

Commercial Revalue

2016 Assessment roll

AREA
50

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

John Wilson, Assessor



King County

Department of Assessments

Accounting Division

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John Wilson
Assessor

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you should have questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

Executive Summary Report

Appraisal Date 1/1/16

Geographic Appraisal Area:

- Area 50: Burien, SeaTac, Normandy Park, and Central Tukwila

Sales – Improved Summary

- Number of Sales: 63
- Number of Sales Used in Ratio: 54
- Range of Sales Dates: 01/26/2013– 12/31/2015

Sales – Ratio Study Summary

| Sales--Improved Valuation Change Summary | | | | |
|---|---------------------|-----------------|-------|---------|
| | Mean Assessed Value | Mean Sale Price | Ratio | COD* |
| 2015 Value | \$1,410,300 | \$1,532,100 | 92.1% | 13.58% |
| 2016 Value | \$1,496,600 | \$1,532,100 | 97.7% | 10.67% |
| Abs. Change | \$86,300 | | 5.6% | -2.91% |
| % Change | 6.12% | | 6.12% | -21.44% |

*COD is a measure of uniformity, the lower the number the better the uniformity

Sales used in analysis: There were 63 arm’s length improved sales in Area 50 over the past three years. Nine of these sales were excluded from the ratio study. Two were sales of buildings on leased land, six made significant changes to the properties between the date of sale and the valuation date, and one sale included an atypical absolute net lease which significantly affected the sales price.

| Total Population - Parcel Summary Data | | | |
|---|---------------|---------------|-----------------|
| | Land | Improvements | Total |
| 2015 Value | \$764,959,600 | \$769,734,400 | \$1,534,694,000 |
| 2016 Value | \$775,444,600 | \$788,887,100 | \$1,564,331,700 |
| % Change | 1.37% | 2.49% | 1.93% |

Number of Parcels in the Ratio Study Population: **1,509**, excluding specialties and government-owned properties. The improvements column includes privately-owned buildings located on Sea-Tac International Airport, which total \$28,779,900 in 2016 (down 0.39% from their 2015 value of \$28,893,000).

Conclusion and Recommendation:

Total assessed values for the 2016 revalue have increased 1.93%.

The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2016 Assessment Year.

Identification of the Area

Name or Designation

- **Area 50:** Burien, SeaTac, Normandy Park, and Central Tukwila

Area 40 Neighborhoods

- **50-10** Central Tukwila
- **50-15** Boulevard Park & North SeaTac
- **50-20** Northwest Burien
- **50-30** Downtown Burien
- **50-40** Central Highline
- **50-50** Downtown SeaTac
- **50-60** East SeaTac
- **50-65** Tukwila International Boulevard Corridor

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building. Additional information is available at planning departments of the respective municipalities, as well as the King County Department of Permitting and Environmental Review (DPER).

Area Overview

Area 50 primarily encompasses the cities of Burien, SeaTac, and Normandy Park. In addition it includes Central Tukwila (north of Southcenter but south of the Duwamish Industrial Area) and the unincorporated area north of Burien, South of South Park, east of SR-509, and west of SR-99.

Sea-Tac International Airport is the primary economic engine of the area. In 2013, 18,353 jobs were generated by on-site activity at the airport. An additional 91,571 jobs were generated as a result of local purchases by visitors arriving to the region via Sea-Tac Airport, for a total of 109,924 jobs.¹ SR-99 (known as International Boulevard through the local area) is the primary commercial corridor in the area, hosting the majority of commercial services stemming from airport activity.

One of the most significant development projects through the International Boulevard corridor for years has been the expansion of light rail south from Seattle. The latest phase is the extension from S 176th St to S 200th St. The Angle Lake Link Light Rail Station at S 200th St is expected to open in late 2016 after over three years of construction. Numerous developers have expressed interest in building transit-oriented development near this new station. The first of these developers to take action is AVS Communities, who has started construction on a 244,000 square foot senior housing complex containing 289 units, at 19707 International Blvd. Construction of “Reserve at SeaTac” is expected to be completed by the summer of 2016.

The passage of SeaTac’s Proposition 1 in November 2013, requiring a minimum wage of \$15 per hour for hospitality and transportation workers within the City of SeaTac, has appeared to cause a shift in market preferences from hotel operations towards long-term airport parking. Current hotel operators are expanding their parking lots in order to grow their revenue from long-term airport parking, which complements their hotel operations and allows revenue growth with relatively fewer workers. For example, Skyway Inn at 20045 International Blvd bought a vacant restaurant building neighboring them to the north in 2013, then demolished it in order to use that area for parking. In addition, they demolished a portion of their own hotel in 2015, demonstrating a shift in their business’s focus from lodging to parking.

Downtown Burien is the most dense and walkable neighborhood in Area 50. Commercial properties between SW 148th and SW 153rd Streets generally consist of small owner/user retail and office operations. Older businesses, which have maintained store fronts for decades, mix with newer ones. Commercial activity is centered on Burien Town Square, a mixed-use redevelopment project located at SW 151st St and 5th Ave SW which the City of Burien recently spearheaded in order to revive Downtown Burien. Vacancy was high for years after its 2007 completion due to the recession, but the area is now thriving with economic activity. Recently, development of the neighboring sites began with 228 units of market rate housing and 126 senior apartments, which represent the final phase of the development plan for Burien Town Square.

At the southern edge of Downtown Burien is an area known as Five Corners, centered on the intersection of S 160th St and 1st Ave S. This area has seen a high amount of development recently. In 2014, the SW corner of this intersection made news with the opening of one of the first CVS pharmacies in the state. For 2015, the major story is a new 45,000 square foot outpatient clinic under construction just south of CVS. Franciscan Health System is planning on running this clinic to supplement their operations at Highline Medical Center to the west.

Since 2007, the City of Tukwila has been working towards developing a mixed-use neighborhood center at the corner of S 144th St and Tukwila International Boulevard. Tukwila Village is an ambitious project which will feature a new King County library branch, senior housing, apartments, retail, office, a medical clinic, and a police resource center. The library design and the first development phase (which includes the plaza and commons) were approved in November 2013. Construction began in August 2014 and is expected to finish in late 2016.

¹ *The 2013 Economic Impact of the Port of Seattle*, Prepared for the Port of Seattle by Martin Associates. 10/17/2014
http://www.portseattle.org/Supporting-Our-Community/Economic-Development/Documents/2014_economic_impact_report_martin.pdf

Analysis Process

Effective Date of Appraisal: January 1st, 2016

Date of Appraisal Report: March 22, 2016

The following appraiser did the valuation for this geographic area:

- David O'Hern – 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 use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

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

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

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

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2013 to 12/31/2015 (at minimum) were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

50-10: Central Tukwila

Boundaries: This neighborhood encompasses the central portion of the city of Tukwila. It is bound by the BNSF railroad that parallels the Duwamish River to the northeast, I-405 to the south, I-5 to the west and northwest.



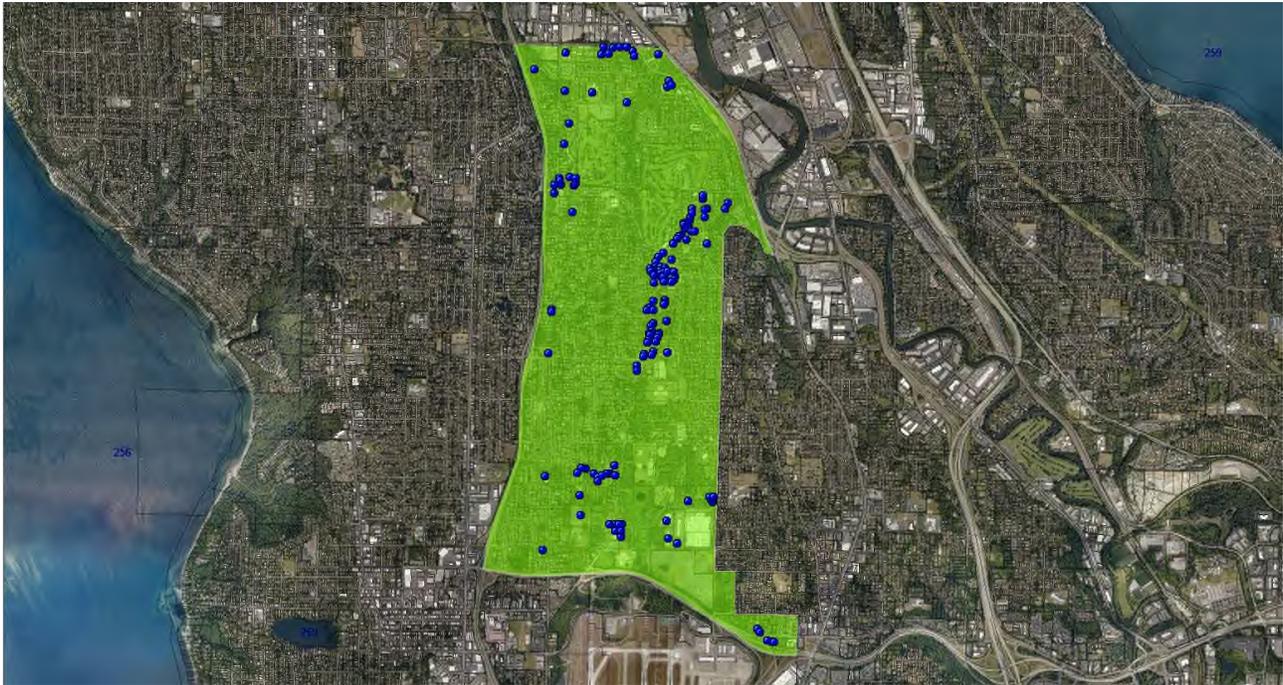
Neighborhood Description: Housing, both single and multi-family, is the predominant land use. Commercial activity is focused on two arterials. A cluster of office buildings are located along Southcenter Boulevard, while small scale, commercial and industrial operations are situated along Interurban Ave S. Industrial operations have ideal access to several freeways. The infamous Tukwila Strip, a two block stretch of casinos, is located along Interurban Ave, just south of the Foster Golf Links.



The most significant development in 2015 was the construction of a new multi-tenant office-warehouse park at 14510-14590 Interurban Ave S, pictured to the left. The five buildings in this development add 70,115 square feet of office-warehouse space to the corridor. Construction occurred throughout the summer of 2015.

50-15: Boulevard Park & North SeaTac

Boundaries: This neighborhood stretches from the unincorporated community of Boulevard Park in the north, to the northern edge of Sea-Tac Airport in the south. Its boundaries are generally bound by S 99th St to the north, SR-599 and 24th Ave S to the east, SR-518 to the south, and SR-509 to the west.



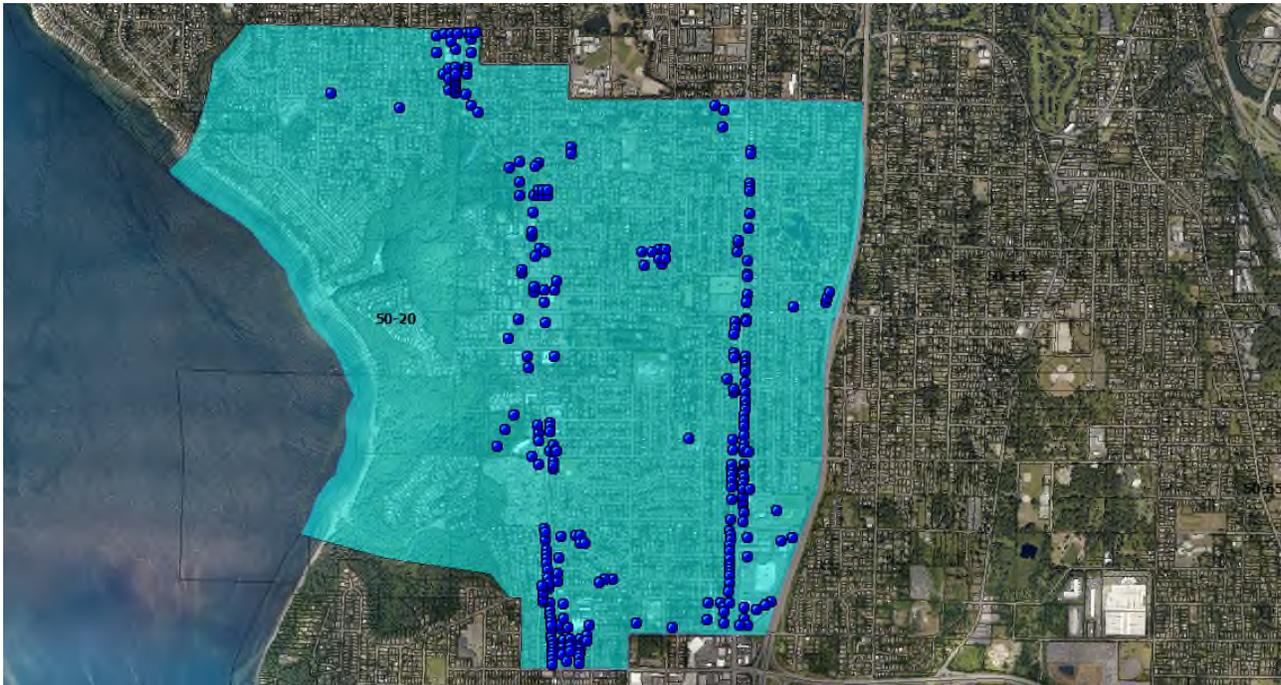
Neighborhood Description: Commercial properties within this neighborhood are concentrated along Des Moines Memorial Drive, the main north/south arterial through this neighborhood. A defining characteristic of this neighborhood is its location below the flight path of planes landing at or taking off from Sea-Tac Airport. Due to the noise from the planes, the portion of this neighborhood south of S 128th St has slowly been transitioning from single-family residential to more industrial uses. Today, commercial uses such as long-term airport parking providers are scattered among historically residential neighborhoods. One such operator, Park N Jet's Lot-2, is pictured below. This business purchased four neighboring residences between 2013 and 2014 in order to expand their parking operation. Construction of their expanded parking lot was completed in early 2015.



The Port of Seattle owns a significant portion of land in the southern part of neighborhood, as buffer zones to mediate aircraft noise, and allow for potential airport expansion in the future. These buffer zones are predominately zoned for airport-related industrial use and are mostly vacant.

50-20: Northwest Burien

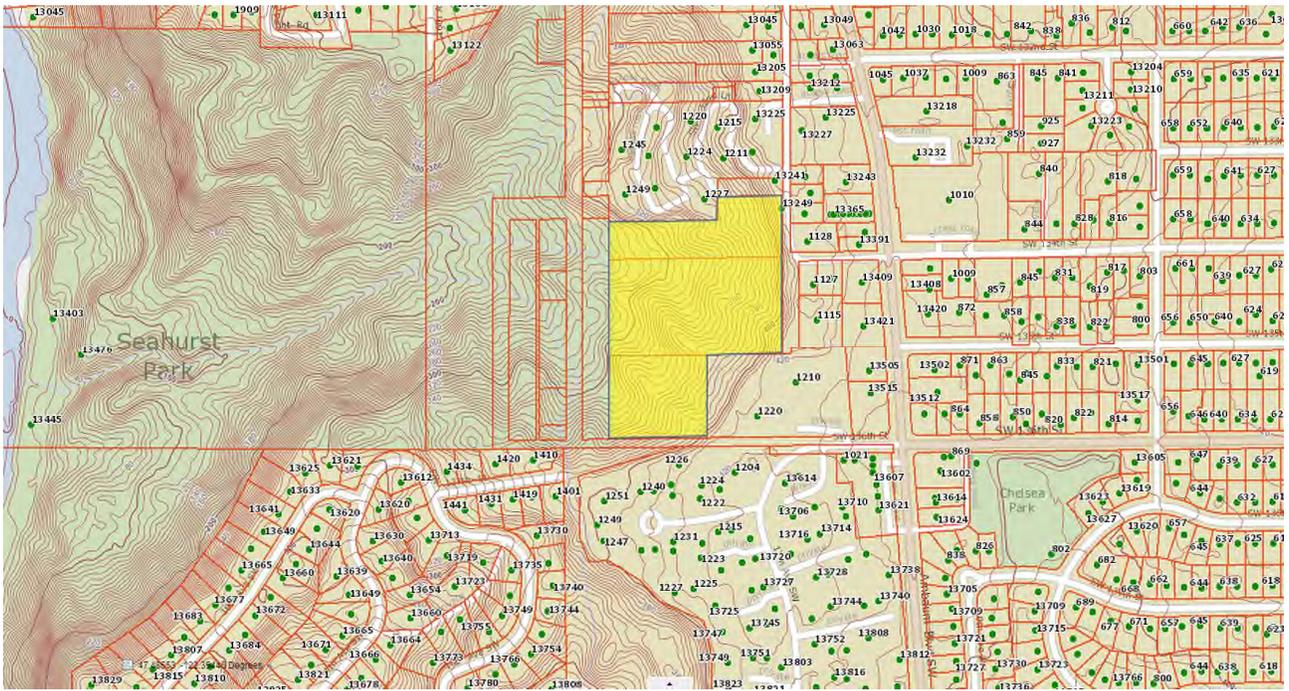
Boundaries: This neighborhood includes the portion of the City of Burien that is north of Downtown Burien and west of SR-509. It is bound to the west by the Puget Sound, to the north by Burien's city boundary, to the east by SR-509, and to the south by SW 146th St, SW 148th St, and Seahurst Park.



Neighborhood Description: SW Ambaum Blvd and 1st Ave S are the two major corridors of commercial activity in this neighborhood. Supermarkets typically serve as the general anchors, while smaller neighborhood shops, restaurants, auto-related businesses and offices provide more specialized goods, services and employment opportunities. Buildings are generally older, smaller and owner occupied.

Recent development has been stagnant. Two major ongoing projects in this neighborhood include the Emerald Pointe Apartments and the new Station #28 for the Burien/Normandy Park Fire Department.

Since 1990, Westmark Development has been trying to develop Emerald Pointe Apartments, a 178-unit apartment complex located southwest of 12th Ave SW and SW 134th St at the edge of Seahurst Park. However, local residents have successfully stalled the project so far citing environmental concerns about building on such steep slopes next to Seahurst Park. The three parcels owned by Westmark are highlighted in yellow on the following page. In September 2013, a settlement was reached between the two groups. The agreement would include scaling down the development, retaining more trees on the site, and taking steps to reduce storm-water runoff. A permit to clear 9.62 acres for development was issued by the City of Burien soon after this agreement. In March 2015, Westmark Development was granted a 1 year extension to complete this permit. The remaining building permits continue to be pending approval.



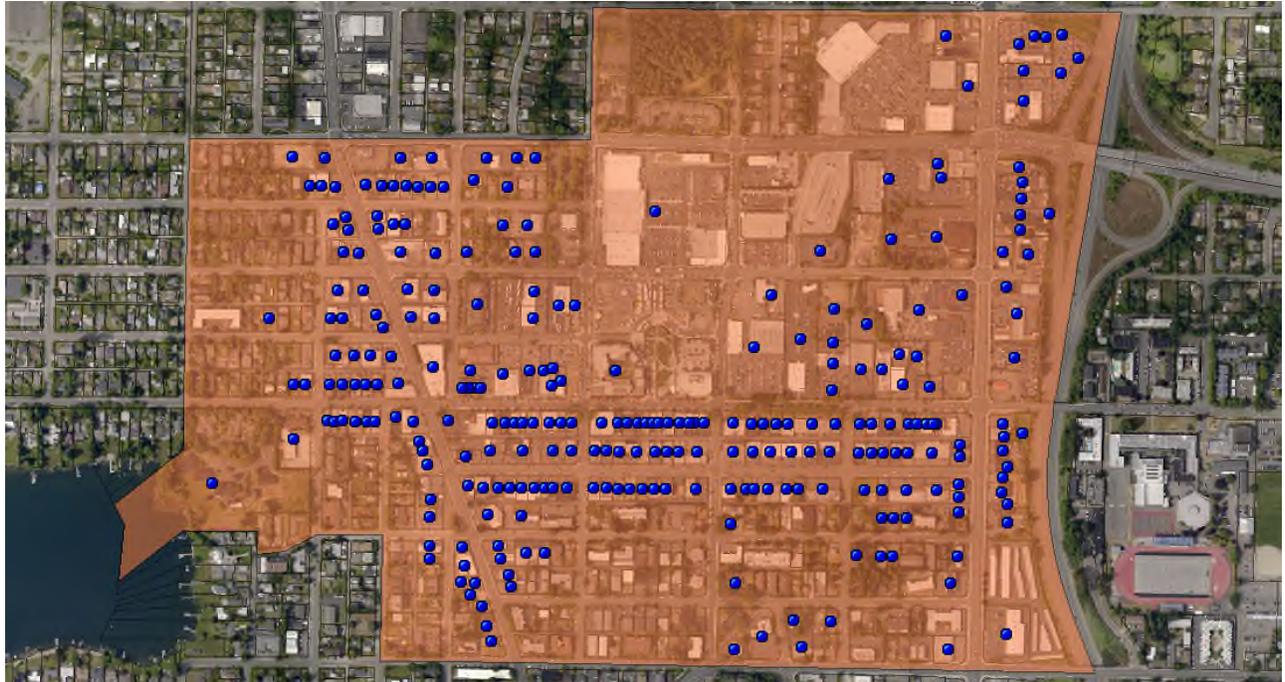
In November 2008, local voters approved a bond for the construction of a new fire station at SW 146th St and 9th Ave SW. Construction was completed in 2012, but there have been major building quality problems preventing the station from becoming operational. Since then, the fire department has been working with the contractor to repair defective portions of the building. On September 3, 2015, the fire department announced that they have “finally compelled the contractor to repair and replace the defective precast cement pieces on the new fire station on SW 146th.”²



² Contractor to repair defective work at new Fire Station for Dec. 1 completion, 9/3/2015
<http://b-townblog.com/2015/09/03/contractor-to-repair-defective-work-at-new-fire-station-for-dec-1-completion/>
2016 Annual Report – Area 50

50-30: Downtown Burien

Boundaries: This neighborhood is the center of commercial activity for the city and periphery communities to the south, east, and north. It is bound to the north by SW 146th St and SW 148th St, to the east by SR-509, to the south by SW 156th St and SW 154th St, and to the west by 12th Ave SW.



Neighborhood Description: Downtown Burien is the most dense and walkable neighborhood in Area 50. Commercial properties between SW 148th and SW 153rd Streets generally consist of small owner/user retail and office operations. Older businesses, which have maintained store fronts for decades, mix with newer ones.



