

Commercial Revalue

2014 Assessment roll

AREA 65

**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 for the 2014 Assessment Year

Geographic Area Name: SE King County

Previous Physical Inspection: 1/2013

Sales – Improved Summary:

Number of Sales Used: 47

Number of Sales in Ratio Study 44

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

Sales – Ratio Study Summary:

	Assessed Improved Value	Sale Price	Ratio	COD
2013 Mean Value	\$1,154,300	\$1,261,700	91.5%	6.42%
2014 Mean Value	\$1,177,300	\$1,261,700	93.3%	3.18%
Change	23,000		1.8%	-3.24%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figure –2.03% actually represents an improvement.

***Time adjustments were not made to sales due to lack of sales activity to accurately consider time trend analysis.*

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

Population - Parcel Summary Data:

	Land	Imps	Total
2013 Value	\$640,478,900	\$774,210,300	\$1,414,689,200
2014 Value	\$669,442,800	\$771,842,300	\$1,441,285,100
Percent Change	+4.52%	-0.31%	+1.88%

Number of Parcels in the Population: 1618. Of those 1,042 are improved and 576 are vacant. This number excludes specialty parcels.

Conclusion and Recommendation:

Southeast King County had a substantial number of sales these past three years however, area 65 is so large and so diverse that competing markets offset each other leaving overall market values relatively, unchanged. Values in south King County lag behind Seattle and Bellevue. For example in the Kent Valley industrial land was increased but retail and office property values remain stagnant, negating overall increases in value. Likewise rural areas such as Enumclaw and Black Diamond saw increases in land values where equalization occurred, but overall improved values did not increase.

Increases in assessed values are primarily due to the following:

1. Increase in land value in industrial pockets in the Kent Valley
2. Increase in land value in commercial pockets on Kent's East Hill and Four Corners in Maple Valley
3. Equalization in Enumclaw and Unincorporated King County

The recommended values increase the assessment level to 93.3%. The measures of uniformity and equity are within the standards set forth by the IAAO. I recommend posting these values for the 2014 assessment year.

Areas within South King County and Responsible Appraisers

Executive Summary - Marie Ramirez, Senior Appraiser

The following appraisers did the valuation for this geographic area:

- Mary Guballa – Commercial Appraiser I

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 2, 2013

The following appraiser did the valuation for geographic area 65:

Mary Guballa – Commercial Appraiser I

Highest and Best Use Analysis

As if vacant: Market analysis together with current zoning and anticipated use patterns, indicate the highest and best use of the appraised commercial parcels. Any inconsistencies are specifically noted in our records and considered in the valuation of that specific parcel.

As if improved: The existing buildings represent the highest and best use of most sites based on neighborhood trends as well as both demographic and current development patterns. The existing use will continue until land value, exceeds the value of the entire property. 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 some instances a property's highest and best use may change in the *foreseeable* future. For example, a tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for a specific type of commercial property to justify new construction at the present time, but increased demand may be expected within five years. In such situations, the property's current 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:

- 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 lack of sales activity with which to consider for time trend analysis

IDENTIFICATION OF THE AREA: AREA 65

NAME of CITIES: KENT, BLACK DIAMOND, COVINGTON, ENUMCLAW, MAPLE VALLEY, and UNINCORPORATED KING COUNTY

BOUNDARIES:

Area 65 encompasses the southeast corner of King County. Approximate boundaries can be described as follows: The west is bounded by the Green River. The northern boundary is SE 240th Street. The eastern boundary is the King / Kittitas County border. And the southern boundary is the King / Pierce County border. The area excludes Auburn and Algona.

MAPS:

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

AREA DESCRIPTION:

Area 65 is estimated to cover 570 square miles or one fourth of the geographic area of King County. It is the second largest area geographically. Approximately 40 square miles are incorporated within the cities of Black Diamond, Covington, Enumclaw, Kent, and Maple Valley; the remaining 530 square miles are unincorporated.

Because this area is so large and the cities within it are small, area 65 contains six jurisdictions. Therefore, land analysis is more complicated due to the numerous zoning designations. Even when two jurisdictions have the same zoning designations, their legal uses may be different. A complete list of all of the zoning designations in area 65 can be found in the pages following the land valuation section.

The chart below shows the number of land parcels valued by neighborhood in area 65. The count includes the specialty parcels.

Area-Neighborhood	Parcel Count
65-10	429
65-20	512
65-30	375
65-40	285
65-50	403
65-60	131
Total	2138

Within Area 65 is a mix of newer and older communities. The overall population is typically comprised of suburban, working class, families with a normal age and race distribution for King County. The table below illustrates some key units of comparison.¹

City	Population	Median Age	Home Ownership Rate	Median Household Income	Median House Value
Black Diamond	4,269	40.4	N/A	\$90,643	\$284,900
Covington	18,298	35.6	84.6%	\$92,023	\$297,500
Enumclaw	11,327	35.3	63.0%	\$58,440	\$251,600
Kent	122,999	36.2	54.2%	\$58,447	\$278,300
Maple Valley	24,171	35.7	83.5%	\$98,604	\$319,900

The adverse impacts of the recent economic downturn negatively affected area 65 more so than many of the more populated areas of King County. Generally, smaller cities have a higher cost per capita for government services than do larger cities. Specifically in south King County housing prices fell farther and have been slower to recover than housing prices in Seattle or Bellevue. Likewise the commercial sector is experiencing the same pattern. This puts an even bigger stress on the cities' declining tax base. As a result, commercial properties have seen higher vacancy rates and those rates have remained higher than those in the larger surrounding cities. Furthermore, the economic stagnation triggered by the recession brought about lower leasing rates for commercial properties in area 65 as well.

But the economic outlook is beginning to look better and appears to be slowly turning around. Construction of more single family homes is on the rise with

¹ US Census 2013

improving employment prospects. Commercial development is also increasing as evidenced by new construction occurring in downtown Kent, Covington, and the Four Corners area of Maple Valley.

Area – Neighborhood: 65-10: Central and South Kent - Valley

Neighborhood 10 encompasses the western portion of area 65. It is bounded on the east by Central Avenue on the south by SE 277th Street, on the west by the Green River and SR 181 and on the north by SE 240th Street.

Kent is the largest city in area 65. The city is parsed between four geographic areas, 50, 65, 70, and 75. Neighborhood 10 includes the downtown commercial portion, which has the city's newest developments: Kent Station, the Water Park, and soon the Platform Apartments (see below).



The regional justice center, historic district and a portion of the central Kent Valley industrial corridor are also located within this neighborhood. Commercial development north of SE Willis Street is generally office and retail development, with a section along 4th Avenue North that includes government agencies and the corresponding commercial services. The commercial area south of SE Willis Street is largely industrial.

Currently downtown Kent is going through a revitalization as new developments occur adjacent to historic areas. The city is encouraging pedestrian friendly businesses and more multifamily construction. Portions of the downtown area were rezoned and in 2009, the Kent City Council passed an ordinance that waived the city's portion of property taxes for 6 years for developers that

obtained building permits for multifamily housing projects approved prior to 1/1/2015.

Below is a list of significant commercial projects that occurred in 2013:

- The city owned parking garage was demolished and ground was broken on a 144,000 square foot apartment building with retail on the first floor. The improvement known as “The Platform” will have four floors.

Area – Neighborhood: 65-20: Kent East Hill

Neighborhood 20 lies east of neighborhood 10. It is bounded on the west by Central Avenue and on the east by 148th Avenue SE. The northern boundary is SE 225th Street and the southern boundary is SE 277th Street. Neighborhood 20 includes Kent’s East Hill and Lake Meridian commercial areas. The predominant use of this neighborhood is single family homes. However, there are two significant commercial corridors in this area, SR 515, (commonly referred to as Benson Highway) and SR 516 or SE Kent-Kangley Road. Commercial properties include multi-family, office, and retail space. Most commercially improved parcels are located on the aforementioned arterials. Multi-family dwellings are located on smaller streets just off those thoroughfares.

Commercial development in 2013 was sparse however new activity is predicted for next year as there were two commercial land sales. Both land sales occurred close to the intersection of SE 240th Street and 104th Avenue SE (SR 515 or Benson Highway). Both are expected to be developed soon. Also, the Lake Meridian Shopping Center on SE Kent Kangley Road (SR 516) and 132nd Ave SE will be extensively updated.

Area – Neighborhood: 65-30: Covington and Maple Valley

Neighborhood 30 is bounded on the north by SE 225th and on the south by SE 285th. It extends east from 148th Avenue SE to SR 169 (Maple Valley / Black Diamond Highway). This neighborhood includes the cities of Covington and Maple Valley as well as a portion of unincorporated King County. Neighborhood 30 is the most suburban neighborhood in area 65 and has the strongest market in south King County. Commercial properties are primarily retail and office space. It remains the fastest growing neighborhood in area 65 and one of the fastest growing neighborhoods in south King County.

Covington:

Covington has a retail corridor that serves as a regional commercial area for southeast King County. The area along SE Kent-Kangley Road (also known as SR 516 and SE 272nd Street) offers a wide range of services, including a

hospital, two medical emergency facilities, large supermarkets, restaurants and medical offices for the surrounding eastern communities of Maple Valley, Ravensdale, and Black Diamond. (Below is the emergency center at MultiCare)



Commercial Development in 2013 includes:

- Valley Medical Center completed a new 36,000 square foot emergency and office facility
- An 8,000 square foot medical office was constructed called the Professional Arts Office
- Kentwood Plaza was completed

Maple Valley:

Maple Valley is located northeast of Covington and has a larger population than Covington. Similarly, the commercial properties in this area are generally office and retail. Most commercially improved parcels in Maple Valley are located along the Maple Valley / Black Diamond Highway (SR 169) and on SE Kent-Kangley Road (SR 516). In December 2010 a zoning change for the Four Corners area was completed and in 2011 Fred Meyer broke ground on the

largest, new retail project in the Central Puget Sound Region.² The new development is called Maple Valley Town Square. Maple Valley is rapidly developing the Four Corners area into a regional corridor for its growing city and the surrounding communities.

Commercial development in 2013 includes a partial demolition and significant updating to Four Corners Square. Four Corners Square occupies the northwest corner of Four Corners. On that corner the following development occurred:

- An 18,000 square foot Grocery Outlet Store
- A 48,000 square foot Hardware Store
- Extensive updating to the two remaining line retail buildings

Area – Neighborhood: 65-40: Black Diamond, North Enumclaw and Rural SE King County

Neighborhood 40 is southeast of neighborhood 30. It is bounded on the north by SE 285th and on the south by SE 440th Street in north Enumclaw. The neighborhood extends as far west as 216th Avenue SE and as far east as the SE Veazie - Cumberland Road. Two small cities lie within the boundaries of this neighborhood, Black Diamond and the northern portion of Enumclaw. Primary commercial development in Neighborhood 40 include, owner occupied office and retail businesses, farming, mining, and recreational services. Retail and office improvements are located along the Maple Valley / Black Diamond Highway (SR 169), Black Diamond's historic district, and in northern Enumclaw. Other types of commercial properties largely lie outside the incorporated areas. Income data for this neighborhood is sparse because it is more rural in nature.

Black Diamond

Black Diamond is a former coal mining town that got its name at the turn of the century. The city served as a home for new immigrants who came for the employment opportunities offered. The town is still largely inhabited by the descendants of the coal miners and while there remain some mining operations, the town's economy is changing to service industries.

In 2010 Yarrow Bay proposed a development plan for the city that will take approximately 15 years to complete. Current plans include single family residences, multi-family and/or cluster housing, commercial with office / retail space, an industrial area, and government services. Development has been delayed primarily due to the filing of three lawsuits intent on blocking it. Those three suits were settled in Yarrow Bay's favor. The Citizens for Responsible Growth, the organization behind the legal action, filed appeals. The appeals were subsequently fast tracked and once again the courts ruled in Yarrow Bay's favor. However, since then, an election took place and the people of Black

² Kidder Mathews-Real Estate Market Review, Seattle Retail 2011 3rd Quarter report

Diamond have voted a new City Council person that is opposed to current development. (Below is the old feed store in Black Diamond that was converted to an office by Yarrow Bay.)



Commercial Development in 2013 includes:

- Yarrow Bay began clearing the site for Phase I of The Villages housing development. This is the area south of SE Auburn / Black Diamond Road and west of Black Diamond's historic district.
- A surgery room was added to Becker Medical Office in north Enumclaw.

Area – Neighborhood: 65-50: Central and Southeast Enumclaw

Neighborhood 50 lies south of neighborhood 40. It is bounded on the north by SE 440th Street, the west by 196th Avenue SE, on the south by the King / Pierce County boundary and on the east by 284th Avenue SE. It is a smaller neighborhood geographically but it includes a significant portion of the commercial development in Enumclaw.

Enumclaw

Enumclaw is a small, rural town that supports the people and businesses in unincorporated southeast King County. It serves as the regional market place for

southeast King and northeast Pierce County. Enumclaw offers a wide range of services, including a hospital, large supermarkets, two automobile showrooms, restaurants and motels. Three state highways pass through the city of Enumclaw and neighborhood 50: SR-164, SR-169 and SR-410. SR-164 links Enumclaw with Auburn which has access to Highway 167 (the Valley Freeway) and Interstate 5 to the west. SR-169 travels north from Enumclaw to Renton and Interstate 405. SR-410 connects Enumclaw with Tacoma on the west and winds around Mt Rainier to Yakima on the east. Primary commercial development includes: dairy farming, mining, owner-occupied office / retail, some medical and recreational properties.

Commercial development in 2013 includes:

- Completion of NW Kidney Center
- A new modular office on SR 410

Area – Neighborhood: 65-60: Rural unincorporated southeast King County

This is an easterly and rural neighborhood. Neighborhood 60 is bounded on the north by SE 208th Street, on the west, by the Maple Valley / Black Diamond Highway, on the south by the King / Pierce County Line, and on the east by the King / Kittitas County line. It includes the unincorporated towns of Cumberland, Ravensdale, Selleck, and a portion of Green Water. Neighborhood 60 is perhaps the largest neighborhood, geographically, in King County but it is sparsely populated. It contains some of King County's old mining and logging towns. The predominant commercial development in this neighborhood includes: farming, mining, limited office / retail, and recreational properties. (Below are 2 photographs from Ravensdale. On the left are some of the remaining houses built after the turn of the century for miners and their families. On the right is the Ravensdale Market)



Commercial development in 2013 includes:

- New multipurpose fields at Ravensdale Park
- Cedar River Taxidermy in Cumberland

PHYSICAL INSPECTION AREA:

Neighborhood 20 was physically inspected for the 2014 assessment year as required by WAC 458- 07-015 4 (a). Exterior observations of the properties were made to verify the accuracy and completeness of characteristic data that affect value. Surveys for rental information were sent to property owners. Rental information was obtained from the mailings, property agents, tax representatives and various publications. The neighborhood was described in detail in the previous section.

