

Commercial Revalue

2018 Assessment roll

AREA

50

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

John Wilson, Assessor



King County

Department of Assessments

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with background information about the process we use and our basis for the assessments in your area.

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional

financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

| Type of Commercial Property | Subtype | COD Range |
|----------------------------------|--|------------------------------|
| Income Producing | Larger areas represented by large samples | 5.0 to 15.0 |
| Income Producing | Smaller areas represented by smaller samples | 5.0 to 20.0 |
| Vacant Land | | 5.0 to 25.0 |
| Other real and personal property | | Varies with local conditions |

Source: IAAO, *Standard on Ratio Studies*, 2013, Table 1-3. www.IAAO.org

More results of the statistical testing process are found within the attached area report.

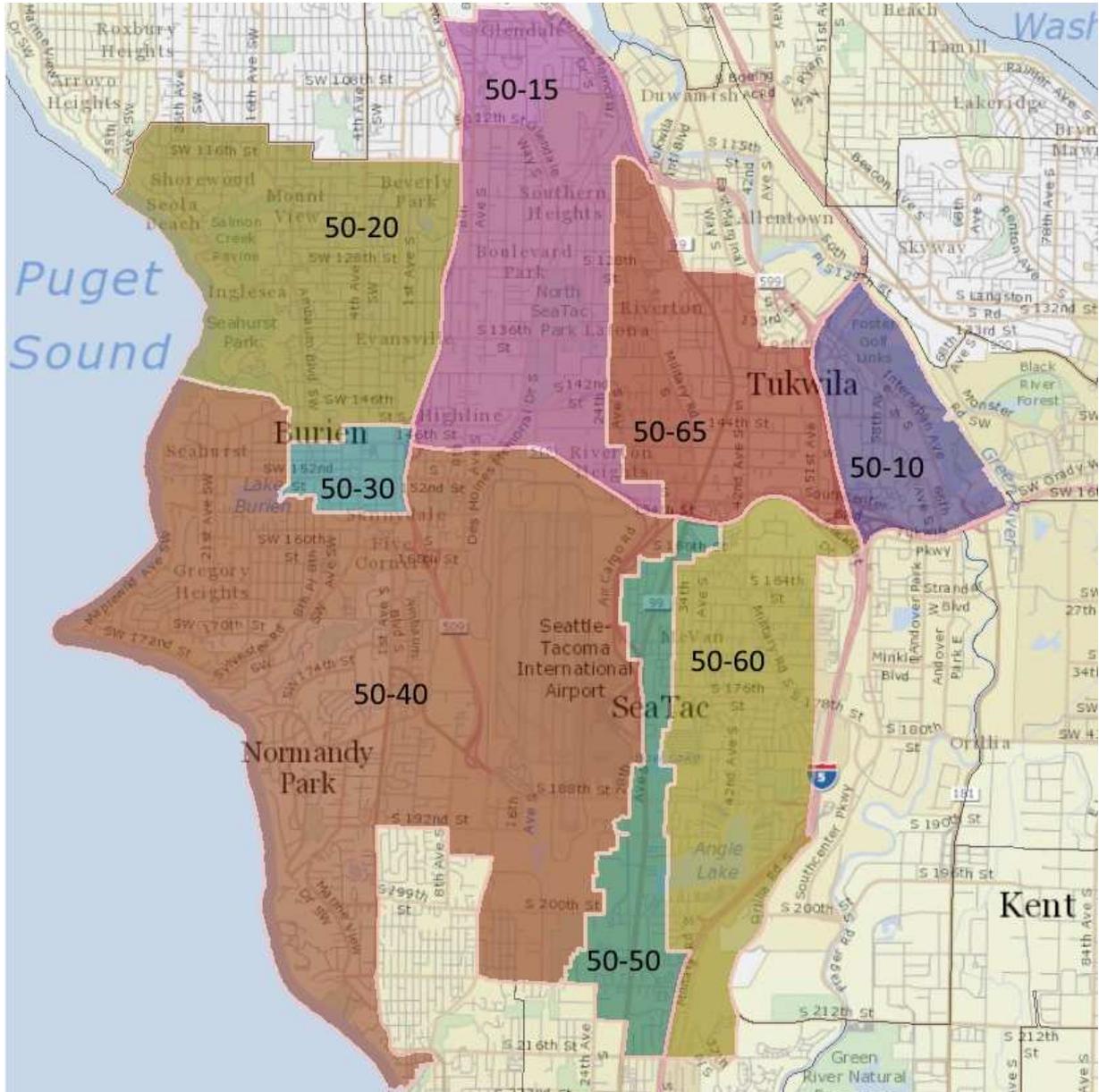
Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

GEO AREA 50 MAP



Executive Summary Report

Appraisal Date

- January 1, 2018 – 2018 Assessment Roll

Geographic Appraisal Area

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

Sales – Improved Summary

- Number of Sales: 81
- Number of Sales Used in Ratio: 73
- Range of Sales Dates: 01/01/2015 – 12/31/2017

Sales – Ratio Study Summary

| Sales – Improved Valuation Change Summary | | | | |
|---|---------------------|-----------------|--------|--------|
| | Mean Assessed Value | Mean Sale Price | Ratio | COD* |
| 2017 Value | \$1,449,300 | \$1,594,500 | 90.90% | 11.73% |
| 2018 Value | \$1,527,300 | \$1,594,500 | 95.80% | 11.49% |
| Change | \$78,000 | | 4.90% | 0.24% |
| % Change | 5.38% | | 5.39% | -2.05% |

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

Sales used in Analysis: All improved sales verified as good were included in the ratio study. Sales not utilized in the analysis include sales of buildings on leased land; use-change after sale; sales with significant expenditure after sale for deferred maintenance; atypical absolute net leases; parcels that were segregated into smaller parcels or merged with another parcel(s) after the sale occurred.

| Total Population – Parcel Values Summary Data: | | | |
|--|-----------------|-------------------|-----------------|
| | Land Value | Improvement Value | Total Value |
| 2017 Values | \$1,676,948,880 | \$2,132,440,400 | \$3,809,389,280 |
| 2018 Values | \$1,858,916,880 | \$2,227,007,800 | \$4,085,924,680 |
| Change | \$181,968,000 | \$95,126,200 | \$277,094,200 |
| %Change | 10.85% | 4.46% | 7.28% |

*Total parcel population: 2,010 parcels that includes vacant land, but specialty parcels.

Conclusion and Recommendation

Total assessed values for the 2018 revalue have increased 7.28%. The values recommended in this report improve uniformity and equity. Therefore, it is recommended that the values should be posted for the 2018 Assessment Year.

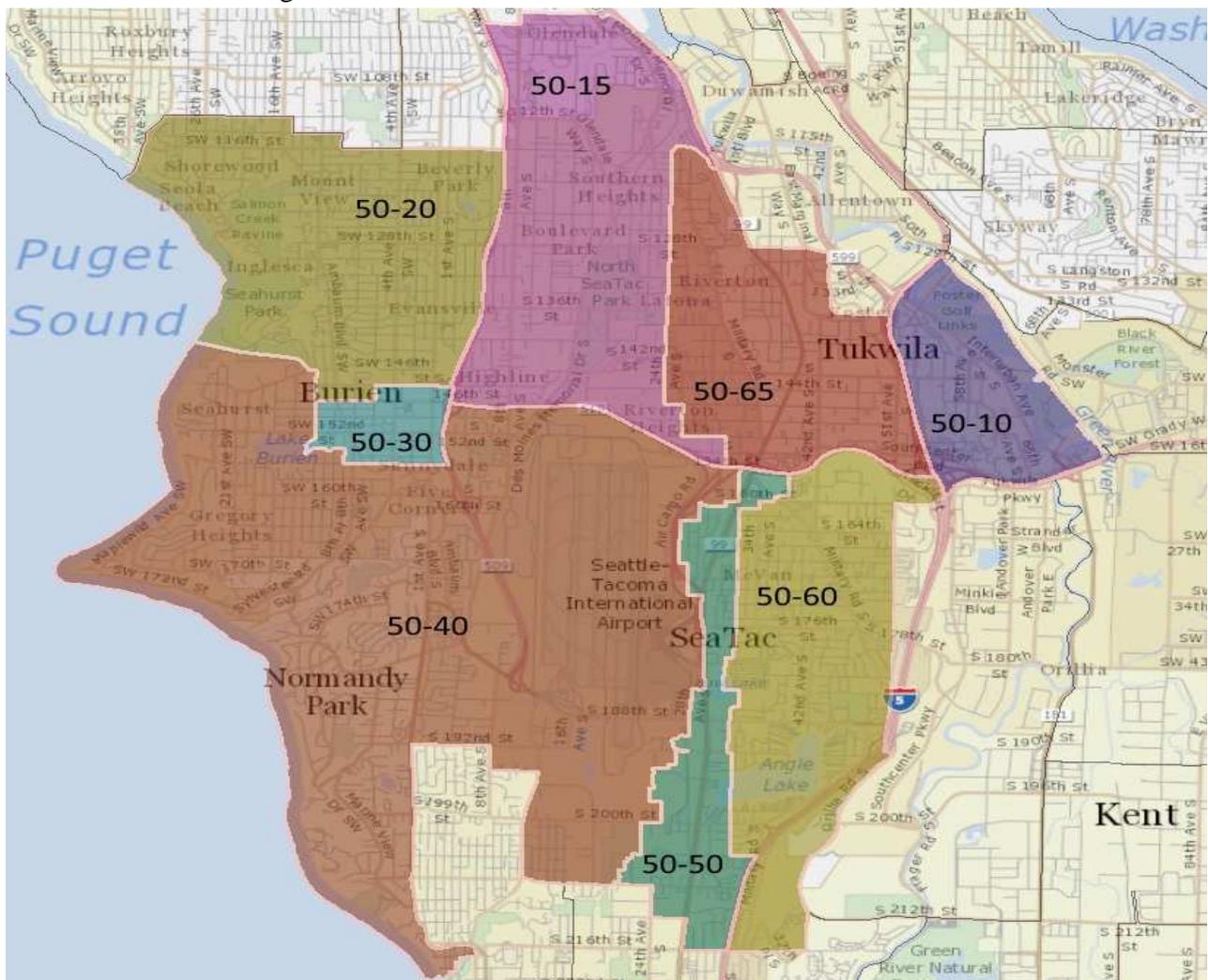
Identification of the Area

Area 50 Neighborhoods

- **50-10** Central Tukwila
- **50-15** Boulevard Park and 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

Below is a general map of the area. More detailed Assessor maps are in the King County Administration Building on the 7th floor.



Area Overview

Area 50 is divided into eight neighborhoods: Central Tukwila, Boulevard Park/North SeaTac, Northwest Burien, Downtown Burien, Normandy Park/Central Highline, Downtown SeaTac, East SeaTac, and Tukwila International Boulevard Corridor. Sea-Tac International Airport is the primary economic engine of the area. State Route 99 which is known as the International Boulevard is the primary commercial corridor in the area and hosts most of the commercial services stemming from the airport activity.

One of the most significant development projects through the International Boulevard corridor has been the expansion of light rail south from Seattle. The Angle Lake Link of the Light Rail Station located at South 200th Street opened in September of 2016. Numerous developers have started to build near this new station. The first development, located at 19707 International Boulevard, was a 244,000-square foot affordable senior living community which contains 289 units. The “Reserve at SeaTac” was completed in late 2016 and is currently 100% leased. The Reserve at Angle Lake includes 10 single family residences and has recently been completed. Only 2 remain on the market.

A recent roadway improvement project was the connection of 28th Ave S and 24 Ave S. This project provides developers ease of access to larger developable sites, benefits congested intersections and shortens commute times to employment locations and will be compatible with the SR 509 extension project.

Sea-Tac International Airport is still holding as the ninth busiest airport in the United States. Along with the completion of the new Light Rail Station, development along the International Boulevard corridor supports a variety of anticipated Commercial and Residential development. According to the Economic Development Update for the City of SeaTac, as of January 12, 2018, some of the recent, current and future projected developments include, but are not limited to:

- 570 Apartment Units
- 70 Single Family Homes
- 1,400 Hotel Rooms
- 400K Square Feet Industrial
- 490K Commercial – ‘Project Copper River’ Alaska Air Group HQ Campus

The estimated development cost could total \$465 Million.¹

Downtown Burien is the most dense and walkable neighborhood in Area 50. Commercial properties between S.W. 148th and S.W. 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 S.W. 151st St. and 5th Ave S.W. which the City of Burien spearheaded to revive Downtown Burien. Development of the Maverick Apartments and Merrill Gardens (a senior housing building) has recently been completed, with 228 units of market rate housing and 126 senior apartments, which represented the final phase of the development plan for Burien Town Square.

Since 2007, the City of Tukwila has been working towards developing a mixed-use neighborhood center at the corner of South 144th Street and Tukwila International Boulevard. The new project, ‘Tukwila Village’, encompasses a library, senior housing, apartments, retail, office space, a medical

¹ <http://www.ci.seatac.wa.us>

clinic, and a police resource center. The King County Library branch and the Kona Kai Café have recently been completed and are open. The senior apartments, headquarters office, police neighborhood center and retail space are nearing completion. All remaining phases of the Tukwila Village are anticipated to be complete by 2019.

Analysis Process

Effective Date of Appraisal

- January 1, 2018

Date of Appraisal Report

- April 24, 2018

The following Appraisers did the valuation for this geographic area:

- Joyce Smith – Commercial Appraiser I
- Jill Gardine – Commercial Appraiser I
- Scott Mar – Commercial Appraiser I
- Valerie Dreas – Commercial Appraiser II
- Marie Ramirez – Senior Commercial Appraiser

Highest and Best Use Analysis

As if Vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial. Any other highest and best use is specifically noted in our records and considered in the valuation of the specific parcel.

As if Improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. In most cases, the current improvements contribute value to the land and, therefore, are the highest and best use of the property as improved. Improved properties which are not at their highest and best use receive a minimal value of \$1,000 for the building allocation.

Interim Use: The definition for interim use is the use to which the site or improved property is put until it is ready for its future highest and best use. Thus, interim use is a current highest and best use that is likely to change in a relatively short time. For example, 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 multi-story office building now, but increased demand may be expected within five years. In such situations, the immediate development of the site or redevelopment of the improved property to its future highest and best use is usually not financially feasible. During the interim, the improvements may contribute value to the land by providing income before demolition is required for the redevelopment.

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.

General Assumptions and Limiting Conditions

- All three approaches to value were considered in this appraisal.
- Sales from 01/01/2015 to 12/31/2017 (at minimum) were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 5 & 6 (USPAP).

Neighborhood Descriptions

A summary of each neighborhood within Area 50 is shown on the following pages.

Neighborhood 50-10: Central Tukwila

Boundaries: Neighborhood 50-10 encompasses the central portion of the city of Tukwila. It is bound by the BNSF railroad that parallels the Duwamish River to the northeast, Interstate 405 to the south, Interstate 5 to the west and northwest.



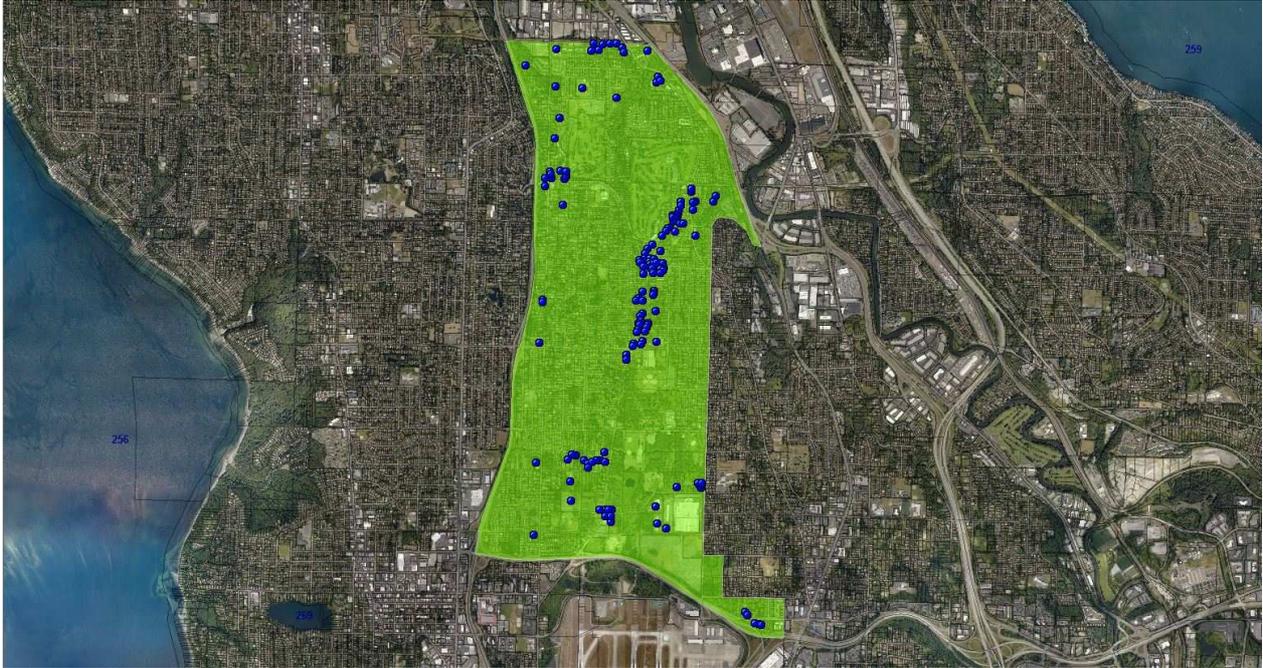
Neighborhood Description: The predominant land use is single and multi-family housing. Commercial activity is focused on two arterials. A cluster of office buildings are located along Southcenter Boulevard while small scale, commercial, and industrial operations are situated along Interurban Avenue South.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

There has been no significant commercial development in this neighborhood in 2017.

2 sales of improved properties and no land sales have occurred in this area for this reporting period.

Neighborhood 50-15: Boulevard Park and North SeaTac

Boundaries: Neighborhood 50-15 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 South 99th St to the north, State Route 599 and 24th Avenue South to the east, State Route 518 to the south, and State Route 509 to the west.



Neighborhood Description: Commercial properties within this neighborhood are concentrated along Des Moines Memorial Drive which is 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 South 128th Street has slowly been transitioning from single-family residential to more industrial uses. In 2017, a newly constructed office building (SCI Infrastructure) located on S 154th Street was completed.



The Port of Seattle owns a significant portion of land in the southern part of this 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.