The City of Burien has been working to revive Downtown Burien with Burien Town Square, a mixed-use redevelopment project located at SW 151st St and 5th Ave SW. A bird's eye view of the project is shown on the previous page. Phase I is a mixed-use condo project completed in 2007 at the corner of SW 152nd ST and 6th Ave SW. Vacancy was high for years due to the recession, but the building is starting to fill up. Over 90% of the residential condos are now sold, but most of the retail space remains vacant. The next phase, located at SW 152nd St and 4th Ave SW, was finished in 2009 and includes a new King County library branch, city hall, and public plaza. The remaining phases, two blocks bordered by SW 150th St, 4th Ave SW, SW 151st St, and 6th Ave SW, began construction in summer 2015 to develop the sites with 228 units of market rate housing and 126 senior apartments.



Another development for downtown Burien was the arrival of a new LA Fitness in Burien Town Plaza. This new health club is pictured to the left. The 45,000 square-foot facility opened for business in January 2015, and includes a swimming pool, sauna, spa, racquetball and basketball courts, and other amenities.

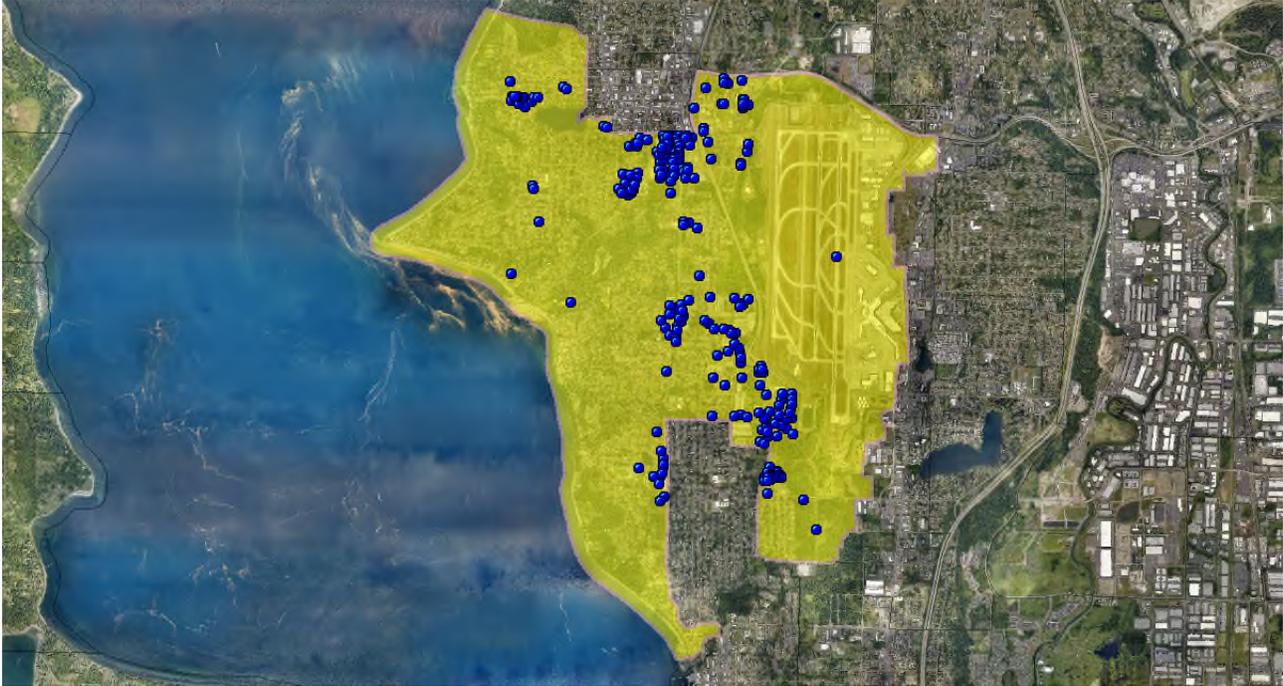
This site was previously home to a Saar's Marketplace, but that discount grocery store closed its doors in late 2012.

The conversion of this site from a low-end grocery

store to a high-end gym is a good representation of the transformation Downtown Burien has seen over the past few years as the economy has improved.

50-40: Central Highline

Boundaries: This neighborhood includes all of Normandy Park, the southern portion of Burien, and the southwestern portion of SeaTac. Starting from the NW traveling clockwise, the boundary of this neighborhood travels through Seahurst Park, then along 12th Ave SW, SW 154th ST, 9th Ave SW, SW 156th St, SR-509, and SR-518, then along the eastern edge of Sea-Tac Airport and Des Moines Creek Park, then along the northern and western boundaries of the City of Des Moines.



Neighborhood Description: This neighborhood encompasses a wide variety of areas. The northeastern area of the neighborhood is dominated by Sea-Tac Airport. Industrial properties are clustered south of the airport, where air traffic noise is loudest due to being directly under the flight path. This location is favorable from a logistical standpoint due to the direct freeway access to SR-509.

The western edge of this area is a quiet residential area with little commercial activity. The city of Normandy Park, the most affluent area of Area 50, encompasses most of this area. Normandy Park residents have two grocery-anchored neighborhood shopping centers available for them: Manhattan Village, at 1st Ave S and SW Normandy Park Rd, and Normandy Park Towne Center, at SW 200th St and 1st Ave S.

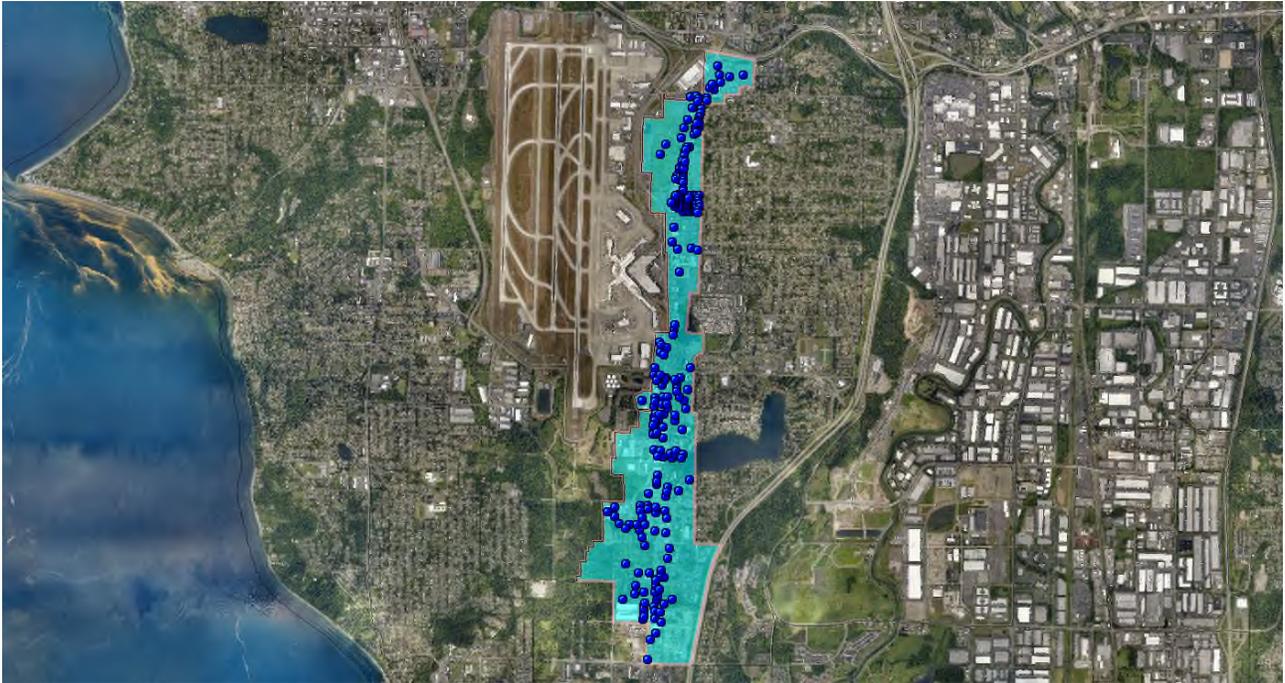
At the northern edge of the neighborhood is Burien's Five Corners neighborhood with a high number of retail properties as well as a cluster of medical offices around Highline Medical Center. Commercial activity is most active at the intersection of S 160th St and 1st Ave S. In 2014, the SW corner of this intersection made news with the opening of one of the first CVS stores in the state. For 2015, the major story is a new 45,000 square foot outpatient clinic under construction just south of CVS. The picture on the left shows this clinic under construction.



Franciscan Health System is planning on running this clinic to supplement their operations at Highline Medical Center to the west.

50-50: Downtown SeaTac

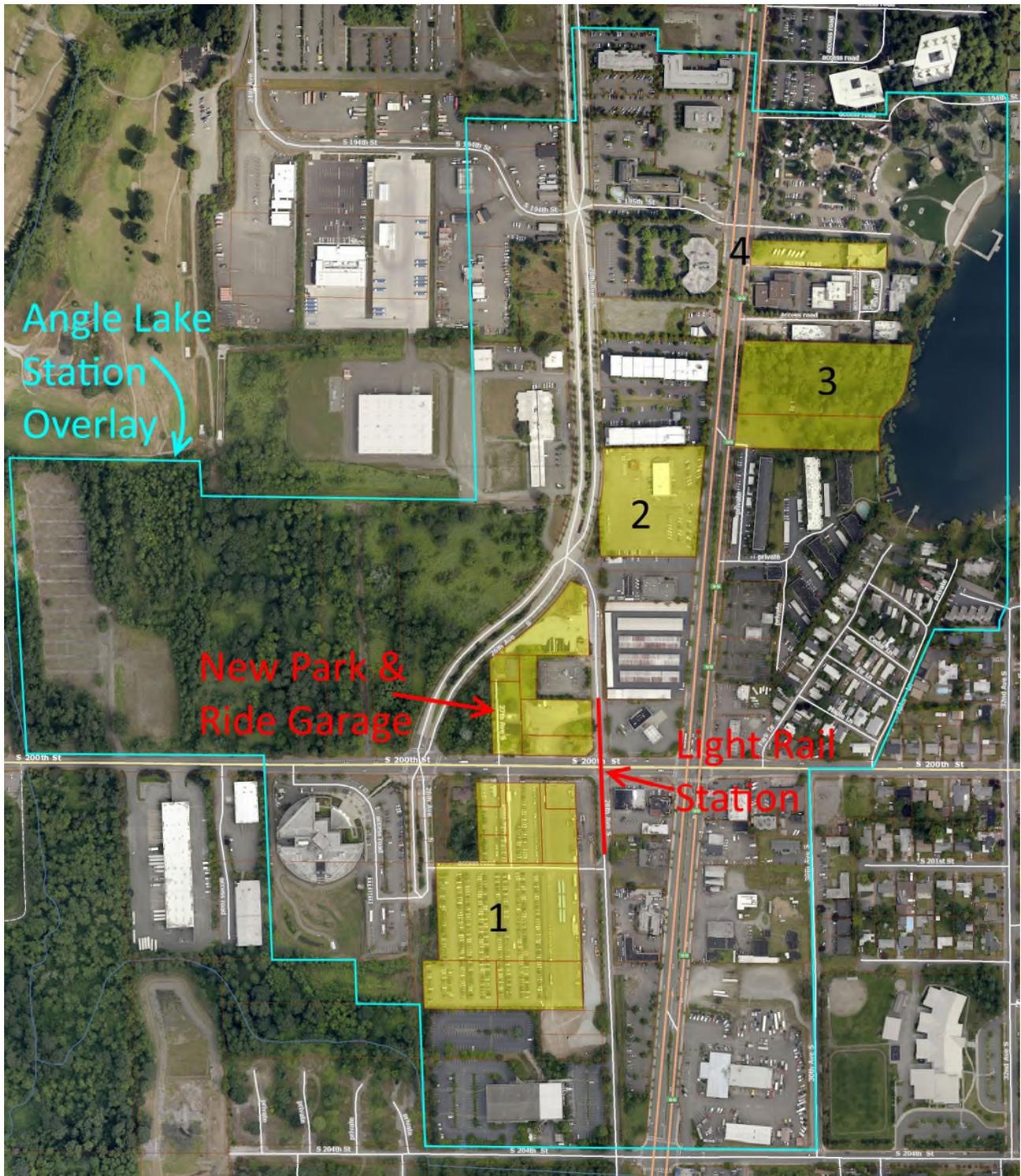
Boundaries: This neighborhood incorporates the commercial business district of the City of SeaTac. It stretches from SR-518 in the north to S 216th St in the south. Sea-Tac International Airport serves as the western boundary while the residential neighborhoods of SeaTac flank the neighborhood to the east.



Neighborhood Description: International Boulevard is the center of activity in the neighborhood. Development caters to the traveler. Hotels, airport park & ride operations, and restaurants are the norm. Office space is primarily occupied by airport-related businesses – such as airline headquarters, logistical firms, and airport vendor companies. SeaTac residents generally shop elsewhere, such as Southcenter, because this area simply does not cater to their needs.

The most visible development project is Sound Transit's Link Light Rail extension to the new Angle Lake Station. Currently, the line ends at the SeaTac/Airport Station at S 176th St. Construction is underway to extend the rail line south along the east edge of Sea-Tac Airport and 28th Ave S to a new station at S 200th St. The elevated station will include a day-use park and ride when completed. The picture to the right shows a rendering view from S 200th St of the park and ride garage (left) and elevated station (right). Service is expected to open in late 2016.





The above map provides an overview of the redevelopment activity occurring in response to the new light rail station. The City of SeaTac passed Ordinance 15-1015 on November 24, 2015 revising the Angle Lake Station Overlay. This overlay, shown in blue above, is intended to encourage transit-oriented development within its borders.

At least four projects are under development around this new light rail station. Their locations are shown on the above map, and summarized below.

1. Wright Runstad & Co is interested in building more than 1 million square feet of office, hotel, and/or retail space next to the station, at S 200th St and 28th Ave S. They already have an option to buy the land in place. They attempted to secure the FAA's new Seattle Office, but lost that bid to the new Des Moines Creek Business Park located at S 216th St and 24th Ave S. After losing the bid, Wright Runstad & Co said that they still plan on building the project once they find a suitable user.
2. Just to the north of the station, AVS Communities has started construction on a 244,000 square foot senior housing building containing 289 units, at 19707 International Blvd. Construction of "Reserve at SeaTac" is expected to be completed by the summer of 2016.
3. TMI Hospitality is interested in purchasing land on Angle Lake's waterfront from the city in order to build a Residence Inn by Marriott at 19608 International Blvd.
4. Ariel Development has been planning on building a five-story, 150-room Hyatt Place at 19518 International Blvd since early 2013. However, in November 2015, they put this site up for sale as a "break ground immediately" opportunity to develop this site with the plans they've put together so far.

Two other developers are reportedly interested in building apartment projects, one geared toward students, the other for families, according to Jeff Robinson, SeaTac's economic development director. Sound Transit plans on selling a 35,000 square foot site next to the new park & ride to a developer once the station construction is finished. Finally, the Port of Seattle has 20 acres nearby that they are looking to redevelop.³

Below is a photo showing the new Angle Lake Station above S 200th St from December 29, 2015, looking east. The finishing touches are being put on the station, and in the background you can see the crane for the new park and ride garage.



³ *SeaTac wants to use TODs to create a sense of community*, January 13, 2015
<https://www.djc.com/news/re/12073717.html>

50-60: East SeaTac

Boundaries: This neighborhood is generally bound by SR-518 to the north, 51st Ave S and Orilla Rd S to the east, S 216th St to the South and 32nd Ave S to the west.



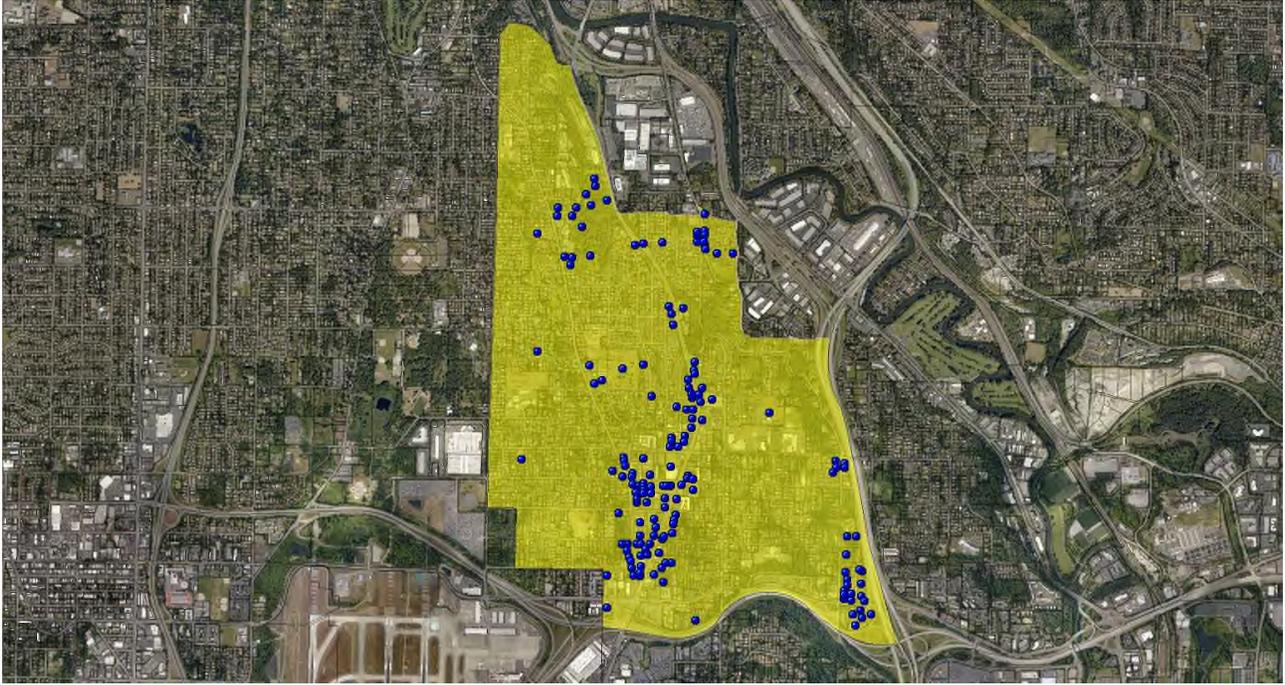
Neighborhood Description: This is primarily a residential neighborhood. It has two pockets of commercial development: at Military Road S and S 164th St, and S 188th St just west of I-5. The former is anchored by a supermarket, with smaller retail establishments surrounding it. The latter is centered on the SeaTac City Hall, with smaller businesses nearby taking advantage of the easy access to I-5. Development has been limited over the past few years in this neighborhood.

One of the few recent developments for this neighborhood is shown below. This new mixed-use building on S 164th St near 42nd Ave S has 9 apartment units above 2,675 square feet of retail.



50-65: Tukwila International Boulevard Corridor

Boundaries: This neighborhood is located north of SR-518, west of I-5, east of 24th Ave S, and south of the Duwamish Industrial Area in North Tukwila.



Neighborhood Description: Commercial activity is generally concentrated along Tukwila International Boulevard. In addition, a local medical service area is located on Military Road South, near South 128th Street. It is anchored by an inpatient behavioral hospital. This hospital changed ownership from Highline Medical Center to Cascade Behavioral Hospital (owned by Acadia Healthcare) effective December 1, 2013. Cascade Behavioral Hospital expanded the facility from 63 beds to 135 beds in 2015.

Recent development in the neighborhood has been limited, even during the boom years leading up to the recession. Tukwila International Boulevard has been the focus of developers due to the high traffic resulting from its proximity to major transportation hubs, freeways, and Southcenter Mall.

Since 2007, the City of Tukwila has been working towards developing a mixed-use neighborhood center at the corner of S 144th St and Tukwila International Boulevard. Tukwila Village, shown on the right, is an ambitious project which will feature a new King County library branch, senior housing, apartments, retail, office, a medical clinic, and a police resource center. The library design and the first development phase (which includes the plaza and commons) were approved in November 2013. Construction began in August 2014 and is expected to finish in late 2016.⁴



⁴ City of Tukwila, <http://www.tukwilawa.gov/tukwilavillage.html>

Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Areas 50-10, 50-60, and portions of 50-40 and 50-65 were physically inspected for the 2016 assessment year. These inspection areas comprised of 225 parcels, or approximately 15% of the 1,509 total parcels located in Area 50 (not including specialties and government-owned properties). A list of the physically inspected parcels is included in the addendum of this report.

Scope of Data

Land Value Data: Vacant commercial land sales in Area 50, which occurred between 1/1/2013 to 12/31/2015, were given primary consideration. Transactions from other nearby areas were considered as well; these sales do not appear in the list of “Vacant Sales for Area 50 Used,” but can be found in adjoining commercial area reports. Twenty-seven (27) arm’s length land sales closed during this period. These sales were given primary consideration for determining land values as of 1/1/2016.

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 considered were verified, if possible, by contacting the purchaser or seller, the real estate agent, or inquiring in the field. Characteristic data is verified for all sales if possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

Land Value

Land Sales, Analysis, Conclusions

There were 27 arm’s length commercial land transactions occurred in Area 50 from 2013 through 2015, which is the most sales activity seen in Area 50 since 2008. This is evidence that developers are now optimistic about the local commercial real estate market’s future outlook, and are willing to invest in the community once again.

An analysis of the land transactions from the last three years did not indicate a price trend over time for most property types. However, a slight decrease in value for multi-family land outside of dense urban cores was evident. Therefore, downward adjustments were made for most multi-family zoned land, but otherwise minimal adjustments were made. Land values for 60% of parcels in the area were unchanged from the previous year.

The table below summarizes the change in land value by neighborhood, which includes specialty parcels but excludes government owned parcels.

| Change in Assessed Land Value by Neighborhood | | | |
|---|-----------------|-----------------|----------|
| Neighborhood | 2016 Land Value | 2015 Land Value | % Change |
| 50-10 | \$73,557,300 | \$78,389,200 | -6.16% |
| 50-15 | \$76,186,400 | \$78,373,800 | -2.79% |
| 50-20 | \$133,207,400 | \$141,957,400 | -6.16% |
| 50-30 | \$134,026,000 | \$134,731,800 | -0.52% |
| 50-40 | \$647,345,600 | \$654,384,900 | -1.08% |
| 50-50 | \$557,959,200 | \$552,813,700 | 0.93% |
| 50-60 | \$109,373,400 | \$117,084,600 | -6.59% |
| 50-65 | \$129,021,200 | \$131,764,100 | -2.08% |
| Total | \$1,860,676,500 | \$1,889,499,500 | -1.53% |

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

Neighborhoods and Sales

The following is a breakdown of each neighborhood and a summary of the land sales considered. The assessor considered these and historic sales as the primary method of establishing new assessed land values for each neighborhood.