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 9.39% and a Coefficient of Dispersion (COD) of 6.42%. The assessment level as indicated by the weighted mean was 91.5%. A ratio study was repeated after application of the 2014 recommended values. The results are included in the validation section of this report. They show an improvement in the COV to 4.08%. The COD has improved to 3.18%. The assessment level, weighted mean was raised to 93.3%.

SCOPE OF DATA

LAND VALUE DATA

Vacant commercial land sales in Area 65 dated 1/1/2011 to 12/31/2013 were given primary consideration. Older sales as well as transactions from neighboring areas were considered; these sales do not appear in the list of "Vacant Sales for Area 65 Used", but can be found in adjoining commercial area reports. Sixteen arm's length, land sales closed during this period. These sales were given primary consideration for valuing land as of 1/1/2014. Older sales, active listings, and sales from neighboring areas were given less weight.

LAND USE

The table below is a breakdown of parcel usage by neighborhood, as defined by predominant use and assigned to the commercial division. The data provides an overview of the current use of parcels in Area 65, excluding specialties.

Neighborhood	Commercial Use	Industrial Use	MultiFamily/ Other Residential Use	Government / Other Regional Land Use
10	58%	35%	3%	4%
20	65%	14%	6%	15%
30	52%	13%	7%	28%
40	43%	32%	2%	23%
50	60%	26%	2%	12%
60	23%	40%	7%	30%

LAND VALUE

ZONING DESIGNATIONS

Agricultural

A 10	Agricultural 10 acres minimum per dwelling
A 35	35 Minimum acre lot size
AG	Agriculture General
F	Forest
M	Mineral – <i>(Long term temporary)</i>
MP	Mineral – Property has specific standards for development
PUB	Public / Open Space
R1	Residential / One unit per acre
RA5	Residential Agriculture / One unit per 5 acres
RA 10	Residential Agriculture / One unit per 10 acres
SR 1	Residential Agriculture
UR	Urban Reserve
URSO	Urban Separator

Commercial

CB	Community Units Business
CB 1	Central Business District 1
CB 2	Central Business District 2
CC	Community Commercial
CC-MU	Community Commercial mixed use
DC	Downtown Commercial
DCE	Downtown Commercial Enterprise
GC	General Commercial
GC – MU	General Commercial Mixed Use
GO	General Office
GO-H	General Office - Hospital
GWC	Gateway Commercial
H	Hospital Zone
HCB	Highway Business and Commercial District

MU	Mixed Use
NB	Neighborhood Business
NBP	Neighborhood Business Park
NC	Neighborhood Commercial
NCC	Neighborhood Convenience Commercial
O	Office
O-MU	Office Mixed Use
P	Public
TC	Town Center

Industrial

B / IP	Business Industrial Park
BP	Business Park
CM 1	Commercial Manufacturing
CM 2	Commercial Manufacturing
I	Industrial
IL	Industrial (Light)
IND	Industrial
IP	Industrial Park
M 1	Manufacturing Industrial Park
M 2	Limited Commercial

Multi-Family

MDR8	Medium Density Residential / 8 units per acre
MHO	Mixed Housing / Office
MHP	Mobile Home Park
MRD	Duplex multi-family residential
MRG	Garden density multi-family residential
MRM	Medium density multi-family residential
MRT	Townhouse / Condo / multi-family residential
R-4	Residential - Multifamily
R 12	Residential 12 units per acre
R 18	Residential 18 units per acre

Residential

MDR8	Medium Density Residential / 8 units per acre
R-2	Moderate Density single-family
R 4	Residential 4 dwelling units per acre
R 6	Residential 6 dwelling units per acre
R 8	Residential 8 dwelling units per acre
RA 5	Rural area 5 acre minimum lot size
SR 4.5	Single Family Residential
SR 6	Single Family Residential
SR 8	Single Family Residential

Land Sales Analysis by Neighborhood:

Sales from 2011, 2012, and 2013 of vacant commercial properties were analyzed to determine if changes in the assessed value of land was warranted for the 2014 assessment year. The transactions listed below are the basis for land valuation in the area. If there were no current land sales, previous years' land sales were used along with sales in other similar neighborhoods to support the current valuation.

Aside from the sales listed below, sales of commercial land in southeast King County adversely impacted by wetlands or sensitive areas were also studied. Impacted portions of said properties were valued between \$1.00 and \$2.00 a square foot depending on location, jurisdictions' development requirements, and severity of impact. Non-impacted portions were valued at market.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.
065	010	000660	0030	93,218	2482742	\$925,000	03/07/11	\$9.92	M1	1
065	010	000660	0045	65,015	2598079	\$600,000	04/01/13	\$9.23	CM- 2	1
065	020	172205	9192	35,719	2628272	\$750,000	09/03/13	\$21.00	CC- MU	1
065	020	292205	9006	12,802	2628628	\$50,000	09/03/13	\$3.91	O- MU	1
065	020	679220	0010	57,614	2492274	\$1,600,000	05/20/11	\$27.77	CC	1
065	020	736660	0005	13,121	2581636	\$420,000	12/20/12	\$32.01	CC	1
065	030	152206	9039	522,124	2543584	\$2,050,000	05/15/12	\$3.93	SC	2
065	030	179631	0110	44,845	2485327	\$350,000	04/01/11	\$7.80	MC	1
065	030	252205	9270	45,120	2539928	\$910,000	04/23/12	\$20.17	MC	1
065	030	272206	9083	24,583	2632127	\$600,000	09/18/13	\$24.41	CB	1
065	030	275220	0005	43,995	2526760	\$300,000	01/13/12	\$6.82	NBP	1
065	030	352205	9215	891,740	2538660	\$4,000,000	04/05/12	\$4.49	GC	1
065	030	362205	9080	34,848	2642859	\$557,568	11/21/13	\$16.00	TC	1
065	030	362205	9207	41,498	2557913	\$763,899	08/06/12	\$18.41	MC	1
065	030	378040	0010	35,463	2580315	\$744,716	12/19/12	\$21.00	MC	4
065	050	236100	0050	108,700	2641343	\$495,000	10/30/13	\$4.55	IL	1

Neighborhood 65-10

There were two land sales in Neighborhood 10 between 2011 and 2013.

- E # 2482742: Purchased for \$925,000 or \$9.92 a square foot, it is a larger industrial property that abuts the Green River. At the time of sale the property had an older warehouse that was subsequently torn down. The property will be used as part of a levee to prevent damage if the Howard Hansen Dam were to fail.

- E # 2598079: Purchased for \$600,000 or \$9.23 a square foot, it is a level rectangular industrial property that is in close proximity to Central Avenue South. The site has 65,015 square feet and is zoned CM-2, Commercial manufacturing.

There were a significant number of sales that occurred in adjacent areas as well as sales from previous years. As a result land values for industrial zoned property increased from \$6.50 to \$8.50 a square foot to \$7.50 to \$9 a square foot. Commercial land values were equalized between \$14 and \$18 a square foot and multi-family land values were unchanged at \$8 a square foot.

Neighborhood 65-20

Four land sales occurred in this neighborhood between 1/1/2011 and 12/31/2013.

- E # 2492274: This parcel was purchased for \$1,600,000 or \$27.77 a square foot. It is a 57,614 square foot corner site and is zoned CC, Community Commercial. The subject is located on the southeast corner of SE Kent-Kangley Road and 132nd Avenue SE.
- E # 2581636: Another corner site. This property is located on the southeast corner of 104th Avenue SE (Benson Highway or Highway 515) and SE 240th St. The site is 13,121 square feet. It was purchased for \$420,000 or \$32.01 a square foot. This property is also zoned CC, community commercial.
- E # 2628272: The subject is located on SE 240th St, close to the intersection with 104th Ave, SE. It is a rectangular site and at the time of sale had a car wash that was recently demolished. The property has 35,719 square feet and sold for \$750,000 or \$21 a square foot. It is zoned CC-MU, community commercial – mixed use.
- E # 2628628: This is a level, rectangular site with 12,802 square feet. It is zoned O-MU, Office – Mixed Use. The subject is in an area the city of Kent rezoned in hopes of creating another commercial corridor. At this time, there are no commercial developments around the subject and the site has frontage on a street that has minimal traffic. This property also \ lacks sewer and water. The new owner said he hopes to develop a single family residence on this site. The property sold for \$50,000 or \$3.91 a square foot.

Commercial land values increased in pockets in this neighborhood but still range from \$8.00 to \$30.00 a square foot. The pockets that saw the increase largely lie on SR 515, SE 240th Street and SE Kent-Kangley Road (SR 516). Industrial land

values generally stayed unchanged and ranged from \$6.00 to \$11.00 a square foot. Likewise multi-family properties also stayed unchanged and ranged from \$4.00 to \$11.00 a square foot.

Neighborhood 65-30

Nine land sales occurred in this neighborhood between 1/1/2011 and 12/31/2013.

- E # 2485327: This parcel was purchased for \$350,000 or \$7.80 a square foot. It is a raw, landlocked parcel located southeast of the MultiCare Medical Center. The parcel has 44,845 square feet and is zoned MC, Mixed Commercial.
- E # 2557913: This property was purchased for \$763,899 or \$18.41 a square foot. It is an irregular shaped pad in Covington that was under contract for the preceding two years for an Elephant Car Wash. The site is 41,498 square feet and is zoned MC, Mixed Commercial
- E # 2539928: Purchased for \$910,000 or \$20.17 a square foot this parcel located in Covington, north of SE Kent Kangley Road is on Wax Road. The site is 45,120 square feet and is zoned MC, Mixed Commercial.
- E # 2538660: The subject was purchased for \$4,000,000 or \$4.49 a square foot. Previously this land was zoned I, Industrial and it is adjacent to the Bonneville Power Station. The subject is 891,740 square feet of vacant raw land. It is zoned GC, General Commercial
- E # 2526760: This parcel was purchased for \$300,000 or \$6.82 a square foot. The owner puts up a temporary shelter and uses it as a local fruit stand. The site is 43,995 square feet and has frontage on the Maple Valley / Black Diamond Highway, several miles north of Four Corners and outside the main commercial area. It is zoned NBP, Neighborhood Business Property
- E # 2543584: Subject includes two parcels currently used for mining. The Purchase was for 522,124 square feet for \$2,050,000 or \$3.93 a square foot. The subject was being rezoned at time of purchase. It was initially M. or mineral zoning but was rezoned SC, service commercial.
- E # 2580315: This sale consisted of portions of four parcels that were assembled to form the subject. It is an irregular shaped parcel with frontage on Wax Road on the north side of SE Kent Kangley Road. The site has 35,463 square feet and was purchased for \$744,716 or \$21 a square foot. It is zoned MC, Mixed Commercial.

- E # 2632127: The subject is a pad in Four Corners Square. The site is level, rectangular shaped with frontage on Highway 169 (the Maple Valley Highway). It has 24,583 square feet and was purchased for \$600,000 or \$24.41 a square foot. The property is zoned CB, Community Business Units
- E # 2642859: This is an irregular shaped parcel that is located on Wax Road, south of SE Kent Kangley Road. Currently the subject has a 1,290 square foot SFR that was built in 1958. The buyer intends to tear the house down and redevelop the site in the future. The property has 34,848 square feet and is zoned TC, Town Center. It sold for \$557,568 or \$16 a square foot.

The land values of commercially zoned properties were increased in pockets along SE Kent Kangley Road (SR 516) and Wax Road in Covington and in the Four Corners area of Maple Valley. Commercial property ranged in value from \$4 to \$27 a square foot depending on location, site quality and zoning. High and medium density residential property values were equalized between \$5.00 and \$12 a square foot depending on location and zoning. Industrial and agricultural properties largely remained unchanged and were equalized taking into account location, zoning, and size.

Neighborhood 65-40

There were no land sales in this neighborhood.

Land located in this neighborhood with commercial zoning saw no change in value except to equalize with adjacent parcels. Industrial property was valued from \$3 to \$5.50 a square foot, agricultural land values ranged from \$0.25 to \$2.50 a square foot. Commercial property values ranged from \$2.00 to \$10.00 a square foot and multi-family property values ranged from \$2 to \$6 a square foot.

Neighborhood 65-50

There was one land sale in 2013 in this neighborhood.

- E # 2641343: This sale includes a level, rectangular site with frontage on three sides. It is located in the industrial section of Enumclaw. The site has 108,700 square feet and is zoned IL, Industrial Land. It was bought for \$495,000 or \$4.55 a square foot.

Land values in this neighborhood saw little change. Industrially zoned properties ranged from \$1.25 to \$5.00 a square foot, commercially zoned property (retail and office) ranged from \$1.00 to \$10.00 a square foot. Property zoned for multi-family was valued between \$2.50 and \$5.00 a square foot. Any adjustments made to land values were to improve equalization.

Neighborhood 65-60

There were no land sales in this neighborhood.

Mining properties in this neighborhood were increased last year. Values range from \$0.15 to \$2.25 a square foot. All other industrially zoned properties ranged from \$0.20 to \$5.00 a square foot. Commercially zoned property (retail and office) was valued from \$1.00 to \$10 a square foot, and property zoned for multi-family was valued between \$2.25 and \$5.00 a square foot. Adjustments made to land values were to improve equalization.

Land Value Conclusions, Recommendations, and Validation.

Land values were assessed using the Sales Comparison approach. Sales were analyzed based on zoning, size, location and development potential. Changes were made using recent land sales to recognize increase market activities in specific pockets and to achieve equalization in neighborhoods. In the absence of sales in a neighborhood, previous years' sales and sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser may adjust for particular characteristics and conditions as they occur in the valuation area.

The total recommended land value for the 2014 Assessment year is \$669,442,800. The total 2013 Assessment year land value for this area was \$640,478,900. The percent change increase from the 2013 assessed value to the 2014 recommended assessed value is 4.52%. The increase in land values is due primarily to increases in industrial property in the Kent Valley, and commercial property pockets in Kent, Covington and Maple Valley. A list of Vacant Land Sales Used and those considered not reflective of market (Sales Not Used) are included in the addendum section of this report.

