

Commercial Revalue

2016 Assessment roll

AREA 50

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

John Wilson, Assessor



King County

Department of Assessments

Accounting Division

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John Wilson
Assessor

Dear Property Owners:

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

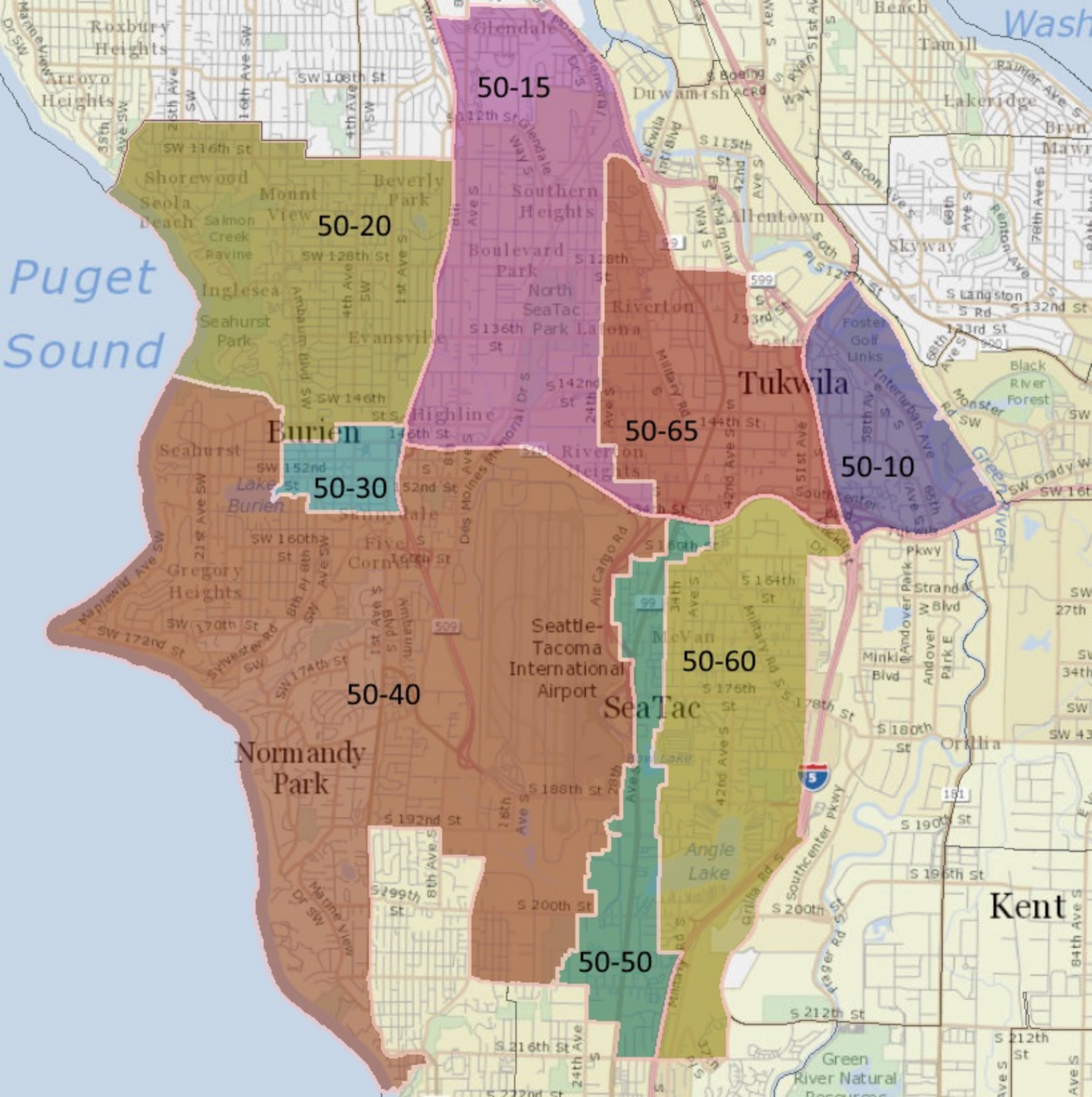
We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along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

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

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

In Service,

John Wilson
King County Assessor



Executive Summary Report

Appraisal Date 1/1/16

Geographic Appraisal Area:

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

Sales – Improved Summary

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

Sales – Ratio Study Summary

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

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

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

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

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

Conclusion and Recommendation:

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

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

Identification of the Area

Name or Designation

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

Area 40 Neighborhoods

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

Maps

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

Area Overview

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

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

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

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

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

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

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

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

Analysis Process

Effective Date of Appraisal: January 1st, 2016

Date of Appraisal Report: March 22, 2016

The following appraiser did the valuation for this geographic area:

- David O'Hern – Commercial Appraiser I

Highest and Best Use Analysis

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

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

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

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

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

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

50-10: Central Tukwila

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



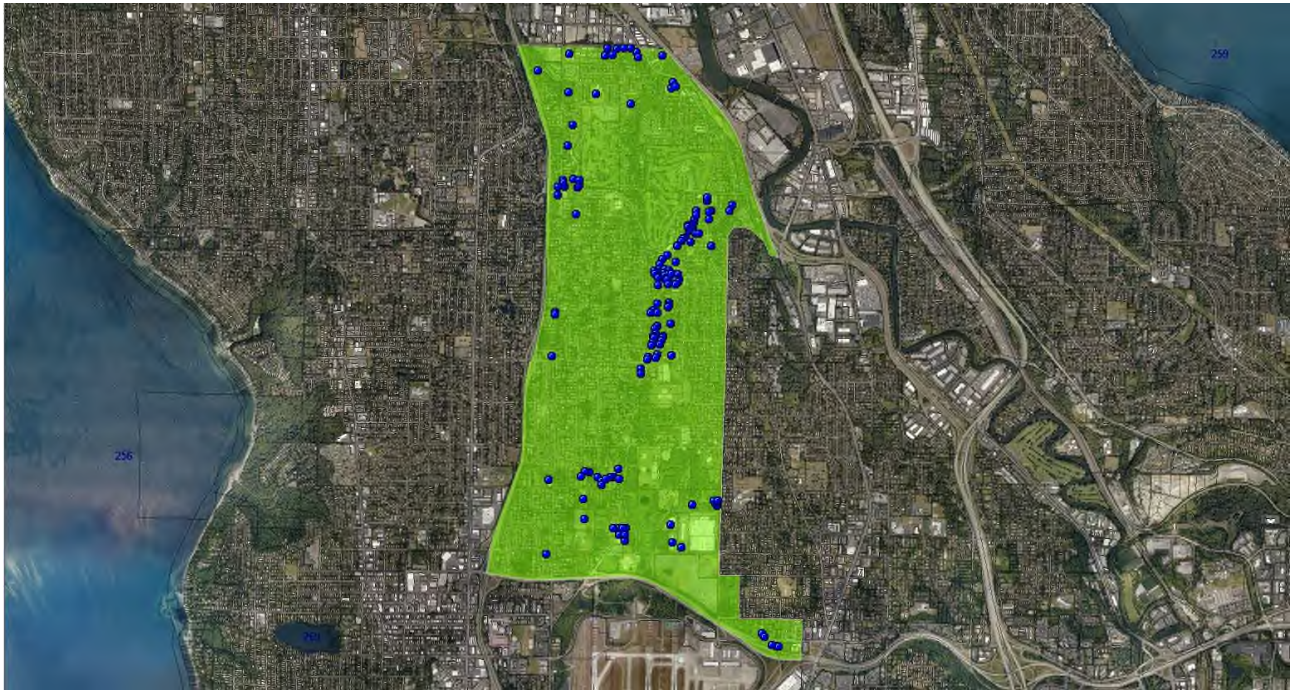
Neighborhood Description: Housing, both single and multi-family, is the predominant land use. Commercial activity is focused on two arterials. A cluster of office buildings are located along Southcenter Boulevard, while small scale, commercial and industrial operations are situated along Interurban Ave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