50-10: Central Tukwila

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|-------|----------|---------|-------------|------------|------------|------|
| 50 | 10 | 295490 | 0420 | 49,501 | 2699888 | \$1,175,000 | 11/02/2014 | \$23.74 | RCM |



E# 2699888: This is a riverfront parcel of land fronting Interurban Ave S and Fort Dent Way in Tukwila. According to CoStar, “the buyer is an eye doctor and will probably construct an office.”

50-15: Boulevard Park & North SeaTac

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|--------------|----------|---------|------------|------------|------------|---------|
| 50 | 15 | 092304 | 9224 | 17,415 | 2768600 | \$180,000 | 11/02/2015 | \$10.34 | CC-2 |
| 50 | 15 | 098500 | 0266 0269 | 20,611 | 2761993 | \$200,000 | 10/14/2015 | \$9.70 | CC-2 |
| 50 | 15 | 202304 | 9287 9353 | 20,037 | 2743871 | \$300,000 | 07/16/2015 | \$14.97 | I |
| 50 | 15 | 562420 | 0453 | 51,836 | 2650137 | \$55,000 | 01/15/2014 | \$1.06 | R6 |
| 50 | 15 | 384260 | 0050 0052 | 64,499 | 2627954 | \$351,000 | 08/30/2013 | \$5.44 | UM-2400 |



E# 2768600: This property is located on the west side of Des Moines Memorial Dr S, just north of S 116th St. It sold for \$160,000, but was adjusted upward by \$20,000 to account for seller financing that's favorable to the buyer. The buyer says they plan on developing the property with a small shop and/or office.



E# 2761993: This sale is the last part of a deal done by an investor from Nevada. It was previously owned by Dunn Lumber, who listed it for sale 4 years ago (asking \$400,000) after vacating their warehouse across the street, but there was little market interest. Income from the on-site cell phone tower made it more valuable than similar land. Parties interested in the land weren't willing to pay the premium for the cell phone tower income, and most cell phone tower investors weren't willing to pay for all of the land. Only the Nevada investor was willing to pay enough (\$350,000) and deal with both. He bought it with plans to separate the cell phone tower from the land and flip the two for a profit. Within a week, he sold the cell phone tower income stream for \$314,000 (E#2748626). He then put just the land up for sale and sold it 2 months later to Lang towing for \$200,000. The first two sales are not considered "at-market" due to the cell phone income.



E# 2743871: The seller listed this former diesel fueling station on 10/31/14 after 5 years of environmental cleanup efforts. They received some phone calls, but most were scared off by the contamination issue. The buyer was the only written offer. The buyer operates an asphalt company and plans on using the site for truck storage. The buyer believes they paid 10% below market value so they're happy with the deal. A portion of the sales price is being held in escrow, pending completion of contamination cleanup and issuance of a "no further action" letter. The cleanup is being paid for mostly by a previous owner, which owned the property before the seller.



E# 2650137: This land was initially marketed in 2009 and received one offer which the seller declined. It was relisted in 2013 and sold after 2 offers. It has a steep slope and is split zoned, effectively dividing the parcel in two. The NE corner fronts Des Moines Memorial Drive and is zoned R-24. The SW corner fronts S 100th St and is zoned R-6. We estimate that 5 units could be built in the NE corner while 1 home could be built in the SW corner for a total of 6 potential units. That calculates to a sales price of \$9,166.67 (\$55,000 / 6) per potential lot.



E#2627954: This is two parcels located on the north side of S 154th St, near the on-ramp to SR-518 westbound. The buyer plans on building multi-family housing.

50-20: Northwest Burien

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|----------------------|----------|---------|------------|------------|------------|-------|
| 50 | 20 | 144680 | 0020 0030 0035 | 18,750 | 2748025 | \$150,000 | 07/20/2015 | \$8.00 | RM-48 |
| 50 | 20 | 374460 | 0334 | 24,900 | 2621736 | \$400,000 | 07/31/2013 | \$16.06 | RM-48 |



E# 2748025: This sale includes three 6,250 square foot lots; two are connected while the third is separated by the other two by a house on another 6,250 square foot lot. The property was listed on the NWMLS in January 2015 and went off the market, pending sale, in May 2015. There was one other party that made a written offer, but they backed out of the purchase. The buyer's agent said the buyer regrets paying so much because further research after the sale indicates that the disconnected lot, as well as the below-grade sloping topography, makes it harder to develop than they initially thought. The agent thinks the property is worth closer to \$120,000 (\$6.40/sf) based on this new knowledge.



E#2621736: This is a parcel located at the southwest corner of Ambaum Blvd SW and SW 122nd St. Since the transaction, a permit has been issued to build a new 27-unit apartment building.

50-30: Downtown Burien

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|----------------------|----------|--------------------|-------------|------------|------------|------|
| 50 | 30 | 122000 | 0915 | 7,500 | 2687615 | \$110,000 | 08/22/2014 | \$14.67 | DC |
| 50 | 30 | 122000 | 0520 | 9,914 | 2639621 | \$180,000 | 11/04/2013 | \$18.16 | CC-1 |
| 50 | 30 | 192304 | 9328 9390 9359 | 141,832 | 2632479 2632486 | \$3,270,000 | 09/26/2013 | \$23.06 | DC |



E# 2687615: This is a flat, rectangular lot in Downtown Burien on SW 153rd St. It was an estate sale marketed on the NWMLS from April 2013 until it sold in August 2014. The price dropped from \$135,000 to the sale price of \$110,000 in December 2013. The buyer intends to hold the property for future development.



E# 2639621: This is lot at the southwest edge of Downtown Burien with frontage along SW Ambaum Blvd and 8th Ave SW. The buyer built an auto repair shop on the site.



E# 2632479, 2632486: This is two blocks in Downtown Burien that represent the remaining unbuilt phases of Burien Town Square. When the seller purchased the land from the City of Burien in 2007, the City of Burien retained an option to repurchase the land for 90% of that sale price (\$18.29/sf) if the site was not developed. When it became clear that the seller wouldn't be developing by the deadline, they put it on the open market. The site was bought for \$25.61/sf, which is well above the price Burien would have paid indicating that this is a market-oriented transaction.

50-40: Central Highline

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|------------------------------|----------|---------|-------------|------------|------------|------|
| 50 | 40 | 507400 | 0005 | 8,592 | 2707589 | \$44,000 | 12/22/2014 | \$5.12 | CC-1 |
| 50 | 40 | 302304 | 9035 | 99,188 | 2674882 | \$800,000 | 06/19/2014 | \$8.07 | CC-2 |
| 50 | 40 | 302304 | 9266 9307 | 55,287 | 2667093 | \$1,185,000 | 05/01/2014 | \$21.43 | CC-2 |
| 50 | 40 | 302304 | 9035 | 86,830 | 2658296 | \$1,250,000 | 03/19/2014 | \$14.40 | CC-2 |
| 50 | 40 | 302304 | 9034 9305 9116 9255 | 105,193 | 2658307 | \$2,300,000 | 03/18/2014 | \$21.86 | CC-2 |
| 50 | 45 | 391740 | 0040 | 36,392 | 2633454 | \$128,000 | 09/25/2013 | \$3.52 | I |
| 50 | 45 | 391740 | 0030 | 2,390 | 2593800 | \$5,000 | 03/12/2013 | \$2.09 | I |



E# 2707589: This is a small, undeveloped parcel on 1st Ave S, just south of SW Normandy Rd. It was purchased by the owner of the gas station/auto repair shop to the north. The buyer has no immediate plans to develop the property. The eastern half of the property is encumbered by steep slopes and the listing broker thinks that any improvement on the western half may require stabilizing the eastern half.



E# 2674882: This sale is related to E# 2667093, 2658296, and 2658307. CVS bought this land in March 2014 in order to develop a new CVS Pharmacy at the corner of SW 160th St and 1st Ave S. The land sold in this transaction is the excess land they didn't need for the development of their new store. It has no street frontage, but CVS created an easement for this property, allowing access from the north on SW 160th St. This land was bought by Franciscan Health System, who plans on building a new outpatient clinic on the site.



E# 2667093: This is a former Highline School District warehouse located on 1st Ave S, south of SW 160th St. Franciscan Health Systems bought this land, along with lots to the north and to the west (E#2674882), with plans to demolish the existing building and build a new 45,000 square foot outpatient clinic. Their purchase of land to the north (E# 2664472, 302304-9302) is not considered an indicator of market value due to the premium they paid for plottage, but the combined sale price of all three sales calculates to \$17.49 per square foot which is considered market value. After these three sales, Franciscan Health merged 302304-9266, -9307, -9035, and -9302 into one parcel: 302304-9302.



E# 2658296: CVS bought this property, along with property to the east (E# 2658307) in order to build a new CVS store at the corner of SW 160th St and 1st Ave S. At the time of sale, this parcel was a rectangle with 140 ft of street frontage on SW 160th St. The seller operated a restaurant on the site. The seller stated that he had marketed the property for 1.5 years before CVS purchased it and had no other offers. The combined price of E# 2658296 and E# 2658307 calculates to \$18.49 per square foot.



E# 2658307: CVS bought this property, along with property to the east (E# 2658296) in order to build a new CVS store at the corner of SW 160th St & 1st Ave S. After the sale, they redrew the parcel boundaries, reducing what was 5 parcels down to 2: 302304-9034 and -9035. They built their store on -9034 and sold the left-over land on -9035 to Franciscan Health (E# 2674882). In the end, the net price (calculated by summing E# 2658296 and E# 2658307 then subtracting E# 2674882) CVS paid for their newly formed corner parcel was \$29.62/sf.



E# 2633454, 2593800: This is two sales of forested industrial land with frontage on Des Moines Memorial Drive near S 200th Street. E#2593800 is a small rectangular parcel that sold in March 2013, while E#2633454 is a larger irregular-shaped parcel that sold in September 2013. The buyer is the same in both transactions, and these parcels are located next door to each other. The combined price for both sales equates to \$3.43/sf for 41,392 square feet. The buyer states that they plan on building an office-warehouse on the site.

50-50: Downtown SeaTac

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|-------|----------|---------|-------------|------------|------------|------|
| 50 | 50 | 042204 | 9079 | 124,374 | 2716916 | \$5,300,000 | 03/04/2015 | \$42.61 | CB-C |
| 50 | 50 | 092204 | 9288 | 22,385 | 2707009 | \$500,000 | 12/15/2014 | \$22.34 | CB-C |
| 50 | 50 | 332304 | 9139 | 55,066 | 2703758 | \$2,400,000 | 12/03/2014 | \$43.58 | CB-C |
| 50 | 50 | 344500 | 0014 | 34,413 | 2640685 | \$900,000 | 11/12/2013 | \$26.15 | CB-C |



E# 2716916: AVS Communities purchased this parcel in order to build a 289-unit senior-living complex named “Reserve at SeaTac.” They submitted a written offer for the full asking price within 2 weeks of it being put on the market. The deal was pending for a long time because the offer was contingent on the buyer securing financing and building permits. They started construction summer 2015 and expect to finish summer 2016.



E# 2707009: This is a commercial pad fronting International Blvd in Seatac. It was marketed for over one year by Kidder Mathews asking for \$625,000. The buyer was the only offer they received for the property. The buyer's plans are unknown.



E# 2703758: This parcel is a paved lot fronting 28th Ave S, a minor arterial just west of International Blvd in Seatac. The seller had been holding this land for future development of a hotel, but when the \$15/hour minimum wage law was passed they decided a new hotel wasn't financially feasible so they listed it for sale. They had some interest from hotel developers at \$2.6 or \$2.7 million, but those parties never submitted written offers. The buyer owns 3-4 hotels in the area, including the relatively new hotel neighboring this parcel to the north. The buyer plans on using this parcel to expand the park and fly business operated in conjunction with the hotel to the north.



E# 2640685: This is a former Japanese Restaurant located on International Blvd just south of S 200th St. It was bought by the neighbor to the south (Skyway Inn), who demolished the building in order to expand his long-term airport parking operation.

50-60: East SeaTac

No arms-length commercial land sales have occurred in this neighborhood in the past three years.

50-65: Tukwila International Boulevard Corridor

| Area | Nbhd | Major | Minor | Lot Size | E # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|-------|----------|---------|-------------|------------|------------|------|
| 50 | 65 | 162304 | 9179 | 473,693 | 2737005 | \$1,400,000 | 06/11/2015 | \$2.96 | MDR |
| 50 | 65 | 092304 | 9039 | 37,900 | 2734570 | \$220,000 | 06/03/2015 | \$5.80 | O |
| 50 | 65 | 886400 | 0985 | 20,000 | 2722443 | \$430,000 | 04/02/2015 | \$21.50 | RC |
| 50 | 65 | 004000 | 0094 | 20,976 | 2629113 | \$100,000 | 08/30/2013 | \$4.77 | HDR |



E# 2737005: The buyer plans on building an assisted senior living complex on the site. The location of this site is a good location for such a use due to its close proximity to Cascade Behavior Hospital. The site is impacted by wetlands and steep slopes on the northerly portion of the site. The buyer discovered the property through an MLS listing.



E# 2734570: This is a vacant land parcel at the NE corner of Military Rd S and S 128th St, across the street from Cascade Behavioral Hospital. While Military Rd S is the main arterial through the area, visibility from this road is low because the property has steep slopes that quickly drops below Military Rd S. The property was marketed for 6 months with little interest. The seller said marketing it was difficult due to the limited number of uses allowed by zoning.



E# 2722443: This is a long, narrow property with a high amount of frontage along Tukwila International Boulevard; near S 140th St. The buyer discovered the property because he owns property across the street (736060-0125). The price was determined by analysis done by him and his broker. He reports that about 15% of the property (which equates to 3,000 sf) is unusable due to steep slopes.



E# 2629113: This is a long narrow parcel on S 144th St between Military Rd S and International Blvd. The buyer plans on building zero-lot line homes.

The table below summarizes the land valuation model as it was applied to the properties in Area 50. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

Typical Land Values

By Neighborhood and Land Use
as of January 1, 2016

| Area 50 Neighborhoods | Commercial Land Uses | | Residential Land Uses | | Industrial Land Uses | |
|--|-----------------------------|------------------|----------------------------|---------------|----------------------|-------------|
| | Zoning Designation | \$/SF Range | Zoning Designation | \$/SF Range | Zoning Designation | \$/SF Range |
| 50-10 Central Tukwila | C/LI - Tukwila | \$8 - \$9 | HDR - Tukwila | \$5 - \$6 | LI - Tukwila | \$3.50 |
| | O, RCC, RCM - Tukwila | \$5 - \$16 | LDR, MDR - Tukwila | \$4 - \$10 | HI - Tukwila | \$3 |
| 50-15: Boulevard Park & North Seatac | CC-2, CI - Burien | \$13 | RM-48 - Burien | \$10 | AI-1 - Burien | \$4 |
| | CN - Burien | \$12 | RM-18, RM-24 - Burien | \$6 - \$10 | AI-2 - Burien | \$9 |
| | O - Burien | \$10 | RS-7200, RM-12 - Burien | \$2 - \$9 | I - SeaTac | \$7 - \$14 |
| | NB - King Co. | \$12 | R18, R18P, R24 - King Co. | \$6 - \$16 | | |
| | CB - SeaTac | \$10 - \$12 | R4, R6, R8, R12 - King Co. | \$1 - \$6 | | |
| | NB - SeaTac | \$8 | UH-UCR - SeaTac | \$12 | | |
| 50-20: Northwest Burien | CC-1, CC-2, CI - Burien | \$17 - \$18 | RM-24, RM-48 - Burien | \$8 - \$15 | | |
| | CR - Burien | \$15 - \$16 | RM-12, RM-18 - Burien | \$6 - \$14 | | |
| 50-30: Downtown Burien | CN, O - Burien | \$11 - \$15 | RS-12000, RS-7200 - Burien | \$1 - \$11 | | |
| | DC, CR - Burien | \$19 - \$25 | RM-24 - Burien | \$12 - \$13 | | |
| | CC-1, SPA-1 - Burien | \$18 - \$20 | RM-18 - Burien | 10 | | |
| 50-40: Central Highline | SPA-2, SPA-3 - Burien | \$10 - \$22 | RM-12 - Burien | \$12 - \$13 | | |
| | CC-2 - Burien | \$14 - \$25 | RM-18, RM-24 - Burien | \$6.50 - \$13 | AI-1 - Burien | \$7 |
| | CN - Burien | \$15 | RS-7200, RS-12000 - Burien | \$1 - \$15 | I - Burien | \$7 - \$9 |
| | O - Burien | \$14 | RM-1800 - Normandy Park | \$6 | AVC - SeaTac | \$2.25 |
| | CC-1 - Burien | \$9 - \$16 | RM-2400 - Normandy Park | \$6.50 - \$8 | AVO - SeaTac | \$6 |
| | CI - Burien | \$6 - \$12 | R5, R-7.2 - Normandy Park | \$4 - \$12 | I - SeaTac | \$4 - \$9 |
| | MU - Normandy Park | \$15 | R15, R20 - Normandy Park | \$1 - \$5 | | |
| NC - Normandy Park | \$13 | UH-1800 - SeaTac | \$6.50 - \$8 | | | |
| 50-50: Downtown Seatac | BP, CB, P - SeaTac | \$6 - \$10 | UL-7200 - SeaTac | \$3 - \$3.50 | | |
| | ABC, BP, CB, P - SeaTac | \$5 - \$24 | UH-900, UL-7200 - SeaTac | \$10 - \$20 | I - SeaTac | \$15 - \$30 |
| | CB-C, O/CM - SeaTac | \$25 - \$45 | UH-1800 - SeaTac | \$5 - \$12 | | |
| 50-60: East Seatac | RC - Tukwila | \$30 - \$43 | UM-2400, UM-3600 - SeaTac | \$6.50 - \$19 | | |
| | CB - SeaTac | \$10 - \$25 | UH-900, UM-2400 - SeaTac | \$6.50 - \$10 | | |
| | CB-C - SeaTac | \$29 - \$40 | UM-2400, UM-3600 - SeaTac | \$2 - \$6.50 | | |
| | NB - SeaTac | \$15 - \$16 | UL-5000, UL-7200 - SeaTac | \$3 - \$6.50 | | |
| | O/C/MU, O/CM - SeaTac | \$13 | HDR - Tukwila | \$8 - \$10 | | |
| 50-65: Tukwila International Boulevard Corridor | NCC, RCC - Tukwila | \$11 - \$16 | LDR - Tukwila | \$3.30 | | |
| | O - Burien | \$6 | RM-18 - Burien | \$5 - \$6 | | |
| | RC - Burien | \$18 - \$33 | UH-UCR, UH-900 - SeaTac | \$11 - \$14 | | |
| | CB-C - SeaTac | \$25 - \$40 | UH-1800, UM-2400 - SeaTac | \$4.50 - \$8 | | |
| | C/LI, MUO, O, RCC - Tukwila | \$2 - \$10 | UL-7200 - SeaTac | \$3 - \$4 | | |
| | NCC, RCM - Tukwila | \$12 - \$26 | HDR, MDR, LDR - Tukwila | \$3 - \$13 | | |

Zone Descriptions:

City of Burien:

Commercial

| | |
|--------------|-------------------------|
| CC-1 | Community Commercial 1 |
| CC-2 | Community Commercial 2 |
| CI | Intersection Commercial |
| CN | Neighborhood Commercial |
| CR | Regional Commercial |
| DC | Downtown Commercial |
| O | Office |
| SPA-1 | Special Planning Area 1 |
| SPA-2 | Special Planning Area 2 |
| SPA-3 | Special Planning Area 3 |

Industrial

| | |
|-------------|----------------------|
| AI-1 | Airport Industrial 1 |
| AI-2 | Airport Industrial 2 |
| I | Industrial |

Residential

| | |
|-----------------|--|
| RM-12 | Residential Multi-Family – 12 units/acre |
| RM-18 | Residential Multi-Family – 18 units/acre |
| RM-24 | Residential Multi-Family – 24 units/acre |
| RM-48 | Residential Multi-Family – 48 units/acre |
| RS-12000 | Residential Single-Family – 12,000 sf lots |
| RS-7200 | Residential Single-Family – 7,200 sf lots |

City of SeaTac:

Commercial

| | |
|---------------|---------------------------------|
| ABC | Aviation Business |
| BP | Business Park |
| CB | Community Business |
| CB-C | Community Business in Urban Ctr |
| NB | Neighborhood Business |
| O/C/MU | Office/Commercial/Mixed Use |
| O/CM | Office/Commercial Medium |

Residential

| | |
|----------------|--|
| UH-UCR | Urban High Density – Urban Ctr Residential |
| UH-900 | Urban High Density Residential– 900 sf/unit |
| UH-1800 | Urban High Density Residential– 1800 sf/unit |
| UM-2400 | Urban Medium Density – 2400 sf/unit |
| UM-3600 | Urban Medium Density – 3600 sf/unit |
| UL-5000 | Urban Low Density – 5000 sf/unit |
| UL-7200 | Urban Low Density – 7200 sf/unit |

Industrial

| | |
|------------|---------------------|
| AVC | Aviation Commercial |
| I | Industrial |

City of Tukwila:

Commercial

| | |
|-------------|-------------------------------|
| C/LI | Commercial/Light Industrial |
| MUO | Mixed Use Office |
| NCC | Neighborhood Commercial Ctr |
| O | Office |
| RCC | Regional Commercial Center |
| RC | Regional Commercial |
| RCM | Regional Commercial Mixed Use |

Industrial

| | |
|-----------|------------------|
| LI | Light Industrial |
| HI | Heavy Industrial |

Residential

| | |
|------------|----------------------------|
| HDR | High Density Residential |
| MDR | Medium Density Residential |
| LDR | Low Density Residential |

City of Normandy Park

Commercial

| | |
|-----------|---------------------|
| MU | Mixed Use |
| NC | Neighborhood Center |

Residential

| | |
|----------------|--|
| RM-1800 | High Density Multifamily Residential |
| RM-2400 | Medium Density Multifamily Residential |
| R-5 | Low Density Multifamily Residential |
| R-7.2 | High Density Single-Family Residential |
| R-12.5 | Medium Density Single-Family Residential |
| R-15 | Low Density Single-Family Residential |
| R-20 | Low Density Single-Family Residential |

Unincorporated King County

Commercial

| | |
|-----------|-----------------------|
| NB | Neighborhood Business |
|-----------|-----------------------|

Residential

| | |
|------------|---------------------------------------|
| R24 | Urban Residential – 24 Units per Acre |
| R18 | Urban Residential – 18 Units per Acre |
| R12 | Urban Residential – 12 Units per Acre |
| R8 | Urban Residential – 8 Units per Acre |
| R6 | Urban Residential – 6 Units per Acre |
| R4 | Urban Residential – 4 Units per Acre |

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development.

A preliminary ratio study was done prior to revaluation. The study included sales of improved parcels and showed a coefficient of variation (COV) of 19.20% and a coefficient of dispersion (COD) of 13.58%. The assessment level, as indicated by the weighted mean, was 92.1%. The price-related differential (PRD) was 1.04. IAAO standards are shown below.