Area 65	2013 Total Land	2014 Total Land	Increase in \$	% Change
Land Values	\$640,478,900	\$669,442,800	\$28,963,900	4.52%

Below is a general summary of land values used in Area 65

Property Types	Jurisdiction/ Zone	65-10	65-20	65-30	65-40	65-50	65-60
Industrial Land		Downtown Kent	Kent East Hill	Covington, Maple Valley, and Unincorporated King County	Black Diamond, No. Enumclaw and Unincorporated King County	Central and South Enumclaw	Unincorporated King County
	Kent - M1, M1-C, M2, CM-2 Black Diamond - B/IP, IND Covington Enumclaw - IL Maple Valley - BP King County – I, IP	\$5.00 to \$14.00 / SF	\$8.00 to \$11.00 / SF	\$3.00 / SF	\$3.00 TO \$5.50 / SF	\$1.25 to \$5.00 / SF	\$0.20 to \$5.00 / SF
	Kent - CC, CC-MU, DC, DCE, GC, GC-MU, NCC, O, O-MU Black Diamond - CC, MPD, NC, TC Covington - CC, GC, MC, NC, TC Enumclaw -CB1, CB2, GO, GO-H, H, HCB, NB Maple Valley - CB, CC, MU, NB, O, SC King County – NB, NEP	\$14.00 to \$18.00 / SF	\$7.00 to \$25.00 / SF	\$4.00 to \$27.00 / SF	\$2.00 to \$10.00 / SF	\$1.00 to \$10.00 / SF	\$1.00 to \$10.00 / SF
Multi-Family Land	Kent - MHP, MRD, MRG, MR-M, MRT12, MRT16 Black Diamond - MDR8 Covington - MHO, R8 Enumclaw - R-4, RMHP Maple Valley - R-8, R-12, R-18, R-24 King County – RA5P	\$8.00 / SF	\$6.00 to \$8.00 / SF	\$5.00 TO \$12.00 / SF	\$2.00 to \$6.00 / SF	\$2.00 TO \$5.00 / SF	\$2.25 to \$5.00 / SF
Residential Land	Kent - SR-1, SR-3, SR-4.5, SR-6, SR-8 Black Diamond - R4, R6 Covington - R4, R6 Enumclaw - R-2, R-3 Maple Valley - R-4, R-6 King County – RA5, RA5SO, R1	N/A	\$1.00 to \$11.00 / SF	\$1.75 to \$7.00 / SF	\$1.00 TO \$6.00 /SF	\$0.30 TO \$6.00 / SF	\$0.50 to \$6.00 / SF
	Kent - AG, SRT Black Diamond - PUB Covington - M, USR1 Enumclaw - P Maple Valley - PRO King County - A 10, A 35, F, M, MP, RA 10, UR	\$1.00 to \$2.25 / SF	\$1.00 / SF	\$1.00 to \$5.00 / SF	\$0.20 to \$2.50 / SF	N/A	\$0.15 to \$2.25 / SF
	Agricultural, Mining, Forest						

Improved Parcel Total Values:

Improved Parcel Total Value Data:

Improved sales' information is collected and analyzed similar to vacant land parcels. Sales' information is obtained from excise tax affidavits. Property characteristics are verified for all sales when possible. Area sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information may reside in the Assessor's Real Property Database, the appraiser's files, separate studies, as well as local, county, and state statutes.

Sales comparison approach model description:

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

Improved commercial sales dating from 1/1/2011 to 12/31/2013 were considered in the valuation. There were forty-seven (47) arm's length improved sales during this period. Five of those sales were not used in the ratio study because the improvement's characteristics changed after the sale. All sales' data was obtained from excise tax records and verified with property owners, CoStar, brokers and agents whenever possible. Transactions from neighboring geographic areas were utilized in the sales analysis as well. They are not included here, but can be found in the reports for neighboring areas in South King County.

In general, the market approach was utilized for properties where income/expense data was unavailable and the cost approach wasn't reflective of market value. Mobile home parks, single family residences converted to commercial use, daycares, office and warehouse condominiums and other improved properties with unique building characteristics fall into this category. 137 parcels were valued using this approach. The table below summarizes the models created for this year's valuation. The market rate applied to a given property is a function of its location and building characteristics

Property Type	Unit of Comparison	Value Range per Unit
Mobile Home Park	Price per Pad	\$35,000 to \$75,000
Service garages and Mini-lubes	per square foot of net rentable area	\$175 to \$250
Converted Single Family Residences	per square foot of net rentable area	\$160 to \$250
Day care facilities	per square foot of net rentable area	\$180 to \$210
Office Condominiums	per square foot of net rentable area	\$125 to \$200
Warehouse Condominiums	per square foot of net rentable area	\$100 to \$125

Cost approach model description

The Marshall & Swift Commercial Cost Estimator was used to calculate the cost approach on all improved properties. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost value was adjusted to the U. S. western region and the Seattle area. In some cases, cost estimates were heavily depended upon such as for schools, churches, government buildings and special purpose properties like automotive dealerships where there is limited income data or comparable sales. Also, cost estimates were relied upon in rural areas, where large tracts of land had smaller commercial improvements.

Income capitalization approach model description

Income capitalization tables were developed for each neighborhood within area 65. They include income approach parameters for typical retail, office, restaurant, and industrial properties. The parameters are stratified by the age and quality of the improvements, as well as location. In the absence of improved sales, the income and cost approaches are heavily relied upon. The table below summarizes the income approach parameters for the entire area.

Neighborhood	Property Type	Rent Range	Vacancy & Credit Loss	Expense Range	Capitalization Rate Range
10	Office	\$13 to \$26	10 to 15%	10 to 30%	7 to 8.5%
	Retail	\$10 to \$26	10 to 30%	10%	6.5 to 8.5%
	Warehouse	\$4 to \$14	5 to 6%	10%	6.5 to 8%
	Restaurants	\$13 to \$32	5 to 10%	10%	7 to 8.25%
20	Office	\$13 to \$26	10 to 15%	15 to 30%	7.5 to 8.5%
	Retail	\$13 to \$26	10 to 15%	10%	6.5 to 7.55%
	Warehouse	\$4 to \$14	5 to 6%	10%	6.5 to 8%
	Restaurants	\$13 to \$32	5 to 10%	10%	7 to 8.5%
30	Office	\$14 to \$24	5 to 10%	10 to 15%	6.75 to 9.25%
	Retail	\$13 to \$23	10%	10%	6.75 to 8.5%
	Warehouse	\$3.25 to \$16	5 to 10%	7.5 to 10%	6.75 to 8.25%
	Restaurants	\$12 to \$25	5 - 10%	10%	7.5 to 8.5%
40	Office	\$11 to \$19	10%	10 to 30%	7 to 8.5%
	Retail	\$8.50 to \$15	10%	10 to 15%	7 to 8.5%
	Warehouse	\$3.00 to \$6.80	10%	10%	6 to 8.5%
	Restaurants	\$8.50 to \$18	5 to 10%	10 to 15%	7 to 8.5%
50	Office	\$10 to \$24	10 to 15%	10 to 30%	6.5 to 9%
	Retail	\$9 to \$17	10 to 15%	10 to 30%	7 to 9%
	Warehouse	\$3.00 to \$13	5 to 10%	10%	6 to 9%
	Restaurants	\$8.50 to \$17	5%	10 to 20%	6.5 to 9%
60	Office	\$11 to \$15.50	10%	30%	7 to 8.75%
	Retail	\$9 to \$13.50	10 to 15%	10 to 20%	8 to 9%
	Warehouse	\$3 to \$13	5 to 10%	10%	6 to 9%
	Restaurants	\$8.50 to \$13.50	5%	10 - 20%	7.5 to 9%

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates using *qualitative* adjustments based on size, effective age, and quality of construction as recorded in the Assessor's records.

Income: The rents utilized in the tables are the appraisers best estimate of market rent for a given property type. The figures were derived from published sources such as: Commercial MLS, Officespace.com, Craigslist etc., interviews with property owners and leasing agents, and actual rental agreements obtained from property owners via surveys and the appeal process.

Vacancy: Vacancy rates used were derived mainly from published sources, actual rent rolls from properties in the area and by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Triple net expenses were utilized for the majority of property types. Full Service expenses were used for some offices and mini-storage units.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as: CoStar, Real Estate Analytics, Colliers International and Integra Realty Resources. Other national reports include: Grubb & Ellis

The following table summarizes reported capitalization rates from various regional market reports.

22

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

Reconciliation

The Appraiser reviewed the appropriateness of the application of the valuation models before final values were selected for each parcel. The area Appraiser may have adjusted any or all of the parameters used to establish value. Final values were based on the Appraiser's judgment of the appropriateness of the method. For quality control purposes an administrative review of the selected values was made by Marie Ramirez, Senior Appraiser.

Model Validation

Total Value Conclusions, Recommendations and Validation:

King County is remaining steady in terms of job growth and recovery from the economic downturn. Specifically in southeast King County, commercial construction is beginning. Vacancy remains stubborn but the economic forecast is looking better. If a lower lease rate is accepted it is for a period less than a year. Therefore, property valuations for the most part, remained stable although some commercial pockets did experience upward adjustments.

Statistically, the total assessment level weighted mean ratio increased from 91.5% to 93.3%. This is within the standards set forth by the International Association of Assessing Officers (IAAO). Coefficient of Dispersion and coefficient of variation, which are the most common measures of statistical uniformity, also, experienced positive adjustments. Overall, uniformity measures are within IAAO standards.

	2013 Ratio	2014 Ratio	Change
Assessment Level	91.5%	93.3%	+1.80
Coefficient of Dispersion	6.42%	3.18%	-3.24
Coefficient of Variation	9.39%	4.08%	-5.31
Standard Deviation	8.70%	3.89%	-4.81
Price Related Differential	1.01	1.02	-0.01

The table below shows the overall value change for Area 65.

Area 65	Year 2013	Year 2014	Difference	% Change
Taxable Values	\$1,245,518,500	\$1,268,312,100	\$22,793,600	+1.83%
Exempt Values	\$169,170,700	\$172,973,000	\$3,802,300	+2.24%
Total Assessed Value	\$1,414,689,200	\$1,441,285,100	\$26,595,900	+1.88%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

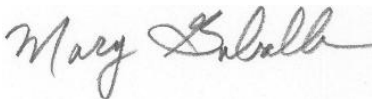
Scope of Work Performed:

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

CERTIFICATION:

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

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



4/12/2014

Mary Guballa, Commercial Appraiser I

Date

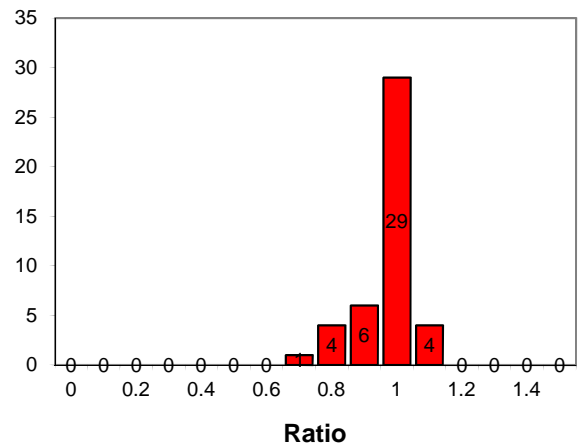
Area 065 - SE King County
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000660-0063	4,997,200	5,500,000	4/23/2012	0.9086	0.0461
000660-0083	3,118,800	3,330,000	4/18/2012	0.9366	0.0181
000660-0116	1,041,300	1,040,000	11/20/2013	1.0013	0.0466
112106-9073	581,600	610,000	12/26/2012	0.9534	0.0012
134930-0037	509,000	525,000	11/19/2012	0.9695	0.0148
162206-9031	11,540,000	13,000,000	10/12/2012	0.8877	0.0670
172205-9039	976,400	1,020,000	11/27/2012	0.9573	0.0026
172205-9239	466,600	650,000	11/12/2013	0.7178	0.2368
184970-0215	228,000	217,750	8/6/2013	1.0471	0.0924
187140-0105	234,000	340,000	2/12/2014	0.6882	0.2665
212206-9149	3,846,100	3,900,000	2/27/2012	0.9862	0.0315
236100-0110	872,100	900,000	4/11/2013	0.9690	0.0143
236180-0130	407,500	395,000	1/16/2013	1.0316	0.0770
236180-0140	132,000	150,000	5/23/2012	0.8800	0.0747
236180-0175	189,900	205,000	4/26/2012	0.9263	0.0283
236180-0305	225,600	286,871	4/10/2013	0.7864	0.1683
236180-0305	225,600	296,515	6/3/2013	0.7608	0.1939
242006-9398	226,400	230,000	12/21/2012	0.9843	0.0297
242006-9442	110,900	135,000	11/20/2012	0.8215	0.1332
242006-9494	692,400	755,000	12/22/2011	0.9171	0.0376
252206-9105	148,100	149,950	11/8/2011	0.9877	0.0330
261100-0130	1,949,600	2,175,000	6/7/2012	0.8964	0.0583
282205-9125	618,800	625,000	7/28/2011	0.9901	0.0354
295190-0015	598,800	600,000	2/11/2013	0.9980	0.0433
295190-0060	317,700	320,000	5/30/2013	0.9928	0.0381
346280-0100	1,808,000	1,841,225	1/24/2013	0.9820	0.0273
362205-9074	2,338,400	3,300,000	5/18/2011	0.7086	0.2461
382800-0075	199,700	200,000	2/20/2013	0.9985	0.0438
382800-0235	99,100	103,000	3/5/2012	0.9621	0.0074
510540-0145	393,000	435,000	11/13/2013	0.9034	0.0512
716520-0060	1,144,200	1,190,000	10/23/2013	0.9615	0.0068
783080-0030	257,400	310,000	12/19/2012	0.8303	0.1244
783080-0052	5,200,200	5,400,000	9/26/2011	0.9630	0.0083
783080-0110	782,500	800,000	1/7/2013	0.9781	0.0234
783080-0128	208,000	225,000	12/12/2012	0.9244	0.0302
783080-0130	543,800	574,000	1/30/2013	0.9474	0.0073
800460-0050	121,800	125,000	9/6/2012	0.9744	0.0197
800610-0255	525,400	630,000	3/20/2012	0.8340	0.1207
917960-0610	620,700	600,000	6/11/2013	1.0345	0.0798
917960-0705	199,500	200,000	1/9/2012	0.9975	0.0428
917960-1480	792,600	850,000	9/27/2012	0.9325	0.0222
917960-1691	279,000	302,500	10/4/2011	0.9223	0.0324
982570-0545	635,700	665,000	2/28/2013	0.9559	0.0012
982570-0745	386,100	410,000	7/14/2011	0.9417	0.0130

