

**Commercial Revalue**

**2014 Assessment Roll**

**GOLF COURSES**

**AREA**

**625**

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

**Lloyd Hara, Assessor**



## **King County**

**Department of Assessments**

**Accounting Division**

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

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

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

Sincerely,

Lloyd Hara  
Assessor

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## Executive Summary Report

Appraisal Date 1/1/2014 – 2014 Assessment Year

Specialty Area: 625

Specialty Name: Boeing

Physical Inspection: June 2014

Total Population – Parcel Summary Data

Population: 143 parcels

	Land	Improvements	Total
2013 Value	\$724,020,000	\$840,819,600	\$1,564,839,600
2014 Value	\$746,802,400	\$859,976,700	\$1,606,779,100
Percent Change	3.15%	2.28%	2.68%

No ratio studies are included in this report due to the absence of improved sales.

### Conclusion and Recommendation:

Since the values recommended in this report improve equity, the specialty appraiser recommends posting them for the 2014 assessment year.

## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2014

**Date of Appraisal Report:** July 1, 2014

### **Highest and Best Use Analysis:**

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

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

**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 by field inspection, review of plans, marketing information, and rent rolls when available.

### **Special Assumptions, Departures and Limiting Conditions**

The sales comparison, income and cost approaches to value were considered for this mass appraisal valuation.

- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## **Identification of the Area**

**Name or Designation:** Specialty Area: 625: The Boeing Company

**Boundaries:** King County

### **Maps:**

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

### **Specialty Description:**

Boeing is the world's leading aerospace company and the largest manufacturer of commercial jetliners and military aircraft (combined). The company is organized into two business units: Boeing Commercial Airplanes (BCA) and Boeing Defense, Space & Security (BDS). BCA, headquartered in Renton, is organized into five airplane programs, VIP-derivative airplanes, extensive fabrication and assembly facilities, and a customer support division. The major commercial airplane facilities in King County are located in Seattle, Renton, and Auburn. The Kent Space Center and work groups at the Developmental Center Campus and Thompson Site are part of the BDS business unit, which is headquartered in St. Louis, Missouri.

The Renton site began manufacturing operations in 1941. It has been home to many of commercial aviation's most renowned airplanes. Renton currently produces The-Next-Generation 737 airplanes, which includes the Boeing Business Jet and the company's newest 737 derivative, as well as the P-8A Poseidon, a maritime patrol and reconnaissance aircraft being built for the U.S. Navy. The 737 is the best-selling jet airliner in the history of aviation. The 737 has been continuously manufactured by Boeing since 1967 with 8,104 aircraft delivered and 3,931 orders yet to be fulfilled as of June 2014.

The Auburn plant, opened in 1966, is the headquarters for Boeing's Fabrication Division. It is the largest airplane parts plant in the world with 265,000 part numbers currently manufactured here. This location is considered BCA's area of excellence for emergent operations, complex precision machining, and specialty production focused on advanced metal structures.

Seattle is home to the Developmental Center, Plant 2/Boeing Field, the Thompson Site, Spares Distribution Center, and South Park. The Seattle locations are primarily in the BCA services unit and provide customer support, maintenance, training, and various other services. In addition to these locations, Boeing owns and/or occupies office properties in Tukwila, Bellevue and the BCA group headquarters at Longacres Industrial Park in Renton.

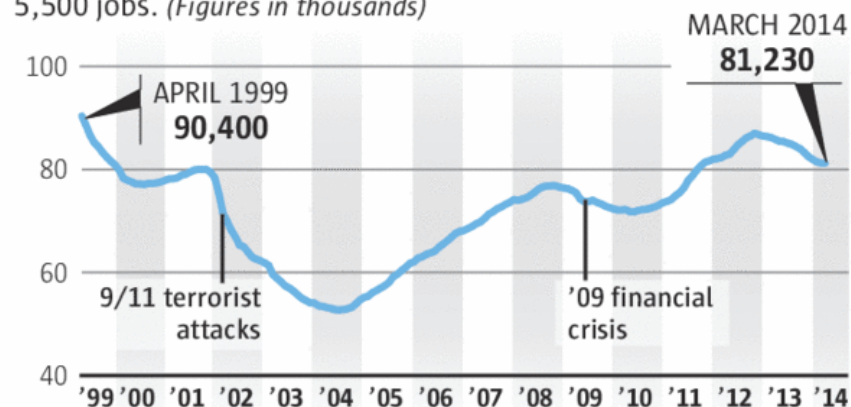
Boeing's Commercial Aviation Services support, currently located at Plant 2 in Seattle, will be relocated to Long Beach California in 2015. The Developmental Center campus is adjacent to Plant II. This location provides services for both the Boeing Commercial Airplanes and Boeing Defense, Space & Security groups through new commercial airplane and military aircraft design and development.

Boeing's June 2014 report offers positive news for the environment. "During a five-year period in which we developed two fuel-efficient new airplanes and increased aircraft deliveries by more than 50 percent, we also significantly reduced CO<sub>2</sub> emissions, energy use, hazardous-waste generation and water consumption within our operations" said Kim Smith, the company's vice president of Environment, Health and Safety. She continued: "As a result of our conservation efforts, the U.S. Environmental Protection Agency recognized our progress and named Boeing an ENERGY STAR® Partner of the Year for 2013 -- the third consecutive year we earned the recognition.