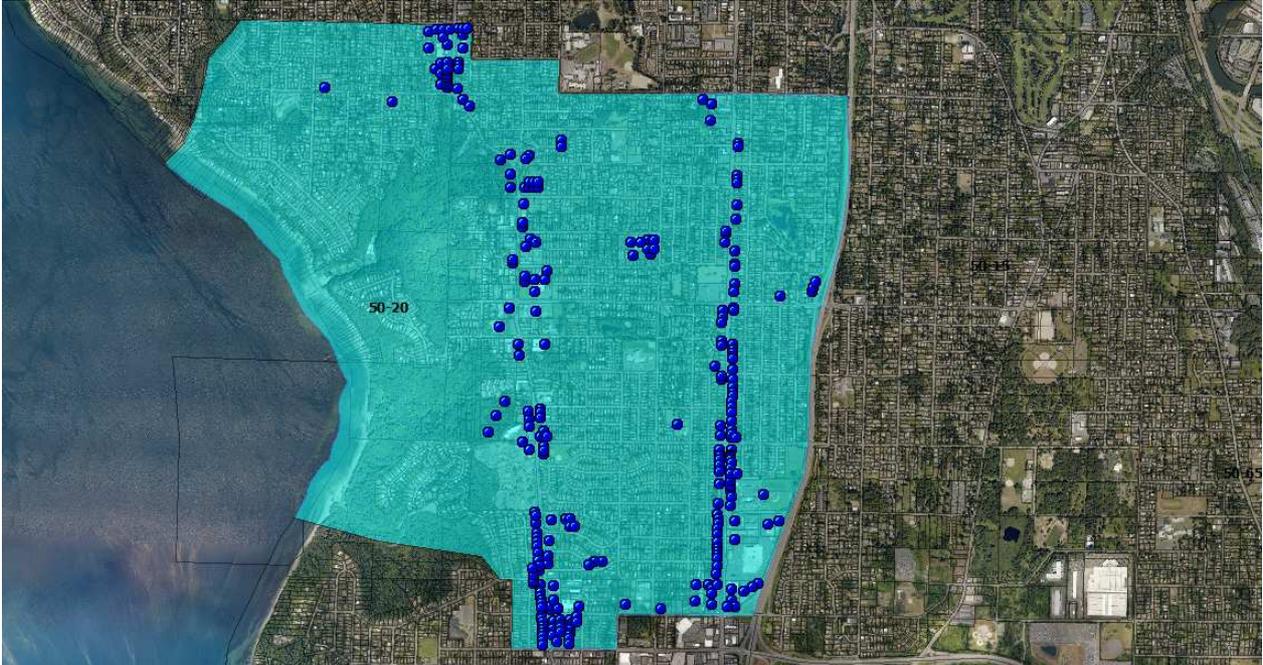
In the Highline area of Neighborhood 50-15, a new cold-storage warehouse facility has been built. Bridge Development Partners LLC bought a 13.40-acre site located at 1010 South 146th Street where construction of a 241,140-square foot cold-storage warehouse was completed and opened June 2017.



6 sales of improved properties and 8 land sales have occurred in this area for this reporting period.

Neighborhood 50-20: Northwest Burien

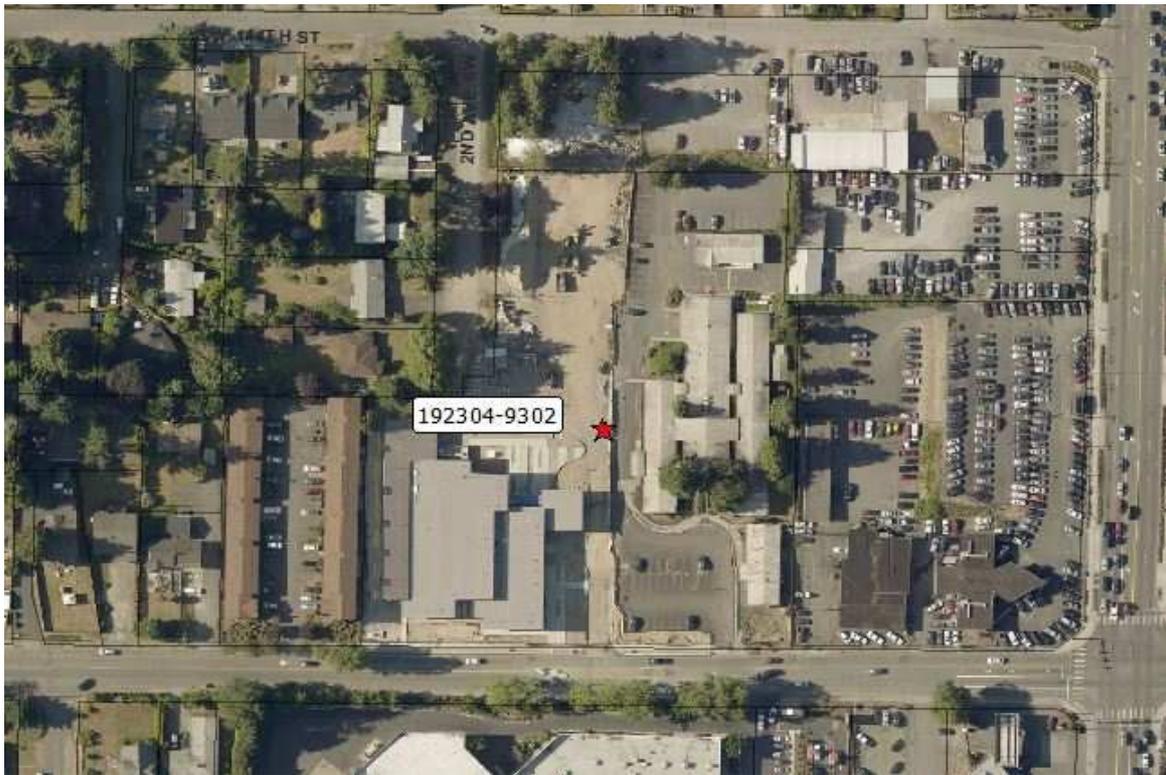
Boundaries: Neighborhood 50-20 includes the portion of the City of Burien that is north of Downtown Burien and west of State Route 509. It is bound to the west by the Puget Sound, to the north by Burien's city boundary, to the east by State Route 509, and to the south by S.W. 146th Street, S.W. 148th Street, and Seahurst Park.



Neighborhood Description: The two major corridors of commercial activity in this neighborhood are S.W. Ambaum Boulevard and 1st Avenue South. 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 tend to be older, smaller, and owner occupied.

A new construction project recently completed is the replacement of the old Burien Medical Center formerly known as the Group Health Clinic located at 140 S.W. 146th Street. Building permits were issued in 2016 for construction of a new 23,600 square foot outpatient clinic which was built next to the existing medical center. The existing building was recently demolished to create a parking lot after the construction of the new building was complete. The Medical Center opened for business November 1, 2017 and plans to have a grand opening celebration in early spring 2018.

Below is an aerial map of the project site and a photo of the construction in progress.

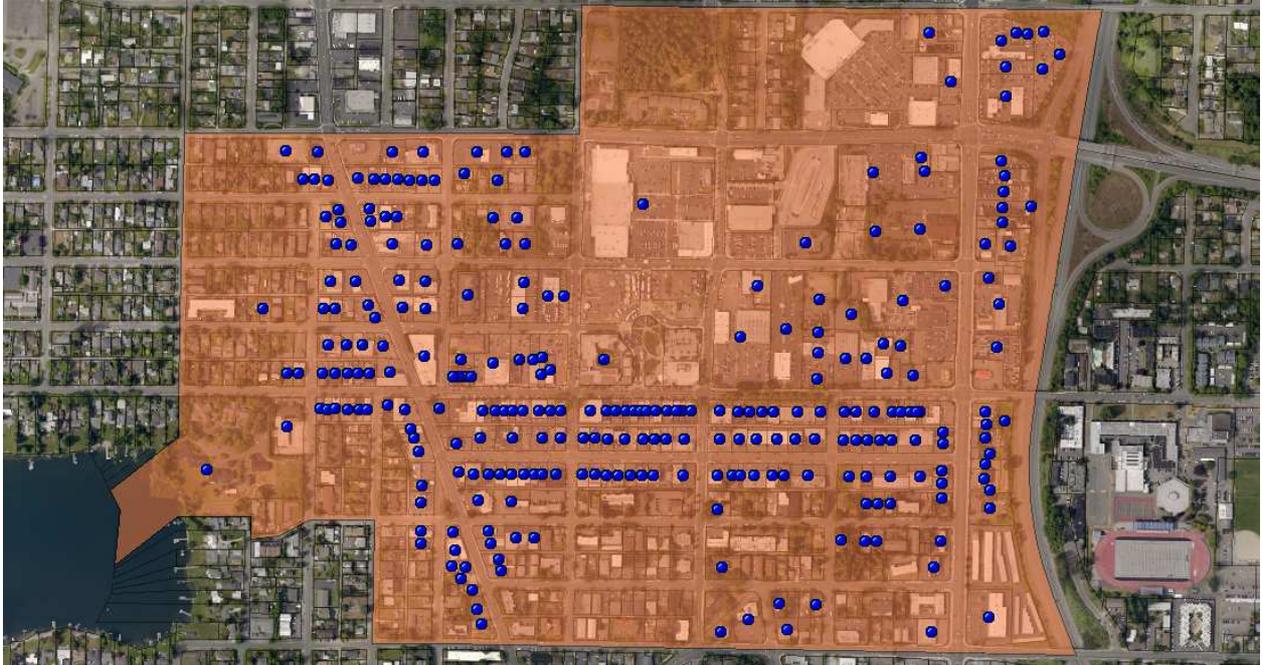


06/22/2017

20 sales of improved properties and 3 land sales have occurred in this area for this reporting period.

50-30: Downtown Burien

Boundaries: Neighborhood 50-30 is the center of commercial activity for the city and the periphery communities to the south, east, and north. It is bound to the north by S.W. 146th Street and S.W. 148th Street, to the east by State Route 509, to the south by S.W. 156th Street and S.W. 154th Street, and to the west by 12th Ave S.W.



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

The City of Burien has been working to revive Downtown Burien with the development of the Burien Town Square, a mixed-use redevelopment project located at S.W. 151st Street and 5th Avenue S.W. Phase I of the Burien Town Square is a mixed-use condominium project completed in 2007 which is located at the corner of S.W. 152nd Street and 6th Ave S.W. Vacancy was high for years due to the recession, but the residential condominiums have since been sold and some of the retail space remains vacant.

The next phase which is located at S.W. 152nd Street and 4th Avenue S.W. was finished in 2009 and includes a new King County library branch, city hall, and public plaza. The remaining phases began construction in the summer of 2015 to develop the sites with 228 units of market rate housing and 126 senior apartments. Development of the Maverick Apartments and Merrill Gardens (a senior housing building) has recently been completed, with 228 units of market rate housing and 126 senior apartments, which represented the final phase of the development plan for Burien Town Square. Those two phases are bordered by S.W. 150th Street, 4th Avenue S.W., S.W. 151st Street, and 6th Avenue S.W.

A bird's eye view of the Burien Town Square project is shown below.



07/2017

Another recent development in Burien includes Burien Toyota. The photo below shows a recently completed 30,649-square foot showroom facility to house its dealership. The dealership is located on the corner of 1st Avenue South and S.W. 150th Street.

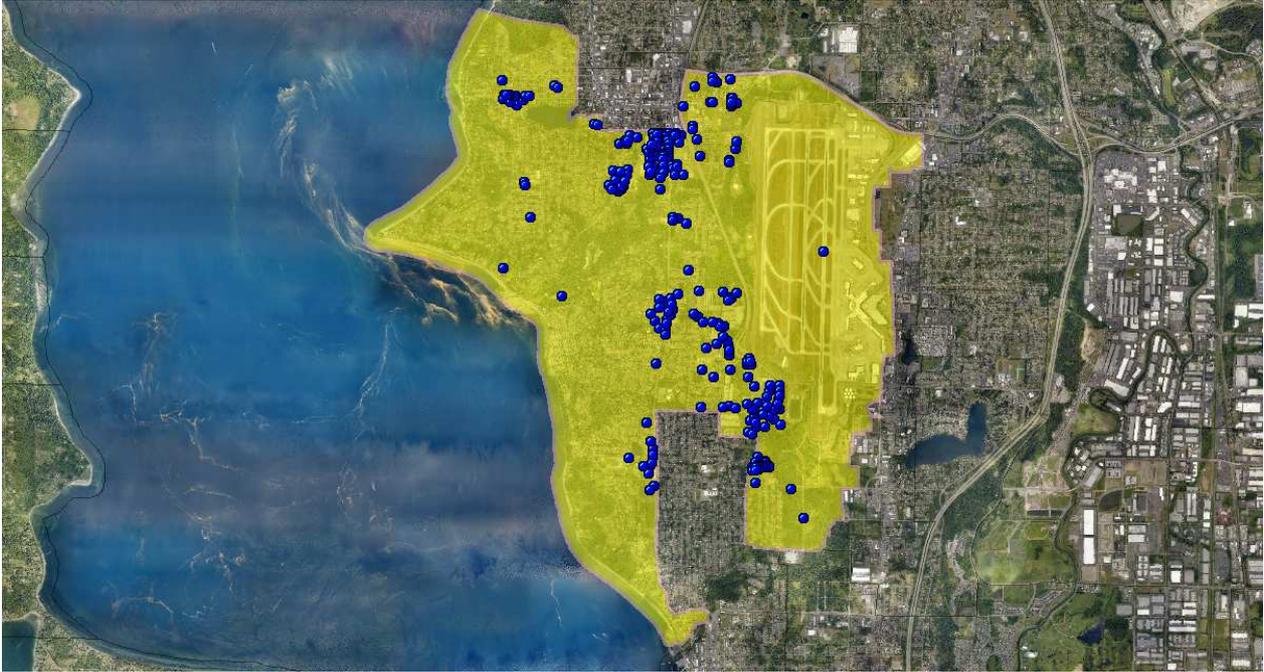


06/23/2017

25 sales of improved properties and 2 land sales have occurred in this area for this reporting period.

50-40: Central Highline

Boundaries: Neighborhood 50-40 includes all of Normandy Park, the southern portion of Burien, and the southwestern portion of SeaTac. Starting from the northwest corner and traveling clockwise, the neighborhood boundary travels through Seahurst Park, then along 12th Avenue SW, SW 154th Street, 9th Ave SW, SW 156th Street, State Route 509, and State Route 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: Neighborhood 50-40 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 State Route 509.

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

At the northern edge of the area is the Burien Five Corners neighborhood which has a high number of retail properties as well as a cluster of medical offices around Highline Medical Center. New construction in recent years has been most active at the intersection of South 160th Street and 1st Avenue South. Recent construction in the Five Corners neighborhood is illustrated by the pictures on the following page along with future commercial activity expected in the area.

In 2015, the Franciscan Medical Pavilion, a new outpatient clinic, was built just south of the CVS Pharmacy at Five Corners in Burien.



06/22/2016

In early 2018, a new PCC Natural Market will open in the Five Corners Shopping Center located at 15840 1st Avenue South. The address previously housed an Albertsons grocery store.²

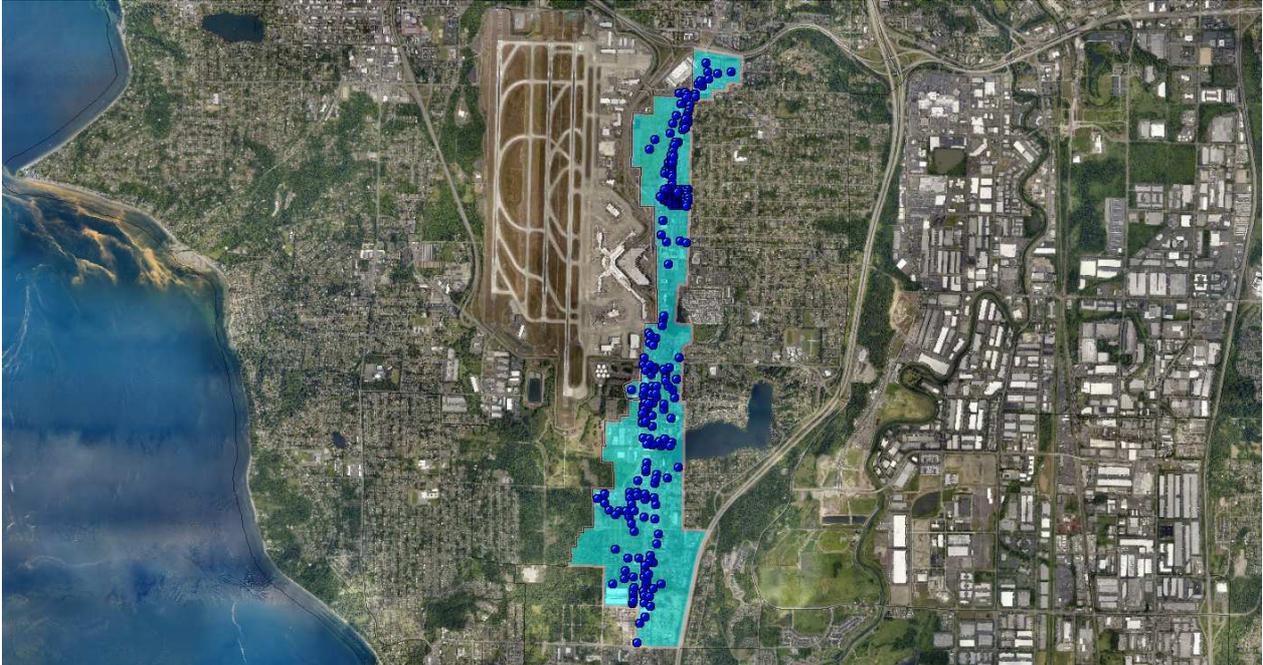


11 sales of improved properties and no land sales have occurred in this area for this reporting period.