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

50-15: Boulevard Park & North SeaTac

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



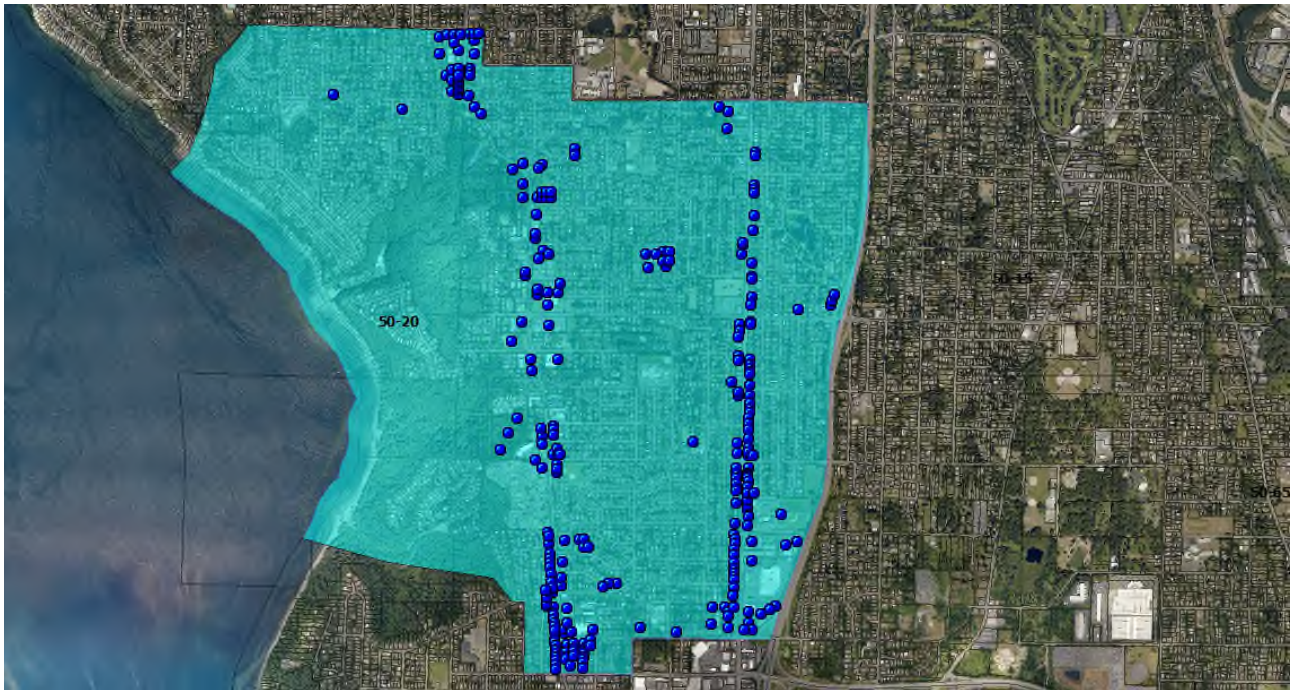
Neighborhood Description: Commercial properties within this neighborhood are concentrated along Des Moines Memorial Drive, the main north/south arterial through this neighborhood. A defining characteristic of this neighborhood is its location below the flight path of planes landing at or taking off from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



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

50-20: Northwest Burien

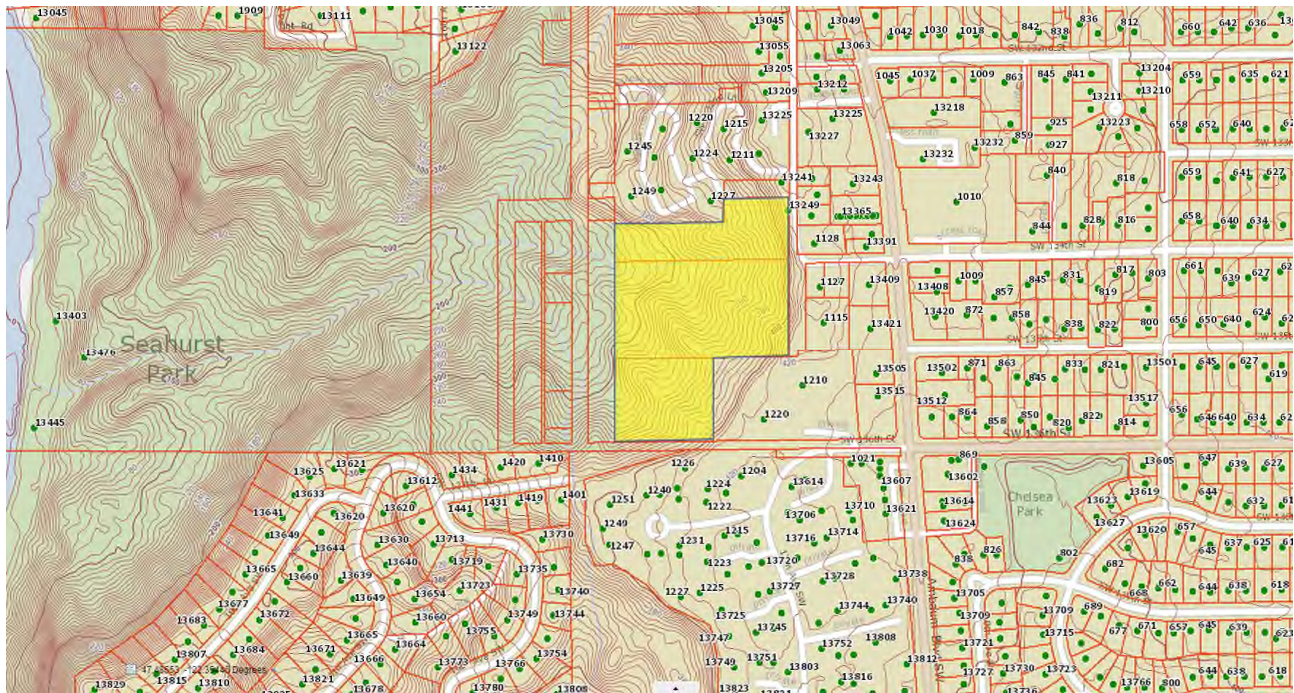
Boundaries: This neighborhood includes the portion of the City of Burien that is north of Downtown Burien and west of SR-509. It is bound to the west by the Puget Sound, to the north by Burien's city boundary, to the east by SR-509, and to the south by SW 146th St, SW 148th St, and Seahurst Park.



