY WAY
254	334040	2465	PARKING AREA FOR SOUND MAZDA	101 SW GRADY WAY
255	334040	2510	PARKING AREA	125 SW GRADY WAY
256	334040	2525	PARKING AREA	SW GRADY WAY
257	334040	2545	PARKING AREA	260 SW 12TH ST
258	334040	2570	Pan Abode Cedar Homes	1100 MAPLE AVE SW
259	334040	2580	PARKING AREA	260 SW 12TH ST
260	334040	2595	PARKING AREA	260 SW 12TH ST
261	334040	2605	PARKING AREA	260 SW 12TH ST
262	334040	2670	SOUND FORD	101 SW GRADY WAY
263	334040	2720	Kennelly's Renton Auto Mart	55 SW 12TH ST
264	334040	2740	PARKING LOT	101 SW 12TH ST
265	334040	2755	PARKING LOT	109 SW 12TH ST
266	334040	2820	BROTHERTON CADILLAC	215 SW 12TH ST
267	334040	2850	PORTION OF BROTHERTON CADILLAC	225 SW 12TH ST
268	334040	2860	BROTHERTON CADILLAC USED AS CAR LOT	1212 MAPLE AVE SW
269	334040	2870	BROTHERTON CADILLAC USED AS CAR LOT	250 SW 13TH ST
270	334040	2885	PORTION OF BROTHERTON CADILLAC	215 SW 12TH ST
271	334040	2925	VACANT LAND (WITH OLD GARAGE)	End of 13th Ave SW
272	334040	2935	VACANT LAND	End of 13th Ave SW
273	334040	2945	VACANT LAND	End of 13th Ave SW
274	334040	2950	VACANT LAND	End of 13th Ave SW
275	334040	2960	VACANT LAND	End of 13th Ave SW
276	334040	2970	VACANT LAND	End of 13th Ave SW
277	334040	3146	KING KLEANING & DYE CO	1520 TAYLOR AVE SW
278	334040	3500	GOOD CHEVROLET FINANCING OFFICE	209 13TH AVE SW
279	334040	3545	PARKING (FOR MINOR 3500)	209 13TH AVE SW
280	334040	3555	SOUND FORD (PARKING)	209 13TH AVE SW
281	334040	3556	VACANT LAND	209 13TH AVE SW
282	334040	3605	DAHLBY CONSTRUCTION	1402 MAPLE AVE SW
283	334040	3615	Vital Securities	1420 MAPLE AVE SW
284	334040	3625	IMP ON MINOR 3615	1420 MAPLE AVE SW
285	334040	3635	VACANT LAND	xxx Maple Ave SW
286	334040	3645	Holmberg Company	234 SW 16TH ST
287	334040	3655	Club Sin Rock	208 SW 16TH ST
288	334040	3670	OFFICE BUILDING	1501 TAYLOR AVE SW
289	334040	3805	Sprint Communications	1415 MAPLE AVE SW
290	334040	3885	Tire Factory	316 SW 16TH ST
291	334040	3890	Cope & McPheters Marine Service	316 SW 16TH ST
292	334040	3925	Gordon & Associates	1401 MAPLE AVE SW
293	334040	4035	SEATTLE LUMBER COMPANY	500 SW 16TH ST

	A	B	C	D
1	Major	Minor	PropName	AddrLine
294	334040	4147	VACANT LAND	1201 LIND AVE SW
295	334040	4148	GENERAL TERRAZO CO	505 SW 12TH ST
296	334040	4150	JIM'S AUTOMOTIVE	511 SW 12TH ST
297	334040	4265	WALKER PARTS AND SERVICE CENTER	506 SW 13TH ST
298	334040	4285	JOHN DEERE	501 SW 12TH ST
299	334040	4395	GOOD CHEVROLET	325 SW 12TH ST
300	334040	4470	SATURN OF RENTON	555 SW GRADY WAY
301	334040	4590	A1 Custom	1201 LIND AVE SW
302	334040	4680	DEL-MAR BUILDING	1123 MAPLE AVE SW
303	334040	4705	RENTON WEST	607 SW GRADY WAY
304	334040	4730	VACANT LAND	621 SW GRADY WAY
305	334040	4785	AUTOMOTIVE ENGINE WHSE	1150 RAYMOND AVE SW
306	334040	4805	VACANT LAND	620 SW 12TH ST
307	334040	4845	Perma Dry Waterproofing	SW 12th Street
308	334040	4855	VACANT LAND	SW 12th Street
309	334040	4865		SW 12th Street
310	334040	4870		SW 12th Street
311	334040	4890	King Ocean Seafood	619 SW 12TH ST
312	334040	4925	VACANT LAND	Raymond Ave SW
313	334040	4945	VACANT LAND	710 SW 13TH ST