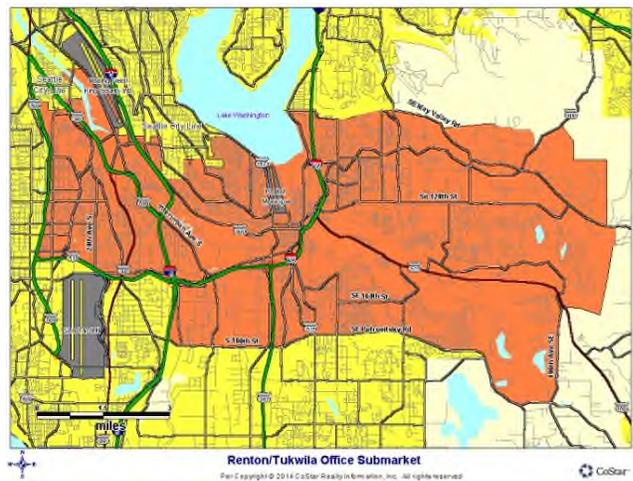
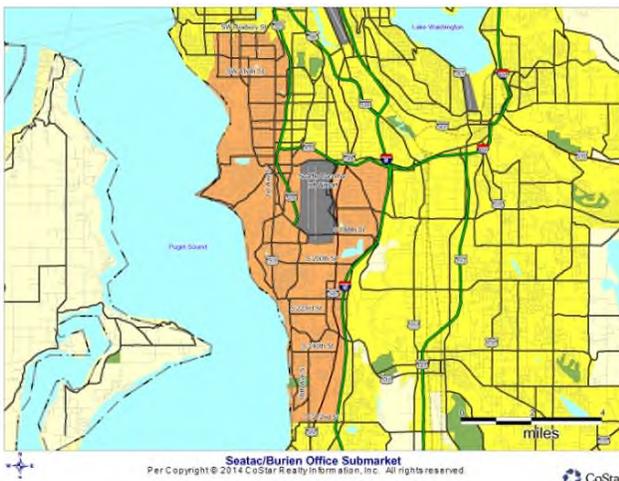
| RECOMMENDED IAAO STANDARDS ON RATIO STUDIES | |
|---|-------------|
| Appraisal Level | .90 to 1.10 |
| Coefficient of Dispersion (COD) | 5.0 to 20.0 |
| Price Related Differential (PRD) | .98 to 1.03 |

The assessment level and COD indicators are within IAAO standards, but the PRD is too high. The high PRD indicates assessment regressivity, meaning that assessment ratios are too low among the more expensive sales. These statistics suggest that assessed values need to be risen among more expensive properties, in order to lower the PRD.

Improved Parcel Total Values

Market Overview

In the following sections are summaries of market conditions by property type, including market statistics reported by CoStar. Maps of the two submarkets relevant to Area 50, as defined by CoStar, are shown below. The SeaTac/Burien Submarket, which includes neighborhoods 50-20, 50-30, 50-40, 50-45, 50-50, and 50-60, is shown on the left. The Renton/Tukwila submarket, which includes neighborhoods 50-10, 50-15, and 50-65, is shown on the right. For industrial properties, Costar separates Renton and Tukwila into two submarkets.



Office Market Conditions: The office market in SeaTac, Burien, Tukwila, and Renton is a story of two markets. The small Class A market, consisting of only 6 buildings, continues to struggle. Tenants in the market for Class A space tend to prefer more urbanized locations closer to Seattle’s CBD. However, Class B and C space continues to strengthen as tenants take advantage of the affordability of this area compared to Seattle’s CBD.

The Class A market in SeaTac/Burien consists of only 2 buildings: the North and South Towers at the SeaTac Office Center (17930-18000 International Blvd). For these 2 buildings, absorption continues to be negative, but increased from (3,242) to (916) between 2014 and 2015. Vacancy remains high at 38.8% and asking rents have remained the same as 2014. The Class A market in the Renton/Tukwila submarket consists of 4 buildings located in Area 70: Renton’s City Hall (1055 S Grady Way), the FAA Building (1601 Lind Ave SW), and the Southgate Office Plazas I and II (2001-2201 Lind Ave SW). These buildings remain unchanged from 2014, with no vacancies.

The Class B and C markets have improved since 2014 in both the Renton/Tukwila and SeaTac/Burien submarkets, as evidenced by the positive absorption, declining vacancy rates in these markets, and generally increasing rental rates. Demand is strongest in SeaTac/Burien’s Class C market, where vacancy has dropped from 3.5% to 2.6% and asking rents have increased 4.2% to \$16.17 per square foot per year full service. This is likely because it is the most affordable office submarket in South King County.

| Previous Year Office Market Statistics | | | | |
|--|----------|-----------|----------|-----------|
| | Class A | Class B | Class C | Total |
| Surveyed Market Size (# of Bldgs) | | | | |
| Renton/Tukwila | 4 | 173 | 145 | 322 |
| SeaTac/Burien | 2 | 61 | 142 | 205 |
| Surveyed Market Size (SF) | | | | |
| Renton/Tukwila | 590,992 | 7,812,556 | 973,689 | 9,377,237 |
| SeaTac/Burien | 427,654 | 1,324,149 | 775,553 | 2,527,356 |
| Total Vacancy % | | | | |
| Renton/Tukwila | 0.0% | 7.5% | 7.0% | 6.9% |
| SeaTac/Burien | 38.6% | 10.9% | 3.5% | 13.3% |
| Asking Lease Rate (Full Service \$/SF/Yr) | | | | |
| Renton/Tukwila | \$ - | \$ 21.65 | \$ 21.83 | \$ 21.67 |
| SeaTac/Burien | \$ 24.50 | \$ 19.85 | \$ 15.52 | \$ 19.97 |
| 2014 Net Absorption (SF) | | | | |
| Renton/Tukwila | - | 63,051 | 14,003 | 77,054 |
| SeaTac/Burien | (3,242) | 931 | 16,005 | 13,694 |

Source: CoStar Seattle/Puget Sound Office Report Year-End 2014

| Office Market Statistics | | | | |
|--|----------|-----------|----------|-----------|
| | Class A | Class B | Class C | Total |
| Surveyed Market Size (# of Bldgs) | | | | |
| Renton/Tukwila | 4 | 175 | 150 | 329 |
| SeaTac/Burien | 2 | 63 | 145 | 210 |
| Surveyed Market Size (SF) | | | | |
| Renton/Tukwila | 590,992 | 8,037,319 | 987,331 | 9,615,642 |
| SeaTac/Burien | 427,592 | 1,340,347 | 782,577 | 2,550,516 |
| Total Vacancy % | | | | |
| Renton/Tukwila | 0.0% | 6.2% | 6.9% | 5.9% |
| SeaTac/Burien | 38.8% | 9.5% | 2.6% | 12.3% |
| Vacancy Change from 2013 | | | | |
| Renton/Tukwila | - | -1.3% | -0.1% | -1.0% |
| SeaTac/Burien | 0.2% | -1.4% | -0.9% | -1.0% |
| Asking Lease Rate (Full Service \$/SF/Yr) | | | | |
| Renton/Tukwila | \$ - | \$ 22.10 | \$ 20.95 | \$ 22.02 |
| SeaTac/Burien | \$ 24.50 | \$ 21.27 | \$ 16.17 | \$ 21.35 |
| Rent Change | | | | |
| Renton/Tukwila | - | 2.1% | -4.0% | 1.6% |
| SeaTac/Burien | 0.0% | 7.2% | 4.2% | 6.9% |
| 2015 Net Absorption (SF) | | | | |
| Renton/Tukwila | - | 113,986 | 315 | 114,301 |
| SeaTac/Burien | (916) | 23,465 | 7,086 | 29,635 |

Source: CoStar Seattle/Puget Sound Office Report Year-End 2014

Retail Market Conditions: Over the past year, the Renton/Tukwila retail submarket has strengthened from a relatively weak 2014, while the SeaTac/Burien retail submarket has weakened from a relatively strong 2014. This is most apparent in the vacancy and absorption. Renton/Tukwila saw positive absorption of 155,204 square feet, while SeaTac/Burien saw negative absorption of 35,052 square feet. Similarly, vacancy in Renton/Tukwila decreased while vacancy increased in SeaTac/Burien.

Demand is strongest for general retail space with vacancy below 4% in both Renton/Tukwila, and SeaTac/Burien. According to CoStar, general retail properties are typically single-tenant freestanding retail buildings with parking. Shopping centers, on the other hand, are typically multi-tenant properties under 350,000 square feet that are often anchored by 1-3 large tenants such as supermarkets.

Asking rental rates increased in Renton/Tukwila, while they stayed about the same in SeaTac/Burien. Rents in shopping centers are higher than in general retail properties, and rents in Renton/Tukwila are a bit higher than in SeaTac/Burien.

| Previous Year Retail Market Statistics | | | |
|---|----------------|-----------------|-----------|
| | General Retail | Shopping Center | Total |
| Surveyed Market Size (# of Bldgs) | | | |
| Renton/Tukwila | 379 | 64 | 443 |
| SeaTac/Burien | 448 | 77 | 525 |
| Surveyed Market Size (SF) | | | |
| Renton/Tukwila | 4,982,396 | 3,341,432 | 8,323,828 |
| SeaTac/Burien | 2,952,387 | 2,378,311 | 5,330,698 |
| Total Vacancy % | | | |
| Renton/Tukwila | 6.8% | 6.5% | 6.7% |
| SeaTac/Burien | 1.5% | 7.8% | 4.3% |
| Asking Lease Rate (NNN \$/SF/Yr) | | | |
| Renton/Tukwila | \$ 12.75 | \$ 19.13 | \$ 16.25 |
| SeaTac/Burien | \$ 13.61 | \$ 16.40 | \$ 15.53 |
| 2014 Net Absorption (SF) | | | |
| Renton/Tukwila | 13,781 | 58,340 | 72,121 |
| SeaTac/Burien | 38,392 | 57,860 | 96,252 |

Source: CoStar Seattle/Puget Sound Retail Report Year-End 2014

| Retail Market Statistics | | | |
|--|----------------|-----------------|-----------|
| | General Retail | Shopping Center | Total |
| Surveyed Market Size (# of Bldgs) | | | |
| Renton/Tukwila | 402 | 65 | 467 |
| SeaTac/Burien | 458 | 77 | 535 |
| Surveyed Market Size (SF) | | | |
| Renton/Tukwila | 5,100,853 | 3,312,027 | 8,412,880 |
| SeaTac/Burien | 3,041,380 | 2,379,069 | 5,420,449 |
| Total Vacancy % | | | |
| Renton/Tukwila | 3.8% | 5.8% | 4.6% |
| SeaTac/Burien | 1.6% | 8.6% | 4.7% |
| Vacancy Change from 2013 | | | |
| Renton/Tukwila | -3.0% | -0.7% | -2.1% |
| SeaTac/Burien | 0.1% | 0.8% | 0.4% |
| Asking Lease Rate (NNN \$/SF/Yr) | | | |
| Renton/Tukwila | \$ 13.13 | \$ 20.19 | \$ 17.14 |
| SeaTac/Burien | \$ 13.57 | \$ 16.76 | \$ 15.69 |
| Rent Change | | | |
| Renton/Tukwila | 3.0% | 5.5% | 5.5% |
| SeaTac/Burien | -0.3% | 2.2% | 1.0% |
| 2015 Net Absorption (SF) | | | |
| Renton/Tukwila | 148,515 | 6,689 | 155,204 |
| SeaTac/Burien | (8,922) | (26,130) | (35,052) |

Source: CoStar Seattle/Puget Sound Retail Report Year-End 2015

There are three retail properties in the Renton/Tukwila submarket that are not included above which CoStar classifies as Power Centers or Malls: Southcenter Mall, The Landing, and Parkway Supercenter. These three properties are not located in Area 50 so they were excluded from the statistics above. As a result, the total retail statistics above do not exactly match CoStar's reported total retail statistics for these submarkets.

Industrial Market Conditions: The industrial market in SeaTac/Burien weakened in 2015, but strengthened in Tukwila. Among both flex and warehouse properties, SeaTac/Burien saw negative absorption, increased vacancy, and decreased asking rents.

The Flex market within the SeaTac/Burien submarket is very small, consisting of only 7 properties. This small market suffered in 2015, as vacancy increased from 14.9% to 19.9%, the average asking rental rate decreased slightly from \$1.17 to \$1.16 per square foot per month, and net absorption was negative 5,750 square feet. On the other hand, the 73 flex properties in Tukwila continued to strengthen in 2015, with vacancy decreasing, asking rental rates increasing, and absorption remaining positive.

The warehouse submarket in Tukwila continues to have the highest demand, as seen by its low vacancy rate. Rent held steady among these 266 properties, and absorption continued to be positive for another year. The same can't be said for the 115 warehouses in the SeaTac/Burien submarket. Vacancy among these properties increased from 5.1% to 5.8%, asking rent has declined from \$0.64 to \$0.51, and absorption has turned from positive to negative.

| Previous Year Industrial Market Statistics | | | |
|---|-----------|------------|------------|
| | Flex | Warehouse | Total |
| Surveyed Market Size (# of Bldgs) | | | |
| SeaTac/Burien | 6 | 113 | 119 |
| Tukwila | 73 | 259 | 332 |
| Surveyed Market Size (SF) | | | |
| SeaTac/Burien | 144,077 | 3,166,077 | 3,310,154 |
| Tukwila | 2,879,569 | 18,199,782 | 21,079,351 |
| Total Vacancy % | | | |
| SeaTac/Burien | 14.9% | 5.1% | 5.5% |
| Tukwila | 15.4% | 2.5% | 4.3% |
| Asking Blended Lease Rate (NNN \$/SF/Mo) | | | |
| SeaTac/Burien | \$ 1.17 | \$ 0.64 | \$ 0.72 |
| Tukwila | \$ 1.07 | \$ 0.57 | \$ 0.67 |
| 2014 Net Absorption (SF) | | | |
| SeaTac/Burien | - | 70,091 | 70,091 |
| Tukwila | 134,080 | 63,722 | 197,802 |

Source: CoStar Seattle/Puget Sound Industrial Report Year-End 2014

| Industrial Market Statistics | | | |
|---|-----------|------------|------------|
| | Flex | Warehouse | Total |
| Surveyed Market Size (# of Bldgs) | | | |
| SeaTac/Burien | 7 | 115 | 122 |
| Tukwila | 73 | 266 | 339 |
| Surveyed Market Size (SF) | | | |
| SeaTac/Burien | 152,539 | 3,279,229 | 3,431,768 |
| Tukwila | 2,879,569 | 12,273,919 | 15,153,488 |
| Total Vacancy % | | | |
| SeaTac/Burien | 19.9% | 5.8% | 6.4% |
| Tukwila | 11.5% | 4.5% | 5.8% |
| Vacancy Change from 2013 | | | |
| SeaTac/Burien | 5.0% | 0.7% | 0.9% |
| Tukwila | -3.9% | 2.0% | 1.6% |
| Asking Blended Lease Rate (NNN \$/SF/Mo) | | | |
| SeaTac/Burien | \$ 1.16 | \$ 0.51 | \$ 0.62 |
| Tukwila | \$ 1.10 | \$ 0.58 | \$ 0.68 |
| Rent Change | | | |
| SeaTac/Burien | -1.0% | -21.2% | -14.6% |
| Tukwila | 3.0% | 2.5% | 1.9% |
| 2015 Net Absorption (SF) | | | |
| SeaTac/Burien | (5,750) | (19,756) | (25,506) |
| Tukwila | 114,073 | 125,019 | 239,092 |

Source: CoStar Seattle/Puget Sound Industrial Report Year-End 2015

Sales comparison approach model description

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. It is most reliable when there is adequate sales data. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Properties were grouped with data that most resembled each other in order to equalize values within each predominant property use type.

Improved commercial sales dating from 1/1/2013 to 12/31/2015 were considered in the valuation. There were 63 arm's length improved sales during this period. Nine of these sales were excluded from the ratio study. Two were sales of buildings on leased land, six made significant changes to the properties between the date of sale and the valuation date, and one sale included an atypical absolute net lease which significantly affected the sales price. Sale data was obtained from excise tax records and verified with property owners, brokers, and/or agents whenever possible. Transactions from neighboring geographic areas were utilized in the sales analysis as well. They are not included here, but can be found in the reports for neighboring areas in South King County.

In general, the sales comparison approach was utilized for properties where income/expense data was unavailable and the cost approach was not applicable. The sale price unit value ranges serve to establish a general upper and lower market boundary for the various property types within the subject area and were useful when analyzing the income parameters and capitalization rates used in the income models for the various neighborhoods. Location, quality, and effective age were factors considered for adjustment. Stratification of these sales indicated the following market values applied for our valuation model:

| Property Type | Unit of Comparison | Typical Value range per unit |
|------------------------------|--------------------------------------|------------------------------|
| Mobile Home Parks | Per RV pad | \$30,000 - \$40,000 |
| | Per single-wide pad | \$40,000 - \$80,000 |
| | Per double-wide pad | \$55,000 - \$85,000 |
| Day Care Facilities | Per square foot of net rentable area | \$80 - \$250 |
| Banks | Per square foot of net rentable area | \$170 - \$280 |
| Service Garages & Mini Lubes | Per square foot of net rentable area | \$125 - \$200 |
| Auto Dealerships | Per square foot of net rentable area | \$125 - \$300 |

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Individual prices were applied based on various characteristics deemed appropriate by each market.

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. Cost figures were 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 and expense information is not available. 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 might be fraternal halls, daycares, and new or on-going construction.

Cost calibration

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

Income capitalization approach model description

Income capitalization tables were developed for each neighborhood. They include income approach parameters for typical retail, office and industrial properties. The parameters are stratified by the quality and condition of the improvements. In the absence of improved sales, the income and cost approaches are heavily relied upon.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, CoStar, and real estate websites such as CBRE, Colliers, Cushman & Wakefield, Jones Lang LaSalle, etc.), and opinions expressed by real estate professionals active in the market.

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices.

Capitalization Rates: When market sales are available an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate on the first year performance, during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

The effective age 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 (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following table recaps the rates as reported by the industry publications that are relevant to Area 50.

| SEATTLE / REGIONAL CAP RATES | | | | | | | |
|---|-----------------------------|----------------|--------------------------------------|---------------|---------------|----------------------------------|----------------------------------|
| Source | Date | Location | Office | Industrial | Retail | Remarks | |
| CBRE: Capital Markets Cap. Rate survey. | 2 nd Half (2015) | Seattle MSA | 5.25% - 5.75% | - | - | Suburban – Class AA | |
| | | | 5.50% - 6.00% | - | - | Suburban – Class A | |
| | | | 6.50% - 7.50% | - | - | Suburban – Class A – Value Added | |
| | | | 6.25% - 6.75% | - | - | Suburban – Class B | |
| | | | 7.00% - 8.00% | - | - | Suburban – Class B – Value Added | |
| | | | See note 1 | 7.00% - 8.00% | - | - | Suburban – Class C |
| | | | | 7.50% - 8.50% | - | - | Suburban – Class C – Value Added |
| | | | | - | 4.25% - 5.00% | - | Class A |
| | | | | - | 5.50% - 6.25% | - | Class A – Value Added |
| | | | | - | 5.00% - 5.75% | - | Class B |
| | | | | - | 6.25% - 7.00% | - | Class B – Value Added |
| | | | | - | 5.75% - 6.50% | - | Class C |
| | | | - | 7.50% - 8.50% | - | Class C – Value Added | |
| - | - | 4.75% - 5.50% | Class A (Neigh./Comm. w/Grocery) | | | | |
| - | - | 6.50% - 6.75% | Class A (Neigh./Comm.) – Value Added | | | | |
| - | - | 6.50% - 7.25% | Class B (Neigh./Comm. w/Grocery) | | | | |
| - | - | 7.25% - 8.25% | Class B (Neigh./Comm.) – Value Added | | | | |
| - | - | 8.00% - 9.50% | Class C (Neigh./Comm. w/Grocery) | | | | |
| - | - | 9.00% - 10.50% | Class C (Neigh./Comm.) – Value Added | | | | |
| - | - | 4.25% - 5.25% | High Street Retail (Urban Core) | | | | |

Income approach calibration

Income tables were developed for each of the nine neighborhoods that comprise Area 50. The tables pertain to the following property types: retail, restaurants, convenience stores, offices, medical/dental offices, warehouses and flex space. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. All tables are included in the addendum of this report.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. 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.

Typical income model parameters for Area 50 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

| Land Use: | Rent Range per Sq.Ft. | Vacancy & Coll. Loss % | Expense Rate % | Capitalization Rate % |
|-----------------------|-----------------------|------------------------|----------------|-----------------------|
| General Retail | \$9.50 - \$21 | 5% - 10% | 10% | 6.00% - 8.25% |
| Restaurants | \$10 - \$26 | 5% | 10% | 6.50% - 8.50% |
| Convenience Stores | \$13 - \$19 | 5% | 10% | 6.75% - 8.00% |
| Office | \$8 - \$18 | 5% - 10% | 10%-35% | 6.00% - 8.25% |
| Medical/Dental Office | \$15 - \$18 | 5% - 10% | 10% | 7.00% - 8.00% |
| Warehouse Shell | \$3.84 - \$7.68 | 5% | 10% | 6.25% - 8.75% |
| Warehouse Office | \$9 - \$17 | 7.5% - 10% | 10% | 6.25% - 9.25% |
| Flex | \$7 - \$11 | 7.5% - 10% | 10% | 7.25% - 8.25% |

Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All of the factors used to establish value by the model were subject to adjustment. The sales comparison approach was considered the most reliable indicator of value when ample comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications 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 total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Marie Ramirez, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood was 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 for particular characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented in both the 2015 and 2016 Ratio Analysis charts included in this report. Comparison of the 2015 Ratio Study Analysis with the 2016 Ratio Study Analysis is shown in the table below. The weighted mean statistical measure of assessment level increased from 92.1% to 97.7%. The Coefficient of Dispersion (COD) went down from 13.58% to 10.67%, the Coefficient of Variation (COV) went down from 19.20% to 14.98%, and the Price-related Differential (PRD) went down from 1.04 to 1.01. The 2016 ratios are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity.

| | 2015 Ratio | 2016 Ratio | Difference |
|----------------------------|------------|------------|------------|
| Assessment Level | 92.1% | 97.7% | +5.6% |
| Coefficient of Dispersion | 13.58% | 10.67% | -2.91% |
| Coefficient of Variation | 19.20% | 14.98% | -4.22% |
| Standard Deviation | 0.1839 | 0.1484 | -0.0355 |
| Price Related Differential | 1.04 | 1.01 | -0.03 |

The total assessed values for Area 50 for the 2015 assessment year was \$1,534,694,000 and the total recommended value for the 2016 assessment year is \$1,564,331,700. This does not include specialty properties or government owned properties, but it does include commercial condos (not multi-family units) and privately owned buildings located on Port of Seattle owned land, such as Sea-Tac Airport. In addition the 2016 total does not include the value of new construction parcels which will be determined later, and it does not reflect the downward contamination adjustments that will be applied later to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2016 assessment year (taxes payable in 2017) results in a total value change of +1.93% from the previous year.