As of March 2014, Boeing employs over 169,000 people in the United States. Washington State remains Boeing's largest center of employment with approximately 81,000 workers. Boeing is the state's largest private employer. The graph below shows the last fifteen years of local Boeing employment:

## Boeing's total employment in state over past 15 years

After a production crisis in 1998, then the terrorist attacks in September 2001, mass layoffs at Boeing caused employment to plunge for six straight years. After the 787 launched, hiring took off again and rose strongly until a dip in 2009 when the global financial crisis hit. Afterward, hiring resumed until the end of 2012, when Boeing began to let go some of the employees taken on to get the 787 back on track. Since the most recent peak in late 2012, Boeing has shed just over 5,500 jobs. *(Figures in thousands)*



Source: Boeing, Seattle Times research

GARLAND POTTS / THE SEATTLE TIMES

Recent news from Boeing:



### **Boeing 737 MAX Surpasses 2,000 Orders**

RENTON, Wash., May 20, 2014 /PRNewswire/ -- Boeing [NYSE: BA] celebrated a milestone achievement today on the 737 MAX program, surpassing the 2000<sup>th</sup> order for the super-efficient single-aisle airplane. With the addition of 30 orders from unidentified customers this week, the 737 MAX now has a total of 2,010 orders from 39 customers worldwide, valued at \$209 billion at list prices. The 737 MAX also has commitments for more than 250 additional airplanes.

The 737 MAX has reached 2,000 orders faster than any other Boeing airplane in history. This unprecedented demand is fueled by air traffic growth and the need for more fuel-efficient airplanes.

"Two thousand orders at this stage in the program is a remarkable achievement," said Keith Leverkuhn, vice president and general manager, 737 MAX Program, Boeing Commercial Airplanes. "Since its first order, the 737 MAX has received more than 50 percent of the new orders versus its direct competition, proving the value this airplane offers to our customers."

A broad base of elite customers has opted for the 737 MAX's superior fuel efficiency, operating economics and advanced interior design for their single-aisle fleets. The 737 MAX will see an 8 percent operating cost per seat advantage over the A320neo.

On track to begin final assembly in mid-2015, the 737 MAX will fly in 2016 and deliver to launch customer Southwest Airlines in the third quarter of 2017.

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**Preliminary Ratio Analysis:**

No ratio study was performed for Boeing properties due to the absence of sales data necessary to measure assessment levels and uniformity statistics.

**Physical Inspection:**

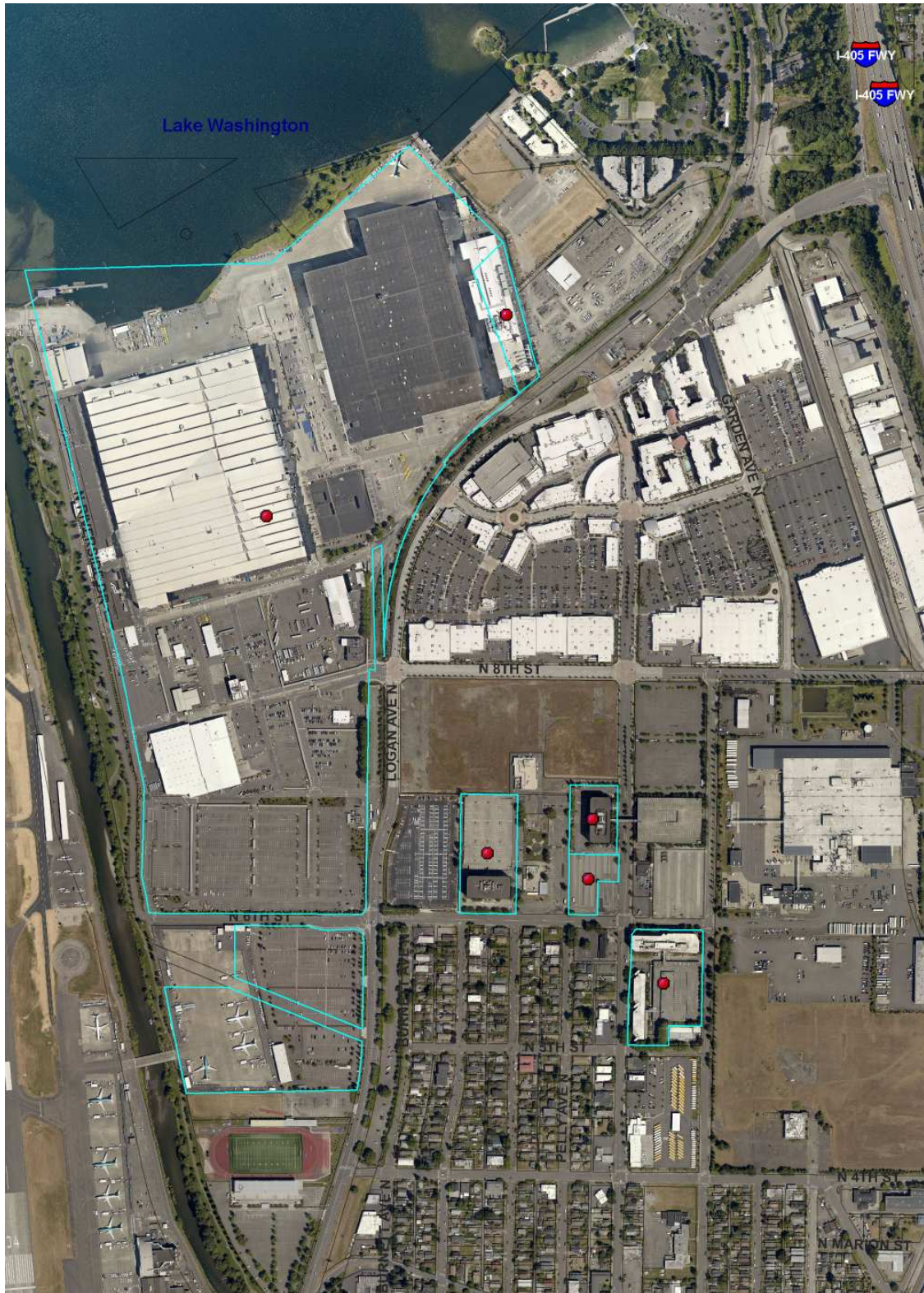
The Renton Plant along with The Boeing Developmental Center and South Park (both in Seattle) were physically inspected for the 2014 assessment year. The following parcels were inspected:

Major	Minor	Property Name
072305	9001	BOEING RENTON
072305	9046	BOEING RENTON
072305	9100	BOEING RENTON
282404	9009	BOEING PLANT 2
788360	8601	BOEING SOUTH PARK
788360	8603	BOEING SOUTH PARK
000340	0018	BOEING DEVELOPMENTAL CENTER
562420	0990	BOEING DEVELOPMENTAL CENTER
562420	1032	BOEING DEVELOPMENTAL CENTER
562420	1036	BOEING DEVELOPMENTAL CENTER
562420	1038	BOEING DEVELOPMENTAL CENTER

**Aerial Photos**

The following are aerial photos of the Boeing properties in King County:

## Boeing Renton



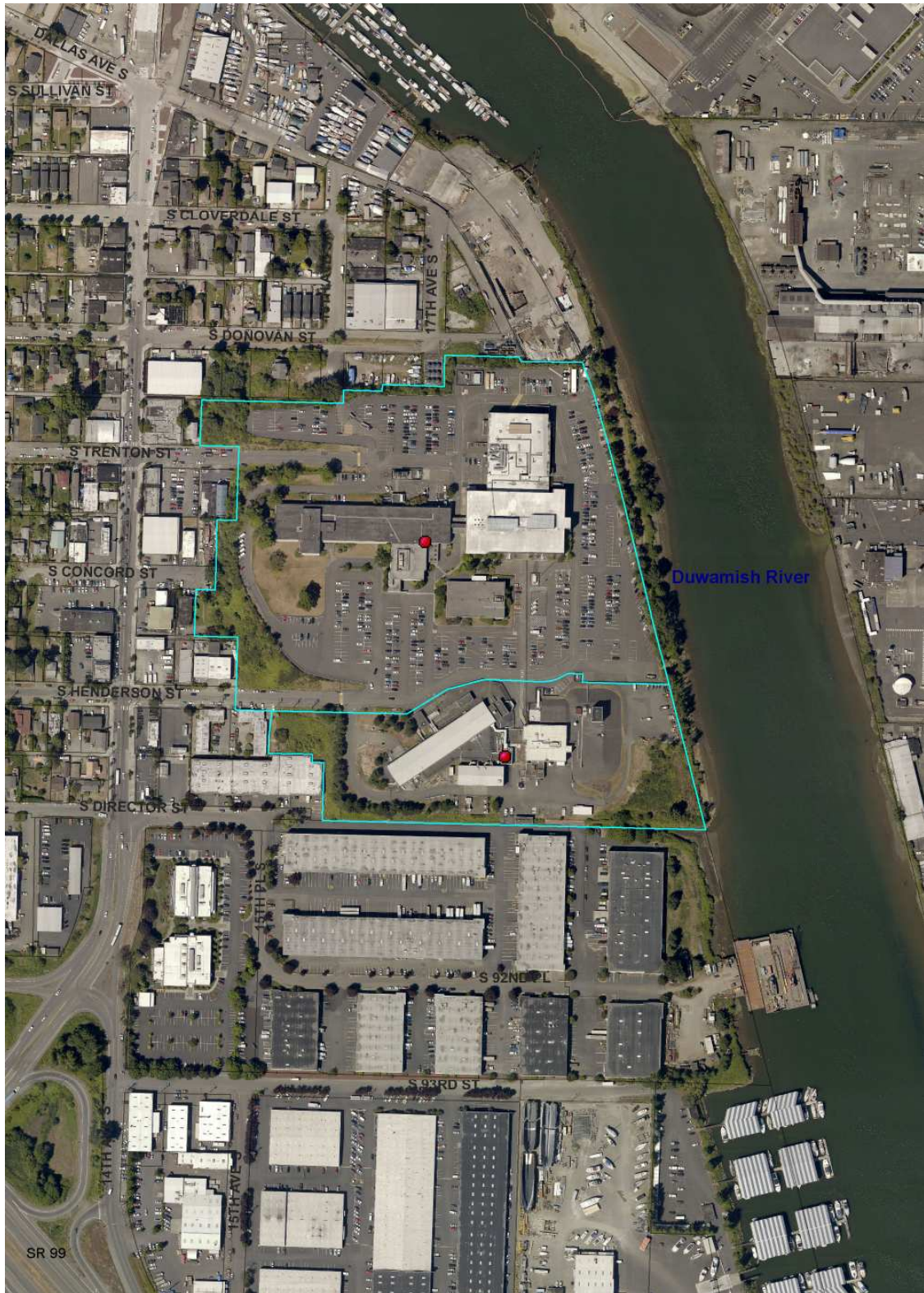


## Boeing Plant 2





## Boeing South Park





**Boeing Developmental Center**





Boeing Auburn