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

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

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



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

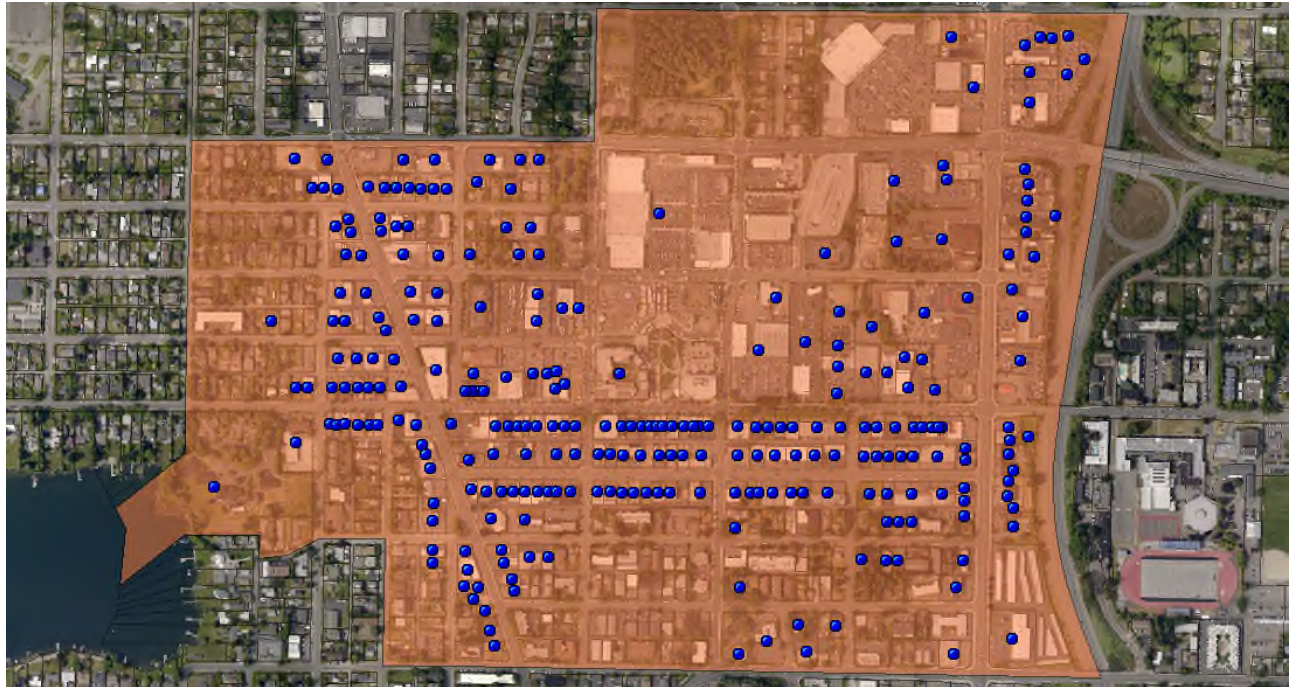


² Contractor to repair defective work at new Fire Station for Dec. 1 completion, 9/3/2015

<http://b-townblog.com/2015/09/03/contractor-to-repair-defective-work-at-new-fire-station-for-dec-1-completion/>