The 2016 Assessment Year revalue of Area 50 (Burien, SeaTac, Normandy Park, and Central Tukwila) is based on commercial real estate data available in 2015 and early 2016 that support the fee simple value of the non-specialty properties in these submarkets as of the valuation date of 1/1/2016.

| Change in Total Assessed Value | | | |
|--------------------------------|------------------|--------------|----------|
| 2015 Total Value | 2016 Total Value | \$ Change | % Change |
| \$1,534,694,000 | \$1,564,331,700 | \$29,637,700 | 1.93% |

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The Assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as

easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification, and identifying new construction and recording the corresponding data.*



David O'Hern
Commercial Appraiser I

Date: March 22, 2016

Area 050 - Highline
2016 Assessment Year

| Parcel Number | Assessed Value | Sale Price | Sale Date | Ratio | Diff: Median |
|----------------------|-----------------------|-------------------|------------------|--------------|---------------------|
| 004000-0253 | 322,000 | 350,000 | 2/28/2013 | 0.9200 | 0.0500 |
| 004000-0915 | 966,400 | 1,500,000 | 1/26/2016 | 0.6443 | 0.3258 |
| 004300-0003 | 732,100 | 720,000 | 7/25/2013 | 1.0168 | 0.0468 |
| 042204-9032 | 7,936,000 | 8,000,000 | 5/7/2015 | 0.9920 | 0.0220 |
| 042204-9118 | 1,431,100 | 1,795,000 | 11/24/2015 | 0.7973 | 0.1728 |
| 042204-9286 | 1,122,600 | 1,250,000 | 8/27/2014 | 0.8981 | 0.0720 |
| 052204-9138 | 393,400 | 400,000 | 11/7/2013 | 0.9835 | 0.0135 |
| 092204-9389 | 1,619,200 | 1,150,000 | 2/18/2015 | 1.4080 | 0.4380 |
| 092204-9390 | 1,456,100 | 1,465,000 | 3/21/2013 | 0.9939 | 0.0239 |
| 098500-0486 | 365,000 | 320,000 | 10/8/2014 | 1.1406 | 0.1706 |
| 098500-0497 | 235,100 | 190,000 | 10/8/2014 | 1.2374 | 0.2673 |
| 115720-0013 | 6,353,000 | 6,395,000 | 12/30/2014 | 0.9934 | 0.0234 |
| 122000-0015 | 545,000 | 635,000 | 3/14/2013 | 0.8583 | 0.1118 |
| 122000-0773 | 818,600 | 899,999 | 12/30/2015 | 0.9096 | 0.0605 |
| 122000-0995 | 550,400 | 550,000 | 10/3/2014 | 1.0007 | 0.0307 |
| 122100-0115 | 950,400 | 947,500 | 2/28/2013 | 1.0031 | 0.0330 |
| 122100-0145 | 107,600 | 140,000 | 9/26/2014 | 0.7686 | 0.2015 |
| 122100-0146 | 107,600 | 112,000 | 2/11/2013 | 0.9607 | 0.0093 |
| 122100-0515 | 701,600 | 769,500 | 3/18/2015 | 0.9118 | 0.0583 |
| 122100-0810 | 360,500 | 372,500 | 12/17/2015 | 0.9678 | 0.0023 |
| 122350-0010 | 284,400 | 300,000 | 12/1/2014 | 0.9480 | 0.0220 |
| 122350-0020 | 284,400 | 300,000 | 11/25/2014 | 0.9480 | 0.0220 |
| 144640-0350 | 952,000 | 690,000 | 12/23/2014 | 1.3797 | 0.4097 |
| 162304-9065 | 1,389,900 | 1,400,000 | 2/23/2015 | 0.9928 | 0.0227 |
| 162304-9398 | 996,600 | 1,225,000 | 8/8/2015 | 0.8136 | 0.1565 |
| 176060-0065 | 1,652,600 | 3,360,000 | 6/29/2015 | 0.4918 | 0.4782 |
| 189940-0210 | 505,000 | 505,000 | 3/6/2015 | 1.0000 | 0.0300 |
| 189940-0355 | 437,900 | 439,000 | 11/13/2015 | 0.9975 | 0.0274 |
| 189940-0360 | 457,900 | 417,500 | 9/10/2015 | 1.0968 | 0.1267 |
| 192304-9121 | 2,258,500 | 1,720,000 | 12/12/2014 | 1.3131 | 0.3430 |
| 202304-9001 | 1,633,300 | 2,000,000 | 1/16/2015 | 0.8167 | 0.1534 |
| 202304-9115 | 4,048,100 | 3,050,000 | 10/8/2014 | 1.3272 | 0.3572 |
| 204400-0015 | 328,300 | 310,000 | 7/24/2013 | 1.0590 | 0.0890 |
| 256970-0020 | 320,700 | 355,000 | 10/5/2015 | 0.9034 | 0.0667 |
| 273160-0115 | 199,500 | 320,000 | 10/29/2015 | 0.6234 | 0.3466 |
| 292304-9449 | 5,142,300 | 7,200,000 | 3/25/2015 | 0.7142 | 0.2558 |
| 302304-9034 | 5,143,400 | 7,824,600 | 1/30/2015 | 0.6573 | 0.3127 |
| 320720-0015 | 255,400 | 310,000 | 10/28/2014 | 0.8239 | 0.1462 |
| 322304-9186 | 6,629,100 | 6,450,000 | 3/19/2013 | 1.0278 | 0.0577 |
| 322304-9302 | 6,804,800 | 6,395,897 | 1/9/2015 | 1.0639 | 0.0939 |
| 336590-0229 | 643,100 | 630,000 | 11/19/2013 | 1.0208 | 0.0507 |
| 336590-0875 | 178,700 | 180,000 | 5/13/2013 | 0.9928 | 0.0227 |
| 336590-1460 | 297,500 | 287,000 | 7/9/2014 | 1.0366 | 0.0665 |
| 359700-0445 | 745,100 | 700,000 | 4/4/2013 | 1.0644 | 0.0944 |
| 374460-0731 | 164,700 | 200,000 | 11/17/2014 | 0.8235 | 0.1465 |
| 433060-0020 | 632,000 | 650,000 | 7/28/2015 | 0.9723 | 0.0023 |

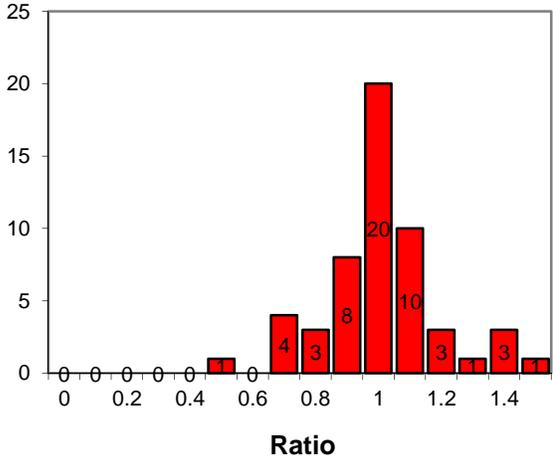
Area 050 - Highline
2016 Assessment Year

| | | | | | |
|-------------|-----------|-----------|-----------|--------|--------|
| 433100-0375 | 501,500 | 800,000 | 11/4/2014 | 0.6269 | 0.3432 |
| 433100-0490 | 2,722,500 | 3,315,000 | 9/11/2015 | 0.8213 | 0.1488 |
| 433140-0005 | 475,000 | 504,000 | 10/6/2015 | 0.9425 | 0.0276 |
| 433700-0100 | 649,600 | 745,000 | 5/30/2013 | 0.8719 | 0.0981 |
| 537980-0680 | 438,900 | 482,500 | 9/18/2014 | 0.9096 | 0.0604 |
| 537980-0689 | 648,800 | 570,000 | 5/9/2013 | 1.1382 | 0.1682 |
| 670720-0131 | 236,800 | 255,000 | 1/29/2015 | 0.9286 | 0.0414 |
| 763580-0660 | 1,023,700 | 880,000 | 1/17/2013 | 1.1633 | 0.1932 |

Area 050 - Highline
2016 Assessment Year

| | | | |
|-------------------------------------|--------------------------------|----------------------------------|---|
| Quadrant/Crew: South Crew | Appr date : 1/1/2015 | Date: 3/15/2016 | Sales Dates: 1/1/13 - 1/26/16 |
| Area 50 | Appr ID: DOHE | Prop Type: Improvement | Trend used?: Y / N N |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 54 | | |
| Mean Assessed Value | 1,410,300 | | |
| Mean Sales Price | 1,532,100 | | |
| Standard Deviation AV | 1,919,460 | | |
| Standard Deviation SP | 2,111,726 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic mean ratio | 0.958 | | |
| Median Ratio | 0.970 | | |
| Weighted Mean Ratio | 0.921 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.4918 | | |
| Highest ratio: | 1.4080 | | |
| Coefficient of Dispersion | 13.58% | | |
| Standard Deviation | 0.1839 | | |
| Coefficient of Variation | 19.20% | | |
| Price-related Differential | 1.04 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.912 | | |
| Upper limit | 0.997 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.909 | | |
| Upper limit | 1.007 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 1126 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.1839 | | |
| Recommended minimum: | 52 | | |
| Actual sample size: | 54 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 25 | | |
| # ratios above mean: | 29 | | |
| z: | 0.40824829 | | |
| Conclusion: | Normal* | | |
| *i.e., no evidence of non-normality | | | |

Ratio Frequency



These figures reflect measurements before posting new values.

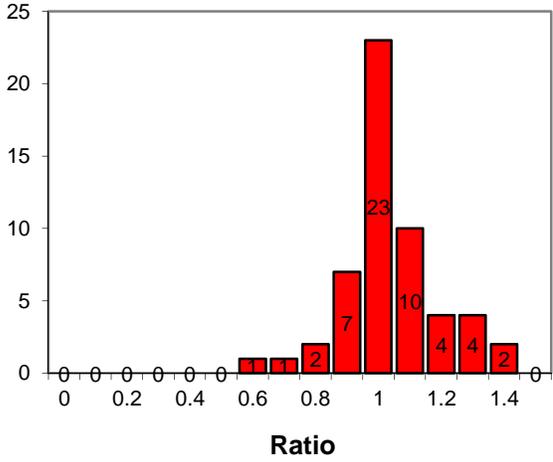
Area 050 - Highline
2016 Assessment Year

| Parcel Number | Assessed Value | Sale Price | Sale Date | Ratio | Diff: Median | |
|----------------------|-----------------------|-------------------|------------------|--------------|---------------------|--|
| 004000-0253 | 358,500 | 350,000 | 2/28/2013 | 1.0243 | 0.0319 | |
| 004000-0915 | 1,295,000 | 1,500,000 | 1/26/2016 | 0.8633 | 0.1291 | |
| 004300-0003 | 732,100 | 720,000 | 7/25/2013 | 1.0168 | 0.0244 | |
| 042204-9032 | 7,936,000 | 8,000,000 | 5/7/2015 | 0.9920 | 0.0004 | |
| 042204-9118 | 1,680,200 | 1,795,000 | 11/24/2015 | 0.9360 | 0.0564 | |
| 042204-9286 | 1,122,600 | 1,250,000 | 8/27/2014 | 0.8981 | 0.0943 | |
| 052204-9138 | 396,500 | 400,000 | 11/7/2013 | 0.9913 | 0.0012 | |
| 092204-9389 | 1,381,900 | 1,150,000 | 2/18/2015 | 1.2017 | 0.2092 | |
| 092204-9390 | 1,456,100 | 1,465,000 | 3/21/2013 | 0.9939 | 0.0015 | |
| 098500-0486 | 360,900 | 320,000 | 10/8/2014 | 1.1278 | 0.1354 | |
| 098500-0497 | 235,100 | 190,000 | 10/8/2014 | 1.2374 | 0.2449 | |
| 115720-0013 | 6,353,000 | 6,395,000 | 12/30/2014 | 0.9934 | 0.0010 | |
| 122000-0015 | 545,000 | 635,000 | 3/14/2013 | 0.8583 | 0.1342 | |
| 122000-0773 | 818,600 | 899,999 | 12/30/2015 | 0.9096 | 0.0829 | |
| 122000-0995 | 535,000 | 550,000 | 10/3/2014 | 0.9727 | 0.0197 | |
| 122100-0115 | 984,000 | 947,500 | 2/28/2013 | 1.0385 | 0.0461 | |
| 122100-0145 | 107,600 | 140,000 | 9/26/2014 | 0.7686 | 0.2239 | |
| 122100-0146 | 107,600 | 112,000 | 2/11/2013 | 0.9607 | 0.0317 | |
| 122100-0515 | 701,600 | 769,500 | 3/18/2015 | 0.9118 | 0.0807 | |
| 122100-0810 | 372,000 | 372,500 | 12/17/2015 | 0.9987 | 0.0062 | |
| 122350-0010 | 290,400 | 300,000 | 12/1/2014 | 0.9680 | 0.0244 | |
| 122350-0020 | 290,400 | 300,000 | 11/25/2014 | 0.9680 | 0.0244 | |
| 144640-0350 | 832,300 | 690,000 | 12/23/2014 | 1.2062 | 0.2138 | |
| 162304-9065 | 1,390,000 | 1,400,000 | 2/23/2015 | 0.9929 | 0.0004 | |
| 162304-9398 | 1,028,400 | 1,225,000 | 8/8/2015 | 0.8395 | 0.1529 | |
| 176060-0065 | 1,944,400 | 3,360,000 | 6/29/2015 | 0.5787 | 0.4137 | |
| 189940-0210 | 517,100 | 505,000 | 3/6/2015 | 1.0240 | 0.0315 | |
| 189940-0355 | 437,900 | 439,000 | 11/13/2015 | 0.9975 | 0.0051 | |
| 189940-0360 | 457,900 | 417,500 | 9/10/2015 | 1.0968 | 0.1043 | |
| 192304-9121 | 2,324,100 | 1,720,000 | 12/12/2014 | 1.3512 | 0.3588 | |
| 202304-9001 | 1,633,300 | 2,000,000 | 1/16/2015 | 0.8167 | 0.1758 | |
| 202304-9115 | 4,048,100 | 3,050,000 | 10/8/2014 | 1.3272 | 0.3348 | |
| 204400-0015 | 328,300 | 310,000 | 7/24/2013 | 1.0590 | 0.0666 | |
| 256970-0020 | 352,800 | 355,000 | 10/5/2015 | 0.9938 | 0.0014 | |
| 273160-0115 | 294,600 | 320,000 | 10/29/2015 | 0.9206 | 0.0718 | |
| 292304-9449 | 7,189,100 | 7,200,000 | 3/25/2015 | 0.9985 | 0.0061 | |
| 302304-9034 | 5,842,800 | 7,824,600 | 1/30/2015 | 0.7467 | 0.2457 | |
| 320720-0015 | 281,600 | 310,000 | 10/28/2014 | 0.9084 | 0.0840 | |
| 322304-9186 | 6,685,300 | 6,450,000 | 3/19/2013 | 1.0365 | 0.0441 | |
| 322304-9302 | 7,423,900 | 6,395,897 | 1/9/2015 | 1.1607 | 0.1683 | |
| 336590-0229 | 643,100 | 630,000 | 11/19/2013 | 1.0208 | 0.0284 | |
| 336590-0875 | 163,000 | 180,000 | 5/13/2013 | 0.9056 | 0.0869 | |
| 336590-1460 | 297,000 | 287,000 | 7/9/2014 | 1.0348 | 0.0424 | |
| 359700-0445 | 682,200 | 700,000 | 4/4/2013 | 0.9746 | 0.0179 | |
| 374460-0731 | 180,000 | 200,000 | 11/17/2014 | 0.9000 | 0.0924 | |
| 433060-0020 | 718,200 | 650,000 | 7/28/2015 | 1.1049 | 0.1125 | |

Area 050 - Highline
2016 Assessment Year

| | | | |
|--|--|----------------------------------|---|
| Quadrant/Crew: South Crew | Appr date : 1/1/2016 | Date: 3/15/2016 | Sales Dates: 1/1/13 - 1/26/16 |
| Area 50 | Appr ID: DOHE | Prop Type: Improvement | Trend used?: Y / N N |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> | 54 | | |
| <i>Mean Assessed Value</i> | 1,496,600 | | |
| <i>Mean Sales Price</i> | 1,532,100 | | |
| <i>Standard Deviation AV</i> | 2,069,581 | | |
| <i>Standard Deviation SP</i> | 2,111,726 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic mean ratio</i> | 0.991 | | |
| <i>Median Ratio</i> | 0.992 | | |
| <i>Weighted Mean Ratio</i> | 0.977 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.5787 | | |
| <i>Highest ratio:</i> | 1.3512 | | |
| <i>Coefficient of Dispersion</i> | 10.67% | | |
| <i>Standard Deviation</i> | 0.1484 | | |
| <i>Coefficient of Variation</i> | 14.98% | | |
| <i>Price-related Differential</i> | 1.01 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | These figures reflect measurements after posting new values. | | |
| <i>Lower limit</i> | 0.942 | | |
| <i>Upper limit</i> | 1.017 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.951 | | |
| <i>Upper limit</i> | 1.030 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 1126 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.1484 | | |
| Recommended minimum: | 34 | | |
| <i>Actual sample size:</i> | 54 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| <i># ratios below mean:</i> | 25 | | |
| <i># ratios above mean:</i> | 29 | | |
| <i>z:</i> | 0.40824829 | | |
| Conclusion: | Normal* | | |
| <i>*i.e., no evidence of non-normality</i> | | | |

Ratio Frequency



Improvement Sales for Area 050 with Sales Used

03/15/2016

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|--------------------------------|-------|----------|-----------|--------------------------------------|
| 050 | 010 | 000320 | 0003 | 33,795 | 2648522 | \$4,650,000 | 01/03/14 | \$137.59 | Xerox Building | O | 1 | 70 | Building Only; not in ratio |
| 050 | 010 | 336590 | 0229 | 4,700 | 2641987 | \$630,000 | 11/19/13 | \$134.04 | Quentin Building | RCM | 1 | Y | |
| 050 | 010 | 336590 | 0875 | 1,800 | 2605573 | \$180,000 | 05/13/13 | \$100.00 | SFR Conversion | RCM | 1 | Y | |
| 050 | 010 | 336590 | 1460 | 1,780 | 2679084 | \$287,000 | 07/09/14 | \$161.24 | Hartman Escrow Incorporated | RCM | 1 | Y | |
| 050 | 010 | 359700 | 0445 | 4,392 | 2598091 | \$700,000 | 04/04/13 | \$159.38 | The White Horse Tavern | RCM | 3 | Y | |
| 050 | 015 | 098500 | 0486 | 6,900 | 2696752 | \$320,000 | 10/08/14 | \$46.38 | Thrift store / Teriyaki Restau | CC-2 | 1 | Y | |
| 050 | 015 | 098500 | 0497 | 969 | 2696756 | \$190,000 | 10/08/14 | \$196.08 | Office | CC-2 | 2 | Y | |
| 050 | 015 | 162304 | 9065 | 16,576 | 2716535 | \$1,400,000 | 02/23/15 | \$84.46 | Former RIPS Baseball Train | CI | 1 | Y | |
| 050 | 015 | 202304 | 9001 | 18,648 | 2711552 | \$2,000,000 | 01/16/15 | \$107.25 | True Green Land Care | I | 1 | Y | |
| 050 | 020 | 122350 | 0010 | 1,210 | 2703888 | \$300,000 | 12/01/14 | \$247.93 | BURIEN MEDICAL DENTAL | O | 1 | Y | |
| 050 | 020 | 122350 | 0020 | 1,210 | 2703934 | \$300,000 | 11/25/14 | \$247.93 | BURIEN MEDICAL DENTAL | O | 1 | Y | |
| 050 | 020 | 144640 | 0350 | 9,464 | 2707650 | \$690,000 | 12/23/14 | \$72.91 | Wah Kue Cafe (Primary Par | CR | 2 | Y | |
| 050 | 020 | 176060 | 0061 | 21,624 | 2605770 | \$5,500,000 | 05/13/13 | \$254.35 | Burien Chevrolet | CR | 4 | 26 | Imp changed after sale; not in ratio |
| 050 | 020 | 176060 | 0065 | 6,732 | 2740477 | \$3,360,000 | 06/29/15 | \$499.11 | Future Hertz Car Sales | CR | 3 | Y | |
| 050 | 020 | 374460 | 0731 | 1,440 | 2703025 | \$200,000 | 11/17/14 | \$138.89 | SFR Conversion | RM-48 | 1 | Y | |
| 050 | 020 | 433060 | 0020 | 5,208 | 2747227 | \$650,000 | 07/28/15 | \$124.81 | Retail | CR | 1 | Y | |
| 050 | 020 | 433060 | 0205 | 3,859 | 2776093 | \$900,000 | 01/12/16 | \$233.22 | KC's Family Restaurant | CR | 1 | 34 | Use-change after sale; not in ratio |
| 050 | 020 | 433100 | 0375 | 3,748 | 2699863 | \$800,000 | 11/04/14 | \$213.45 | Courtyard Plaza | O | 1 | Y | |
| 050 | 020 | 433100 | 0490 | 17,366 | 2756972 | \$3,315,000 | 09/11/15 | \$190.89 | Ambaum Medical & Dental E | O | 1 | Y | |
| 050 | 020 | 433140 | 0005 | 2,832 | 2760674 | \$504,000 | 10/06/15 | \$177.97 | Medical Office | O | 1 | Y | |
| 050 | 020 | 433700 | 0100 | 4,280 | 2609463 | \$745,000 | 05/30/13 | \$174.07 | Retail Store | CR | 1 | Y | |
| 050 | 020 | 620900 | 0005 | 5,490 | 2674943 | \$625,000 | 06/19/14 | \$113.84 | Discount Plaza(see #0005,0 | CC-2 | 3 | 34 | Use-change after sale; not in ratio |
| 050 | 020 | 670720 | 0131 | 1,888 | 2712116 | \$255,000 | 01/29/15 | \$135.06 | WA Council Painting & Deco | CI | 1 | Y | |
| 050 | 030 | 122000 | 0015 | 4,160 | 2597563 | \$635,000 | 03/14/13 | \$152.64 | Retail Store | SPA-1 | 1 | Y | |
| 050 | 030 | 122000 | 0773 | 6,500 | 2776797 | \$899,999 | 12/30/15 | \$138.46 | Retail | DC | 2 | Y | |
| 050 | 030 | 122100 | 0115 | 4,010 | 2592108 | \$947,500 | 02/28/13 | \$236.28 | Benjamin Moore Paint | DC | 1 | Y | |
| 050 | 030 | 122100 | 0145 | 750 | 2692738 | \$140,000 | 09/26/14 | \$186.67 | State Farm Insurance office | DC | 1 | Y | |
| 050 | 030 | 122100 | 0146 | 750 | 2591274 | \$112,000 | 02/11/13 | \$149.33 | Bruno's Shoe Repair | DC | 1 | Y | |
| 050 | 030 | 122100 | 0515 | 4,060 | 2719373 | \$769,500 | 03/18/15 | \$189.53 | Medical & dental office | RM-24 | 1 | Y | |
| 050 | 030 | 122100 | 0995 | 5,208 | 2709392 | \$475,000 | 01/08/15 | \$91.21 | AZTECA CORPORATE OF | CC-2 | 1 | 26 | Imp changed after sale; not in ratio |
| 050 | 030 | 189940 | 0210 | 3,040 | 2717514 | \$505,000 | 03/06/15 | \$166.12 | AAable Transmission (econ | CC-1 | 2 | Y | |
| 050 | 030 | 189940 | 0355 | 2,744 | 2767536 | \$439,000 | 11/13/15 | \$159.99 | MA Holding Properties | CC-1 | 1 | Y | |
| 050 | 030 | 189940 | 0360 | 3,750 | 2755346 | \$417,500 | 09/10/15 | \$111.33 | West Coast Beauty Supply | CC-1 | 1 | Y | |
| 050 | 030 | 192304 | 9121 | 12,690 | 2705869 | \$1,720,000 | 12/12/14 | \$135.54 | Burien Center | DC | 2 | Y | |
| 050 | 030 | 202304 | 9115 | 29,986 | 2695569 | \$3,050,000 | 10/08/14 | \$101.71 | Highline Athletic Club | CC-2 | 1 | Y | |
| 050 | 030 | 202304 | 9115 | 29,986 | 2695572 | \$5,000,000 | 10/08/14 | \$166.74 | Highline Athletic Club | CC-2 | 1 | 69 | Net Lease Sale; not in ratio |