## Boeing Bellevue

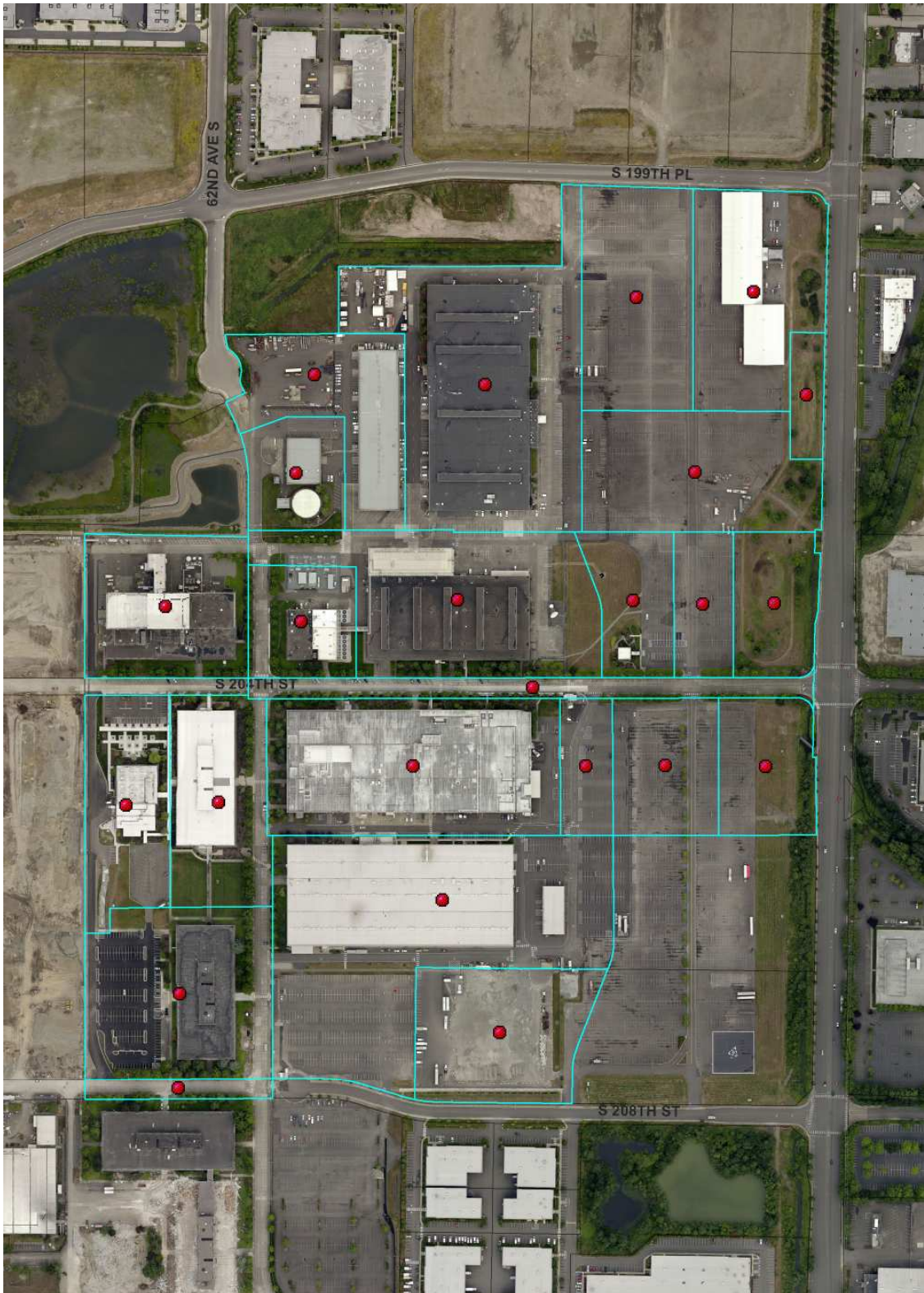




## An aerial photograph of a campus area, likely the University of Georgia. A major highway, labeled 'I-405 FWY', runs horizontally across the upper portion of the image. To the right of the highway, a street labeled 'SW 10TH ST' runs vertically. Several large, circular structures, possibly water tanks or storage silos, are visible in the upper left. A large, multi-story building complex is situated in the center, surrounded by parking lots and green spaces. A red dot is marked on the map near the intersection of I-405 FWY and SW 10th St. The map also shows various other buildings, parking areas, and green spaces throughout the campus.