² www.seattletimes.com/business/retail/pcc-will-expand-to-the-south-with-burien-location/

50-50: Downtown SeaTac

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

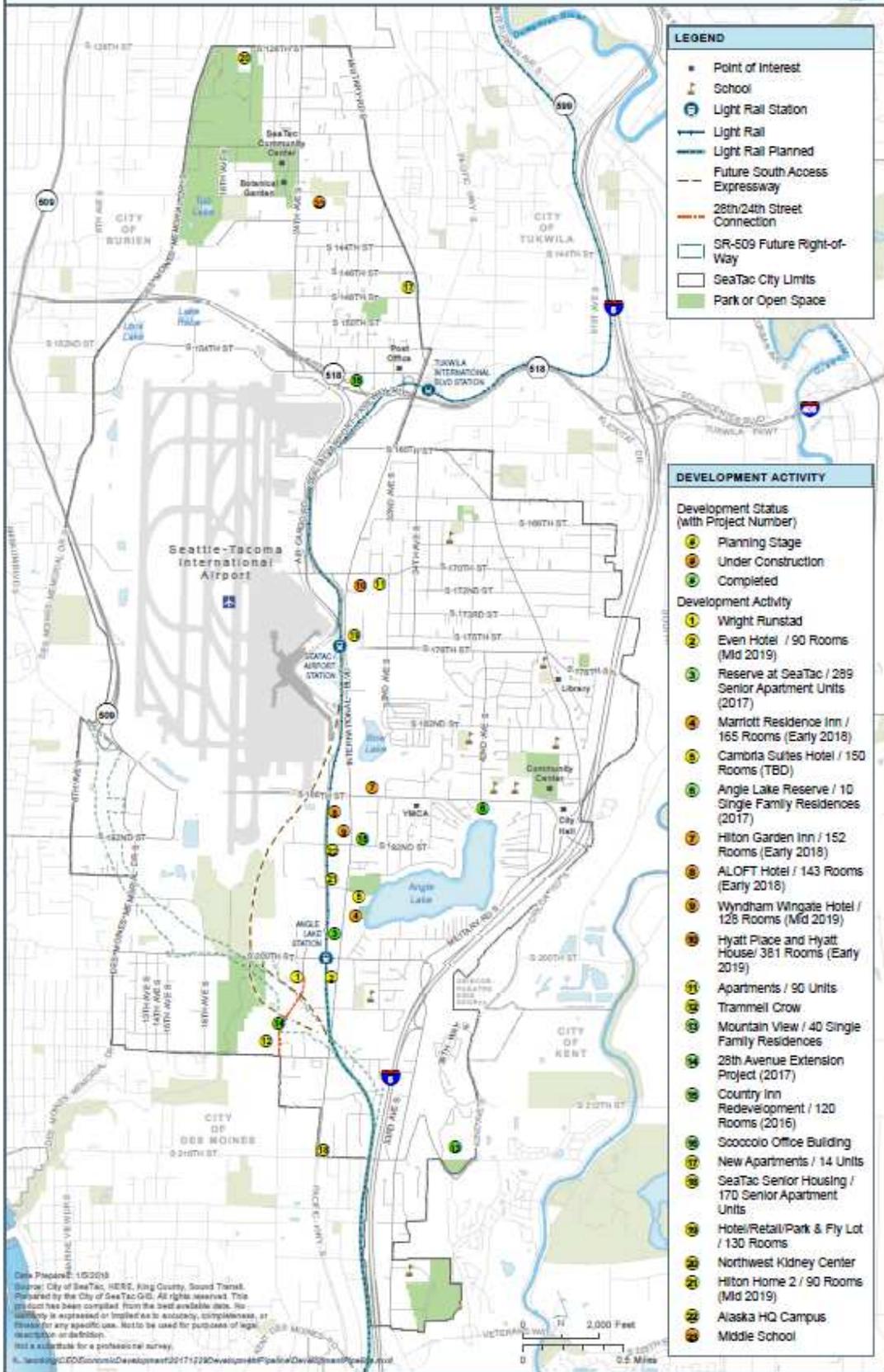


Neighborhood Description: International Boulevard is the center of activity in the neighborhood. Development caters to the traveler. Hotels, airport park & fly operations, and restaurants are the norm. Office space is primarily occupied by airport-related businesses such as airline headquarters, logistical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

The map on the following page provides an overview of development and activity from South 128th St. to South 216th Street; numerous new construction projects are in the planning stages, in progress or have been completed.³

3 sales of improved properties and 5 land sales have occurred in this area for this reporting period.

<http://www.ci.seatac.wa.us>



50-60: East SeaTac

Boundaries: Neighborhood 50-60 is generally bound by State Route 518 to the north, 51st Avenue South and Orillia Road South to the east, South 216th Street to the South, and 32nd Avenue South to the west.



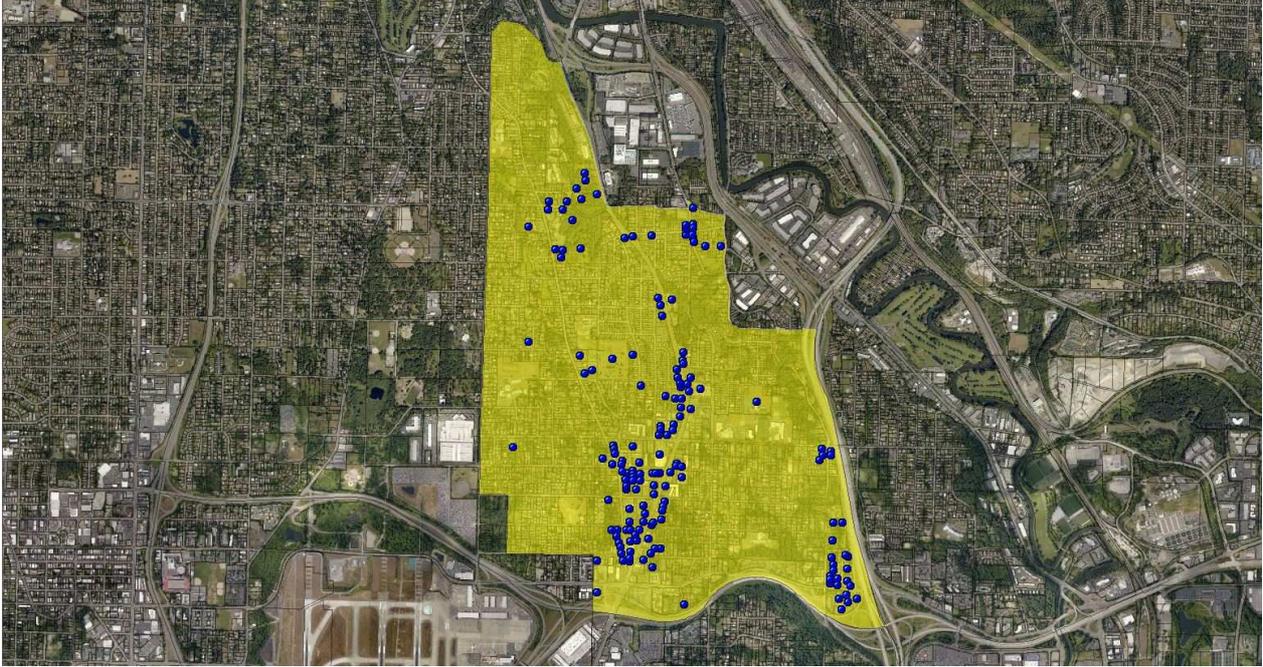
Neighborhood Description: This is primarily a residential neighborhood. It has two pockets of commercial development: at Military Road South and South 164th Street, and South 188th Street just west of Interstate 5. The former is anchored by a supermarket, with smaller retail establishments surrounding it. The latter is centered on the SeaTac City Hall, with smaller businesses nearby taking advantage of the easy access to Interstate 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 South 164th Street near 42nd Avenue South has nine apartment units above 2,675 square feet of retail.



2 sales of improved properties and 3 land sales have occurred in this area for this reporting period.

50-65: Tukwila International Boulevard Corridor

Boundaries: Neighborhood 50-65 is located north of State Route 518, west of Interstate 5, east of 24th Avenue South, and south of the Duwamish Industrial Area in North Tukwila.



Neighborhood Description: Commercial activity is generally concentrated along Tukwila International Boulevard. Recent development has started to increase since 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 South 144th Street and Tukwila International Boulevard. The new project, 'Tukwila Village', encompasses a library, senior housing, apartments, retail, office space, a medical clinic, and a police resource center. Below is a picture of the Tukwila Library that recently opened.



11 sales of improved properties and 6 land sales have occurred in this area for this reporting period.

Scope of Data

Physical Inspection Area

Washington Administrative Code (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.

Portions of neighborhood's 50-15, 50-20, 50-30 and 50-65 were physically inspected for the 2018 assessment year. A total of 398 parcels were inspected which represents approximately 20% of the total 2,010 parcels in Area 50, and includes specialty land parcel properties. The addendum contains a list of the parcels physically inspected.

Land Value Data: The primary unit of comparison considered was based on price per square foot of land area. Shell sales, interim use sales, tear down sales, and land transactions that included plans and permits were considered in the analysis of the land values. The comparative sales approach generally is considered the most reliable method for land valuation.

Zoning, location, and site size were primary variables considered in the valuation process. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation.

Sales that occurred from January 1, 2015 through December 31, 2017 received primary weight for estimating land values for the 2018 assessment year. Area 50 had twenty-nine (25) arm's length land sales which occurred during the stated time frame.

Improved Parcel Total Value Data

Sales information is obtained from excise tax affidavits and reviewed initially by the Assessor's Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales considered were verified by contacting the purchaser or seller, when possible, the real estate agent, or by inquiry in the field.

Characteristic data is verified for all sales. Exterior observation of the properties was made to verify the accuracy and completeness of the property characteristic data that affect value. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides on the Assessor's website.

Land Value

Overview

Due to the continuation of rising prices in the Seattle area, developers and investors are looking towards suburban areas where land is generally more affordable. Southwest King County experienced an increase in activity from the previous year for the fifth consecutive year.

Several land sales were previously developed with tear-down or interim-use structures that no longer contribute value to the land. The increased activity and redevelopment is an indication that market conditions are improving for the area.

The Link Light rail expansion to Angle Lake has significant influence in this area as market participants anticipate potential growth. The next expansion will occur within the City of Des Moines. Overall, commercial land values in Area 50 are increasing. The final route for the Link Light expansion will dictate which areas have the most growth in the future.

The following chart summarizes the change in land value by neighborhood, which includes specialty land parcels:

| Change in Assessed Land Value by Neighborhood | | | |
|---|------------------------|------------------------|---------------|
| Neighborhood | 2017 Land Value | 2018 Land Value | % Change |
| 50-10 | \$95,263,700 | \$114,041,100 | 19.71% |
| 50-15 | \$172,577,500 | \$203,066,200 | 17.67% |
| 50-20 | \$154,222,500 | \$161,941,200 | 5.0% |
| 50-30 | \$145,726,200 | \$146,990,100 | .87% |
| 50-40 | \$797,237,400 | \$913,676,100 | 14.61% |
| 50-50 | \$638,105,200 | \$715,318,400 | 12.10% |
| 50-60 | \$135,323,780 | \$152,172,100 | 12.45% |
| 50-65 | \$172,512,600 | \$184,952,000 | 7.21% |
| Total | \$2,310,968,880 | \$2,592,157,200 | 12.17% |

Land Value Conclusions, Recommendations, and Validation

Area 50 had twenty-six (25) verified commercial land sales that occurred within the time frame of 01/01/2015 – 12/31/2017. One of those sales involved parcels that were segregated into smaller parcels or merged with another parcel(s) after the sale occurred.

Analysis of the recorded land sales indicate price variations based on zoning, shape, exposure, ingress/egress and development potential. To achieve equalization in land values, land sales in adjacent geographic neighborhoods of similar zoned properties may also be used to develop the land model.

The most recent land sales have the greatest influence in value changes, but current listings also receive consideration. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for characteristics and conditions as they occur in the valuation area.

The typical land values in Area 50 are on a price-per-square foot basis (\$/SF) with lots smaller than 10,000 square feet valued on a site basis. The zoning designation's allowable density generally dictates the value (i.e. higher density equals higher value). Properties which were identified as having a sensitive area ordinance (SAO), such as topography issues, wetland, and wetland buffer areas etc., through G.I.S. and jurisdictional mapping received an adjustment in value.

Overall, the total recommended land values in Area 50 increased 12.17% for the 2018 assessment year. The totals include all taxable and nontaxable parcels. Neighborhood 10 indicated the largest increase within Area 50 with a 19.71% increase due to equalization of commercial and multi-family land.

Land Sales

The following chart summarizes the twenty-nine (25) commercial land sales, sorted by neighborhood, which occurred in the three years prior to the effective date of appraisal.

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|-------------|-----------|---------------|-------|
| 015 | 092304 | 9224 | 17,415 | 2768600 | \$180,000 | 11/02/15 | \$10.34 | CC-2 |
| 015 | 092304 | 9404 | 9,204 | 2825589 | \$132,500 | 09/29/16 | \$14.40 | RM-48 |
| 015 | 098500 | 0266 | 20,611 | 2761993 | \$200,000 | 10/14/15 | \$9.70 | CC-2 |
| 015 | 098500 | 0409 | 19,046 | 2899180 | \$175,000 | 10/25/17 | \$9.19 | CC-2 |
| 015 | 098500 | 0895 | 48,719 | 2787576 | \$228,000 | 03/25/16 | \$4.68 | RM-24 |
| 015 | 098500 | 1060 | 49,704 | 2857654 | \$300,000 | 04/06/17 | \$6.04 | RM-18 |
| 015 | 162304 | 9076 | 172,349 | 2873026 | \$1,500,000 | 06/26/17 | \$8.70 | BP |
| 015 | 202304 | 9287 | 20,037 | 2743871 | \$300,000 | 07/16/15 | \$14.97 | I |
| 020 | 374460 | 0165 | 69,400 | 2839063 | \$1,075,000 | 12/09/16 | \$15.49 | RM-48 |
| 020 | 374460 | 0825 | 37,050 | 2788854 | \$725,000 | 03/30/16 | \$19.57 | RM-48 |
| 020 | 374460 | 0825 | 37,050 | 2873343 | \$950,000 | 06/22/17 | \$25.64 | RM-48 |
| 030 | 122000 | 0526 | 5,254 | 2894548 | \$103,333 | 10/09/17 | \$19.67 | CC-1 |
| 030 | 189940 | 0480 | 7,620 | 2893302 | \$200,000 | 10/04/17 | \$26.25 | SPA-1 |
| 045 | 202304 | 9397 | 27,779 | 2765568 | \$425,000 | 10/21/15 | \$15.30 | RM-24 |
| 045 | 322304 | 9255 | 136,741 | 2768503 | \$450,000 | 11/19/15 | \$3.29 | BP |
| 050 | 042204 | 9079 | 124,374 | 2716916 | \$5,300,000 | 03/04/15 | \$42.61 | CB-C |
| 050 | 282304 | 9102 | 124,146 | 2836785 | \$9,270,000 | 11/21/16 | \$74.67 | CB-C |
| 050 | 332304 | 9141 | 87,687 | 2778088 | \$4,555,000 | 01/27/16 | \$51.95 | CB-C |
| 050 | 332304 | 9188 | 46,271 | 2811470 | \$1,900,000 | 07/20/16 | \$41.06 | CB-C |
| 065 | 092304 | 9039 | 37,900 | 2734570 | \$220,000 | 06/03/15 | \$5.80 | O |
| 065 | 162304 | 9179 | 473,693 | 2737005 | \$1,400,000 | 06/11/15 | \$2.96 | MDR |
| 065 | 192080 | 0005 | 7,295 | 2799091 | \$92,500 | 05/24/16 | \$12.68 | NCC |
| 065 | 886400 | 0985 | 20,000 | 2722443 | \$430,000 | 04/02/15 | \$21.50 | RC |
| 065 | 984440 | 0046 | 47,658 | 2793278 | \$212,000 | 04/27/16 | \$4.45 | O |
| 065 | 984440 | 0046 | 47,658 | 2898946 | \$710,000 | 10/27/17 | \$14.90 | O |

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

There were no land sales in this area since 01/01/2015.

50-15: Boulevard Park & North Sea Tac

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|-------------|-----------|---------------|-------|
| 015 | 092304 | 9224 | 17,415 | 2768600 | \$180,000 | 11/02/15 | \$10.34 | CC-2 |
| 015 | 092304 | 9404 | 9,204 | 2825589 | \$132,500 | 09/29/16 | \$14.40 | RM-48 |
| 015 | 098500 | 0266 | 20,611 | 2761993 | \$200,000 | 10/14/15 | \$9.70 | CC-2 |
| 015 | 098500 | 0409 | 19,046 | 2899180 | \$175,000 | 10/25/17 | \$9.19 | CC-2 |
| 015 | 098500 | 0895 | 48,719 | 2787576 | \$228,000 | 03/25/16 | \$4.68 | RM-24 |
| 015 | 098500 | 1060 | 49,704 | 2857654 | \$300,000 | 04/06/17 | \$6.04 | RM-18 |
| 015 | 162304 | 9076 | 172,349 | 2873026 | \$1,500,000 | 06/26/17 | \$8.70 | BP |
| 015 | 202304 | 9287 | 20,037 | 2743871 | \$300,000 | 07/16/15 | \$14.97 | I |

- **E # 2768600:** Property located on Des Moines Memorial Dr. South, and north of South 116th St. Sale price adjusted upward by \$20,000 to account for seller financing favorable to the buyer. Buyer plans to develop property with a small shop and/or an office.
- **E # 2825589:** Property located on Military Road South, and north of South 116th St. Purchased as an investment, no plans to develop.
- **E # 2761993:** Property located on the corner of Des Moines Memorial Dr. South and South 116th St. Sold two months after being listed.
- **E # 2899180:** Property located on the west side Des Moines Memorial Dr. South. Buyer owns the adjacent parcel to the north (Puget sound Plumbing & Heating).
- **E # 2787576:** Property located on Des Moines Memorial Dr. South, and north of South 124th St. Multi-Parcel Sale with a SFR tear-down, zoned Multi-Family, flyer indicated potential for 24 units.
- **E # 2857654:** Property located on the west side of Des Moines Memorial Dr. South. This sale was a multi-parcel vacant land sale with vacant minor -1060. Listed for sale on 09/28/2016 for \$399,990, pending once, then relisted 02/10/2017, sold on 04/06/2017.
- **E # 2873026:** Property located on the south side of S 128th St, west side of 20th Ave S and north of S 130th St. Per CoStar, the buyer plans to build 2 buildings with no other details given, but no approved plans or permits at the time of sale. The property was listed for sale with 3 offers received, the sale price was negotiated, and the buyer paid cash.

- **E # 2743871:** Property located on South 144th St. and east of Des Moines Memorial Dr. South. Multi-Parcel Sale, former diesel fueling station, sold after 5 years of environmental cleanup efforts. Buyer plans to use the site for truck storage.

