

Commercial Revalue

2014 Assessment roll

AREA 60

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

Lloyd Hara, Assessor



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2014 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2014 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2014 2014 Assessment Year

Geographic Area 60

Geographic Name: Auburn, Pacific, Algona and adjacent area

Previous Physical Inspection: 2013

Sales – Improved Summary:

Number of Sales: 48*

Number of Sales used in the Ratio: 48

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

Sales – Ratio Study Summary:

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

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

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

Population - Parcel Summary Data:

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

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

Conclusion and Recommendation:

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

Areas within Northwest King County and Responsible Appraisers

The following appraiser did the valuation for this geographic area:

- Robert M. Rosenberger – Commercial Appraiser II

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

Analysis Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 24, 2014

The following appraiser did the valuation for geographic area 60:

Robert M. Rosenberger

Highest and Best Use Analysis

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

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

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

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

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

The following Departmental guidelines were considered and adhered to:

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

IDENTIFICATION OF THE AREA

Name or Designation: Area 60 - Southeast King County

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

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

Map:

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

Area Description:

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

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



Climbing Wall at the Les Gove Community Center

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

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

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

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

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

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

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

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

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

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

Physical Inspection Area:

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

Preliminary Ratio Analysis

A Preliminary ratio study was done prior to revaluation. The study included sales of improved parcels and showed a Coefficient of Variation (COV) of 17.19% and a Coefficient of Dispersion (COD) of 13.25%. The assessment level as indicated by the weighted mean was 92.2%. This indicated that the assessment levels were low, and the uniformity was slightly off.

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

SCOPE OF DATA:

Land Value Data:

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

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

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

Improved Parcel Total Value Data:

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

Land Value

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

ZONING DISTRICTS AND DESIGNATIONS

City of Algona

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

City of Pacific

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

City of Auburn

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

King County

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

Land Analysis by Neighborhood:

Area 60-5 South Auburn

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

Area 60-10 Algona, Pacific, SW Auburn

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

Area 60-15 White River

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

Area 60-20 Downtown Auburn .

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



One Main Street Professional Plaza

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

Area 60-25 Outlet Collection

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

Area 60-30 Emerald Downs

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

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

Area 60-35 North Auburn

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

Area 60-40 Green River

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

Land Value Conclusions, Recommendations and Validation:

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

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

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

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

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

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

Improved Parcel Total Values:

Improved Value Data:

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

Sales comparison approach model description

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

Sales comparison calibration

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

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

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

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

Cost approach model description

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

Cost calibration

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

Income capitalization approach model description

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

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

Income approach calibration

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

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

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

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

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

The following tables are some of the published capitalization rates for the national and Seattle markets:

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

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

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

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

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

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

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

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

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

Reconciliation and or validation study of calibrated value models

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

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

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

Model Validation

Total Value Conclusions, Recommendations and Validation:

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

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

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

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

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

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

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 WA. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

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

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



Robert M. Rosenberger, Commercial Appraiser II

Area 060 - Auburn
2014 Assessment Year

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

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

Ratio Frequency

| Ratio Range | Frequency |
|-------------|-----------|
| 0.6 - 0.7 | 2 |
| 0.7 - 0.8 | 1 |
| 0.8 - 0.9 | 7 |
| 0.9 - 1.0 | 13 |
| 1.0 - 1.1 | 12 |
| 1.1 - 1.2 | 11 |
| 1.2 - 1.3 | 1 |
| 1.3 - 1.4 | 1 |

These figures reflect measurements before posting new values.

Area 060 - Auburn
2014 Assessment Year

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

| | | | | |
|-------------------------------------|-------------|-------------|--------------------|--|
| Quadrant/Crew: | Appr date : | Date: | Sales Dates: | |
| South Crew | 1/1/2014 | 4/14/2014 | 1/1/11 - 12/31/13 | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | |
| 60 | BROS | Improvement | N | |
| SAMPLE STATISTICS | | | | |
| Sample size (n) | 48 | | | |
| Mean Assessed Value | 1,181,400 | | | |
| Mean Sales Price | 1,244,200 | | | |
| Standard Deviation AV | 1,178,045 | | | |
| Standard Deviation SP | 1,254,862 | | | |
| ASSESSMENT LEVEL | | | | |
| Arithmetic mean ratio | 0.949 | | | |
| Median Ratio | 0.976 | | | |
| Weighted Mean Ratio | 0.950 | | | |
| UNIFORMITY | | | | |
| Lowest ratio | 0.7460 | | | |
| Highest ratio: | 1.2354 | | | |
| Coefficient of Dispersion | 9.51% | | | |
| Standard Deviation | 0.1091 | | | |
| Coefficient of Variation | 11.50% | | | |
| Price-related Differential | 1.00 | | | |
| RELIABILITY | | | | |
| 95% Confidence: Median | | | | |
| Lower limit | 0.880 | | | |
| Upper limit | 1.019 | | | |
| 95% Confidence: Mean | | | | |
| Lower limit | 0.918 | | | |
| Upper limit | 0.980 | | | |
| SAMPLE SIZE EVALUATION | | | | |
| N (population size) | 996 | | | |
| B (acceptable error - in decimal) | 0.05 | | | |
| S (estimated from this sample) | 0.1091 | | | |
| Recommended minimum: | 19 | | | |
| Actual sample size: | 48 | | | |
| Conclusion: | OK | | | |
| NORMALITY | | | | |
| Binomial Test | | | | |
| # ratios below mean: | 23 | | | |
| # ratios above mean: | 25 | | | |
| z: | 0.144337567 | | | |
| Conclusion: | Normal* | | | |
| *i.e., no evidence of non-normality | | | | |

Ratio Frequency

| Ratio | Frequency |
|---------|-----------|
| 0.8-0.9 | 2 |
| 0.9-1.0 | 17 |
| 1.0-1.1 | 10 |
| 1.1-1.2 | 17 |
| 1.2-1.3 | 1 |
| 1.3-1.4 | 1 |
| 1.4-1.5 | 0 |

These figures reflect measurements after posting new values.

Improvement Sales for Area 060 with Sales Used

04/24/2014

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

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

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

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

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

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

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

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

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

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

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