## Boeing Kent



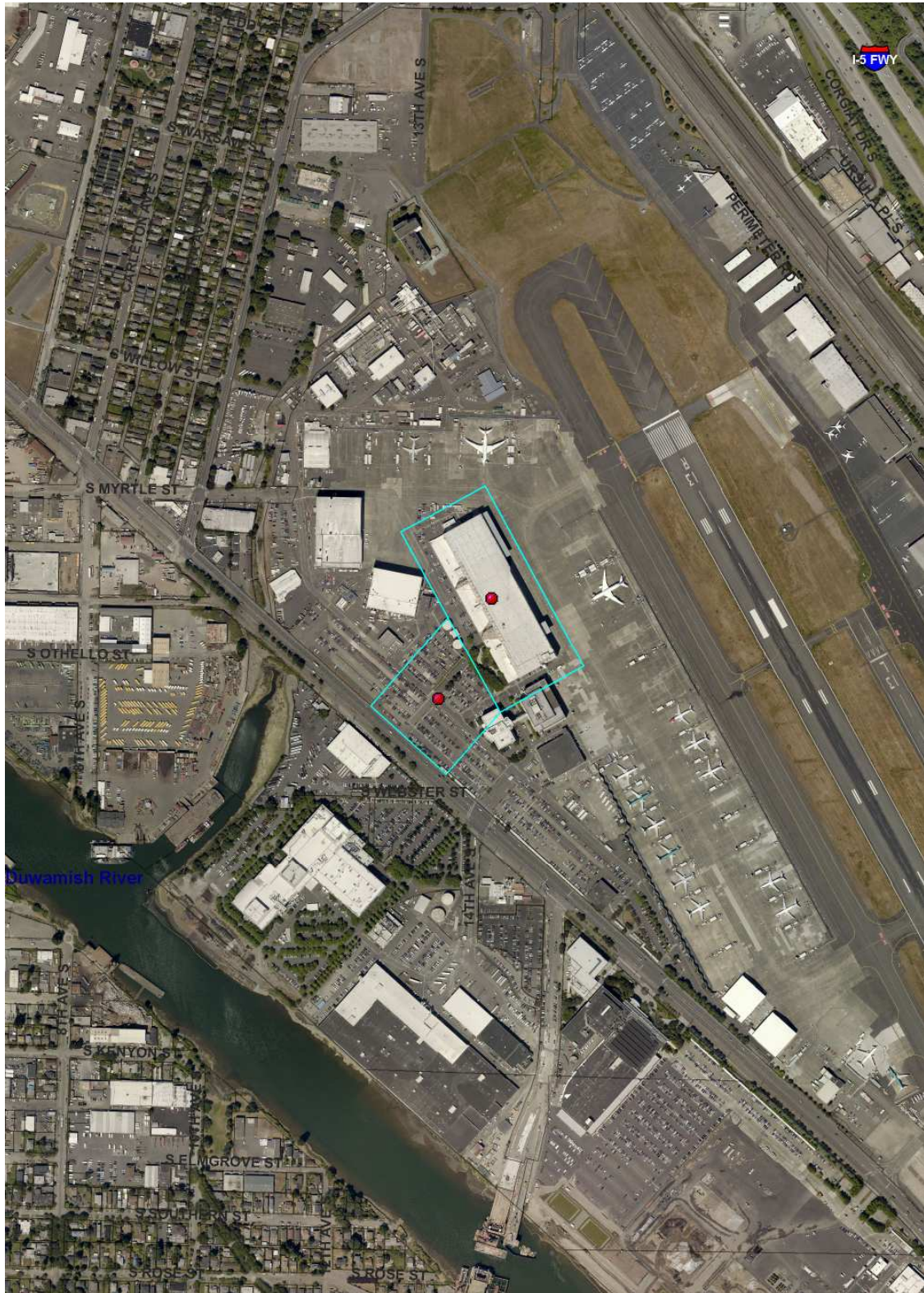


## Boeing Spares Distribution Center





## Boeing at King County Airport



## **Scope of Data**

### **Land Value Data:**

The geographic appraiser for each area in which a Boeing property is located is responsible for the land valuation model used. A list of land sales used to establish the current land values and those considered not reflective of market are included in the geographic appraiser's reports.

## **Improved Parcel Total Values**

### **Sales comparison approach model description:**

The sales comparison approach was not utilized because there are too few quality sales to form an efficient market. In general, these properties are useful for a specific purpose and rarely sell for investment purposes. Sales that have occurred have been for the future development of the land and not the continued use of the respective improvements on site at the time of sale.