- **50-20: Northwest Burien**

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|-------------|-----------|---------------|-------|
| 020 | 374460 | 0165 | 69,400 | 2839063 | \$1,075,000 | 12/09/16 | \$15.49 | RM-48 |
| 020 | 374460 | 0825 | 37,050 | 2788854 | \$725,000 | 03/30/16 | \$19.57 | RM-48 |
| 020 | 374460 | 0825 | 37,050 | 2873343 | \$1,100,000 | 06/22/17 | \$29.68 | RM-48 |

- **E # 2839063:** Multi-parcel sale of 7 Commercial parcels and 1 Residential parcel, #374460-0145, which was transferred to Commercial responsibility on 08/23/2017. Old improvement on Minor -0165 was torn down after the sale. Property listed for sale at \$1,400,000 in August of 2016. The Developer has applied for a permit to build a 75-Unit Senior Housing building which is in the Pre-Approval stage along with a pending Lot Line Adjustment.
- **E # 2788854:** Property located on Ambaum Blvd. S.W. and south of S.W. 126th St. Property was marketed for over 2 years with building plans and permit for 32 apartment units.
- **E # 2873343:** Property located on the east side of Ambaum Blvd SW. Research indicated that the property was listed for sale at \$1,500,000 with the sale pending on 04/24/2017. Building Permit for a 32 Unit Apartment complex was issued the day before the sale was recorded. The sale recorded at \$1,100,000, per Excise Tax Affidavit.

50-30: Downtown Burien

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|------------|-----------|---------------|-------|
| 030 | 122000 | 0526 | 5,254 | 2894548 | \$103,333 | 10/09/17 | \$19.67 | CC-1 |
| 030 | 189940 | 0480 | 7,620 | 2893302 | \$200,000 | 10/04/17 | \$26.25 | SPA-1 |

- **E # 2894548:** Property located on the west side of SW Ambaum Blvd. Listed for sale for \$150,000 in July of 2017, small, low cost modular office on site.
- **E # 2893302:** Property located on the south side of SW 151st St. No indication of market exposure. Vacant parcel used as parking had previously been associated with adjacent improved parcel, Minor -0505, located on SW 152nd St. which was sold separately from this parcel in 2016.

50-40: Central Highline

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|------------|-----------|---------------|-------|
| 045 | 202304 | 9397 | 27,779 | 2765568 | \$425,000 | 10/21/15 | \$15.30 | RM-24 |
| 045 | 322304 | 9255 | 136,741 | 2768503 | \$450,000 | 11/19/15 | \$3.29 | BP |

*NBHD 45 IS NOW PART OF NBHD 40

- **E # 2765568:** Property located on the corner of 2nd Ave. South, and South 156th St. Multi-Parcel Sale. Developer plans to build a 15-unit apartment building.
- **E # 2768503:** Property located on the east side of 8th Ave S and the south side of S 186th Lane. CoStar indicated property had been on the market for 4 years. Buyer paid \$65,000 down, Seller carried the contract on balance of \$385,000 due on 11/30/2018. Buyer plans to use land for parking. GIS map indicated property is 70% impacted by stream, wetlands.

50-50: Downtown SeaTac

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|-------------|-----------|---------------|------|
| 050 | 042204 | 9079 | 124,374 | 2716916 | \$5,300,000 | 03/04/15 | \$42.61 | CB-C |
| 050 | 282304 | 9102 | 124,146 | 2836785 | \$9,270,000 | 11/21/16 | \$74.67 | CB-C |
| 050 | 332304 | 9141 | 87,687 | 2778088 | \$4,555,000 | 01/27/16 | \$51.95 | CB-C |
| 050 | 332304 | 9188 | 46,271 | 2811470 | \$1,900,000 | 07/20/16 | \$41.06 | CB-C |

- **E # 2716916:** Property located on International Blvd. at South 197th St. Buyer paid full asking price, sale pending for an extended time, contingent on securing financing and building permits. Buyer built a new Senior Living Apartment complex.
- **E # 2836785:** Property located on International Blvd. at South 173rd St. Multi-Parcel Sale purchased for redevelopment with Jet Motel tear-down after sale, no market exposure. Plans to build Hyatt Place Hotel, The Hyatt House, and 90 apartment units. Hotel in progress in 2017, completion estimated for 2019.
- **E # 2778088:** Property located at 19035 International Boulevard. Multi-Parcel Sale, property was marketed for 2 months, received multiple offers, development of a new hotel is planned.
- **E # 2811470:** Property located at 3056 South 188th St. Property was marketed for 2 years with a SFR tear-down, permits issued in 2016 to demolish house and build a new hotel, Hilton Garden Inn.

50-60: East SeaTac

There were no land sales in this area since 01/01/2015.

50-65: Tukwila International Boulevard Corridor

| Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Zone |
|-------|--------|-------|-----------|---------|-------------|-----------|---------------|------|
| 065 | 092304 | 9039 | 37,900 | 2734570 | \$220,000 | 06/03/15 | \$5.80 | O |
| 065 | 162304 | 9179 | 473,693 | 2737005 | \$1,400,000 | 06/11/15 | \$2.96 | MDR |
| 065 | 192080 | 0005 | 7,295 | 2799091 | \$92,500 | 05/24/16 | \$12.68 | NCC |
| 065 | 886400 | 0985 | 20,000 | 2722443 | \$430,000 | 04/02/15 | \$21.50 | RC |
| 065 | 984440 | 0046 | 47,658 | 2793278 | \$212,000 | 04/27/16 | \$12.00 | O |
| 065 | 984440 | 0046 | 47,658 | 2898946 | \$710,000 | 10/27/17 | \$14.90 | O |

- **E # 2734570:** Property located on Military Road South and South 128th St. Property was marketed for 6 months with little interest due to the limited uses allowed by the zoning.
- **E # 2737005:** Property located on Military Road South and South 132nd St. Buyer plans to build an assisted living complex. Parcel located in close proximity to a convalescent hospital, Cascade Behavioral Health. Land impacted by wetlands and steep slopes on the northern portion of the site.
- **E # 2799091:** Property located on the corner of South 130th St. and East Marginal Way S. Property was marketed for 10 months without a realtor and was listed on Craigslist.
- **E # 2722443:** Property located on Tukwila International Boulevard near South 140th St. Buyer owns the property across the street. Long, narrow site impacted by steep slope issues.
- **E # 2793278:** Property located on 51st Ave. South at south 152nd St. Property was marketed for 2+/- years. Property impacted by very steep topography.
- **E # 2898946:** Property located on 51st Ave. South at South 152nd St. Vacant land zoned O - Office. Listed for sale for \$799,000 in 2016. Preliminary design for 3-story building, Geotech and Survey all done prior to sale, estimated at \$100K. Topography/steep slope issues.

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 Value Ranges
By Neighborhood and Land Use
For 2017 Revaluation**

| Area 50 Neighborhoods | Commercial Land | | Residential Land | | Industrial Land | |
|---|-----------------------------|----------------|----------------------------|----------------|-----------------|----------------|
| | Zoning | \$/SF Range | Zoning | \$/SF Range | Zoning | \$/SF Range |
| 50-10 Central Tukwila | C/LI - Tukwila | \$8 - \$10 | HDR - Tukwila | \$5 - \$6 | | |
| | O, RCC, RCM - Tukwila | \$8 - \$16 | LDR, MDR - Tukwila | \$4 - \$10 | | |
| 50-15: Boulevard Park & North SeaTac | CC-2, CI - Burien | \$12 - \$14 | RM-48 - Burien | \$13 - \$15 | AI-1 | \$5 - \$7 |
| | CN - Burien | \$12 - \$14 | RM-18, RM-24 - Burien | \$6 - \$10 | AI-2 | \$9 - \$12 |
| | O - Burien | \$9 - \$11 | RS-7200, RM-12 - Burien | \$11 - \$13 | I | \$9 - \$14 |
| | NB - King Co. | \$8 - \$13 | R18, R18P, R24 - King Co. | \$6 - \$16 | AVC | \$6 - \$8 |
| | CB - SeaTac | \$11 - \$12 | R4, R6, R8, R12 - King Co. | \$5 - \$7 | | |
| | NB - SeaTac | \$8 - \$13 | UH-UCR - SeaTac | \$12 - \$14 | | |
| | | | UL-7200, UM-2400 - SeaTac | \$6 - \$10 | | |
| 50-20: Northwest Burien | CC-1, CC-2, CI - Burien | \$14 - \$22 | RM-24, RM-48 - Burien | \$8 - \$18 | | |
| | CR - Burien | \$15 - \$17 | RM-12, RM-18 - Burien | \$6 - \$12 | | |
| | CN, O - Burien | \$13 - \$17 | RS-12000, RS-7200 - Burien | \$16 - \$18 | | |
| 50-30: Downtown Burien | DC, CR - Burien | \$18 - \$25 | RM-24 - Burien | \$11 - \$13 | | |
| | CC-1, SPA-1 - Burien | \$19 - \$24 | RM-18 - Burien | \$9 - \$11 | | |
| | SPA-2, SPA-3 - Burien | \$12 - \$24 | RM-12 - Burien | \$11 - \$13 | | |
| 50-40: Central Highline | CC-2 - Burien | \$10 - \$30 | RM-18, RM-24 - Burien | \$9 - \$16 | AI-1 | \$7 - \$8 |
| | CN - Burien | \$14 - \$16 | RS-7200, RS-12000 - Burien | \$5 - \$10 | I | \$5 - \$10 |
| | O - Burien | \$13 - \$15 | RM-1800 - Normandy Park | \$6 - \$7 | AVC | \$6 - \$8 |
| | CC-1 - Burien | \$14 - \$16 | RM-2400 - Normandy Park | \$6 - \$8 | AVO | \$6 - \$8 |
| | CI - Burien | \$7 - \$12 | R5, R-7.2 - Normandy Park | \$7 - \$9 | I | \$5 - \$10 |
| | MU - Normandy Park | \$14 - \$16 | R15, R20 - Normandy Park | \$4 - \$6 | | |
| | NC - Normandy Park | \$13 - \$15 | UH-1800 - SeaTac | \$13 - \$15 | | |
| BP, CB, P - SeaTac | \$7 - \$10 | | | | | |
| 50-50: Downtown SeaTac | ABC, BP, CB, P - SeaTac | \$10 - \$40 | UH-900, UL-7200 - SeaTac | \$13 - \$25 | I | \$5 - \$20 |
| | CB-C, O/CM - SeaTac | \$15 - \$50 | UH-1800 - SeaTac | \$8 - \$10 | AVC | \$6 - \$8 |
| | RC - Tukwila | \$30 - \$43 | UM-2400, UM-3600 - SeaTac | \$8 - \$11 | AVO | \$6 - \$8 |
| 50-60: East SeaTac | CB - SeaTac | \$10 - \$25 | UH-900, UM-2400 - SeaTac | \$11 - \$13 | | |
| | P - Seatac | \$4 - \$6 | UM-2400, UM-3600 - SeaTac | \$6 - \$9 | | |
| | NB - SeaTac | \$15 - \$16 | UL-5000, UL-7200 - SeaTac | \$5 - \$7 | | |
| | O/C/MU, O/CM - SeaTac | \$12 - \$14 | HDR - Tukwila | \$9 - \$11 | | |
| | NCC, RCC - Tukwila | \$12 - \$16 | LDR - Tukwila | \$4 - \$6 | | |
| 50-65: Tukwila International Boulevard Corridor | O - Burien | \$6 - \$12 | RM-18 - Burien | \$5 - \$6 | | |
| | RC - Burien | \$20 - \$35 | UH-UCR, UH-900 - SeaTac | \$13 - \$15 | | |
| | CB-C - SeaTac | \$26 - \$41 | UH-1800, UM-2400 - SeaTac | \$5 - \$9 | | |
| | C/LI, MUO, O, RCC - Tukwila | \$5 - \$12 | UL-7200 - SeaTac | \$4 - \$6 | | |
| | NCC, RCM - Tukwila | \$7 - \$27 | HDR, MDR, LDR - Tukwila | \$3 - \$12 | | |

Zoning Codes by Municipality

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 Urban Ctr |
| NB | Neighborhood Business |
| O/C/MU | Office/Commercial/Mixed Use |
| O/CM | Office/Commercial Medium |
| P | Park |

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 Com'l Mixed Use |

Industrial

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

Residential

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

Zone Codes by Municipality

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.

The two major aspects of appraisal accuracy are measured and evaluated using the ratio study: appraisal level and appraisal uniformity. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (I.A.A.O.) has developed performance standards to evaluate both the appraisal level and uniformity. The following chart shows the recommended I.A.A.O. standards for ratio studies:

| Recommended IAAO Standards on Ratio Studies | |
|---|---------------|
| Appraisal Level | 0.90 to 1.10 |
| Coefficient of Dispersion (COD) | 5.0% to 20.0% |
| Price Related Differential (PRD) | 0.98 to 1.03 |

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sale prices. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high-value and low-value properties.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0% and 20.0% for income producing property in smaller, rural jurisdictions and between 5.0% and 15.0% for larger, urban market jurisdictions. The ratio study for Area 50 shows a COD of 11.73% which is within the IAAO guidelines, indicating that the current level of assessment uniformity, as measured using recent sales, is in the acceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high-priced property. The I.A.A.O. performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data where assessment level decreases with increases in sales price.

Prior to assigning values for the 2018 assessment year, a preliminary ratio study of the 2017 values provides a benchmark for the current assessment level. A summary of the statistical ratio table can be found on page 40 of this report.

Improved Parcel Total Values

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 was based on characteristics from the Assessor's records including neighborhood, building section use, building quality, effective age, 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. To achieve equalization in total values, improved sales of similar properties in adjacent geographic neighborhoods may also be used to develop the sales model.

For the 2018 assessment, the improved sales used include all arm's length market transactions that occurred from January 1, 2015 through December 31, 2017. Area 50 contains eighty-one (81) improved sales for this period. Eight sales (8) were excluded from the ratio study for the following reasons: characteristic changes between the date of sale and the valuation date, atypical absolute net leases, use-change after sale. Sale data was obtained from excise tax records and verified with property owners, brokers, and/or agents whenever possible. Hence, the ratio study is based on sixty-one (73) improved sales.

In general, sales are organized into market segments based on predominant use. 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 for analyzing income parameters for the income models. Location, quality, and effective year built were factors considered for adjustment.

Stratification of these sales indicated the following market values applied for the valuation model:

- Garage/Ser Repair (small)\$205 to \$210 per Sq. Ft.
- Day Care Facilities\$75 to \$250 per Sq. Ft.
- Mobile Home Parks.....\$30,000 to \$40,000 per RV pad
- Mobile Home Parks.....\$40,000 to \$80,000 per Single-wide Pad
- Mobile Home Parks.....\$55,000 to \$85,000 per Double-wide Pad

Sales Comparison Calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established by an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate by each market. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

Cost Approach Model Description

The Marshall & Swift Valuation (MVS) modeling system generates cost estimates for all improved properties. MVS estimates depreciation based on Life-Cycle tables which are developed through actual case studies of sales and market value appraisals. This schedule of depreciation considers both the age and condition of the improvement.

Typically, the Cost Approach is the most appropriate valuation method for special-use properties where comparable sales data and income/expense information provide unreliable results. Examples of such properties include exempt properties such as non-government owned schools and churches. Non-exempt buildings that are valued by the Cost Approach may be fraternal halls, special use buildings such as carwashes or performance theaters, and new construction projects.

Cost Calibration

The Marshall & Swift Valuation modeling system is built into the Assessor Real Property Application. The cost estimates include calibrations based on the Current Costs (Western Region) and Local Costs (Seattle area).

Income Capitalization Approach

The Income Approach using the Direct Capitalization method is a reliable valuation method when valuing properties. Market surveys and market analysis determine income parameters used in the various income tables which are applied to the population. This method typically receives primary weight in the valuation of income producing properties.

The valuation model includes the following steps:

1. The property's net rentable area is multiplied by the market rent to derive potential gross income (PGI).
2. The vacancy and operating expenses is subtracted to derive the net operating income (NOI).
3. The NOI is divided by the overall capitalization rate to produce the assessed income value.

Income: Income parameters are derived from the market place through rental surveys, opinions expressed by real estate professionals active in the market, assessment appeals, property sales, and published sources such as CoStar, OfficeSpace.Com, and multiple corporate real estate websites.

Market rents vary with location, property type, quality of construction, building condition and other factors specific or unique to a property.

Vacancy: Vacancy rates used are derived mainly from published sources and can be adjusted based on appraisal judgement.

Expenses: Expense ratios are estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the Assessor typically utilizes triple net expenses for all property types when applicable.

Capitalization Rates: Typically, capitalization rates measure the overall risk associated with a property’s stability of income, which includes strength of tenant, construction quality, building condition and upside/downside of growth potential (ability to increase/decrease rent). The capitalization rate relates the income parameters to the overall value.

Market sales provide the primary basis for determining capitalization rates. When market information is inadequate, the following published market reports provide support: 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. Properties may fall above or below the capitalization rate range indicated by the various publications, depending on the set of circumstances.