314	334040	4960	RENAISSANCE APOSTOLIC CHURCH	708 SW 13TH ST
315	334040	4970	VACANT LAND	700 SW 13TH ST
316	334040	4995	VACANT LAND (OLD RES)	616 SW 13TH ST
317	334040	5005	ENVISION	600 SW 13TH ST
318	334040	5025	VACANT LAND	600 SW 13TH ST
319	334040	5035	VACANT LAND	600 SW 13TH ST
320	334040	5150	VACANT LAND	1500 RAYMOND AVE SW
321	334040	6120	LONEACRES INDUSTRIAL PARK	1120 SW 16TH ST
322	334040	6256	LONEACRES INDUSTRIAL PARK	1120 SW 16TH ST
323	334040	6260	SOUTH 405 PLACE - Wetland	900 SW 16TH ST
324	334040	6261	SOUTH 405 PLACE	900 SW 16TH ST
325	334040	6430	SHUTTLE EXPRESS	800 SW 16TH ST
326	334040	6625	CUMMINS NORTHWEST DIESEL	811 SW GRADY WAY
327	334040	7101	EARLINGTON OFFICE PARK	1107 SW GRADY WAY
328	377920	0005	VACANT LAND	510 MONSTER RD SW
329	377920	0008	VACANT	6900 BEACON-COAL MINE RD S
330	377920	0009	VACANT LAND	6900 BEACON-COAL MINE RD S
331	377920	0010	VACANT LAND	6900 BEACON-COAL MINE RD S
332	377920	0011	VACANT LAND	6900 BEACON-COAL MINE RD S
333	377920	0015	VACANT LAND	6900 BEACON-COAL MINE RD S
334	377920	0020	VACANT LAND	6900 BEACON-COAL MINE RD S
335	377920	0040	BLACK RIVER QUARRY	500 MONSTER RD SW
336	377920	0045	VACANT LAND	500 MONSTER RD SW
337	377920	0050	VACANT LAND	6900 BEACON-COAL MINE RD S
338	377920	0053	VACANT LAND	6900 BEACON-COAL MINE RD S
339	377920	0056	VACANT LAND	6900 BEACON-COAL MINE RD S
340	377920	0120	VACANT LAND	6900 S 140TH ST
341	377920	0145	RR R/WAY	13001 BEACON-COAL MINE RD S
342	377920	0150	PUGET SOUND TRACTOR PARTS	515 MONSTER RD SW
343	377920	0155	RR R/W	13001 BEACON-COAL MINE RD S
344	377920	0160	RECYCLING & TRANSFER FACILITY	501 MONSTER RD SW
345	377920	0170	BLACK RIVER QUARRY	500 MONSTER RD SW
346	377920	0180	BLACK RIVER QUARRY	500 MONSTER RD SW
347	377920	0190	BLACK RIVER QUARRY	500 MONSTER RD SW
348	377920	0200	BLACK RIVER QUARRY	500 MONSTER RD SW
349	377920	0210	BLACK RIVER QUARRY	500 MONSTER RD SW
350	377920	0241	STATEWIDE RENT-A-FENCE	13728 BEACON-COAL MINE RD S
351	410020	0000	LAKE VISTA CONDOMINIUM	11323 RAINIER AVE S
352	413680	0135	PARKING LOT (USED WITH 118000-1765)	11463 RAINIER AVE S
353	413680	0140	RETAIL & APARTMENTS	11537 RAINIER AVE S
354	413680	0210	Office building	11625 RAINIER AVE S
355	413680	0230	OFFICE BUILDING	11613 RAINIER AVE S
356	413680	0240	VACANT LAND	11613 RAINIER AVE S
357	420240	0430	TAYLOR WEST APARTMENTS	401 TAYLOR PL NW
358	420240	0440	PARKING-TAYLOR WEST APARTMENT	TAYLOR PL NW
359	420240	1210	VACANT LAND	RAINIER AVE S
360	420240	1255	U-HAUL RENTALS	12601 RAINIER AVE S
361	420240	1335	RENCLIFFE APT	400 TAYLOR AVE NW
362	420240	1340	RENCLIFFE APT	390 TAYLOR AVE NW
363	420240	1400	Multi-tenant retail	415 RAINIER AVE N
364	420240	1425	B&B AUTO PARTS	401 RAINIER AVE N
365	420240	1500	CHANG'S MONGOLIAN GRILL	505 RAINIER AVE N
366	420240	1505	VACANT LAND	RAINIER AVE N

	A	B	C	D
1	Major	Minor	PropName	AddrLine
367	420440	0100	SERVICE GARAGES	365 RAINIER AVE N
368	420440	0120	RETAIL BUILDING	355 RAINIER AVE N
369	420440	0125	SUNRISE VIEW APT	114 NW 3RD PL
370	420440	0135	SKY LANAI APTS 48 UNITS	360 TAYLOR AVE NW
371	420440	0210	My Dental Center	333 RAINIER AVE N