Area 065 - SE King County
2014 Assessment Year

Quadrant/Crew:	Appr date :	Date:		Sales Dates:
South Crew	1/1/2013	4/28/2014		1/1/11 - 03/31/14
Area	Appr ID:	Prop Type:		Trend used?: Y / N
65	MGUB	Improvement		N
SAMPLE STATISTICS				
<i>Sample size (n)</i>	44			
<i>Mean Assessed Value</i>	1,154,300			
<i>Mean Sales Price</i>	1,261,700			
<i>Standard Deviation AV</i>	2,009,113			
<i>Standard Deviation SP</i>	2,234,784			
ASSESSMENT LEVEL				
<i>Arithmetic mean ratio</i>	0.926			
<i>Median Ratio</i>	0.955			
<i>Weighted Mean Ratio</i>	0.915			
UNIFORMITY				
<i>Lowest ratio</i>	0.6882			
<i>Highest ratio:</i>	1.0471			
<i>Coefficient of Dispersion</i>	6.42%			
<i>Standard Deviation</i>	0.0870			
<i>Coefficient of Variation</i>	9.39%			
<i>Price-related Differential</i>	1.01			
RELIABILITY				
95% Confidence: Median		These figures reflect measurements before posting new values.		
<i>Lower limit</i>	0.922			
<i>Upper limit</i>	0.974			
95% Confidence: Mean				
<i>Lower limit</i>	0.900			
<i>Upper limit</i>	0.952			
SAMPLE SIZE EVALUATION				
<i>N (population size)</i>	1122			
<i>B (acceptable error - in decimal)</i>	0.05			
<i>S (estimated from this sample)</i>	0.0870			
Recommended minimum:	12			
<i>Actual sample size:</i>	44			
Conclusion:	OK			
NORMALITY				
Binomial Test				
<i># ratios below mean:</i>	16			
<i># ratios above mean:</i>	28			
<i>z:</i>	1.658312395			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

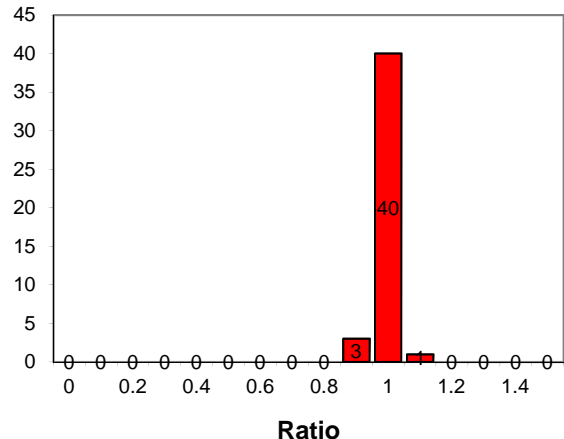
Ratio Frequency



Area 065 - SE King County
2014 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
000660-0063	5,060,200	5,500,000	4/23/2012	0.9200	0.0341
000660-0083	3,261,900	3,330,000	4/18/2012	0.9795	0.0254
000660-0116	1,025,400	1,040,000	11/20/2013	0.9860	0.0318
112106-9073	606,200	610,000	12/26/2012	0.9938	0.0396
134930-0037	495,700	525,000	11/19/2012	0.9442	0.0100
162206-9031	11,461,300	13,000,000	10/12/2012	0.8816	0.0725
172205-9039	976,400	1,020,000	11/27/2012	0.9573	0.0031
172205-9239	611,400	650,000	11/12/2013	0.9406	0.0136
184970-0215	216,600	217,750	8/6/2013	0.9947	0.0405
187140-0105	317,700	340,000	2/12/2014	0.9344	0.0198
212206-9149	3,872,600	3,900,000	2/27/2012	0.9930	0.0388
236100-0110	884,600	900,000	4/11/2013	0.9829	0.0287
236180-0130	390,000	395,000	1/16/2013	0.9873	0.0332
236180-0140	137,500	150,000	5/23/2012	0.9167	0.0375
236180-0175	204,800	205,000	4/26/2012	0.9990	0.0449
236180-0305	262,000	286,871	4/10/2013	0.9133	0.0409
236180-0305	262,000	296,515	6/3/2013	0.8836	0.0706
242006-9398	227,200	230,000	12/21/2012	0.9878	0.0337
242006-9442	123,900	135,000	11/20/2012	0.9178	0.0364
242006-9494	712,500	755,000	12/22/2011	0.9437	0.0105
252206-9105	143,600	149,950	11/8/2011	0.9577	0.0035
261100-0130	2,019,800	2,175,000	6/7/2012	0.9286	0.0255
282205-9125	629,300	625,000	7/28/2011	1.0069	0.0527
295190-0015	590,200	600,000	2/11/2013	0.9837	0.0295
295190-0060	317,700	320,000	5/30/2013	0.9928	0.0386
346280-0100	1,828,700	1,841,225	1/24/2013	0.9932	0.0390
362205-9074	2,698,100	3,300,000	5/18/2011	0.8176	0.1366
382800-0075	194,100	200,000	2/20/2013	0.9705	0.0163
382800-0235	99,100	103,000	3/5/2012	0.9621	0.0080
510540-0145	393,000	435,000	11/13/2013	0.9034	0.0507
716520-0060	1,182,400	1,190,000	10/23/2013	0.9936	0.0394
783080-0030	296,000	310,000	12/19/2012	0.9548	0.0007
783080-0052	5,200,200	5,400,000	9/26/2011	0.9630	0.0088
783080-0110	793,000	800,000	1/7/2013	0.9913	0.0371
783080-0128	208,000	225,000	12/12/2012	0.9244	0.0297
783080-0130	543,800	574,000	1/30/2013	0.9474	0.0068
800460-0050	118,700	125,000	9/6/2012	0.9496	0.0046
800610-0255	573,200	630,000	3/20/2012	0.9098	0.0443
917960-0610	584,200	600,000	6/11/2013	0.9737	0.0195
917960-0705	190,700	200,000	1/9/2012	0.9535	0.0007
917960-1480	805,900	850,000	9/27/2012	0.9481	0.0061
917960-1691	279,000	302,500	10/4/2011	0.9223	0.0319
982570-0545	615,900	665,000	2/28/2013	0.9262	0.0280
982570-0745	386,100	410,000	7/14/2011	0.9417	0.0125

Area 065 - SE King County
2014 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:														
South Crew	1/1/2014	4/28/2014	1/1/11 - 03/31/14														
Area	Appr ID:	Prop Type:	Trend used?: Y / N														
65	MGUB	Improvement	N														
SAMPLE STATISTICS																	
Sample size (n)	44	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 45 with increments of 5. The bars are red. The first bar at ratio 0.9 has a frequency of 3. The second bar at ratio 1.0 has a frequency of 40. The third bar at ratio 1.1 has a frequency of 1. All other bars have a frequency of 0.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.9</td><td>3</td></tr><tr><td>1.0</td><td>40</td></tr><tr><td>1.1</td><td>1</td></tr><tr><td>1.2</td><td>0</td></tr><tr><td>1.3</td><td>0</td></tr><tr><td>1.4</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.9	3	1.0	40	1.1	1	1.2	0	1.3	0	1.4	0
Ratio	Frequency																
0.9	3																
1.0	40																
1.1	1																
1.2	0																
1.3	0																
1.4	0																
Mean Assessed Value	1,177,300																
Mean Sales Price	1,261,700																
Standard Deviation AV	2,009,917																
Standard Deviation SP	2,234,784																
ASSESSMENT LEVEL																	
Arithmetic mean ratio	0.952																
Median Ratio	0.954																
Weighted Mean Ratio	0.933																
UNIFORMITY																	
Lowest ratio	0.8176																
Highest ratio:	1.0069																
Coefficient of Dispersion	3.18%																
Standard Deviation	0.0389																
Coefficient of Variation	4.08%																
Price-related Differential	1.02																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.941																
Upper limit	0.980																
95% Confidence: Mean																	
Lower limit	0.940																
Upper limit	0.963																
SAMPLE SIZE EVALUATION																	
N (population size)	1122	<div>These figures reflect measurements after posting new values.</div>															
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.0389																
Recommended minimum:	2																
Actual sample size:	44																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	21																
# ratios above mean:	23																
z:	0.150755672																
Conclusion:	Normal*																
*i.e., no evidence of non-normality																	

	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	065	010	000660	0063	60,691	2540370	\$5,500,000	04/23/12	\$90.62	Warehouse - Storage	CM-2	1	Y	
2	065	010	000660	0083	24,396	2539984	\$3,330,000	04/18/12	\$136.50	Signal Electric (Some Wetland)	M2	1	Y	
3	065	010	000660	0116	9,874	2641813	\$1,040,000	11/20/13	\$105.33	WAREHOUSE (Site has wetlands)	M2	1	Y	
4	065	010	134930	0037	6,691	2577496	\$525,000	11/19/12	\$78.46	NORTHWEST DRY WALL	DCE	1	Y	
5	065	010	184970	0215	1,140	2623772	\$217,750	08/06/13	\$191.01	FARMER'S INSUR AGENCY	GC	1	Y	
6	065	010	261100	0130	23,835	2548947	\$2,175,000	06/07/12	\$91.25	Market Northwest	M2	1	Y	
7	065	010	295190	0015	3,453	2589127	\$600,000	02/11/13	\$173.76	KIEL MORTGAGE	DCE	1	Y	
8	065	010	295190	0060	1,940	2609479	\$320,000	05/30/13	\$164.95	MADDOCK & ASSOC INSURANCE	DCE	1	Y	
9	065	010	346280	0100	11,280	2586939	\$1,841,225	01/24/13	\$163.23	PATENT CONSTRUCTION SYSTEM	M1	1	Y	
10	065	010	382800	0075	1,860	2590011	\$200,000	02/20/13	\$107.53	ABLE PEST CONTROL	CM-2	1	Y	
11	065	010	716520	0060	7,671	2637977	\$1,190,000	10/23/13	\$155.13	KING COUNTY OFFICE	DCE	1	Y	
12	065	010	917960	0610	6,568	2611644	\$600,000	06/11/13	\$91.35	FURNITURE RENTAL	DCE	1	Y	
13	065	010	917960	0705	1,456	2525846	\$200,000	01/09/12	\$137.36	AFFORDABLE ACCT & TAX SERV	DCE	1	Y	
14	065	010	917960	1480	5,808	2567128	\$850,000	09/27/12	\$146.35	Olympic Printing	DCE	1	Y	
15	065	010	917960	1691	1,968	2513059	\$302,500	10/04/11	\$153.71	WESTERNCO DONUTS	GC	1	Y	
16	065	010	982570	0545	4,116	2591369	\$665,000	02/28/13	\$161.56	KENT DWTN MED BLDG	DCE	1	Y	
17	065	010	982570	0745	1,915	2503676	\$410,000	07/14/11	\$214.10	DENTAL OFFICE	DCE	1	Y	
18	065	020	172205	9039	6,309	2576448	\$1,020,000	11/27/12	\$161.67	Jimmy 'T's' TAVERN	CC-MU	1	Y	
19	065	020	172205	9239	2,880	2641473	\$650,000	11/12/13	\$225.69	RETAIL	CC-MU	1	Y	
20	065	020	282205	9125	4,500	2504134	\$625,000	07/28/11	\$138.89	OFFICE BUILDING	CC	1	Y	
21	065	020	292205	9333	4,163	2524901	\$850,000	12/30/11	\$204.18	VENTURE BANK	O	1	26	Imp changed after sale; not in ratio
22	065	020	382800	0235	576	2533556	\$103,000	03/05/12	\$178.82	HAIR SALON	CM-2	1	Y	
23	065	020	783080	0030	540	2582506	\$310,000	12/19/12	\$574.07	TWIN PEAKS ESPRESSO	CC	1	Y	
24	065	020	783080	0052	26,979	2511246	\$5,400,000	09/26/11	\$200.16	LINE RETAIL	CC	3	Y	
25	065	020	783080	0110	9,048	2584232	\$800,000	01/07/13	\$88.42	BENSON AUTO CENTER	CC-MU	1	Y	
26	065	020	783080	0128	832	2579223	\$225,000	12/12/12	\$270.43	DENTAL OFFICE	CC-MU	1	Y	
27	065	020	783080	0130	3,633	2587239	\$574,000	01/30/13	\$158.00	KENT EAST HILL DENTAL CTR	CC-MU	2	Y	
28	065	030	162206	9031	45,953	2568762	\$13,000,000	10/12/12	\$282.90	WILDERNESS VILLAGE SHOPPING	CB	5	Y	
29	065	030	212206	9149	33,010	2533572	\$3,900,000	02/27/12	\$118.15	CAPSTONE OFFICE BUILDING	O	1	Y	
30	065	030	362205	9074	7,195	2492419	\$3,300,000	05/18/11	\$458.65	PUERTA VALLARTA & RETAIL	MC	1	Y	
31	065	030	510540	0145	3,600	2641353	\$435,000	11/13/13	\$120.83	KERSLAKE BROS AUTOMOTIVE	RA5	2	Y	
32	065	040	112106	9073	14,280	2583551	\$610,000	12/26/12	\$42.72	BLACK DIAMOND AUTO WRECKING	CC	1	Y	
33	065	040	236100	0110	7,200	2599184	\$900,000	04/11/13	\$125.00	STORAGE YARD	IL	3	Y	
34	065	040	242006	9442	3,690	2576137	\$135,000	11/20/12	\$36.59	YOUTH CLUB HOUSE	R-4	1	Y	
35	065	050	236150	0071	12,441	2635301	\$1,185,000	10/09/13	\$95.25	SEARS BUILDING	CB2	1	26	Imp changed after sale; not in ratio
36	065	050	236180	0130	3,178	2585487	\$395,000	01/16/13	\$124.29	MacRae's Indian Books	CB2	2	Y	
37	065	050	236180	0140	1,500	2545853	\$150,000	05/23/12	\$100.00	ROY'S JEWELRY	CB2	1	Y	
38	065	050	236180	0175	2,500	2542054	\$205,000	04/26/12	\$82.00	ENUMCLAW MUSIC	CB2	2	Y	
39	065	050	236180	0305	2,500	2599042	\$286,871	04/10/13	\$114.75	THE MINT SALOON	CB2	1	Y	
40	065	050	236180	0305	2,500	2609388	\$296,515	06/03/13	\$118.61	THE MINT SALOON	CB2	1	Y	
41	065	050	242006	9398	2,160	2583476	\$230,000	12/21/12	\$106.48	TRUCK REPAIR	IL	1	Y	
42	065	050	242006	9494	4,202	2523980	\$755,000	12/22/11	\$179.68	THE PRINTER INC.	HBC	2	Y	
43	065	050	800460	0050	5,000	2563534	\$125,000	09/06/12	\$25.00	QUALITY LINEN (VACANT)	CB1	1	Y	
44	065	050	800510	0650	6,000	2513195	\$375,000	10/04/11	\$62.50	RETAIL	CB2	1	26	Imp changed after sale; not in ratio
45	065	050	800610	0255	2,464	2535089	\$630,000	03/20/12	\$255.68	ENUMCLAW FAMILY DENTISTRY	CB1	1	Y	
46	065	060	187140	0105	4,000	2653591	\$340,000	02/12/14	\$85.00	CUMBERLAND GROCERY	NB	1	Y	
47	065	060	252206	9105	1,125	2517979	\$149,950	11/08/11	\$133.29	CEDAR RIVER TAXIDERM	NBP	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	000660	0030	93,218	2482742	\$925,000	03/07/11	\$9.92	VACANT / TEAR DOWN	M1	1	Y	
065	010	000660	0045	65,015	2598079	\$600,000	04/01/13	\$9.23	VACANT PARCEL	CM-2	1	Y	
065	020	172205	9192	35,719	2628272	\$750,000	09/03/13	\$21.00	CAR WASH / TEAR DOWN	CC-MU	1	Y	
065	020	679220	0010	57,614	2492274	\$1,600,000	05/20/11	\$27.77	VACANT CORNER LOT	CC	1	Y	
065	020	736660	0005	13,121	2581636	\$420,000	12/20/12	\$32.01	VACANT COMMERCIAL (CORNER)	CC	1	Y	
065	030	152206	9039	522,124	2543584	\$2,050,000	05/15/12	\$3.93	VACANT LAND	SC	2	Y	
065	030	179631	0110	44,845	2485327	\$350,000	04/01/11	\$7.80	Vacant Land	MC	1	Y	
065	030	252205	9270	45,120	2539928	\$910,000	04/23/12	\$20.17	VACANT LAND	MC	1	Y	
065	030	272206	9083	24,583	2632127	\$600,000	09/18/13	\$24.41	FOUR CORNER SQUARE - VACANT C	CB	1	Y	
065	030	275220	0005	43,995	2526760	\$300,000	01/13/12	\$6.82	VACANT LAND (FOLEY'S PRODUCE)	NBP	1	Y	
065	030	352205	9215	891,740	2538660	\$4,000,000	04/05/12	\$4.49	VACANT PARCEL	GC	1	Y	
065	030	362205	9207	41,498	2557913	\$763,899	08/06/12	\$18.41	ELEPHANT CAR WASH	MC	1	26	Imp changed after sale; not in ratio
065	030	378040	0010	35,463	2580315	\$744,716	12/19/12	\$21.00	VACANT LAND	MC	4	Y	

	Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
1	065	010	295190	0015	3,453	2528441	\$40,000	01/27/12	\$11.58	KIEL MORTGAGE	DCE	1	63	Sale price updated by sales id group
2	065	010	346280	0145	3,850	2512576	\$416,000	09/28/11	\$108.05	OFFICE	CM-2	1	61	Financial institution resale
3	065	010	346280	0147	2,016	2510102	\$210,000	09/15/11	\$104.17	Office Building	CM-2	1	61	Financial institution resale
4	065	010	917960	0731	1,060	2485907	\$95,000	04/05/11	\$89.62	SFR CONVERTED TO RESTAURANT	GC	1	61	Financial institution resale
5	065	010	917960	1225	2,940	2647867	\$180,000	12/27/13	\$61.22	Style Makers	GC-MU	1	51	Related party, friend, or neighbor
6	065	010	917960	1470	11,352	2512396	\$860,000	09/27/11	\$75.76	KENT PUBLIC MARKET	DCE	1	61	Financial institution resale
7	065	010	917960	1540	5,560	2520480	\$560,000	11/17/11	\$100.72	MOTORCYCLEMANIAX	GC-MU	1	51	Related party, friend, or neighbor
8	065	010	917960	1576	849	2571615	\$85,000	09/26/12	\$100.12	REAL ESTATE OFFICE	GC-MU	1	63	Sale price updated by sales id group
9	065	010	917960	1576	849	2591293	\$90,000	02/19/13	\$106.01	REAL ESTATE OFFICE	GC-MU	1	61	Financial institution resale
10	065	010	917960	1915	2,524	2573095	\$554,000	11/01/12	\$219.49	FAST FOOD	DCE	1	22	Partial interest (1/3, 1/2, etc.)
11	065	010	982570	0275	7,503	2650398	\$550,000	01/21/14	\$73.30	CITY SQUARE	DC	1	51	Related party, friend, or neighbor
12	065	010	982570	1480	5,880	2496673	\$500	05/27/11	\$0.09	FRONTIER BANK	DC	1	24	Easement or right-of-way
13	065	010	982570	1480	5,880	2502985	\$500	05/27/11	\$0.09	FRONTIER BANK	DC	1	24	Easement or right-of-way
14	065	020	000660	0038	0	2557249	\$8,000	03/24/12	\$0.00	VALLEY MANOR MOBILE HOME PARK	MHP	1	24	Easement or right-of-way
15	065	020	000660	0065	3,076	2548901	\$2,500	03/09/12	\$0.81	SUNSET SEPTIC TANK CO	CM-2	1	24	Easement or right-of-way
16	065	020	000660	0070	3,040	2494823	\$5,000	04/18/11	\$1.64	CLOUD 9 TAVERN	CM-2	1	24	Easement or right-of-way
17	065	020	000660	0090	910	2503589	\$5,000	07/21/11	\$5.49	CHIROPRACTIC CLINIC	CM-2	1	24	Easement or right-of-way
18	065	020	172205	9065	5,050	2563764	\$65,500	09/11/12	\$12.97	BENSON CENTER VET CLINIC	CC	1	24	Easement or right-of-way
19	065	020	192205	9266	9,216	2481067	\$750,000	03/01/11	\$81.38	Liberty Ridge Church	MR-D	1	17	Non-profit organization
20	065	020	282205	9118	3,068	2536741	\$150,000	03/27/12	\$48.89	SFR - Converted to Office / Retail	CC	1	61	Financial institution resale
21	065	020	292205	9076	9,354	2649740	\$10,000	12/06/13	\$1.07	EAST HILL PROFESSIONAL CTR	CC	1	24	Easement or right-of-way
22	065	020	292205	9195	23,067	2596740	\$1,365,000	03/14/13	\$59.18	LINE RETAIL, SUPER BUFFET	CC	1	13	Bankruptcy - receiver or trustee
23	065	020	292205	9245	10,755	2521170	\$1,435,000	11/29/11	\$133.43	APTS & OFFICES	O-MU	3	17	Non-profit organization
24	065	020	292205	9315	4,375	2605978	\$160,000	05/14/13	\$36.57	LUCKY CITY RESTAURANT	CC	1	61	Financial institution resale
25	065	020	292205	9329	11,004	2562205	\$768,000	08/28/12	\$69.79	EAST HILL CARRIAGE MALL BLDG	CC	1	23	Forced sale
26	065	020	382800	0465	976	2486727	\$500	03/22/11	\$0.51	BILL'S LOCKSMITH SERVICE	CM-2	1	24	Easement or right-of-way
27	065	020	382800	0465	976	2490899	\$500	04/26/11	\$0.51	BILL'S LOCKSMITH SERVICE	CM-2	1	24	Easement or right-of-way
28	065	020	783080	0136	2,172	2478898	\$236,036	02/15/11	\$108.67	UNITED MORTGAGE	CC-MU	1	61	Financial institution resale
29	065	020	783080	0275	2,570	2532226	\$400,000	02/24/12	\$155.64	DAY CARE - TOYNK LEARNING ACADEMY	O-MU	2	61	Financial institution resale
30	065	030	272206	9059	36,385	2583397	\$22,808	12/07/12	\$0.63	GOODWILL	CB	1	63	Sale price updated by sales id group
31	065	030	412700	0870	2,968	2527396	\$49,740	01/11/12	\$16.76	RESIDENCE	BP	3	31	Exempt from excise tax
32	065	040	152106	9060	336	2520744	\$100,000	11/29/11	\$297.62	VACANT - OFFICE	NC	1	51	Related party, friend, or neighbor
33	065	040	242006	9542	40,000	2538867	\$1,400,000	04/05/12	\$35.00	WAREHOUSE	IL	1	51	Related party, friend, or neighbor
34	065	040	242006	9602	7,200	2557822	\$275,000	08/02/12	\$38.19	WAREHOUSE	IL	1	13	Bankruptcy - receiver or trustee
35	065	040	396690	0110	1,820	2481857	\$102,000	03/03/11	\$56.04	ENUMCLAW CHURCH OF CHRIST	CB1	1	52	Statement to dor
36	065	040	866100	0005	6,480	2647240	\$585,000	12/18/13	\$90.28	OFFICE BUILDING	GO	1	61	Financial institution resale
37	065	050	001250	0010	7,183	2628454	\$490,000	08/27/13	\$68.22	CRYSTAL RESTAURANT	HCB	1	61	Financial institution resale
38	065	050	001250	0010	7,015	2565106	\$597,075	09/11/12	\$85.11	CRYSTAL RESTAURANT	HCB	1	63	Sale price updated by sales id group
39	065	050	236180	0096	2,600	2481178	\$181,000	02/22/11	\$69.62	SCHOOL DIST ADM BLDG	CB2	1	23	Forced sale
40	065	050	242006	9061	3,000	2539954	\$215,000	04/19/12	\$71.67	TAE KWON DO	CB2	1	23	Forced sale
41	065	050	242006	9494	4,202	2589620	\$350,000	02/08/13	\$83.29	THE PRINTER INC.	HCB	2	61	Financial institution resale
42	065	050	242006	9523	3,270	2536914	\$120,000	03/29/12	\$36.70	CASCADE AUTOMOTIVE	CB1	1	22	Partial interest (1/3, 1/2, etc.)
43	065	050	252006	9095	1,245	2555639	\$190,000	07/24/12	\$152.61	TEAR DOWN	HCB	1	61	Financial institution resale
44	065	050	252006	9116	1,296	2486621	\$590,000	04/12/11	\$455.25	VACANT RETAIL STORE	HCB	1	31	Exempt from excise tax
45	065	050	252006	9123	6,970	2552423	\$525,000	07/03/12	\$75.32	APLINE PLAZA BUILDING	HCB	1	61	Financial institution resale
46	065	050	262006	9130	7,022	2588199	\$350,000	02/05/13	\$49.84	ENUMCLAW WELLNESS CENTER	HCB	1	61	Financial institution resale
47	065	060	282007	9007	35,734	2508104	\$2,600,000	08/31/11	\$72.76	WEYERHAEUSER WHITE RIVER TRIP		3	27	Timber and forest land
48	065	060	302107	9025	0	2642298	\$5,750,000	10/23/13	\$0.00	MINING	RA10	2	63	Sale price updated by sales id group

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
065	010	000440	0005	219,978	2478717	\$7,500	02/07/11	\$0.03	VACANT- RAILROAD	M2	1	24	Easement or right-of-way
065	020	162205	9113	174,240	2567297	\$697,450	09/28/12	\$4.00	KENT EAST HILL NURSERY	NCC	1	51	Related party, friend, or neighbor
065	020	212205	9051	61,420	2567292	\$337,500	09/28/12	\$5.49	VACANT LAND	NCC	1	51	Related party, friend, or neighbor
065	020	282205	9144	17,634	2648208	\$50,000	12/27/13	\$2.84	VACANT SOME WETLAND	MRT12	1	8	Questionable per appraisal
065	030	102206	9055	30,582	2622723	\$170,000	07/30/13	\$5.56	VACANT LAND	NB	2	51	Related party, friend, or neighbor
065	030	162206	9030	103,237	2571037	\$6,000	06/22/12	\$0.06	VACANT LAND	MU	1	24	Easement or right-of-way
065	030	162206	9139	41,577	2628327	\$190,000	08/27/13	\$4.57	VACANT	CB	1	61	Financial institution resale
065	030	808130	0010	121,371	2520443	\$1,100,000	11/28/11	\$9.06	TEARDOWN / SERVICE GARAGE	BP	2	62	Auction sale
065	030	808130	0080	38,781	2530183	\$85,000	02/10/12	\$2.19	VACANT LAND	BP	1	24	Easement or right-of-way
065	030	808130	0080	38,781	2631382	\$86,206	09/18/13	\$2.22	VACANT LAND	CC	1	24	Easement or right-of-way