The following tables are a summary of various ranges of capitalization rates as compiled and reported by national publications. This information is reconciled with data specific to the real estate market in Area 50 to support the income model:

| SEATTLE / REGIONAL CAP RATES | | | | | | |
|---|---------------|-------------|---------------|---------------|----------------|--|
| Source | Date | Location | Office | Industrial | Retail | Remarks |
| CBRE: U.S. Cap. Rate survey. Advance Review | H2 2017 | | | | | CBRE professional’s opinion of where cap rates are likely to trend in the 2 nd ½ of 2017 based on recent trades as well as interactions with investors. Value-Add represents an underperforming property that has an occupancy level below the local average under typical market conditions. |
| | | Seattle | 4.25% - 4.75% | - | - | CBD – Class AA |
| | | | 4.75% - 5.25% | - | - | CBD – Class A |
| | | | 6.00% - 7.25% | - | - | CBD – Class A – Value Added |
| | | | 5.50% - 6.50% | - | - | CBD – Class B |
| | | | 6.75% - 7.75% | - | - | CBD – Class B – Value Added |
| | | | 6.75% - 8.50% | - | - | CBD – Class C |
| | | | 7.75% - 9.25% | - | - | CBD – Class C – Value Added |
| | | | 5.25% - 5.75% | - | - | Suburban – Class AA |
| | | | 6.00% - 6.50% | - | - | Suburban – Class A |
| | | | 6.50% - 7.50% | - | - | Suburban – Class A – Value Added |
| | | | 7.00% - 7.50% | - | - | Suburban – Class B |
| | | | 7.50% - 8.50% | - | - | Suburban – Class B – Value Added |
| | | | 7.50% - 8.25% | - | - | Suburban – Class C |
| | | | 8.00% - 9.00% | - | - | Suburban – Class C – Value Added |
| | | | - | 3.75% - 4.25% | - | Class A |
| | | | - | 5.00% - 6.00% | - | Class A – Value Added |
| | | | - | 4.50% - 5.25% | - | Class B |
| | | | - | 5.75% - 7.00% | - | Class B – Value Added |
| | | | - | 5.50% - 6.25% | - | Class C |
| | | | - | 7.25% - 8.00% | - | Class C – Value Added |
| | | | - | - | 4.50% - 5.50% | Class A (Neigh./Comm) |
| | | | - | - | 5.50% - 7.00% | Class B (Neigh./Comm) |
| | | | - | - | 7.25% - 9.00% | Class B (Neigh./Comm.) – Value-Add |
| | | | - | - | 7.50% - 8.50% | Class C (Neigh./Comm) |
| | | | - | - | 9.00% - 11.00% | Class C (Neigh./Comm.) – Value-Add |
| | | | - | - | 5.50% - 6.00% | Class A (Power Centers) |
| | | | - | - | 6.00% - 7.50% | Class B (Power Centers) |
| | | | - | - | 7.00% - 8.50% | Class B (Power Centers) – Value-Add |
| | | | - | - | 7.00% - 8.75% | Class C (Power Centers) |
| | | | - | - | 7.50% - 10.00% | Class C (Power Centers) – Value-Add |
| | | | - | - | 4.50% - 5.50% | High Street Retail (Urban Core) |
| IRR: Viewpoint for 2018 | Year-end 2017 | West Region | 5.83% | - | - | <u>Institutional Grade Properties?</u> |
| | | | 6.49% | - | - | CBD Office – Class A |
| | | | 6.31% | - | - | CBD Office – Class B |
| | | | 6.87% | - | - | Suburban Office – Class A |
| | | | - | - | - | Suburban Office – Class B |
| | | | - | 6.57% | - | Flex Industrial |
| | | | - | 5.89% | - | Industrial |

SEATTLE / REGIONAL CAP RATES

| Source | Date | Location | Office | Industrial | Retail | Remarks |
|--------|---------------|----------|--------|------------|--------|---------------------------------------|
| | | | - | - | 6.22% | Regional Mall |
| | | | - | - | 6.16% | Community Retail |
| | | | - | - | 6.30% | Neighborhood Retail |
| CoStar | Year-End 2017 | Seattle | 6.51% | - | - | Building Size < 50,000 SF |
| | | Puget | 6.80% | - | - | Building Size 50,000 SF – 249,000 SF |
| | | Sound | 5.32% | - | - | Building Size 250,000 SF – 499,000 SF |
| | | | 8.50% | - | - | Building Size >500,000 SF |
| | | | - | 5.97% | - | Building Size < 25,000 SF |
| | | | - | 6.35% | - | Building Size 25,000 SF – 99,000 SF |
| | | | - | 5.93% | - | Building Size 100,000 SF – 249,000 SF |
| | | | - | N/A | - | Building Size >250,000 SF |
| | | | - | - | 5.85% | Building Size < 25,000 SF |
| | | | - | - | 6.10% | Building Size 25,000 SF – 99,000 SF |
| | | | - | - | N/A | Building Size 100,000 SF – 249,000 SF |
| | | | - | - | 10.00% | Building Size > 250,000 SF |

SEATTLE / REGIONAL CAP RATES

| Source | Date | Location | Office | Industrial | Retail | Remarks |
|--|---------|-------------------|---------------|---------------|---------------|--|
| RERC: Real Estate Report Valuation Rates & Metrics | 4Q 2017 | | | | | 1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations. |
| | | Seattle | 5.50% | - | - | Office CBD – 1 st Tier Properties |
| | | | 6.00% | - | - | Suburban Office – 1 st Tier Properties |
| | | | - | 5.30% | - | Warehouse – 1 st Tier Properties |
| | | | - | 5.90% | - | R&D – 1 st Tier Properties |
| | | | - | 5.80% | - | Flex – 1 st Tier Properties |
| | | | - | - | 5.90% | Regional Mall – 1 st Tier Properties |
| | | | - | - | 6.00% | Power Center – 1 st Tier Properties |
| | | | - | - | 5.90% | Neigh/Comm. Ctrs. – 1 st Tier Properties |
| | | West Region | 5.00% - 8.00% | - | - | Office CBD – 1 st Tier Properties |
| | | | 5.30% - 9.50% | - | - | Office CBD – 2 nd Tier Properties |
| | | | 5.50% - 8.30% | - | - | Office CBD – 3 rd Tier Properties |
| | | | 4.50% - 8.50% | - | - | Suburban Office – 1 st Tier Properties |
| | | | 5.30% - 8.80% | - | - | Suburban Office – 2 nd Tier Properties |
| | | | 5.50% - 9.00% | - | - | Suburban Office – 3 rd Tier Properties |
| | | | - | 4.00% - 8.00% | - | Warehouse – 1 st Tier Properties |
| | | | - | 5.30% - 8.50% | - | Warehouse – 2 nd Tier Properties |
| | | | - | 5.50% - 9.00% | - | Warehouse – 3 rd Tier Properties |
| | | | - | 5.00% - 9.00% | - | R&D – 1 st Tier Properties |
| | | | - | 5.30% - 8.50% | - | R&D – 2 nd Tier Properties |
| | | | - | 6.10% - 9.10% | - | R&D – 3 rd Tier Properties |
| | | | - | 5.00% - 7.50% | - | Flex – 1 st Tier Properties |
| | | | - | 5.30% - 8.50% | - | Flex – 2 nd Tier Properties |
| | | | - | 6.10% - 9.00% | - | Flex – 3 rd Tier Properties |
| | | | - | - | 5.00% - 8.50% | Regional Mall – 1 st Tier Properties |
| | | | - | - | 6.00% - 8.80% | Regional Mall – 2 nd Tier Properties |
| | | | - | - | 5.80% - 9.00% | Regional Mall – 3 rd Tier Properties |
| | | | - | - | 5.00% - 8.00% | Power Center – 1 st Tier Properties |
| | | | - | - | 5.80% - 8.50% | Power Center – 2 nd Tier Properties |
| | | | - | - | 6.00% - 9.50% | Power Center – 3 rd Tier Properties |
| | | | - | - | 4.50% - 7.50% | Neigh/Comm. Ctr. – 1 st Tier Properties |
| | | | - | - | 5.30% - 8.50% | Neigh/Comm. Ctr. – 2 nd Tier Properties |
| | | | - | - | 6.00% - 9.00% | Neigh/Comm. Ctr. – 3 rd Tier Properties |
| PWC / Korpaz Real Estate Investment Survey | 4Q 2017 | Seattle | 4.25% - 8.00% | - | - | CBD Office |
| | | Pacific NW Region | 4.25% - 8.00% | - | - | Office |
| | | | - | 3.75% - 7.00% | - | Warehouse |

| SEATTLE / REGIONAL CAP RATES | | | | | | |
|------------------------------|---------|----------------------------------|--------|------------|--------|-------------|
| Source | Date | Location | Office | Industrial | Retail | Remarks |
| ACLI | 4Q 2017 | Seattle – Bellevue - Everett MSA | N/A | N/A | 6.61% | All Classes |
| | | Pacific Region | 5.67% | 5.54% | 6.19% | All Classes |

| SEATTLE / REGIONAL CAP RATES | | | | | |
|--|----------------|--|---------------|---------------|--|
| Source | Date | Location | Multifamily | Hospitality | Remarks |
| CBRE: U.S. Cap. Rate survey. Advance Review | H2 2017 | Seattle | 4.25% - 4.75% | - | Infill – Class A |
| | | | 4.50% - 5.00% | - | Infill – Class A – Value Added |
| | | | 4.75% - 5.25% | - | Infill – Class B |
| | | | 5.00% - 5.50% | - | Infill – Class B – Value Added |
| | | | 5.50% - 6.00% | - | Infill – Class C |
| | | | 5.25% - 6.00% | - | Infill – Class C – Value Added |
| | | | 4.75% - 5.00% | - | Suburban – Class A |
| | | | 4.75% - 5.25% | - | Suburban – Class A – Value Added |
| | | | 5.00% - 5.25% | - | Suburban – Class B |
| | | | 5.25% - 5.50% | - | Suburban – Class B – Value Added |
| | | | 5.75% - 6.25% | - | Suburban – Class C |
| | | | 5.75% - 6.25% | - | Suburban – Class C – Value Added |
| | | | - | 6.00% - 6.50% | CBD – Luxury |
| | | | - | 6.25% - 6.75% | CBD – Full-Service |
| - | 6.75% - 7.25% | CBD – Select-Service | | | |
| - | 8.25% - 9.00% | CBD – Economy | | | |
| - | 6.75% - 7.75% | Suburban – Luxury | | | |
| - | 7.75% - 8.50% | Suburban – Full-Service | | | |
| - | 7.75% - 8.50% | Suburban – Select-Service | | | |
| - | 9.25% - 10.25% | Suburban – Economy | | | |
| RERC: Real Estate Report Valuation Rates & Metrics | 4Q 2017 | Seattle | 4.90% | - | Apartments – All Classes |
| | | | - | 7.20% | Hotels – All Classes |
| | | | - | - | Hotels – All Classes |
| | | West Region | 4.00% - 6.50% | - | Apartments – 1 st Tier Properties |
| | | | 4.10% - 7.50% | - | Apartments – 2 nd Tier Properties |
| | | | 4.20% - 7.80% | - | Apartments – 3 rd Tier Properties |
| | | | - | 6.00% - 8.50% | Hotels – 1 st Tier Properties |
| - | 6.50% - 9.00% | Hotels – 2 nd Tier Properties | | | |
| - | 7.00% - 10.00% | Hotels – 3 rd Tier Properties | | | |
| IRR: Viewpoint for 2018 | Year-end 2017 | West Region | 4.52% | - | Urban Class A |
| | | | 5.15% | - | Urban Class B |
| | | | 4.71% | - | Suburban Class A |
| | | | 5.34% | - | Suburban Class B |
| | | | - | 6.75% | Full Service |
| PWC / Korpaz Real Estate Investor Survey | 4Q 2017 | Pacific Region | 3.50% - 6.00% | - | Apartments |

Income Approach Calibration

Income tables were developed for each of the eight 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 models are calibrated after setting economic rents, vacancy rates, expenses, and capitalization rates by using adjustments based on construction quality, effective year built, section use, and size as recorded in the Assessor database. In situations where the property land value is greater than the

Income Approach value indication, the improvements receive a nominal \$1,000 value and suggests interim-use of the property.

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.

| Typical Income Model Parameters | | | | |
|--|-------------------|----------------------------------|----------------|---------------------|
| Area 50-10 Central Tukwila | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$7.00 - \$24.00 | 5% - 10% | 10% | 5.50% - 8.00% |
| Retail/Mixed Use | \$9.00 - \$21.00 | 5% - 10% | 10% | 6.50% - 7.00% |
| Industrial/Warehouse | \$5.00 - \$16.00 | 5% | 10% | 5.75% - 7.00% |
| Area 50-15 Boulevard Park & North SeaTac | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$9.00 - \$16.00 | 5% - 10% | 10% | 7.50% - 7.75% |
| Retail/Mixed Use | \$9.00 - \$17.00 | 5% | 10% | 6.50% - 7.00% |
| Industrial/Warehouse | \$6.00- \$18.75 | 5% | 10% | 5.75% - 7.00% |
| Area 50-20 Northwest Burien | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$10.00 - \$24.00 | 5% - 10% | 10% | 7.00% - 7.50% |
| Retail/Mixed Use | \$10.00 - \$17.00 | 5% | 10% | 6.25% - 7.50% |
| Industrial/Warehouse | \$5.25 - \$15.75 | 5% - 10% | 10% | 5.75% - 6.00% |
| Area 50-30 Downtown Burien | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$10.00 - \$21.00 | 5% - 10% | 10% | 7.00% - 7.50% |
| Retail/Mixed Use | \$9.00 - \$20.00 | 5% | 10% | 6.50% - 7.50% |
| Industrial/Warehouse | \$4.00 - \$16.75 | 5% - 10% | 10% | 5.75% - 7.50% |
| Area 50-40 Central Highline & Normandy Park | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$10.00 - \$20.00 | 5% | 10% - 35% | 6.50% - 8.00% |
| Retail/Mixed Use | \$9.00 - \$26.00 | 5% | 10% | 6.50% - 8.00% |
| Industrial/Warehouse | \$4.50 - \$18.50 | 5% - 10% | 10% | 5.75% - 7.25% |

| Area 50-50 Downtown SeaTac | | | | |
|---|----------------------|--|-----------------------|----------------------------|
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$9.50 - \$17.00 | 5% -15% | 10% | 6.25% - 8.00% |
| Retail/Mixed Use | \$11.50 - \$25.50 | 5% | 10% | 7.00% |
| Industrial/Warehouse | \$5.00 - \$13.00 | 5% -17% | 10% | 5.75% - 6.00% |
| Area 50-60 East SeaTac | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$10.00 - \$21.00 | 5% - 18% | 10% - 15% | 7.25% |
| Retail/Mixed Use | \$9.00 - \$26.00 | 5% | 10% | 7.00% |
| Industrial/Warehouse | \$5.75 - \$10.25 | 5% | 10% | 5.50% |
| Area 50-65 Tukwila International Blvd Corridor | | | | |
| Property Type | Rent/SF Range | Vacancy Rate/ Collection Loss | Expenses % EGI | Capitalization Rate |
| Office/Medical Office | \$9.25 - \$20.75 | 5% - 15% | 10% | 7.50% |
| Retail/Mixed Use | \$10.00 - \$26.00 | 5% | 10% | 6.50% - 7.00% |
| Industrial/Warehouse | \$5.00- \$10.25 | 5% | 10% | 5.75% |

Reconciliation

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

The income approach to value was 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, superadequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. For quality and control purposes, an administrative review of the selected values was made by Marie Ramirez, Senior Appraiser.

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 is most appropriate and may adjust for characteristics and conditions as they occur in the valuation area.

The standard statistical measures of valuation performance are presented in both the 2017 and 2018 Ratio Analysis charts as shown below. The ratio studies are based on 73 verified improved sales in Area 50 which is an adequate sample size for statistical analysis:

| Statistical Measures | 2017 Ratios | 2018 Ratios | Total Change |
|----------------------------|-------------|-------------|--------------|
| Assessment Level | 90.9% | 95.8% | +4.90% |
| Coefficient of Dispersion | 11.73% | 11.49% | -0.24% |
| Coefficient of Variation | 16.98% | 16.60% | -0.38% |
| Standard Deviation | 15.32% | 16.07% | +0.75% |
| Price Related Differential | 0.99 | 1.01 | +0.02 |

The above ratios show Area 50 is in compliance with the I.A.A.O. (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity as shown by the chart in the preliminary ratio analysis section. The ratio study presented in this report indicates substantial improvement in uniformity. The recommended values represent the appraiser's best estimate of appropriate assessed values as of the assessment date.

The Market Sales Approach is considered the most reliable indicator of value when comparable sales are available. Through the verification process, the Assessor is able to derive market rents, expenses and capitalization rates. The Income Approach to value is also a reliable indicator of value. Data from surveys and publications provide additional support to market evidence in the application of the income model. The Cost Approach is the valuation method for special use properties where comparable sales data and/or income and expense information is not available. The Cost Approach is developed for all improved properties and typically receives greatest consideration for new construction.

| Total Population – Parcel Values Summary Data: | | | | |
|--|-----------------|-----------------|---------------|----------|
| Area 50 | Year 2017 | Year 2018 | Difference | % Change |
| Values | \$3,809,389,280 | \$4,085,924,680 | \$277,094,200 | 7.28% |

This summary does not include specialty properties, but it does include commercial condos (not multi-family units). In addition, new construction is not included in this model as it will be determined at a later date. Contamination adjustments could also be adjusted later by the contamination specialist appraiser. Application of these recommended values for the 2018 assessment year result in a total percentage change of 7.28% from the previous year.

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 Property Record Files, Assessor Real Property Data Base, separate studies, Assessor Procedures, Assessor 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

Date of Value Estimate

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.