Improvement Sales for Area 050 with Sales Used

03/15/2016

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|--------------|-----------|----------|-----------------------------|----------|----------|-----------|--------------------------------------|
| 050 | 030 | 256970 | 0020 | 1,283 | 2760512 | \$355,000 | 10/05/15 | \$276.70 | Five Corners Profesional Ce | CC-2 | 1 | Y | |
| 050 | 030 | 292304 | 9449 | 22,950 | 2720351 | \$7,200,000 | 03/25/15 | \$313.73 | Car Pros Burien Nissan | CC-2 | 3 | Y | |
| 050 | 030 | 302304 | 9034 | 16,230 | 2714774 | \$7,824,600 | 01/30/15 | \$482.11 | Future CVS Pharmacy | CC-2 | 1 | Y | |
| 050 | 030 | 320720 | 0015 | 1,600 | 2698825 | \$310,000 | 10/28/14 | \$193.75 | Office (SFR conversion) | DC | 1 | Y | |
| 050 | 040 | 122000 | 0995 | 7,600 | 2698415 | \$550,000 | 10/03/14 | \$72.37 | Burien Auto Parts | CC-1 | 1 | Y | |
| 050 | 040 | 122100 | 0810 | 3,100 | 2773369 | \$372,500 | 12/17/15 | \$120.16 | Barber shop (SFR conversio | CC-2 | 1 | Y | |
| 050 | 040 | 190160 | 0085 | 3,339 | 2596211 | \$254,950 | 03/28/13 | \$76.36 | The Estate House | CN | 1 | 34 | Use-change after sale; not in ratio |
| 050 | 040 | 273160 | 0115 | 4,006 | 2765198 | \$320,000 | 10/29/15 | \$79.88 | Apostolic Assembly of Faith | RS-12000 | 1 | Y | |
| 050 | 040 | 302304 | 9325 | 52,893 | 2703675 | \$22,600,000 | 12/01/14 | \$427.28 | Three Tree Medical Arts Bui | O | 1 | 70 | Building Only; not in ratio |
| 050 | 040 | 763580 | 0660 | 10,112 | 2585632 | \$880,000 | 01/17/13 | \$87.03 | Seahurst Medical Center | CN | 1 | Y | |
| 050 | 045 | 052204 | 9138 | 6,100 | 2640743 | \$400,000 | 11/07/13 | \$65.57 | Machine Shops | CB | 1 | Y | |
| 050 | 045 | 322304 | 9186 | 69,780 | 2594960 | \$6,450,000 | 03/19/13 | \$92.43 | Lynden Air Freight Inc | I | 1 | Y | |
| 050 | 045 | 322304 | 9302 | 90,996 | 2709414 | \$6,395,897 | 01/09/15 | \$70.29 | Olympic Industrial Park | I | 3 | Y | |
| 050 | 050 | 042204 | 9032 | 79,050 | 2729145 | \$8,000,000 | 05/07/15 | \$101.20 | 2301-2383 S 200th Street | BP | 1 | Y | |
| 050 | 050 | 042204 | 9118 | 10,306 | 2768802 | \$1,795,000 | 11/24/15 | \$174.17 | The Shores | UH-900 | 1 | Y | |
| 050 | 050 | 042204 | 9286 | 9,103 | 2687104 | \$1,250,000 | 08/27/14 | \$137.32 | Office Building | UH-900 | 1 | Y | |
| 050 | 050 | 092204 | 9389 | 14,079 | 2716235 | \$1,150,000 | 02/18/15 | \$81.68 | Office Building | UH-900 | 1 | Y | |
| 050 | 050 | 092204 | 9390 | 7,380 | 2595072 | \$1,465,000 | 03/21/13 | \$198.51 | Autozone | CB | 1 | Y | |
| 050 | 060 | 537980 | 0680 | 3,240 | 2691920 | \$482,500 | 09/18/14 | \$148.92 | Another Source | NCC | 1 | Y | |
| 050 | 060 | 537980 | 0689 | 4,973 | 2605183 | \$570,000 | 05/09/13 | \$114.62 | Deringer Office Building | NCC | 2 | Y | |
| 050 | 065 | 004000 | 0253 | 1,294 | 2592539 | \$350,000 | 02/28/13 | \$270.48 | Sam's Smoke Shop | NCC | 2 | Y | |
| 050 | 065 | 004000 | 0915 | 2,845 | 2777542 | \$1,500,000 | 01/26/16 | \$527.24 | Orchid Trailer Park -36 RVs | HDR | 1 | Y | |
| 050 | 065 | 004300 | 0003 | 7,500 | 2621315 | \$720,000 | 07/25/13 | \$96.00 | Office Building | UH-900 | 1 | Y | |
| 050 | 065 | 115720 | 0013 | 34,700 | 2709157 | \$6,395,000 | 12/30/14 | \$184.29 | Parkside Office Building | RCM | 2 | Y | |
| 050 | 065 | 162304 | 9001 | 132,181 | 2643627 | \$9,030,600 | 11/27/13 | \$68.32 | Highline Community Hospita | MDR | 1 | 26 | Imp changed after sale; not in ratio |
| 050 | 065 | 162304 | 9398 | 9,470 | 2750686 | \$1,225,000 | 08/08/15 | \$129.36 | Rite-Line Tax Service | O | 1 | Y | |
| 050 | 065 | 204400 | 0015 | 4,104 | 2621848 | \$310,000 | 07/24/13 | \$75.54 | Kid Kare Day Care Center (C | RC | 2 | Y | |

Vacant Sales for Area 050 with Sales Used

01/05/2016

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|-------------------------------------|--------|-------------|--------------|------------------------------------|
| 050 | 040 | 391740 | 0030 | 2,390 | 2593800 | \$5,000 | 03/12/13 | \$2.09 | Vacant | I | 1 | Y | |
| 050 | 020 | 374460 | 0334 | 24,900 | 2621736 | \$400,000 | 07/31/13 | \$16.06 | Vacant Land | RM-48 | 1 | Y | |
| 050 | 015 | 384260 | 0050 | 64,499 | 2627954 | \$351,000 | 08/30/13 | \$5.44 | Ron Calkings Construction, Inc | IM-240 | 2 | Y | |
| 050 | 065 | 004000 | 0094 | 20,976 | 2629113 | \$100,000 | 08/30/13 | \$4.77 | Vacant Land | HDR | 1 | Y | |
| 050 | 040 | 391740 | 0040 | 36,392 | 2633454 | \$128,000 | 09/25/13 | \$3.52 | Vacant | I | 1 | Y | |
| 050 | 030 | 192304 | 9328 | 66,985 | 2632479 | \$1,544,421 | 09/26/13 | \$23.06 | Vacant land | DC | 2 | Y | |
| 050 | 030 | 192304 | 9359 | 74,847 | 2632486 | \$1,725,579 | 09/26/13 | \$23.05 | Vacant land | DC | 1 | Y | |
| 050 | 030 | 122000 | 0520 | 9,914 | 2639621 | \$180,000 | 11/04/13 | \$18.16 | Vacant land | CC-1 | 1 | Y | |
| 050 | 050 | 344500 | 0014 | 34,413 | 2640685 | \$900,000 | 11/12/13 | \$26.15 | Former Atami Japanese Restaurant | CB-C | 1 | Y | |
| 050 | 015 | 562420 | 0453 | 51,836 | 2650137 | \$55,000 | 01/15/14 | \$1.06 | Vacant Land (impacts) | R6 | 1 | Y | |
| 050 | 040 | 302304 | 9034 | 105,193 | 2658307 | \$2,300,000 | 03/18/14 | \$21.86 | Herr Backyard Garden Center | CC-2 | 4 | 29 | Seg/merge after sale; not in ratio |
| 050 | 040 | 302304 | 9035 | 86,830 | 2658296 | \$1,250,000 | 03/19/14 | \$14.40 | King Buffet | CC-2 | 1 | 29 | Seg/merge after sale; not in ratio |
| 050 | 040 | 302304 | 9266 | 55,287 | 2667093 | \$1,185,000 | 05/01/14 | \$21.43 | Warehouse | CC-2 | 2 | 29 | Seg/merge after sale; not in ratio |
| 050 | 040 | 302304 | 9035 | 99,188 | 2674882 | \$800,000 | 06/19/14 | \$8.07 | Vacant Land | CC-2 | 1 | 29 | Seg/merge after sale; not in ratio |
| 050 | 030 | 122000 | 0915 | 7,500 | 2687615 | \$110,000 | 08/22/14 | \$14.67 | Vacant land | DC | 1 | Y | |
| 050 | 010 | 295490 | 0420 | 49,501 | 2699888 | \$1,175,000 | 11/02/14 | \$23.74 | VACANT LAND | RCM | 1 | Y | |
| 050 | 050 | 332304 | 9139 | 55,066 | 2703758 | \$2,400,000 | 12/03/14 | \$43.58 | Vacant Land | CB-C | 1 | Y | |
| 050 | 050 | 092204 | 9288 | 22,385 | 2707009 | \$500,000 | 12/15/14 | \$22.34 | Vacant Land | CB-C | 1 | Y | |
| 050 | 040 | 507400 | 0005 | 8,592 | 2707589 | \$44,000 | 12/22/14 | \$5.12 | Vacant Land | CC-1 | 1 | Y | |
| 050 | 050 | 042204 | 9079 | 124,374 | 2716916 | \$5,300,000 | 03/04/15 | \$42.61 | Hertz Car Rental | CB-C | 1 | Y | |
| 050 | 065 | 886400 | 0985 | 20,000 | 2722443 | \$430,000 | 04/02/15 | \$21.50 | Vacant Land | RC | 1 | Y | |
| 050 | 065 | 092304 | 9039 | 37,900 | 2734570 | \$220,000 | 06/03/15 | \$5.80 | Vacant Land | O | 1 | Y | |
| 050 | 065 | 162304 | 9179 | 473,693 | 2737005 | \$1,400,000 | 06/11/15 | \$2.96 | Vacant Land (environmental impacts) | MDR | 1 | Y | |
| 050 | 015 | 202304 | 9287 | 20,037 | 2743871 | \$300,000 | 07/16/15 | \$14.97 | Vacant Parking Lot | I | 2 | Y | |
| 050 | 020 | 144680 | 0020 | 18,750 | 2748025 | \$150,000 | 07/20/15 | \$8.00 | Vacant Land | RM-48 | 3 | Y | |
| 050 | 015 | 098500 | 0266 | 20,611 | 2761993 | \$200,000 | 10/14/15 | \$9.70 | Vacant Land | CC-2 | 2 | Y | |
| 050 | 015 | 092304 | 9224 | 17,415 | 2768600 | \$180,000 | 11/02/15 | \$10.34 | Vacant Land | CC-2 | 1 | Y | |

Improvement Sales for Area 050 with Sales not Used

03/15/2016

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-------------------------------------|-------|----------|-----------|--------------------------------------|
| 050 | 010 | 336590 | 1460 | 1,780 | 2659019 | \$195,600 | 03/17/14 | \$109.89 | Hartman Escrow Incorporated | RCM | 1 | 61 | Financial institution resale |
| 050 | 010 | 359700 | 0446 | 4,392 | 2586444 | \$576,759 | 01/24/13 | \$131.32 | WHITEHORSE TAVERN | RCM | 3 | 31 | Exempt from excise tax |
| 050 | 030 | 122000 | 0820 | 4,200 | 2658858 | \$225,000 | 03/17/14 | \$53.57 | Burien Eye Care Center, Redwing Sh | DC | 1 | 51 | Related party, friend, or neighbor |
| 050 | 030 | 122100 | 1050 | 1,127 | 2684155 | \$75,000 | 08/11/14 | \$66.55 | ABC Radiator | CC-2 | 1 | 33 | Lease or lease-hold |
| 050 | 030 | 122590 | 0010 | 0 | 2735418 | \$1,250,000 | 06/03/15 | \$0.00 | BURIEN TOWN SQUARE CONDOMI | DC | 1 | 55 | Shell |
| 050 | 030 | 189940 | 0280 | 4,500 | 2640407 | \$587,500 | 11/12/13 | \$130.56 | Norge Village | DC | 1 | 51 | Related party, friend, or neighbor |
| 050 | 030 | 189940 | 0405 | 6,760 | 2707525 | \$135,000 | 12/23/14 | \$19.97 | House of Praise | RM-12 | 1 | 64 | Sales/leaseback |
| 050 | 030 | 192304 | 9234 | 7,914 | 2654211 | \$600,001 | 01/29/14 | \$75.82 | Burien Collision Center | DC | 1 | 61 | Financial institution resale |
| 050 | 030 | 202304 | 9385 | 357 | 2697107 | \$180,000 | 10/22/14 | \$504.20 | Fancy Hair and Nails | CR | 1 | 51 | Related party, friend, or neighbor |
| 050 | 030 | 202304 | 9506 | 6,775 | 2697094 | \$780,000 | 10/22/14 | \$115.13 | Dragon Pearl Restaurant | CR | 2 | 51 | Related party, friend, or neighbor |
| 050 | 040 | 322304 | 9300 | 3,272 | 2734315 | \$800,000 | 05/29/15 | \$244.50 | Beffa Dental | CC-1 | 1 | 11 | Corporate affiliates |
| 050 | 040 | 330550 | 0010 | 43,623 | 2739214 | \$8,115,000 | 06/26/15 | \$186.03 | HIGHLINE MEDICAL ARTS BUILDIN | O | 1 | 33 | Lease or lease-hold |
| 050 | 045 | 052204 | 9070 | 28,832 | 2724081 | \$1,600,000 | 04/09/15 | \$55.49 | Light Industrial Building | I | 1 | 8 | Questionable per appraisal |
| 050 | 045 | 202304 | 9043 | 2,500 | 2747376 | \$85,000 | 07/28/15 | \$34.00 | 15217 Des Moines Memorial Drive | AI-1 | 1 | 12 | Estate administrator, guardian, or e |
| 050 | 050 | 042204 | 9268 | 2,778 | 2730496 | \$17,000 | 04/21/15 | \$6.12 | Restaurant | CB-C | 1 | 24 | Easement or right-of-way |
| 050 | 050 | 282304 | 9168 | 5,200 | 2730588 | \$450,000 | 05/14/15 | \$86.54 | Northwest Auto Body - Economic Unit | CB-C | 5 | 11 | Corporate affiliates |
| 050 | 050 | 344500 | 0115 | 79,636 | 2735358 | \$120,105 | 04/06/15 | \$1.51 | Alaska Airlines Office Building | ABC | 1 | 68 | Non-gov't to gov't |
| 050 | 060 | 537980 | 0689 | 1,733 | 2721757 | \$164,950 | 03/30/15 | \$95.18 | Deringer Office Building | NCC | 1 | 51 | Related party, friend, or neighbor |
| 050 | 065 | 004000 | 0253 | 1,294 | 2756297 | \$388,875 | 09/17/15 | \$300.52 | Sam's Smoke Shop | NCC | 2 | 68 | Non-gov't to gov't |
| 050 | 065 | 162304 | 9331 | 3,280 | 2760078 | \$10,000 | 09/14/15 | \$3.05 | Tukwila Pet Hospital (Excess land) | LDR | 1 | 31 | Exempt from excise tax |
| 050 | 065 | 204400 | 0015 | 4,104 | 2621849 | \$155,000 | 07/23/13 | \$37.77 | Kid Kare Day Care Center (economic | RC | 2 | 22 | Partial interest (1/3, 1/2, etc.) |