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
000660	0022	CENTRAL COMMERCE CENTER BLDG C	8330 S 259TH ST
000660	0037	DISCOUNT AUTOMOTIVE SERVICE	1036 CENTRAL AVE S
000660	0038	VALLEY MANOR MOBILE HOME PARK	856 CENTRAL AVE S
000660	0039	SFR	912 CENTRAL AVE S
000660	0042	ESQUIRE COURT OFFICE	8407 S 259TH ST
000660	0043	KENT MUNICIPAL COURT	1220 CENTRAL AVE S 101
000660	0054	KENT WATER RESERVIOR	601 KENSINGTON AVE S
000660	0065	SUNSET SEPTIC TANK CO	918 CENTRAL AVE S
000660	0066	KENT PERFORMANCE AUTO CENTER	930 CENTRAL AVE S
000660	0069	DRIVEWAY - ACCESS TO MI 0093	800 CENTRAL AVE S
000660	0070	CLOUD 9 TAVERN	806 CENTRAL AVE S
000660	0076	NORTHWEST TIRE SERVICE	828 CENTRAL AVE S
000660	0077	SERVICE GAR/USED WITH 0085	840 CENTRAL AVE S
000660	0078	CENTRAL COMMERCE CENTER	1012 CENTRAL AVE S
000660	0085	USED W/ 0077 (PORTION HILLSIDE)	840 CENTRAL AVE S
000660	0090	CHIROPRATIC CLINIC	802 CENTRAL AVE S
000660	0093	PACIFIC PRIDE	725 BURKE AVE
000660	0106	RIVER POINTE APARTMENTS	25842 87TH AVE S
000660	0118	VACANT PARCEL	
000660	0119	VACANT	
000660	0120	VACANT	
029369	0000	ASPEN GROVE CONDOMINIUM	26215 116TH AVE SE
073820	0010	Lora Lynn	23721 108TH AVE SE
073820	0020	Rivera Apts	10722 SE 238TH ST
073820	0030	Rivera Apts	10718 SE 238TH ST
073820	0040	BENSONITA	10714 SE 238TH ST
073820	0050	9 UNIT APT	10626 SE 238TH ST
073820	0070	BENSON TRACE APTS	10611 SE 238TH ST
073820	0071	USED TGW 172205-9111	23700 104TH AVE SE
073820	0080	TWIN CREST & APTS	10545 SE 238TH ST
073820	0090	RIVIERA S.E. APARTMENTS	10605 SE 238TH ST
106135	0000	Arterra (0005) CONDOMINIUM	10031 SE 258TH PL
116400	0100	LINE RETAIL	25625 101ST AVE SE
116400	0110	YUEN LUI PHOTOGRAPHY	25607 101ST AVE SE
135300	0000	CARAVELLE SOUTH APTS CONDOMINIUM	10215 SE 239TH ST
135400	0000	CARAVELLE NORTH CONDOMINIUM	23804 102ND AVE SE
152205	9034	MERIDIAN PLAZA/QFC	13304 SE 240TH ST
152205	9140	MERIDIAN VALLEY PROFESSIONAL CTR.	13200 SE 240TH ST
152205	9149	MERIDIAN VALLEY PROFESSIONAL CTR	13210 SE 240TH ST
152205	9150	MERIDIAN VALLEY PROFESSIONAL CTR	13210 SE 240TH ST
159860	0360	WATER TANK	431 SUMMIT AVE N
161200	0515	4 PLEX	413 PROSPECT AVE N
161250	0290	WEST COAST AWARDS	515 E SMITH ST
161250	0305	WENDY'S HAMBURGERS	505 E SMITH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
161250	0312	RESTAURANT / APARTMENT	603 E SMITH ST
162205	9008	MCI - TELEPHONE TRANS BLDG	22706 120TH AVE SE
162205	9015	VAC KC PARK	
162205	9018	OFFICE BUILDING	13106 SE 240TH ST
162205	9032	MERIDIAN JR HIGH SCHOOL	23410 120TH AVE SE
162205	9092	KINGDOM HALL	23414 116TH AVE SE
162205	9101	EASTRIDGE BAPTIST CHURCH	12520 SE 240TH ST
162205	9102	EAST HILL FRIENDS CHURCH	22600 116TH AVE SE
162205	9103	WANDERING CREEK APARTMENTS	12910 SE 240TH ST
162205	9105	KENT COVENANT CHURCH	12010 SE 240TH ST
162205	9113	KENT EAST HILL NURSERY	11615 SE 240TH ST
162205	9116	76 CIRCLE K	13122 SE 240TH ST
162205	9132	CAR WASH	23907 132ND AVE NE
169910	0000	COLONIAL SQUARE	25801 116TH AVE SE
172205	9009	VALLI-KEE HOMES	23405 104TH AVE SE
172205	9014	UKRANIAN ASSEMBLY OF GOD	23435 104TH AVE SE
172205	9015	MEDICAL OFFICE	10024 SE 240TH ST
172205	9016	JACK IN THE BOX	23911 104TH AVE SE
172205	9018	CHASE BANK	23630 104TH AVE SE
172205	9027	ASHLEY TERRACE APTS	23704 100TH AVE SE
172205	9028	Hills Townhouse	23524 100TH AVE SE
172205	9029	LE POR OF CHURCH LAND (GRACE FELLO	11135 SE 232ND ST
172205	9032	CHURCH	23810 112TH AVE SE
172205	9037	7-ELEVEN & RETAIL	23847 108TH AVE SE
172205	9039	Jimmy "T's" TAVERN	23803 104TH AVE SE
172205	9065	BENSON CENTER VET CLINIC	10618 SE 240TH ST
172205	9068	SUMMERWALK	22440 BENSON RD SE
172205	9070	VACANT	10200 SE 236TH ST
172205	9074	VALLEY HARVEST	23636 104TH AVE SE
172205	9079	ADVANCE FOOT & ANKLE CLINIC	23914 100TH AVE SE
172205	9084	KOSNOSKI EYE ASSOCIATES	10002 SE 240TH ST
172205	9088	ACCESS ROAD	23900 100TH AVE SE
172205	9096	KENTWOOD APARTMENTS	22425 BENSON RD SE
172205	9110	HIDDENRIDGE	23812 100TH AVE SE
172205	9111	BENSON SHOPPING CENTER	23662 104TH AVE SE
172205	9112	STREET	10701 SE 238TH ST
172205	9130	MEDICAL/DENTAL CLINIC	10056 SE 240TH ST
172205	9133	HIDDEN RIDGE	23810 100TH AVE SE
172205	9134	BUCHHEIT GARDEN APARTMENTS	23740 100TH AVE SE
172205	9142	HIDDEN RIDGE	10056 100TH AVE SE
172205	9146	HIDDEN RIDGE	23814 100TH AVE SE
172205	9147	HIGHLAND GREEN APTS	10105 SE 236TH ST
172205	9149	HIDDEN RIDGE	10046 100TH AVE SE
172205	9150	HIDDEN RIDGE	10036 100TH AVE SE

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
172205	9153	HIDDEN RIDGE	23816 100TH AVE SE
172205	9155	PARK ORCHARD ELEM	11010 SE 232ND ST
172205	9160	HIDDEN RIDGE	10026 SE 238TH ST
172205	9165	LINE RETAIL	23641 104TH AVE SE
172205	9173	BENSON HEIGHTS REHAB CENTER	22410 BENSON RD SE
172205	9178	SPRING GLEN ACADEMY	10016 SE 240TH ST
172205	9192	STARBUCKS & POPEYES	10210 SE 240TH ST
172205	9193	EL CHARRO'S MEXICAN RESTAURANT	10218 SE 240TH ST
172205	9194	LINE RETAIL	23609 104TH AVE SE
172205	9196	CAN / AM PIZZA	23819 104TH AVE SE
172205	9197	LINE RETAIL	23811 104TH AVE SE
172205	9200	LINE RETAIL	23805 104TH AVE SE
172205	9205	HI VALLI APTS	10205 SE 239TH ST
172205	9206	JEANNE APTS	10225 SE 239TH ST
172205	9212	DUPLEX (PART OF 36 UNIT COMPLEX)	10705 238TH ST SE
172205	9216	SUNRISE ESTATES	23612 100TH AVE SE
172205	9219	SHELL FOOD MART/CAR WASH	23853 104TH AVE SE
172205	9221	LINE RETAIL	23617 104TH AVE SE
172205	9224	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9225	BENSON CREST APT HOMES	10705 SE 238TH ST
172205	9226	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9227	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9228	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9230	VACANT	23609 104TH AVE SE
172205	9239	RETAIL	23651 104TH AVE SE
172205	9250	FORTUNE SEAFOOD RESTAURANT	23801 104TH AVE SE
172205	9253	LINE RETAIL	23611 104TH AVE SE
172205	9255	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9256	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9257	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9258	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9259	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9260	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9261	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9262	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9263	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9264	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9265	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9266	BENSON CREST APT HOMES	10705 238TH ST SE
172205	9267	MON AREA FOR BENSON CREST 36 UNIT	10705 238TH ST SE
172205	9274	POST OFFICE	10600 SE 240TH ST
172205	9278	PHOENIX COURT	23913 111TH PL SE
172205	9283	U.S. BANK	10231 SE 240TH ST
172205	9284	LINE RETAIL	10214 SE 240TH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
172205	9289	FIRESTONE TIRE SALES	10624 SE 240TH ST
172205	9290	VACANT	23901 108TH AVE SE
172205	9296	VIEWMOUNT APTS	10335 SE 234TH PL
172205	9301	KINDERCARE	23921 112TH AVE SE
172205	9303	LARKS GLEN MOBILE PARK (39 DW, 6 SW	11120 SE 227TH PL
173800	0000	CONNECTION	26016 106TH PL SE
178695	0000	COUNTRY ESTATES PH 01 CONDOMINIUM	12404 SE 272ND PL
182205	9055	CITY OF KENT WATER PUMP STATION	23825 98TH AVE S
182205	9348	MONTESSORI PLUS SCHOOL	23807 98TH AVE S
192205	9001	EAST HILL ELEM SCHOOL	9825 S 240TH ST
192205	9018	WHITE HOUSE APTS	9229 S 244TH ST
192205	9019	ST JAMES EPISCOPAL	24447 94TH AVE S
192205	9036	Vacant (Kent Senior Center)	
192205	9040	VACANT CORNER TRIANGLE AT TITUS	130 KENNEBECK AVE N
192205	9042	FARRINGTON COURT	516 KENOSIA AVE
192205	9047	MILL CREEK VISTA	106 KENSINGTON AVE S
192205	9055	CANYON CREST APTS	9045 CANYON DR
192205	9074	KENT TERRACE APTS	25426 98TH AVE SE
192205	9081	Tri-plex	25426 97TH PL S
192205	9099	VACANT	94TH AVE S
192205	9101	VACANT	94TH AVE S
192205	9107	East View Apts	125 SUMMIT AVE N
192205	9126	STAFFORD SUITES RETIREMENT	112 KENNEBECK AVE N
192205	9147	ACCESS PARCEL	SUMMIT AVE N
192205	9174	MILL CREEK CHROPRACTIC CLINIC	9003 CANYON DR
192205	9177	SFR converted to office	9009 CANYON DR
192205	9182	Son Rise House	1208 E SMITH ST
192205	9191	SCENIC HILL APARTMENT	127 KENSINGTON AVE S
192205	9219	ST JIM'S PRESCHOOL	24423 100TH AVE SE
192205	9256	L.D.S. CHURCH	24419 94TH AVE S
192205	9264	AMERICAN LEGION POST	25405 97TH PL S
192205	9266	KENT CHINESE ALLIANCE CHURCH	24711 94TH AVE S
192205	9271	VACANT LAND	25000 97TH PL S
192205	9274	MASONIC HALL	805 E SMITH ST
192205	9276	TERRACE VIEW APT	102 SUMMIT AVE N
192205	9320	KENT SENIOR CENTER	608 E SMITH ST
192205	9322	PARK VIEW	108 KENSINGTON AVE S
192205	9357	TERRACE OLYMPUS	308 SUMMIT AVE N
192205	9399	VACANT STRIP	SUMMIT AVE N
200530	0010	KULL & COMPANY	
202205	9005	BENSON BUSINESS CENTER	
202205	9006	MADISON AT RIDGEGATE	24808 100TH PL SE
202205	9010	ARCO AMPM	10406 SE 256TH ST
202205	9011	THE LIGHTHOUSE APARTMENTS	10710 SE 256TH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
202205	9022	STRATFORD ARMS APTS	11126 SE 256TH ST
202205	9030	VACANT	
202205	9034	Bryson Square	10823 SE 240TH ST
202205	9047	VALLEY MED CTR CLINIC	24920 104TH AVE SE
202205	9048	Jiffy Lube	10312 SE 256TH ST
202205	9052	UNITED METHODIST CHURCH	11010 SE 248TH ST
202205	9053	TOTEM 1975	25449 104TH AVE SE
202205	9054	DAIRY QUEEN	25206 104TH AVE SE
202205	9059	THE LAKE VILLA CLUB	10615 SE 250TH PL
202205	9061	VACANT LAND	
202205	9062	ARBOR VILLAGE	24121 116TH AVE SE
202205	9066	KENT-MERIDIAN HIGH SCHOOL	10020 SE 256TH ST
202205	9067	ARBOR VILLAGE - THE INN	24205 116TH AVE SE
202205	9068	SFR- Converted to Office	24915 104TH AVE SE
202205	9075	SERVICE GARAGE & OFFICE	
202205	9080	RED ROBIN RESTAURANT	25207 104TH AVE SE
202205	9086	KENT EAST PROF BLDG	25052 104TH AVE SE
202205	9089	VACANT PARCEL	25235 104TH AVE SE
202205	9091	SFR-CONVERTED (FOX PLUMBING)	24913 104TH AVE SE
202205	9095	VACANT	25035 104TH AVE SE
202205	9098	ACUPUNCTURE	25005 104TH AVE SE
202205	9099	SFR Michael Carlin Painting	24921 104TH AVE SE
202205	9105	PRUDENTIAL NORTHWEST REALTY	25230 104TH AVE SE
202205	9111	KSD TRANSPORTATION OFFICE	25403 104TH AVE SE
202205	9117	EAST RIDGE OFFICE PARK II	24837 104TH AVE SE
202205	9119	GEORGE T DANIEL ELEMENTARY SCHOOL	11310 SE 248TH ST
202205	9120	EASTRIDGE OFFICE PARK I	24909 104TH AVE SE
202205	9121	EAST HILL LAW OFFICE	25028 104TH AVE SE
202205	9124	FIRST BAPTIST CHURCH OF KENT	11420 SE 248TH ST
202205	9125	WILSON APARTMENTS	24910 103RD AVE SE
202205	9126	KENT FIRE DEPT HQ/POLICE TRNG CT	24611 116TH AVE SE
202205	9131	LINE RETAIL	25451 104TH AVE SE
202205	9133	VACANT	104TH AVE SE
202205	9146	RESIDENCE CONV TO DENTIST OFFICE	11204 SE 256TH ST
202205	9154	KENT MEADOWS APARTMENTS	10609 SE 248TH ST
202205	9155	SERVICE GARAGE	10248 SE 256TH ST
202205	9157	ARBOR VILLAGE - THE LODGE (Memory Car	24004 114TH PL SE
202205	9171	LINE RETAIL	25445 104TH AVE SE
202205	9184	EAST KENT CENTER	10430 SE 256TH ST
202205	9185	SHURGUARD MINI STORAGE	10528 SE 256TH ST
202205	9188	STORES & APTS	25441 104TH AVE SE
202205	9198	EASTHILL APARTMENTS	25246 106TH AVE SE
202205	9203	VACANT-See Minor 9080 RED ROBIN	
202205	9208	AEGIS - KENT	10421 SE 248TH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
202205	9210	APPLEBEE'S RESTAURANT	25442 104TH AVE SE
202205	9214	MONEY TREE	25260 104TH AVE SE
202205	9220	KENT FOOD STORE	10602 SE 256TH ST
202205	9222	VACANT WAREHOUSE STORE	10460 SE 256TH ST
202205	9228	J'S MEXICAN RESTAURANT	25415 104TH AVE SE
202205	9229	IVARS RESTAURANT	25406 104TH AVE SE
202205	9241	East Hill Park	10920 SE 248TH ST
202205	9242	KINDER CARE	10450 SE 253RD PL
202205	9243	BURGER KING	25240 104TH AVE SE
202205	9244	T J MAX	25212 104TH AVE SE
202205	9255	SEVENTH DAY ADVENTIST CHURCH	25213 116TH AVE SE
202205	9264	REDWOOD SQUARE-BLDG "A"	11007 SE 248TH ST
202205	9265	REDWOOD SQUARE-BLDG "B"	11009 SE 248TH ST
202205	9272	SOMERSET APT HOMES	25220 109TH PL SE
202205	9273	SOMERSET APT HOMES	25220 109TH PL SE
202205	9274	WATER RETENTION AREA	25600 109TH AVE SE
202205	9275	ROYAL FIRS APARTMENTS	24028 110TH PL SE
209530	0000	DOVER COURT TOWNHOMES	10522 SE 264TH ST
212205	9001	MERIDIAN GARDENS APTS	13101 SE 240TH ST
212205	9018	MARTIN SORTUN ELEMENTARY	12711 SE 248TH ST
212205	9048	VACANT COMMERCIAL LAND	
212205	9051	VACANT LAND	
212205	9059	ZION LUTHERAN RECTORY	25115 132ND AVE SE
212205	9106	WATER DISTRICT III	12646 SE 256TH ST
212205	9132	COLUMBIA GREENHOUSE	12607 SE 248TH ST
212205	9140	VACANT	
212205	9154	7-ELEVEN	13131 SE 240TH ST
212205	9155	VACANT	24015 132ND AVE SE
212205	9156	LA PETITE CHILD CARE CENTER	24035 132ND AVE SE
212205	9163	FIRST CHRISTIAN CHURCH	11717 SE 240TH ST
212205	9170	VACANT	25100 129TH PL SE
212205	9172	ZION LUTHERAN CHURCH	25105 132ND AVE SE
214124	0000	EAGLE LANE CONDOMINIUM	9210 S 240TH PL
216152	0010	EAST HILL VILLAGE BSP BLD "A"	10216 SE 256TH ST
216152	0020	Starbucks & Subway	
216152	0030	Key Bank	
216450	0000	EAST POINTE (KENT)	23701 116TH PL SE
221570	0000	EASTWOOD NO. 01 CONDOMINIUM	10824 SE 260TH ST
222205	9010	MERIDIAN PLACE	13215 SE 240TH ST
222205	9020	SUISE CREEK CEMETERY	13250 SE 256TH ST
222205	9061	KELLY'S LATTE	24220 132ND AVE SE
222205	9070	VACANT LAND ASSOC W/9071	
222205	9071	HINDU CHURCH	24260 132ND AVE SE
243120	0000	EWING'S PLACE CONDOMINIUM	1314 CENTRAL AVE S