General 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 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 as outlined in the body of the report. However; due to lack of access and time constraints, 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 items such 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 may include physical inspection, revaluation, appeal response preparation, attendance in hearings, data collection, sales verification, identification of new construction and recording the corresponding data.*

Area 50 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

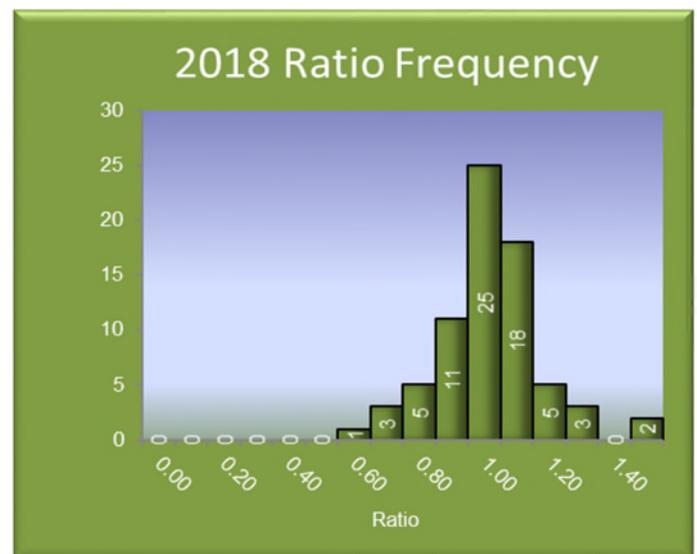
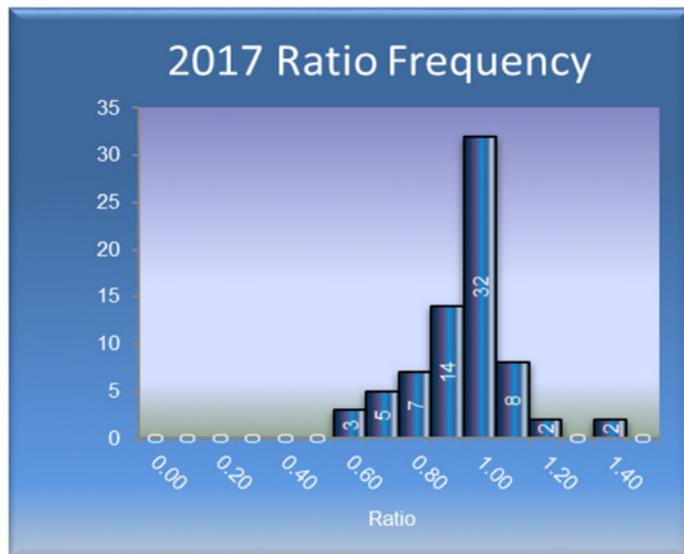
Pre-revalue ratio analysis compares sales from 2015 through 2017 in relation to the previous assessed value as of 1/1/2017.

| PRE-REVALUE RATIO SAMPLE STATISTICS | |
|---|-----------|
| <i>Sample size (n)</i> | 73 |
| <i>Mean Assessed Value</i> | 1,449,300 |
| <i>Mean Adj. Sales Price</i> | 1,594,500 |
| <i>Standard Deviation AV</i> | 2,119,331 |
| <i>Standard Deviation SP</i> | 2,289,035 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.902 |
| <i>Median Ratio</i> | 0.920 |
| <i>Weighted Mean Ratio</i> | 0.909 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.5088 |
| <i>Highest ratio:</i> | 1.3377 |
| <i>Coefficient of Dispersion</i> | 11.73% |
| <i>Standard Deviation</i> | 0.1532 |
| <i>Coefficient of Variation</i> | 16.98% |
| <i>Price Related Differential (PRD)</i> | 0.99 |

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2015 through 2017 and reflects the assessment level after the property has been revalued to 1/1/2018

| POST REVALUE RATIO SAMPLE STATISTICS | |
|---|-----------|
| <i>Sample size (n)</i> | 73 |
| <i>Mean Assessed Value</i> | 1,527,300 |
| <i>Mean Sales Price</i> | 1,594,500 |
| <i>Standard Deviation AV</i> | 2,168,709 |
| <i>Standard Deviation SP</i> | 2,289,035 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.968 |
| <i>Median Ratio</i> | 0.980 |
| <i>Weighted Mean Ratio</i> | 0.958 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.5753 |
| <i>Highest ratio:</i> | 1.4722 |
| <i>Coefficient of Dispersion</i> | 11.49% |
| <i>Standard Deviation</i> | 0.1607 |
| <i>Coefficient of Variation</i> | 16.60% |
| <i>Price Related Differential (PRD)</i> | 1.01 |



Improvement Sales for Area 050 with Sales Used

04/25/2018

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|--------------|-----------|----------|--|---------|----------|-----------|--------------------------------------|
| 050 | 010 | 336590 | 0830 | 7,300 | 2903792 | \$1,950,000 | 11/29/17 | \$267.12 | Poker Palace | RCM | 4 | Y | |
| 050 | 010 | 336590 | 1881 | 82,537 | 2802937 | \$12,784,500 | 06/15/16 | \$154.89 | Fairway Center | C/LI | 1 | Y | |
| 050 | 015 | 098500 | 0291 | 3,478 | 2809335 | \$321,000 | 07/14/16 | \$92.29 | SFR & Tavern | CC-2 | 1 | Y | |
| 050 | 015 | 098500 | 0495 | 3,335 | 2833784 | \$461,500 | 11/10/16 | \$138.38 | Wayne's World | CC-2 | 1 | Y | |
| 050 | 015 | 162304 | 9065 | 16,576 | 2716535 | \$1,400,000 | 02/23/15 | \$84.46 | Former RIPS Baseball Training Center | CI | 1 | Y | |
| 050 | 015 | 162304 | 9181 | 41,850 | 2883743 | \$6,000,000 | 08/16/17 | \$143.37 | Prologis Park SeaTac | I | 1 | Y | |
| 050 | 015 | 202304 | 9001 | 18,648 | 2711552 | \$2,100,000 | 01/16/15 | \$112.61 | True Green Land Care | I | 1 | Y | |
| 050 | 015 | 212304 | 9036 | 41,025 | 2841643 | \$6,500,000 | 12/27/16 | \$158.44 | Puget Sound Energy | I | 1 | Y | |
| 050 | 020 | 122800 | 0044 | 13,905 | 2853550 | \$5,500,000 | 03/15/17 | \$395.54 | Walgreen's | CC-1 | 1 | 69 | Net Lease Sale; not in ratio |
| 050 | 020 | 122800 | 0165 | 3,420 | 2861946 | \$630,000 | 04/20/17 | \$184.21 | Cameron Building | CC-1 | 1 | Y | |
| 050 | 020 | 172304 | 9125 | 14,015 | 2901884 | \$3,775,000 | 11/16/17 | \$269.35 | Burien Retail Plaza | CR | 1 | Y | |
| 050 | 020 | 176060 | 0065 | 6,732 | 2740477 | \$3,360,000 | 06/29/15 | \$499.11 | Future Hertz Car Sales | CR | 3 | 69 | Net Lease Sale; not in ratio |
| 050 | 020 | 240700 | 0325 | 9,355 | 2795932 | \$865,000 | 05/07/16 | \$92.46 | Emerald City Mattress & Wesco Auto | CR | 1 | Y | |
| 050 | 020 | 374460 | 0729 | 3,108 | 2878624 | \$450,000 | 07/17/17 | \$144.79 | Dyson Dental Office | 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 | 0190 | 5,950 | 2899219 | \$1,600,000 | 11/02/17 | \$268.91 | Advance Auto Parts - Burien | 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 | 0490 | 17,366 | 2756972 | \$3,315,000 | 09/11/15 | \$190.89 | Ambaum Medical & Dental Building | O | 1 | Y | |
| 050 | 020 | 433140 | 0005 | 2,832 | 2760674 | \$504,000 | 10/06/15 | \$177.97 | Medical Office | O | 1 | Y | |
| 050 | 020 | 433140 | 0046 | 3,216 | 2823433 | \$440,000 | 09/17/16 | \$136.82 | Mixed-use Retail | O | 1 | Y | |
| 050 | 020 | 433700 | 0024 | 2,260 | 2804142 | \$385,000 | 06/01/16 | \$170.35 | Earl's Machine Shop | CR | 1 | Y | |
| 050 | 020 | 433700 | 0100 | 4,480 | 2823952 | \$1,050,000 | 09/23/16 | \$234.38 | Eaglerider Motorcycles / Calidad Auto | CR | 1 | Y | |
| 050 | 020 | 504480 | 0005 | 1,826 | 2842665 | \$310,000 | 12/28/16 | \$169.77 | Retail | CR | 1 | Y | |
| 050 | 020 | 620900 | 0005 | 5,490 | 2795037 | \$715,000 | 05/02/16 | \$130.24 | Discount Plaza (econ unit w/ -0010, -C | CC-2 | 3 | Y | |
| 050 | 020 | 670720 | 0130 | 1,168 | 2898848 | \$280,000 | 10/31/17 | \$239.73 | Auto Center | CI | 1 | Y | |
| 050 | 020 | 670720 | 0131 | 1,888 | 2712116 | \$255,000 | 01/29/15 | \$135.06 | WA Council Painting & Decorating Co | CI | 1 | Y | |
| 050 | 020 | 752000 | 0626 | 1,500 | 2907829 | \$140,000 | 12/20/17 | \$93.33 | Storage Garage | RS-7200 | 1 | Y | |
| 050 | 020 | 783580 | 0344 | 1,386 | 2843284 | \$540,000 | 01/05/17 | \$389.61 | Retail | CI | 1 | Y | |
| 050 | 030 | 122000 | 0005 | 4,078 | 2816156 | \$785,000 | 08/12/16 | \$192.50 | Mixed Use Retail & Offices | SPA-1 | 1 | 26 | Imp changed after sale; not in ratio |
| 050 | 030 | 122000 | 0275 | 3,828 | 2826299 | \$599,950 | 09/27/16 | \$156.73 | Martini Cleaners | CC-1 | 1 | Y | |
| 050 | 030 | 122000 | 0650 | 3,080 | 2860285 | \$686,000 | 04/20/17 | \$222.73 | Dry Cleaners, Salon, Barber Shop | DC | 1 | Y | |
| 050 | 030 | 122000 | 0725 | 1,406 | 2872869 | \$450,000 | 06/21/17 | \$320.06 | Retail Store & Law Office | DC | 1 | Y | |
| 050 | 030 | 122000 | 0773 | 6,500 | 2776797 | \$899,999 | 12/30/15 | \$138.46 | Retail | DC | 2 | 26 | Imp changed after sale; not in ratio |
| 050 | 030 | 122000 | 0834 | 2,460 | 2890865 | \$420,000 | 09/20/17 | \$170.73 | Retail | DC | 1 | Y | |
| 050 | 030 | 122000 | 0885 | 4,000 | 2863389 | \$745,000 | 05/08/17 | \$186.25 | U-Frame-It | DC | 1 | 69 | Net Lease Sale; not in ratio |
| 050 | 030 | 122000 | 0890 | 5,880 | 2881627 | \$585,000 | 08/01/17 | \$99.49 | Emerald City Games & Comics | DC | 1 | Y | |
| 050 | 030 | 122100 | 0015 | 4,880 | 2829836 | \$654,000 | 10/18/16 | \$134.02 | Retail store | DC | 1 | Y | |
| 050 | 030 | 122100 | 0080 | 6,300 | 2907038 | \$575,000 | 12/19/17 | \$91.27 | Frenzi & other stores | DC | 1 | Y | |
| 050 | 030 | 122100 | 0200 | 3,320 | 2906469 | \$549,000 | 12/13/17 | \$165.36 | Office | DC | 1 | Y | |

Improvement Sales for Area 050 with Sales Used

04/25/2018

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|---------------------------------------|----------|----------|-----------|--------------------------------------|
| 050 | 030 | 122100 | 0305 | 2,020 | 2795421 | \$280,000 | 05/11/16 | \$138.61 | Office Building | RM-24 | 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 OFFICE | 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 (economic unit | CC-1 | 2 | Y | |
| 050 | 030 | 189940 | 0355 | 2,744 | 2909888 | \$580,000 | 12/27/17 | \$211.37 | MA Holding Properties | CC-1 | 1 | 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 | 189940 | 0405 | 6,760 | 2840751 | \$360,000 | 12/17/16 | \$53.25 | House of Praise | RM-12 | 1 | Y | |
| 050 | 030 | 189940 | 0505 | 6,019 | 2823335 | \$1,175,000 | 09/20/16 | \$195.22 | The Mark Restaurant & Bar (econ uni | SPA-1 | 1 | Y | |
| 050 | 030 | 189940 | 0506 | 3,136 | 2800212 | \$849,000 | 05/31/16 | \$270.73 | Elliott Building | SPA-1 | 1 | Y | |
| 050 | 030 | 192304 | 9350 | 7,950 | 2785151 | \$925,000 | 03/17/16 | \$116.35 | Parker Paint (Former) & A1 Auto Rep | CR | 1 | Y | |
| 050 | 030 | 256970 | 0020 | 1,283 | 2760512 | \$355,000 | 10/05/15 | \$276.70 | Five Corners Profesional Center | 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 | 040 | 122100 | 0810 | 3,100 | 2773369 | \$372,500 | 12/17/15 | \$120.16 | Barber shop (SFR conversion) | CC-2 | 1 | Y | |
| 050 | 040 | 122100 | 0996 | 914 | 2868959 | \$160,000 | 05/30/17 | \$175.05 | Pretty Paws | CC-2 | 1 | Y | |
| 050 | 040 | 122100 | 1000 | 1,452 | 2875913 | \$432,000 | 06/20/17 | \$297.52 | Former US Bank - Closed | CC-2 | 1 | Y | |
| 050 | 040 | 256970 | 0030 | 2,596 | 2840828 | \$650,000 | 12/14/16 | \$250.39 | Five Corners Profesional Center | CC-2 | 1 | Y | |
| 050 | 040 | 273160 | 0115 | 4,006 | 2782710 | \$390,000 | 02/12/16 | \$97.35 | Apostolic Assembly of Faith | RS-12000 | 1 | Y | |
| 050 | 040 | 273160 | 0115 | 4,006 | 2765198 | \$320,000 | 10/29/15 | \$79.88 | Apostolic Assembly of Faith | RS-12000 | 1 | Y | |
| 050 | 040 | 322304 | 9008 | 12,070 | 2856222 | \$2,750,000 | 03/27/17 | \$227.84 | Line Retail | CI | 1 | Y | |
| 050 | 040 | 322304 | 9102 | 2,568 | 2787277 | \$450,000 | 03/13/16 | \$175.23 | Grease Monkey | CC-1 | 1 | Y | |
| 050 | 040 | 322304 | 9277 | 2,055 | 2809683 | \$440,000 | 07/13/16 | \$214.11 | Rodda & Sons Landscapes | BP | 1 | Y | |
| 050 | 040 | 611190 | 0020 | 4,464 | 2851281 | \$980,000 | 02/17/17 | \$219.53 | NORMANDY FAIR MEDICAL OFFICE | CC-1 | 1 | Y | |
| 050 | 040 | 763580 | 0472 | 9,520 | 2810679 | \$1,100,000 | 07/14/16 | \$115.55 | Mark Plaza | CN | 1 | Y | |
| 050 | 045 | 322304 | 9302 | 90,996 | 2709414 | \$6,395,897 | 01/09/15 | \$70.29 | Olympic Industrial Park | I | 3 | 26 | Imp changed after sale; not in ratio |
| 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 | 092204 | 9389 | 14,079 | 2716235 | \$1,300,000 | 02/18/15 | \$92.34 | Office Building | UH-900 | 1 | Y | |
| 050 | 060 | 024000 | 0440 | 1,920 | 2888725 | \$435,000 | 09/08/17 | \$226.56 | Former - Hope of City Church Office | UL-7200 | 1 | Y | |
| 050 | 060 | 207640 | 0012 | 0 | 2810085 | \$625,000 | 07/18/16 | \$0.00 | R&B Fleet Services | CB | 2 | Y | |
| 050 | 065 | 004000 | 0535 | 6,589 | 2861200 | \$550,000 | 04/24/17 | \$83.47 | Bonsai Northwest (econ. unit w/ -0536 | RCC | 1 | Y | |
| 050 | 065 | 004000 | 0826 | 2,524 | 2830248 | \$330,000 | 10/25/16 | \$130.74 | Airport Veterinary Clinic | RC | 1 | Y | |
| 050 | 065 | 004000 | 0915 | 2,845 | 2777542 | \$1,500,000 | 01/26/16 | \$527.24 | Orchid Trailer Park -36 RVspaces | HDR | 1 | Y | |
| 050 | 065 | 004000 | 1025 | 26,356 | 2899066 | \$5,950,000 | 10/30/17 | \$225.76 | SGI USA | RC | 4 | Y | |
| 050 | 065 | 004100 | 0350 | 5,148 | 2779221 | \$800,000 | 01/15/16 | \$155.40 | China Pavilion & Market | RC | 1 | Y | |
| 050 | 065 | 004100 | 0655 | 0 | 2821189 | \$2,500,000 | 09/08/16 | \$0.00 | Rainbow Trailer Haven (15 pads) | HDR | 2 | Y | |
| 050 | 065 | 115720 | 0044 | 19,664 | 2840154 | \$3,150,000 | 12/14/16 | \$160.19 | Foster's Furniture | RCM | 1 | Y | |
| 050 | 065 | 162304 | 9171 | 21,280 | 2878516 | \$4,200,000 | 07/14/17 | \$197.37 | Riverton Medical Building | O | 1 | Y | |

Improvement Sales for Area 050 with Sales Used

04/25/2018

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|--------------------------------|------|----------|-----------|---------|
| 050 | 065 | 162304 | 9339 | 6,233 | 2907742 | \$775,000 | 12/11/17 | \$124.34 | Highline Home Health & Hospice | O | 1 | Y | |
| 050 | 065 | 162304 | 9398 | 9,470 | 2750686 | \$1,225,000 | 08/08/15 | \$129.36 | Rite-Line Tax Service | O | 1 | Y | |
| 050 | 065 | 984440 | 0015 | 8,000 | 2874287 | \$1,600,000 | 06/30/17 | \$200.00 | TSD Office Building | O | 2 | Y | |

Vacant Sales for Area 050 with Sales Used

04/25/2018

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|--------------|-----------|------------------|-------------------------------------|-------|-------------|--------------|------------------------------------|
| 050 | 015 | 092304 | 9224 | 17,415 | 2768600 | \$180,000 | 11/02/15 | \$10.34 | Vacant Land | CC-2 | 1 | Y | |
| 050 | 015 | 092304 | 9404 | 9,204 | 2825589 | \$132,500 | 09/29/16 | \$14.40 | Vacant Land | RM-48 | 1 | Y | |
| 050 | 015 | 098500 | 0266 | 20,611 | 2761993 | \$200,000 | 10/14/15 | \$9.70 | Vacant Land | CC-2 | 2 | Y | |
| 050 | 015 | 098500 | 0409 | 19,046 | 2899180 | \$175,000 | 10/25/17 | \$9.19 | Vacant Land | CC-2 | 1 | Y | |
| 050 | 015 | 098500 | 0895 | 48,719 | 2787576 | \$228,000 | 03/25/16 | \$4.68 | SFR 12251 Des Miones Wy S | RM-24 | 3 | Y | |
| 050 | 015 | 098500 | 1060 | 49,704 | 2857654 | \$300,000 | 04/06/17 | \$6.04 | Vacant Land | RM-18 | 2 | Y | |
| 050 | 015 | 162304 | 9076 | 172,349 | 2873026 | \$1,500,000 | 06/26/17 | \$8.70 | Boulevard Park School (closed) | BP | 1 | Y | |
| 050 | 015 | 202304 | 9287 | 20,037 | 2743871 | \$300,000 | 07/16/15 | \$14.97 | Vacant Parking Lot | I | 2 | Y | |
| 050 | 020 | 374460 | 0165 | 69,400 | 2839063 | \$1,075,000 | 12/09/16 | \$15.49 | SFR | RM-48 | 8 | Y | |
| 050 | 020 | 374460 | 0825 | 37,050 | 2873343 | \$950,000 | 06/22/17 | \$25.64 | Vacant lot | RM-48 | 1 | Y | |
| 050 | 020 | 374460 | 0825 | 37,050 | 2788854 | \$725,000 | 03/30/16 | \$19.57 | Vacant lot | RM-48 | 1 | Y | |
| 050 | 030 | 122000 | 0526 | 5,254 | 2894548 | \$103,333 | 10/09/17 | \$19.67 | Vacant land | CC-1 | 1 | Y | |
| 050 | 030 | 189940 | 0480 | 7,620 | 2893302 | \$200,000 | 10/04/17 | \$26.25 | Vacant - Parking | SPA-1 | 1 | Y | |
| 050 | 045 | 202304 | 9397 | 27,779 | 2765568 | \$425,000 | 10/21/15 | \$15.30 | SFR Conversion | RM-24 | 2 | Y | |
| 050 | 045 | 322304 | 9255 | 136,741 | 2768503 | \$450,000 | 11/19/15 | \$3.29 | Vacant 8th Av S & S 186th St | BP | 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 | 050 | 042204 | 9092 | 289,345 | 2909183 | \$31,959,925 | 01/02/18 | \$110.46 | ECONO LODGE SANDSTONE INN - S | CB-C | 15 | Y | |
| 050 | 050 | 282304 | 9102 | 124,146 | 2836785 | \$9,270,000 | 11/21/16 | \$74.67 | JET MOTEL - SEATAC | CB-C | 2 | 29 | Seg/merge after sale; not in ratio |
| 050 | 050 | 332304 | 9141 | 87,687 | 2778088 | \$4,555,000 | 01/27/16 | \$51.95 | Enterprise Parking Lot | CB-C | 3 | Y | |
| 050 | 050 | 332304 | 9188 | 46,271 | 2811470 | \$1,900,000 | 07/20/16 | \$41.06 | SFR | CB-C | 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 | 065 | 192080 | 0005 | 7,295 | 2799091 | \$92,500 | 05/24/16 | \$12.68 | Vacant Land | NCC | 1 | Y | |
| 050 | 065 | 886400 | 0985 | 20,000 | 2722443 | \$430,000 | 04/02/15 | \$21.50 | Vacant Land | RC | 1 | Y | |
| 050 | 065 | 984440 | 0046 | 47,658 | 2793278 | \$212,000 | 04/27/16 | \$4.45 | VACANT LAND | O | 1 | Y | |
| 050 | 065 | 984440 | 0046 | 47,658 | 2898946 | \$710,000 | 10/27/17 | \$14.90 | VACANT LAND | O | 1 | Y | |