50-30: Downtown Burien

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



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



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



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

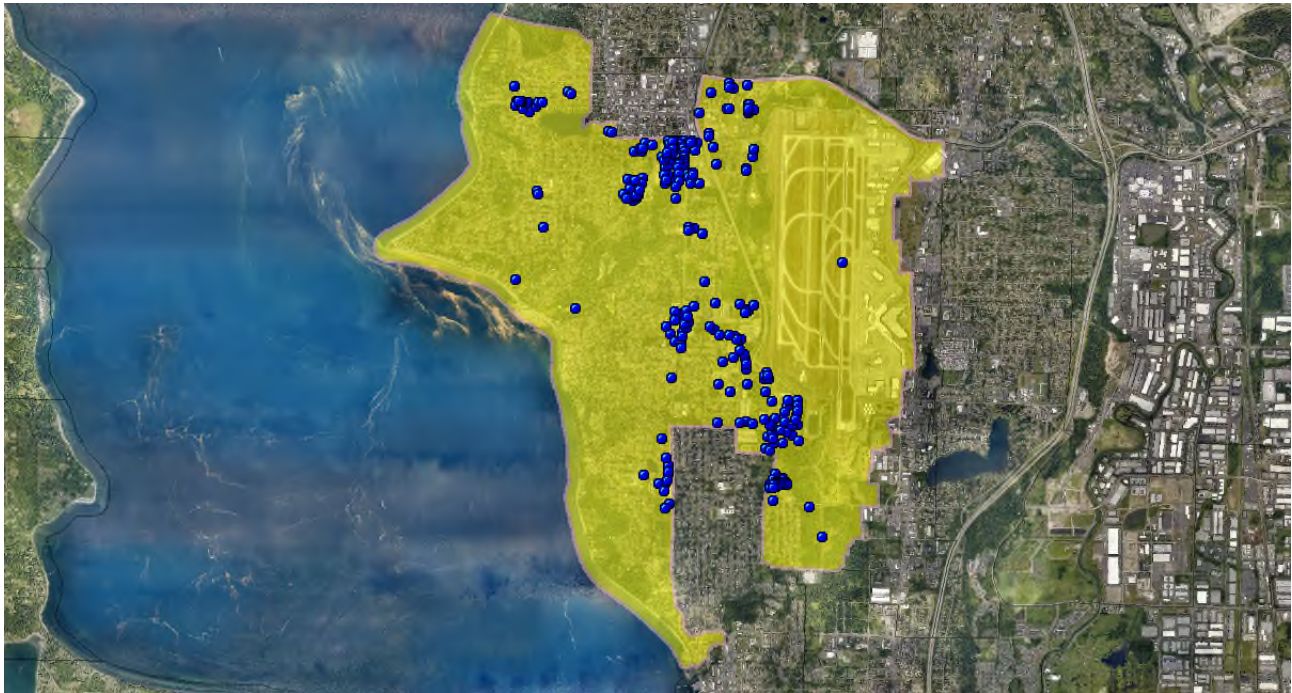
This site was previously home to a Saar's Marketplace, but that discount grocery store closed its doors in late 2012.

The conversion of this site from a low-end grocery

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

50-40: Central Highline

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



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

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

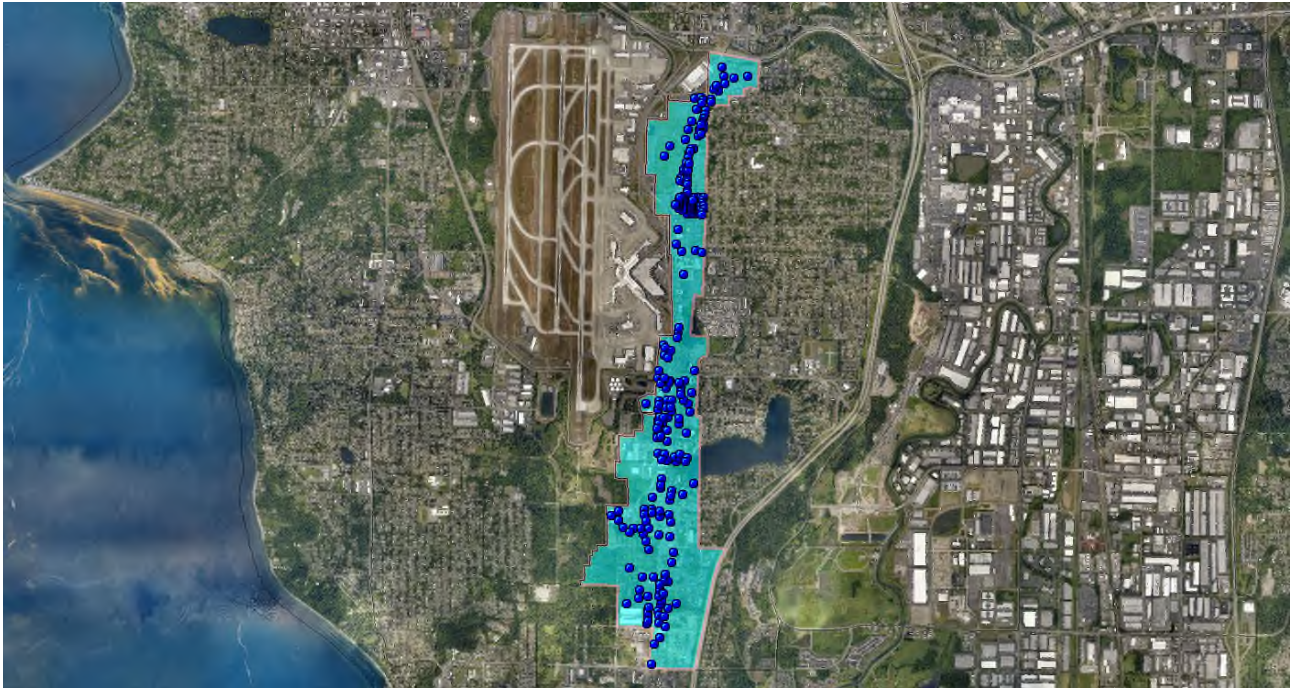
At the northern edge of the neighborhood is Burien's Five Corners neighborhood with a high number of retail properties as well as a cluster of medical offices around Highline Medical Center. Commercial activity is most active at the intersection of S 160th St and 1st Ave S. In 2014, the SW corner of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