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
245900	0060	MEADOWOOD APTS	24860 96TH AVE S
245900	0070	MEADOWOOD APTS	24853 96TH AVE S
272205	9003	FAITH BAPTIST CHURCH	25636 140TH AVE SE
272205	9053	VACANT LAND	
272205	9062	MERIDIAN ELEM SCHOOL	25621 140TH AVE SE
272205	9073	RADCLIFFE PLACE RETIREMENT	13530 SE 272ND ST
272205	9161	FIRE STATION	25620 140TH AVE SE
272205	9167	NEWBERRY REALTY	13240 SE KENT-KANGLEY RD
272205	9173	WALGREENS DRUGS STORE	27112 132ND AVE SE
272205	9193	LAKE MERIDIAN ESTATES (SW 50, DW 28)	
272205	9220	PACIFIC NW BELL	14422 SE 260TH ST
272205	9328		
282205	9003	LDS KENT STAKE CHURCH	12817 SE 256TH ST
282205	9037	VALLEY VIEW CHRISTIAN CHURCH	25605 124TH AVE SE
282205	9052	Millennium Elementary School #30	11919 SE 270TH ST
282205	9062	LAKE MERIDIAN MARKET PLACE	12922 SE KENT-KANGLEY RD
282205	9072	LAKE MERIDIAN PARK & RIDE	26957 132ND AVE SE
282205	9074	SFR Converted to DAYCARE	12808 SE KENT-KANGLEY RD
282205	9092	SHORT STOP MARKET	11701 SE KENT-KANGLEY RD
282205	9096	CHEVRON EXTRA MILE/LINE RETAIL	26220 116TH AVE SE
282205	9108	FIRESIDE STOVE SHOP	12131 SE KENT-KANGLEY RD
282205	9113	LAKE MERIDIAN CHIROPRACTIC	12901 SE KENT-KANGLEY RD
282205	9118	SFR- Converted to Office / SFR	12819 SE KENT-KANGLEY RD
282205	9122	SFR Converted to DAYCARE	12818 SE KENT-KANGLEY RD
282205	9125	ELLE SKIN CARE	12911 SE KENT-KANGLEY RD
282205	9135	VACANT	27151 128TH PL SE
282205	9137	SFR / TEARDOWN	12838 SE KENT-KANGLEY RD
282205	9143	Vacant	12828 KENT-KANGLEY RD
282205	9144	VACANT NO SEWER	12800 SE KENT-KANGLEY RD
282205	9164	Land w/ Mobile (Kangley Village)	12633 SE 270TH ST
282205	9177	KENT SCHOOL DIST #415	12101 SE 256TH ST
282205	9183	EAST HILL BAPTIST CHURCH	
282205	9203	ARCO AMPM	13130 KENT-KANGLEY RD
282205	9344	LAKE MERIDIAN CROSSING-BLDG B	12925 SE KENT-KANGLEY RD
289060	0000	GREEN RIVER ESTATES CONDOMINIUM	1840 CENTRAL PL S
289150	0000	GREEN RIVER TOWNHOUSES(0005) CONDOMINIUM	335 S 262ND ST
292205	9001	APT. SEE MINOR 9004 FOR IMP.	
292205	9002	LA MIRAGE APTS	11239 SE 260TH ST
292205	9003	STERLING RIDGE	11328 SE KENT-KANGLEY RD
292205	9004	WASHINGTON PARK APTS	11020 SE KENT-KANGLEY RD
292205	9005	S. KC Early Intervention Program	10807 SE KENT-KANGLEY RD
292205	9006	Vacant land	26112 108TH AVE SE
292205	9015	WALGREENS & LINE RETAIL	25605 104TH AVE SE
292205	9016	FIRGREEN BUILDING	25725 101ST AVE SE

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
292205	9017	CANYON RIDGE PLAZA	26117 104TH AVE SE
292205	9044	HOME DEPOT - KENT	26120 104TH AVE SE
292205	9046	The Village at Lake Meridian	10925 SE 256TH ST
292205	9053	GROUP HEALTH	26000 104TH AVE SE
292205	9055	SOUTHWOOD SQUARE APTS	26224 106TH PL SE
292205	9059	VILLAGE GREEN APTS	10433 SE KENT-KANGLEY RD
292205	9061	VACANT	10617 SE KENT-KANGLEY RD
292205	9062	76 FOOD MART	10225 SE 256TH ST
292205	9064	CITY OF KENT	10628 SE KENT-KANGLEY RD
292205	9065	KENT ANIMAL HOSPITAL	10834 SE KENT-KANGLEY RD
292205	9066	EAST HILL AUTOMOTIVE	25911 104TH AVE SE
292205	9069	A T & T / LINE RETAIL	10426 SE KENT-KANGLEY RD
292205	9076	EAST HILL PROFESSIONAL CTR	10615 SE 256TH ST
292205	9080	Chuck E Cheese	25655 104TH AVE SE
292205	9086	BABICH OFFICE	10618 SE KENT-KANGLEY RD
292205	9087	MIDDLEBROOK PROF BLDG	10725 SE 256TH ST
292205	9088	WELLS FARGO BANK	10625 SE KENT-KANGLEY RD
292205	9094	VACANT LAND	SE 264TH ST
292205	9095	PARKWOOD APTS	26435 104TH AVE SE
292205	9106	TACO TIME	25649 104TH AVE SE
292205	9114	VACANT	SE KENT-KANGLEY RD
292205	9116	ACCESS RD	11102 SE KENT-KANGLEY RD
292205	9117	SFR CONVERTED TO OFFICE	10715 SE 256TH ST
292205	9128	Scenic Vista Senior Apartment	
292205	9130	TEACHER'S CHILD CARE	26047 116TH AVE SE
292205	9154	Rite Aid Retail Store	10407 SE 256TH ST
292205	9155	DOLLAR TREE / RESTAURANT	10432 SE KENT-KANGLEY RD
292205	9157	VIETNAMESE CUISINE & ASIA PACIFIC M	25644 104TH AVE SE
292205	9169	VACANT LAND	26344 104TH AVE SE
292205	9175	KENT EAST HILL OPTICAL	11120 SE KENT-KANGLEY RD
292205	9185	CHURCH OF CHRIST	10856 SE KENT-KANGLEY RD
292205	9186	NATURE'S MARKET	26011 104TH AVE SE
292205	9192	VACANT	10610 SE KENT-KANGLEY RD
292205	9195	TAJ BANQUET HALL - SUPER BUFFET	10210 SE 260TH ST
292205	9208	VALLEY GLASS CO	10235 SE 260TH ST
292205	9245	APTS & OFFICES	10830 SE KENT-KANGLEY RD
292205	9246	Kent Event Center Economic w/ 9312	10120 SE 260TH ST
292205	9247	APT.SEE MINOR 9004 FOR IMP.	
292205	9250	KANGLEY SQUARE	10612 SE KENT-KANGLEY RD
292205	9251	Papa Murphy's	10429 SE KENT-KANGLEY RD
292205	9252	VACANT	10824 SE KENT-KANGLEY RD
292205	9253	EAST HILL CARRIAGE SQUARE	25814 102ND PL SE
292205	9264	BANK OF AMERICA	25638 104TH AVE SE
292205	9267	MCDONALDS	10125 SE 256TH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
292205	9269	AZTECA MEXICAN FOOD	25633 102ND PL SE
292205	9272	O'REILLY'S AUTO PARTS	10105 SE 256TH ST
292205	9282	HITECH AUTO SOUND	10115 SE 256TH ST
292205	9283	7-11 STORE	10610 SE KENT-KANGLEY RD
292205	9285	SLAVIC PENTACOSTAL CHURCH	25628 101ST AVE SE
292205	9304	4 UNIT TOWNHOUSE	10814 SE 260TH ST
292205	9310	TOP FOODS	26000 100TH PL SE
292205	9311	TARGET - KENT	26301 104TH AVE SE
292205	9312	Land Associated w/ -9246	101ST AVE SE
292205	9314	CENTER OF FAITH CHURCH	25715 102ND PL SE
292205	9315	LUCKY CITY RESTAURANT	25650 101ST AVE SE
292205	9329	SANATAN DHARMA TEMPLE BLDG "B"	25749 102ND PL SE
292205	9333	SOUND CREDIT UNION	10914 SE KENT-KANGLEY RD
292205	9334	VACANT PARCEL	
292205	9335	KENT EAST HILL PLAZA	
292205	9337	KFC - FAST FOOD	10414 SE 260TH ST
302205	9002	Mill Creek / Earthworks Park	25901 WOODLAND WAY S
302205	9030	SCENIC HILL ELEMENTARY	26025 WOODLAND WAY S
302205	9040	KENT SWIM & TENNIS CLUB	25821 WOODLAND WAY S
306614	0000	HAMPTON EAST	10700 SE 260TH ST
312205	9019	CARPINITOS PRODUCE FARM	9276 S 277TH ST
312205	9022	GREEN RIVER	
321153	0000	HEATHER RIDGE CONDOMINIUM	9623 S 248TH ST
322205	9015	MEADOW RIDGE ELEM SCHOOL	27710 108TH AVE SE
322205	9195	911 TELECOMMUNICATION CENTER	27519 108TH AVE SE
328380	0000	HIGH RIDGE PLACE CONDOMINIUM	10300 SE 264TH ST
332205	9001	BIRCH TREE APTS	27360 129TH PL SE
332205	9030	SEQUOIA SUBSTATION	27525 124TH AVE SE
332205	9125	PINE TREE ELEM SCHOOL	27825 118TH AVE SE
332205	9135	SAFEWAY STORE w/ GAS	13101 SE KENT-KANGLEY RD
332205	9147	SPRINGWOOD PARK	12700 SE 274TH ST
332205	9171	SHURGARD MINI STORAGE	27333 132ND AVE SE
332205	9205	LINE RETAIL	13003 SE KENT-KANGLEY RD
332205	9206	LAKE MERIDIAN CROSSING-STARBUCKS	13121 SE KENT-KANGLEY RD
339420	0000	HOLLY GLEN CONDOMINIUM	1810 MAPLE LN S
342205	9024	VACANT LAND ASSOC W/ 9074	
342205	9031	REBER RANCH	28606 132ND AVE SE
342205	9036	HORIZON ELEM SCHOOL	27641 144TH AVE SE
342205	9060	POR OF REBER RANCH	28436 132ND AVE SE
342205	9074	DAY CARE CENTER	14719 SE 272ND ST
342205	9223	PORTION OF REBER RANCH	28606 132ND AVE SE
346280	0205	KENT CITY JAIL	8323 S 259TH ST
346280	0206	VACANT LAND UND INT	1214 CENTRAL AVE S
346280	0211	PUMP STATION	470 CENTRAL AVE S