### **Cost approach model description:**

The cost approach was the primary valuation methodology for Boeing industrial properties. The Marshall & Swift Commercial Estimator was utilized which calculates the reproduction cost of an improvement and deducts the appropriate depreciation. The Marshall & Swift Valuation Service adjusts costs to the western United States region and the Seattle area. All of Boeing warehouse, manufacturing, and industrial engineering buildings were valued via the cost approach. Many of the Boeing buildings have very specialized functions and therefore, the cost approach is the most reliable method of valuation.

### **Cost calibration:**

The Marshall & Swift cost modeling system, built in to the Real Property Application, is calibrated to the region and the Seattle area. The cost approach was the primary valuation methodology for Boeing industrial properties.

### **Income capitalization approach model description:**

The income approach to value was considered and used for Boeing owned or occupied office buildings. Lease rates, vacancy and collection loss statistics, typical expense amounts, and capitalization rates appropriate to the subject property's geographic area were utilized. Lease rates reflect full service tenancy. The majority of Boeing office properties were valued using the income approach. The economic income models developed by the geographic appraiser and the office specialist were considered. The Boeing office model is most closely based on the income models developed by the office specialty appraiser. Similar to the office specialty, the Boeing offices typically have in excess of 100,000 square feet of net rentable area and are considered to be class A or B investment grade properties. The single tenancy nature of the office buildings was also considered in valuation. The largest concentration of Boeing offices is in Bellevue followed by Renton and Duwamish.

The following table represents the office space income parameters for used for each office neighborhood:

<b>Economic Income Parameters</b>				
<b>Boeing Neighborhood</b>	<b>Rent</b>	<b>V&amp;CL</b>	<b>Expenses</b>	<b>CAP Rate</b>
<b>Renton 625-10</b>	\$15-\$23	10.00%	35.00%	7.50%-8.50%
<b>Duwamish 625-11</b>	\$12-\$20	10.00%	35.00%	6.75%-7.75%
<b>Longacres 625-25</b>	\$14-\$23	13.00%	35.00%	6.75%-7.75%
<b>Spares 625-30</b>	\$11-\$14	10.00%	10.00%	7.50%-8.00%
<b>Bellevue 625-33</b>	\$19-\$26.50	13.00%	35.00%	6.75%-7.75%

#### **Income approach calibration:**

Income models developed by the geographic and office specialty appraisers were analyzed, reconciled, and applied when appropriate to office properties. Neighborhood 625-52 is the designation for the Boeing industrial properties. The income model was not used for these properties.

#### **Reconciliation:**

All parcels were individually reviewed by the specialty appraiser for correctness before the final value was selected. Extraordinary obsolescence was considered on a case-by-case basis.

#### **Model Validation**

#### **Total Value Conclusions, Recommendations and Validation:**

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

Application of the recommended values for 2014 improves uniformity among the Boeing properties. A majority of the improved Boeing properties are valued based on reconstruction cost new less depreciation plus the land value assigned by the geographic appraiser. Boeing total assessment increased from the 2013 assessment by 2.68%. Recommend application of the new values.



# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### RCW 84.40.030

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## **Property Rights Appraised: Fee Simple**