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

50-50: Downtown SeaTac

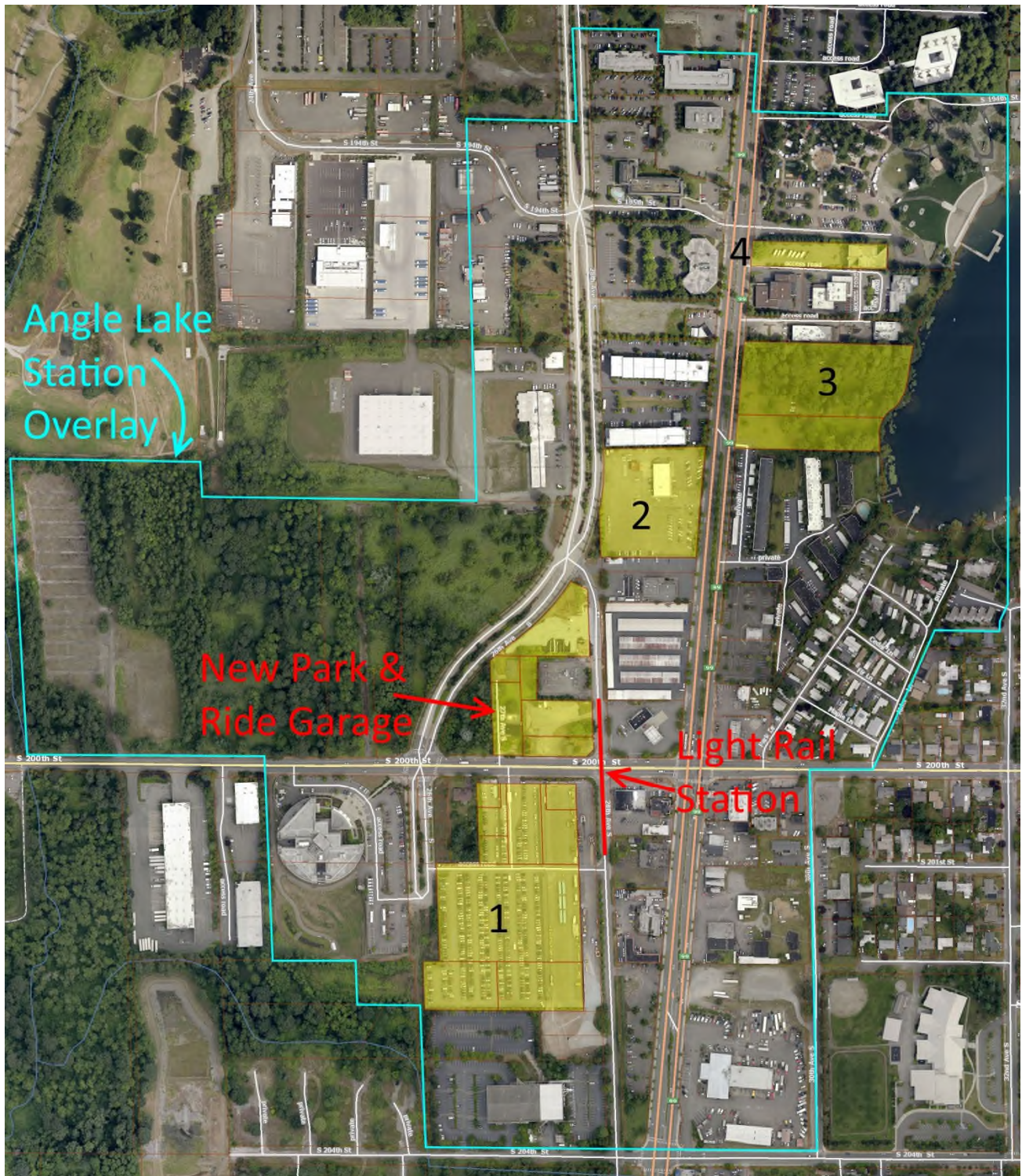
Boundaries: This neighborhood incorporates the commercial business district of the City of SeaTac. It stretches from SR-518 in the north to S 216th St in the south. Sea-Tac International Airport serves as the western boundary while the residential neighborhoods of SeaTac flank the neighborhood to the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