Vacant Sales for Area 050 with Sales not Used

01/05/2016

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|--------------|-----------|------------------|------------------------------|-------|-------------|--------------|------------------------------------|
| 050 | 015 | 098500 | 0266 | 20,611 | 2746899 | \$350,000 | 07/21/15 | \$16.98 | Vacant Land | CC-2 | 2 | 1 | Personal property included |
| 050 | 015 | 098500 | 0266 | 11,551 | 2748626 | \$314,000 | 07/10/15 | \$27.18 | Vacant Land | CC-2 | 1 | 33 | Lease or lease-hold |
| 050 | 015 | 162304 | 9408 | 13,563 | 2759975 | \$81,000 | 09/30/15 | \$5.97 | Parking Lot | S-720 | 1 | 36 | Plottage |
| 050 | 020 | 144680 | 0020 | 6,250 | 2667647 | \$200,000 | 05/06/14 | \$32.00 | Vacant Land | RM-48 | 1 | 31 | Exempt from excise tax |
| 050 | 020 | 144680 | 0030 | 6,250 | 2667640 | \$200,000 | 05/06/14 | \$32.00 | Vacant Land | RM-48 | 1 | 31 | Exempt from excise tax |
| 050 | 020 | 144680 | 0035 | 6,250 | 2667652 | \$200,000 | 05/06/14 | \$32.00 | Vacant Land | RM-48 | 1 | 31 | Exempt from excise tax |
| 050 | 030 | 122200 | 0091 | 11,105 | 2615869 | \$400,272 | 07/03/13 | \$36.04 | Parking lot | CC-2 | 1 | 36 | Plottage |
| 050 | 030 | 302304 | 9089 | 116,305 | 2686744 | \$126,535 | 08/22/14 | \$1.09 | Vacant Land | CC-2 | 2 | 61 | Financial institution resale |
| 050 | 030 | 302304 | 9302 | 29,396 | 2664472 | \$1,230,000 | 04/24/14 | \$41.84 | Salvation Army Thrift Store | CC-2 | 1 | 36 | Plottage |
| 050 | 030 | 302304 | 9392 | 5,600 | 2734832 | \$56,000 | 11/13/14 | \$10.00 | Vacant Land | CC-2 | 1 | 36 | Plottage |
| 050 | 045 | 322304 | 9255 | 136,741 | 2768503 | \$450,000 | 11/19/15 | \$3.29 | Vacant 8th Av S & S 186th St | BP | 1 | 8 | Questionable per appraisal |
| 050 | 045 | 322304 | 9333 | 149,073 | 2614045 | \$435,000 | 06/25/13 | \$2.92 | Vacant Land | S-720 | 1 | 28 | New plat (with less than 20% sold) |
| 050 | 050 | 344500 | 0095 | 33,907 | 2597918 | \$1,010,000 | 04/05/13 | \$29.79 | Vacant Land: Port of Seattle | MHP | 2 | 31 | Exempt from excise tax |
| 050 | 050 | 855240 | 0045 | 34,463 | 2646931 | \$350,000 | 12/23/13 | \$10.16 | MasterPark - Lot B | CB-C | 2 | 36 | Plottage |
| 050 | 050 | 940940 | 0135 | 189,500 | 2707839 | \$15,000,000 | 12/29/14 | \$79.16 | Master Park - Lot C | CB-C | 2 | 44 | Tenant |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--|---------------------|-----|-----|-----|-----|---------|---------|
| 023900 | 0350 | Vacant Land | | NE | 3 | 22 | 4 | UM-2400 | 24200 |
| 024000 | 0106 | 4 - PLEX APT | 19800 MILITARY RD S | NW | 3 | 22 | 4 | UL-7200 | 9605 |
| 024000 | 0440 | Hope of the City Church Office | 3715 S 198TH ST | NW | 3 | 22 | 4 | UL-7200 | 27950 |
| 024000 | 0445 | THE MADRONAS APTS | 19914 MILITARY RD S | NW | 3 | 22 | 4 | UM-2400 | 28761 |
| 024000 | 0485 | 5 - UNIT APT | 19740 MILITARY RD S | NW | 3 | 22 | 4 | UM-2400 | 79251 |
| 250840 | 0000 | FENIX TOWNHOMES CONDOMINIUM | 19942 MILITARY RD S | NW | 3 | 22 | 4 | UM-2400 | 11275 |
| 885815 | 0000 | VALLEY VIEW ESTATES NO. 01 CONDOMINIUM | 19828 MILITARY RD S | NW | 3 | 22 | 4 | UM-2400 | 10367 |
| 885818 | 0000 | VALLEY VIEW ESTATES 2&3 | 19816 MILITARY RD S | NW | 3 | 22 | 4 | UM-2400 | 19163 |
| 032204 | 9014 | MOTEL 6 MILITARY ROAD - SEATAC | 20651 MILITARY RD S | SW | 3 | 22 | 4 | CB | 81144 |
| 032204 | 9025 | BELVEDERE APARTMENT | 20998 37TH AVE S | SW | 3 | 22 | 4 | UM-3600 | 652568 |
| 032204 | 9026 | Brookstone Apartments | 3231 S 204TH ST | SW | 3 | 22 | 4 | UM-2400 | 377665 |
| 032204 | 9048 | 76 FOOD STORE/SUBWAY | 20619 MILITARY RD S | SW | 3 | 22 | 4 | CB | 43710 |
| 032204 | 9063 | Vacant Land | | SW | 3 | 22 | 4 | CB | 850 |
| 032204 | 9103 | The Aspens at Ridgeview Apts | 21010 39TH AVE S | SW | 3 | 22 | 4 | UM-3600 | 794477 |
| 032204 | 9107 | Big Foot Java | 20635 MILITARY RD S | SW | 3 | 22 | 4 | CB | 23079 |
| 032204 | 9108 | Vacant Land | 20627 MILITARY RD S | SW | 3 | 22 | 4 | CB | 25002 |
| 052204 | 9062 | Samoan Christian Fellowship | 19804 8TH AVE S | NE | 5 | 22 | 4 | RS-7200 | 113691 |
| 052204 | 9094 | Southminster Presbyterian Church | 19802 8TH AVE S | NE | 5 | 22 | 4 | RS-7200 | 71003 |
| 052204 | 9132 | Normandy Christian Church | 908 S 200TH ST | NE | 5 | 22 | 4 | RS-7200 | 125017 |
| 789320 | 0005 | Dental Clinic | 20710 1ST AVE S | SW | 5 | 22 | 4 | RS-7200 | 18500 |
| 789320 | 0030 | North Hill Espresso | 20738 1ST AVE S | SW | 5 | 22 | 4 | RS-7200 | 11562 |
| 789320 | 2810 | The Trinity Church | 20400 1ST AVE S | SW | 5 | 22 | 4 | RS-7200 | 37250 |
| 789320 | 2970 | Resurrection Lutheran | 134 S 206TH ST | SW | 5 | 22 | 4 | RS-7200 | 97000 |
| 062204 | 9096 | Olympic Swim Club | 19660 4TH AVE SW | NE | 6 | 22 | 4 | R15 | 87212 |
| 111670 | 0000 | BRITTANY PLACE CONDOMINIUM | 101 SW 197TH ST | NE | 6 | 22 | 4 | R5 | 67465 |
| 610960 | 0000 | NORMANDY CHATEAU CONDOMINIUM | 220 SW 200TH ST | NE | 6 | 22 | 4 | R5 | 218671 |
| 611540 | 0040 | Normandy Park Congressional Church | 19247 1ST AVE S | NE | 6 | 22 | 4 | R15 | 209524 |
| 611540 | 0101 | Arrow Lake Plaza | 19655 1ST AVE S | NE | 6 | 22 | 4 | MU | 52322 |
| 611540 | 0125 | Bishop Law Offices | 19743 1ST AVE S | NE | 6 | 22 | 4 | MU | 17049 |
| 611540 | 0139 | Normandy Park Towne Center | | NE | 6 | 22 | 4 | NC | 58857 |
| 611540 | 0140 | Normandy Park Market | 19805 1ST AVE S | NE | 6 | 22 | 4 | NC | 79830 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--------------------------------------|------------------------|-----|-----|-----|-----|---------|---------|
| 611540 | 0141 | Normandy Park Towne Center | 19803 1ST AVE S | NE | 6 | 22 | 4 | NC | 32161 |
| 611540 | 0142 | NORMANDY PARK TOWNE CENTER | 19987 1ST AVE S | NE | 6 | 22 | 4 | NC | 244438 |
| 611760 | 0000 | NORMANDY PLACE CONDOMINIUM | 19439 1ST AVE S | NE | 6 | 22 | 4 | MU | 63838 |
| 638657 | 0000 | Olympic View Medical & Dental Center | 19705 1ST AVE S | NE | 6 | 22 | 4 | MU | 16093 |
| 611540 | 0180 | Parking | 20107 1ST AVE S | SE | 6 | 22 | 4 | R5 | 10125 |
| 611540 | 0200 | Living Hope Church of the Nazarene | 20107 1ST AVE S | SE | 6 | 22 | 4 | R15 | 76330 |
| 102204 | 9007 | Vacant Land | | NW | 10 | 22 | 4 | UM-3600 | 75691 |
| 102204 | 9035 | Vacant land | | NW | 10 | 22 | 4 | UM-3600 | 273033 |
| 102204 | 9048 | APARTMENTS | 3201 S 208TH ST | NW | 10 | 22 | 4 | UM-2400 | 27000 |
| 102204 | 9065 | CASA BELLA | 3221 S 208TH ST | NW | 10 | 22 | 4 | UM-2400 | 23700 |
| 102204 | 9066 | COLONIAL COMMONS | 20810 32ND LN S | NW | 10 | 22 | 4 | UM-2400 | 43084 |
| 322465 | 0000 | HEIGHTS AT RIDGEVIEW | 21020 40TH PL S | NW | 10 | 22 | 4 | UM-3600 | 520973 |
| 893780 | 0000 | VIEWCREST | 21200 42ND AVE S | NW | 10 | 22 | 4 | UM-3600 | 1526204 |
| 000140 | 0005 | SEATTLE RENDERING WORKS | 5795 S 130TH PL | NE | 14 | 23 | 4 | LI | 517067 |
| 000300 | 0004 | PARK-N-RIDE EXT. | 13451 INTERURBAN AVE S | NW | 14 | 23 | 4 | RCM | 22996 |
| 000300 | 0023 | 6 UNIT APT | 13533 52ND AVE S | NW | 14 | 23 | 4 | LDR | 12918 |
| 000300 | 0028 | PACIFIC PRIDE | 13435 INTERURBAN AVE S | NW | 14 | 23 | 4 | RCM | 27645 |
| 000300 | 0115 | Southland Industries | 13400 INTERURBAN AVE S | NW | 14 | 23 | 4 | C/LI | 58545 |
| 217200 | 0080 | SFR & 6 CABINS | 13301 56TH AVE S | NW | 14 | 23 | 4 | LDR | 57000 |
| 000280 | 0007 | VACANT LAND | 14300 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 24490 |
| 000280 | 0033 | Riverside Inn Parking Lot | 14060 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 30869 |
| 336590 | 0891 | VACANT LAND | | SE | 14 | 23 | 4 | RCM | 3663 |
| 336590 | 1035 | The Grand Central Casino | | SE | 14 | 23 | 4 | C/LI | 81335 |
| 336590 | 1055 | Riverside Casino (Primary Parcel) | 14060 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 30887 |
| 336590 | 1075 | RIVERSIDE INN | 14060 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 9204 |
| 336590 | 1405 | VACANT LAND | 14351 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 27940 |
| 336590 | 1415 | VACANT LAND | 14341 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 25000 |
| 336590 | 1440 | CHURCH | 14275 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 9500 |
| 336590 | 1460 | Hartman Escrow Incorporated | 14237 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 26200 |
| 336590 | 1470 | VACANT LAND | 14201 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 18122 |
| 336590 | 1480 | Galliano's Cucina | 14201 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 12493 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|---|------------------------|-----|-----|-----|-----|--------|---------|
| 336590 | 1505 | VACANT LAND | 14201 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 5900 |
| 336590 | 1515 | VACANT LAND | 14201 INTERURBAN AVE S | SE | 14 | 23 | 4 | RCM | 6430 |
| 336590 | 1665 | VACANT LAND | 14300 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 31331 |
| 336590 | 1680 | Teardown | 6230 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 6550 |
| 336590 | 1685 | VACANT LAND | 6341 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 5950 |
| 336590 | 1690 | | 6234 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 20000 |
| 336590 | 1700 | Garage | 6238 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 7500 |
| 336590 | 1701 | ENGSTROM ENGINEERING | 6400 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 15000 |
| 336590 | 1710 | CUTTING SPECIALISTS | 6400 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 7500 |
| 336590 | 1715 | BERT WELL INDUSTRIES | 6411 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 25000 |
| 336590 | 1720 | METAL SHOP BUILDING | 6424 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 8880 |
| 336590 | 1721 | EASTSIDE ICE MACHINES | 6421 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 10000 |
| 336590 | 1750 | VACANT LAND | 6431 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 2500 |
| 336590 | 1756 | STORAGE AREA | 6438 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 9825 |
| 336590 | 1765 | Teardown | 6439 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 10000 |
| 336590 | 1766 | STORAGE AREA | 6440 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 10480 |
| 336590 | 1775 | VACANT LAND | 6440 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 20480 |
| 336590 | 1785 | VACANT LAND | 6440 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 10098 |
| 336590 | 1790 | VACANT LAND | 6440 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 59282 |
| 336590 | 1795 | Industrial Buildings | 6460 S 144TH ST | SE | 14 | 23 | 4 | C/LI | 50706 |
| 336590 | 1865 | Warehouse w/ office | 6275 S 143RD PL | SE | 14 | 23 | 4 | C/LI | 26153 |
| 336590 | 1880 | RIVERSIDE INN | 14060 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 10331 |
| 336590 | 1881 | Fairway Center | 14220 INTERURBAN AVE S | SE | 14 | 23 | 4 | C/LI | 253568 |
| 336590 | 1890 | Becker Trucking | 6350 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 143154 |
| 336590 | 1940 | Puget Sound Pattern Works Inc | 6406 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 28993 |
| 336590 | 1945 | Walashek Industrial & Marine | 6410 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 57812 |
| 336590 | 1955 | Odwalla Office/Warehouse (Imp. on -1960) | 6440 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 26589 |
| 336590 | 1960 | Odwalla Office/Warehouse (Primary Parcel) | 6440 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 47640 |
| 336590 | 1970 | Western Cascade Truck Repair | | SE | 14 | 23 | 4 | C/LI | 21070 |
| 336590 | 1975 | WESTERN CASCADE TRUCK REPAIR | 6440 S 143RD ST | SE | 14 | 23 | 4 | C/LI | 65240 |
| 000280 | 0009 | THE FEWEL BUILDING (imp on 336590-0226) | 13925 INTERURBAN AVE S | SW | 14 | 23 | 4 | LDR | 34244 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--|------------------------|-----|-----|-----|-----|--------|---------|
| 000300 | 0001 | FOSTER GREENS | 13735 INTERURBAN AVE S | SW | 14 | 23 | 4 | MDR | 113691 |
| 000300 | 0008 | THE TERRACE | 13705 56TH AVE S | SW | 14 | 23 | 4 | MDR | 222156 |
| 000300 | 0038 | DRA Professional Center | 1350 53RD AVE S | SW | 14 | 23 | 4 | RCM | 30255 |
| 000300 | 0052 | FOSTER GREENS | 13735 INTERURBAN AVE S | SW | 14 | 23 | 4 | MDR | 83635 |
| 000300 | 0090 | APARTMENT BUILDING 6-UNITS | 13710 56TH AVE S | SW | 14 | 23 | 4 | MDR | 7992 |
| 336590 | 0210 | VACANT LAND | 13955 57TH AVE S | SW | 14 | 23 | 4 | RCM | 29143 |
| 336590 | 0220 | Tukwila Dental Center | 13900 INTERURBAN AVE S | SW | 14 | 23 | 4 | LDR | 20861 |
| 336590 | 0225 | VACANT LAND | 13935 INTERURBAN AVE S | SW | 14 | 23 | 4 | LDR | 12187 |
| 336590 | 0226 | Fewel Building | 13925 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 20716 |
| 336590 | 0227 | NSG Building | 13975 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 18750 |
| 336590 | 0229 | Quentin Building | 14001 57TH AVE S | SW | 14 | 23 | 4 | RCM | 15827 |
| 336590 | 0230 | Ash Building | 13985 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 10000 |
| 336590 | 0815 | The Golden Nugget | 14025 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 43534 |
| 336590 | 0830 | The Silver Dollar Casino | 14027 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 31500 |
| 336590 | 0845 | SILVER DOLLAR CASINO | 14027 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 10500 |
| 336590 | 0850 | SILVER DOLLAR CASINO | 14027 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 10500 |
| 336590 | 0855 | SILVER DOLLAR CASINO | 14051 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 21000 |
| 336590 | 0865 | 7-Eleven | 14057 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 21000 |
| 336590 | 0875 | SFR Conversion | 14055 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 10335 |
| 336590 | 0880 | SGM Auto Sales | 14101 INTERURBAN AVE S | SW | 14 | 23 | 4 | RCM | 24446 |
| 336590 | 0907 | RIVERSIDE TERRACE | 14081 58TH AVE S | SW | 14 | 23 | 4 | HDR | 41153 |
| 152304 | 9210 | St Thomas Church | 14120 44TH AVE S | SE | 15 | 23 | 4 | LDR | 349351 |
| 004000 | 0520 | Vacant Land (econ. unit w/ -0535, -0536) | 14427 51ST AVE S | NE | 22 | 23 | 4 | LDR | 27942 |
| 004000 | 0535 | Bonsai Northwest (econ. unit w/ -0536, -0520) | 4861 S 144TH ST | NE | 22 | 23 | 4 | RCC | 16621 |
| 004000 | 0536 | Bonsai Northwest (econ. unit w/ -0535, -0520) | | NE | 22 | 23 | 4 | RCC | 31932 |
| 222304 | 9003 | PARK PLACE BY THE WOODS | 4708 SOUTHCENTER BLVD | SE | 22 | 23 | 4 | HDR | 427344 |
| 222304 | 9041 | COTTAGE WOODS APTS | 4217 SOUTHCENTER BLVD | SE | 22 | 23 | 4 | HDR | 45912 |
| 222304 | 9096 | WILLOW CREEK TOWNHOUSES | 4220 S 154TH ST | SE | 22 | 23 | 4 | MDR | 27000 |
| 000280 | 0013 | VACANT LAND | | NE | 23 | 23 | 4 | C/LI | 10461 |
| 000320 | 0006 | AMERICAS BEST VALUE INN & SUITES - TUKWILA/SEATAC AIRPORT (IMP 0 | 14900 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 47180 |
| 000320 | 0009 | SOUTHCENTER PLAZA | 14900 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 9450 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|---|------------------------|-----|-----|-----|-----|--------|---------|
| 336590 | 1335 | VIEWCREST APTS | 14438 59TH AVE S | NE | 23 | 23 | 4 | MDR | 67869 |
| 336590 | 1365 | Teamsters Office Building | 14675 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 104657 |
| 336590 | 1370 | NW Computer Support | 14601 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 44969 |
| 336590 | 1390 | Red House Office Building | 14501 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 43974 |
| 336590 | 1395 | VACANT LAND | 14451 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 52196 |
| 336590 | 1400 | VACANT LAND | 14401 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 47241 |
| 336590 | 1530 | VACANT LAND (PORTION IN THE GREEN RIVER) | | NE | 23 | 23 | 4 | C/LI | 40000 |
| 336590 | 1570 | GT Development Corporation | 6437 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 63510 |
| 336590 | 1600 | VACANT LAND | 6455 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 19375 |
| 336590 | 1605 | 14550 Interurban Ave S Office-Warehouse | 14550 INTERURBAN AVE S | NE | 23 | 23 | 4 | C/LI | 93276 |
| 336590 | 1630 | Office-Warehouses | 14510 INTERURBAN AVE S | NE | 23 | 23 | 4 | C/LI | 70498 |
| 336590 | 1650 | Mazak | 14600 INTERURBAN AVE S | NE | 23 | 23 | 4 | C/LI | 25000 |
| 336590 | 1810 | A & B Industrial Park | 6440 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 58530 |
| 336590 | 1846 | Office | 6412 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 9520 |
| 336590 | 1847 | RESIDENCE W/OFFICE | 6406 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 4760 |
| 336590 | 1851 | Green River Construction | 6402 S 144TH ST | NE | 23 | 23 | 4 | C/LI | 4760 |
| 359700 | 0005 | AMERICAS BEST VALUE INN & SUITES TUKWILA/SEATAC AIRPORT | 14800 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 145490 |
| 359700 | 0006 | Southcenter Plaza | 14900 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 156507 |
| 359700 | 0020 | HILLCREST APTS | 14903 INTERURBAN AVE S | NE | 23 | 23 | 4 | HDR | 84453 |
| 359700 | 0021 | VACANT LAND | 14801 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 32030 |
| 359700 | 0022 | Utility Building | 14851 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 11870 |
| 359700 | 0023 | PLAZA ONE | 14675 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 51200 |
| 359700 | 0024 | HILCREST APTS | 14903 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 23550 |
| 359700 | 0040 | HILL CREST APTS | 14903 INTERURBAN AVE S | NE | 23 | 23 | 4 | HDR | 142200 |
| 359700 | 0420 | Southcenter Commerce Center | 14973 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 36999 |
| 359700 | 0422 | HILL CREST APTS | 14903 INTERURBAN AVE S | NE | 23 | 23 | 4 | HDR | 180025 |
| 359700 | 0440 | 76 JUMBO DELI | 14805 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 32700 |
| 359700 | 0445 | Miracle Temple Church of God in Christ | 14935 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 22500 |
| 359700 | 0446 | Miracle Temple of God in Christ | 14935 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 5250 |
| 359700 | 0447 | Miracle Temple Church of God in Christ | 14935 INTERURBAN AVE S | NE | 23 | 23 | 4 | RCM | 3750 |
| 359700 | 0460 | PARK VIEW APARTMENTS | 15130 65TH AVE S | NE | 23 | 23 | 4 | MDR | 66658 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|----------------------------|-----------------------|-----|-----|-----|-----|--------|---------|
| 359700 | 0461 | MAPLE CREST APTS | 15100 65TH AVE S | NE | 23 | 23 | 4 | MDR | 86008 |
| 359700 | 0462 | PARK VIEW APTS | 15130 65TH AVE S | NE | 23 | 23 | 4 | MDR | 9100 |
| 359700 | 0463 | PARK VIEW APTS | 15130 65TH AVE S | NE | 23 | 23 | 4 | MDR | 9100 |
| 115720 | 0210 | NEWPORT HEIGHTS | 5600 S 152ND ST | NW | 23 | 23 | 4 | HDR | 196320 |
| 115720 | 0380 | HEATHERWOOD APARTMENTS | 5821 S 152ND ST | NW | 23 | 23 | 4 | HDR | 129733 |
| 115720 | 0385 | HAMPTON HEIGHTS APTS | 5710 S 152ND ST | NW | 23 | 23 | 4 | HDR | 111958 |
| 336590 | 0060 | Foster Presbyterian Church | 14401 56TH AVE S | NW | 23 | 23 | 4 | LDR | 58944 |
| 766160 | 0091 | VACANT WETLAND | | NW | 23 | 23 | 4 | O | 11524 |
| 766160 | 0093 | Teardown (wetland) | 14934 51ST AVE S | NW | 23 | 23 | 4 | O | 51857 |
| 766160 | 0121 | VACANT LAND | | NW | 23 | 23 | 4 | O | 98775 |
| 766160 | 0150 | TUKWILA ESTATES 81-UNITS | 15150 MACADAM RD S | NW | 23 | 23 | 4 | HDR | 92191 |
| 766160 | 0180 | SOUTHCENTER APARTMENTS | 15036 MACADAM RD S | NW | 23 | 23 | 4 | HDR | 52744 |
| 766160 | 0184 | SUNRISE GARDENS | 15016 MACADAM RD S | NW | 23 | 23 | 4 | HDR | 65897 |
| 766160 | 0211 | Tukwila Baptist Church | 14742 MACADAM RD S | NW | 23 | 23 | 4 | LDR | 78500 |
| 799960 | 0066 | Machine Shop | 5219 S 144TH ST | NW | 23 | 23 | 4 | RCC | 11750 |
| 799960 | 0160 | Mary Collins Spa | 14404 51ST AVE S | NW | 23 | 23 | 4 | RCC | 10208 |
| 799960 | 0161 | VACANT LAND | 14412 51ST AVE S | NW | 23 | 23 | 4 | RCC | 2623 |
| 873300 | 0095 | FORMER LINDEN LEA LODGE | 5437 S 150TH ST | NW | 23 | 23 | 4 | LDR | 26071 |
| 873300 | 0100 | GROUP CARE HOME | 5439 S 150TH ST | NW | 23 | 23 | 4 | LDR | 8690 |
| 984440 | 0005 | T S D OFFICE BLDG | 15200 52ND AVE S | NW | 23 | 23 | 4 | O | 10089 |
| 984440 | 0015 | TSD Office Building | 15200 52ND AVE S | NW | 23 | 23 | 4 | O | 29632 |
| 984440 | 0046 | VACANT LAND | 15150 51ST AVE S | NW | 23 | 23 | 4 | O | 47658 |
| 000320 | 0003 | 6400 Corporate Center | 6400 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 100623 |
| 000320 | 0010 | 6510 Building | 6510 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 22244 |
| 000320 | 0011 | 6450 Building | 6450 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 51226 |
| 000320 | 0014 | VACANT LAND | | SE | 23 | 23 | 4 | O | 27170 |
| 133250 | 0000 | CANYON ESTATES CONDOMINIUM | 15142 65TH AVE S | SE | 23 | 23 | 4 | MDR | 314465 |
| 177050 | 0000 | COTTAGE CREEK CONDOMINIUM | 15344 62ND AVE S | SE | 23 | 23 | 4 | HDR | 205284 |
| 186520 | 0000 | CRYSTAL RIDGE CONDOMINIUM | 15325 SUNWOOD BLVD | SE | 23 | 23 | 4 | HDR | 164140 |
| 295490 | 0345 | 4-PLEX | 6503 S 153RD ST | SE | 23 | 23 | 4 | MDR | 10680 |
| 295490 | 0346 | 4-PLEX | 6507 S 153RD ST | SE | 23 | 23 | 4 | MDR | 8800 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--|-----------------------|-----|-----|-----|-----|--------|---------|
| 295490 | 0348 | 4-PLEX | 6511 S 153RD ST | SE | 23 | 23 | 4 | MDR | 8800 |
| 295490 | 0350 | 4-PLEX | 6515 S 153RD ST | SE | 23 | 23 | 4 | MDR | 8800 |
| 295490 | 0352 | 4-PLEX | 6519 S 153RD ST | SE | 23 | 23 | 4 | MDR | 8800 |
| 295490 | 0355 | 4-PLEX | 6523 S 153RD ST | SE | 23 | 23 | 4 | MDR | 8800 |
| 295490 | 0357 | VACANT LAND | | SE | 23 | 23 | 4 | MDR | 880 |
| 359700 | 0202 | Tukwila Self-Storage | 5950 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | RCM | 43412 |
| 359700 | 0203 | NORTH HILL APT'S | 5820 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | HDR | 41109 |
| 359700 | 0209 | VACANT LAND | 5900 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 22602 |
| 359700 | 0220 | Centerplex | 6000 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 15992 |
| 359700 | 0222 | Centerplex | 6100 SOUTHCENTER BLVD | SE | 23 | 23 | 4 | O | 34952 |
| 359700 | 0341 | MANAGER'S RESIDENCE - SAN JUAN APARTMENTS | 6250 S 153RD ST | SE | 23 | 23 | 4 | LDR | 25452 |
| 359700 | 0346 | SAN JUAN APARTMENTS | 6216 S 153RD ST | SE | 23 | 23 | 4 | MDR | 56499 |
| 359700 | 0350 | 24 UNIT APT | 6206 S 153RD ST | SE | 23 | 23 | 4 | MDR | 58893 |
| 664883 | 0000 | PARK POINTE ON THE HILL CONDOMINIUM | 6530 S 153RD ST | SE | 23 | 23 | 4 | MDR | 26634 |
| 814140 | 0000 | SUNWOOD PHASE I CONDOMINIUM | 15100 SUNWOOD BLVD | SE | 23 | 23 | 4 | HDR | 502106 |
| 115720 | 0010 | Bricklayers Union Hall | 15208 52ND AVE S | SW | 23 | 23 | 4 | O | 47369 |
| 115720 | 0011 | RESIDENCE ON COM'L LAND | | SW | 23 | 23 | 4 | RCM | 13500 |
| 115720 | 0012 | VACANT LAND | 5100 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 12022 |
| 115720 | 0013 | Parkside Office Building | 5200 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 56471 |
| 115720 | 0015 | VACANT-Topography & Sound Transit Light Rail above | 5100 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 23707 |
| 115720 | 0016 | SPEEA Office Building | 15205 52ND AVE S | SW | 23 | 23 | 4 | O | 41107 |
| 115720 | 0017 | Park Ridge Building | 15215 52ND AVE S | SW | 23 | 23 | 4 | O | 47413 |
| 115720 | 0019 | VACANT LAND | 5100 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 25657 |
| 115720 | 0020 | VACANT LAND | 5100 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 13500 |
| 115720 | 0021 | Tukwila Plumbing and Heating | 5290 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 7075 |
| 115720 | 0030 | Qestar Commerce Center | 15439 53RD AVE S | SW | 23 | 23 | 4 | RCM | 39603 |
| 115720 | 0031 | EXTENDED STAY AMERICA - TUKWILA | 15451 53RD AVE S | SW | 23 | 23 | 4 | RCM | 97545 |
| 115720 | 0033 | Qestar Commerce Center | 15425 53RD AVE S | SW | 23 | 23 | 4 | RCM | 37700 |
| 115720 | 0035 | Qestar Office Building | 15445 53RD AVE S | SW | 23 | 23 | 4 | RCM | 50887 |
| 115720 | 0044 | Foster's Furniture | 15455 53RD AVE S | SW | 23 | 23 | 4 | RCM | 70950 |
| 115720 | 0140 | Amour on the Boulevard | 5301 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 23800 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--|-----------------------|-----|-----|-----|-----|--------|---------|
| 115720 | 0221 | LA VISTA ESTATES | 5555 S 152ND ST | SW | 23 | 23 | 4 | HDR | 137170 |
| 115720 | 0351 | NORTH HILL APTS | 5820 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | HDR | 68300 |
| 115720 | 0352 | ARCO AMPM | 5800 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 18158 |
| 115720 | 0353 | MACAU CASINO | 5700 SOUTHCENTER BLVD | SW | 23 | 23 | 4 | RCM | 58925 |
| 115720 | 0360 | PYRAMID POINTE | 5711 S 152ND PL | SW | 23 | 23 | 4 | HDR | 215401 |
| 115720 | 0370 | HAMPTON HEIGHTS APT (68-UNITS) | 5711 S 152ND ST | SW | 23 | 23 | 4 | HDR | 120258 |
| 669850 | 0000 | PEAKS AT TUKWILA THE CONDOMINIUM | 15310 MACADAM RD S | SW | 23 | 23 | 4 | HDR | 46876 |
| 788895 | 0000 | SOUTHCENTER VIEW CONDOMINIUM | 15210 MACADAM RD S | SW | 23 | 23 | 4 | HDR | 89760 |
| 242304 | 9118 | VACANT LAND | | NW | 24 | 23 | 4 | HI | 12563 |
| 295490 | 0425 | Fort Dent II | 6840 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 134882 |
| 295490 | 0440 | Fort Dent III | 7100 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 87194 |
| 295490 | 0445 | Tahoma Clinic | 6835 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 171638 |
| 295490 | 0446 | Kwan Dental Clinic | 6715 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 14674 |
| 295490 | 0455 | Fort Dent Office Building | 6720 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 99348 |
| 295490 | 0460 | HOMEWOOD SUITES BY HILTON SEATTLE - TACOMA AIRPORT/TUKWILA | 6955 FORT DENT WAY | NW | 24 | 23 | 4 | RCM | 135544 |
| 242304 | 9013 | COMFORT SUITES TUKWILA | 7200 FUN CENTER WAY | SW | 24 | 23 | 4 | C/LI | 155710 |
| 242304 | 9063 | Family Fun Center | 7300 FUN CENTER WAY | SW | 24 | 23 | 4 | C/LI | 359510 |
| 242304 | 9092 | RETAIL | 7100 FUN CENTER WAY | SW | 24 | 23 | 4 | C/LI | 111608 |
| 295490 | 0420 | VACANT LAND | 6700 FORT DENT WAY | SW | 24 | 23 | 4 | RCM | 49501 |
| 537980 | 0660 | The Giving Tree Day Care Center | 4230 S 164TH ST | NE | 27 | 23 | 4 | RCC | 16500 |
| 537980 | 0670 | MCMICKEN COURT | 4220 S 164TH ST | NE | 27 | 23 | 4 | RCC | 27060 |
| 537980 | 0680 | Another Source | 16234 42ND AVE S | NE | 27 | 23 | 4 | NCC | 10350 |
| 537980 | 0688 | Ulysses Restaurant & Lounge | 16360 42ND AVE S | NE | 27 | 23 | 4 | NCC | 22560 |
| 537980 | 0689 | Deringer Office Building | 16238 42ND AVE S | NE | 27 | 23 | 4 | NCC | 9750 |
| 537980 | 0695 | Crestview Dental Building | 16218 42ND AVE S | NE | 27 | 23 | 4 | NCC | 10018 |
| 537980 | 3110 | Giving Tree Childcare | 16424 MILITARY RD S | NE | 27 | 23 | 4 | NB | 12172 |
| 537980 | 3160 | TEXACO FOOD MART | 16402 MILITARY RD S | NE | 27 | 23 | 4 | NB | 20432 |
| 241480 | 0000 | EVERGREEN HEIGHTS ESTATES CONDOMINIUM | 3503 S 160TH ST | NW | 27 | 23 | 4 | UH-900 | 65300 |
| 537980 | 0850 | Yen Dentistry | 16006 MILITARY RD S | NW | 27 | 23 | 4 | UH-900 | 8340 |
| 537980 | 0940 | Scott Plaza | 16219 42ND AVE S | NW | 27 | 23 | 4 | NB | 82482 |
| 537980 | 1000 | 4 PLEX | 16006 34TH AVE S | NW | 27 | 23 | 4 | UH-900 | 7241 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|---|--------------------------|-----|-----|-----|-----|---------|---------|
| 537980 | 1020 | SUTTON SUITES & EXTENDED STAY HOTEL | 3423 S 160TH ST | NW | 27 | 23 | 4 | UH-900 | 62704 |
| 537980 | 1040 | BIRCHWOOD APARTMENTS | 3435 S 160TH ST | NW | 27 | 23 | 4 | UH-900 | 42408 |
| 537980 | 1100 | GLENVUE APTS | 16043 MILITARY RD S | NW | 27 | 23 | 4 | UH-900 | 28187 |
| 537980 | 1190 | Best of India & Subway | 16006 INTERNATIONAL BLVD | NW | 27 | 23 | 4 | CB-C | 8288 |
| 537980 | 1210 | Office Building | 16020 32ND AVE S | NW | 27 | 23 | 4 | CB-C | 10600 |
| 537980 | 1260 | INNSBRUCK APTS | 3223 S 160TH ST | NW | 27 | 23 | 4 | UH-900 | 31153 |
| 537980 | 1270 | JULIANNE APTS | 3249 S 160TH ST | NW | 27 | 23 | 4 | UH-900 | 20818 |
| 537980 | 1440 | CRESTVIEW TERRACE APTS | 3209 S 162ND ST | NW | 27 | 23 | 4 | UM-2400 | 44060 |
| 537980 | 1740 | Heritage House 4 plex | 3757 S 162ND ST | NW | 27 | 23 | 4 | UH-900 | 12147 |
| 537980 | 1760 | SEA-TAC SELF STORAGE | 16219 MILITARY RD S | NW | 27 | 23 | 4 | NB | 66026 |
| 537980 | 1770 | Regan's Towing | 3766 S 164TH ST | NW | 27 | 23 | 4 | NB | 44338 |
| 537980 | 1773 | Vacant Land | 16229 MILITARY RD S | NW | 27 | 23 | 4 | NB | 12402 |
| 537980 | 1775 | Jasper's Latte Stand & EZ Airport Parking | 16241 MILITARY RD S | NW | 27 | 23 | 4 | NB | 30247 |
| 537980 | 2380 | Phone Relay Building | 3765 S 164TH ST | NW | 27 | 23 | 4 | UL-7200 | 14661 |
| 537980 | 2390 | Economic Unit w/ -2451, -2400 | 16429 MILITARY RD S | NW | 27 | 23 | 4 | NB | 42907 |
| 537980 | 2400 | Safeway (economic unit w/ -2390 & -2451) | 4011 S 164TH ST | NW | 27 | 23 | 4 | NB | 84422 |
| 537980 | 2451 | Economic Unit w/ -2390, -2400 | 16427 MILITARY RD S | NW | 27 | 23 | 4 | NB | 28602 |
| 537980 | 2470 | Galliano's Cucina | 16435 MILITARY RD S | NW | 27 | 23 | 4 | NB | 17798 |
| 537980 | 2490 | Integrated Living Services | 4034 S 166TH ST | NW | 27 | 23 | 4 | UL-7200 | 25395 |
| 537980 | 2590 | McMicken Heights Improvement Club | 3730 S 166TH ST | NW | 27 | 23 | 4 | UL-7200 | 41250 |
| 752470 | 0000 | SAMARA VIEW CONDOMINIUM | 3246 S 161ST ST | NW | 27 | 23 | 4 | UM-2400 | 12180 |
| 537980 | 5985 | Power Substation | 4221 S 173RD ST | SE | 27 | 23 | 4 | UL-7200 | 82328 |
| 537980 | 6510 | SKY HARBOUR TERRACE | 3200 S 176TH ST | SW | 27 | 23 | 4 | UH-900 | 96261 |
| 537980 | 6560 | Sunset Station | 3346 S 176TH ST | SW | 27 | 23 | 4 | UH-900 | 41403 |
| 538040 | 0025 | Tom's Finer Foods | 3306 S 170TH ST | SW | 27 | 23 | 4 | NB | 10237 |
| 538040 | 0026 | Neighborhood Auto Service | 3302 S 170TH ST | SW | 27 | 23 | 4 | NB | 9002 |
| 538040 | 0027 | Beautiful Savior Lutheran Church | 16927 33RD AVE S | SW | 27 | 23 | 4 | NB | 83900 |
| 538100 | 0165 | McMicken Heights Baptist Church | 3754 S 172ND ST | SW | 27 | 23 | 4 | UL-7200 | 55000 |
| 538100 | 0171 | McMicken Heights Baptist Church | 3754 S 172ND ST | SW | 27 | 23 | 4 | UL-7200 | 16288 |
| 312304 | 9001 | FERNWOOD AT THE PARK | 17623 1ST AVE S | NE | 31 | 23 | 4 | RM-2400 | 148241 |
| 312304 | 9005 | NORMANDY DUKE APTS | 160 SW NORMANDY RD | NE | 31 | 23 | 4 | RM-1800 | 60538 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|--|--------------------|-----|-----|-----|-----|---------|---------|
| 312304 | 9010 | EL TORO APTS | 18225 1ST AVE S | NE | 31 | 23 | 4 | RM-1800 | 50094 |
| 312304 | 9011 | MANHATTEN APTS | 18243 1ST AVE S | NE | 31 | 23 | 4 | RM-1800 | 100188 |
| 312304 | 9040 | Normandy Park Family Dentistry | 136 SW NORMANDY RD | NE | 31 | 23 | 4 | RM-1800 | 4356 |
| 312304 | 9062 | Manhattan Plaza [parking] | 17857 1ST AVE S | NE | 31 | 23 | 4 | NC | 13783 |
| 312304 | 9072 | NORMANDY RD APTS | 117 SW NORMANDY RD | NE | 31 | 23 | 4 | R-7.2 | 79279 |
| 312304 | 9073 | ROYAL ARMS VILLA | 133 SW NORMANDY RD | NE | 31 | 23 | 4 | RM-1800 | 38768 |
| 312304 | 9075 | John Knox Presbyterian Church | 109 SW NORMANDY RD | NE | 31 | 23 | 4 | RM-1800 | 148540 |
| 312304 | 9089 | Park Villa Apts | 18207 1ST AVE S | NE | 31 | 23 | 4 | RM-1800 | 100188 |
| 312304 | 9091 | Manhattan Plaza | 17847 1ST AVE S | NE | 31 | 23 | 4 | NC | 146274 |
| 312304 | 9103 | APTS | 130 SW 184TH ST | NE | 31 | 23 | 4 | RM-1800 | 11916 |
| 312304 | 9180 | Normandy Village | 17651 1ST AVE S | NE | 31 | 23 | 4 | NC | 27007 |
| 312304 | 9181 | Dunn Lumber Co | 142 SW 178TH ST | NE | 31 | 23 | 4 | NC | 102366 |
| 312304 | 9229 | Harris Property | 17817 1ST AVE S | NE | 31 | 23 | 4 | NC | 138095 |
| 312304 | 9234 | EL TORO APTS | 18225 1ST AVE S | NE | 31 | 23 | 4 | RM-1800 | 50530 |
| 312304 | 9325 | Kids' Country Daycare | | NE | 31 | 23 | 4 | RM-1800 | 74347 |
| 932085 | 0000 | WESTVIEW TOWNHOUSES CONDOMINIUM | 17800 2ND AVE SW | NE | 31 | 23 | 4 | RM-2400 | 31570 |
| 000120 | 0002 | Normandy Park Swimming Club | 17655 12TH AVE SW | NW | 31 | 23 | 4 | R20 | 81661 |
| 312304 | 9096 | Gilbert Family Dentistry | 18537 1ST AVE S | SE | 31 | 23 | 4 | R-7.2 | 20400 |
| 322304 | 9011 | SHELL FOOD MART | 17956 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 20909 |
| 322304 | 9040 | Wayne's Service Center | 18040 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 21344 |
| 322304 | 9102 | Grease Monkey | 18004 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 9166 |
| 322304 | 9140 | R. F. Andrews Building | 18018 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 10000 |
| 322304 | 9146 | Key Bank [excess land] | 17818 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 26140 |
| 322304 | 9174 | CHEVRON EXTRA MILE | 18032 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 17500 |
| 322304 | 9177 | Normandy Park Plaza | 17640 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 68825 |
| 322304 | 9300 | Beffa Dental | 124 S NORMANDY RD | NW | 32 | 23 | 4 | CC-1 | 28314 |
| 322304 | 9326 | Offices Normandy Park Partners | 17800 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 29212 |
| 322304 | 9330 | Curves | 17824 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 23530 |
| 507400 | 0005 | Vacant Land | | NW | 32 | 23 | 4 | CC-1 | 8592 |
| 611190 | 0000 | NORMANDY FAIR MEDICAL OFFICES AND RETAIL | 17700 1ST AVE S | NW | 32 | 23 | 4 | CC-1 | 51296 |
| 611840 | 0000 | NORMANDY RIDGE I CONDOMINIUM | 17624 1ST AVE S | NW | 32 | 23 | 4 | RM-24 | 60907 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|---|---------------------|-----|-----|-----|-----|---------|---------|
| 322304 | 9015 | New Testatment Church | 18635 8TH AVE S | SW | 32 | 23 | 4 | RS-7200 | 200498 |
| 322304 | 9257 | Substation | 430 S 192ND ST | SW | 32 | 23 | 4 | RS-7200 | 44431 |
| 322304 | 9329 | Shinnyoren USA Seattle | 519 S 186TH ST | SW | 32 | 23 | 4 | RS-7200 | 115376 |
| 342304 | 9029 | Seattle Christian School Play Field | | NE | 34 | 23 | 4 | UL-7200 | 208216 |
| 342304 | 9030 | Seattle Christian School | 18301 MILITARY RD S | NE | 34 | 23 | 4 | UL-7200 | 208652 |
| 342304 | 9032 | Seattle Christian School | | NE | 34 | 23 | 4 | UL-7200 | 163982 |
| 156540 | 0000 | CHINOOK MANOR CONDOMINIUM | 3715 S 182ND ST | NW | 34 | 23 | 4 | UM-2400 | 77738 |
| 342304 | 9006 | FOUR SEASONS APTS | 3251 S 176TH ST | NW | 34 | 23 | 4 | UH-900 | 101494 |
| 342304 | 9007 | SHANNON SOUTH APT | 3508 S 180TH ST | NW | 34 | 23 | 4 | UH-900 | 207114 |
| 342304 | 9008 | Bow Lake Retirement Community - 446 pads (unit w/ 342304-9096 & 332 | 18050 32ND AVE S | NW | 34 | 23 | 4 | UH-900 | 1692694 |
| 342304 | 9061 | THE HUNT CLUB | 3726 S 180TH ST | NW | 34 | 23 | 4 | UM-2400 | 277912 |
| 342304 | 9069 | SKY VIEW VILLA | 17840 32ND AVE S | NW | 34 | 23 | 4 | CB-C | 89298 |
| 342304 | 9070 | CARRIAGE HOUSE APT | 3602 S 180TH ST | NW | 34 | 23 | 4 | UH-900 | 250200 |
| 342304 | 9071 | Skview Park Villa Apartments | 3240 S 180TH ST | NW | 34 | 23 | 4 | CB-C | 98445 |
| 342304 | 9096 | Bow Lake MH Park (Imps on 342304-9008) | 3704 S 182ND ST | NW | 34 | 23 | 4 | UH-1800 | 38160 |
| 342304 | 9098 | SEATTLE AIRPORT MARRIOTT | 3201 S 176TH ST | NW | 34 | 23 | 4 | CB-C | 399552 |
| 342304 | 9100 | Emmanuel Reformed Baptist Church | 3752 S 182ND ST | NW | 34 | 23 | 4 | UL-7200 | 207345 |
| 342304 | 9145 | SKY VIEW VILLA | 17806 32ND AVE S | NW | 34 | 23 | 4 | UH-900 | 78843 |
| 342304 | 9163 | SKY VIEW VILLA - Duplex | 17804 32ND AVE S | NW | 34 | 23 | 4 | CB-C | 19602 |
| 342304 | 9255 | SKY GARDENS APTS | 3405 S 176TH ST | NW | 34 | 23 | 4 | UH-900 | 101930 |
| 342304 | 9305 | PINE RIDGE APTS | 3725 S 180TH ST | NW | 34 | 23 | 4 | UH-1800 | 171279 |
| 921070 | 0000 | WEDGEWOOD CONDOMINIUM | 3425 S 176TH ST | NW | 34 | 23 | 4 | UH-900 | 292737 |
| 207640 | 0005 | 76 | 4605 S 188TH ST | SE | 34 | 23 | 4 | CB | 19510 |
| 207640 | 0012 | Garage | 18820 46TH AVE S | SE | 34 | 23 | 4 | CB | 13300 |
| 207680 | 0010 | 4 PLEX | 4617 S 189TH ST | SE | 34 | 23 | 4 | UM-3600 | 9567 |
| 207680 | 0020 | 4 PLEX | 18909 47TH AVE S | SE | 34 | 23 | 4 | UM-3600 | 8632 |
| 342304 | 9198 | Vacant Land | 18900 47TH AVE S | SE | 34 | 23 | 4 | CB | 6766 |
| 342304 | 9199 | Vacant Land | 4650 S 189TH ST | SE | 34 | 23 | 4 | CB | 6534 |
| 342304 | 9254 | Vacant Land | | SE | 34 | 23 | 4 | CB | 31570 |
| 342304 | 9271 | WILLOW GLEN | 18930 47TH AVE S | SE | 34 | 23 | 4 | UM-3600 | 32640 |
| 342304 | 9313 | Vacant Land | 18824 46TH AVE S | SE | 34 | 23 | 4 | CB | 5160 |