Improvement Sales for Area 050 with Sales not Used

03/01/2018

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|--------------|-----------|----------|-------------------------------------|--------|----------|-----------|--------------------------------------|
| 050 | 010 | 295490 | 0426 | 0 | 2877620 | \$7,100 | 01/01/17 | \$0.00 | FORT DENT PARK | RCM | 1 | 24 | Easement or right-of-way |
| 050 | 015 | 098500 | 1220 | 8,446 | 2912569 | \$998,000 | 01/29/18 | \$118.16 | Mixed Use Office Building | CI | 1 | | |
| 050 | 020 | 374460 | 0810 | 2,160 | 2913705 | \$1,200,000 | 02/06/18 | \$555.56 | MOBIL FOOD MART | CI | 1 | | |
| 050 | 030 | 122000 | 0025 | 5,708 | 2904345 | \$750,000 | 11/30/17 | \$131.39 | Retail | SPA-1 | 2 | N | |
| 050 | 030 | 122000 | 0030 | 2,000 | 2904338 | \$750,000 | 11/30/17 | \$375.00 | Retail - G & S Music is closed | SPA-1 | 1 | N | |
| 050 | 030 | 122590 | 0010 | 0 | 2735418 | \$1,250,000 | 06/03/15 | \$0.00 | BURIEN TOWN SQUARE CONDOM | DC | 1 | 55 | Shell |
| 050 | 030 | 189940 | 0355 | 2,744 | 2909888 | \$580,000 | 12/27/17 | \$211.37 | MA Holding Properties | CC-1 | 1 | | |
| 050 | 030 | 192304 | 9198 | 4,116 | 2898881 | \$36,918 | 10/10/17 | \$8.97 | RETAIL/WAREHOUSE | CR | 1 | 51 | Related party, friend, or neighbor |
| 050 | 030 | 192304 | 9201 | 10,534 | 2911333 | \$10 | 01/17/18 | \$0.00 | Fire Station KC Fire District #2 | DC | 1 | | |
| 050 | 030 | 320720 | 0065 | 3,470 | 2912451 | \$700,000 | 01/24/18 | \$201.73 | ARK Counseling & Treatment Service | DC | 1 | | |
| 050 | 040 | 052204 | 9057 | 136,584 | 2876632 | \$17,480,000 | 07/11/17 | \$127.98 | Des Moines Logistics Center | I | 1 | 59 | Bulk portfolio sale |
| 050 | 040 | 122200 | 0083 | 28,532 | 2871191 | \$2,250,000 | 06/16/17 | \$78.86 | Park Place Professional Center | CC-2 | 1 | 2 | 1031 trade |
| 050 | 040 | 282304 | 9016 | 7,783,281 | 2831759 | \$6,800,000 | 10/31/16 | \$0.87 | Sea-Tac International Airport | AVO | 1 | 33 | Lease or lease-hold |
| 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 BUILDING | O | 1 | 33 | Lease or lease-hold |
| 050 | 040 | 611540 | 0101 | 15,960 | 2911790 | \$2,600,000 | 01/18/18 | \$162.91 | Arrow Lake Plaza | MU | 1 | | |
| 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 | 042204 | 9272 | 18,451 | 2911826 | \$2,100,000 | 01/19/18 | \$113.81 | Park Place Plaza | UH-900 | 1 | | |
| 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 | 0660 | 4,274 | 2873884 | \$154,107 | 06/23/17 | \$36.06 | The Giving Tree Day Care Center | RCC | 1 | 51 | Related party, friend, or neighbor |
| 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 | 152304 | 9013 | 0 | 2862238 | \$1,190,000 | 05/01/17 | \$0.00 | Foster Library | LDR | 1 | 31 | Exempt from excise tax |
| 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 | 0005 | 1,304 | 2788620 | \$150,000 | 04/01/16 | \$115.03 | SFR converted to LAUNDRY | RC | 1 | 23 | Forced sale |