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

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





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

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

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

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

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



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

50-60: East SeaTac

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



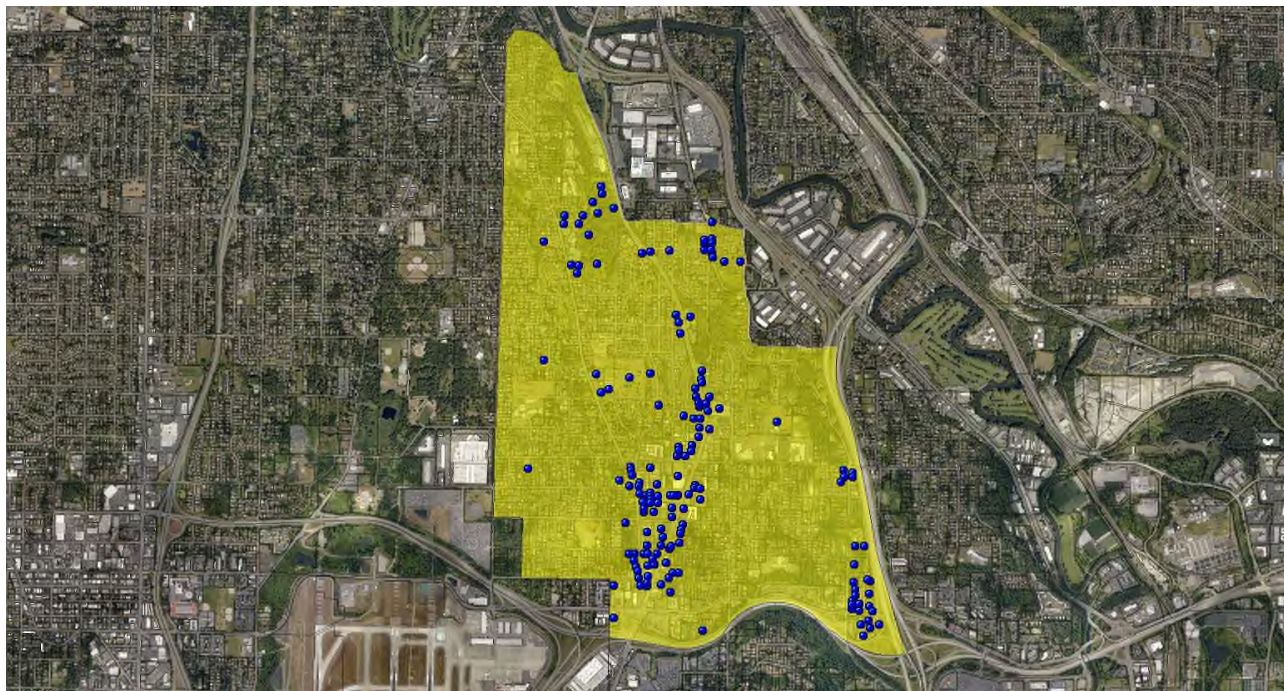
Neighborhood Description: This is primarily a residential neighborhood. It has two pockets of commercial development: at Military Road S and S 164th St, and S 188th St just west of I-5. The former is anchored by a supermarket, with smaller retail establishments surrounding it. The latter is centered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

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



50-65: Tukwila International Boulevard Corridor

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



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

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

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



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

Physical Inspection Area

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

Scope of Data

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

Improved Parcel Total Value Data: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales considered were verified, if possible, by contacting the purchaser or seller, the real estate agent, or inquiring in the field. Characteristic data is verified for all sales if possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

Land Value

Land Sales, Analysis, Conclusions

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

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

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

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

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

Neighborhoods and Sales

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

50-10: Central Tukwila

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



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

50-15: Boulevard Park & North SeaTac

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



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



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



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



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



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

50-20: Northwest Burien

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



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



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

50-30: Downtown Burien

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



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



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



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

50-40: Central Highline

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



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



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



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



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



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



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

50-50: Downtown SeaTac

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



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



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



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



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

50-60: East SeaTac

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

50-65: Tukwila International Boulevard Corridor

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



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



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



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



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

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

Typical Land Values

By Neighborhood and Land Use
as of January 1, 2016

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

Zone Descriptions:

City of Burien:

Commercial

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

Industrial

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

Residential

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

City of SeaTac:

Commercial

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

Residential

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

Industrial

AVC	Aviation Commercial
I	Industrial

City of Tukwila:

Commercial

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

Industrial

LI	Light Industrial
HI	Heavy Industrial

Residential

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

City of Normandy Park

Commercial

MU	Mixed Use
NC	Neighborhood Center

Residential

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

Unincorporated King County

Commercial

NB	Neighborhood Business
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Residential