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

### **The Dictionary of Real Estate Appraisal, 3<sup>rd</sup> Addition, Appraisal Institute.**

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

## **Assumptions and Limiting Conditions:**

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



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

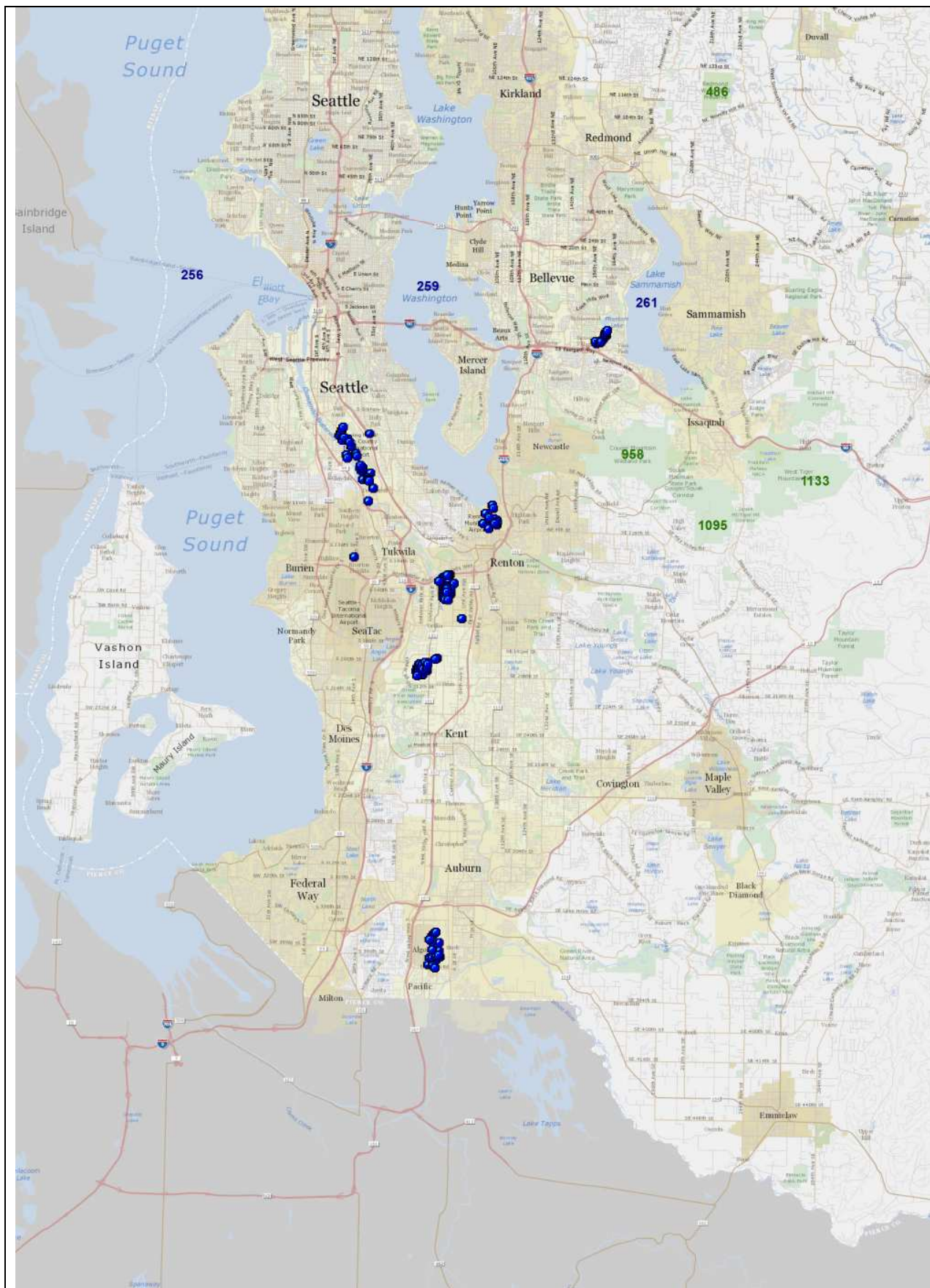
### **Scope of Work Performed:**

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

## CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and 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.*
- *Services performed by me within the prior three years include physical inspection, revaluation, and data collection.*
- *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.*



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Neighborhood	Major	Minor	Property Name
10	088661	0030	BOEING RENTON 10-20
10	088661	0060	BOEING RENTON 10-18
10	088661	0080	BOEING
10	756460	0055	BOEING RENTON OFFICE & GARAGE 10-13, 10-
11	092304	9155	BOEING DUWAMISH BLDG 11-14
25	088670	0210	PARKING AREA FOR OFFICE ON MINOR 0220
25	088670	0220	HQ COML AIRPLANE GROUP (BLDG 25-20)
25	242304	9022	BOEING LONGACRES PARK 25-01
30	162304	9238	BOEING SPARES DISTRIBUTION CENTER
33	112405	9004	BOEING COMPUTER SERVICES 33-01
33	112405	9124	Boeing Building 33-12
33	112405	9126	OFFICE BUILDING 33-11
33	112405	9130	OFFICE BUILDING 33-14
33	112405	9131	OFFICE BUILDING 33-15
33	112405	9132	COMPUTER BUILDING 33-03
33	112405	9133	WAREHOUSE BUILDING 33-04
33	112405	9134	OFFICE BUILDING 33-07
33	112405	9135	OFFICE BUILDING 33-08
33	112405	9136	OFFICE BUILDING 33-05
52	000160	0014	BOEING VACANT LAND
52	000160	0020	BOEING PLANT 2
52	000340	0018	BOEING DEVELOPMENTAL CENTER
52	000340	0019	ROW/OXBOW BRIDGE
52	000340	0021	BOEING MILITARY FLIGHT CENTER
52	000340	0026	BOEING PARKING
52	000340	0028	BOEING PARKING
52	000340	0048	BOEING PARKING
52	000740	0033	BOEING THOMPSON SITE
52	002200	0005	BOEING PLANT 2
52	002200	0195	BOEING PLANT 2
52	012204	9022	WESTERN PROCESSING-SAO
52	022204	9064	BOEING KENT SPACE CENTER
52	022204	9069	BOEING-Kent Space Center
52	022204	9074	BOEING
52	042304	9016	BOEING VACANT LAND
52	042304	9047	BOEING VACANT LAND
52	042304	9183	BOEING VACANT LAND
52	072305	9001	BOEING RENTON
52	072305	9046	BOEING VACANT LAND
52	072305	9100	BOEING BN R. R. R/W
52	082305	9187	BOEING RENTON PARKING
52	082305	9209	BOEING RENTON PARKING
52	088660	0060	BOEING
52	088661	0020	BOEING PARKING LOT