Vacant Sales for Area 050 with Sales not Used

04/25/2018

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|---|--------|-------------|--------------|--------------------------------------|
| 050 | 010 | 336590 | 1600 | 19,375 | 2800128 | \$44,000 | 05/31/16 | \$2.27 | VACANT LAND (PORTION IN THE GR | C/LI | 1 | 57 | Selling or buying costs affecting sa |
| 050 | 015 | 052304 | 9203 | 203,860 | 2837429 | \$150,000 | 11/17/16 | \$0.74 | Vacant Land | R18P | 1 | 15 | No market exposure |
| 050 | 015 | 052304 | 9203 | 203,860 | 2886551 | \$10 | 06/30/17 | \$0.00 | Vacant Land | R18P | 1 | 51 | Related party, friend, or neighbor |
| 050 | 015 | 092304 | 9330 | 23,600 | 2909240 | \$1,000 | 12/27/17 | \$0.04 | Vacant Land - Topography/Creek | RS-720 | 1 | 51 | Related party, friend, or neighbor |
| 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 | RS-720 | 1 | 36 | Plottage |
| 050 | 015 | 562420 | 0482 | 8,200 | 2919177 | \$165,000 | 03/12/18 | \$20.12 | VACANT LAND | R18 | 1 | | |
| 050 | 020 | 079600 | 0350 | 6,254 | 2856906 | \$31,250 | 03/09/17 | \$5.00 | Vacant Land | RM-48 | 1 | 18 | Quit claim deed |
| 050 | 020 | 122800 | 0125 | 50,266 | 2877504 | \$1,737,500 | 07/10/17 | \$34.57 | Millenium Ford parking lot (see mi#0005 | CC-1 | 4 | 68 | Non-gov't to gov't |
| 050 | 020 | 192304 | 9087 | 29,185 | 2901348 | \$250,000 | 11/10/17 | \$8.57 | Vacant land | RM-24 | 1 | 18 | Quit claim deed |
| 050 | 020 | 304620 | 0040 | 6,195 | 2854708 | \$40,000 | 03/01/17 | \$6.46 | Vacant land | CR | 1 | 15 | No market exposure |
| 050 | 020 | 433140 | 0215 | 9,347 | 2778085 | \$200,000 | 01/27/16 | \$21.40 | Vacant | RM-18 | 1 | 15 | No market exposure |
| 050 | 040 | 121900 | 0510 | 22,500 | 2837278 | \$75,000 | 11/23/16 | \$3.33 | Vacant land | RM-24 | 1 | 18 | Quit claim deed |
| 050 | 040 | 176060 | 0157 | 36,013 | 2874046 | \$539,000 | 06/20/17 | \$14.97 | Vacant 634 S 150th Street | RM-24 | 3 | 63 | Sale price updated by sales id group |
| 050 | 040 | 202304 | 9281 | 1,197,966 | 2865040 | \$113,000 | 05/02/17 | \$0.09 | Vacant Land - Port of Seattle | AVC | 3 | 66 | Condemnation/eminent domain |
| 050 | 050 | 332304 | 9133 | 27,200 | 2853377 | \$325,000 | 03/14/17 | \$11.95 | Vacant Land | CB-C | 1 | 15 | No market exposure |
| 050 | 065 | 004000 | 0253 | 10,847 | 2756297 | \$388,875 | 09/17/15 | \$35.85 | Sam's Smoke Shop | NCC | 2 | 68 | Non-gov't to gov't |
| 050 | 065 | 004100 | 0670 | 6,000 | 2857549 | \$550,000 | 04/05/17 | \$91.67 | JL Dumovic Clinic (Formerly) | RC | 1 | 15 | No market exposure |
| 050 | 065 | 161000 | 0100 | 18,146 | 2906664 | \$20,000 | 12/10/17 | \$1.10 | Vacant Land | MDR | 1 | 51 | Related party, friend, or neighbor |
| 050 | 065 | 192080 | 0005 | 7,295 | 2908185 | \$10 | 12/27/17 | \$0.00 | Vacant Land | NCC | 1 | 31 | Exempt from excise tax |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|--------------------------------|
| 50 | 15 | 013300 | 0382 | 10344 14TH AVE S |
| 50 | 15 | 042304 | 9152 | No Situs Address |
| 50 | 15 | 042304 | 9175 | 10235 DES MOINES MEMORIAL DR S |
| 50 | 15 | 052304 | 9060 | No Situs Address |
| 50 | 15 | 052304 | 9202 | 1041 S 104TH ST |
| 50 | 15 | 052304 | 9203 | 103xx 8TH AVE S |
| 50 | 15 | 079700 | 0006 | 11215 8TH AVE S |
| 50 | 15 | 079700 | 0115 | No Situs Address |
| 50 | 15 | 079700 | 0120 | No Situs Address |
| 50 | 15 | 079700 | 0126 | 1000 S 112TH ST |
| 50 | 15 | 079700 | 0127 | No Situs Address |
| 50 | 15 | 079700 | 0178 | 10800 8TH AVE S |
| 50 | 15 | 079700 | 0180 | 806 S 112TH ST |
| 50 | 15 | 079700 | 0181 | 806 S 112TH ST |
| 50 | 15 | 079700 | 0182 | 806 S 112TH ST |
| 50 | 15 | 079700 | 0252 | 11065 8TH AVE S |
| 50 | 15 | 092304 | 9011 | 11455 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9015 | 2000 S 116TH ST |
| 50 | 15 | 092304 | 9069 | No Situs Address |
| 50 | 15 | 092304 | 9070 | 11206 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9073 | 113xx DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9081 | 11250 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9127 | 11455 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9172 | 11445 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9194 | 11241 MILITARY RD S |
| 50 | 15 | 092304 | 9205 | 11210 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9224 | 11441 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9235 | 11419 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9246 | 11411 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9287 | 11244 MILITARY RD S |
| 50 | 15 | 092304 | 9330 | 11600 MILITARY RD S |
| 50 | 15 | 092304 | 9404 | 11404 MILITARY RD S |
| 50 | 15 | 092304 | 9413 | 11411 DES MOINES MEMORIAL DR S |
| 50 | 15 | 092304 | 9481 | 11250 MILITARY RD S |
| 50 | 15 | 092304 | 9491 | No Situs Address |
| 50 | 15 | 098500 | 0266 | 11601 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0269 | 1855 S 116TH ST |
| 50 | 15 | 098500 | 0275 | 11623 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0287 | 11625 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0291 | 11643 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0350 | S 118TH ST |
| 50 | 15 | 098500 | 0384 | 11657 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0400 | 11803 DES MOINES MEMORIAL DR S |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|--------------------------------|
| 50 | 15 | 098500 | 0409 | 11813 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0425 | 11837 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0434 | 11845 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0458 | 11818 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0473 | 11848 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0475 | 11846 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0480 | 11850 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0485 | 11860 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0486 | 11870 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0495 | 1832 S 120TH ST |
| 50 | 15 | 098500 | 0497 | 1820 S 120TH ST |
| 50 | 15 | 098500 | 0501 | 1830 S 120TH ST |
| 50 | 15 | 098500 | 0521 | 1850 S 120TH ST |
| 50 | 15 | 098500 | 0535 | 1809 S 120TH ST |
| 50 | 15 | 098500 | 0544 | 12020 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0546 | 12000 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0600 | 1847 S 120TH ST |
| 50 | 15 | 098500 | 0602 | 1841 S 120TH ST |
| 50 | 15 | 098500 | 0603 | 12015 ROSEBERG AVE S |
| 50 | 15 | 098500 | 0605 | 1847 S 120TH ST |
| 50 | 15 | 098500 | 0610 | 1849 S 120TH ST |
| 50 | 15 | 098500 | 0650 | 120xx ROSEBERG AVE S |
| 50 | 15 | 098500 | 0655 | No Situs Address |
| 50 | 15 | 098500 | 0660 | No Situs Address |
| 50 | 15 | 098500 | 0670 | 12250 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0747 | 11847 GLENDALE WAY S |
| 50 | 15 | 098500 | 0750 | 11851 GLENDALE WAY S |
| 50 | 15 | 098500 | 0770 | 12009 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0790 | 12025 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0860 | 12149 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0885 | 12239 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0890 | 12245 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 0895 | 12251 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1060 | 12421 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1065 | 12431 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1075 | 12441 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1086 | 12447 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1092 | 12449 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1094 | 12459 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1110 | 12605 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1125 | 12611 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1157 | 12653 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1165 | 1606 S 128TH ST |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|--------------------------------|
| 50 | 15 | 098500 | 1167 | 1606 S 128TH ST |
| 50 | 15 | 098500 | 1175 | 12412 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1205 | 12446 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1210 | 12454 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1215 | 12462 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1220 | 12610 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1250 | 12644 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1255 | 12658 DES MOINES MEMORIAL DR S |
| 50 | 15 | 098500 | 1370 | 1822 S 128TH ST |
| 50 | 15 | 144640 | 3320 | 611 S 132ND ST |
| 50 | 15 | 144720 | 0070 | 740 S 128TH ST |
| 50 | 15 | 144720 | 0155 | 12249 8TH AVE S |
| 50 | 15 | 144720 | 0156 | 12265 8TH AVE S |
| 50 | 15 | 162304 | 9181 | 1840 S 144TH ST |
| 50 | 15 | 162304 | 9288 | No Situs Address |
| 50 | 15 | 162304 | 9406 | 12815 20TH AVE S |
| 50 | 15 | 164060 | 0005 | 11454 DES MOINES MEMORIAL DR S |
| 50 | 15 | 164060 | 0011 | 2110 S 116TH ST |
| 50 | 15 | 172304 | 9043 | S 144TH ST |
| 50 | 15 | 172304 | 9285 | DES MOINES MEMORIAL DR S |
| 50 | 15 | 202304 | 9003 | 12TH PL S |
| 50 | 15 | 202304 | 9004 | No Situs Address |
| 50 | 15 | 202304 | 9177 | No Situs Address |
| 50 | 15 | 202304 | 9259 | No Situs Address |
| 50 | 15 | 202304 | 9509 | 12TH PL S |
| 50 | 15 | 202304 | 9511 | 12TH PL S |
| 50 | 15 | 212304 | 9034 | 14651 24TH AVE S |
| 50 | 15 | 311340 | 0005 | No Situs Address |
| 50 | 15 | 336140 | 0006 | 805 S 112TH ST |
| 50 | 15 | 336140 | 0065 | 11401 10TH AVE S |
| 50 | 15 | 336140 | 0255 | 11249 14TH AVE S |
| 50 | 15 | 366160 | 0005 | No Situs Address |
| 50 | 15 | 562420 | 0415 | 10001 17TH PL S |
| 50 | 15 | 562420 | 0452 | 1443 S 99TH ST |
| 50 | 15 | 562420 | 0453 | 9919 DES MOINES MEMORIAL DR S |
| 50 | 15 | 562420 | 0479 | 1300 S 99TH ST |
| 50 | 15 | 562420 | 0482 | 1300 S 99TH ST |
| 50 | 15 | 562420 | 0490 | 1300 S 99TH ST |
| 50 | 15 | 562420 | 0511 | 1120 S 99TH ST |
| 50 | 15 | 562420 | 0516 | 9909 14TH AVE S |
| 50 | 15 | 562420 | 0573 | 9910 8TH AVE S |
| 50 | 15 | 562420 | 0750 | 10045 DES MOINES MEMORIAL DR S |
| 50 | 15 | 562420 | 0752 | 10093 DES MOINES MEMORIAL DR S |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|--------------------------------|
| 50 | 15 | 562420 | 0753 | 10235 DES MOINES MEMORIAL DR S |
| 50 | 15 | 562420 | 0771 | 10100 DES MOINES MEMORIAL DR S |
| 50 | 15 | 725820 | 0020 | No Situs Address |
| 50 | 15 | 801860 | 0811 | 12025 14TH AVE S |
| 50 | 15 | 801920 | 0945 | 12239 10TH AVE S |
| 50 | 15 | 885800 | 0005 | 11618 DES MOINES MEMORIAL DR S |
| 50 | 20 | 008400 | 0030 | 12805 1ST AVE S |
| 50 | 20 | 008400 | 0040 | 12825 1ST AVE S |
| 50 | 20 | 008400 | 0045 | 12833 1ST AVE S |
| 50 | 20 | 008400 | 0065 | 1ST AVE S |
| 50 | 20 | 072304 | 9041 | 11202 16TH AVE SW |
| 50 | 20 | 072304 | 9056 | 462 SW 126TH ST |
| 50 | 20 | 072304 | 9070 | 12725 1ST AVE S |
| 50 | 20 | 072304 | 9096 | No Situs Address |
| 50 | 20 | 072304 | 9105 | 11220 16TH AVE SW |
| 50 | 20 | 072304 | 9108 | No Situs Address |
| 50 | 20 | 072304 | 9112 | 11215 15TH AVE SW |
| 50 | 20 | 072304 | 9152 | No Situs Address |
| 50 | 20 | 072304 | 9153 | No Situs Address |
| 50 | 20 | 072304 | 9160 | 1515 SW 112TH ST |
| 50 | 20 | 072304 | 9179 | 137 SW 116TH ST |
| 50 | 20 | 072304 | 9248 | 614 SW 120TH ST |
| 50 | 20 | 072304 | 9287 | No Situs Address |
| 50 | 20 | 072304 | 9306 | No Situs Address |
| 50 | 20 | 072304 | 9366 | 614 SW 120TH ST |
| 50 | 20 | 072304 | 9369 | 614 SW 120TH ST |
| 50 | 20 | 072304 | 9373 | 11659 1ST AVE S |
| 50 | 20 | 072304 | 9565 | 157 SW 116TH ST |
| 50 | 20 | 072304 | 9595 | 11902 10TH AVE SW |
| 50 | 20 | 072304 | 9637 | 12739 1ST AVE S |
| 50 | 20 | 079600 | 0350 | No Situs Address |
| 50 | 20 | 079600 | 0355 | No Situs Address |
| 50 | 20 | 122303 | 9200 | 11620 21ST AVE SW |
| 50 | 20 | 122800 | 0125 | No Situs Address |
| 50 | 20 | 122800 | 0130 | 14600 9TH AVE SW |
| 50 | 20 | 122800 | 0185 | 811 SW 146TH ST |
| 50 | 20 | 122800 | 0190 | No Situs Address |
| 50 | 20 | 132303 | 9010 | 13201 16TH AVE SW |
| 50 | 20 | 132303 | 9034 | No Situs Address |
| 50 | 20 | 144640 | 0005 | 103 S 128TH ST |
| 50 | 20 | 144640 | 0010 | 12812 1ST AVE S |
| 50 | 20 | 144640 | 0075 | 13000 1ST AVE S |
| 50 | 20 | 144640 | 0085 | 13000 1ST AVE S |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|-------------------|
| 50 | 20 | 144640 | 0090 | 13028 1ST AVE S |
| 50 | 20 | 144640 | 0095 | 13034 1ST AVE S |
| 50 | 20 | 144640 | 0100 | 13000 1ST AVE S |
| 50 | 20 | 144640 | 0125 | 13060 1ST AVE S |
| 50 | 20 | 144640 | 0255 | 13210 1ST AVE S |
| 50 | 20 | 144640 | 0270 | 13222 1ST AVE S |
| 50 | 20 | 144640 | 0285 | 13200 1ST AVE S |
| 50 | 20 | 144640 | 0286 | No Situs Address |
| 50 | 20 | 144640 | 0287 | 13260 1ST AVE S |
| 50 | 20 | 144640 | 0290 | 13260 1ST AVE S |
| 50 | 20 | 144640 | 0293 | 13400 1ST AVE S |
| 50 | 20 | 144640 | 0330 | 13424 1ST AVE S |
| 50 | 20 | 144640 | 0365 | 13450 1ST AVE S |
| 50 | 20 | 144680 | 0075 | 12222 1ST AVE S |
| 50 | 20 | 144680 | 0110 | 12300 1ST AVE S |
| 50 | 20 | 144680 | 0315 | 12462 1ST AVE S |
| 50 | 20 | 144680 | 0325 | 12602 1ST AVE S |
| 50 | 20 | 144680 | 0330 | 12606 1ST AVE S |
| 50 | 20 | 144680 | 0340 | 12620 1ST AVE S |
| 50 | 20 | 144680 | 0355 | 12632 1ST AVE S |
| 50 | 20 | 144680 | 0370 | 12650 1ST AVE S |
| 50 | 20 | 144680 | 0380 | 12660 1ST AVE S |
| 50 | 20 | 144760 | 0175 | 228 S 128TH ST |
| 50 | 20 | 144760 | 0210 | No Situs Address |
| 50 | 20 | 144760 | 0215 | 437 S 126TH ST |
| 50 | 20 | 144760 | 0220 | No Situs Address |
| 50 | 20 | 159160 | 0296 | 11452 26TH AVE SW |
| 50 | 20 | 159160 | 0455 | 1622 SW 116TH ST |
| 50 | 20 | 159160 | 0466 | 11453 16TH AVE SW |
| 50 | 20 | 159160 | 0467 | 11447 16TH AVE SW |
| 50 | 20 | 159160 | 0468 | 11441 16TH AVE SW |
| 50 | 20 | 159160 | 0469 | 11429 16TH AVE SW |
| 50 | 20 | 159160 | 0545 | 1625 SW 114TH ST |
| 50 | 20 | 159160 | 0554 | 1613 SW 114TH ST |
| 50 | 20 | 159160 | 0555 | 1613 SW 114TH ST |
| 50 | 20 | 159160 | 0558 | 1619 SW 114TH ST |
| 50 | 20 | 159160 | 0565 | 11423 16TH AVE SW |
| 50 | 20 | 159160 | 0566 | 11403 16TH AVE SW |
| 50 | 20 | 159160 | 0567 | 11421 16TH AVE SW |
| 50 | 20 | 159160 | 0568 | 11411 16TH AVE SW |
| 50 | 20 | 159160 | 0635 | 1642 SW 114TH ST |
| 50 | 20 | 159160 | 0646 | 11235 16TH AVE SW |
| 50 | 20 | 159160 | 0735 | 1709 SW 112TH ST |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|----------------------|
| 50 | 20 | 159160 | 0745 | 1701 SW 112TH ST |
| 50 | 20 | 159160 | 0755 | 1603 SW 112TH ST |
| 50 | 20 | 159160 | 0760 | 11229 16TH AVE SW |
| 50 | 20 | 159160 | 0762 | 11205 16TH AVE SW |
| 50 | 20 | 172304 | 9019 | 307 S 140TH ST |
| 50 | 20 | 172304 | 9047 | 13822 1ST AVE S |
| 50 | 20 | 172304 | 9055 | 13838 1ST AVE S |
| 50 | 20 | 172304 | 9494 | 13810 1ST AVE S |
| 50 | 20 | 172304 | 9511 | 13853 1ST AVE S |
| 50 | 20 | 172304 | 9515 | 13806 1ST AVE S |
| 50 | 20 | 182304 | 9069 | 12808 AMBAUM BLVD SW |
| 50 | 20 | 182304 | 9087 | 402 SW 132ND ST |
| 50 | 20 | 182304 | 9095 | 13015 1ST AVE S |
| 50 | 20 | 182304 | 9130 | 13455 2ND AVE SW |
| 50 | 20 | 182304 | 9136 | 13601 AMBAUM BLVD SW |
| 50 | 20 | 182304 | 9184 | 13014 12TH AVE SW |
| 50 | 20 | 182304 | 9186 | 13000 AMBAUM BLVD SW |
| 50 | 20 | 184200 | 0190 | 2725 SW 116TH ST |
| 50 | 20 | 192304 | 9007 | 550 SW 146TH ST |
| 50 | 20 | 192304 | 9025 | 900 SW 146TH ST |
| 50 | 20 | 192304 | 9087 | 144xx 2ND AVE SW |
| 50 | 20 | 192304 | 9107 | 14407 1ST AVE S |
| 50 | 20 | 192304 | 9197 | 425 SW 144TH ST |
| 50 | 20 | 192304 | 9302 | No Situs Address |
| 50 | 20 | 240700 | 0305 | 13445 1ST AVE S |
| 50 | 20 | 304620 | 0005 | 13610 1ST AVE S |
| 50 | 20 | 304620 | 0031 | 13620 1ST AVE S |
| 50 | 20 | 304620 | 0035 | 13622 1ST AVE S |
| 50 | 20 | 304620 | 0037 | 13624 1ST AVE S |
| 50 | 20 | 319200 | 0030 | 1020 SW 130TH ST |
| 50 | 20 | 374460 | 0044 | 12031 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0205 | 12101 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0409 | 124xx AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0410 | 12316 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0582 | 10xx SW 124TH ST |
| 50 | 20 | 374460 | 0585 | 12418 12TH AVE SW |
| 50 | 20 | 374460 | 0590 | 1035 SW 124TH ST |
| 50 | 20 | 374460 | 0729 | 12457 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0731 | 12451 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0810 | 12609 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0811 | 12621 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0820 | 12626 12TH AVE SW |
| 50 | 20 | 374460 | 0860 | 1028 SW 128TH ST |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|----------------------|
| 50 | 20 | 374460 | 0867 | SW 128TH ST |
| 50 | 20 | 374460 | 0870 | SW 128TH ST |
| 50 | 20 | 374460 | 0925 | 1028 SW 128TH ST |
| 50 | 20 | 374460 | 0965 | 12655 AMBAUM BLVD SW |
| 50 | 20 | 374460 | 0970 | 12647 AMBAUM BLVD SW |
| 50 | 20 | 384160 | 0005 | 11616 AMBAUM BLVD SW |
| 50 | 20 | 384160 | 0015 | 1503 SW 116TH ST |
| 50 | 20 | 433060 | 0005 | 14003 1ST AVE S |
| 50 | 20 | 433060 | 0035 | 14041 1ST AVE S |
| 50 | 20 | 433060 | 0100 | 14205 1ST AVE S |
| 50 | 20 | 433060 | 0115 | 14223 1ST AVE S |
| 50 | 20 | 433100 | 0370 | 860 SW 143RD ST |
| 50 | 20 | 433100 | 0375 | 14242 AMBAUM BLVD SW |
| 50 | 20 | 433100 | 0420 | 632 SW 143RD ST |
| 50 | 20 | 433100 | 0430 | No Situs Address |
| 50 | 20 | 433100 | 0435 | 652 SW 143RD ST |
| 50 | 20 | 433100 | 0490 | 14212 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0005 | 14203 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0010 | 14213 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0015 | 14221 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0020 | 14229 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0025 | 14235 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0035 | 14241 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0045 | 14301 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0046 | 14321 AMBAUM BLVD SW |
| 50 | 20 | 433140 | 0050 | No Situs Address |
| 50 | 20 | 433140 | 0055 | 1018 SW 144TH ST |
| 50 | 20 | 433140 | 0215 | No Situs Address |
| 50 | 20 | 433140 | 0220 | 14021 AMBAUM BLVD SW |
| 50 | 20 | 433180 | 0005 | 13942 AMBAUM BLVD SW |
| 50 | 20 | 433180 | 0037 | No Situs Address |
| 50 | 20 | 433180 | 0040 | 819 SW 141ST ST |
| 50 | 20 | 433180 | 0041 | 826 SW 142ND ST |
| 50 | 20 | 433180 | 0045 | 818 SW 142ND ST |
| 50 | 20 | 433700 | 0005 | 13609 1ST AVE S |
| 50 | 20 | 433700 | 0125 | 13855 1ST AVE S |
| 50 | 20 | 433880 | 0800 | 13602 AMBAUM BLVD SW |
| 50 | 20 | 433880 | 0805 | 13624 AMBAUM BLVD SW |
| 50 | 20 | 433880 | 0810 | 13612 AMBAUM BLVD SW |
| 50 | 20 | 433880 | 0815 | 839 SW 136TH ST |
| 50 | 20 | 504480 | 0006 | 13646 1ST AVE S |
| 50 | 20 | 504480 | 0015 | 13646 1ST AVE S |
| 50 | 20 | 504480 | 0035 | No Situs Address |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|----------------------|
| 50 | 20 | 620900 | 0005 | 11402 16TH AVE SW |
| 50 | 20 | 620900 | 0015 | 11400 16TH AVE SW |
| 50 | 20 | 620900 | 0046 | 11456 16TH AVE SW |
| 50 | 20 | 634100 | 0160 | 12415 5TH PL SW |
| 50 | 20 | 634100 | 0180 | 433 SW 124TH ST |
| 50 | 20 | 634100 | 0190 | No Situs Address |
| 50 | 20 | 634100 | 0191 | 417 SW 124TH ST |
| 50 | 20 | 670720 | 0015 | 13404 AMBAUM BLVD SW |
| 50 | 20 | 670720 | 0020 | 13408 AMBAUM BLVD SW |
| 50 | 20 | 670720 | 0027 | 13420 AMBAUM BLVD SW |
| 50 | 20 | 670720 | 0116 | 13512 AMBAUM BLVD SW |
| 50 | 20 | 670720 | 0130 | 13450 AMBAUM BLVD SW |
| 50 | 20 | 670720 | 0131 | 870 SW 136TH ST |
| 50 | 20 | 670720 | 0140 | 864 SW 136TH ST |
| 50 | 20 | 752000 | 0445 | 11926 AMBAUM BLVD SW |
| 50 | 20 | 752000 | 0545 | 11925 AMBAUM BLVD SW |
| 50 | 20 | 752000 | 0626 | 11925 11TH PL SW |
| 50 | 20 | 752000 | 0630 | 1106 SW 120TH ST |
| 50 | 20 | 783580 | 0001 | No Situs Address |
| 50 | 20 | 783580 | 0013 | 12803 AMBAUM BLVD SW |
| 50 | 20 | 783580 | 0100 | 12845 AMBAUM BLVD SW |
| 50 | 20 | 783580 | 0227 | No Situs Address |
| 50 | 20 | 783580 | 0311 | 1210 SW 136TH ST |
| 50 | 20 | 783580 | 0340 | 13421 AMBAUM BLVD SW |
| 50 | 20 | 783580 | 0344 | 13409 AMBAUM BLVD SW |
| 50 | 20 | 783580 | 0400 | 13515 AMBAUM BLVD SW |
| 50 | 20 | 783580 | 0404 | 13505 AMBAUM BLVD SW |
| 50 | 20 | 788960 | 0940 | 12259 1ST AVE S |
| 50 | 20 | 788960 | 0956 | 12247 1ST AVE S |
| 50 | 20 | 788960 | 1110 | 105 SW 126TH ST |
| 50 | 20 | 788960 | 1185 | 12400 1ST AVE S |
| 50 | 20 | 788960 | 1220 | 12409 1ST AVE S |
| 50 | 20 | 788960 | 1225 | 12403 1ST AVE S |
| 50 | 30 | 122000 | 0030 | 907 SW 152ND ST |
| 50 | 65 | 004000 | 0022 | 14432 MILITARY RD S |
| 50 | 65 | 004000 | 0029 | 14434 MILITARY RD S |
| 50 | 65 | 004000 | 0032 | 14438 MILITARY RD S |
| 50 | 65 | 004000 | 0050 | 14463 MILITARY RD S |
| 50 | 65 | 004000 | 0055 | S 146TH ST |
| 50 | 65 | 004000 | 0070 | 14450 34TH AVE S |
| 50 | 65 | 004000 | 0074 | 14462 34TH AVE S |
| 50 | 65 | 004000 | 0325 | 3446 S 146TH ST |
| 50 | 65 | 004000 | 0820 | No Situs Address |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|----------------------------------|
| 50 | 65 | 004000 | 0827 | 3425 S 146TH ST |
| 50 | 65 | 004000 | 0828 | 14626 MILITARY RD S |
| 50 | 65 | 004000 | 0835 | 3425 S 146TH ST |
| 50 | 65 | 004000 | 0865 | 14639 PACIFIC HWY S |
| 50 | 65 | 004000 | 0902 | 14638 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004000 | 0995 | 14661 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0055 | 3400 S 150TH ST |
| 50 | 65 | 004100 | 0141 | 14802 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0142 | 14816 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0143 | 14818 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0321 | 14864 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0390 | 15005 MILITARY RD S |
| 50 | 65 | 004100 | 0395 | 15025 MILITARY RD S |
| 50 | 65 | 004100 | 0403 | 15035 MILITARY RD S |
| 50 | 65 | 004100 | 0416 | 15047 MILITARY RD S |
| 50 | 65 | 004100 | 0494 | 15030 MILITARY RD S |
| 50 | 65 | 004100 | 0495 | 3434 S 152ND ST |
| 50 | 65 | 004100 | 0513 | 15029 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0514 | 15006 MILITARY RD S |
| 50 | 65 | 004100 | 0516 | 15015 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 004100 | 0517 | 15001 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 092304 | 9102 | 12455 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 092304 | 9438 | 12605 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 092304 | 9455 | 2828 S 128TH ST |
| 50 | 65 | 152304 | 9010 | 37TH AVE S |
| 50 | 65 | 152304 | 9011 | 14227 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 152304 | 9088 | 14251 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 152304 | 9123 | 14120 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 152304 | 9140 | 3716 S 144TH ST |
| 50 | 65 | 152304 | 9152 | 37TH AVE S |
| 50 | 65 | 152304 | 9182 | 14235 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 161000 | 0056 | 14013 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 161000 | 0075 | 14004 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 161000 | 0076 | No Situs Address |
| 50 | 65 | 161000 | 0100 | No Situs Address |
| 50 | 65 | 161000 | 0295 | 14207 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 162304 | 9006 | 13100 MILITARY RD S |
| 50 | 65 | 162304 | 9175 | 13050 MILITARY RD S |
| 50 | 65 | 162304 | 9331 | 13802 MILITARY RD S |
| 50 | 65 | 734060 | 0774 | 12910 EAST MARGINAL WAY S |
| 50 | 65 | 734060 | 0775 | 4010 S 130TH ST |
| 50 | 65 | 734060 | 0776 | 12700 40TH AVE S |
| 50 | 65 | 734060 | 0822 | 13000 EAST MARGINAL WAY S |

| Area | Neighborhood | Major | Minor | SitusAddress |
|------|--------------|--------|-------|----------------------------------|
| 50 | 65 | 734060 | 0824 | 13060 EAST MARGINAL WAY S |
| 50 | 65 | 734060 | 1025 | 13475 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 734560 | 1000 | 12923 EAST MARGINAL WAY S |
| 50 | 65 | 734560 | 1005 | 128xx 40TH AVE S |
| 50 | 65 | 735960 | 0610 | 13003 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 735960 | 0625 | No Situs Address |
| 50 | 65 | 736060 | 0100 | 13800 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 736060 | 0125 | 13740 TUKWILA INTERNATIONAL BLVD |
| 50 | 65 | 736060 | 0130 | 4004 S 139TH ST |
| 50 | 65 | 736060 | 0490 | 4012 S 140TH ST |
| 50 | 65 | 886400 | 0980 | 13925 TUKWILA INTERNATIONAL BLVD |