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

Preliminary Ratio Analysis

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

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

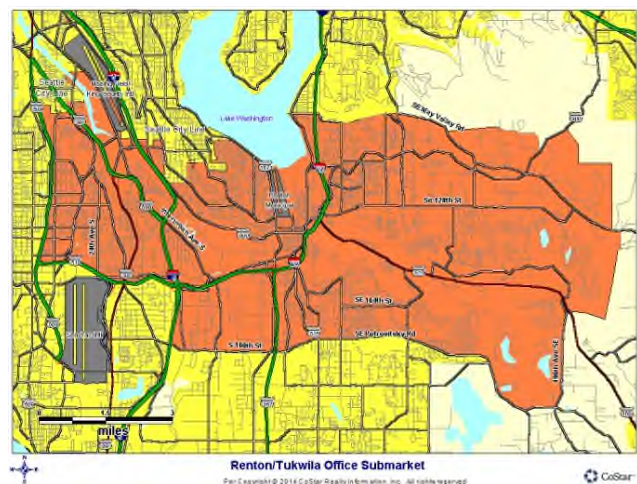
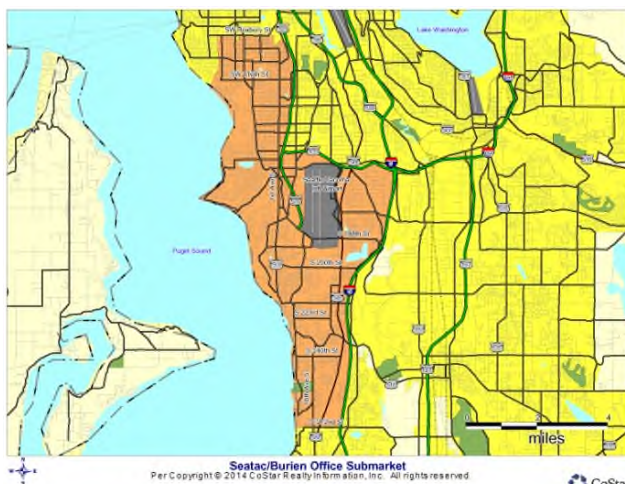
RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

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

Improved Parcel Total Values

Market Overview

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sales comparison approach model description

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

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

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

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

Sales comparison calibration

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

Cost approach model description

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

Cost calibration

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

Income capitalization approach model description

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

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

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

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

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

The effective age and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

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

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

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 50 to develop the income model. The range of capitalization rates in the income model for Area 50 reflects the variety of properties in this area.

Income approach calibration

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

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements.

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

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

Reconciliation

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

The income approach to value was considered to be a reliable indicator of value in most instances. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Marie Ramirez, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation

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

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

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

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

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

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

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

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

CERTIFICATION:

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

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



David O'Hern
Commercial Appraiser I

Date: March 22, 2016

Area 050 - Highline
2016 Assessment Year

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

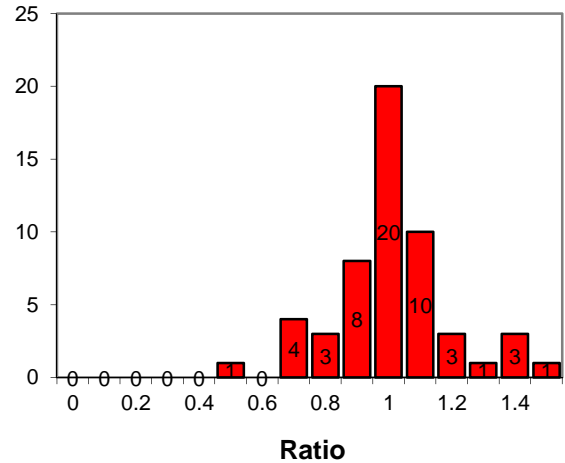
Area 050 - Highline
2016 Assessment Year

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

Area 050 - Highline
2016 Assessment Year

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

Ratio Frequency



Area 050 - Highline
2016 Assessment Year

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

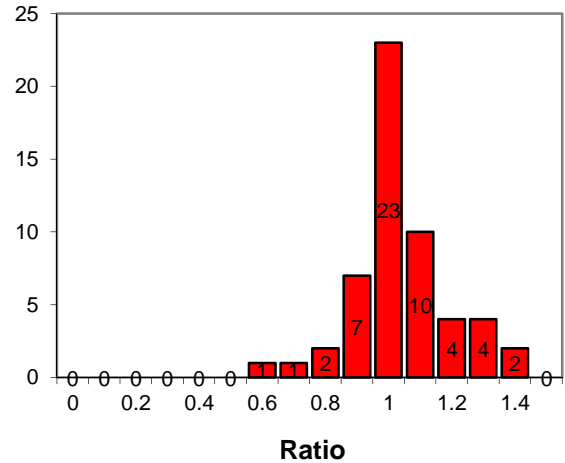
Area 050 - Highline
2016 Assessment Year

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Area 050 - Highline
2016 Assessment Year

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

Ratio Frequency



Improvement Sales for Area 050 with Sales Used

03/15/2016

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

Improvement Sales for Area 050 with Sales Used

03/15/2016

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

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

Improvement Sales for Area 050 with Sales not Used

03/15/2016

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

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

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

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

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

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

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

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

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

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

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

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

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

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