Neighborhood	Major	Minor	Property Name
52	088661	0040	BOEING
52	088661	0050	Boeing Emerging Ops
52	088661	0090	BOEING
52	088670	0010	VACANT LAND
52	088670	0020	VACANT LAND
52	088670	0030	VACANT LAND
52	088670	0040	VACANT LAND
52	088670	0050	VACANT LAND
52	088670	0060	VACANT LAND
52	088670	0070	VACANT LAND
52	088670	0080	VACANT LAND
52	088670	0090	VACANT LAND
52	088670	0100	VACANT LAND
52	088670	0110	VACANT LAND
52	088670	0120	VACANT LAND
52	088670	0130	VACANT LAND
52	088670	0140	VACANT LAND
52	088670	0150	VACANT LAND
52	088670	0160	VACANT LAND
52	088670	0170	VACANT LAND
52	088670	0180	VACANT LAND
52	088670	0190	VACANT LAND
52	088670	0200	VACANT LAND
52	088670	0230	FAMILY CARE CENTER BUILDING (BUILDING 25
52	088670	0270	VACANT LAND
52	088670	0280	VACANT LAND
52	088670	0290	VACANT LAND
52	088670	0300	VACANT LAND
52	088670	0310	VACANT LAND
52	088670	0350	TRACT H
52	088670	0360	VACANT LAND (100%WETLAND)
52	088670	0370	VACANT LAND
52	088670	0380	VACANT LAND
52	088670	0400	TRACT E (100%WETLAND)
52	125381	0041	BOEING R.R. R/W
52	218500	0005	BOEING PLANT 2 PARKING
52	242104	9069	BOEING AUBURN PLANT
52	242104	9089	BOEING AUBURN PLANT (BLDG 17-70)
52	242104	9091	BOEING PROPERTY
52	242104	9092	BOEING PROPERTY
52	242304	9048	BOEING LONGACRES PARK
52	242304	9050	BOEING LONGACRES PARK VACANT
52	242304	9052	BOEING LONGACRES PARK VACANT
52	242304	9055	BOEING LONGACRES PARK VACANT

Neighborhood	Major	Minor	Property Name
52	242304	9071	BOEING LONGACRES PARK VACANT
52	242304	9088	BOEING WAREHOUSE
52	252104	9020	BOEING PROPERTY
52	252104	9021	BOEING AUBURN PROPERTY
52	252104	9025	BOEING PROPERTY/OS/CA LAND
52	252104	9026	BOEING PROPERTY/OS/CA LAND
52	252104	9043	AUBURN BOEING PROPERTY
52	252104	9072	BOEING PROPERTY
52	252104	9073	BOEING PROPERTY/OS-CA LAND
52	252104	9074	BOEING PROPERTY
52	252104	9075	BOEING PROPERTY
52	252104	9083	BOEING AUBURN PARKING
52	252104	9084	BOEING PROPERTY
52	252104	9104	BOEING AUBURN PLANT (BLDG 17-68)
52	252104	9105	BOEING AUBURN PLANT (BLDGS 17-08, 17-66)
52	252104	9106	BOEING AUBURN PLANT(BLDG 17-45 & 17-44)
52	252104	9107	BOEING AUBURN PLANT (BLDGS 17-07, 17-10,
52	252104	9108	BOEING PROPERTY
52	252104	9111	BOEING TRANSPORTATION TERMINAL (BLDG NO.
52	282404	9009	BOEING PLANT 2
52	282404	9042	BOEING TRANSMITTER SITE
52	292404	9056	BOEING PLANT 2 PARKING
52	292404	9066	BOEING FIELD
52	292404	9098	BOEING PLANT 2 PARKING
52	292404	9106	BOEING FIELD
52	332404	9002	BOEING PLANT 2
52	382900	0005	BOEING VACANT LAND (Contaminated)
52	562420	0990	BOEING DEVELOPMENTAL CENTER
52	562420	1032	BOEING DEVELOPMENTAL CENTER
52	562420	1036	BOEING DEVELOPMENTAL CENTER
52	562420	1038	BOEING DEVELOPMENTAL CENTER
52	660007	0090	Boeing
52	660007	0120	Boeing
52	660007	0130	Boeing
52	660007	0140	Boeing Lab 18-61
52	660007	0150	Boeing
52	660007	0160	Boeing Vacant
52	660007	0170	Boeing Vacant
52	660007	0180	Boeing Vacant
52	660007	0190	Boeing
52	660007	0200	Boeing
52	660007	0210	Boeing
52	660007	0220	Boeing
52	660007	0230	Boeing

Neighborhood	Major	Minor	Property Name
52	660007	0240	Boeing
52	660007	0250	Boeing Vacant
52	660007	0260	Boeing
52	660007	0270	Boeing Vacant
52	660007	0300	Boeing Tract C - Right of Way
52	660007	0310	Boeing Tract D Retention Pond
52	660007	0320	Boeing Tract E Drainage
52	660007	0330	Boeing
52	722300	0115	BOEING VACANT LAND
52	722400	0880	BOEING PARKING
52	788360	8601	BOEING SOUTH PARK
52	788360	8603	BOEING SOUTH PARK