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
346280	0212	VACANT LAND	317 S 262ND ST
346280	0213	MILBOURN APTS	411 S 262ND ST
346280	0214	VACANT USED W/ 0305 (WETLANDS)	
346280	0218	SFR CONVERTED TO OFFICE	1326 CENTRAL AVE S
346280	0220	MAPLE LANE APTS	1419 MAPLE LN S
346280	0221	ALDER SQUARE	1404 CENTRAL AVE S
346280	0224	VACANT	460 CENTRAL AVE S
346280	0225	CENTRAL CENTER BUS PARK	1514 CENTRAL AVE S
346280	0227	PRO FINISH	1506 CENTRAL AVE S
346280	0228	THE MEADOWDALE	420 S 262ND ST
346280	0229	THE MEADOWDALE	420 S 262ND ST
346280	0232	Swift Tool Co.	1720 CENTRAL AVE S
346280	0233	FOAM RUBBER CITY	1520 CENTRAL AVE S
346280	0235	COLUMBIANA RESTAURANT	1734 CENTRAL AVE S
346280	0236	CENTRAL CENTER BUS PARK	1510 CENTRAL AVE S
346280	0237	VACANT	1523 MAPLE LN S
346280	0238	EVANGELICAL BAPTIST CHURCH OF KEN	1600 CENTRAL AVE S
346280	0240	FOURPLEX	8440 S 266TH ST
346280	0245	FOURPLEX	8430 S 266TH ST
346280	0250	FOURPLEX	8420 S 266TH ST
346280	0260	OAKHURST OFFICE PARK	1851 CENTRAL PL S
346280	0285	MAPLE LANE MH PARK(W/ 0287) (SW 28 DW	1722 MAPLE LN S
346280	0286	MAPLE LANE ESTATES	1622 MAPLE LN S
346280	0287	MAPLE LANE MOBILE HOME PARK	1720 MAPLE LN S
346280	0290	ESHOE ACRES MOBILE HOME PK (SW 30 I	1540 MAPLE LN S
346280	0300	WALNUT GROVE M H PARK (SW 7 DW 30)	1510 MAPLE LN S
346280	0305	PARK PLACE APARTMENTS	1406 MAPLE LN S
365740	0000	JAMES COURT CONDOMINIUM	23829 102ND AVE SE
382300	0010	KENT HIGHLAND APTS	1245 WEILAND ST
382300	0125	VACANT	WEILAND ST
382800	0235	BARBER SHOP	510 CENTRAL AVE S
382800	0460	VACANT LAND	518 CENTRAL AVE S
382800	0465	BILL'S LOCKSMITH SERVICE	530 CENTRAL AVE S
382800	0480	OFFICE BLDG	534 CENTRAL AVE S
382800	0490	VAC LD ON HILLSIDE	590 BURKE AVE
382800	0495	VACANT LAND	580 BURKE AVE
382800	0525	OFFICE AND DUPLEX	610 CENTRAL AVE S
382800	0526	NOVELTY SHOP & WAREHOUSE	600 CENTRAL AVE S
382800	0560	VACANT/HILLSIDE	640 BURKE AVE
382800	0565	VACANT PARCEL	
382800	0575	VACANT/HILLSIDE	650 BURKE AVE
382800	0585	KENTOX WELDING SUPPLY	640 CENTRAL AVE S
382800	0600	SOUTH SIDE DANCE FORCE	710 CENTRAL AVE S
382800	0610	INDOOR GARDEN	714 CENTRAL AVE S

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
382800	0620	PETRO CARD	730 CENTRAL AVE S
382800	0625	PARKING	730 CENTRAL AVE S
383081	0000	KENT SHIRES AMENDED CONDOMINIUM	25112 110TH PL SE
383082	0000	KENT SHIRES AMENDED CONDOMINIUM	25030 110TH PL SE
383083	0000	KENT SHIRES AMENDED CONDOMINIUM	11036 SE 249TH CT
383084	0000	KENT SHIRES AMENDED CONDOMINIUM	25027 110TH PL SE
383085	0000	KENT SUMMIT CONDOMINIUM	140 SUMMIT AVE N
383086	0000	KENT SHIRES AMENDED CONDOMINIUM	25028 110TH AVE SE
383087	0000	KENT SHIRES AMENDED CONDOMINIUM	24906 110TH AVE SE
383088	0000	KENT SHIRES AMENDED CONDOMINIUM	24831 110TH PL SE
383089	0000	KENT SHIRES AMENDED CONDOMINIUM	24921 110TH AVE SE
383091	0000	KENT SHIRES AMENDED CONDOMINIUM	24914 109TH PL SE
383092	0000	KENT SHIRES AMENDED CONDOMINIUM	25027 109TH PL SE
383093	0000	KENT SHIRES AMENDED CONDOMINIUM	10940 SE 250TH CT
383094	0000	KENT SHIRES AMENDED CONDOMINIUM	25118 109TH PL SE
383095	0000	KENT SHIRES AMENDED CONDOMINIUM	25037 109TH PL SE
383127	0000	KENTBROOK(0005) CONDOMINIUM	9805 S 248TH ST
383150	0000	KENTHILL TOWNHOME CONDOMINIUM	10600 SE 256TH ST
387240	0010	MOSAIC HILLS PHASE I	10811 SE 239TH ST
387240	0020	MOSAIC HILLS PHASE II	10811 SE 269TH ST
405000	0000	LAKE MERIDIAN CONDOMINIUM	27205 148TH AVE SE
405117	0000	LAKE MERIDIAN RIDGE CONDOMINIUM	13306 SE 272ND ST
405120	0000	LAKE MERIDIAN SHORES (0005) CONDOMINIUM	14200 SE 272ND ST
405170	0000	LAKE MERIDIAN VILLAGE CONDOMINIUM	13701 SE 256TH ST
414163	0000	LAKES TOWNHOMES THE CONDOMINIUM	10415 SE 250TH PL
421452	0000	LAUREL COURT TOWNHOMES	11023 SE 240TH ST
423860	0000	LE BLANC GARDENS CONDOMINIUM	23501 112TH AVE SE
509760	0000	MAPLE LANE COURT CONDOMINIUM	1601 MAPLE LN S
512698	0000	MAPLEWOOD GROVE	10720 SE 242ND ST
546940	0000	MERIDIAN VALLEY CONDOMINIUM	25112 142ND AVE SE
546945	0000	MERIDIAN VALLEY FAIRWAY 5 CONDOMINIUM	25301 144TH AVE SE
546950	0330	MERIDIAN VALLEY GOLF AND COUNTRY CLUB	24830 136TH AVE SE
546950	3680	MERIDIAN VALLEY GOLF AND COUNTRY CLUB	24830 136TH AVE SE
546950	3681	MERIDIAN VALLEY GOLF AND COUNTRY CLUB	24830 136TH AVE SE
546950	3682	MERIDIAN VALLEY GOLF AND COUNTRY CLUB	24830 136TH AVE SE
546950	3702	MERIDIAN VALLEY GOLF AND COUNTRY CLUB	24830 136TH AVE SE
546960	0000	MERIDIAN VALLEY "NINE" CONDOMINIUM	13810 SE 251ST ST
550270	0040	FIRST CHURCH OF THE NAZARENE	930 E JAMES ST
637920	0000	OLYMPIC ESTATES CONDOMINIUM	11515 SE 256TH PL
638550	0000	OLYMPIC SKYLINE PH. I CONDOMINIUM	10005 SE 235TH ST
666918	0000	OLYMPIC VIEW TOWNHOMES PH 01 CONDOMINIUM	23418 100TH AVE SE
667310	0005	OFFICE BLDG	10803 SE KENT-KANGLEY RD
667310	0010	IMPS ON MINOR 0005	SE KENT-KANGLEY RD
667310	0015	CHILDREN'S THERAPY CENTER	25826 108TH AVE SE

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
667310	0030	SFR Converted to Office	25854 108TH AVE SE
667310	0040	PARKING LOT	10811 SE KENT-KANGLEY RD
675670	0050	Vacant Land	
675670	0060	VACANT LAND	26046 116TH AVE SE
679220	0010	CHASE BANK	13204 SE KENT-KANGLEY RD
679220	0090	COUNTRY GLEN APTS	27400 132ND AVE SE
721225	0000	REGATTA TOWNHOMES CONDOMINIUM	26120 114TH AVE SE
733690	0000	RIVERFRONT PARK CONDOMINIUM	8503 S 259TH ST
736660	0005	VACANT COMMERCIAL	24012 104TH AVE SE
761410	0130	WATER DISTRICT NO 111	14411 SE 272ND ST
782050	0010	VACANT	
782050	0030	KENT MERIDIAN HIGH SCHOOL	10116 SE 256TH ST
782050	0040	VACANT - FAST FOOD	10054 SE 256TH ST
783080	0006	FRED MEYER - KENT	10201 SE 240TH ST
783080	0030	TWIN PEAKS ESPRESSO	24013 104TH AVE SE
783080	0031	JEFFY LUBE	24037 104TH AVE SE
783080	0033	LINE RETAIL	24017 104TH AVE SE
783080	0034	CIRCLE K	10255 SE 240TH ST
783080	0035	MARDI GRAS APTS	24009 104TH AVE SE
783080	0050	Discount Store - Vacant	24044 104TH AVE SE
783080	0051	Value Village	24034 104TH AVE SE
783080	0052	LINE RETAIL	10453 SE 240TH ST
783080	0053	Jasmine's Mongolian Grill	24060 104TH AVE SE
783080	0055	LINE RETAIL & FAST FOOD	24046 104TH AVE SE
783080	0060	LINE RETAIL	10601 SE 240TH ST
783080	0065	KENT EAST HILL SELF-STORAGE	10625 SE 240TH ST
783080	0070	CHEVRON EXTRA MILE/MCDONALD'S	10715 SE 240TH ST
783080	0072	VACANT - WETLANDS	
783080	0105	HURGARD SELF STORAGE/ 15 RV SPACES	10434 SE 244TH ST
783080	0110	BENSON AUTO CENTER	10422 SE 244TH ST
783080	0111	104TH AVE PLAZA	24228 104TH AVE SE
783080	0116	BIG 5 SPORT GOODS/RETAIL	24202 104TH AVE SE
783080	0117	MIDDAS MUFFLER	24242 104TH AVE SE
783080	0128	DENTAL OFFICE	24207 104TH AVE SE
783080	0129	SFR	24203 104TH AVE SE
783080	0130	CARING HANDS DENTAL	24205 104TH AVE SE
783080	0131	SAGGU'S AUTOMOTIVE REPAIR	10314 SE 244TH ST
783080	0132	TASTE of EUROPE	24225 104TH AVE SE
783080	0133	VACANT	
783080	0136	2 SFRs 1 CONVERTED TO OFFICE	24245 104TH AVE SE
783080	0138	SFR CONVERTED	24255 104TH AVE SE
783080	0268	MEDICAL OFFICE	24401 104TH AVE SE
783080	0270	VACANT LAND	24428 104TH AVE SE
783080	0271	SUB-STATION	10300 SE 244TH ST

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
783080	0273	PUMP STATION	24525 104TH AVE SE
783080	0275	VIETNAMESE BIBLE FELLOWSHIP CHURCH	24511 104TH AVE SE
783080	0290	Vacant Land assoc. w/ -0291	
783080	0291	Kent Animal Clinic	24420 104TH AVE SE
783080	0292	MEDICAL OFFICE	24400 104TH AVE SE
783080	0293	KENT EDUCATION ADMIN BLDG	10427 SE 244TH ST
783080	0425	LANDMARK SQUARE	24604 104TH AVE SE
783080	0430	SFR CONVERT TO OFFICE	24612 104TH AVE SE
783080	0431	VACANT	
783080	0432	BIO-MED Office Building	24722 104TH AVE SE
783080	0433	VACANT LAND	
783080	0531	FOREST CREEK APARTMENTS	24802 99TH PL S
783080	0541	KENTBROOK APARTMENTS	9721 SE 248TH ST
783080	0542	KENTBROOK APTS	9807 SE 248TH ST
783080	0610	TIMBERSON APTS	24827 96TH AVE S
783080	0614	4-PLEX	24835 96TH AVE S
783080	0630	First Presbyterian Church	9431 S 248TH ST
783080	0710	VACANT	
783080	0711	KENT CHRISTIAN CENTER	9608 S 252ND ST
783080	0730	PARKSIDE VILLAGE APTS	9626 S 252ND ST
783080	0751	STONECREEK APTS	25124 97TH PL S
783080	0790	VACANT LAND	25000 100TH AVE SE
794175	0000	TURE TRAILS TOWNHOMES CONDOMINIUM	13219 SE 256TH ST
802995	0000	STONEBRIDGE VILLAGE	12900 SE 268TH ST
809170	0000	SUN VISTA (0005) CONDOMINIUM	1254 WEILAND ST
864980	0000	TIMBER RIDGE CONDOMINIUM	25131 98TH PL S
873178	0000	TWIN FIRS CONDOMINIUM	11424 SE 257TH PL
880100	0010	SFR Converted to DAYCARE	11404 SE 256TH ST
880100	0030	JUMP START LEARNING CENTER	11424 SE 256TH ST
883040	0005	CHILDREN'S THERAPY CENTER	10811 SE KENT-KANGLEY RD
883040	0007	BROOKSIDE APTS	10841 SE KENT-KANGLEY RD
883040	0010	VACANT	26047 110TH AVE SE
883040	0011	LIVE WELL CHIROPRACTIC	11027 SE KENT-KANGLEY RD
883040	0012	CHURCH EXCESS LAND	26025 111TH AVE SE
883040	0013	VACANT LAND	SE KENT-KANGLEY RD
883040	0015	Phoenix Academy	11000 SE 264TH ST
883040	0020	ASSOCIATED CHIROPRACTORS	11109 SE KENT-KANGLEY RD
883040	0030	SFR converted to OFFICE	11121 SE KENT-KANGLEY RD
883040	0031	SFR Converted to OFFICE BLDG	11201 SE KENT-KANGLEY RD
883040	0040	MERIDIAN GREEN TOWNHOMES	11305 SE KENT-KANGLEY RD
883040	0042	Crestwood Estates	26125 114TH AVE SE
885763	0000	VALLEY HIGH CONDOMINIUM	23600 112TH AVE SE
915110	0000	WALNUT PARK 1A (0005) CONDOMINIUM	24817 112TH AVE SE
915111	0000	WALNUT PARK 1B (0005) CONDOMINIUM	24817 112TH AVE SE

Area 65-20
Physical Inspection Parcel's List

Major	Minor	PropName	Address
915112	0000	WALNUT PARK 2 (0005) CONDOMINIUM	24817 112TH AVE SE
915113	0000	WALNUT PARK 3 (0005) CONDOMINIUM	24817 112TH AVE SE
915114	0000	WALNUT PARK 4 (0005) CONDOMINIUM	24817 112TH AVE SE
915115	0000	WALNUT PARK 5 (0005) CONDOMINIUM	24817 112TH AVE SE
915116	0000	WALNUT PARK 6 (0005) CONDOMINIUM	24817 112TH AVE SE
918370	2430	AUTOKRAFT	702 CENTRAL AVE S
918370	3575	HILLCREST BURIAL PARK	1005 REITEN RD
918370	3650	HILLCREST BURIAL PARK	1005 REITEN RD
918370	5235	HILLCREST BURIAL PARK	1005 REITEN RD
918370	6000	BEND OF THE RIVER	8721 S 259TH ST
918370	6100	VACANT LAND	KENNEBECK AVE S