372	420440	0215	Kurt's Auto Repair	321 RAINIER AVE N
373	420440	0225	Precision Motors	313 RAINIER AVE N
374	420440	0260	VACANT LAND	309 NELSON PL NW
375	420440	0261	MATHEWSON'S AUTOMOTIVE	271 RAINIER AVE N
376	420440	0262	PARKING FOR MATHEWSON'S AUTOMOTIVE	RAINIER AVE N
377	420440	0263	Marlene's Vegetable Stand	257 RAINIER AVE N
378	420440	0340	Ukrainian Christian Church	221 HARDIE AVE NW
379	420440	0355	ARCO AMPM	251 RAINIER AVE N
380	722940	0050	RR R/W	468 HARDIE AVE SW
381	722940	0060	RR R/W	469 HARDIE AVE SW
382	722950	0010	BROWN BEAR / CHEVRON ASSOCIATED PARKING	103 RAINIER AVE S
383	722950	0320	VACANT LAND	540 MONSTER RD SW
384	722950	0330	RR R/W	13001 BEACON-COAL MINE RD S
385	722950	0340	RR R/W	13001 BEACON-COAL MINE RD S
386	722950	0350	RR R/W	12901 BEACON-COAL MINE RD S
387	723160	0542	TRITON TOWER ONE	555 S RENTON VILLAGE PL
388	723160	0595	associated surface pkg lot for Two Renton Place	905 TALBOT RD S
389	723200	0010	Roxy Theater	25 S GRADY WAY
390	723200	0020	EVERGREEN BLDG	15 S GRADY WAY
391	733825	0000	RIVERS EDGE CONDOMINIUM	440 MAPLE AVE SW
392	811990	0000	SUNPOINTE TOWNHOMES CONDOMINIUM	833 SW SUNSET BLVD
393	866350	0005	CHEVRON FOOD MART	150 SW SUNSET BLVD
394	866350	0015	RENTON EMPORIUM (MIXED USE BUILDING - PARK	220 SW SUNSET BLVD
395	866350	0135	RENTON EMPORIUM (MIXED USE BUILDING)	220 SW SUNSET BLVD
396	915460	0005	CHEVRON HUNGRY BEAR, CAR WASH, XPRESS LU	800 S GRADY WAY
397	915460	0010	SAM'S CLUB - RENTON (ECON. UNIT FOR IMPS ON	S Grady Way
398	915460	0170	IMP IS LOCATED ON MINOR 0005	501 S 7TH ST
399	918800	0010	Witt Company	850 SW 7TH ST
400	918800	0020	WASHINGTON TECHNICAL CENTER	1000 SW 7TH ST
401	918800	0030	Stockyard	620 POWELL AVE SW
402	918800	0050	NORTHWEST HANDLING SYSTEMS INC	1100 SW 7TH ST
403	918800	0070	WASHINGTON TECHNICAL CENTER	947 POWELL AVE SW
404	918800	0071	WASHINGTON TECHNICAL CENTER	941 POWELL AVE SW
405	918800	0080	WASHINGTON TECHNICAL CENTER	711 POWELL AVE SW
406	918800	0090	WASHINGTON TECHNICAL CENTER	901 POWELL AVE SW
407	918800	0100	COMMUNITY HEALTH CENTERS OF KING COUNTY	955 POWELL AVE SW
408	918800	0110	VALLEY 405 OFFICE PARK	981 POWELL AVE SW
409	918800	0125	ENTERPRISE RENT A CAR	1027 POWELL AVE SW
410	918800	0140	Black River Corporate Park III	620 NACHES AVE SW
411	918800	0143	OAKESDALE CENTER	600 OAKESDALE AVE SW
412	918800	0145	BLACKRIVER 800	800 OAKESDALE AVE SW
413	918800	0147	BLACKRIVER CORPORATE PARK V	1000 OAKESDALE AVE SW
414	918800	0148	EXTENDED STAY DELUXE - TUKWILA	1150 OAKESDALE AVE SW
415	918800	0152	OAKESDALE CENTER	602 OAKESDALE AVE SW
416	918800	0153	Oakesdale Center Bldgs E and C	1300 SW 7TH ST
417	922890	0005	Vacant Land	120 S 3RD PL
418	922890	0015	PARKING for 000720-0165	120 S 3RD PL
419	922890	0025	THIRD PLACE PROFESSIONAL BLDG	130 S 3RD PL
420	922890	0035	RENTON COMMUNITY HEALTH CTR	138 S 3RD PL
421	922890	0045	LDS SOCIAL CENTER	220 S 3RD PL
422	922890	0065	VACANT COMMERCIAL	201 S 4TH PL
423	922890	0070	4TH PLACE PLAZA	203 S 4TH PL
424	956480	0170	VACANT	575 RAINIER AVE N
425	956480	0175	Food Bank	575 RAINIER AVE N
426	956480	0176	Titan Tires	515 RAINIER AVE S