| Major | Minor | PropName | AddrLine | Qtr | Sec | Twn | Rng | Zoning | SqFtLot |
|--------|-------|---------------------------------|------------------|-----|-----|-----|-----|---------------|---------|
| 342304 | 9320 | MOTEL 6 SEATAC SOUTH | 18900 47TH AVE S | SE | 34 | 23 | 4 | CB | 114563 |
| 788570 | 0000 | SOUTH RIDGE CONDOMINIUM | 4802 S 187TH PL | SE | 34 | 23 | 4 | UH-1800 | 124268 |
| 100340 | 0075 | CEDARBROOK LODGE (ASSOC PARCEL) | | SW | 34 | 23 | 4 | UL-7200 | 8211 |
| 100340 | 0080 | CEDARBROOK LODGE (ASSOC PARCEL) | | SW | 34 | 23 | 4 | UL-7200 | 7728 |
| 100340 | 0180 | Vacant land | | SW | 34 | 23 | 4 | O/C/MU | 123799 |
| 100360 | 0125 | CEDARBROOK LODGE (ASSOC PARCEL) | | SW | 34 | 23 | 4 | UL-7200 | 15195 |
| 342304 | 9012 | Cedarbrook Lodge | 18525 36TH AVE S | SW | 34 | 23 | 4 | UH-900 | 432516 |
| 342304 | 9057 | Church Parking | 18617 42ND AVE S | SW | 34 | 23 | 4 | UL-7200 | 20038 |
| 342304 | 9058 | The Village at Angle Lake | 4040 S 188TH ST | SW | 34 | 23 | 4 | O/CM | 87580 |
| 342304 | 9107 | Seatac Church of God | 18435 42ND AVE S | SW | 34 | 23 | 4 | UL-7200 | 138085 |
| 342304 | 9128 | Loudon Fourplex | 3507 S 188TH ST | SW | 34 | 23 | 4 | UL-5000 (SDO) | 53143 |
| 342304 | 9149 | Angle Lake Neighborhood Church | 18613 42ND AVE S | SW | 34 | 23 | 4 | UL-7200 | 146797 |
| 342304 | 9336 | Loudon Houses | 3507 S 188TH ST | SW | 34 | 23 | 4 | UL-5000 (SDO) | 52272 |
| 342304 | 9341 | ANGLE LAKE SENIOR HOUSING | 4010 S 188TH ST | SW | 34 | 23 | 4 | O/CM | 85596 |
| 342304 | 9347 | | | SW | 34 | 23 | 4 | UH-900 | 314923 |